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A

Central & South Planning Committee

Date: **TUESDAY, 1 NOVEMBER 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

Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Janet Duncan (Labour Lead)
Neil Fyfe
Dominic Gilham
Robin Sansarpuri
Brian Stead

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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 a 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

4 Matters that have been notified in advance or urgent

5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the 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	Honeycroft Day Centre Honeycroft Hill, Uxbridge 6046/APP/2010/2679	Uxbridge North	Redevelopment of site to provide a two storey building, with roofspace accommodation, comprising 26 residential units with associated access, parking and amenity space (Outline application with details of access, layout and scale only). **RECOMMENDATION: APPROVAL**	19 - 62

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	New Terminal 2A, South West Heathrow Airport 62360/APP/2011/2058	Heathrow Villages	Construction of new building (2056sqm internal floor space at first floor level, undercroft parking beneath) southwest of terminal 2A Heathrow (Consultation under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995. **RECOMMENDATION: APPROVAL**	63 - 74
8	Hayes Gate House, 27 Uxbridge Road, Hayes 2385/APP/2011/1143	Townfield	Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation ref: 2385/APP/2005/3477 dated 16/6/2008- Change of use of Hayes gate house from office to hotel and conference facilities, alterations to Hayes Gate House building, erection of a freestanding three storey media centre, ancillary car parking and landscaping. **RECOMMENDATION: APPROVAL**	75 - 98

9	Former NATS Headquarters Site Porters Way, West Drayton 5107/APP/2011/1723	West Drayton	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, second application (89 dwellings including landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2. **RECOMMENDATION: APPROVAL**	99 - 124

Non Major Application with a Petition

	Address	**Ward**	**Description & Recommendation**	**Page**
10	Yeading Junior School Carlyon Road, Hayes 17997/APP/2011/2029	Barnhill	Erection of single storey rear extension to educational premises (former caretaker's house). **RECOMMENDATION: APPROVAL**	125 - 144
11	66 Hatch Lane Harmondsworth 19246/APP/2011/1884	Heathrow Villages	Single storey side extension (Part retrospective application). **RECOMMENDATION: APPROVAL**	145 - 158
12	Land Rear of 22, 22A and 24 Dickens Avenue, Hillingdon 67783/APP/2011/107	Yiewsley	2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover. **RECOMMENDATION: APPROVAL**	159 - 180

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
13	3 Black Road Close, Hayes 31283/APP/2011/1486	Botwell	Single storey outbuilding to rear for use as a gym and store involving part demolition of existing outbuilding (Part-retrospective) (Resubmission) **RECOMMENDATION: APPROVAL**	181 - 192
14	Hayes Library Golden Crescent, Hayes 6652/APP/2011/1989	Botwell	Application for change of use from Public Library (Class D1) to residential dwellings (Class C3), including associated internal alterations, external landscaping works, changes to access and parking arrangements. **RECOMMENDATION: APPROVAL**	193 - 216
15	4 Sedgwick Avenue, Hillingdon 57754/APP/2011/38	Hillingdon East	Conversion of existing dwelling to form 1 x studio flat and 1 x 2 bed flat with associated parking and amenity space (Part Retrospective) **RECOMMENDATION: REFUSAL**	217 - 226
16	14 Coronation Road, Hayes 12026/APP/2010/1945	Pinkwell	Application for variation of condition 3 (to allow the use of the garage for purposes incidental to the enjoyment of the dwelling house) of planning permission ref: 12026/APP/2004/2734 dated 25/05/2005: Erection of a single storey detached garage at the end of the rear garden. **RECOMMENDATION: REFUSAL**	227 - 234

17	33 Silverdale Gardens, Hayes 10680/APP/2011/2338	Townfield	Alteration to roof pitch and front elevation of side extension as amendment to planning permission ref: 10680/APP/2006/1365 dated 04/07/2006 (Part retrospective application) **RECOMMENDATION: APPROVAL**	235 - 244
18	Land Rear of Montague Passage and Adjacent to 1 and 2 Iffley Close, Uxbridge 67688/APP/2011/685	Uxbridge North	Erection of a two storey block of four flats with associated car parking and landscaping. **RECOMMENDATION: APPROVAL**	245 - 266
19	Former Cape Boards Site Iver Lane, Cowley 751/APP/2011/272	Uxbridge South	Erection of two detached single storey buildings for the use of light industrial and offices with associated parking (Retrospective application). **RECOMMENDATION: APPROVAL**	267 - 286

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee

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Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

20 September 2011

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

	Committee Members Present: Councillors John Hensley (Chairman) Wayne Bridges Neil Fyfe Dominic Gilham Robin Sansarpuri Brian Stead Richard Mills David Allam **LBH Officers Present**: James Rodger - Head of Planning, Consumer Protection, Sport and Green Spaces, Matt Duigan – Team Manager – Central & South, Manmohan Ranger – Highways Engineer, Sarah Hickey – Legal Services, Gill Brice – Democratic Services	
98.	**APOLOGIES FOR ABSENCE** *(Agenda Item 1)* Apologies had been received from Councillors Judith Cooper and Janet Duncan with Councillors Richard Mills and Dave Allam substituting.	
99.	**DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING** *(Agenda Item 2)* Councillor Robin Sansarpuri declared a personal interest in Item 7 – 212 Coldharbour Lane, Hayes, as the application was in his ward. Councillor Brian Stead declared a personal interest in Item 10 - 11 Russet Close, as the application was in his ward. He also declared a personal & prejudicial interest in Item 12 – The Battle of Britain Bunker, RAF Uxbridge, Hillingdon Road, Uxbridge. Councillor Dominic Gilham declared a personal interest in Items 14 – 36 Otterfield Road, Yiewsley, Item 15 – 38 Otterfield Road, Yiewsley & Item 16 – Former Honeywell Site, Trout Road, Yiewsley, as the applications were in his ward. Councillor Richard Mills declared a personal interest in Item 10 – 11 Russet Close, as the application was in his ward	
100.	**TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING** *(Agenda Item 3)* The minutes of the meeting held on 1 September 2011 were agreed as a correct record and signed by the Chairman.	

101.	**MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT** *(Agenda Item 4)* There were no matters notified in advance or urgent.	
102.	**TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE** *(Agenda Item 5)* It was confirmed that all items would be considered in public.	
103.	**LAND ADJACENT TO 135 BOURNE AVENUE, HAYES 13276/APP/2010/2168** *(Agenda Item 6)* This application was withdrawn from the agenda by the Head of Planning, Consumer Protection, Sport and Green Spaces.	
104.	**212 COLDHARBOUR LANE, HAYES 53690/APP/2011/236** *(Agenda Item 7)*	**Action by**
	In accordance with the Council's constitution a representative of the petitioners and the agent addressed the meeting. The petitioner made the following points:- • The existing dwelling should not be demolished. • The original dwelling was of a very good quality and in keeping with the existing houses. • The only change to the application from that previously refused was to make the dwellings semi-detached and not terraced. • The impact of the development in terms of loss of light would be detrimental to existing residents. • The proposal does not follow the existing building line. • The public right of way was not shown on the current plans. • The public right of way from Coldharbour Lane to Hitherbroom Road was not owned by the developer so could not be used • Coldharbour Lane was heavily trafficked and with the potential for a further eight vehicles would cause additional congestion and concern about highway safety. • There was a school close by and the increase vehicles using this site would be detrimental to pedestrian safety. • The development would affect the price of other properties in the vicinity. The agent made the following points:- • The application had been under discussion for 8 months. • The proposed dwellings would not result in a loss of amenity to residents. • The car parking meets the required standards.	*James Rodger Matt Duigan*

	• The application meets all requirements of the Proposed UDP and London Plan policy's • The report stated that the proposed character, appearance and visual appearance was acceptable. • Asked the committee to agree the officer's recommendation for approval as set out in the report. In answer to an issue raised in relation to the parking arrangements the committee were advised that the parking complied with the maximum parking standards required. A member asked for a condition to be added to require details of the bin store to be submitted. The committee agreed to this condition being added. The recommendation for approval with the amendments on the addendum sheet and an additional condition being added was moved, seconded and on being put to the vote was agreed. **Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting and an additional condition added as follows:-** **No development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.** **REASON** **To ensure 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).**	
105.	**460 UXBRIDGE ROAD, HAYES 1647/APP/2011/793** *(Agenda Item 8)* The recommendation for refusal with the amendments on the addendum sheet circulated at the meeting was moved, seconded and on being put to the vote was agreed. **Resolved – That the application be refused for the reasons set out in the officer's meeting and the amendments on the addendum sheet circulated at the meeting.**	**Action by** *James Rodger Matt Duigan*
106.	**691 UXBRIDGE ROAD, HAYES 30353/APP/2011/995** *(Agenda Item 9)*	**Action by**
	The recommendation for refusal with the amendments on the addendum sheet circulated at the meeting was moved, seconded and on being put to the vote was agreed.	*James Rodger Matt Duigan*

	Resolved – That the application be refused for the reasons set out in the officer's meeting and the amendments on the addendum sheet circulated at the meeting.	
107.	**11 RUSSET CLOSE, HILLINGDON 67498/APP/2010/2874** *(Agenda Item 10)* The recommendation for refusal was moved, seconded and on being put to the vote was agreed. **Resolved – That the application be refused for the reasons set out in the officer's meeting.**	**Action by** *James Rodger Matt Duigan*
108.	**THE CO-OPERATIVE CHILDCARE (FORMERLY BUFFER BEAR), INGLEBROOK, SIPSON LANE, SIPSON 26758/ADV/2011/50** *(Agenda Item 11)* An amended report had been previously circulated to members. The recommendation for approval was moved, seconded and on being put to the vote was agreed. **Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting.**	**Action by** *James Rodger Matt Duigan*
109.	**THE BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2011/830** *(Agenda Item 12)* The recommendation for approval was moved, seconded and on being put to the vote was agreed. **Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting.**	**Action by** *James Rodger Matt Duigan*
110.	**LAND BETWEEN 12 AND 14 (FORMERLY 13 VILLIER STREET), VILLIER STREET, UXBRIDGE 36559/APP/2011/374** *(Agenda Item 13)*	**Action by**
	Officers advised the committee that condition 3 had been amended on the addendum sheet. It was also suggested that a condition should be added to ensure that the current crossover was re-instated to a footway. The committee agreed to this condition being added. The recommendation for approval with condition 3 amended and an the additional condition on the addendum being amended was moved, seconded and on being put to the vote was agreed. **Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting and condition 3 being amended and additional condition on addendum sheet in relation to the dropped kerb amended as follows:-**	*James Rodger Matt Duigan*

	Amended Condition 3 to read as follows: **The development shall not be carried out otherwise than in strict accordance with the plans hereby approved and in particular the proportions, dimensions, design and visual appearance of openings in the front elevation shall accord with the approved plans' 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).** **Amend the condition in the addendum regarding drop kerb as follows:** **The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway and the white line markings on the road removed within one month of the new access hereby approved being completed.** **REASON** **To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan. (July 2011).**	
111.	**36 OTTERFIELD ROAD, YIEWSLEY 4320/APP/2010/1743** *(Agenda Item 14)*	**Action by**
	An updated report had been previously circulated to members. The recommendation in the amended report was moved, seconded and on being put to the vote was agreed. **Resolved –** **That delegated power be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to grant planning permission subject to the following:** **a. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to ensure the following:** **i. That the development and the identical development at 38 Otterfield Road approved under planning permission ref. 67185/APP/2010/1739 are completed in their entirety in strict accordance with the approved plans within 6 months of the commencement of the development unless the Local Planning Authority otherwise agrees in writing.**	*James Rodger Matt Duigan*

	b. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. **c. That the officers be authorised to negotiate and agree detailed terms of the proposed agreement.** **d. That the application is reported back to the Planning Committee, if the Section 106 agreement was not completed within a period of 6 months from the date of Committee consideration.** **e. That if the application is approved, the conditions set out in the amended officer's report and the addendum sheet circulated at the meeting be attached.**	
112.	**38 OTTERFIELD ROAD, YIEWSLEY 67185/APP/2010/1739** *(Agenda Item 15)* An updated report had been previously circulated to members. The recommendation in the amended report was moved, seconded and on being put to the vote was agreed. **Resolved** **That delegated power be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to grant planning permission subject to the following:** **a. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to ensure the following:** **i. That the development and the identical development at 36 Otterfield Road approved under planning permission ref. 4320/APP/2010/1743 are completed in their entirety in strict accordance with the approved plans within 6 months of the commencement of the development unless the Local Planning Authority otherwise agrees in writing.** **b. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.** **c. That the officers be authorised to negotiate and agree detailed terms of the proposed agreement.** **d. That the application be reported back to the Planning Committee, if the Section 106 agreement is not completed within a period of 6 months from the date of Committee consideration.** **e. That if the application is approved, the following conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting be attached.**	**Action by** *James Rodger* *Matt Duigan*

113.	**FORMER HONEYWELL SITE, TROUT ROAD, YIEWSLEY** **335/APP/2002/2754 (OUTLINE APPLICATION) &** **335/APP/2006/2245 (RESERVED MATTERS APPLICATION)** *(Agenda Item 16)*	**Action by**
	The recommendation contained in the report was moved, seconded and on being put to the vote was agreed. **Resolved** **a) That the definition of "Green Belt Certificate" in the Main Agreement** **shall be amended to read:-** **" means the first certificate or certificates issued by the Council (upon request) to the First Owner upon which any phase of the Green Belt Works being Substantially Completed".** **b) That the definition of "Green Belt Final Certificate" in the Main Agreement shall be amended to read:-** **"means the certificate or certificates issued at the expiry of the period of 12 months form the issue of the relevant Green Belt Certificate subject to the terms set out in paragraph 2.12 of Schedule 7".** **c) That Schedule 5 to the Main Agreement shall be varied as follows: -** **(i) Paragraph 1 and 2 shall be deleted and the following inserted: -** **"1. To enter into an agreement with the Council under section 278 of the Highways Act 1980 substantially in the form set out in Appendix 4 hereof (subject to any amendments agreed by the First Owner and the Council) for the purpose of securing the Signal Controlled Junction Works** **2. To carry out the Signalled Controlled Junction Works at its own expense in accordance with the agreement under section 278 of the Highways Act 1980 (referred to in paragraph 1 above) and to complete the Signal Controlled Junction works within nine months of the First Owner entering into such agreement with the Council".** **(ii) Paragraph 3 shall be deleted.** **d) That Schedule 7 to the Main Agreement be varied as follows: -** **(i) Paragraph 2.5 shall be deleted and the following inserted:-**	*James Rodger Matt Duigan*

	"2.5.1 Subject to obtaining the necessary consents and approvals for the Footbridge Works referred to in paragraph 2.1 (a) of this Schedule the first Owner shall carry out the Footbridge Works at its own expense and complete the Footbridge Works Prior to the Occupation of any part of the Development PROVIDED THAT:- **(a) the first Owner shall be entitled to a reasonable extension of time for the construction of the Footbridge Works if despite the use of all reasonable endeavours the necessary consents have not been obtained within 6 months of a request by the First Owner to the Environment Agency for such consents (unless such delay is caused by the act or omission of the First Owner) PROVIDED THAT the First Owner shall furnish the Council with evidence to obtain the Environment Agency's consent** **(b) if the necessary consents have not been obtained within five years of Implementation of the Planning Permission the obligations in relation to the consents for construction of the Footbridge Works shall lapse PROVIDED THAT the First Owner can demonstrate to the Council that it has used its reasonable endeavours to obtain the necessary consents as referred to in paragraph** **2.1(a) of this Schedule 2.5.2 Subject to obtaining the necessary consents and approvals for the Green Belt Works referred to in paragraph 2.1(b) of this Schedule the First Owner shall carry out the Green Belt Works at its own expense in accordance with the details and specifications set out in the Green Belt Scheme and shall complete the Green Belt Works as follows:-** **(a) as to the Green Belt Works to be carried out on the Green Belt Land other than (i) the area shown shaded yellow and (ii) or within the area shown by a red dashed line on drawing number 1S0-414-/KNOT annexed by 31 January 2013.** **(b) Subject to the provisions of paragraph 2.5(a) Occupation of any part of the Development shall not take place until such time as the Engineer has issued the Green Belt certificate, (ii) The following shall be added to paragraph 3.3(d)** **"(v) If reasonable necessary in order for the First Owner to comply with its obligations in this Schedule 7 the transfer shall reserve to the First Owner reasonable rights of access to and from such part or parts of the Green Belt Land retained by the First Owner or such part or parts of the Green Belt Land transferred to the Council"** **e) Paragraph 2 of Schedule 9 of the Main Agreement shall be varied to read as follows:**	

	SCHEDULE 9 **HEALTH CONTRIBUTION** **2. The Council covenants with the Owner to use the Health Care Contribution towards the provision of new health care facilities within a radius of 2km of the Development.** **f) Paragraph 3 of Schedule 11 of the Main** **3. The First Owner covenants with the Council (unless otherwise agreed in writing by the Council) as follows:** **(a) to complete the transfer or lease within six months of the date of delivery of the executed transfer documents or lease in accordance with paragraph 1 above; and** **(b) if the transfer or lease (as the case may be) is not completed in accordance with the obligations contained in paragraph 3(a) above not to complete the transfer or lease unless the First Owner agrees otherwise SAVE where the failure to complete the transfer or lease in accordance with paragraph 3(a) above is caused or contributed to by the First Owner's breach of the provisions of this Schedule.** **4. The Second Owner covenants with the Council to use the land transferred to it pursuant to the transfer referred to in paragraph 1(a) above or the building leased to it pursuant to the lease referred to in paragraph 1(b) above only for the purposes of a community hall or other community purposes.** **g) That if the Deed of Variation is not finalised within a period of 6 months from the date of this committee resolution, then the application may be referred back to the Committee for determination.** **h) That the application be approved subject to the conditions and informatives agreed by the Uxbridge Planning Committee on 23 April 2004 (detailed in the Committee report and minutes) be attached**	
	The meeting, which commenced at 7.00 pm, closed at 7.47 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Brice on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

11 October 2011

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

	Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan (Labour Lead) Neil Fyfe Dominic Gilham Robin Sansarpuri Brian Stead **LBH Officers Present**: James Rodger – Head of Planning Matthew Duigan – Senior Planning Officer Sarah White – Legal Advisor Natasha Dogra – Democratic Services Officer	
114.	**DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING** *(Agenda Item 2)* Councillor Dominic Gilham declared a personal interest in item 11 (Former Hillingdon Irish Centre, Royal Lane) as he was a Ward Councillor. Cllr Gilham remained in the room for discussions and voted on the item. Councillor Wayne Bridges declared a personal interest in item 6 (Knights of Hillingdon Florists, Uxbridge Road) and item 12 (Land Fronting Knights Gardens Opposite 943-945 Uxbridge Road) as he was a Ward Councillor. Cllr Bridges remained in the room for discussions and voted on the item. Councillor Janet Duncan declared a personal and prejudicial interest in item 15 (18 Frays Avenue) as she was a resident of Frays Avenue. Cllr Duncan left the room whilst discussions took place and did not vote on the item.	**Action by**
115.	**TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING** *(Agenda Item 3)* The minutes were agreed as an accurate record by the Committee.	**Action by**

116.	**TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE** *(Agenda Item 5)* It was confirmed that items marked 6 to 15 were Part 1 and would be considered in public. Items 17 to 21 were marked Part 2 and would be considered in private. It was confirmed that items 9 and 10 has been withdrawn from the agenda prior to the meeting.	**Action by**
117.	**KNIGHTS OF HILLINGDON FLORISTS UXBRIDGE ROAD, HILLINGDON 15407/APP/2010/2209** *(Agenda Item 6)* Reserved matters (landscaping) in compliance with condition 2 of the Secretary of State's Appeal Decision ref: APP/R5510/A/09/2119085 dated 17/06/2010 (LBH ref: 15407/APP/2009/1838): Erection of new health centre and 12 residential units with ancillary car parking and landscaped amenity space (involving demolition of existing building). Officers presented the report and maps relating to the application. Members raised concerns over the height of the landscaping surrounding the site. Members were concerned that an over-shadowing diagram was not included in the plans for the site as the height of the hedges was shown as 4metres on one map but 2.4metres on a plan. The Committee said hedges of such a large height may cause a significant shadowing effect on neighbouring gardens. Officers said they had consulted neighbours and such concerns had not been raised. Members said they did not feel comfortable making a decision on this application without undertaking the relevant investigations. **Resolved:** **It was proposed and seconded that the item be deferred for the following reasons:** **The application was unanimously deferred to allow the following actions to be taken before being represented to committee:** ▪ **Establish height of existing structures on boundary with 1 DeSalis.** ▪ **Establish extent of existing shadowing on rear garden of with 1 DeSalis.** ▪ **Clarify height of proposed boundary wall and planting** ▪ **Establish extent of proposed shadowing on 1 DeSalis.** ▪ **Visit the occupiers of 1 DeSalis and ask what boundary treatment/screen planting they would prefer.** ▪ **Applicant to provide existing and proposed sectional drawings to show what can be seen of 1 DeSalis from existing building and proposed building.** ▪ **Integrate addendum and the above into committee report,**	**Action by** *JACQUES DU PLESSIS, PEECS*

	with approval from Legal Services.	
118.	**LONG HAUL CATERING BASE SCYLLA ROAD, HEATHROW AIRPORT 50270/APP/2011/1422** *(Agenda Item 7)* A) Detailed planning permission for 10,194sqm (Gross External Area (GEA)) of commercial floorspace (B1c/B2/B8 Use Classes) on Plot 3 including a new access from Scylla Road and associated car parking, landscaping and ancillary works. B) Outline planning permission (all matters reserved) for development to provide up to 6,294sqm (GEA) of flexible B1c/B2/B8 floorspace for Plot 1 and up to 8,163sqm (GEA). of flexible B1c/B2/B8 floorspace for Plot 2 with associated car parking, landscaping and ancillary works. (Hybrid Application) Officers presented their report and informed Members that the storage building would be used to store airport related materials only. Planning Officers informed Members that the Highways Officer had raised some concerns with the width of the road at certain turning points, as very large vehicles would be using the access road. The Highways Officer informed the Committee that he had requested that the applicant undertake a detailed access road survey to ensure large vehicles could turn safely along the road. Members queried whether widening of the access road would impede on Plot 1 and Plot 2 on the site. Officers said this was a possibility. The Committee asked whether there was pedestrian access along the road. Officer said pedestrian access was highlighted on the plans. **Resolved:** **It was proposed and seconded that the application be approved as per the Officer's report, addendum change and the replacement of plan reference 30234/PL/116 with 30234/PL/116 Rev A wherever this occurred in the report.**	**Action by** *Matt Kolaszewski PEECS*
119.	**19-22 CHIPPENDALE WAYE AND CAR PARK AREA TO REAR OF 23-28 CHIPPENDALE WAYE, UXBRIDGE 67544/APP/2011/736** *(Agenda Item 8)* Erection of a two storey building comprising 12, one-bedroom supported housing units, along with ancillary office space and associated landscaping for new building, alterations to car parking and access arrangements (both vehicular and pedestrian) (involving demolition of dwellings known as 19, 20, 21 and 22 Chippendale Way). Officers presented their report to the Committee and said Members had undertaken a site visit on 11 October 2011. Members said the houses with private parking should be allocated lockable bollards in their parking spaces. Officers informed Members that Officers would visit the area to ensure only authorised people were parking in the area. Officers said it may be possible to monitor parking using electronic devices in the future.	**Action by**

	Resolved: **It was moved and seconded that the application be approved as per the Officer's recommendation and the addendum changes as follows:** **- Condition 36 should read as follows:** **'Prior to the development of the site; a car parking Management Strategy, including allocation and management of spaces, lockable bollards for resident parking spaces, parking control and enforcement, CCTV coverage within the access road and parking area, and the control of the gate to Chippendale Alley shall be submitted to and approved in writing by the Local Planning Authority. Parking spaces shall be allocated as follows:** **i) 13 parking spaces shall be allocated and reserved for use of the neighbouring nursery;** **ii) 3 parking spaces shall be allocated and reserved for the use of the supported housing units; and** **iii) 6 spaces shall be allocated and reserved for the use of the neighbouring properties.** **REASON** **To ensure that an adequate level of parking provision is provided for the proposed use and the existing Nursery to prevent inappropriate parking of vehicles associated with the use hereby approved in surrounding streets, and to accord with policy AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).'**	*Matt Kolaszewski PEECS*
120.	**70 STATION ROAD, WEST DRAYTON 2954/APP/2011/1901** *(Agenda Item 9)* This item was withdrawn from the agenda by the applicant prior to the meeting.	**Action by**
121.	**6 BURLEIGH ROAD, HILLINGDON 11057/APP/2011/2026** *(Agenda Item 10)* This item was withdrawn from the agenda by the applicant prior to the meeting.	**Action by**
122.	**FORMER HILLINGDON IRISH CENTRE ROYAL LANE, HILLINGDON 267/APP/2011/1383** *(Agenda Item 11)* Change of use of the site and building from former Hillingdon Irish Centre (Sui Generis) to Class D1 (non-residential institution) for use as a community centre and place of religious worship, with ancillary managers flat, including carrying out of external alterations to parking area and landscaping, existing facade and roof, alterations and additions to opening, ramp to main entrance and covered porch, internal alterations, including to layout, creation of kitchen at ground level, repositioning of stairs, and alterations to toilet areas. Although a petition had been received in objection to this application the petitioner was not present to address the Committee.	**Action by**

	Officers presented their report to Members and said that a parking management scheme was used in this area due to a large influx of vehicles to the surrounding roads. Members agreed that although the centre was used as a place for worship prior to this application it had been in use before a parking management scheme was set in place, therefore allowing users of the centre to park in the surrounding area. Officers informed the Committee that the applicant had submitted a letter to the Head of Planning stating that they would enter into a S106 agreement with the Local Authority to cap the number of users of the centre to ensure that parking would not be a problem. The Head of Planning informed Members that this would not be a workable agreement as it would require an officer to count the number of people in the centre around busy periods such as religious festivals. Members agreed that this was not a feasible agreement. Members asked Officers whether disabled parking spaces were highlighted on the plans. Officers said of the 15 spaces none were designated disabled bays, however the creation of these on the site was possible. Officers said 10% of the spaces would need to be designated disabled bays. **Resolved:** **It was moved and seconded that the application be refused. The application was unanimously refused in accordance with the officer's report and addendum, and with the following informatives:** **"1. You are advised that the front elevation drawing as proposed indicates an additional door way to the toilet area which is not indicated on the relevant ground floor plans. The Council expects that drawings should be accurate and consistent between plans and elevations."** **"2. You are advised that at least 1 disabled car parking space should be provided, and that this would have been required by condition had approval been recommended."**	*Adrien Waite, PEECS*
123.	**LAND FRONTING KNIGHTS GARDENS OPPOSITE 943-945 UXBRIDGE ROAD, HILLINGDON 67975/ADV/2011/60** *(Agenda Item 12)* Installation of 6m x 3m billboard on 1m high base. Officers presented their report to the Committee. Members queried whether the billboard would impede on the cycle track. Officers clarified that the billboard was strictly only on the grass verge and did not obstruct the cycle lane. **Resolved:** **It was moved and seconded that the application be approved. It was unanimously agreed that the application be approved as per the officer's report, addendum sheet and the following**	**Action by** *Mark Smith, PEECS*

	informative: **"You are advised that the approval is based on the precise location and orientation of the sign. Any alteration would require further approval."**	
124.	**HOLLOWAY LANE QUARRY HOLLOWAY LANE, HARMONDSWORTH 43155/APP/2010/1417** *(Agenda Item 13)* Temporary wood recycling operation (Part retrospective application). **Deferred from Central and South Committee 19/04/2011.** Officers presented their report to the Committee and informed Members that the activity taking place on the site was not that for which permission had been granted for in the previous application. The use of the site had a detrimental affect on the surrounding environment. Officers said the applicant had undertaken a Traffic Impact Assessment, however it was not based on quantative data and Officers did not accept that a suitable assessment had been undertaken. Officer stated that the volume of traffic into and out of the site was directly proportional to the use of the site. Members noted from the plans of the site that more than one access way was being used to and from the site. Officers said comments from the Fire Brigade stated that the current site was dangerous and posed a health and safety hazard. Members of the Committee agreed that the activity operating from the site had not been approved by the Planning Committee. Members said it was inappropriate use of green belt land and was not what the applicants had applied for. **Resolved:** **It was moved and seconded that the application be refused. It was unanimously agreed that the application be refused as per the Officer's report, addendum and the following additional refusal reason:** **"The application fails to provide an accurate assessment of the traffic impacts that would be associated with the development, including vehicular movements, swept paths, and lorry routes, and as such the scheme fails to demonstrate that it would not be detrimental to highway and pedestrian safety and free flow of traffic, contrary to the Council's Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."** **The following informative should also be added:** **"You are advised that the Fire Brigade has raised concern:** **No consent under Part III, Storage of Flammable Materials, Greater London Council (General Powers) Acts 1968 and 1978 (GPA) has been requested or granted. From the application it would appear from the size of the 'stacks' that they are not exempt from the need for consent by the Fire Authority, see Part III, 21 of (GPA).**	**Action by** *Mark Smith, PEECS*

	Following a large fire on the 4/10/11 the Fire Authority are currently investigating the fire safety arrangements and the cause of the fire. We are still awaiting the findings of these investigations. However we can confirm we are concerned over the general fire prevention regime as we have attended various fire incidents over the last few years - the fire on the 4/10/11 being the second major fire this year."	
125.	**1 WESTFIELD COTTAGES SIPSON LANE, HARLINGTON 67100/APP/2011/367** *(Agenda Item 14)* Two storey side extension, involving raising the ridge height of the existing barn/store roof and conversion of attached barns/stores to habitable accommodation (works involve demolition of unauthorised single storey side extension and external alteration works). Officers presented their report to the Committee. Members asked comments had been received from the Council's Heritage Officer and/or Urban Design. Officers said these comments had not been sought. **Resolved:** **It was moved and seconded that the application be deferred for the reasons set out below. It was unanimously agreed that the application be deferred for the following reasons:** **The application was deferred to allow the following actions to be taken before being represented to committee:** **1. Obtain comments from Urban Design/Heritage Officer, in particular** **comments are requested in relation to:** **i. Reinstatement of wood panels or if this should just be reclaimed wood.** **ii. Design of windows and if these should be more consistent** **2. Integrate addendum into report**	**Action by** *Richard Philips, PEECS*
126.	**18 FRAYS AVENUE WEST DRAYTON 67620/APP/2011/877** *(Agenda Item 15)* Erection of a single storey rear extension and single storey side extension involving alterations to side (Part-Retrospective) Officer's presented their report to the Committee. **Resolved:** **It was moved and seconded that the application be approved. It was unanimously agreed that the application be approved as per the Officer's report and deleting the information on the addendum sheet**.	**Action by** *Adam Flynn, PEECS*
127.	**S106 QUARTERLY MONITORING REPORT - UP TO 30 JUNE 2011** *(Agenda Item 16)*	**Action by**

	Resolved: **The Committee noted the S106 quarterly monitoring report.**	
128.	**ENF/597/08** *(Agenda Item 17)* **Resolved:** **The Committee determined this application as per officer recommendation.**	**Action by** *Matt Duigan, PEECS*
129.	**ENF/597/08** *(Agenda Item 18)* **Resolved:** **The Committee determined this application as per officer recommendation.**	**Action by** *Matt Duigan, PEECS*
130.	**ENF/427/10** *(Agenda Item 19)* **Resolved:** **The Committee determined this application as per officer recommendation and information in the addendum sheet.**	**Action by** *Matt Duigan, PEECS*
131.	**ENF/304/09** *(Agenda Item 20)* **Resolved:** **The Committee determined this application as per officer recommendation.**	**Action by** *Matt Duigan, PEECS*
132.	**ENF/195/11** *(Agenda Item 21)* **Resolved:** **The Committee determined this application as per officer recommendation.**	**Action by** *Matt Duigan, PEECS*
	The meeting, which commenced at 7.00 pm, closed at 9.10 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Brice on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning & Enforcement Services

Address HONEYCROFT DAY CENTRE SITE HONEYCROFT HILL UXBRIDGE

Development: Redevelopment of site to provide a two storey building, with roofspace accommodation, comprising 26 residential units with associated access, parking and amenity space (Outline application with details of access, layout and scale only).

LBH Ref Nos: 6046/APP/2010/2679

Drawing Nos:
2009D58/P/01 Rev.B
2009D58/P/02 Rev.B
2009D58/P/03 Rev.B
2009D58/P/05 Rev.B
2009D58/P/06 Rev.B
Design and Access Statement
Transport Statement prepared by Bellamy Roberts dated January 20110
Arboricultural Impact Assessment Report prepared by Landmark Trees dated 05/11/10
Flood Risk Assessment prepared by MLM dated November 2010
Energy Statement prepared by AECOM dated 02/02/11
Badger Survey prepared by SES dated March 2011
2009D58/P/04 Rev.E
2009D58/P/07 Rev.C
2009D58/P/08 Rev.C
2009D58/P/09-1 Rev.C
2009D58/P/09-2 Rev.C
2009D58/P/11 Rev C
2009D58/P/12 Rev B

Date Plans Received:	22/11/2010	**Date(s) of Amendment(s):**	22/11/2010
Date Application Valid:	29/11/2010		07/02/2011
			08/02/2011
			07/03/2011

1. SUMMARY

This application seeks outline planning permission for the redevelopment of the former Honeycroft Day Centre site, located on the southern side of Honeycroft Hill in Uxbridge, to provide a residential block comprising 26 units with associated car parking and amenity space. Details of access, layout and scale have been provided at this stage with details of appearance and landscaping reserved for future consideration.

The size and scale of the proposed development is considered to be acceptable and the development would be visually acceptable in this location. The scheme complies with relevant guidelines within the Council's Supplementary Planning Document on Residential Layouts and would provide satisfactory living conditions for future occupants. Furthermore, it is not considered that the scheme would give rise to issues such as loss of privacy, loss of outlook or overshadowing, which would be detrimental to the residential amenity of occupiers of nearby properties, sufficient to justify refusal.

The proposed parking provision and access arrangements are considered to be satisfactory.

No objections are raised to the principle of the development in this location and the application is considered to comply with relevant UDP and London Plan policies. Accordingly, approval is recommended.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

(i) That the applicant undertake a study (to be submitted to and approved by the Council) which examines all/any works on the highway that may be required to improve traffic flows at the Honeycroft Hill/Honey Hill road junction and carry out any works identified in the study as being necessary.
(ii) A contribution of £46,434 towards local education facilities.
(iii) A contribution of £8,489.13 towards primary healthcare provision.
(iv) A contribution of £901.14 towards library books and equipment.
(v) A contribution towards construction training for Hillingdon residents in the sum of £2,500 for every £1 million construction cost or a construction training scheme to be delivered on site during the construction phase of the development.
(vi) A contribution of £83,300 towards (or provision of off site 2 units) off site affordable housing.
(vi) 5% of total cash contributions secured towards the management and monitoring of the resulting agreement.

2. That the applicant meets the Council's reasonable costs in the preparation of the Statement and any abortive work as a result of the agreement not being completed.

3. That the officers be authorised to negotiate the terms of the proposed Statement.

4. That if the Statement of Intent is not finalised within a period of 6 months from the date of this resolution, or any other period deemed appropriate by the Head of Planning, Consumer Protection, Sport and Green Spaces, that the application may be referred back to the Committee for determination.

5. That subject to the above, the application be deferred for determination by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers.

6. That if the application is approved, the following conditions be attached:

1 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the

land).

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

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

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

3 OUT2 **Reserved matters - submission**

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

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

4 OUT3 **Approval of Details**

Approval of the details of the appearance of the building and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

5 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).

6 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 know 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).

7 M3 **Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be

completed before the building is occupied. Development shall be carried out in accordance with the approved details.

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

8 TL1 **Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-
(i) Existing and proposed site levels.
(ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

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

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 TL21 **Tree Protection, Building & Demolition Method Statement**

Prior to development commencing on site, a method statement outlining the sequence of

development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON
To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON
To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 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).

13 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).

14 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).

15 MCD10 **Refuse Facilities**

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON
In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 DIS1 **Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON
To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

17 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 Policyies AM13 & R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

18 DIS3 **Parking for Wheelchair Disabled People**

Development shall not commence until details of parking provision for 3 wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON
To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 DIS4 **Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON
To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 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 (July 2011) Policies 3.1, 3.8 and 7.2

21 NONSC **Details of bathrooms**

Notwithstanding the approved plans, prior to the commencement of development, full details of the proposed bathrooms in the residential units, to include details relating to layout, floor gully drainage, etc, shall be submitted to and approved in writing by the Local Planning Authority. With regards to the proposed wheelchair accessible flat, details of the shower access and perimeter drainage, specifically, should be provided.

REASON
To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

22 NONSC **Details of Evacuation Lift**

Prior to the commencement of development, full details of the proposed evacuation lift shall be shown on plan and approved in writing by the Local Planning Authority. A technical specification, to include details of the manufacturer and model number shall be provided.

REASON
To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

23 H7 **Parking Arrangements (Residential)**

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

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan July 2011).

24 NONSC **Vehicular access**

The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with details first submitted to and approved in writing by the Local Planning Authority.

REASON
In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 NONSC **Visibility splays 1**

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 43m in both directions and shall be maintained free of all obstacles to visibility (unless otherwise agreed by the Local Planning Authority) between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON
In the interests of highway and pedestrian safety in accordance with policy AM7 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

26 NONSC **Visibility splays 2**

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON
In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 H16 **Cycle Storage - details to be submitted**

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for [enter number of bicycles] have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON
To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

28 NONSC **Private gardens**

Prior to commencement of development full details of the private garden areas to be provided for the ground floor units, including boundary treatments and landscaping, shall be submitted to and agreed in writing by the Local Planning Authority.

REASON
In the interests of visual amenity in compliance with policies BE13 and BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 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 London Plan (July 2011) Policies 7.1 and 7.3

30 NONSC **CCTV**

Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting and CCTV scheme shall be implemented prior to the first occupation of the development.

REASON
In the interests of crime prevention and visual amenity in compliance with Policies BE13 and BE18 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and advise in the Council's Supplementary Planning Guidance on Community Safety by Design.

31 NONSC **Noise 1**

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of sound insulation, acoustic ventilation and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON
To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE3 and OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

32 NONSC **Noise 2**

Mechanical ventilation, air-conditioning or air handling plant and/or machinery shall not be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Aauthority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON
To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

33 NONSC **Floodlighting**

No floodlighting 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 neighbouring properties in relation to light pollution accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

34 NONSC **Construction environmental management plan**

Before the development hereby approved commences, a Construction Environmental

Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

REASON
To safeguard the amenity of surrounding areas in accordance with policies OE1 and OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

35 NONSC **Environment Agency**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) for Honeycroft Hill Daycare Centre, Uxbridge, project Ref: JSC/6413629/JOH, November 2010 and associated documents (two addendums) and the following mitigation measures detailed within the documents:
· Provision of flood storage on site to compensate for losses of floodplain volume caused by the development.
· Finished floor levels are set no lower than 300mm above the 1 in 100 year flood level, taking the effects of climate change into account.
· Provision of appropriate bollards and signage to minimise the risks associated with flooding of the car park.

REASON
To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to minimise the adverse effects of flooding on the development and its users, in accordance with policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

36 NONSC **Flood evacuation plan**

Prior to occupation of the development a flood warning and evacuation plan shall be submitted to and approved by the Local Planning Authority. The plan shall clearly set out how the occupants of the site will be warned of an impending flood event and the triggers for when the warnings will be given and in what form they will take. The plan shall also set out the evacuation procedures to ensure any people or property at risk can be removed prior to a flood event. Finally the plan should set out the risks associated with flooding and potential impacts of retrieving goods or property affected by flooding. The development shall be operated in accordance with the approved plan.

REASON
To minimise the risk of flooding to people and property in accordance with PPS25 and policies 5.12 of the London Plan (July 2011).

37 NONSC **Method statement**

Prior to commencement of development a detail method statement shall be submitted to and approved in writing by Local Planning Authority. This statement shall set out the methods to be used during and after construction to minimise harm to badgers. The construction and development works must proceed in accordance with the approved statement.

REASON
To minimise harm to badgers which are a protected species as set out in the Protection of Badger Act 1992 and to accord with Policy EC4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

38 SUS2 **Energy Efficiency Major Applications**

Before the development is commenced, details demonstrating that 20% of energy requirements for the proposed development shall be supplied from renewable sources, or sufficient justification as to why this cannot be achieved at this site, shall be submitted to and approved in writing by the Local Planning Authority. The energy supplied to the development shall be in accordance with the details agreed unless the Local planning Authority gives written approval to any variation.

REASON
To ensure compliance with the Mayor's sustainability objectives under Policy 5.7 of the London Plan.

39 SUS4 **Code for Sustainable Homes details (only where proposed as**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON
To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3

40 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 5.13 of the London Plan (July 2011) 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), London Plan (July 2011) Policy 5.12 and PPS25.

41 SUS8 **Electric Charging Points**

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

REASON
To encourage sustainable travel and to comply with London Plan (July 2011) Policy 5.3

42 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 (July 2011) Policy 7.1

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43 NONSC **Parking allocation**

Prior to occupation of the development, a scheme for the allocation and designation of one parking space to each of the residential units, for their sole use, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those residential units only for so long as the development remains in existence.

REASON
To ensure the scheme is supported by adequate parking provision in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

44 NONSC **Non Standard Condition**

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on the building hereby approved.

REASON
To ensure that apparatus does not detract from the visual amenities of the area in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

45 NONSC **Contamination**

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

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

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.

OL11	Green Chains
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.
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
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
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
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
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment

3 I1 **Building to Approved Drawing**

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

4 I2 **Encroachment**

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

5 I3 **Building Regulations - Demolition and Building Works**

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

6 I5 **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner

and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 **Property Rights/Rights of Light**

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

8 I11 **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 commision 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).

9 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

10 I15 **Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval

under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

11 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).

12 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.

13 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).

14 I58 **Opportunities for Work Experience**

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

Please contace: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

15

With regards to condition 22 which requires details of accessible bathrooms you are advised of the following:

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.

16

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

17

With regard to condition 38 you are advised the action plan should also confirm that the development will be signed up to the Environment Agency flood warning system if appropriate.

18

Under the terms of the Water Resources Act 1991, and the Thames byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Pinn.

19

The recommendations from the badger survey suggest that the landscaping could be designed in a way that mitigates any loss of vegetation historically used by foraging

badgers. The Landscaping scheme should therefore include appropriate plantation that would aid the foraging habitats of badgers and to provide an enhanced habitat area for them.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.6 hectare irregularly shaped plot located on the southern side of Honeycroft Hill in Uxbridge. It formerly accommodated the Honeycroft Day Centre, a drop-in day care centre for persons with learning difficulties, which occupied a single storey largely flat roofed building, with associated car parking, located in the north west corner of the site. The remainder of the site was largely laid to grass. All buildings on site were demolished in September 2010.

The site is bounded to the north by Honeycroft Hill, beyond which are two-storey semi-detached residential properties (with the exception of 2a Brookside which is a detached bungalow) located in Brookside and North Way. It is bounded to the west by Silvercay Cottage, a detached bungalow with roof accommodation, and detached two-storey houses in Hyacinth Drive; and to the east by the River Pinn, beyond which are three-storey blocks of flats located in Haymaker Close. The site's southern boundary abuts RAF Uxbridge, which will be redeveloped to provide residential, commercial, leisure and community uses/facilities.

The western part of the site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map. The eastern part of the site, along the River Pinn forms a Green Link and also falls within Flood Zone 2.

3.2 Proposed Scheme

This application seeks outline planning permission for the redevelopment of the site to provide a 26 unit residential block with associated access, car parking and landscaping. Details of access, layout and scale have been provided at this stage with details of appearance and landscaping reserved for future consideration.

The roughly rectangular shaped building would be two-storeys in height, and would comprise three floors of accommodation, including roof accommodation. It would be located in the north west corner of the site, broadly covering the same built footprint as the former day centre building, and so as to avoid the floodplain on the eastern side of the site. The length of the building, which projects back into the site, would be characterised by several gables and dormers facing into the site, and a large pitched roof to the rear.

The building would comprise a mix of one and two-bedroom units, In total 20 one-bedroom units (9 at ground floor level, 8 at first floor level and 3 at roof level) and 6 two-bedroom units (4 at ground floor level, 1 at first floor level and 1 at roof level) would be provided. Each flat would comprise lounge with kitchenette, bathroom and bedroom(s). One bedroom within the two-bedroom units would be provided with en-suite bathroom facilities.

Ground floor units would be provided with small private gardens and some first floor units would be provided with balconies. Communal amenity space would be provided to the east and south of the site building.

Car parking for 26 cars, including two disability standard spaces, would be provided to the east of the building. Two motorcycle spaces would also be provided. The existing vehicular site access off Honeycroft Hill would be used.

Bicycle parking facilities for 28 cycles would be provided in an undercroft at ground floor level. Communal refuse stores would be provided towards the rear of the car park and close to the main entrance to the building.

3.3 Relevant Planning History

6046/E/83/0636 At H Croft Hill Jnctn River Pinn Honeycroft Hill Uxbridge

Extension/Alterations to Medical/Health prem. (P) of 307 sq.m.

Decision: 26-07-1983 ADH

6046/F/84/0614 At H Croft Hill Jnctn River Pinn Honeycroft Hill Uxbridge

Details in compliance with 6046/E/83/636 dated 26.7.85

Decision: 29-08-1984 ADH

Comment on Relevant Planning History

There is no relevant planning history relating to the site.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (July 2011)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 4 (Planning for Sustainable Economic Growth)
Planning Policy Statement 9 (Biodiversity and Geological Conservation)
Planning Policy Guidance 13 (Transport)
Planning Policy Statement 22 (Renewable Energy)
Planning Policy Guidance 24 (Planning & Noise)
Planning Policy Statement 25 (Development & Flood Risk)
Council's Parking Standards
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Planning Obligations
Council's Supplementary Planning Document - Residential Layouts
Council's Supplementary Planning - Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.4 To safeguard a network of Green Chains from built development to provide a visual amenity and physical break in the built up area and opportunities for recreation and corridors for wildlife.

PT1.10	To seek to ensure that development does not adversely affect the amenity and the character of the area.
PT1.12	To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
PT1.16	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.
PT1.30	To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
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:

OL11	Green Chains
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.
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
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services

R16	Accessibility for elderly people, people with disabilities, women and children
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
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
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th March 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 96 local owner/occupiers, the North Uxbridge Residents' Association and the Mall Pavilions Association. The application was also advertised by way of site and press notices. 13 letters of objection, including one from the Vine Lane Residents' Association, and a 49 signature petition have been received, which raise the following concerns:

i) The Council has already done enough to ruin this area by allowing the development of RAF Uxbridge.
ii) The site only used to be occupied by a single-storey building which operated 9-5 Monday to

Friday.
iii) Inadequate parking will mean surrounding roads, including Brookside where there is already a parking problem, will be used as an overflow car park.
iv) In reality many units will have two cars. No provision is made for occupants with more than one car or for visitors. This will increase on-street parking at a busy junction and on a bus route.
v) As homes are being built for wheelchair users, parking for their visitors and attendants should be provided.
vi) The application is absurd and offensive.
vii) Loss of outlook.
viii) Loss of privacy to habitable rooms and gardens at Silvercay Cottage, in Hyacinth Drive and in Haymaker Close.
ix) Negative impact on value of surrounding properties.
x) Increased pressure on sewers, which has already been made worse by new houses at North Way. There have been frequent incidences of the sewer overflowing and flooding gardens of nearby properties with sewage.
xi) Overdevelopment of the site, especially near the road.
xii) New properties in North Way have already made Honeycroft Hill extra busy. The proposal will lead to an increase in traffic on this already fast and busy road junction, which will be worse when RAF Uxbridge is developed.
xiii) Pedestrian access to the proposed junior school at RAF Uxbridge should be provided.
xiv) Consideration should be given to the badger set on the periphery of the proposed development, which could wreak havoc on these creatures.
xv) How will these plans fit with those of RAF Uxbridge?
xvi) The tree survey mentions compaction risk on trees from the development. What about surrounding houses? There is very little space between the development and properties in Hyacinth Drive.
xvii) Increase in pollution and noise.
xviii) Increased risk of anti-social behaviour and burglaries to properties backing onto the site.
xix) Residents will fight the scheme to the end and are angered that the Council would put forward these plans without consideration for the residents.
xx) The land should be put to better use. It would be suitable for the provision of an indoor soft play facility for children for example.
xxi) The Council builds properties on any spare land instead of thinking about what the Borough has for children.
xxii) Hillingdon is not immune from the national lack of affordable housing. However, it was assumed that with the proposed development of RAF Uxbridge, that a decent, reasonable density scheme would be initiated, along with corresponding improvements to the local infrastructure, to cope with the increased numbers. It is disappointing that the redevelopment plans for the Honeycroft Day Centre site cram so many small units onto the site.
xxiii) The plans indicate the Council sees this area as a 'dumping ground' for problem families. This suspicion is supported by the physical size and density of the proposed development as well as the proposal to supply only one car park space per unit. The size and scope of the proposed development appears to be aimed at a certain demographic. The area should not be picked out for a particular type of development that goes against its long-standing character. This smacks of social engineering or simple laziness. With the large amount of land made available on RAF Uxbridge it seems ridiculous to shoe-horn this amount of 'pokey' dwellings on to such a small site, in such a pleasant, wildlife rich location.
xxiv) The idea that visitors should park on the street is idiotic. There are parking restrictions in most of the surrounding area.
xxv) Outside peak hours, when traffic frequently queues, traffic speeds along Honeycroft Hill and surrounding roads at 40mph. This will quickly become an accident black spot. Honeycroft Hill should be made a 20mph road.
xxvi) Construction noise. The noise was unbearable during the demolition of the day centre.
xxvii) Proximity to buildings in Hyacinth Drive, due to number of dwellings proposed and the need to

minimise flood risk.
xxviii) The appearance of the building when viewed from the west is unattractive comprising mainly roof tiles.
xxix) The three-storey wing viewed from the north is excessively tall compared to the existing buildings and will affect the privacy of the adjacent neighbours.
xxx) The number of dwellings proposed is excessive for the usable space resulting in visual and parking impacts. A smaller development would be better in order to allow additional parking. Not many households only have one car.
xxxi) 26 flats would result in up to 50 cars using the site increasing congestion and pollution.
xxxii) Loss of light to adjoining properties.
xxxiii) Three storeys is too high and bulky. The building will be higher than the roof of the adjoining Silvercay Cottage and only 1.5m from its boundary. It should not be higher than Silvercay Cottage and no flats should be provided in the roofspace.
xxxiv) The proposed building will look out of place.
xxxv) The provision of a selection of bungalows on the site would be more suitable.
xxxvi) This is very stressful for adjoining residents.
xxxvii) The nearest houses in Brookside can expect to find cars from this proposed development outside their house every evening. It is unacceptable that they should suffer and possibly not be able to have occasional visitors due to the planning incompetence of this development.
xxxviii) Honeycroft Hill is a busy road. Being close to a bend, the access to the development will considerably increase the danger of accidents. Has this been taken into consideration? Perhaps access in and out of Brookside should have been studied. Access directly opposite can only make it worse.
xxxix) Any comparison between the proposed development and the former day care centre is questionable as the day care centre was not used 24/7.

A letter has also been received from John Randall MP which highlights the concerns raised by the occupants of the adjoining property, over proximity to that house, loss of privacy and traffic impacts on Honeycroft Hill.

Following the submission of amended plans, which made alterations to the design of the scheme, and realigned the red line site boundary in order to allow space for the potential future provision of a footpath alongside the river, residents were reconsulted in January 2011.

Five letters of objection and a 24 signature petition were received, which raised the following concerns:

a) The website is not clear.
b) The amended plans are worse. Petitioners signatures enclosed with original objections all agree. Previous comments should still stand.
c) The proposal would replace a single-storey building with a three storey building.
d) The previous building was unoccupied during evenings, weekends and bank holidays.
e) Increase in noise and pollution.
f) Loss of privacy to adjoining properties and gardens, including properties in Brookside.
g) The flats are too high and unattractive comprising mainly roofing tiles.
h) The appearance from the north is excessively high, taller than the roof of Silvercay Cottage, and very close to its boundary.
i) Loss of daylight.
j) Impact on existing sewers.
k) Honeycroft Hill is a fast and busy road with no speed limit. It queues at peak times and the addition of 26 flats, plus traffic from North Way, will make this considerably worse.
l) The number of flats proposed is excessive.
m) The installation of a lift shaft, would block out light and increase noise levels.
n) Mature trees will be destroyed - instead of looking out at greenery residents will look out onto

brick walls and windows.
o) Loss of property values - this is a concern for some residents, some of whom are elderly, facing redundancy, or facing other problems and for which their homes are their only asset.
p) The removal of a piece of land to make a pathway through to the new development at RAF Uxbridge is a good idea, which will allow people from this site to take advantage of the amenities to be built there. This is the only good amendment.
q) The roofline is too high and the lift shaft destroys clean lines in the design.
r) The second floor units should be removed. This will allow for a lower roofline, in keeping with surrounding properties, remove issues of overlooking, and free up parking for visitors.
s) Insufficient parking. In reality some occupants will have more than one car. This will blight local roads. In surveying Brookside it was noted that every house had at least two cars and only one person had a bicycle that is used as transport (excluding children). Yet this development will have 34 cycle spaces.
t) The parking ratio is the lowest possible in compliance with policy. This does little to convince residents that the development has any concern for the immediate neighbourhood.
u) Where is the 'on-street parking' referred to envisaged?
v) There is very limited parking along Brookside, between driveways. This can make access into driveways difficult.
w) In terms of the 'traffic census' residents are not interested in the past. It is the future that is of concern. The previous use of the site has no resemblance to the proposed dwellings.
x) The traffic safety report does not take into consideration the 26 bicycles which could be using the site and their impact on road safety.

The Ward Councillor requested that the application be determined by the Planning Committee.

Following the submission of additional amended plans, which again made alterations to the design and sought to increase the distance between the proposed building and Silvercay Cottage, residents were reconsulted in February 2011. Two letters of objection were received which raised the following concerns:

1) The scale and bulk of the proposed development is out of character with adjoining two-storey properties.
2) The flats are still too close to Silvercay Cottage. The guidelines suggest 15m should be provided.
3) Loss of outlook. Views from adjoining properties will be of a tall building and roof tiles.
4) Loss of sunlight.
5) The building would be too close to the rear gardens of adjoining properties creating additional noise and pollution.
6) Having a three-storey barn like building so close to Silvercay Cottage is completely out of character.
7) Insufficient parking will cause problems on Honeycroft Hill.
8) Loss of privacy to properties in Haymaker Close.
9) Noise during construction.

Further amendments were received in April 2011, which altered the site's redline boundary. Residents were reconsulted and two letters of objection have been received, including one from the Vine lane Residents' Association, which raised the following concerns:

i) The site is being overdeveloped, especially near the road.
ii) There will be additional traffic on this already fast and busy road and busy junction. This will be worse when RAF Uxbridge is developed.
iii) As homes are being built for wheelchair users, parking for their visitors and attendants should be provided.
iv) Pedestrian access to the proposed junior school at RAF Uxbridge should be provided.

v) Consideration should be given to the badger set on RAF Uxbridge. Has London Wildlife Trust been consulted?
vi) How will the plans work with those of RAF Uxbridge?
vii) The tree survey mentions compaction risk on trees from the development. What about surrounding houses? There is very little space between the development and properties in Hyacinth Drive.
viii) It is disappointing that the plans have not been significantly altered.
ix) The flats are too high and too close to the adjoining bungalow.
x) Impact on foundations of adjoining properties.
xi) Loss of outlook.
xii) What would the Planning Committee think if the development of 26 flats was built next to them?

Further amended plans, which again made alterations to the design and sought to increase the distance between the proposed building and Silvercay Cottage, residents were reconsulted and one letter of objection was received which raised the following concerns:
i) The changes will still result in a bulky structure taller than the house known as Silver Cay.
ii) The gap between the proposed building and the house known as Silver Cay is only 10m, less than the Council's standard separation distance.
iii) Planting trees between the proposed building and house known as Silver Cay would simply result in overshadowing of the neighbors building.
iv) Flats would also adjoin the rear garden of the neighboring dwelling known as Silver Cay, the patio, kitchen and garden will be overlooked.
v) the proposal will result in a loss of light and privacy enjoyed by the occupiers of the neighboring dwelling known as Silver Cay.
vi) the development would also affect Hyacinth Drive.

PLANNING OFFICER COMMENT
The revised plans alter the roof of the proposal so that it would not have such an overbearing impact on the dwelling known as Silvercay Cottage. There would be no elevated windows in the side of the proposal that would overlook the windows, patio or garden of the dwelling known as Silvercay Cottage. Given the altered roof form, it is not considered that the proposal would result in any unacceptable loss of light to the dwelling known as Silvercay Cottage.

ENVIRONMENT AGENCY
No objection subject to a condition requiring the development to be carried out in accordance with the approved Flood Risk Assessment.

Internal Consultees

PLANNING & ENVIRONMENTAL POLICY
There are no policy designations relating directly to the site, apart from a Green Link which passes along the eastern boundary. Saved policy OL11 seeks to maintain the positive contribution that Green Chains make to the visual and physical break up in the built up area.

The proposals will also need to address the provisions of Saved policy R11.

ENVIRONMENTAL PROTECTION UNIT
No objections subject to conditions relating to noise, floodlighting, construction and contamination.

URBAN DESIGN OFFICER
This is a large flatted development of modern design close to the River Pinn. It has been redesigned on a number of occasions to reduce the bulk, simplify the design and help it relate

better to the contours of the site, the neighbouring residential development and the wooded amenity space to the rear. It has also been amended to address the possibility of flooding from the nearby River Pinn.

The scheme is now considered to be the best that can be achieved in design terms, taking into account all of the above constraints. It is, overall, a satisfactory modern design, which will relate to this pleasant wooded site.

TREES/LANDSCAPING OFFICER
There are many trees on and close to the site. The main groups line the road frontage and the riverbank, and there are smaller groups near to the western boundary of the site. The tree groups have high amenity values, are landscape features of merit in terms of Saved Policy BE38, and should be retained as part of the development of the site. Some of the trees at the front and middle of the site are in poor condition and/or defective, and have low amenity values, and do not merit retention.

The revised scheme makes provision for the retention of all of the trees / landscape features of merit on the site (in addition to the belt of riverside trees - off-site), and for landscaping including trees to reinforce the existing groups and a hedge along the eastern boundary of the site.

Subject to conditions TL1 (levels and services only), TL2, TL3, TL5, TL6, TL7 and TL21, the revised application is acceptable in terms of Saved Policy BE38 of the UDP.

HIGHWAY ENGINEER
The site is located off Honeycroft Hill, a local distributor road, near the junction with Honey Lane, a borough secondary distributor road, and adjacent to the River Pinn. Honeycroft Hill is principally a residential road leading to Uxbridge Town Centre via Park Road.

The site was previously occupied by Honeycroft Day Centre, which was used for residential social care for people with learning difficulties before being demolished in 2010.

A revised Transport Assessment was submitted in January 2011 following initial comments made by the Council's Highway Engineers, and following proposed amendments to the scheme, including the provision of public footpath alongside the River Pinn. It is noted that this is not longer proposed.

It is proposed to redevelop the site to provide a total of 26 one and two bedroom flats with associated parking spaces. The existing vehicular access would be used. The existing gated pedestrian entrance located towards the north west corner of the site and existing guard railing along the public highway would be removed.

The site is shown to be in an area with a PTAL of 1b (on a scale of of 1-6, where 6 is the most accessible), as indicated in the map produced by TfL. The site is therefore considered to have a low level of public transport links, albeit the Uxbridge Underground station and bus station is under 1 mile away from the site.

- Traffic Impact
The site was previously used as a residential social care centre for less able and older persons, accommodating for up to 60 people a day, most of whom travelled by mini bus. A TRICS data base of a similar site shown in applicant s Transport Assessment indicates that there would have been traffic generation of 16 vehicular movements during the morning peak, 9 during afternoon peak hours and a total of 170 throughout the day. On the same assumption, traffic generation for the

proposed development of 26 flats, could generate 7 vehicle movements during morning peak hours, 6 during the afternoon peak hours and a total of 56 throughout the day. Comparing the figures for previous and proposed uses there will be a reduction in traffic volume, although it is acknowledged that the site is currently vacant and hence there is no traffic generation.

Current morning peak hour traffic survey shows 300 and 672 vehicles for East and westbound opposing traffic flows along Honeycroft Hill, and therefore future traffic generation of 7 vehicles for the proposed scheme of 26 flats is negligible and the proposal is not considered to have any adverse impact on the surrounding road network.

However, combined with the nearby committed development in North Way, the proposed development will inevitably have an impact on the local highway network. A number of options are suggested by the applicant to mitigate the traffic impact of the proposals on the local highway network at the Honeycroft corridor. These include:-
1) Extension of existing 36m parking restrictions on the southern side of Honeycroft Hill near the junction with Park Road to a total of 175m, during peak hours, thereby amending the road marking to accommodate dual lanes which will increase the junction capacity;
2) Provision of a mini roundabout at the Honeycroft Hill/Honey Hill junction
(with regards to this option, it should be noted that the surveyed traffic flow of Honeycroft corridor indicates that traffic using Honeycroft Hill east-west is over twice as much as those using Honey Hill. Considering the number of vehicles using Honeycroft Hill, concerns are raised that the implementation of a mini-roundabout in this location would increase traffic queues and restrict traffic flow along Honeycroft Hill);
3) Provision of a yellow box junction at the junction of Honeycroft Hill and Honey Hill
(A yellow box junction is enforceable and drivers travelling in Honeycroft Hill wishing to continue straight will avoid entering the box junction unless it is clear to do so. This will allow discharge of traffic from Honey Hill into Honeycroft Hill, which may have an adverse effect on traffic flow in Honeycroft Hill during peak hours);
4) Provision of 'Keep Clear' markings at the junction of Honeycroft Hill and Honey Hill
(The Keep Clear marking is not enforceable although respected by motorists. During am and pm peak hours, where there is traffic queues, this marking will deter motorists from entering the junction, and is perhaps more appropriate than option 2 or 3 above).

- Effects on public transport
The proposals are not considered to have a significant impact on public transport capacity.

- Vehicular access, Car Parking and Cycling
The main access to the site is from Honeycroft Hill which is approximately 60m west of the junction with Honey Hill. The proposal is to provide 26 car parking spaces, including two disabled spaces, with associated turning head, which complies with the Council s UDP Parking Standards. The submitted Transport Assessment indicates a 2.4m x 43m visibility splay at the bell mouth for exiting vehicles in each direction, by removing some trees and cutting back the overgrown vegetation.

TfL cycle parking standards stipulate a requirement of 26 spaces based on one space per flat. The current proposal is to provide 7 Sheffield secured cycle stands for 14 bicycles for visitors in addition to 26 covered and secured cycle parking spaces, which makes a total of 40 cycle stands for the scheme that complies with the current Council s UDP.

- Refuse
A separate refuse store is proposed to be situated within the site in proximity of the turning head. This will allow the refuse vehicle to enter the site and exit in forward gear. The location, details and provision of the proposed refuse store should be covered through a suitable planning condition.

- Conclusion & Recommendation

No objections are raised on highway and transportation grounds subject to the above issues being covered by suitable planning conditions and S106 agreement.

ACCESS OFFICER
Compliance with the Lifetime Home Standards, as stated in the accompanying Design & Access Statement, has not been achieved. Plans should be revised to reflect the technical specification required to achieve an accessible, inclusive and safe environment for all future residents.

It should, however, be noted that the wheelchair accessible units on the ground and first floor, as proposed, are shown on plan to an acceptable standard.

The following access observations are provided:

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.

2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.

3. The evacuation lift to which the Design & Access Statement refers, should be shown on plan and should otherwise be technically specified, including details of the manufacturer and model number.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home and Wheelchair Housing standards.

SUSTAINABILITY OFFICER
No objections are raised further to the submission of a Badger Survey, subject to a condition requiring the submission of a method statement to ensure harm to nearby badgers is minimised.

With regard to flood risk, no objections are raised. However, a warning and evacuation condition should be attached should approval be granted.

WASTE STRATEGY
Bulk bins are included in the design which is suitable containment for the type of development.

The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to the level of the collection vehicle.

EDUCATION
A contribution of £46,434 is sought towards nursery, primary, secondary and post-16 educational facilities in this part of the borough.

S106 OFFICER

Proposed Heads of Terms:
1. That the applicant enters into a S278 agreement for all/any works on the highway that may be required to improve traffic flows at the Honeycroft Hill/Honey Hill road junction.

2. A contribution of £46,434 towards local education facilities, split as follows:
£2,097 for nursery provision
£19,948 for primary provision
£12,433 for secondary provision
£11,956 for post-16 provision

3. A contribution of £8,489.13 towards primary healthcare provision.

4. A contribution of £901.14 towards library books and equipment.

5. A contribution towards construction training for Hillingdon residents equaling: £2,500 for every £1 million construction cost + the number of units /160 x £71,675 = total construction training contribution or a construction training scheme to be delivered in-kind during the construction phase of the development.

6. Either a financial contribution of £83,300 towards off site provision of affordable housing or 2 units of affordable housing on another scheme.

7. 5% of the total cash contributions secured towards the management and monitoring of the resulting agreement.

Housing Supply Team:
The Financial Viability Appraisal has been examined by an independent, appropriately qualified third party financial consultant (engaged by the Council), who has confirmed that the scheme could only afford to deliver 1 or 2 affordable housing units (or make a financial contribution towards off site affordable housing provision of £83,000) and remain viable.

Such a level of on site affordable housing provision (1 or 2 units) poses issues in terms of viability for Registered Social Landlords (RSL). As such the Council would seek either a contribution of £83,300 towards off site provision of affordable housing or 2 units of affordable housing on another scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the developed area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall within a conservation area or Area of Special Local Character. As such, there is no objection in principle to the provision of residential units on the site.

Notwithstanding the above, Policy R11 of the UDP Saved Polices (September 2007) resists the loss of education, social, community and health services unless:
i) there is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
ii) adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;
iii) the proposed alternative use accords with other policies of this plan and contributes to its objectives.

The Council's Strategy for Day and Employment Services, 2006-2011, 'Opportunities for

All,' which sets out the framework and strategic direction for the modernisation of services for adults with learning disabilities and forms part of Hillingdon's Learning Disability Modernisation Programme, was approved by Cabinet in April 2007. Based on the national strategy for learning disability, 'Valuing People' the strategy provides the framework for further improving opportunities for people with learning disabilities, and identifies more effective use of Council resources.

One of its aims are to change the way services are delivered by encouraging more independence and use of community links and services and working to reduce the dependency on buildings based services.

The strategy was consulted upon with various groups and stakeholders and the service at Honeycroft Day Centre was reviewed. The strategy concluded that whilst the Honeycroft Day Centre had places for up to 90 users a day, the service had under occupancy levels which were increasing year on year, as younger service users with lower dependencies sought alternative options to the traditional style day provision on offer. It was noted that the building offered a relatively poor physical environment and failed to comply with the requirements of the Disability Discrimination Act and associated regulatory and technical standards. It was accordingly deemed not fit for purpose and the decision was made to provide alternative services/facilities elsewhere in the Borough.

In terms of service user needs, it was agreed that the needs of those with substantial levels of risk and vulnerability would be better met at other day centres, such as Woodside (located along Uxbridge Road in Hayes), and these transfers have taken place. Those people with low and moderate levels of risk are able to access community services via the resource service, Perfect Start, based in Uxbridge.

Given the Council's approved Strategy for Day and Employment Services, 2006-2011, upon which the decision to close the Honeycroft Day Centre was based, and the relatively poor condition of the building, which did not meet current DDA and other relevant standards, it is considered that there would have been no possibility for the retention of the service or the continued use of the building prior to demolition, and that the proposal complies with criteria (1) of UDP policy R11.

As discussed above, accessible alternative provision has been provided for the former users of the Honeycroft Day Centre, across the Borough and, accordingly, it is considered that the requirements of R11 (ii) have been met.

The proposal is considered to comply with relevant UPD policies relating to housing provision in the Borough and, accordingly, the proposal is considered to comply with the third criteria of policy R11.

The eastern part of the site, forms a Green Chain along the river corridor. In respect of Green Chains, UDP Policy OL11 states that the Local Planning Authority should:
(i) encourage the provision and improvement of suitable recreational facilities;
(ii) maintain their positive contribution in providing a visual and physical break in the built-up area;
(iii) conserve and enhance the visual amenity and nature conservation value of the landscape;
(iv) seek to improve public access to and through the area; and
(v) promote an overall identity for Green Chains throughout the Borough.

It should be noted that the entire site, including the area designated as Green Chain, is

currently inaccessible to the public, forming part of the overall secure day centre site. This will not change as part of this application. Nevertheless, it is not proposed to remove any existing trees, which provide a high amenity value along the river bank, and the application will allow for the continued management and maintenance of the river bank. Accordingly, the Green Chain will continue to provide a physical break-up in the built-area and contribute positively to the visual amenities of the application site and surrounding area, in accordance with Policy OL11.

It should be noted that the RAF Uxbridge Supplementary Planning Document (SPD), January 2009, proposed the provision of public footpaths alongside the River Pinn, in order to provide improved pedestrian access routes to the RAF Uxbridge site, from the surrounding area. In January 2011 the applicant submitted amended plans, which altered the red-line site boundary, so that a footpath could be provided along the River Pinn corridor to connect Honeycroft Hill to a school proposed on the adjacent RAF Uxbridge site to the south. The provision of the path was to be dealt with by way of a S106 agreement. However, further investigation, including the carrying out of a Badger Survey, has revealed several difficulties with this proposal. Firstly, it is not possible to provide the footpath without disturbing badger sets. The Council's Sustainability Officer objected to the provision of the footpath on this basis. Secondly, the Council's Highway Engineer raised concerns over the potential impact this could have on highway and pedestrian safety along Honeycroft Hill, due to the liklihood of parents stopping here to drop their children off at the entrance to the footpath. Thirdly, the provision of a fully accessible footpath, aimed at providing a pedestrian route to school for children, adjacent to a river, raises health and safety issues and conflicts with Environment Agency requirements regarding the management and maintenance of the floodplain and River Pinn corridor, and would result in the loss of trees.

Given the above constraints, it was concluded that it would not be possible to provide a public footpath along this part of the River Pinn and, accordingly, amended plans were submitted in April 2011 which incorporated this area back into the application site. It is considered that the inclusion of this area within the application site, rather than as a stand alone site, would ensure the ongoing management and maintenance of the river corridor and of the Green Chain.

Given the above, it is not considered that this area of Green Chain can be made publicly accessible in accordance with UDP Policy OL11. Nevertheless, the visual amenity and nature conservation value of the Green Chain would be preserved and it is considered that the development complies with the other requirements of Policy OL11.

The proposal is considered to comply with relevant policies relating to residential developments, loss of community facilities and Green Chains. Accordingly, no objections are raised to the principle of the development subject to the proposals meeting site specific criteria.

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 1b. The London Plan 2008 range for sites with a PTAL of 0-1, which fall within a suburban area, is 150-200 habitable rooms per hectare (hrph) and 40-65 units per hectare. Given the size of the proposed living rooms (including the kitchenette) in each unit, at over 20m², each would count as the equivalent of two habitable rooms in compliance with the Council's Supplementary Planning Document on Residential Extensions. As such, based on a total site area of 6,037m² the site would have a density of 43.1 units per hectare and 33 hrph. Whilst this

falls well below London Plan standards, given the site constraints (much of the site falls within a floodzone), this is considered to be acceptable in this instance.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult with the airport safeguarding authorities in this isntance.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land within the vicinity of the site.

7.07 Impact on the character & appearance of the area

The surrounding area is largely residential in nature, characterised by a mix of detached and semi-detached two-storey houses interspersed with a small number of bungalows, and three-storey blocks of flats. The River Pinn corridor provides an obvious green visual break in the built up area.

The application site itself, when viewed from Honeycroft Hill, lies immediately adjacent to Silvercay Cottage, a detached bungalow with roof accommodation, to the west, and three-storey blocks of flats in Haymaker Close, beyond the River Pinn to the east.

The land level, travelling west to east along Honeycroft Hill, gradually drops as it approaches the river corridor.

The proposed building would roughly cover the same footprint as the previously demolished day centre building and at three-storeys in height (including roof accommodation) it would be one of the larger scale buildings within the immediate vicinity. Nevertheless, the scale of the building would be broken up through the use of gable ends and pitched roof dormers and, given the size of the site and level changes, combined with the separation distance between adjoining properties and tree screening along Honeycroft Hill, it is not considered that it would appear to be of such a large size and scale so as to be of detriment to the visual amenities of the streetscene or surrounding area.

Whilst at approximately 10.5m high the proposed building would be taller than the adjoining bungalow, which is approximately 6.9m high, due to the change in levels, the proposed building would only exceed the height of the bungalow by approximately 2.3m. Given the distance between the two properties and the roof design, which seeks to reduce the prominence of the building when viewed from Honeycroft Hill and the adjoining bungalow, it is not considered that the difference in height would have such a significant impact visually so as to justify refusal. Notably, in terms of height, the proposed building would be in keeping with that of the three-storey blocks of flats in Haymaker Close, beyond the River Pinn.

From the rear (west) elevation, the building would appear to be single-storey with a pitched roof. Whilst the roof would be visible from properties to the rear in Hyacinth Drive, in would slope away from these properties and, with the exception of five small rooflights, would not contain any windows. It is considered that this would reduce the bulk and prominence of the building when viewed from properties to the west, in addition to perceived overlooking. It is not considered that the building would have such a detrimental impact on the character and appearance of the area, when viewed from the

west, so as to justify refusal.

In terms of the parking area, this would cover a similar footprint to that of the existing Honeycroft Day Centre and it is not considered that it would have any additional impact on the character or appearance of the streetscene or surrounding area.

Whilst of a larger size, scale and height than the immediately adjoining properties, on balance it is not considered that the proposed building would have such a detrimental impact on the visual amenities of the Honeycroft hill streetscene, or on the character or appearance of the surrounding area so as to justify refusal.

7.08 Impact on neighbours

The nearest residential properties are located along Honeycroft Hill and Hyacinth Drive to the west. Silvercay Cottage, a detached bungalow with roof accommodation, and a bedroom window in its eastern elevation, adjoins the site along Honeycroft Hill to the west. In terms of privacy, given that no windows are proposed, above ground floor level, in the western elevation of the proposed building, it is not considered that an unacceptbale degree of overlooking would occur. Whilst it is acknowledged that windows would be provided at ground floor level, appropriate boundary treatment would ensure that no overlooking could occur from ground floor units.

In terms of sunlight and daylight, the Council's Supplementary Planning Document on Residential Layouts states that:

"where a two or more storey building abuts a property or its garden, adequate distance should be maintained to avoid possible over-domination. The distance provided will be dependent on the bulk and size of the building but generally, 15m will be the minimum acceptable distance."

At 10m away, the proposed block of flats would not comply with these guides. However, notwithstanding this, given that the proposed block is only two-stories high it is not considered that the proposal would result in an unacceptable loss of light to the adjoining bungalow, sufficient to justify refusal. Notably, the bungalow is adjoined by two-storey properties on its other side, and the separation gap between those properties is much less than 15m.

No. 14 Hyacinth Drive also abuts the site boundary, and would be only approximately 7m away from the proposed building. However, at its south west corner the proposed block would appear to be single-storey with a large roof sloping away from that property. Accordingly, it is not considered that the proposal would result in an unacceptable loss of privacy, or light to that property.

The nearest part of no.13 Hyacinth Drive would be approximately 18m away from the nearest part of the proposed block of flats. The nearest part of no.9 Hyacinth Drive would be located approximately 20m away from the nearest part of the proposed building. In both cases, this is considered to be sufficient distance so as to ensure that no significant loss of daylight would occur, in accordance with Council guidelines. Other properties within Hyacinth Drive are located over 21m away from the proposed building and it is not considered that any significant loss of privacy or daylight to these properties would occur.

The nearest properties in Haymaker Close, to the east, would be located approximately 43m away from the proposed building. This exceeds Council guidelines which require a

minimum distance of 21m between facing habitable room windows.

The nearest properties in Brookside, on the opposite side of Honeycroft Hill, are located approximately 26m away which exceeds Council guidelines. Given the orientation of the properties in relation to the application site, and tree screening along the site boundaries, it is not considered that any significant overlooking would occur to properties in Brookside, sufficient to justify refusal.

Residents have raised concerns over loss of outlook, particularly when viewed from the west. Whilst the building would be larger than the single-storey day centre building which previously occupied the site, its design when viewed from here, with a large roof sloping away from residents neighbouring the site, would reduce the prominence of the building and its visual impact. In addition, views of the building would be broken up by tree planting along the site boundary. Accordingly, given the distance between the proposed development and adjoining properties and the design, it is not considered that it would lead to a loss of outlook sufficient to justify refusal.

On balance, it is not considered that the proposed development would lead to issues of overlooking, overshadowing or over prominence, which would be of such significant detriment to the residential amenity of adjoining occupants, that refusal could be justified. Accordingly, it is considered that the scheme complies with relevant HDAS guidelines and UDP policy relating to residential amenity.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 50m2 internal floorspace should be provided for a one-bedroom flat, and 63m2 should be provided for a two-bedroom flat. The application proposes a total of 20 one-bedroom flats. 14 would have floor areas of 50.8m2, two would have floor areas of 60.7m2, one would have a floor area of 54.7m2, one would have a floor area of 50.4m2, one would have a floor area of 56.5m2 and one would have a floor area of 60m2. Six two-bedroom flats are proposed, five with floor areas of 74.7m2 and one with a floor area of 84m2. Accordingly, all flats provided would exceed the Council's minimum standards.

All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the position of adjoining houses. Accordingly, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document of Residential Layouts states that a minimum of 20m2 external amenity space should be provided for one-bedroom flats, and 25m2 should be provided for two-bedroom flats. Accordingly a total of 550m2 external amenity space should be provided. Shared amenity space would be provided to the east and south of the site. In addition, ground floor units would be provided with small private gardens, and six units would be provided with balconies. In total approximately 1,480m2 of shared amenity space would be provided to the south of the building alone. This far exceeds minimum Council guidelines.

Notably the provision of small garden areas for the ground floor units creates a defensible space between the units and the communal areas, providing both an added measure of security and also a level of privacy for occupiers of these units.

The scheme significantly exceeds the Council's minimum guidelines relating to both

internal floor space and external amenity space. It is considered that the proposal would adequately serve the needs of future occupiers and that it fully complies with policies BE20, BE21, BE23 and BE24 of the UDP which relate to residential amenity.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

A total of 26 car parking spaces, including two disability standard spaces, would be provided to the east of the proposed building. In addition two motorcycle parking spaces would be provided. These would broadly cover the same area previously occupied by car parking for the Honeycroft Day Centre. Pedestrian and vehicular access will be via the existing access off Honeycroft Hill.

The Council's Car Parking Standards require a maximum provision of 1.5 spaces to be provided per unit. However, London Plan guidelines require 1 space or less per unit for 1-2 bedroom units. Given the small size of the units, the majority of which only have one-bedroom, the location of a bus stop directly outside the site, from which regular services run to and from the town centre, and the relatively close proximity of the town centre to this site (the station is approximately 0.7 miles away walking), it is considered that this level of parking is acceptable in this instance. notably no objections have been raised to this level of car parking by the Council's Highway Engineer.

It is acknowledged that concerns have been raised by residents over the potential increase in on-street parking which could be caused by this development, particularly along Honeycroft Hill and Brookside. It should be noted that double yellow lines are painted along both sides of Honeycroft Hill within the immediate vicinity of the application site. However, there is a limited stretch of unlimited parking approximately 150m to the west of the application site entrance, on the southern side of Honeycroft Hill. Parking along the northern side of Honeycroft Hill is restricted between 11.00am and 12.00 noon. It was noted, from site notices along the road, that proposals to also restrict parking between 1.00pm and 2.00pm are under consultation. Parking in Hyacinth Drive, North Way and Brookside is also restricted between 11.00am and 12.00 noon. Limited unrestricted parking is available along Honey Hill to the east.

Observations on site suggested that the limited amount of unrestricted parking in the area was primarily used by commuters. It was noted that due to the restrictions very limited parking takes place along the northern side of Honeycroft Hill and in North Way and Brookside during the mornings, but that this quickly gets parked up once the restrictions end. Users appeared to be shoppers for Uxbridge Town Centre rather than residents. It was also noted that the majority of properties in this area benefit from frontage driveway parking, most for at least two cars. This particularly limits on-street parking along North Way and Brookside due to the need to keep driveways clear.

Given the relatively small size of the proposed units, the parking restrictions in the surrounding area, and that most existing properties benefit from driveway parking, it is not considered that the proposed development would lead to a significant increase in on-street parking. Therefore, it is not considered that a reason for refusal could be justified on these grounds. Notably, the Council's Highway Engineer has raised no objections in this respect.

28 cycle parking spaces would be provided in an undercroft area towards the south east corner of the building. This exceeds Council standards which require one space per unit for dwellings of this size.

In terms of traffic generation, it is acknowledged that the proposed development, in addition to committed developments at North Way, will have an impact on traffic flows, particularly at the Honeycroft Hill/Honey Hill junction. Nevertheless, the Council's Highway Engineer has confirmed that providing appropriate mitigation measures are put in place, this would not create such a detrimental impact on the highway network so as to justify refusal. A number of potential mitigation measures have been suggested by the applicant, including looking at parking restrictions within the area, use of yellow boxes, use of road markings, etc. The applicant will be required to further investigate and carry out appropriate mitigation measures, in liaison with the Council's Highway Engineers, by way of a S106 agreement.

7.11 Urban design, access and security

- Urban design

This issue has been partly discussed in part 7.07 of the report. It should be noted that details of appearance are reserved for future consideration.

The proposed building would broadly cover the same footprint as the former Honeycroft Day Centre building. However, at two-storeys high, with roof accommodation, it would clearly be larger in terms of scale and mass. Several sets of amended plans have been submitted, which have sought to amend the design to reduce its perceived bulk and scale, and to reduce its impact on adjoining properties. In particular, in liaison with the Council's Urban Design Officer, significant changes were made to the roof form, to not only reduce its prominence, but to also reduce perceived overlooking to properties in Hyacinth Way and Honeycroft Hill to the west.

The building, which would have a narrower elevation fronting Honeycroft Hill (it's main elevation within the site facing towards the parking area and the River Pinn), would feature a number of pitched roof gables, and dormer windows, which seek to reflect elements of residential properties in the surrounding area. The internal layout has been rearranged to avoid the need for windows facing towards the nearest properties to the west of the site, and a large pitched roof has been provided which, it is considered, would significantly reduce its perceived bulk and prominence when viewed from the west.

On balance, the proposed size, scale and modern design of the building is considered to be acceptable in this location. Notably, no objections have been raised by the Council's Urban Design Officer.

- Security

The applicant's Design and Access Statement confirms that following pre-application discussions with the Metropolitan Police's Crime Prevention Design Advisor, a number of security measures have been incorporated into the scheme. These measures include the provision of defensible space around ground floor units, use of CCTV cameras, secure entrances, etc. Should approval be granted, a condition would be required to ensure further details of security measures are provided and that the development meets the Metropolitan Police's 'Secure by Design' criteria.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the development would meet all relevant Lifetime Homes Standards and would fully comply with the requirements of BS8300:2009 and Part M of the Building Regulations.

Pre-application discussions have taken place with the Council's Access Officer and the

applicant has confirmed that relevant recommendations have been taken on board. Notwithstanding this, the Council's Access Officer has advised that additional information relating to the bathrooms and evacuation lift should be provided. It is however, considered that these issues could be dealt with by way of condition should approval be granted.

Two fully wheelchair accessible units would be provided, one at ground floor level and one at first floor level. The Council's Access Officer has confirmed that these are both to an acceptable standard.

Two disability standard parking spaces are shown. In compliance with relevant Council standards 10% of spaces (rounded up) should be to disability standard and, therefore, three spaces should be provided. Nevertheless, it is considered that there is sufficient space to provide an additional disability standard space and, accordingly, this could be dealt with by way of condition should approval be granted.

7.13 Provision of affordable & special needs housing

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. In this instance no affordable housing is proposed.

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 indicates that the scheme would not be viable if any substantive element of affordable housing was to be delivered as part of the development. The Financial Viability Appraisal does indicate that a very limited affordable housing element could be provided on site. The Council's Housing Supply Team have indicated that rather than seeking 1 or 2 sole units on the application site, they would rather the residual value be used to add extra units to another site. This would be secured by way of an appropriate legal agreement.

7.14 Trees, landscaping and Ecology

- Trees/Landscaping

There are several trees located on and close to the site, particularly along the river corridor, along the site's Honeycroft Hill frontage, and towards the southern end of the site. Cumulatively, it is considered that these have a high landscape value and contribute positively to the visual amenities of the application site and the surrounding area, including the Green Chain along the River Pinn. The application makes provision for the retention of all landscape features of merit on the proposed site, with only a small number of lesser quality trees, located towards the centre of the centre of the site due to be removed.

Whilst full details of landscaping are reserved for future consideration, the submitted plans also indicate that additional tree planting will take place along the site's western boundary, which will contribute positively to the visual amenities of the site and provide a screen between the proposed development and adjoining residential properties.

It is considered that the proposal fully complies with UDP Policy BE38 and, notably, the Council's Trees/Landscape Officer has raised no objections subject to the imposition of standard conditions.

- Ecology
Further to comments from residents, which indicated that there could be badgers present on the site, the applicant commissioned a Badger Survey, which was carried out by Southern Ecological Solutions. Badgers are a protected species and the Badgers Act 1992 states that it is an offence to 'intentionally or recklessly damage, destroy, or obstruct access to a sett, or disturb a badger whilst it is occupying a sett.'

The Survey confirmed that there were no badger setts present on the application site, but that there were badgers present on the adjoining RAF Uxbridge site, and that the application site is used for limited foraging. It concludes that no development should take place at the southern end of the site, and that any proposed landscaping here should include native shrub/fruit tree planting. In addition, it recommends that access through the site, along the River Pinn, is retained to avoid potential negative impacts on foraging habitat.

Given that no development works are proposed at the southern end of the site or along the river corridor, it is not considered that the proposal would have any detrimental impact on the nearby badger setts, or badger foraging grounds, sufficient to justify refusal.

The proposals are considered to comply with advice contained within Planning Policy Statement 9: Biodiversity and Geological Conservation and, notably, the Council's Sustainability Officer has raised no objections, subject to ensure harm to the badgers is limited.

7.15 Sustainable waste management

The plans indicate that refuse facilities would be provided towards the rear of the car park and adjacent to the eastern elevation of the building. Whilst limited details have been provided at this stage there is ample space on site for the provision of larger facilities if required and, as such, it is considered that further details could be dealt with by way of condition should approval be granted. Notably, both locations would be sufficiently accessible for refuse vehicles and no objections have been raised by the Council's Waste Strategy Manager.

7.16 Renewable energy / Sustainability

The applicant has submitted an Energy Statement in support of the application which confirms that a number of energy efficient measures, such as use of energy efficient lighting, high performance boilers, use of high performance building fabric, and passive design, would be incorporated into the scheme. Although limited details of these have been provided at this stage, should approval be granted it is recommended a condition requiring the applicant to meet a Code for Sustainable Hones minimum of Level 4 is attached.

The report also investigates the use of a number of options to provide a proportion of the site's energy needs through the use of renewable energy sources, including combined heat and power (CHP), biomanss, solar thermal, photovoltaics, ground source heat pumps, air source heat pumps and wind turbines. The majority of these have been discounted due to cost and maintenance issues. The use of photovoltaics is recommended. Should approval be granted, a condition would be attached to ensure that a relevant portion of the site's energy needs are provided through the use of renewable technologies, in accordance with London Plan standards.

7.17 Flooding or Drainage Issues

The application site falls within flood zones 2 and 3. Accordingly, a Flood Risk Assessment has been submitted in support of the application, and a Flood Risk Sequential Test has been carried out by the Council's Sustainability Officer, in accordance with the requirements of PPS25.

The Environment Agency have raised no objections on flood grounds subject to the imposition of conditions to ensure that appropriate mitigation measures are put in place. The Council's Sustainability Officer has also raised no objections to the proposals on flooding or drainage grounds.

7.18 Noise or Air Quality Issues

- Noise

Residential developments are not uses which typically generate unacceptable levels of noise and it is not considered that the proposal would give rise to a significant increase in noise. Whilst it is acknowledged that the former Honeycroft Day Centre was not used during evenings and weekends, and therefore, there would be an increase in activity at the site during these times, it is not considered that the use of the site for residential purposes would give rise to such a significant increase in noise levels so as to justify refusal. Notably, no objections have been raised by officers in the Council's Environmental Protection Unit on noise grounds, subject to a condition regarding the use of plant and machinery at the site.

- Air Quality

It is not considered that the proposed development would have any significant impact on air quality, sufficient to justify refusal. Notably, the Transport Assessment suggests that the proposed site would generate fewer vehicle movements a day than the former Honeycroft Day Centre (the Transport Assessment suggests the Honeycroft Day Centre catered for up to 60 persons a day, however according to the Strategy For Day and Employment Services 2006-2011, the centre catered for up to 90 persons per day) and, accordingly, it could be argued that there would be a minor improvement to air quality. Notably, no objections have been raised by officers in the Council's Environmental Protection Unit on air quality grounds.

7.19 Comments on Public Consultations

In terms of concerns raised by residents during the first round of consultation, points (ii), (iii), (iv), (vii), (viii), (xi), (xii), (xiii), (xiv), (xvii), (xxii), (xxiv), (xxvii), (xxviii), (xxix), (xxx), (xxxi), (xxxii), (xxxiii), (xxxiv), (xxxvii) and (xxxviii) have been addressed in the report.

Points (i), (vi), (xix), (xxi) and (xxxvi), which relate to resident's feelings towards the scheme and the Council, are noted.

Point (v) suggests parking should be provided for visitors and attendants to occupants of the wheelchair accessible units. The wheelchair accessible units, which will be provided in accordance with current Council guidance, are aimed towards those living independently. The two units provided would both have parking spaces allocated to them.

Point (ix) raises concerns over the impact of the development on property values. This is not considered to be a material planning consideration.

Point (x) raises concerns over the increased pressure the development will put on sewers. The applicant will be required to comply with relevant building and Thames Water regulations regarding this issue.

Point (xv) asks how these plans will relate to RAF Uxbridge. This site will be developed independently to RAF Uxbridge and has no links to that site.

Point (xvi) raises concerns over the impact the development could have on the foundations of adjoining properties. Relevant building Control Regulations will need to be complied with in regards to this matter.

Points (xx) and (xxxv) suggest the site should be used for other purposes including for a children's play area and for bungalows rather than flats. The proposal is considered to comply with relevant policies relating to housing provision. Accordingly, refusal cannot be justified on this basis.

Point (xxiii) suggests the development will become a 'dumping ground for problem families.' No social housing is proposed as part of the scheme.

Point (xxv) suggests that Honeycroft Hill should be made a 20mph road. The 30mph speed limit is considered to be appropriate at this time. This has not been raised as an issue by the Council's Highway Engineer.

Point (xxvi) raises concerns over construction noise. Should approval be granted, conditions would be attached to ensure construction impacts are minimised.

Point (xxxix) suggests that the proposed development should not be compared with the former Honeycroft Day Centre site as the day centre was not in use 24/7. The day centre was in use during Monday to Friday peak hours and therefore comparison during this time is considered to be acceptable.

In terms of the second round of consultations, points (c), (d), (e), (f), (g), (h), (i), (k), (l), (p), (q), (r), (s), (t), (u), (v) and (w) have been addressed in the report.

Points (j) and (o) have been addressed above.

Point (a) suggests that the website is not clear. The plans have been displayed and labeled on the website as clearly as possible.

Point (b) suggests that the amended plans are worse and that original objections should still stand. All objections received have been noted and summarised into the report.

Point (m) raises concerns over loss of light and noise caused by the lift shaft. It is not considered that the proposed lift shaft would result in an unacceptable loss of light to adjoining properties. Should approval be granted a condition would be attached regarding potential noise from plant and machinery.

Point (n) raises concerns over the loss of mature trees. The majority of trees would be retained on site and additional planting provided along the site's western boundary. No objections have been raised by the Council's Trees/Landscape Officer in this respect.

Point (x) suggests that the Transport Assessment has not taken into consideration the impact 28 bicycles could have on road safety. No objections have been raised by the Council's Highway Engineer in this respect.

The objections received in respect of the third and fourth round of consultations reflect those already mentioned above and addressed throughout the report.

7.20 Planning obligations

Policy R17 of the Unitary Development Plan Saved Policies 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 educational facilities through planning obligations in conjunction with other development proposals.

The application is accompanied by a financial viability appraisal which has been validated by an independent consultant. Planning obligations can be provided as follows: Education (£46,434), Health (£8,489.13), Libraries (£901.14), Construction training (£2,500 for every £1million construction cost or a training scheme to be delivered on site). In addition an £83,000 contribution towards off site affordable housing provision (or delivery of 2 units of affordable accommodation on another site) would be required. In addition, the applicant has agreed to enter into a S278 agreement for all/any works on the highway that may be required to improve traffic flows at the Honeycroft Hill/Honey Hill road junction and to provide 5% of total cash contributions towards the management and monitoring of the subsequent agreement. The proposed planning obligations are considered reasonable in order to offset the impacts of the scheme on local services whilst still allowing development to take place.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the proposed development in this location.

The size, scale and height of the building, whilst larger than that of immediately surrounding developments is, on balance, considered to be visually acceptable in this location, and it is not considered that it would have such a detrimental impact on the character or appearance of the surrounding area so as to justify refusal.

The scheme complies with relevant guidelines within the Council's Supplementary Planning Document on Residential Layouts and would provide satisfactory living conditions for future occupiers. Furthermore, it is not considered that the scheme would give rise to significant issues such as loss of privacy, loss of outlook or overshadowing, which would be detrimental to the residential amenity of occupiers of nearby properties.

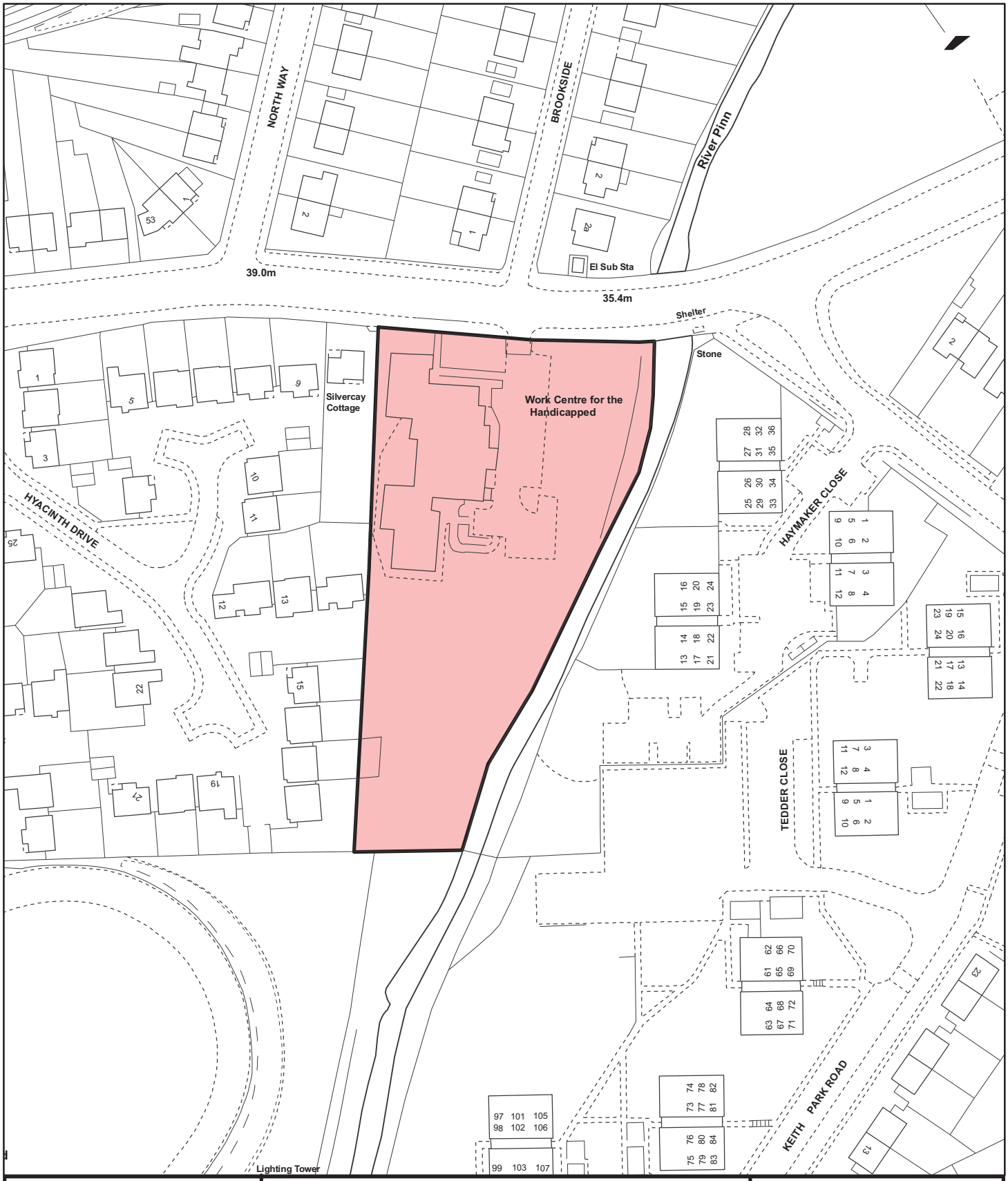
The proposed parking provision and access arrangements are considered to be satisfactory, and relevant standards relating to sustainability would be met.

The application is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (July 2011)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 4 (Planning for Sustainable Economic Growth)
Planning Policy Statement 9 (Biodiversity and Geological Conservation)
Planning Policy Guidance 13 (Transport)
Planning Policy Statement 22 (Renewable Energy)
Planning Policy Guidance 24 (Planning & Noise)
Planning Policy Statement 25 (Development & Flood Risk)
Council's Parking Standards
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Planning Obligations
Council's Supplementary Planning Document - Residential Layouts
Council's Supplementary Planning - Accessible Hillingdon

Contact Officer: Johanna Hart **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Honeycroft Day Care Centre, Honeycroft Hill

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

Planning Application Ref:
6046/APP/2010/2679

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address NEW TERMINAL 2A, SOUTH WEST HEATHROW AIRPORT HOUNSLOW

Development: Construction of new building (2056sqm internal floor space at first floor level, undercroft parking beneath) southwest of terminal 2A Heathrow (Consultation under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995.

LBH Ref Nos: 62360/APP/2011/2058

Drawing Nos:
12168-XX-GA-200-000001 Version 4.0
12168-00-GA-200-000002 Version 14.0
12168-10-GA-200-000001 Version 14.0
12168-20-GA-200-000001 Version 8.0
12168-XX-SE-200-000003 Version 7.0
12168-XX-SE-200-000004 Version 6.0
12168-XX-SE-200-000001 Version 7.0
12168-XX-SE-200-000002 Version 7.0
12168-XX-DE-200-000006 Version 2.0
12168-00-GA-600-000001 Version 6.0
19845-00-GA-911-000001 Version 2.0
12139-XX-GA-862-000004 Version 2.0
12168-XX-GA-800-000003 Version 4.0
12168-XX-PD-200-000015 Version 1.0
12168-XX-PD-200-000016 Version 1.0
12168-XX-PD-200-000017 Version 1.0
12168-XX-PD-200-000018 Version 1.0
12168-XX-PD-200-000019 Version 1.0
12168-XX-PD-200-000020 Version 1.0
12168-XX-PD-200-000021 Version 1.0
12168-00-PD-800-00001 Version 1.0

Date Plans Received: 23/08/2011 **Date(s) of Amendment(s):**

Date Application Valid: 23/08/2011

1. SUMMARY

The airport operator, BAA, has submitted this proposal under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995.

The need for a new staff accommodation supports the operational need generated by the new Terminal 2A and Terminal 2B buildings. The new building is for the use of airline operational ground handling and support staff, and is located in an appropriate airside location.

It is not considered that the proposed building would be out of keeping with surrounding developments or detrimental to the character and appearance of this busy airport location. The proposal complies with relevant UDP and London Plan policies and, accordingly, it is recommended that no objections be raised.

2. RECOMMENDATION

No objection subject to the following considerations:

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. This includes all levels information which must be strictly complied with to ensure no adverse impact on the operation of the nearby control tower.

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).

2 M1 **Details/Samples to be Submitted**

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

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 NONSC **Energy**

The building hereby approved shall be incorporated into the Heathrow Airport Wide Energy Strategy which has been adopted across the airport.

REASON
In order to reduce carbon emissions and improve air quality across the airport in compliance with policy 5.7 of the London Plan (July 2011).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to raise no objection 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 raise no objection 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.

BE35 Major development proposals adjacent to or visible from major road

	and rail connections to Heathrow and central London
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
A4	New development directly related to Heathrow Airport
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports

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 I11 **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 commision 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).

5 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

6 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.

7 I46 **Renewable Resources**

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.

8 I58 **Opportunities for Work Experience**

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

Education and Business Partnership.

Please contace: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

9

If there is any remediation of unexpected contamination or further information on gas protection on the site, relevant reports should be forwarded to Mick Brough, Contaminated Land Officer, for the Council's records. Should you have any queries regarding this Mr Brough can be contacted on 01895 250230 or at MBrough@hillingdon.gov.uk.

10

The developer is requested to maximise the use of local suppliers and labour from the London Borough of Hillingdon.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located in the Central Terminal Area within the Heathrow Airport boundary. It lies to south west of the Terminal 2A building.

3.2 Proposed Scheme

The Ancillary Building provides a new build single storey office space (at first floor) with tug charging and airside vehicle parking in an undercroft below (at apron level). The offices will provide accommodation for airline ramp and baggage staff. The building provides a total floorspace of 2056 m2 and extends to a maximum height of 10.2 metres above ground level.

The overall site foot print is 2455m2 (0.245 hectares). The building has a useable internal footprint of circa 1840 m2, effectively the gross internal area. To support the needs of the airline ground handler an Engineering equipment store, and a Property support store has also been re-provided at the ramp level, with a total area of 216 m2. This gives a total floorspace of 2056 m2.

The accommodation includes areas of shared circulation, two toilet blocks, two vertical circulation cores accommodating two stairs and two lifts down to the ground floor (ramp level). The close proximity and easy access between the accommodation and the equipment parking is a key benefit for the airlines in terms of distances to be travelled, and should benefit operational efficiencies for aircraft turn around.

The ECAA will also provide a flexible equipment parking area for airline baggage handlers. The re-allocation of equipment parking space beneath the first floor provides an allowance for 50 no. small baggage tug charging bays (electric charging points for airside tugs), for use by the baggage handling teams. The spaces provided will help meet the current demand identified in the consolidated Heathrow wide equipment parking strategy.

The need for a new staff accommodation supports the operational need generated by the new Terminal 2A and Terminal 2B buildings. The new building is for the use of airline operational ground handling and support staff, and is located in an appropriate airside location.

The new building accommodation and its operational support facilities, allow for a decant of existing staff and equipment from existing surrounding pier and ramp facilities around the existing Terminal 1 Building. The new building size reflects the existing re-provision of existing staff and equipment needs.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.7	To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
PT1.10	To seek to ensure that development does not adversely affect the amenity and the character of the area.
PT1.12	To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
PT1.27	To ensure that development at Heathrow Airport for airport purposes mitigates or redresses any adverse effects on the environment.

Part 2 Policies:

BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land -

	requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
A4	New development directly related to Heathrow Airport
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd September 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

NATS
No Objection.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development is directly related to the provision of services and facilities at Heathrow Airport on operational land. It is therefore Permitted Development in accordance with Class A of Part 18 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and does not require planning permission. However, in accordance with the Order, the airport operator must consult with the local planning authority before commencing any development.

7.02 Density of the proposed development

Not applicable to this type of application.

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

Whilst archaeological deposits of prehistoric and later date are known to survive within the airport boundary, no known archaeological remains have been recorded within the proposed development area. The potential for the survival of previously unrecorded archaeological deposits within proposed footprint is likely to have been severely compromised by previous development of the apron in this location and the insertion of a considerable number of below ground services. Overall, taking into consideration the likely degraded state of any surviving archaeological deposits within the footprint of the development and the relatively minor scale of the likely impact, no significant effect to the archaeological resource is predicted as a result of the proposed construction.

7.04 Airport safeguarding

BAA Safeguarding and National Air Traffic Services (NATS) have been consulted on this consultation. No objections have been received subject to appropriate considerations and informatives.

7.05 Impact on the green belt

The site does not lie within the Green Belt.

7.07 Impact on the character & appearance of the area

The impact of the development on the character and appearance of the surrounding area was assessed, and considered to be acceptable, as part of the original consultation submitted in 2010 (ref: 62360/APP/2010/800).

The Central Terminal Area is characterised by large scale buildings, including Terminals 1, 2 and 3, large multi-storey car parks, a busy central bus station and road network, and ancillary facilities, all associated with the operation of the airport.

The proposed building is far smaller that many of the surrounding structure sand as csuch it is not considered that it will have an affect on the appearance of the area.

7.08 Impact on neighbours

Not applicable. The application site is located in an entirely airside location and would be viewed in context with surrounding airport related developments. Views from outside the airport boundary would be extremely limited, and the proposal would not be visible from the nearest residential properties which are located over 1 mile away to the south east. Accordingly, the development would have a negligible impact on the amenity of the occupants of the nearest residential properties.

7.09 Living conditions for future occupiers

Not applicable. This is a proposal for an office development within the Heathrow Airport boundary.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable. The site is located within an entirely airside location and, as such, would have no impact on parking and on highway or pedestrian safety.

7.11 Urban design, access and security

The geometry and form of the building reflects the restricted triangular area provided by the original constrained airside site available. However the design maximises the useable floor area for the first floor which then benefits the canopy approach to protecting the ramp equipment parking below.

The foot print of the site and building is some 71m x 63m. This sits over and forms a covered under-croft, protecting both the equipment parking and storage areas at ramp level. The structural grid is based upon a repeating 7.5mx 7.5 m grid. The height of the building is predetermined by two constraints.

i) To ensure a 4.5m safe clearance between the ramp level and any building soffit to ensure safe access for airside vehicle equipment within
ii) Overall height does not detrimentally impact upon site line contours and visual control from the control tower (a NATS compliance requirement).

Currently the overall height of the building is just under 10.2m above ground level (33.6m AOD to parapet), to ensure site lines from the control tower are maintained (evaluated by NATS). Level information is provided on the submitted elevations.

Facade finishes match the needs of an ancillary building and are currently based upon a sinusoidal cladding system which provides the rainscreen protection, supported by a Trim panel providing necessary weather, thermal, acoustic and fire performance standards. The roof finish is provided by a Samfil single ply surface, with protected pedestrian access routes to suite maintenance needs. External colour pallets (white, grey and silver) along with the form of the building have been shaped and influenced by the relationship they have to other associated buildings within the T2 Campus. The enclosed visualisations provide a number of 3 dimensional views of the proposed building. Submitted drawing 12168-XX-DE-200-000006 provides details of the external materials proposed.

The size, siting, scale and design of the proposed building is considered to be acceptable in this location. Notably the proposal would be in keeping with the character of existing tent like structures located immediately to the east of the site. The development would be seen in context with other airside airport related facilities and it is not considered that the proposal would have a detrimental impact on the visual amenities of this part of the airport.

7.12 Disabled access

The proposed development does not require planning permission and accordingly, there are no relevant planning policies relating to disabled access. However, the development would be required to comply with the Building Regulations and it is considered that this would secure an appropriate level of accessibility for a facility of this type where the staff will be doing highly manual work.

Nevertheless, an informative is recommended in order to encourage the applicant to meet the highest standards of accessibility possible.

7.13 Provision of affordable & special needs housing

Not applicable to this Heathrow Airport related development.

7.14 Trees, landscaping and Ecology

Issues relating to trees/landscaping were assessed, and considered to be acceptable. Given the location and proposed use of the building, no landscaping is proposed, necessary or feasible. The trees and Landscaping Officer has raised no objection in this regard.

7.15 Sustainable waste management

As the consultation is for commercial development the airport operator ultimately has discretion over which waste management methods are used. An informative will be added encouraging the developer to adopt the same principles for waste management at this site as for T2A.

7.16 Renewable energy / Sustainability

The proposal represents permitted development and, as such, there is no requirement for the development to comply with policies relating to renewable energy and sustainability.

It should be noted that, in compliance with the S106 requirements for T2A, BAA have been working on a Heathrow Wide Energy Strategy aimed at reducing carbon dioxide emissions across the airport by 34% by 2020 (based on a 1990 base figure), and

providing a more integrated system of energy supply. The Council raised no objection to proposals for a new energy centre, to serve T2A and other buildings within the CTA with a portion of their energy needs through renewable sources, in May 2010 (ref: 66849/APP/2010/479).

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone. The Ea have raised no objection to the proposal subject to considerations.

7.18 Noise or Air Quality Issues

The proposed building would be located within the airside aspect of Heathrow Airport a significant distance from residential properties and it is not considered that it would give rise to significant impacts relating to noise or air quality.

7.19 Comments on Public Consultations

Safeguarding authorities have raised no objection.

7.20 Planning obligations

Not applicable to this type of application.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

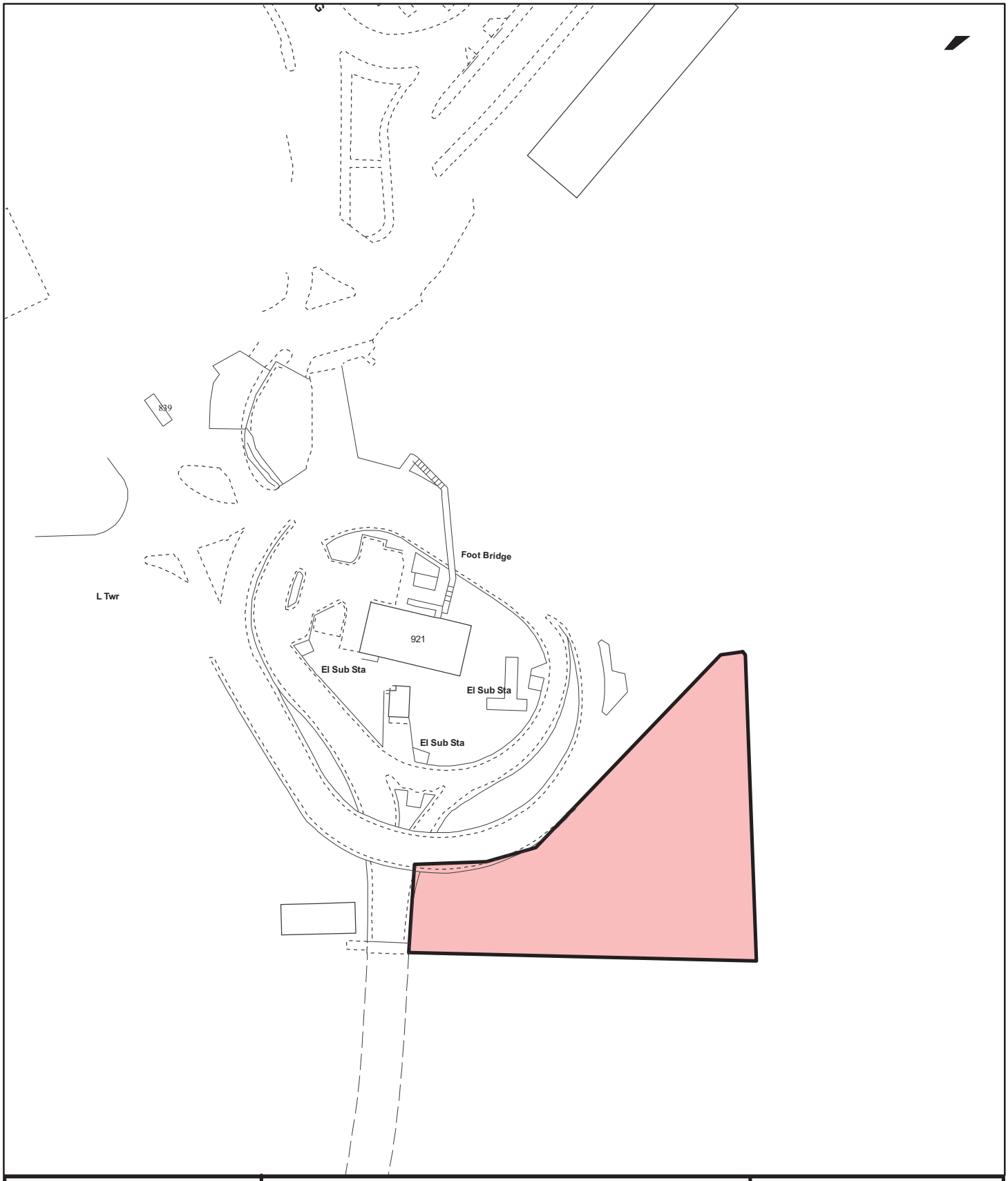
10. CONCLUSION

It is not considered that the proposed development would have any detrimental impacts on this part of the airport. It would have no impact on the residential amenity of the nearest residential occupants, and is considered to be visually acceptable in this location. The proposal complies with relevant UDP and London Plan policies and, accordingly, it is recommended that no objections are raised.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 5: Planning for the Historic Environment
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Matt Kolaszewski **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Terminal 2A
Heathrow Airport

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

Planning Application Ref:
62360/APP/2011/2058

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address HAYES GATE HOUSE, 27 UXBRIDGE ROAD HAYES

Development: Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation ref: 2385/APP/2005/3477 dated 16/6/2008- Change of use of Hayes gate house from office to hotel and conference facilities, alterations to Hayes Gate House building, erection of a freestanding three storey media centre, ancillary car parking and landscaping.

LBH Ref Nos: 2385/APP/2011/1143

Drawing Nos:
0384/001
0384/100
0384/101
0384/102
0384/103
0384/104
0384/105
0384/106
0384/107
0384/201 Rev C
0384/202 Rev C
0384/203 Rev C
0384/204 Rev D
0384/205 Rev D
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0384/210 Rev C
0384/211 Rev C
0384/212 Rev C
0384/213 Rev C
0384/214 Rev C
0384/215 Rev C
0384/200 Rev E

Date Plans Received: 12/05/2011 **Date(s) of Amendment(s):** 23/12/2005

Date Application Valid: 02/06/2011

1. SUMMARY

Planning permission is sought to extend the time frame of a previous permission by up to a further three years. The application proposes full planning permission for the change of use of Hayes Gate House from office to hotel and conference facilities, alterations to Hayes Gate house building, erection of freestanding three storey media centre, ancillary car parking and landscaping.

The previous planning permission was approved 16 June 2008, with a time frame of three years, which expired on 16 June 2011. Although the previous planning permission has now expired the application was submitted as an extension of time to the previous

permission and was submitted prior to the previous permission lapsing.

The previous planning permission is a substantive material consideration for this application, particularly in light of changes to procedures introduced in October 2009 concerning applications to extend planning permissions. A number of policy documents have been adopted or published since determination of the original application including, The London Plan (July 2011), BS 8300:2009 (2009) and the Accessible Hillingdon SPD (January 2010). Consideration of these documents is therefore necessary in relation to the current application for an extension of time.

All details are identical to those previously approved except for an increase in the number of accessible bedrooms and an increase of two additional disabled parking spaces and energy efficiency measures.

The development would comply with the Council's car parking standards and would not result in significant noise and disturbance from the manoeuvring and parking of vehicles. The siting of the development and the positioning of the windows would maintain the privacy of the adjoining residential properties. The design and appearance of the building would be in keeping with the appearance of the surrounding area.

All details are identical to those previously approved. Changes to London Plan policy require that a 20% saving from decentralised and renewable or low-carbon sources be applied to the development. A condition is recommended requiring details of sustainability measures to be incorporated into the development in order to comply with this requirement.

The proposal complies with current London Plan and UDP Policies. Accordingly, approval is recommended.

2. RECOMMENDATION

a) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

i) A contribution of £5,000 towards improvements to the cycle network in the vicinity of the site.

ii) A contribution of £7,500 towards construction training and recruitment measures.

iii) A contribution of £17,333 towards hotel/leisure industry training and recruitment measures.

iv) Project Management and Monitoring fee at 5%

v) The provision of off-site highway works as shown on drawing no. 00901/A/3 Rev A contained in the Transport Statement accompanying the application.

vi) A Green Travel Plan, with particular emphasis on ensuring coach travel facilities are available for guests using Heathrow Airport.

vii) A scheme to ensure, that in the event of the development resulting in additional parking occurring in residential areas to the north of the application site, on the opposite side of Uxbridge Road, that the applicant will make available resources to address the parking problems created, by the use of residents only parking measures as appropriate.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of 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.

e) 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.

f) That if the application is approved, the following conditions be imposed:

1 T1 **Time Limit - full planning application**

The development hereby permitted shall be begun before the expiration of five 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 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 M3 **Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected including around the extend roof terraces.

The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

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

4 OM7 **Refuse and Open-Air Storage**

Details of on-site refuse storage (including any open-air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON
To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 H10 **Parking/Turning/Loading Arrangements - Commercial Devs.**

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

REASON
To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

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

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON
To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 N12 **Air extraction system - noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON
To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

10 DRC6 **Contaminated Land - survey and remedial works**

Development shall not begin until a site survey to assess contamination levels has been carried out to the satisfaction of the Local Planning Authority. The survey shall be undertaken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority and all works that form part of this scheme shall be completed before any part of the development is occupied.

REASON
To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 5.21 of the London Plan (July 2011).

11 NONSC **Non Standard Condition**

The conference facility hereby approved shall not be used for conferences or seminars after 6pm on any day unless the Local Planning Authority otherwise agrees in writing.

REASON
To ensure that the proposal does not result in overspill parking outside the site and to accord with the aims of Policy AM14 of the adopted Hillingdon Unitary Development Plan.

12 NONSC **Non Standard Condition**

A Green Travel Plan for the proposed development shall be submitted to, and approved by, the Local Planning Authority before any development is commenced. The Green Travel Plan shall outline the means and methods of reducing private transport use by staff and other users of the development and facilitate increased use of public transport, walking and cycling to the site. The Green Travel Plan shall be implemented for a minimum period of 5 years from the completion and commencement of use of the development hereby permitted.

REASON
To minimise the reliance on private transport to and from the site by staff and users of the development and to promote increased use of public transport to ensure compliance with Policy AM1 of the adopted Hillingdon Unitary Development Plan.

13 NONSC **Non Standard Condition**

Prior to the commencement of development a detailed energy assessment shall be submitted to and agreed in writing by the Local Planning Authority. The assessment shall set out a suitable baseline (annual KgCO2 and kWhr) to 2010 Building Regulations, and the specific details to be used to reduce the CO2 emissions by 25%. The assessment shall include the technological features, including size and location of the

Combined Heat and Power unit broadly described in the energy statement (August 2011) and the impact on the baseline. The assessment shall also include information on the management of the chosen technology. The development must proceed in accordance with the approved assessment.

REASON
To minimise CO2 emissions in accordance with Policy 5.2 of the London Plan.

14 NONSC **Non Standard Condition**

Prior to the commencement of development plans and details showing the hotel being designed to accord BS8300:2009 including the provision of not less than 5% of total hotel bedrooms being accessible and fitted with ceiling hoists, 5% being accessible (no hoist required) and a further 5% of hotel bedrooms being capable of adaptation to a fully accessible design, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried in accordance with the approved plans and details. No occupation shall occur until the facilities have been provided.

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided.

REASON
To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.8 and 4.2.

15 NONSC **Non Standard Condition**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON
To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC **Non Standard Condition**

The development hereby approved shall incorporate measures, including CCTV 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, and to reflect the guidance contained in the Council's SPG on Community Safety By Design, and to ensure that the development provides a safe and secure environment in accordance with policies 7.3 of the London Plan (July 2011).

17 NONSC **Non Standard Condition**

Prior to the commencement of development, details of covered and secure cycle storage provision for 74 cycles (for use by staff and visitors) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed in accordance with the agreed scheme prior to the first occupation of the building hereby permitted and thereafter permanently retained for so long as the development remains in existence. The cycle parking should be regularly monitored and additional storage provided if demand dictates.

REASON
To ensure that adequate facilities are provided in accordance with the standards set out in the Council's cycle-parking standards in accordance with Policy AM9 of the Hillingdon Unitary Development plan Saved Policies September 2007.

18 NONSC **Non Standard Condition**

Before the development hereby permitted commences the hotel bedrooms shall be insulated in accordance with a scheme to be agreed in writing with the Local Planning Authority. The scheme shall provide sound insulation of not less than 35 dB(A) against external noise. The approved scheme shall be implemented in its entirety before the hotel is brought into use and maintained as such thereafter unless written agreement is given to any variations from the Local Planning Authority.

REASON
To safeguard the amenity of the users of the proposed building given high background noise levels around the application site in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

19 NONSC **Non Standard Condition**

No music and/ or other amplified sound arising from the premises shall be audible from the inside of surrounding or adjacent premises between 2300 and 0700 hours.

REASON
To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

20 NONSC **Non Standard Condition**

The premises shall not be used for the delivery and loading or unloading of goods outside the hours of 0800 and 1800, Monday to Friday, and between the hours of 0800 and 1300 of Saturdays. No deliveries shall take place on Sundays, Bank Holidays or Public Holidays.

REASON
To safeguard the amenity of surrounding areas in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

21 NONSC **Non Standard Condition**

Prior to commencement of development details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. The approved strategy shall be implemented as soon as the hotel is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON
To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

22 NONSC **Non Standard Condition**

Prior to commencement of development full details of the taxi and bus drop-off area to be provided at the front of the site shall be submitted to and approved in writing by the Local Planning Authority.

REASON
To ensure satisfactory facilities are provided for coaches, buses and taxis, which would not result in traffic congestion in or around the site in compliance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

23 NONSC **Non Standard Condition**

No development shall commence until a scheme for the provision of Closed Circuit Television (CCTV) on and/or around the building has been submitted to, and approved in writing by, the local planning authority and the building shall not be occupied until the approved scheme has been implemented. Thereafter the approved scheme shall be permanently retained.

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 exercising 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 that the development provides a safe and secure environment in accordance with policy 7.3 of the London Plan (July 2011).

24 NONSC **Non Standard Condition**

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and recycling of grey and rain water shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The development must proceed in accordance with the approved scheme.

REASON
To ensure the development reduces the pressure on potable water in accordance with Policy 7.19 of the London Plan (July 2011).

25 NONSC **Non Standard Condition**

Prior to the commencement of development a plan showing provision for electric charging points to serve 20% of all car parking spaces should be submitted to and

approved in writing by the Local Planning Authority. The plan shall set out the location of the charging points, the chosen technology and clear presentation of how the bays will be marked. The development shall proceed in accordance with the approved plan.

REASON
To provide car parking for electric vehicles to help tackle air quality impacts and meet the climate change challenges in accordance with Policies 5.8 and 6.16 of the London Plan (July 2011).

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 (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
LE3	Provision of small units in designated Industrial and Business Areas
LE7	Provision of planning benefits from industry, warehousing and business development
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

3

The signage and flagpoles shown on the submitted plans would need to be the subject of a separate application for advertisement consent. For the avoidance of any doubt, they have not been considered as part of this proposal.

4 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.

5 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.

6 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).

7 I11 **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 commision 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).

8 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.5 hectare plot located on the south east corner of the junction of Uxbridge Road and Springfield Road in Hayes, some 750 metres to the east of the Uxbridge Road Hayes minor town centre. It currently accommodates a 13-storey vacant B1 office building with ancillary parking for 140 cars.

The site immediately adjoins other industrial and business uses and is bounded to the north by Uxbridge Road, beyond which are two-three storey office buildings with retail at ground floor level and offices and/or residential above; to the east by an industrial unit used by Hayes Autos; to the south by a Scottish and Southern Energy Depot; and to the west by Springfield Road, beyond which is Uxbridge Road Retail Park, comprising units such as Wickes and Carpet Right.

The site falls within the Springfield Road Industrial and Business Area as shown on the Hillingdon Unitary Development Plan Proposals Map. Uxbridge Road is designated as a London Distributor Road.

Transport for London have advised that the public transport accessibility level (PTAL) of the site is 2, within a range of 1 to 6, (6 being the most accessible).

3.2 Proposed Scheme

The application seeks full planning permission for the change of use of the Hayes Gate House office building to a hotel with conference accommodation. This involves alterations and additions to the existing building and the erection of 2 storey roof top suites. In addition a new media centre building is proposed in the south-west corner adjacent to Springfield Road. The proposed changes are described below.

The Hayes Gate House building is to change from a 9,023m2 office building to an 182-bedroom hotel comprising 136 twin/double rooms, 16 single rooms, 10 one-bedroom suites, 6 two-bedroom suites and 4 two-bedroom duplex suites. Facilities for hotel guests such as lounge and dining rooms and ancillary staff facilities are located over part of the lower two floors. The conference facilities are located on the two lower floors adjacent to the eastern boundary, with their own pedestrian entrance to Uxbridge Road. The conference facilities would have a capacity to seat 432 attendees.

The proposed changes to Hayes Gate House in summary include:

(i) Ground floor: To demolish the western wing of the building and extend the footprint to the north and west to include a conference lobby, a hotel lobby, and staff facilities and store rooms. Under croft parking.

(ii) 1st floor: To demolish the western wing of the building and erect a new south-eastern floor requiring the removal of an existing decked car park to include a conference hall foyer and bar, conference hall (432 seats), a hotel dining room (112 seats) and kitchen.

(iii) 2nd floor: To erect a new northern and western terrace and roof garden to include 5 meeting rooms (232m2), administrative office and store rooms etc.

(iv) 3rd to 11th floors: Use as hotel rooms

(v) 12th floor: To remove existing plant and erect two storey roof top suites with new plant.

A separate three storey 999m2 media centre is also proposed, located in the south western corner of the site adjacent to Springfield Road. The media centre is designed as an administration, broadcasting and training centre for a local radio network company.

Access to the site is via 2 driveways to Springfield Road ('in' and 'out' only) and one 'out' only exit to Uxbridge Road. It is also proposed to dedicate part of the application site s road frontage to allow the widening of the existing footpath/cycleway. A total of 113 parking spaces are proposed on-site, 56 of which would be provided in a new basement car park. 14 spaces would be provided for people with disabilities. 10 parking spaces are proposed to be allocated to the media centre, with 103 spaces remaining for the hotel/conference centre. 3 taxi drop off points, one of which is for disabled use and a coach lay-by adjoin the hotel lobby. 74 bicycle storage spaces are proposed.

The site plan shows an illuminated hotel sign on the corner of Uxbridge Road and Springfield Road, however, no details of elevations and luminance have been provided. A separate application for advertisement consent would need to be made for this sign, at which time it would be assessed against the Council s policies.

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

(i) Planning Statement

This report describes the existing development and the planning history.

(ii) Transport Statement

This report describes the application site and existing conditions, the development proposals, the suitability of the site for development and the transportations impact of the proposals. It concludes that there is no significant amendment to the scheme from the hotel led proposal given consent in 2008. The traffic generated from the proposed scheme would be significantly less than the existing office use. In terms of parking, the report advises that the proposed provision of parking to the Council s maximum standard would cater for the likely demand at the site and would be in accordance with sustainable transport policies.

(iii) Energy Statement

This report demonstrates that the range of Energy Efficiency measures and technologies are viable and could be utilised to reduce the carbon emissions of the proposed refurbishment and new building extensions associated with Hayes Gate House project to achieve 307 tonnes Co2 per annum related to the Part L:2010 compliant base case of 469 tonnes CO2 per annum.

The proposed development at Hayes Gate House is expected to reduce its carbon emissions by 34.5% compared to Building Regulations 2010.

3.3 Relevant Planning History

2385/APP/2001/99 Hayes Gate House, 27 Uxbridge Road Hayes

CHANGE OF USE FROM OFFICES AND REDEVELOPMENT OF PETROL FILLING STATION TO PROVIDE A HOTEL INCLUDING ALTERATIONS TO EXTERNAL APPEARANCE AND ERECTION OF AN ENTRANCE CANOPY

Decision: 17-12-2002 Approved

2385/APP/2004/3309 Hayes Gate House, 27 Uxbridge Road Hayes

CHANGE OF USE OF HAYES GATE HOUSE (OFFICE) TO A HOTEL AND CONFERENCE FACILITIES. ALTERATIONS TO HAYES GATE HOUSE BUILDING. ERECTION OF A FREESTANDING THREE STOREY MEDIA CENTRE, ANCILLARY CAR PARKING AND LANDSCAPING

Decision: 01-03-2005 Refused

2385/APP/2005/3477 Hayes Gate House 27 Uxbridge Road Hayes

CHANGE OF USE OF HAYES GATE HOUSE FROM OFFICE TO HOTEL AND CONFERENCE FACILITIES, ALTERATIONS TO HAYES GATE HOUSE BUILDING, ERECTION OF A FREESTANDING THREE STOREY MEDIA CENTRE, ANCILLARY CAR PARKING AND LANDSCAPING.

Decision: 12-06-2008 Approved

2385/APP/2009/2613 Hayes Gate House, 27 Uxbridge Road Hayes

Change of use of ground floor from Class B1 (offices/light industry) to wholesale cash and carry with ancillary restaurant/canteen.

Decision: 11-06-2010 Refused

2385/APP/2010/1434 Hayes Gate House, 27 Uxbridge Road Hayes

Change of use of ground floor from office to wholesale cash and carry with ancillary restaurant/canteen.

Decision: 11-11-2010 Refused

Comment on Relevant Planning History

The most relevant planning history can be summarised as follows:

2385/APP/2001/99 - Change of use from offices and redevelopment of petrol filling station to provide an hotel, including alterations to external appearance and erection of an entrance canopy - Approved 17/12/02

2385/APP/2004/3309 - Change of use of Hayes Gate House (offices) to an hotel and conference facility, alterations to building, erection of a freestanding three-storey media centre, ancillary car parking and landscaping - Refused 01/03/05

2385/APP/2005/3477 - Change of use of Hayes Gate House from office to hotel and conference facility, alterations to building, erection of a freestanding three-storey media centre, ancillary car parking and landscaping - Approved 12/06/08

2385/APP/2009/2613 - Change of use of ground floor from Class B1 (offices/light industry) to wholesale cash and carry with ancillary restaurant/canteen. Refused

11/06/2010.

2385/APP/2010/1241 Change of use of first and second floors from Class B1 office to banquet and conference centre Refused 05/11/2010.

2385/APP/2010/1434 - Change of use of ground floor from ancillary retail, office and warehouse to wholesale cash and carry with ancillary restaurant/canteen Refused 11/1/2010.

2385/APP/2010/1218 - Change of use of floors 3 to 8 from B1 to D1 adult education facility (not yet determined).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10	To seek to ensure that development does not adversely affect the amenity and the character of the area.
PT1.18	To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough.
PT1.24	To reserve designated Industrial and Business Areas as the preferred locations for industry and warehousing.
PT1.30	To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
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:

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
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.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
LE3	Provision of small units in designated Industrial and Business Areas
LE7	Provision of planning benefits from industry, warehousing and business development
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th June 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

48 adjoining owner/occupiers were notified of the application and no representations have been received.

TRANSPORT FOR LONDON
TfL has no objection to the proposed extension of time limit for the implementation of the concerned planning consent.

GREATER LONDON AUTHORITY
The GLA concluded that the proposal for a new application to replace the extant planning permission does not raise any strategic planning issues. Although the 2011 London Plan has been published since the original permission, as the GLA did not raise any strategic concerns then, they do not propose to do so now. However, the local planning authority is required to ensure that 10% of rooms are wheel chair accessible in line with policy 4.5Ab and deliver the carbon savings required by policy 5.2.

Under article 5(2) of the Town & Country Planning (Mayor of London) Order 2008 the Mayor of London does not need to be consulted on this application.

Internal Consultees

URBAN DESIGN/CONSERVATION
The Conservation and Urban Design Team do not wish to raise any objections with regard to this application.

ENVIRONMENTAL PROTECTION UNIT
EPU's comments in respect of the previous consultation will unchanged and recommend that the previous condition for the 2008 consent be applicable.

PLANNING OBLIGATIONS OFFICER
A Deed of Variation will need to be entered into to tie this planning reference with the original s106 over the land signed for the 2005 permission.

The existing s106 makes provision for the following:
1. Employment training Initiatives £7,500
2. Hotel and leisure Industry Training
3. Improvements to the cycle network £5,000
4. Project mgmt and monitoring fee at 5%
5. Green Travel Plan
6. Off-site highway works as described on the plan attached to the s106.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is contained within an Industrial and Business Area (IBA) where Policy LE2 of the UDP requires land to be used for business, industrial and warehousing purposes (Use Classes B1-B8), unless the Local Planning Authority is satisfied that:-

(i) there is no realistic prospect of the land being used for industrial and warehousing purposes in the future;
(ii) the proposed alternative use does not conflict with the UDP
(iii) the proposal better meets the plan s objectives particularly in relation to affordable housing and economic regeneration

This application proposes the redevelopment of the site from offices (Class B1) to a hotel (Class C1) conference facilities (Class D1), and a media centre (Class B1). The principle of each of these uses is set by the previous approved application.

With regard to the previous applications on this site, the proposal was determined by the Council as being acceptable in principle as it satisfied criteria (i) to (iii) above. However, the proposal s compliance with criteria (ii), being compliance with other UDP policies, needs to be reconsidered. The current hotel application satisfies Policy T4 in that it is located within a mixed-use area and is near a primary road. The new application proposes an increase in the number of on-site car parking designated for people with disabilities from 12 to 14 (12.5%). The scheme would still be in accordance with the Council s maximum car parking standards and is considered acceptable.

The proposal's compliance with The London Plan 2011 also needs to be reconsidered. Changes to London Plan policy require that a 20% saving from decentralised and renewable or low-carbon sources be applied to the development. A condition is recommended requiring details of sustainability measures to be incorporated into the development in order to comply with this requirement.

7.02 Density of the proposed development

The application seeks the change of use of Hayes Gate House from office to hotel and conference facilities. Residential density is therefore not pertinent to the consideration of this application.

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

The site does not fall within an archaeological priority area. As such the proposal raises no archaeological issues.

7.04 Airport safeguarding

The appropriateness of the proposal in terms of airport and aerodrome safeguarding is established under the extant planning permission.

7.05 Impact on the green belt

There is no designated green belt within the near vicinity of the application site. The proposal would not have any impact on the openness of the green belt.

7.07 Impact on the character & appearance of the area

The design and layout of the proposal are established as appropriate under the extant planning application. There are not considered to have been any material changes in adopted planning policy which would alter this and accordingly it is considered that the proposal would achieve an appropriate appearance.

7.08 Impact on neighbours

There has not been any significant material change in adopted planning policy or guidance with regard to the assessment of impacts on neighbouring properties or occupiers since the grant of the original temporary planning permission.

It is noted that the previous permission included one condition to protect the amenity of nearby occupiers, on requiring approval of a scheme of noise and odour emanating from the site. It is considered necessary to re-impose such a condition.

The proposal would not have any detrimental impacts on neighbouring occupiers and accordingly would comply with Policies OE1, OE3, OE5, BE20, BE21, BE22 or BE24 of the Saved Policies UDP and the Council's adopted supplementary planning guidance.

7.09 Living conditions for future occupiers

The proposal is for a change of use of Hayes gate house from office to hotel and conference facilities, accordingly the living conditions of future residential occupiers is not considered relevant to the application. However, it is considered that an appropriate environment would be achieved to cater for hotel visitors.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

In relation to traffic impact, cycle parking and pedestrian safety the policy context has not changed since the extant decision in June 2008. Nor is it considered that there have been any significant material changes with regard to current traffic or road safety conditions in the vicinity. Accordingly, no objection is raised to these aspects of the scheme.

The existing vacant office use benefits from approximately 140 parking spaces. The proposal would be provided with 113 parking spaces of which 14 spaces would be allocated for disabled users. The parking spaces would be allocated as follows; 61 spaces for the 182 Bedroom Hotel, 42 spaces for the function rooms and 10 spaces for the Media Centre.

The Saved UDP was in force at the time of the previous decision on the extant application being issued and the parking standards for hotels within this document defer to the London Plan 2004, which required that parking provision be considered on an individual basis with a maximum benchmark of 1 space per room for hotels on key arterial roads outside central location. The thrust of the London Plan Policies at the time was to seek the minimum necessary level of car parking for new developments, including hotels.

The level of parking provided for the development was considered to be appropriate at the time as established by the appeal decision. Since this time the London Plan consolidated with alterations since 2004 and 2008 have been adopted in July 2011. The current London Plan (July 2011) no longer sets a benchmark comparison for hotel development and accordingly such developments should now be considered solely on an individual basis. The key parking policy set out within Policy 6.13 remains to ensure 'on-site car parking at new developments is the minimum necessary and that there is no over-provision that could undermine the use of more sustainable non-car modes...'.

The intentions of the current policy context remain the same as they were at the time of

the appeal decision and accordingly it is considered that the level of parking provision would remain appropriate for the site. The provision of 14 (12.5%) disabled parking spaces have been indicated on the plans submitted.

There is not considered to have been any material change in policy or traffic conditions since the previous grant of permission which would impact on the acceptability in terms of car parking, general layout or traffic impacts of highways safety. Accordingly, no objection is raised in this respect.

7.11 Urban design, access and security

There is not considered to have been any significant material change to planning policy with regard to design or security considerations. The Council s Urban Design and Conservation Officer has been consulted on the application and does not raise any objection to the proposals. Accordingly, no objection is raised in this respect.

There has been a change to the Council's Accessibility Guidance since determination of the previous application with the adoption of Accessible Hillingdon SPD. The issue of access is addressed elsewhere in this report.

7.12 Disabled access

The only significant change to the current proposal is the increase in number of accessible room provision which has been accommodated without affecting the number of rooms proposed. A total of 18 bedrooms of the 172 bedrooms have been adapted for disabled access and a further 9 bedrooms are capable of being adapted in the future.

In relation to car parking, this was dealt with by condition under the previous decision and the policy changes do not impact on the appropriateness of this approach. Accordingly, it is considered that subject to appropriate conditions the proposal would achieve an acceptable level of accessibility in accordance with Policies R16 and AM13 of the Saved Policies UDP and Policies 7.1 and 7.2 of the London Plan.

7.13 Provision of affordable & special needs housing

The application seeks the change of use of Hayes Gate House from office to hotel and conference facilities, accordingly considerations relating to affordable or special needs housing are not relevant to the application.

7.14 Trees, landscaping and Ecology

The policy context in relation to trees, landscaping and ecology remains unchanged since the extant decision was allowed with respect to this type of development. With
Policies BE38 and BE39 of the Saved Policies UDP seeking to ensure the protection of landscape features of merit (including trees subject to Tree Preservation Orders).

No changes have been made to the landscaping which was previously considered acceptable subject to landscaping conditions. Accordingly, it is considered that subject to appropriate conditions the proposal would be acceptable in terms of landscaping in accordance with Policies BE38 and BE39 of the Saved Policies UDP.

7.15 Sustainable waste management

The method of refuse storage and collection of the proposal are established as appropriate under the extant planning application. There are not considered to have been any material changes in adopted planning policy which would alter this and accordingly it is considered that the proposal would achieve sustainable waste management.

7.16 Renewable energy / Sustainability

There has been a material change since the extant planning permission regarding renewable energy and sustainability given the publication of The London Plan (July 2011),

The Council s Sustainability Officer has been consulted on the application and raised no objections to the proposed development with regards to carbon reduction however a condition is required to ensure the final design incorporates the details outlined in the Energy Statement (110801-2427-6 Slender Winter Partnership, August 2011).

Subject to appropriate conditions the proposal would be acceptable in terms of renewable energy and sustainability in accordance with The London Plan (July 2011).

7.17 Flooding or Drainage Issues

The proposals are not considered to raise flooding issues.

7.18 Noise or Air Quality Issues

The appropriateness of the proposal in terms of noise and air quality issues was considered at the time of the previous application. There are not considered to have been any material changes in adopted planning policy which would alter the appropriateness of the application with regard to these matters.

7.19 Comments on Public Consultations

No representations have been received from neighbouring properties.

7.20 Planning obligations

Policy R17 of the 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, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Affordable Housing is address separately under the relevant section. The Council's S106 Officer has advised that the proposed development would necessitate the following contributions in line with the Council's Supplementary Planning document for Planning Obligations:

(i) Employment Training Initiatives: a contribution in the sum of £7,500
(ii) Hotel and Leisure Industry Training
(iii) Improvements to the cycle network: a contribution to the sum of £5,000
(iv) Project Management and Monitoring fee at 5%
(v) Green Travel Plan
(vi) Off-site highway works as described on the plan attached to the S106.

The applicant has agreed to the principle of these planning obligations, all of which can be achieved alongside the proposed level of affordable housing. Subject to an appropriate legal agreement being secured the scheme would accord with Policy R17 of the UDP.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

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

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

Planning permission is sought to extend the time frame of a previous permission by up to a further three years. The application proposes full planning permission for the
Change of use of the Hayes Gate House office building to a hotel with conference accommodation. In addition a new media centre building is proposed in the south-west corner adjacent to Springfield Road.

The previous planning permission was approved 16 June, with a time frame of three years, which expired 16 June 2011. The previous planning permission is substantive material consideration for this application, particularly in light of changes to procedures introduced in October 2009 concerning applications to extend planning permissions.

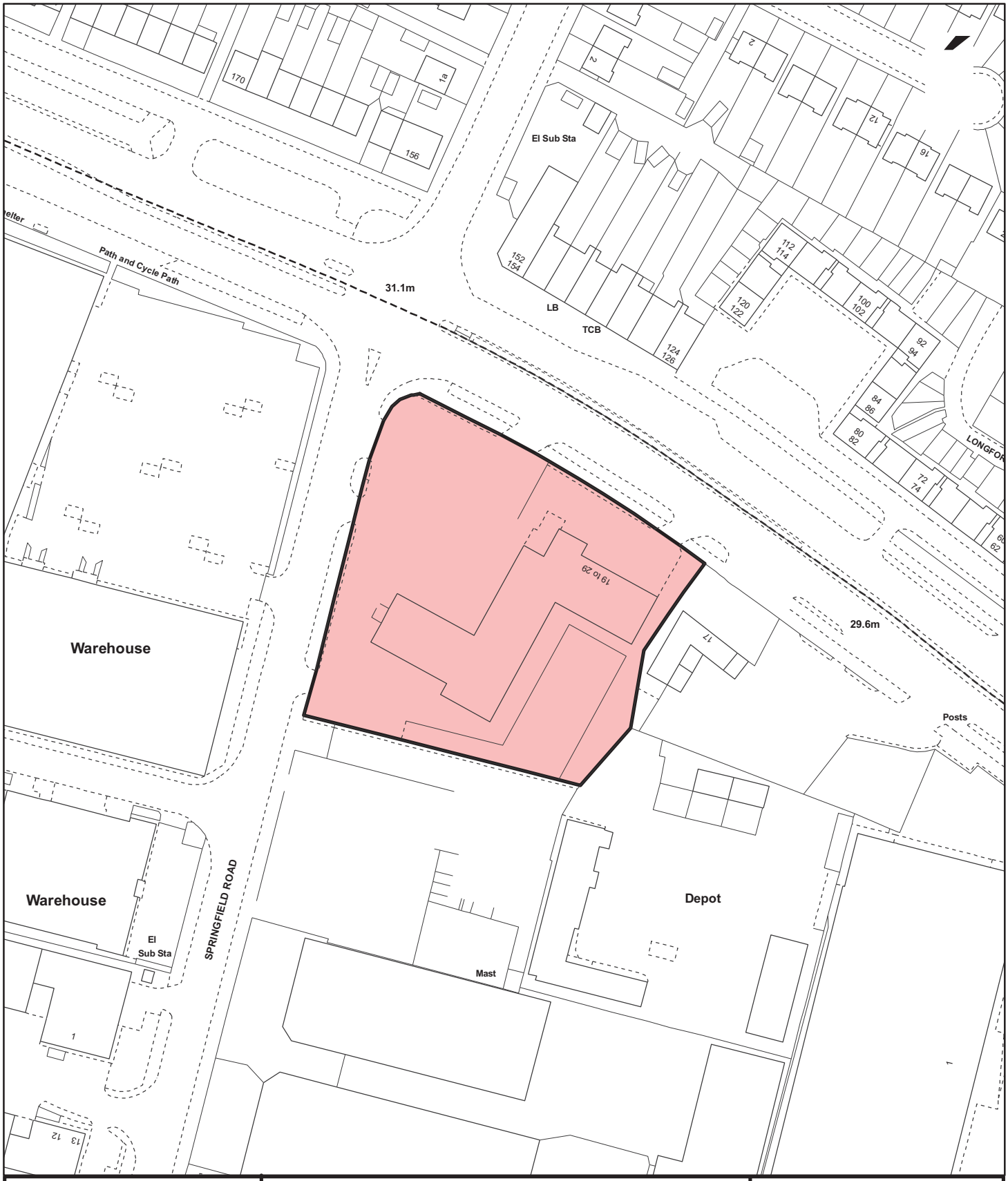
The proposal would contribute to the regeneration process of this part of Uxbridge Road. All details are identical to those previously approved except; the increase of the number of accessible bedrooms to 18 and the number of parking spaces allocated for disabled use increased from 12 to 14 (12.5%) which is more than the 10% required by policy.

The proposal complies with current London Plan and UDP Policies. Accordingly, approval is recommended.

11. Reference Documents

(a) Planning Policy Guidance Note 4 (Industrial and Commercial Development)
(b) Planning Policy Guidance Note 13 (Transport)
(c) Unitary Development Plan (Saved Policies September 2007)
(d) Unitary Development Plan Revised Parking Policies and Standards (2001)
(e) SPG Air Quality
(f) SPG Community Safety by Design
(g) The London Plan (July 2011)

Contact Officer: Jacques du Plessis **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Hayes Gate House, 27 Uxbridge Road

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

Planning Application Ref:
2385/APP/2011/1143

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address FORMER NATIONAL AIR TRAFFIC SERVICES HEADQUARTERS SITE PORTERS WAY WEST DRAYTON

Development: Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, second application (89 dwellings including landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

LBH Ref Nos: 5107/APP/2011/1723

Drawing Nos:
Brick Sample - Warnham Yellow Multi Stock
Roof-tile Sample - Calderdale Light Grey
Timber Sample - Thermowood
Combination Gate Lock details
WH134/11/P/05.01 REV C
WH134/11/P/25.01 REV D
WH134/11/P/25.02 REV D
WH134/11/P/25.03 REV D
WH134/11/P/25.04 REV C
WH134/11/P/25.05 REV D
WH134/11/P/25.06 REV C
WH134/11/P/25.07 REV D
WH134/11/P/25.08 REV B
WH134/11/P/25.09 REV B
WH134/11/P/25.10 REV C
WH134/11/P/25.11 REV D
WH134/11/P/25.12 REV C
WH134/11/P/25.13 REV E
WH134/11/P/25.14 REV D
WH134/11/P/25.15 REV D
WH134/11/P/25.16 REV C
WH134/11/P/25.17 REV E
WH134/11/P/25.18 REV D
WH134/11/P/25.19 REV E
WH134/11/P/25.20 REV A
WH134/11/P/35.01 REV A
WH134/11/P/75.01
WH134/11/P/75.02
WES 17644-01 REV B
12939/1 REV 2
12939/2 REV 2
12939/3 REV 2
Schedule of Accommodation REV D 06/10/11
Landscape Management and Maintenance Plan REV A
Landscape Specification REV A
Tree Report REV A
Design and Access Statement REV A
Secured by Design Application

WH134/11/P/10.01 REV D
WH134/11/P/10.02 REV D
WH134/11/P/10.03 REV A
WH134/11/P/10.04 REV A
WH134/11/P/10.05 REV A
WH134/11/P/10.06 REV A
WH134/11/P/10.07 REV A
WH134/11/P/10.08 REV A
WH134/11/P/10.09
WH134/11/P/10.10
WH134/11/P/75.03
WH134/11/P/75.04
WES 17644 11 Sheet 1 of 4 REV C
WES 17644 11 Sheet 2 of 4 REV C
WES 17644 11 Sheet 3 of 4 REV C
WES 17644 11 Sheet 4 of 4 REV C
WES 1764412 REV C
IT1146/TA/01 REV B

Date Plans Received:	12/07/2011	**Date(s) of Amendment(s):**	12/07/2011
Date Application Valid:	18/08/2011		16/08/2011
			18/08/2011
			12/10/2011
			19/10/2011

1. SUMMARY

Outline Planning Permission for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348). The outline application was for consideration of 'Means of Access', 'Layout' and 'Scale'. Matters which were reserved were 'Appearance' and 'Landscaping'.

Condition 2 of this consent relates to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required. The subject of this reserved matters application is for a portion of Phase 2 of the masterplan and proposes 89 dwellings as well as associated landscaping and all associated facilities.

In respect of 'appearance', the design of the housing and landscape strategy is consistent with the design code in the supporting documents and illustrative information considered as part of the outline application.

The appearance of the proposed units in the context of the site and its wider surroundings is considered to be acceptable. The submitted plans align with the masterplan approved in outline and are considered to represent high quality design. The development accords with Planning Policy Statement (PPS) 1, PPS3, Policies 7.1, 7.2, 7.3, 7.4 and 7.6 of the London Plan (July 2011), and Policies BE13 and BE38 of the Council's Unitary Development Plan (Saved Policies 2007).

In respect of 'Landscaping', the proposal is consistent with the supporting documents and

illustrative information considered as part of the outline application. As considered previously, it deals appropriately with the site features, landscaping for residential amenity, nature conservation, tree protection and landscape enhancement. The scheme accords with PPS1, PPS3, Policies 5.10, 7.1, 7.4 and 7.21 of the London Plan (July 2011), and Policies BE13 and BE38 of the Council's Unitary Development Plan (Saved Policies 2007).

Although, the application is for approval of reserved matters for Appearance and Landscaping, the outline application had a strong design code and covered these matters in great detail.

This reserved matters application for a portion of Phase 2 accords with the outline scheme including and in respect of the following: development principle; development density; character and appearance; neighbour relationships and the consideration of potential impacts; amenity for future occupiers; traffic and parking and safety; urban design; access for people with a disability; affordable housing provision; landscaping; waste management; renewable energy; drainage; as well as noise and air quality. The scheme remains consistent and in accordance with the relevant planning polices and guidance relating to these abovementioned issues, accordingly the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 RPD7 **Exclusion of Garages, Sheds and Out-buildings**

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 garage, shed or other outbuilding shall be erected within the curtilage of the dwellinghouse.

REASON
To protect the character and amenity of the area and prevent overdevelopment in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC **Non Standard Condition**

Notwithstanding the details shown on the drawings hereby approved, no development shall take place until a scheme providing full details of the boundary treatment, including fencing and landscaping, to the eastern boundary has been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved.

REASON
To ensure that the proposed development will preserve and enhance the visual amenities

of the locality and future occupiers in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 TL5 **Landscaping**

No development shall take place until a landscape scheme providing full details of additional tree planting to rear gardens has been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved.

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 (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
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
OL11	Green Chains
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy

LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.21	(2011) Trees and woodland

3

You are advised that the scheme is required to abide by the conditions and S106 Legal Agreement of the Outline Planning Permission Ref. No. 5107/APP/2009/2348.

4 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.

5 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.

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 I11 **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 commision 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).

8 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

9 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.

10 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.

11

You are advised that across the entire site, 10 percent of the total units (78) are required to be provided to wheelchair standard. This scheme provides four such units in addition to the six approved under Phase 1, for a current total of 10 wheelchair standard units of the 78 required.

12

You are advised that any street signage should be to the correct Highway Standard, and should be positioned on the left side of the carriageway where possible.

3. CONSIDERATIONS

3.1 Site and Locality

The wider application site considered at Outline stage, comprises a 12.59 hectare generally rectangular shaped plot at Porters Way, West Drayton. The application site was previously occupied by the National Air Traffic Services (NATS) as the main air traffic control centre for the southern England and London airports. Since 2008, the NATS operation has relocated to the new London Area Control Centre at Swanwick, near Fareham in Hampshire. The previous buildings have been demolished and the construction of the previous phase has commenced on the application site.

This Reserved Matters application relates to a portion of Phase 2 of the wider development. It comprises the construction of 89 dwellings together with landscaping and associated works.

The boundary of the wider Phase 2 area runs along Porters Way and part of the eastern boundary of the site, and the proposed 89 dwellings are set back from the Porters Way

frontage, behind the Energy Centre, and adjacent to the eastern boundary of the site.

The site is located within a PTAL level of 1.

3.2 Proposed Scheme

Phase 2 of the re-development in entirety comprises 89 family housing units, a block of 88 apartments, a care home, a PCT facility with 18 flats above, an energy centre, and areas of shared amenity space.

The scheme before the Committee relates to the portion of Phase 2 comprising 89 family housing units.

PROPOSED HOUSING IN THIS APPLICATION
The dwelling mix and numbers proposed include:
* 2-bedroom house 43
* 3-bedroom house 25 (3 of which are wheelchair accessible)
* 4-bedroom house 19 (1 of which is wheelchair accessible)
* 5-bedroom house 2

All of the proposed buildings would be two or three storeys in height with conventional tiled pitched roofs. The dwellings would not have any accommodation in the roof space.

AMENITY SPACE
Amenity areas proposed would comprise private rear garden amenity areas of at least 60sqm for each family house and three securely enclosed, communal 'Doorstep Play Areas' of in front of plots 82 and 83, between plots 95 and 149, and in front of plots 110-113.

CAR PARKING PROVISION
The portion of Phase 2 would include the provision of 161 car parking spaces scattered across the development, either along the access roads or in parking areas to the rear of dwellings.

ACCESSIBLE HOUSING
All of the 89 units would be constructed to Lifetime Homes standards. It is proposed that four of the houses would be wheelchair accessible. Although this does not relate to 10% of the units proposed, this application is only for a portion of the overall site on which there will be 78 wheelchair accessible units, which equates to 10% of the total units on the site. Eight car parking spaces would be wheelchair accessible. It is proposed to locate wheelchair accessible car parking spaces close to the main entrance of each wheelchair adaptable dwelling.

SITE ACCESS
All vehicular and pedestrian access to the site would be via the permanent on-site roads linking Porters Way to the separate areas of the development.

In accordance with Condition 4 of the Outline Planning Permission, there will be no direct access between the development and Rutters Close. This includes no vehicular access, no pedestrian access, no bicycle access and no construction access.

3.3 Relevant Planning History

5107/APP/2009/2348 Former National Air Traffic Services (Nats) Headquarters Porters Wa

Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12no. studios, 152 no. 1-bedroom flats, 316no. 2-bedroom flats, 21no. 2-bedroom houses, 23no. 3-bedroom flats, 181no. 3-bedroom houses, 59no. 4-bedroom houses and 9no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sqm gea); Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works (Outline Application)

Decision: 01-10-2010 Approved

5107/APP/2010/2335 London Air Traffic Control Centre Porters Way West Drayton

Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 1 of planning permission ref: 510/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 studios, 152 one-bedroom flats, 316 two-bedroom flats, 21 two-bedroom houses, 23 three-bedroom flats, 181 three-bedroom houses, 59 four-bedroom houses and 9 five-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

Decision: 17-02-2011 Approved

5107/APP/2011/378 Former National Air Traffic Services (Nats) Headquarters Porters Wa

Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 1 Second Application (Boulevard, promenade and public open space, no buildings) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 studios, 152 one-bedroom flats, 316 two-bedroom flats, 21 two-bedroom houses, 23 three-bedroom flats, 181 three-bedroom houses, 59 four-bedroom houses and 9 five-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

Decision: 24-05-2011 Approved

5107/APP/2011/957 Former National Air Traffic Services (Nats) Headquarters Porters Wa

Reserved matters (appearance and landscaping) in compliance with Conditions 2 and 3 for Phase 2, first application (Permanent Energy Centre, building 8.1 metres in height with 17.4 metre chimney, electrical substation, parking, cycle stores, landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

Decision: 13-09-2011 Approved

Comment on Relevant Planning History

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: No.5107/APP/2009/2348 granted 1 October 2010), reserving matters of landscaping and appearance.

Conditions 2 of this consent relate to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required.

CONDITION 2
Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of five (5) years from the date of this permission:
(a) Appearance
(b) Landscaping

CONDITION 3
Approval of the details of the landscaping and appearance of individual phases of the development (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced.

For each phase, the detailed drawings and supporting documentation to be submitted shall, as part of the reserved matters, accord with Design and Access
Statement Part 2 - Masterplan Design Coding (Revised March 2010) and include the following:
(i) Hard and soft landscaping plans including drawings, specifications and supporting details which shall include:
- An accurate survey plan at a scale of not less than 1:200, showing:-
a) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
b) A clear indication of trees, hedges and shrubs to be retained and removed.
c) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.
- 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,
- Proposed finishing levels or contours,
- Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall ensure that adequate pedestrian visibility splays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local planning Authority,
- Car parking layouts (including landscaping around car parking areas),
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as furniture, refuse storage, signs and shall include lighting for amenity spaces and streets),
- The final design and specification of play equipment and play areas including the style of enclosure as well as any associated furniture and features applicable
- 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,
- A schedule of landscape maintenance for a minimum period of 5 years. The

maintenance scheme shall include details of the arrangements for its implementation.
(ii) Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings. Such levels shall be shown in relation to a fixed and know ordinance datum point,
(iii) Full plans of the buildings including roof form and details of photovoltaic, ecological roofs, lift overruns plant and any other features/installations/projections
(iv) Elevations of the buildings, including samples of materials to be used on external faces of the building shall be submitted on a materials palette board and drawings of appropriate scale;
(v) Details at an appropriate scale showing the provision of bat and bird boxes in the facade;
(vi) Design of lower floor elevations of commercial units including shopfronts at an appropriate scale;
(vii) Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the future nursing home. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork;
(viii) Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials;
(ix) Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials;
(x) Full drawings showing the siting, design and finish heights of obscure glazed privacy screens on all balconies and terraces.
Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

Matters relating to access, layout and scale were approved under the outline consent.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Polices September 2007
HDAS SPD: New Residential Layouts: July 2006
Accessible Hillingdon SPD: January 2010
Planning Obligations SPD: July 2008; and Revised Chapter 4, Education Facilities: September 2010.
The London Plan (July 2011)
Planning Policy Statement 1: Delivery Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 9: Biodiversity and Geological Conservation
Planning Policy Guidance 13: Transport
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 25: Development and Flood Risk

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
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
OL11	Green Chains
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking

LPP 6.13 (2011) Parking
LPP 7.1 (2011) Building London's neighbourhoods and communities
LPP 7.2 (2011) An inclusive environment
LPP 7.3 (2011) Designing out crime
LPP 7.4 (2011) Local character
LPP 7.5 (2011) Public realm
LPP 7.6 (2011) Architecture
LPP 7.13 (2011) Safety, security and resilience to emergency
LPP 7.15 (2011) Reducing noise and enhancing soundscapes
LPP 7.21 (2011) Trees and woodland

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 1610 local owner/occupiers on 26/08/2011. The application was also advertised by way of site and press notices. No objections have been received.

EXTERNAL CONSULTEES

BAA SAFEGUARDING:
The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Internal Consultees

ACCESS OFFICER:
The Access Officer raises some concerns regarding the bathroom layouts in some of the units in relation to Lifetime Homes Standards.

Such issues are controlled by Condition 7 of the Outline Planning Permission, the details of which have been submitted for approval. It is considered that this issue can be resolved as part of the approval of details application, and would not affect the appearance and landscaping of the scheme, which is the subject of this application.

HIGHWAYS:
Roadway widths and parking space dimensions are acceptable.

Following amendments, the increased access widths are acceptable, and the pinch-points on tracking diagrams resolved.

TREE AND LANDSCAPE OFFICER:
Weston Homes Design & Access Statement (Rev A), dated 11/08/2011 describes the Phase 2 Village Housing scheme which abuts the Phase 1 housing to the north - which is currently under construction in the north-east corner. At 3.2.5 the Statement confirms that the principles established and approved in the Design Coding for the Masterplan will be followed, with regard to

the layout and appearance. At 3.2.6 the landscape is described.

ACD, the landscape masterplanners for the approved outline plans, have been retained by Weston Homes to ensure that the current phase adheres to the established landscape design principles and prescribed planting proposals. These are presented in WES drawing Nos. 17644 11 sheets 1-4 of 4, with Play Area Proposals indicated on WES drawing No. 17644 12.

The planting proposals include the provision of approximately 50No. trees within the public realm. These will be planted in root cells to assist the healthy establishment of plants trees within the built environment. Significant areas of specimen shrubs, hedges, bamboos and herbaceous planting will contribute towards the landscape quality of the site. The one detail which is not in accordance with the masterplan is the lack of tree planting to the rear private gardens. These are featured in the Masterplan, and will make a valuable contribution to the site. The provision of trees to the rear of the private gardens is required to enrich the quality of the local landscape in accordance with pre-Masterplan application discussions and the approved Masterplan.

Drawing No. WH134/11/P/10.07 confirms that there are no trees on the site. Planting schedules are included on sheet 1 of 4. The plans are supported by documents prepared by ACD, including a Tree Report (doc. WES 17644trB Rev A:11:06.09), Landscape Specification (doc. WES17644 Rev A), and Landscape Management and Maintenance Plan (doc. WES17644 Rev A).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The development principle was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant on 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

As stated in the outline application committee report, it is noted in the Council's adopted Porters Way planning brief SPD 2005, that the previous use of the site was predominantly a single employment use. However, redevelopment (and specifically the current application by Inland Homes) provides an excellent opportunity to create a mixed, balanced and sustainable community as embodied in the Sustainable Community Strategy 2008-2011, the Unitary Development Plan and the emerging Local Development Framework, along with regional and national government policies.

Given the range of planning policy considerations in the outline application assessment including the Hillingdon Employment Land Study (2009), Council's UDP Saved Policies, H8, the Former NATS site, Porters Way, West Drayton SPD (NATS SPD), London Plan Policies as well as the Mayors Stage 1 response, the loss of industrial and business land is considered justified and a mixed use, residential-led redevelopment appropriate and acceptable in accordance with the NATS SPD and UDP Saved Policies LE2 and LE4 which enable consideration of a change of use of industrial/employment uses.

The current reserved matters application for landscaping and appearance is consistent with the principles and illustrative information of Outline Planning Permission. Therefore, the scheme for this part of Phase 2 remains acceptable in principle.

7.02 Density of the proposed development

Residential density can be used as an indicator of the overall character and acceptability of a proposal. The density of the whole site was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II approval and completion of the s106.

As part of the outline application for the whole site, the provision of 773 residential units (2585 habitable rooms) on the 12.59 ha site equates to a density of 61 units per hectare or 205 habitable rooms per hectare. The density of the scheme remains unchanged, and for the reasons set out in the committee report for the outline application, the density remains acceptable, and it is considered to comply with London Plan policies 3.3, 3.4, 3.5, and 7.1 which seek to maximise the use of the site with a design that is appropriate and sustainable.

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

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no Listed Buildings on the site. As such, it is considered that the scheme would not impact in the heritage of the borough.

7.04 Airport safeguarding

BAA Safeguarding have reviewed the application and raise no objection to the Reserved Matters application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

7.07 Impact on the character & appearance of the area

The objectives for the wider site included in the master plan, include amongst other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

This portion of Phase 2 of the development proposes 89 two and three-storey terraced and semi-detached dwellings. The house designs are intended to be simple in form and comply with the overall site principles of standardisation, economic delivery and functional form. Detailing such as bays, windows, entrances, roof forms, structural landscaping and balconies are standardised to ensure that the dwellings would be harmonious in the streetscene when fitted together.

As part of the Outline planning permission, the supporting information included a Design and Access Statement, Design Coding and 3D perspective drawings, an Environmental Statement, and a Townscape and Visual Analysis. These provided an analysis of the scheme from vantage points around and within the development. Illustrative building elevation drawings were provided as a suggestion of the future detailed design of buildings. The Council's Urban Design Officer and the GLA were supportive of the scheme in respect of its appearance and character and no impacts were identified to neighbours or the area in general in this regard. Along with details of buildings, comprehensive information pertaining to landscaping was considered at the outline stage by a range of consultees including Council's Landscape architect.

The subject application for reserved matters provides supporting information pertaining to 'appearance' and 'landscaping' including in particular, building elevations and sections, as well as plans of the hard and soft landscaping arrangements. The reserved matters are consistent with the details and principles considered at the outline stage. The scheme for this portion of Phase 2 is considered to be wholly appropriate within the context of the locality. It integrates with and poses no harmful impact to the character and appearance of the area, particularly in its relationships to residential properties adjacent to the site to the east. In addition, a sufficiently high standard of design has been achieved for the buildings and landscaping of the site noting the extensive pre-application negotiations held with Council's officers. The scheme is considered acceptable and accords with PPS1, PPS3,

London Plan Policies 3.5, 7.1 and 7.4 and Hillingdon's UDP Saved Policies BE13, BE19 in considering and posing no significant adverse impact upon the character and appearance of the surrounding area.

7.08 Impact on neighbours

It should be noted that the consideration of potential impacts upon neighbours formed part of the assessment of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and was subsequently approved on 1st October 2010 following the Mayoral Stage II approval and completion of the S106. Matters considered include the following: construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and overshadowing. The reserved matters are consistent with the details and principles considered at the outline stage which were considered acceptable on balance.

This portion of Phase 2 is adjacent the eastern property boundaries, however, at this point the adjacent properties are well separated (at least 28 metres) from the neighbouring properties in Mulberry Crescent. Additional fencing and landscaping along the eastern boundary of the site will serve to further enhance the privacy and amenity of the neighbouring sites. In addition, the scale and location of the dwellings was approved at outline stage, and the proposed buildings correspond with the information provided at that stage.

No additional or different issues have been identified as part of the consideration of this reserved matters application for this part of Phase 2. As such, the scheme is considered to be acceptable. The scheme accords with the UDP policies and design guidance which seek to protect the amenity of neighbours.

7.09 Living conditions for future occupiers

Policy BE23 of the Unitary Development Plan Saved Policies states that new residential buildings should provide or maintain 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.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires residential developments to provide the following amenity space:

a) 3 bed house - 60sq metres of private amenity space.
b) 4 bed house - 100sq metres of private amenity space.
c) 5 bed house - 100sq metres of private amenity space.

Each house has a private garden, and on a plot-by-plot basis, in the vast majority of cases, the private gardens are of a size which is in excess of the minimum garden size recommended in the HDAS Residential Layouts guidance. 7 units of the 89 proposed (8%) fall marginally below the required size, however this shortfall is a result of improvements to public space and access layouts to ensure residents are afforded adequate privacy and pedestrian safety.

An analysis of those gardens which would be less than the size recommended in the HDAS Residential Layouts shows that the level of departure is minimal, and in no cases would there be a shortfall of more than 10 percent (i.e. in all cases, at least 90 percent of garden area recommended in the HDAS is provided).

It is worth noting at this point that the level of compliance compares favourably with the level of amenity space achieved in similar schemes recently approved by the Council (e.g.

the Hayes Football Club, RAF Uxbridge and the RAF West Ruislip site).

Overall, it is considered that the scheme would provide for sufficient amenity space of a satisfactory quality. As such the provision of amenity space is considered to accord with Policy BE23 (which requires sufficient provision of amenity space for future occupiers in the interest of residential amenity).

In addition to the private amenity space, three areas of 'Doorstep' play space are to be provided, totalling approximately 335sqm. These would be to the front of plots 82 and 83, between plots 95 and 149, and to the front of plots 110-113. These areas are securely enclosed to ensure the safety and security of children using the areas.

This portion of the site therefore accords with policy BE23 of the Unitary Development Plan and with the requirements set out in the HDAS. In addition, it should be noted that additional large areas of public space are to be provided across the site as a whole, adding to the range of amenity space provided for future residents. Overall, the scheme is provided with a desirable range of open space sufficient for the needs of future residents.

INTERNAL SPACE
In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. The London Plan 2011 provides guidance on floor space standards for new residential development to ensure sound environmental conditions are provided on site. The outline scheme was assessed under the requirements of the Council's HDAS, and the layout of the scheme was developed in accordance with these standards.

The floor space provided for the units indicates that all of the units within this portion of Phase 2 achieve, and in many cases exceed the recommended floor space standards for the units contained in HDAS. In addition, the internal room layout and sizes maintain a high quality living environment for future occupiers, and the units also provide gardens in excess of the Council s size requirements.

The applicant has confirmed that Lifetime Home standards will be met for all the units, and wheelchair accessible housing is provided for on site.

Overall, it is considered that the proposals meet the aims and objectives of the Council's SPD, Saved UDP Policies, and policies within the London Plan, and would provide a high quality living environment for all of the proposed units.

OUTLOOK
In terms of outlook for future residents, Policy BE21 of the Unitary Development Plan Saved Policies seek to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the site layout would provide a high standard of amenity for future occupiers. The layout provides sufficient space around each house/terrace of houses and ensures that there is adequate separation between the dwellings and surrounding car parking spaces serving these buildings. This will result in a satisfactory outlook from the proposed units in these blocks and reduce the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the UDP.

All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Part of the consideration of the outline application (LBH Ref. No. 5107/APP/2009/2348) included means of access for the entire site, the Council's Highways Engineer and TFL have considered the traffic and parking impacts of the scheme on the surrounding area. The outline application was specifically supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). Transport has also been considered as part of the EIA. In addition, appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation for example were imposed on the outline consent.

It should be noted that matters relating to access and layout were approved under the outline consent. All potential transport impacts of the scheme were considered at the outline stage with details for on-site matters being secured as part of planning conditions, and no significant changes or differences posed in the current application, there are no further issues raised by this scheme.

The reserved matters application for landscaping and appearance for this portion of Phase 2 accords with the outline permission. The hard and soft landscaping, including car parking locations, road layout and widths, landscaping, as well as access, are consistent with the outline proposal. Revised tracking diagrams have been provided with the details of the hard and soft landscaping, which demonstrate that vehicles will be able to access and manoeuvre around the site without damage to any landscape features or buildings.

7.11 Urban design, access and security

As part of the consideration of the outline scheme considered by the Central and South Planning Committee, the details of layout, scale and access along with illustrative information pertaining to appearance and landscaping, was considered to have addressed urban design, access and security issues. The scheme is based on a comprehensive masterplan which has been the subject of extensive pre-application negotiation as evidenced by the supporting drawings, Design and Access Statement, Design Coding and Environmental Statement.

The subject application for reserved matters 'landscaping' and 'appearance' is considered to accord with the principles established in the supporting documents and illustrative material of the outline application. In addition to extensive pre-application negotiation with the Principal Urban Design officer, resulting in the scheme submitted, Council's Landscape architect, Trees Officer and Metropolitan Police Crime Prevention Officer are all satisfied with the details of the reserved matters, noting that they are consistent with the outline. Appropriately worded conditions have already been imposed on the outline planning permission to cover detailed design specifics prior to commencement of work.

Overall, the illustrative information in support of the outline application has been carried through to the subject reserved matters application, reaffirming that the proposal has the makings of a high quality development, subject to the detailed design elements already covered by conditions approval under the outline. This specific application for this portion of phase 2 is considered acceptable and in line with the aspirations of the Council's SPD and the abovementioned policies which seek high quality design in development proposals.

7.12 Disabled access

The applicant has confirmed that Lifetime Home standards will be met for all the units. It is proposed that four of the houses (3 x 3-bedroom and 1 x 4-bedroom) would be wheelchair accessible. Although this does not relate to 10% of the units proposed, this application is only for a portion of the overall site on which there will be 78 wheelchair accessible units, which equates to 10% of the total units on the site. Of the car parking spaces proposed on this portion of the site, eight spaces would be wheelchair accessible, which equates to two per wheelchair accessible unit. It is proposed to locate wheelchair accessible car parking spaces close to the main entrance of each wheelchair adaptable dwelling.

Since the extensive pre-application negotiations and through the assessment of the outline scheme, access for people with a disability has been accounted for in the illustrative information pertaining to site and particularly in the consideration of important aspects such as individual dwelling layouts. Generally, access for people with a disability has been considered by the Council's Access Officer and is subject to appropriately worded conditions which are already imposed on the outline permission, the scheme is acceptable in this regard.

7.13 Provision of affordable & special needs housing

The proposed affordable housing and specialist housing components of the development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The overall unit mix and affordable housing component was approved at the outline stage, specifically, 10.9% affordable housing split between 72% is social housing (72%) intermediate rent (28%) tenures. This equated to a proposal for 59 affordable dwellings in Phase 1, which has been approved and is currently under construction.

As such the scheme continues to accord with the abovementioned policies which seek to maximise the affordable housing provision to satisfy housing need.

7.14 Trees, landscaping and Ecology

Trees and landscaping have been implicit in the scheme from pre-application discussion through to the consideration of the outline scheme, and were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The Council's Tree and Landscape Officer has stated that the landscape proposals are acceptable, and are broadly in accordance with the plans previously submitted in support of the Phase 2 layout. The planting proposals include the provision of approximately 50No. trees within the public realm. Significant areas of specimen shrubs, hedges, and herbaceous planting will contribute towards the landscape quality of the site.

However, one detail which is not in accordance with the masterplan is the lack of tree planting to the rear private gardens. These are featured in the Masterplan and it is considered that they would make a valuable contribution to the site. The provision of trees to the rear of the private gardens is considered to be required to enrich the quality of the local landscape, in accordance with pre-Masterplan application discussions and the approved Masterplan. As such, it is recommended that condition requiring a landscaping scheme be submitted showing additional trees in rear gardens be placed on any grant of

planning permission.

Apart from the condition recommended above, no new or additional issues have been raised as a consequence of the subject reserved matters proposal, with all matters having been sufficiently covered by the abovementioned conditions of approval on the outline application (LBH Ref. 5107/APP/2009/2348).

7.15 Sustainable waste management

The sustainable waste features of proposed development was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement. The application is supported by a Waste Strategy, Waste Management Plan as well as drawings describing waste vehicular access into the site. In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

Following adjustments to the waste tracking diagrams submitted as part of the current reserve matters application, the Highways engineer reaffirmed that the waste collection could be suitably performed across the site. In other respects the waste provision for this portion of Phase 2 is consistent with the details considered acceptable to the Waste Team at the outline stage. Therefore the waste arrangements remain acceptable, and detailed design aspects are already dealt with by appropriately worded conditions of approval on the outline application.

This portion of the phase involves dwelling houses rather than flats and as such communal bin store areas are not a feature of this proposal.

7.16 Renewable energy / Sustainability

PPS 22 (Renewable Energy), outlines the government's preferred approach to planning for renewable energy, and encourages small-scale renewable energy projects in all new developments. The London Plan and the Mayor's Energy Strategy also outline the requirements for renewable energy.

In accordance with the London Plan Policies 5.1, 5.2, 5.3, and 5.6, an assessment of the energy demand and carbon dioxide emissions is required, including consideration of energy and carbon dioxide (CO2) emissions. A scheme needs to demonstrate the expected energy and CO2 emission savings (an overall 20% reduction is targeted) from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of combined cooling, heat, and power (CCHP), combined heat and power (CHP) and community heating systems. This assessment should form part of the sustainable design and construction statement in support of a planning application.

The sustainable features of the proposed development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The renewable and sustainable measures imposed were considered acceptable by both the Council and the GLA and appropriately worded conditions and s106 undertaking agreed accordingly. The subject application for reserved matters of this part of Phase 2 is consistent with the principles established at the outline stage, and the permanent energy centre is now approved and is under construction. The construction of this energy centre

is a key component of the overall sites objectives for reducing carbon emissions. In other respects, matters such as the detailed design and inclusion of energy efficient features in dwellings are separately controlled as part of applications to discharge conditions of approval on the outline consent. As such, there is no further matter requiring consideration, the scheme considered to be acceptable and in accordance with the abovementioned policies which seek lean, efficient, sustainable and renewable energy measures in schemes.

7.17 Flooding or Drainage Issues

Whilst the application site is in an area of low risk (Flood Zone 1), a Flood Risk Assessment (FRA) was submitted as part of the Environmental Statement and flooding issues were considered as part of the Outline application. The assessment demonstrated that the proposal would not have an adverse impact to neighbouring properties as it will not increase flood risk through increased surface runoff.

The Environment Agency reviewed the application and raised no objection subject to a condition to ensure the development be carried out in accordance with the FRA. Consideration of Flood Risk was satisfactorily addressed as part of the Outline permission and is not relevant to this landscape and appearance Reserved Matters application.

7.18 Noise or Air Quality Issues

Noise and air quality aspects were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

7.19 Comments on Public Consultations

No public comments have been received.

7.20 Planning obligations

Planning obligations were secured as part of the Outline Planning approval. Therefore, there is no requirement for any obligations as part of this Reserved Matters application.

7.21 Expediency of enforcement action

No Enforcement action is required in this instance.

7.22 Other Issues

No other issues are considered relevant to the 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

Not applicable.

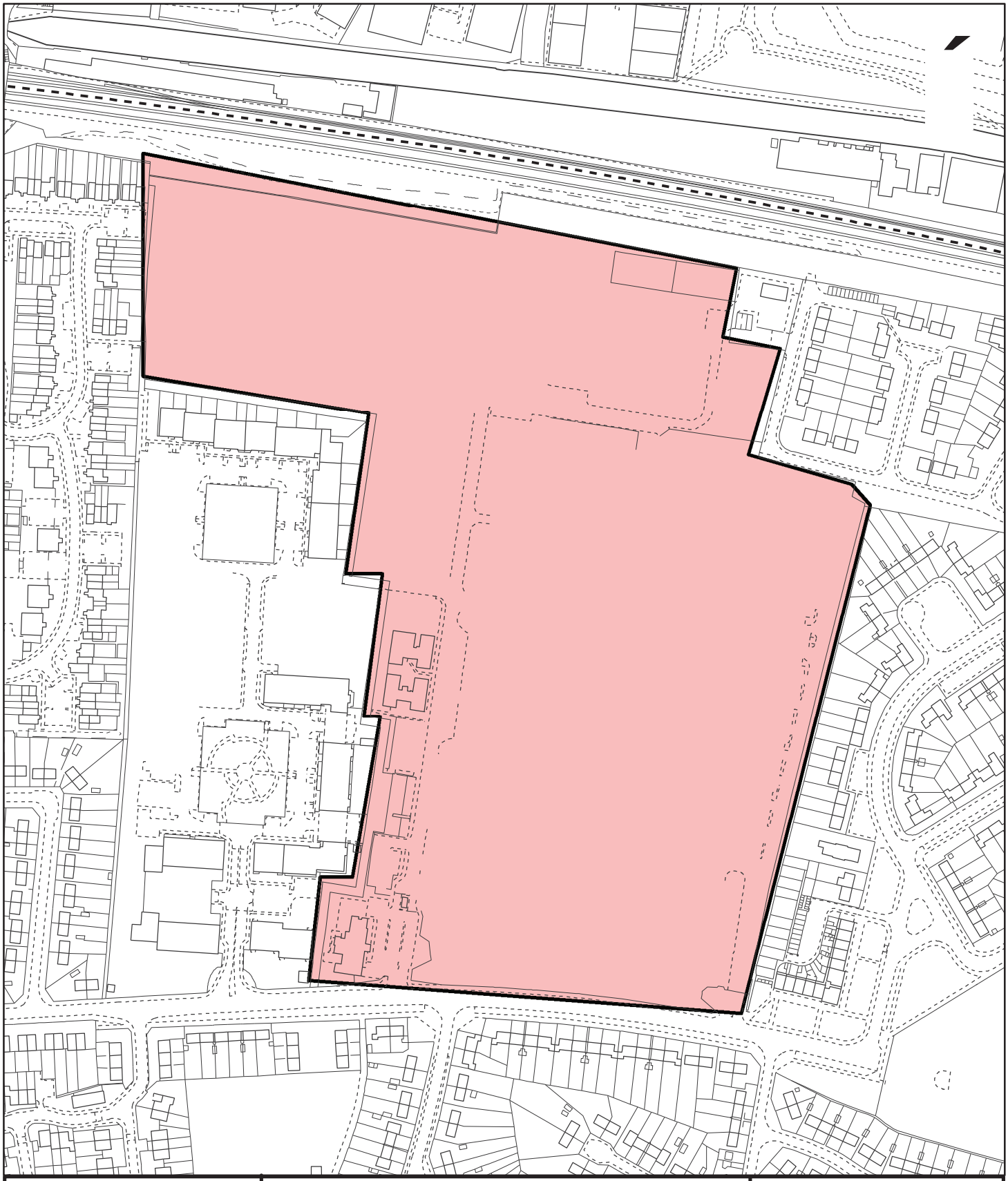
10. CONCLUSION

For the reasons provided throughout this report, the application for the Reserved Matters of Appearance and Landscaping is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Polices September 2007
HDAS SPD: New Residential Layouts: July 2006
Accessible Hillingdon SPD: January 2010
Planning Obligations SPD: July 2008; and Revised Chapter 4, Education Facilities: September 2010.
The London Plan (July 2011)
Planning Policy Statement 1: Delivery Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 9: Biodiversity and Geological Conservation
Planning Policy Guidance 13: Transport
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 25: Development and Flood Risk

Contact Officer: Adam Flynn **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Phase 2 NATS Site
(89 Units)

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

Planning Application Ref:
5107/APP/2011/1723

Scale
1:3,000

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address YEADING JUNIOR SCHOOL CARLYON ROAD HAYES

Development: Erection of single storey rear extension to educational premises (former caretaker's house).

LBH Ref Nos: 17997/APP/2011/2029

Drawing Nos: 2011D90/P02 (Existing Site Plan)
2011D90/P03 (Existing Ground Floor Plan)
2011D90/P04 (Existing First Floor Plan)
2011D90/P05 (Existing Roof Plan)
2011D90/P06 (Existing South West Elevations)
2011D90/P01 (Existing Location Plan and Photographs)
2011D90/P07 (Existing North West Elevation)
2011D90/P08 (Existing North East Elevation)
2011D90/P09 (Existing South East Elevation)
2011D90/P10 (Proposed Location Plan)
2011D90/P17 (Proposed North East Elevation)
2011D90/P11 Rev.A (Proposed Site Plan)
2011D90/P12 Rev. A (Proposed Ground Floor Plan)
2011D90/P13 Rev.A (Proposed First Floor Plan)
2011D90/P14 Rev.A (Proposed Roof Plan)
2011D90/P15 Rev.A (Proposed South West Elevation)
2011D90/P16 Rev.A (Proposed North West Elevation)
2011D90/P18 Rev.A (Proposed South East Elevation)

Date Plans Received: 17/08/2011 **Date(s) of Amendment(s):** 17/08/2011

Date Application Valid: 18/08/2011

1. SUMMARY

This application seeks full planning permission for the erection of a single-storey extension to the rear of the former caretaker's house, which is now used for educational purposes, at Yeading Junior School in Hayes.

The building is currently used to provide extended educational facilities during school hours, including support and training for parents. The applicant and the school have both advised that the extension is required in order to provide more flexibility of space for existing users and that it will not increase capacity.

The proposed extension is considered to be visually acceptable in this location. Only limited views would be available from Carlyon Road and as the building is bounded by school buildings on all sides it would have no detrimental impact on the amenity of the nearest residential occupants. The proposal would not result in any increase in traffic to/from the site and, whilst it would result in the removal of some existing trees, replacement tree planting would be provided and this is considered to be appropriate in this instance.

The scheme is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

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

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

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

2 OM1 **Development in accordance with Approved Plans**

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

REASON
To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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 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.

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

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON
To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 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).

7 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).

8 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).

9 DIS1 **Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON
To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.2.

10 OM19 **Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and

construction management plan to the Local Planning Authority for its approval. The plan shall detail:

(i) The phasing of development works
(ii) The hours during which development works will occur (please refer to informative 9 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).

11 NONSC **Hours of use**

The building shall not be used outside the hours of 8am and 6pm Monday to Saturday.

REASON
In the interests of residential amenity in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC **Restriction on number of occupants**

The building shall not be occupied by more than 15 people at any one time.

REASON
In the interests of residential amenity in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 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.

REASON
To prevent overlooking to adjoining properties in accordance with policy BE24 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 (July 2011) and national guidance.

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.
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.

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 I11 **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 commision 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).

8 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

9 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.

10 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).

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

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

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

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

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

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

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

· The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk

· Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

12 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).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 439m2 rectangular plot located on the south west side of Carlyon Road in Hayes. It is currently occupied by a two-storey brick built property, currently used for educational purposes but which was formerly the caretaker's house for the adjoining junior school. A small rear garden, predominantly bounded by mature trees and hedges, still exists to the rear.

The house currently comprises two small offices, a kitchen and WC at ground floor level and three small offices and a bathroom at first floor level. The school has advised that part of the building is predominantly used by social work students when on placement in the school. This is used as their base and, although the students work predominantly in the school with children, they do offer a drop in for parents. The house is also used as a place where parents can attend informal coffee mornings and training sessions. Furthermore, professionals such as the Community Police Officer occasionally drop into the building.

The school have advised that the social work students use the school's existing car park and that the majority of parents attending the facility walk. The hours of opening for parents are usually between 10am and 3pm. Outside these hours it would only be used by cleaning staff or existing school staff for meetings, which usually end by 4pm. The school's lease restricts the hours of use to between 8am and 6pm Monday to Saturday. Generally, there would be no more than 12 people using the building at any one time, although numbers do vary and there are frequently fewer than this.

The application site is bounded to the north west and south west by Yeading Junior School, the school's main vehicular access and car park immediately abutting the plot. To the south east the site is bounded by Yeading Infant and Nursery School and to the north east the site is bounded by Carlyon Road, beyond which are residential properties.

The site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map. The building itself is locally listed.

3.2 Proposed Scheme

This application seeks full planning permission to provide a single-storey rear extension to

the existing former caretaker's house at Yeading Junior School. The proposed extension is required to provide a space to offer support to parents, in small groups, around children's learning.

The proposed extension would measure approximately 5m by 4m by 3.2m high and it would have a parapet roof. It would be finished in brick to match the existing building.

The applicant and the school have advised that the extension would provide additional educational space within the building for existing users and that it would not result in an increased number of people using the building.

3.3 Relevant Planning History

17997/AA/98/2214 Yeading Junior School Carlyon Road Hayes

Erection of a single storey extension to provide an assembly hall addition, two changing rooms and toilet

Decision: 09-03-1999 ADH

17997/AB/99/0138 Yeading Junior School Carlyon Road Hayes

Renewal of planning permission ref.17997M/93/1919 dated 25/01/94; Retention of double mobile classroom

Decision: 23-02-1999 ALT

17997/APP/2000/2437 Yeading Infants School Carlyon Road Hayes

RENEWAL OF PLANNING PERMISSION REF. 17997T/95/782 DATED 03/07/95; RETENTION OF A MOBILE CLASSROOM

Decision: 12-01-2001 ALT

17997/APP/2001/252 Yeading Infant School Carlyon Road Hayes

ERECTION OF A SINGLE STOREY EXTENSION WITHIN THE SCHOOL COURTYARD

Decision: 09-04-2001 ADH

17997/APP/2002/2443 Yeading Junior School Carlyon Road Hayes

ERECTION OF A TWO STOREY AND SINGLE STOREY EXTENSION (INVOLVING DEMOLITION OF EXISTING MODULAR CLASSROOM)

Decision: 21-01-2003 ADH

17997/APP/2007/159 Yeading Junior School Carlyon Road Hayes

CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY EDUCATION USE TO PROVIDE MEETING ROOM, CRÈCHE FACILITY FOR 4/5 CHILDREN AND OFFICE

Decision: 14-06-2007 Approved

17997/APP/2007/2169 Yeading Junior School Carlyon Road Hayes

ERECTION OF A SINGLE STOREY SIDE EXTENSION TO THE SOUTH-EAST ELEVATION OF THE EXISTING JUNIOR SCHOOL BUILDING.

Decision: 13-09-2007 Approved

17997/APP/2007/2334 Yeading Junior School Carlyon Road Hayes

DETAILS OF HOURS OF USE - CONDITION 2, ACCESS ARRANGEMENTS - CONDITION 3, AND SECURITY MEASURES - CONDITION 8 IN COMPLIANCE WITH PLANNING PERMISSION REF.17997/APP/2007/159 DATED 14/06/2007:
CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY EDUCATION USE TO PROVIDE MEETING ROOM, CRECHE FACILITY FOR 4/5 CHILDREN AND OFFICE.

Decision: 17-09-2007 Approved

17997/APP/2009/1148 Yeading Infants School Carlyon Road Hayes

Single storey building for use as childrens and adults centre, with associated parking and play area.

Decision: 31-07-2009 Approved

17997/APP/2010/902 Yeading Infants School Carlyon Road Hayes

Details in compliance with conditions 3 (ground levels), 4 (storage of refuse bins), 5 (boundary treatment), 6 (tree survey), 8 (tree protection), 9 (landscape scheme), 11 (landscape maintenance), 13 (access to building), 15 (security measures), 16 (parking arrangements), 17 (demolition and construction management), 18 (secure cycle storage), 19 (urban drainage) and 20 (materials) of planning permission ref: 17997/APP/2009/1148 dated 31/07/2009: Single storey building for use as childrens and adults centre, with associated parking and play area.

Decision:

17997/B/84/1220 Yeading Infant & Junior Schools Carlyon Road Hayes

Formation of access (P)

Decision: 12-09-1984 ADH

17997/C/84/1950 Yeading Infant & Junior Schools Carlyon Road Hayes

Householder dev. (small extension,garage etc) (P)

Decision: 04-01-1985 ADH

17997/E/86/2194 Yeading Infant & Junior Schools Carlyon Road Hayes

Installation of self closing doors

Decision: 21-01-1987 ADH

17997/F/87/2179 Yeading Infant & Junior Schools Carlyon Road Hayes

Erection of chain link fence to a height of 3.6M along the frontage of school to Carlyon Road

Decision: 14-12-1987 Approved

17997/G/90/0256 Yeading Primary School Carlyon Road Hayes

Erection of a 3.6m high chain link fence to enclose school playing fields

Decision: 21-03-1990 ADH

17997/K/92/0515 Yeading Junior School Carlyon Road Hayes

Erection of a radio base station including a prefabricated equipment cabin, 2 microwave dishes and security fencing

Decision: 08-07-1992 Approved

17997/L/93/1850 Yeading Junior School Carlyon Road Hayes

Erection of a front boundary wall

Decision: 10-01-1994 Approved

17997/M/93/1919 Yeading Infants School Carlyon Road Hayes

Erection of a double mobile classroom unit

Decision: 25-01-1994 ALT

17997/N/93/1976 Yeading Infant School Carlyon Road Hayes

Erection of a nursery school

Decision: 20-04-1994 ADH

17997/S/94/1215 Yeading Infants School Carlyon Road Hayes

Details of external materials in compliance with condition 5 of planning permission ref. 17997N/93/ 1976 dated 20/04/94; Erection of a nursery school

Decision: 05-10-1994 ADH

17997/T/95/0782 Yeading Infants School Carlyon Road Hayes

Erection of a double mobile classroom

Decision: 03-07-1995 ALT

17997/X/95/1836 Yeading Infant & Junior Schools Carlyon Road Hayes

Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension,

demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

Decision: 16-02-1996 Approved

17997/Y/96/1082 Yeading Infant & Junior Schools Carlyon Road Hayes

Details of landscaping scheme including siting of hard play areas in compliance with condition 3 of planning permission ref.17997X/95/1836 dated 16/02/96; Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

Decision: 24-09-1999 Approved

Comment on Relevant Planning History

Yeading Infant and Junior Schools have an extensive planning history as summarised above. Notably planning permission was granted in 2007 for the change of use of the caretaker's house to provide educational facilities including meeting rooms, offices and a creche for up to 5 children (ref: 17997/APP/2007/159).

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan 2011
Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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.
PT1.30	To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

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.
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th September 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 15 local owner/occupiers. Two letters of objection, including a 25 signature petition, have been received which raise the following concerns:

i) Traffic - Carlyon Road is a dead end road accommodating Yeading Junior School (485 pupils), the community house, Yeading Infant and Nursery School (480 pupils) and a children's centre which is used into the evenings.
ii) There is already a severe traffic and parking problem and the proposal will make the congestion worse.
iii) Parking in the grounds of the schools and associated establishments is very limited which forces vehicles to park in the road.
iv) visitors show a blatant disregard to parking restrictions in place- This includes parking across and blocking residents' driveways.
v) There are three well established trees which would need to be removed.
vi) The activities which take place in the extension could ake place elsewhere in the road, for example at the children's centre.
vii) Problems already exist with staff of the school and associated facilities parking near residents' driveways.
viii) If residents park outside their homes they are sometimes asked to move.
vix) Where will contractors park?

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT
No objection subject to the attachment of the standard site construction informative should approval

be granted.

ACCESS OFFICER
The scheme was revised after comments in relation to the design were received from the Council's Access Officer. The revised plans were reviewed by the Access Officer who has advised that no objections are raised on grounds of accessibility.

URBAN DESIGN AND CONSERVATION OFFICER
The former Caretaker's house is an attractive and well proportioned 1930s house with brick banding at first floor level. The house stands between the Yeading Junior and Infant Schools, both of which have been included in the Local List. The designs of all three buildings are reminiscent of designs in the later Hampstead Garden Suburb.

Whilst there would be no objection in principle to the rear extension, although at 5 metres it would certainly be large, its appearance would be compromised by the proposed 220mm roof slope to one side, covered with roofing felt, much like a coal bunker.

The appearance of the extension could be much improved by finishing the roof with a brick on edge parapet around all three exposed sides. These parapets would then hide the proposed roof slope and finish. The rainwater would discharge into a hidden gutter behind the parapet, and out through a hopper head and downpipe.

Recommendations: Amendment required

Officer comment: Amended plans have been submitted which show parapets around the roof as recommended. The Council's Urban Design Officer has seen the amended plans and raises no objection.

TREES/LANDSCAPING OFFICER
There are hedges and trees on and close to the site.

The revised layout drawing shows two trees to be removed to facilitate the proposed development. Tree No. 1 is a middle-aged and large tree of heaven located very close to the existing building. Tree No. 2 is a large conifer that fills much of the garden at the rear of the building.

The two trees shade the garden and the juxtaposition of the tree of heaven and the building is very poor. Given the proximity of the tree of heaven to the building and its age and growth potential, there is also a risk that it will cause damage to the building. In this case, the two large trees are in the wrong place, such that they will have to be heavily pruned or removed in any event.

The revised drawing shows the retention of the existing hedges and outlines landscaping, including two birch trees at the front in replacement of trees 1 and 2.

Overall, subject to conditions TL2 (hedges), TL3 (hedges), TL5, TL6 and TL7, the revised application is acceptable in terms of Saved Policy BE38 of the UDP.

EDUCATION
No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

In addition, the DCLG has recently published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

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 does not fall within an Archaeological Priority Area and there are no Conservation Areas or Areas of Special Local Character within the vicinity.

The school is locally listed. Limited views of the proposed extension would be visible from the streetscene and it is not considered that it would detract significantly from the character and appearance of the original property. The proposed extension would be finished in brick to match the existing building and, following advice from the Council's Urban Design and Conservation Officer, amendments have been made to the roof design in order to enhance its visual amenities. Following these changes, the Council's Urban

Design & Conservation Officer has raised no objections to the proposal.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult with the airport safeguarding authorities in this instance.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land within the vicinity of the site.

7.07 Impact on the character & appearance of the area

Limited views of the proposed extension would be visible from the streetscene due to the property's setback from the road and screening provided by existing trees, vegetation and other boundary treatments. Furthermore, it would be viewed in context with the existing building and wider school site. Accordingly, it is not considered that it would have any significant detrimental impact on the character or appearance of the existing building or the surrounding area.

7.08 Impact on neighbours

With the exception of Carlyon Road to the north east, beyond which are residential properties, the application site is bounded by school premises on all sides. The proposed extension would not be visible from the nearest residential properties and, accordingly, it is not considered that the proposal would have any adverse impacts on the amenity of the nearest residential occupants.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the existing car parking or access arrangements at the site. The applicant and the school's headteacher have confirmed that the proposed extension is required to provide additional space for existing users and that it is not intended to use the space to accommodate additional numbers at the facility.

It is noted that residents have raised concerns over a potential increase in parking demand and traffic as a result of the proposals. However, given that the proposal will not result in an increase in users of the facility, it is not considered that refusal could be justified on this basis.

Residents have also raised concerns over where construction vehicles would park. Construction, and the associated inconvenience of larger vehicles requiring access, would be temporary only. Accordingly, refusal could not be justified on this basis. Conditions would be attached, should planning permission be granted, to ensure impacts of construction are minimised.

7.11 Urban design, access and security

This issue has been largely addressed in parts 7.03 and 7.07 of the report. The size and design of the proposed extension is considered to be acceptable in this instance and it is not considered that it would have any significant detrimental impact on the character or appearance of the locally listed building. Notably, the Council's Urban Design and Conservation Officer has raised no objections.

7.12 Disabled access

Further to initial advice from the Council's Access Officer, the applicant has explored options of increasing the accessibility of the existing WC in the building. The applicant has agreed to widen the WC doorway and install a smaller sink to provide increased accessibility to the WC. The Council's Access Officer has confirmed that options for increasing accessibility to the WC have been satisfactorily explored and that this approach is acceptable given the constraints of the existing building. Accordingly no objections are

raised.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The proposals would result in the removal of two trees at the rear of the site. However, the Council's Trees/Landscape Officer has advised that due to the proximity of these trees to the existing building and the nature of the species it is likely they could require future removal in any case to avoid damage to the existing building. Accordingly, no objections are raised to their removal.

The applicant has committed to providing replacement planting at the front of the site to offset the loss of these trees. It is considered that their location in front of the building would enhance the visual amenities of the application site and the streetscene.

The Council's Trees/Landscape Officer has raised no objections to the proposals.

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

The site is not located within a flood plain and no issues regarding flooding have been identified.

7.18 Noise or Air Quality Issues

It is not considered that the proposed extension will result in any increase in noise or pollution at this site. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

7.19 Comments on Public Consultations

The concerns raised by residents have been addressed in the report.

7.20 Planning obligations

Not applicable to this type of application.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It is not considered that the proposed extension would have any significant detrimental visual impact on the character or appearance of the existing locally listed building or on the visual amenities of the streetscene or surrounding area.

Only limited views of would be available from Carlyon Road and as the building is bounded by school buildings on all sides it would have no detrimental impact on the amenity of the nearest residential occupants.

The intention of the extension is to provide additional space for existing users, not to increase the capacity for additional users. Accordingly, there would be no increase in parking demand or traffic to/from the site.

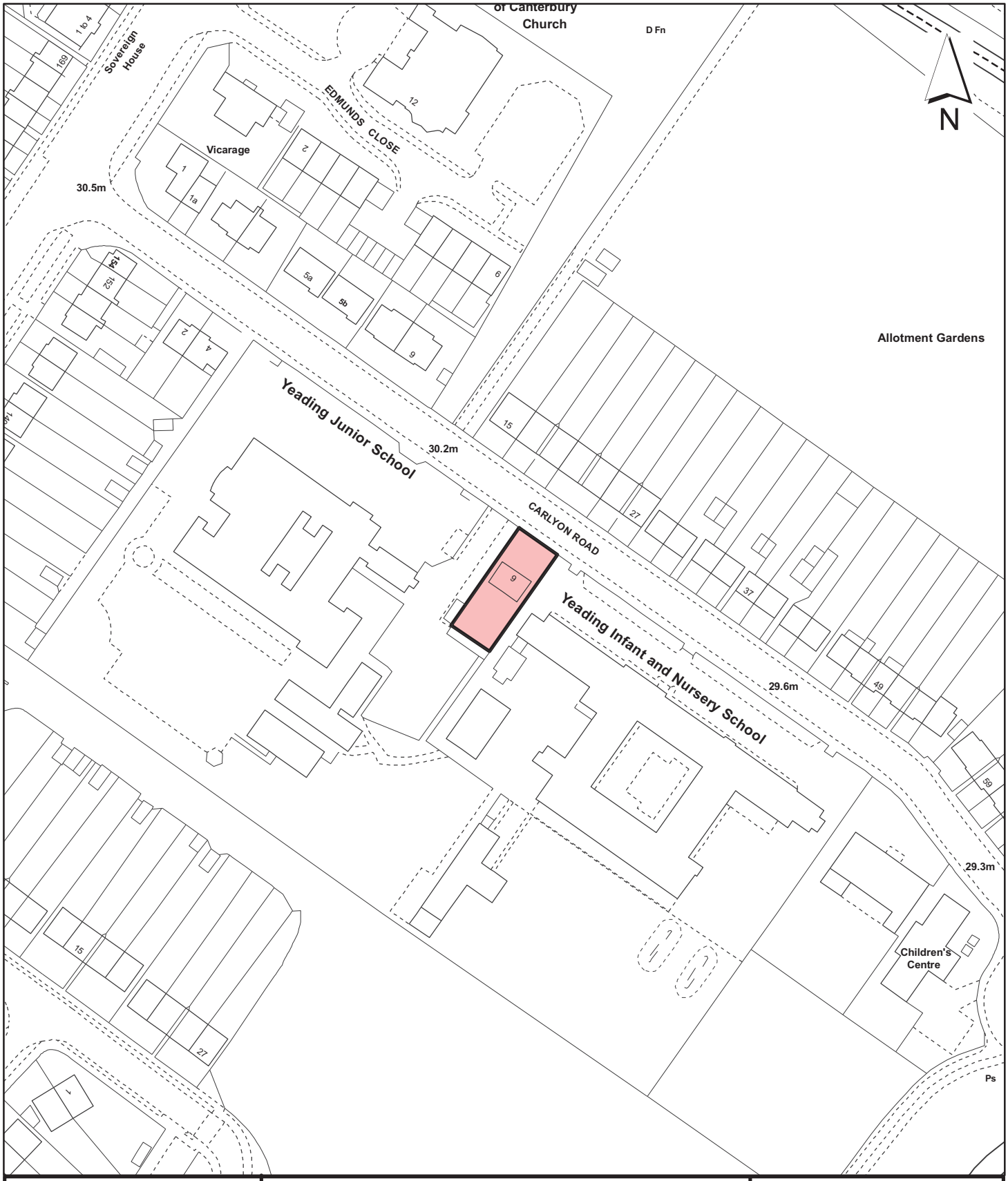
Whilst it would result in the removal of some existing trees, replacement tree planting would be provided and this is considered to be appropriate in this instance.

The scheme is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan 2011
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Contact Officer: Johanna Hart **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Yeading Junior School
Carlyon Road
Hayes

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

Planning Application Ref:
17997/APP/2011/2029

Scale
1:1,250

Planning Committee
Central and South

Date
September 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 66 HATCH LANE HARMONDSWORTH

Development: Single storey side extension (Part retrospective application).

LBH Ref Nos: **19246/APP/2011/1884**

Drawing Nos: Design and Access statement
Location Plan
10/66/HLH/101
10/66/HLH/102/A

Date Plans Received: 02/08/2011 **Date(s) of Amendment(s):** 02/08/2011
23/09/2011

Date Application Valid: 16/08/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi detached property located on the western side of Hatch Lane. The property is set within a corner plot, adjacent the junction where Hatch Lane turns into Candover Close.

The external walls of the dwelling have been coated in white pebbledash render with the roof erected from red concrete interlocking tiles.

The dwelling is set 11.6 metres back from the highway and is separated by an area of hardstanding, which provides space to park at least two cars within the curtilage of the site.

At the rear of the dwelling is a 200 sq metre area which has been covered in hardstanding and acts as the amenity space for the dwelling.

A previous extension was partially erected without planning permission. This has since been removed, however, a section of the boundary wall facing Candover Close has been removed and the foundations remain open at the site. These alterations were carried out with permission, however, the applicant failed to complete construction work within the time limits imposed by condition.

The application site lies within the Harmondsworth Village Conservation Area as identified in the adopted UDP (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks to renew a lapsed permission. The application is for part-

retrospective planning permission for the erection of a single storey side extension. The proposed extension, would extend beyond the side elevation of the dwelling by 3.15 metres with a depth of 6.8 metres. It would be set back from the principal elevation of the property by 1 metre and would sit flush with the rear elevation of the dwelling.

It would have a flat roof design, with a maximum height above ground level of 3 metres. The extension would be built up to the side boundary line and would be attached to the existing boundary wall.

The proposed development was previously granted planning permission under application reference: 19246/APP/2010/1349. That permission related to a scheme which if implemented would have corrected auauthorised building work. In essence the previous permission related to a scheme to reduce the size of the as built side extension. Therefore, two conditions were added to the decision notice for the earlier permission which are provided below:

1. The development hereby permitted shall be begun before the expiration of 3 Months from the date of this permission. REASON To comply with Section 91 of the Town and Country Planning Act 1990 and to ensure that in the interests of securing development in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) there is not an accumulation of un-implemented planning permissions.

2. 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. The works associated with the single storey side extension as shown on approved drawing numbers 10/66/HLH/101 and 10/66/HLH/102, received on 09-09-2010, shall have been completed to the satisfaction of the Local Planning Authority within 9 months of the implementation of this permission. REASON To ensure that the external appearance of the development is satisfactory and complies with Policies BE4,BE13,BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The applicant met condition 1 and started work within 3 months of the date of the decision notice. However, they failed to complete the work within 9 months of implementation of the permission, ensuring it lapsed.

Therefore, the applicant is looking for a new planning permission to complete the previously approved works.

1.3 Relevant Planning History

19246/APP/2005/1033 66 Hatch Lane Harmondsworth

ERECTION OF A SINGLE STOREY DETACHED GARAGE/STORE AT THE BOTTOM OF THE REAR GARDEN AND ERECTION OF A BRICK BOUNDARY WALL (PART RETROSPECTIVE APPLICATION)

Decision Date: 25-11-2008 NFA **Appeal:**

19246/APP/2010/1349 66 Hatch Lane Harmondsworth

Single storey side extension (Part retrospective application).

Decision Date: 14-09-2010 Approved **Appeal:**

19246/APP/2010/2378 66 Hatch Lane Harmondsworth

Part two storey, part single storey side extension, involving demolition of existing single storey side extension (Part retrospective application).

Decision Date: 16-12-2010 Refused **Appeal:**

19246/APP/2010/771 66 Hatch Lane Harmondsworth

Single storey side extension (Part Retrospective application).

Decision Date: 04-06-2010 Refused **Appeal:**

Comment on Planning History

The application property was subject to a planning enforcement notice under application reference: ENF/130/10, as they had erected a single storey side extension which required planning permission.

After the refusal of a planning application for the retention of the existing side extension (ref: 19246/APP/2010/771). The applicant applied for planning permission for a reduced scheme (ref: 19246/APP/2010/1349), which was granted planning permission on 14th September 2010 with the aforementioned time limitation conditions attached. The applicant failed to complete the works within 9 months of implementing the planning permission, ensuring the permission expired.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 19th October 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring dwellings were notified of the proposed development on 17th August 2011, including No.64 Hatch Lane who share a boundary line with the application site.

Site Notice: Erected: 27th September 2011 Expired: 18th October 2011

Press Advertisement: Printed: 28th September 2011 - Expired: 19th October 2011

By the close of the consultation period on the 19th October 2011, 2 objections had been received from neighbouring occupiers, one of which included a 27 signature petition in objection to the scheme. These objections relates to:

· The scheme does not enhance or improve the appearance of the area.
· Increase noise arising from an increased number of people living at the property.

Case officer notes: There is no clear evidence that the proposed side extension would lead to an increase in the number of people living at the property. As the side extension would be on the opposite side of the property to the objector, No.64 Hatch Lane, the proposed side extension would lead to no direct increase in noise disturbance to this neighbouring dwelling. The other objection will be considered in the main body of the report.

It is noted that the previously approved planning permission for the side extension (19246/APP/2010/1349) raised five letters of objection against the scheme, these

objections related to:

1. The extension would go outside the building line of the neighbouring houses and so destroy the symmetry of neighbouring houses;
2. The extension would detract from the appearance of the Conservation Area and Candover Close;
3. Concern is expressed over the applicant using the free side wall to build against;
4. The application should be refused and enforcement action taken;
5. Concern is expressed over the suitability of foundations to the extension;
6. The additional bedroom would be rented out to people. The property is let out. This would allow the property to be registered as a property of mass occupancy;
7. The entire front and rear gardens has been concerted over and which does not accord with planning policies;

All of these objections were considered under the previous application, with none of the points raised being deemed so harmful to warrant a refusal of the application. The current application is of an identical design.

The Harmondsworth Village and Longford Village Conservation Panel was notified of the proposed development on 17th August 2011, with no consultation response returned.

External Consultees:

National Air Traffic Services: The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

BAA: The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal.

Internal Consultees:

Environmental Protection Unit: We have no requirement for a condition or informative on minor applications for an orchards use. Could you add the construction site informative.

Access Officer: As the application relates to a householder extension I have no comments to make.

Conservation and Urban Design: BACKGROUND: This is a pair of semi-detached propert[ies], dating from 1930s. The street is characterised by similar properties and the property is located on a very prominent corner of Hatch Lane and Candover Close.

COMMENTS:
There has been long planning and enforcement history on the above site. Following previous refusals, the scheme proposes a single storey extension set back from the front elevation with a flat roof and parapet detail.

Given the sensitive corner location of the building within the Conservation Area, it is advised that-

- The brick on edge parapet detail is exposed, and not rendered; and
- The extension is finished with a tile crease detail just under the parapet.

Both these details should be carried around the front, side and rear elevations.

CONCLUSION: All materials to match existing.

Case Officer Comments: A number of other applications for extensions within the Harmondsworth Village Conservation Area have been asked to meet the above detailing recommendations, since the previous permission was granted. Therefore, the applicant was asked to amend the plans to incorporate the above detailing points. The applicant provided the amended plans on the 23rd September which ensured the proposed plan would incorporate the above comments of the planning officer and are deemed acceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
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.
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
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The previously approved application was granted planning permission on 14th September 2010 and was determined against the currently adopted UDP (Saved Policies September 2007) and the current HDAS Residential Extensions (December 2008). Therefore, unless there has been a material change of conditions on site, there would be no reason why the previously approved scheme should be refused planning permission.

The main considerations in determining this planning permission are, the impact on the character and appearance of the Conservation Area, the impact on the appearance of the original dwelling, the impact on the amenity of the neighbouring dwellings, the impact on the amenity of the application property, the retention of garden space and the availability of parking.

Impact on the Character and Appearance of the Conservation Area

Under the previously approved application it was determined that, despite the side extension being built forward of the front building line of the properties on Candover Close and being built up to the side boundary line, it would not erode the corner plot to an extent that would be harmful to the character and appearance of the Conservation Area to warrant a refusal.

At present a section of the existing boundary wall has been removed, as part of the remedial works to remove the previously unauthorised extension. The building of the side extension would fill the void in the wall and would positively impact the character and appearance of the area.

Therefore, as an amended scheme has been negotiated, to ensure the detailing of the extension would be in keeping with the surrounding area, the proposed development would be in compliance with Policy BE4, BE13 and BE19 of the adopted UDP (Saved Policies September 2007).

Impact on the Appearance of the Existing Dwelling

The dimensions of the proposed extension would meet all the criteria detailed within the HDAS Residential Extensions, ensuring the proposed side extension would harmonise with the appearance of the existing dwelling.

At present the site has the foundations open and some work has been started on the side extension. These completed works which had permission at the time of completion under the previous permission. The granting of this application would allow for the work to be completed and would improve the appearance of the existing dwelling. Therefore, the proposed development would comply with Policy BE15 and BE19 of the adopted UDP (Saved Policies September 2007).

As the site has foundations exposed and an area of the boundary wall removed, a condition will be added to the decision notice requiring the work to be completed within three months, to ensure the restoration of the visual amenities of the area in a timely fashion.

Impact on the Residential Amenity of No. 64 Hatch Lane

The proposed development would be built on the opposite side of the dwelling to the attached No. 64 Hatch Lane. This would ensure no impact to the amenity of this neighbouring dwelling.

Impact on the Residential Amenity of No. 68 Hatch Lane

No. 68 Hatch Lane is separated from the application site by the highway of Candover Close. As the side elevation of the extension contains no side facing windows, the

proposed development would have no impact to the amenity of this neighbouring dwelling.

Impact on the Residential Amenity of No. 38 Candover Close

The rear elevation of the proposed extension would have a distance separation of 27.5 metres to the side elevation of No.38 Candover Close facing the application site. At this distance separation there would be no impact to the amenity of this neighbouring dwelling.

The proposed development would, therefore, comply with Policy BE 19, BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007).

Impact on the Amenity of the Application Property

It has been considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policies BE20 of the UDP (Saved Policies September 2007) and 3.5 the London Plan (2011).

The Retention of Garden Space

The proposed side extension would not significantly reduce the amenity space at the rear of the dwelling and would not increase the number of bedrooms in the property. Therefore, the application site would retain sufficient amenity space for its inhabitants in accordance with Policy BE23 of the adopted UDP (Saved Policies September 2007).

The Availability of Parking

The existing parking arrangements within the site would not be affected by the proposed development. As space to park at least two cars would remain, the application site would be in accordance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 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. The works associated with the development shall have been completed to the satisfaction of the Local Planning Authority within 6 months of the date of this permission.

REASON
To ensure that the external appearance of the development satisfactorily restores the character and appearance of the Conservation Area in a timely manner and complies with Policies BE4, BE13 & BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 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).

3 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 no. 68 Hatch Lane.

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

4 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

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

5 HH-MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON
To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

The applicant should ensure that the following are complied with as part of their environmental management strategy:

i) To assist in good management of noise from demolition and construction works at the site, the contractor involved is advised to consider applying to the London Borough of Hillingdon for prior consent under section 61 of the Control of Pollution Act 1974. The application should specify the method of working, the hours of work and noise controls to be applied in accordance with best practicable means as defined in section 72 of the Control of Pollution Act 1974;

ii) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

iii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance; and

iv) No bonfires on the site should be allowed to take place at any time.

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.

AM14	New development and car parking standards.
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.
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
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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, Enviroment 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, Enviroment 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.

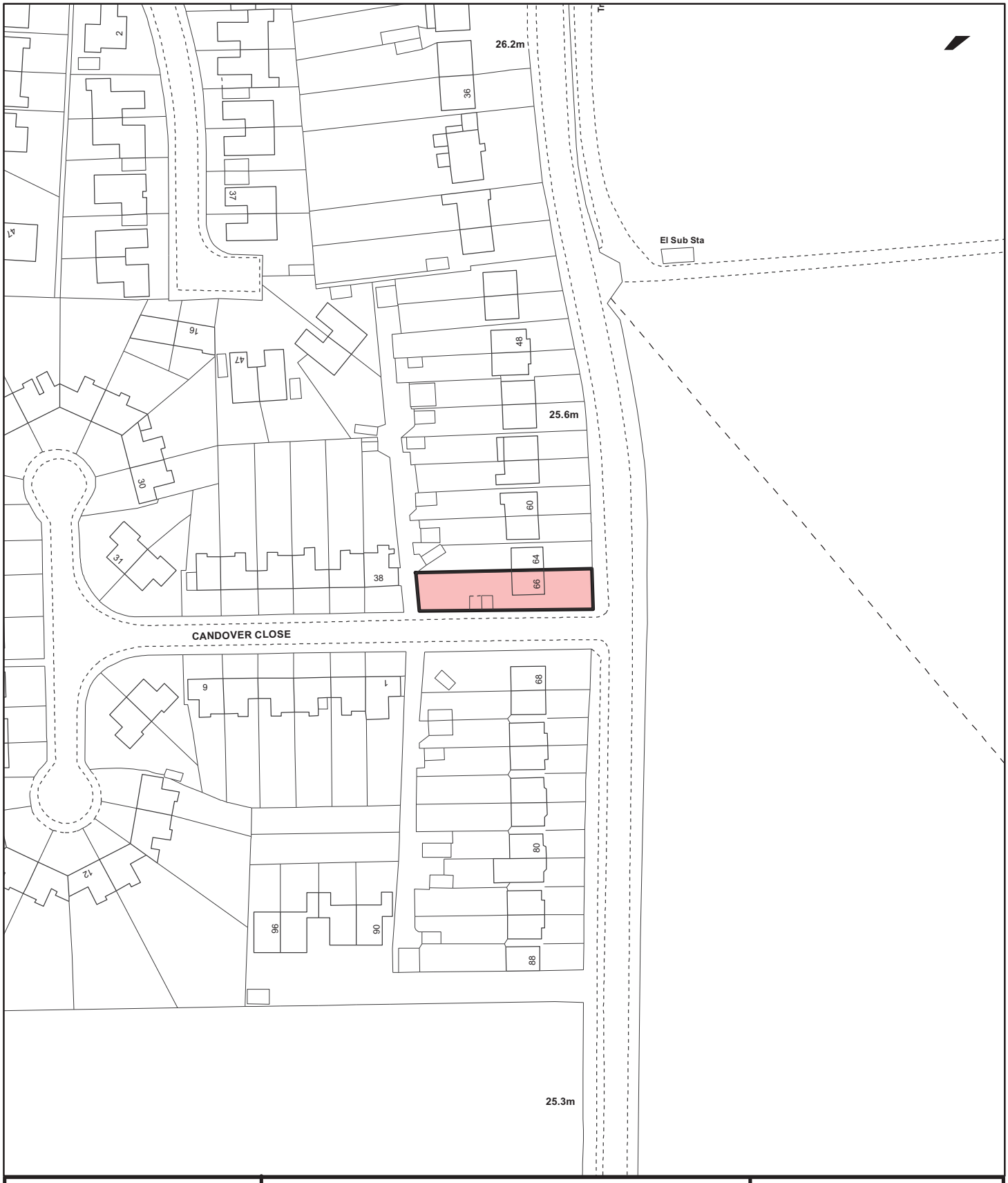
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result 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: Alex Smith **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

66 Hatch Lane, Harmondsworth

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

Planning Application Ref:
19246/APP/2011/1884

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address LAND REAR OF 22, 22A & 24 DICKENS AVENUE HILLINGDON

Development: 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover

LBH Ref Nos: 67783/APP/2011/1077

Drawing Nos: P08/06/103 A Distancing Diagram
Arboricultural and Planning Integration Report GHA/DS/660:11
B36-11 Site Survey
P08/06/130 Proposed roof plans
Design & Access Statement
P08/06/101 Location Plan
P08/06/110A Proposed floor plans
P08/06/102 B Proposed Site Plan
P08/06/120 Rev A Proposed elevations
Landscape specification

Date Plans Received: 06/05/2011 **Date(s) of Amendment(s):** 06/05/2011
13/05/2011
05/07/2011
28/07/2011

Date Application Valid: 13/05/2011

1. SUMMARY

Planning permission is sought for the erection of 2 two-bedroom houses on a backland site between Daleham Drive and Dickens Avenue.

The main considerations of the proposal are:
* Whether the scheme would represent 'garden grabbing' and if it would be acceptable in principle;
* The design of the proposals and adequacy in terms of living conditions for future occupiers;
* The impact of the proposal upon the wider locality;
* The impact to the amenities of adjoining occupiers, and car parking considerations.

As discussed below in the 'Principal of Development' section, the scheme is considered acceptable in principle, and the design would meet HDAS standards. Protected trees would not be removed and adequate separation distances would be achieved to prevent harm to near by occupiers. Car parking meets Council parking standards. As such the scheme is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 OM1 **Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans 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).

3 M1 **Details/Samples to be Submitted**

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

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 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 hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
ii)Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
iii) 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).
iv) 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).

5 OM2 **Levels**

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

REASON

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

6 TL1 **Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-
i) A clear indication of trees, hedges and shrubs to be retained and removed;
ii) Existing and proposed site levels;
III) The location, extent and type of all (including subsurface) services.

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

7 TL2 **Trees to be retained**

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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.

8 TL21 **Tree Protection, Building & Demolition Method Statement**

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON
To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL5 **Landscaping Scheme**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works and parking layout 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,
· the layout of the car parking area,
- 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).

11 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).

12 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).

13 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).

14 OM14 **Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to

be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON
In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

15 NONSC **Non Standard Condition**

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

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

16 NONSC **Non Standard Condition**

The development hereby approved shall not be occupied until the parking area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

17 NONSC **Non Standard Condition**

The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority. Width of the new vehicular crossover shall not be more than 5m.

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

18 MRD8 **Education Contributions**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 5 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the

child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON:
To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

19 SUS4 **Code for Sustainable Homes details**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON
To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3

20 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 the London Plan (July 2011).

21 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.

REASON
To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

22 M3 **Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

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 (2011) and national guidance.

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 7.3	(2011) Designing out crime
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3 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.

4 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

5 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).

6 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).

7 I21 **Street Naming and Numbering**

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

8

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

The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

9

In relation to condition 16 you are advised that one way to meet the terms of the condition would be to enter into a Unilateral Undertaking to provide a contribution of £29,713 towards the provision of local primary school facilities.

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises land to the rear of 22, 22A and 24 Dickens Avenue. It is also to the rear of properties 21-27 Daleham Drive.

The land was last used as a residential garden for properties on Dickens Avenue. However it has not formed part of a residential garden for some time. The site has an access from Daleham Drive.

The site contains trees with Tree Preservation Orders and is not in a Conservation Area.

3.2 Proposed Scheme

Planning permission is sought for the erection of two semi-detached, two-bedroom dwellings fronting Daleham Drive. Two off-street parking spaces and 1 cycle space per dwelling would be provided. The houses would be accessed from Daleham Drive, adjacent to the rear garden of number 27 Daleham Drive. The proposals include a new vehicle crossover on Daleham Drive. Refuse storage provision would be provided within each private garden. There would be paved footpaths to each side entrance.

The houses would have brick walls, hipped roofs and casement windows. The houses would both have conservatories to the rear and porches at the front.

The proposed houses would be approximately 20 metres from the rear of 29 Daleham Drive, 23metres from the rear of number 27 Daleham Drive and 20 metres from the rear of 22a Dickens Avenue. The front building line of the houses would be 9.5 metres from the edge of Daleham Drive.

The applicant originally applied for two 3-bedroom houses but, following advice from the Council's Access Officer, revised drawings have been submitted with the internal layout now providing two 2-bedroom houses.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history for this site.

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.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 7.3	(2011) Designing out crime
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 properties were consulted, 14 representations and a petition have been received. Of the representations received, there are 7 letters of objection and 7 letters of support.

The petition contains the names and addresses of 41 people, however, only 11 have signatures next to them.

The petition has the following comments about the proposals:
i) Daleham Drive is already congested in terms of parking. Proposals will add to these problems with more traffic.
ii) Removal of trees have left houses vulnerable in terms of security
iii) Loss of outlook due to removal of trees
iv) Loss of wildlife
v) Restrict the access to driveway of 27 Daleham Drive
vi) Character of the neighbourhood would be altered.
vii) Access to the site will be disruptive
viii) Extra pressure on local schools, healthcare etc.
ix) Request proof of ownership of the site
x) Overdevelopment of the site

The 7 letters of objection raise the following comments:

i) Too close to the boundaries of neighbouring houses
ii) Overlooking/ loss of privacy
iii) Ruin tranquillity of area
iv) No need for further housing in this area
v) 22A Dickens Avenue is not shown in submitted documentation
vi) The dwellings will not be in keeping with existing houses
vii) Daleham Drive is already congested in terms of parking. Proposals will add problems. Dangerous for cars accessing the drive from 27 Daleham Drive.

viii) Removal of trees has security issues
ix) Loss of wildlife
x) Proposals will be an eyesore. Loss of green area
xi) Concern over construction noise, pollution and nuisance
xii) TPO trees have already been chopped down

The 7 letters of support raise the following comments:
i) An effective use of land that has been neglected for such a long time
ii) The proposals help in fight to save local greenbelt that is in constant threat of development
iii) All guidelines have been accorded to and much care and thought has gone into the design
iv) Housing is good use of land
v) Proposals will add to character of the road
vi) Sufficient parking
vii) Sufficient amenity space

Internal Consultees

HIGHWAYS OFFICERS have no objections to the application subject to conditions being added if approved.

Two car parking spaces are proposed for each of the two proposed dwellings, which accords with the Council's maximum car parking standards.

Refuse collection already takes place for the nearby properties; therefore it is not envisaged to be a problem for the proposed dwellings.

Hardstanding must be designed and constructed in such a way that no surface water from private land drains onto the highway or discharge into the highway drainage system.

A new vehicular access and crossover is proposed for the proposed dwellings. The proposed access width of 7.7m is considered excessive and should be reduced to 5m maximum. The proposed access location is considered to not interfere with other existing accesses for the neighbouring properties.

No objection is raised, subject to the following conditions and informatives being applied:

Conditions
1. The development hereby approved shall not be occupied until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.
2. The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority. Width of the new vehicular crossover shall not be more than 5m.

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

2. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

ACCESS OFFICER

The proposed development has now been scaled back to two-bedroom houses. It is acceptable to

provide a smaller (part M compliant) entrance level WC.

ENVIRONMENTAL PROTECTION UNIT have no objections subject to conditions

No specific contamination issues were identified at the above site.

It is noted that there will be an amenity area. If it is likely soil will be imported as part of this development the following imports condition is advised for imports.

Condition to minimise risk of contamination from Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

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

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

WASTE OFFICER

The Plan does show that a space has been allocated for the storage of waste.

THAMES WATER

No objections.

TREE OFFICER

There are several trees on and close to the site, including the linear group of Sycamores (subject to Tree Preservation Order No. 148 - TPO 148) and conifers (off-site) close to the boundary of the site and properties in Daleham Drive, and a group of trees (mostly conifers) at the site access off Daleham Drive.

The group of protected trees and conifers is a landscape feature of merit, in terms of Saved Policy BE38 of the UDP, which should be protected and retained as part of the development of the site. The other trees on the site are not features of merit and do not constrain the development of the site. However, they should, if possible, be retained or replaced as part of the landscaping scheme associated with it.

The layout plan shows the retention and protection of the group of protected Sycamores and conifers, and a couple of other trees. It also shows the removal of four poor quality / low value trees to facilitate the proposed access, parking area and building. The application includes
an arboricultural and planning integration ('tree') report, which shows that the scheme makes provision for the protection and long-term retention of the valuable trees, in accordance with the requirements of BS 5837:2005, and that there is scope for tree planting, which would
enhance the landscape and provide some screening between the site and the neighbouring properties. The tree report also outlines tree protection measures and includes a preliminary method statement for development works. In this context, there is no objection to the loss of a

small number of trees and shrubs as part of the scheme.

For the reasons explained above and subject to conditions TL1 [levels and services ONLY], TL2, TL3, TL5 [including ALSO the layout of the car parking area], TL6, TL7 and TL21, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Organisation & Resources Team - Based on the creation of two private houses a contribution of £29,713 should be sought to mitigate impacts on schools.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established residential area and forms part of the 'developed area' as defined in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

Key changes in the policy context, since the adoption of the UDP, includes the adoption of The London Plan, the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance adopted April 2010, and new Planning Policy Statement 3: Housing adopted June 2010 (PPS 3).

In relation to National Policy the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within PPS 3. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The changes to PPS3 have only altered the definition of 'previously developed land' to exclude private residential gardens. The majority of the site is grass and trees. It does not appear to fall within a residential curtilage, and there is no substantive evidence of any former use as a private residential garden. PPS3 does not state that development on previously undeveloped land, including back gardens, will never be acceptable. The alteration to the definition of 'previously developed land' means that Local Planning Authorities must consider all other relevant material planning considerations in greater detail to assess whether or not such considerations outweigh the loss of the private residential garden.

Furthermore, paragraph 41 of PPS3 states that 'The National annual target is that at least 60% of new housing should be provided on previously developed land'. It therefore follows that the remainder of new housing has to be provided on previously undeveloped land. Again, PPS3 does not state that housing development on previously undeveloped land cannot be allowed. The outcome of these changes means that Council's will have to assess all material planning considerations more closely and make decisions on a case by case basis.

Policy 3.5 of the London Plan (July 2011) states in part the following:

'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic Policies in this Plan to protect and enhance London s residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be

locally justified.'

It can be clarified therefore that the land is not part of a garden and is within the settlement boundary, although technically 'greenfield' it has no designations such as Green Chain/Green belt etc (which would negate a housing development). It should also be noted that although some neighbours object to the scheme, a not in-significant number (7 letters of support) have highlighted the un-kept nature of the land and problems that this brings.

The principle issue is therefore whether the development would adversely impact on issues of acknowledged importance such as the character and appearance of the streetscene. Officers consider that the layout and design of the scheme is sensitive to the surrounding streetscene. The houses would have frontages onto the end of the cul-de sac in Daleham Drive. They are a pair of semi-detached houses as per other properties in Daleham Drive. The proportions of the houses are similar to those of dwellings in Daleham Drive. The setback of the dwellings from Daleham Drive is greater than that of other properties, but not so much that the properties would appear out of character. The impacts on landscape character and trees are considered acceptable by the Councils Tree officer. In summary officers do not consider that the proposed dwellings would appear out of character, nor would they be detrimental to the appearance of the streetscene, whereas the land is not technically a brownfield site it is considered to be acceptable in principle as housing site for the above reasons.

7.02 Density of the proposed development

Policy 3.4 of the London Plan is concerned with optimising housing potential. However, the London Plan also states that residential densities should harmonise with the surrounding area. The site has a PTAL of 1b and is in surroundings classed as "Suburban". Table 3.2 of the London Plan addresses ranges of housing densities acceptable in different settings. The proposal represents a density of approximately 153hr/ha. This is an acceptable density with consideration to Table 3.2 and therefore complies with Policy 3.4 of the London Plan. In view of the low PTAL rating, the density level is considered acceptable.

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

The site is not located within a Conservation Area.

7.04 Airport safeguarding

The development does not result in any airport safeguarding issues.

7.05 Impact on the green belt

The site is not located in, or close to, Green belt.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007 highlights the importance of designing new development to harmonise with the existing streetscene while Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Policy BE22 seeks to ensure that all buildings of two or more storeys of the height are setback a minimum of 1m from the side boundaries.

Planning Policy Statement 1 (PPS1) and London Plan sate that the appropriate density of development depends on a balance between the full and effective use of available housing land and the following important considerations; the quality of the housing layout and design, its compatibility within the density, form and spacing surrounding development and the location, configuration and characteristics of the site.

The principle visual impact of the development when viewed from Daleham Drive would be minimal as the proposed dwellings would be sited over 9.5m from the road. There would be a minimal view from Dickens Avenue as they would be behind properties 22- 24 Dickens Avenue. It is considered that the development would not intrude in the streetscene given its siting, would maintain adequate gaps to break up the built form and would be of similar bulk and scale to neighbouring properties. The design of the dwellings would be similar to buildings within the vicinity. The hipped roof would mimic the style of houses on Daleham Drive and Dickens Avenue. Overall, the development is considered to have an appropriate appearance that would respect and harmonise with the existing character of the streetscene.

7.08 Impact on neighbours

The proposed houses would be situated far enough away from the nearest neighbouring dwellings not to result in a loss of residential amenity in terms of loss of light or overshadowing.

Analysis shows that the scheme complies with the Council's 15m (to prevent loss of light and outlook) and 21m (to prevent overlooking) rules relating to separation distances.

The proposed development would be sited 22 metres from front windows of 29 Daleham Drive, 26metres from rear windows of 27 Daleham Drive and 20metres from the rear of 24 Dickens Avenue and 21metres from the rear of 22A Dickens Avenue. The Council's Hillingdon Design and Access Statement (HDAS) Supplementary Planning Document (SPD) 'Residential Layouts' states that the distance provided will be dependant on the bulk and size of the building, but generally, 15m will be the minimum acceptable distance. As such, the proposal would comply with Policies BE20 and BE21 of the adopted Unitary Development Plan (Saved Policies, September 2007).

Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. HDAS SPD 'Residential Layout' also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m. The proposed dwellinghouses would also maintain the 21m minimum facing habitable room window distance apart from with rear windows of 22A Dickens Avenue. The rear windows are 20metres away therefore this shortfall of 1m below the recommended distance of 21m is not considered to be sufficiently material to refuse the application. It is considered that there would not be any significant impact of overlooking and privacy between the future occupiers of the proposed development.

Given the limited number of dwellings and anticipated trip generation, it is considered that vehicles accessing the site would not cause such noise or air quality issues so as to harm residential amenity of near by occupiers.

7.09 Living conditions for future occupiers

HDAS SPD 'Residential Layouts' specifies minimum internal floor standards of 63sq metres for a two bedroom house. The proposed development would provide an internal area of approximately 93.11sq metres for each dwellinghouse therefore the proposed dwellinghouses would provide an adequate standard of residential amenity of future occupiers.

Policy BE23 of the UDP requires the provision of amenity space, which is usable in terms of its shape and siting. The Council's design guide 'Residential Layouts' specifies a minimum amount of 60m² of private amenity space for a 2-bedroom house. The proposal provides a private garden area of approximately 195sqm and 71sqm respectively. The

proposed amenity space for both houses is in line with Council's minimum standard of 60sqmetres.

One of the garden areas would be partially covered with protected trees and the number and size of the trees would mean that an amount of this garden would taken up with tree trunks (i.e. not useable) and the much of it would be shaded.

The garden space would be attractive, and on balance given that there is a desire to keep the protected trees, it is considered that the compromise in terms of the functionality of the garden in this instance would on balance not cause such harm to the future residential amenity of occupiers as to warrant refusal.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2, AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) are concerned with traffic generation, road capacity, on-site parking and access to public transport.

The Council's Highway Engineer has stated that 2 spaces on-site for each proposed dwellinghouses would satisfy the Council's Parking Standards. All parking spaces and manoeuvring areas on the proposed plans meet the Council's minimum requirements. The amended scheme's proposed new vehicular access is 5.0m wide which satisfies the requirement of the Council's Highway Engineer.

An objection has been received regarding access to the garage at the rear of the garden of Number 27 Daleham Drive. The Highways Engineer has looked at this matter and considers that the access to the proposed development would not interfere with this access and this is considered not to be a sustainable objection. Representations have been received with concerns about the proposal adding to traffic and parking levels. The proposal includes two parking spaces per dwelling therefore it is considered that the proposal is unlikely to require on-street parking.

It is considered that the proposal complies with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

There are considered to be no security issues involved with this application.

7.12 Disabled access

Following amendments to the scheme the Access Officer is satisfied with the proposals. The original proposal did not comply with Lifetime Homes Standards. The applicant revised the design which included making a level access and reducing the number of bedrooms to 2 per dwelling.

The proposed houses would now provide Lifetime Homes standards in accordance with Policy 3.8 of the London Plan and the Council's HDAS 'Accessible Hillingdon'. The Council's access officer has no objections to the scheme.

7.13 Provision of affordable & special needs housing

No affordable housing provision is sought from the proposed development.

7.14 Trees, landscaping and Ecology

There are several trees on and close to the site, including four with Tree Preservation Orders.

The Tree Officer has no objections to the scheme and considers that the group of protected trees and conifers on the boundary are a landscape features of merit, in terms of Saved Policy BE38 of the UDP, which should be protected and retained as part of the development of the site.

The other trees on the site are not features of merit and do not constrain the development of the site but should, if possible, be retained or replaced as part of the landscaping scheme associated with it.

The application includes an arboricultural and planning integration ('tree') report, which shows that the scheme makes provision for the protection and long-term retention of the valuable trees, in accordance with the requirements of BS 5837:2005, and that there is scope for tree planting, which would enhance the landscape and provide some screening between the site and the neighbouring properties. The tree report also outlines tree protection measures and includes a preliminary method statement for development works. In this context, there is no objection to the loss of a small number of trees and shrubs as part of the scheme.

Neighbours have raised concerns about the removal of trees on site. The Tree Officer has advised that none of the trees removed on site were subject to Tree Preservation Orders. Furthermore the site does not fall within a Conservation Area.

The proposals are considered to be in accordance with BE38 of the Hillingdon Unitary Development Plan Saved Policies 2007.

7.15 Sustainable waste management

Sufficient space exists on the site for future occupiers to provide adequate on site refuse storage, notably the Council's Refuse officer has raised no objection to the scheme.

7.16 Renewable energy / Sustainability

The proposal development does not include any renewable technologies. However an appropriately worded condition will ensure that each dwelling is designed to achieve Code Level 4 for Code for Sustainable Homes to ensure that the proposed development is in line with the objectives of sustainable development identified in the London Plan (February 2011).

7.17 Flooding or Drainage Issues

The site is not located with in a flood risk zone area. There are no flooding issues relating to the site. An appropriately worded condition would ensure that details of the incorporation of sustainable urban drainage has to be implemented on site to ensure that surface water run off is handled as close to its source as possible.

7.18 Noise or Air Quality Issues

The site is located within a largely residential area. It is considered that this would not give rise to noise over and above that which would be expected from a typical residential use. Some neighbours have raised concerns about noise. Whilst it is acknowledged that it would lead to some increase in traffic and noise, it is considered that this would not create a significant increase in noise or disturbance sufficient to justify refusal. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

The scheme is considered to not be of a scale which would result in any significant impacts on local air quality. Neighbour representations have also raised this issues. The officers in the Council's Environmental Protection Unit have raised no objections on these grounds and it is considered that the proposals cannot be refused on these grounds.

7.19 Comments on Public Consultations

The matters raised in the petition are addressed below:
i) Daleham Drive is already congested in terms of parking. Proposals will add to these problems with more traffic - this is covered in the Highways section of the report.
ii) Removal of trees have left houses vulnerable in terms of security - this is covered in the Trees Section of the report
iii) Loss of outlook due to removal of trees - the development is a reasonable distance from surrounding properties therefore it is considered that the proposal could not be refused for this reason
iv) Loss of wildlife - the site has no designation in relation to ecological matters
v) Restrict the access to driveway of 27 Daleham Drive - This is covered in the Highways section of the report
vi) Character of the neighbourhood would be altered - this is not a material planning consideration and the planning application cannot be refused on this ground
vii) Access to the site will be disruptive - an informative would be added to the approval requiring construction hours to be limited.
viii) Extra pressure on local schools, healthcare etc. - whilst this is a consideration, two extra dwellings is unlikely to put a great deal of pressure on local facilities therefore the planning application cannot be refused on this ground.
ix) Request proof of ownership of the site - the relevant ownership forms have been signed
x) Overdevelopment of the site - this is covered in the Principle of development section.

The concerns raised in representations are covered below:
i) Too close to the boundaries of neighbouring houses - this is covered in Impact on Neighbours section
ii) Overlooking/ loss of privacy - this is covered in Impact on Neighbours section
iii) Ruin tranquillity of area - this is covered in the Principle of Development section
iv) No need for further housing in this area - this is covered in the Principle of Development section
v) 22A Dickens Avenue is not shown in submitted documentation - all surrounding properties have been taken into account when assessing the application
vi) The dwellings will not be in keeping with existing houses - this is covered in the section regarding impact on surrounding area
vii) Daleham Drive is already congested in terms of parking. - this is covered in the highways section of the report.
viii) Removal of trees has security issues - the applicant can remove non-TPO trees without requiring permission.
ix) Loss of wildlife - the site has no designation in relation to ecological matters
x) Proposals will be an eyesore - this is covered in the section regarding impact on surrounding area
xi) Loss of green area - this is covered in the Principle of Development section
xii) Concern over construction noise, pollution and nuisance - an informative would be added to the approval requiring construction hours to be limited.
xiii) TPO trees have already been chopped down - this has been addressed in the Tree and Landscape section of the report.

7.20 Planning obligations

A contribution towards education should be sought to the value of £29,713. A relevant grampian condition is reccomended to be impsoed on any consent to secure this.

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

None.

10. CONCLUSION

The proposed scheme would provide for additional residential accommodation in accordance with current housing objectives. The proposal is considered to be acceptable with regard to highway safety and the proposals for car and cycle parking are in accordance with the Council's Standards. The scheme would provide an appropriate residential environment for future occupiers in terms of all requirements set out within the Hillingdon Design and Accessibility Statement while maintaining an appropriate environment for neighbouring occupiers. The proposal accords with all relevant saved policies within the Unitary Development Plan and the London Plan, and accordingly the proposal is recommended for approval, subject to conditions.

11. Reference Documents

Hillingdon Unitary Development Plan saved policies September 2007.
Hillingdon Design and Accessibility Statement, Residential Layouts, Supplementary Planning Document, July 2006
Revised Chapter 4: Education Facilities of the Planning Obligations SPD adopted 23 September 2010
Planning Obligations SPD adopted 15 July 2008
The London Plan 22 July 2011

Contact Officer: Jonathan Doe **Telephone No:** 01895 250230

Notes

Site boundary

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Site Address

Land rear of 22 and 22A Dickens Avenue

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

Planning Application Ref:
67783/APP/2011/1077

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 3 BLACK ROD CLOSE HAYES

Development: Single storey outbuilding to rear for use as a gym and store involving part demolition of existing outbuilding (Part-retrospective) (Resubmission)

LBH Ref Nos: **31283/APP/2011/1486**

Drawing Nos: 3blackrodclose/2010/03/KG Rev A Location & Block Plan
3blackrodclose/2010/02/KG Rev A Proposed Floor Plan & Elevations
3blackrodclose/2010/01/KG Existing Floor Plan & Elevation

Date Plans Received: 16/06/2011 **Date(s) of Amendment(s):**

Date Application Valid: 21/06/2011

1. CONSIDERATIONS

1.1 Site and Locality

This planning application relates to an outbuilding in the rear garden of a semi-detached house on the eastern side of a part of Black Rod Close, south of the junction with Nestle's Avenue. The property backs onto a parking court off Dallas Terrace.

The house has a single storey flat roofed rear extension the full width of the house. At the end of the rear garden is an outbuilding. This outbuiding is the subject of the application.

1.2 Proposed Scheme

The proposal is to demolish part of the existing outbuilding and retain the remainder. The pitched roof previously on the outbuilding has been removed; the proposal involves creating a flat roof 2.5m in height.

It is proposed to demolish part of the outbuilding so that it would measure 5.6m wide by 4.0m deep

1.3 Relevant Planning History

31283/APP/2010/2172 3 Black Rod Close Hayes

Retention of existing outbuilding to rear (Part retrospective application.)

Decision Date: 09-11-2010 Refused **Appeal:**

31283/APP/2011/729 3 Black Rod Close Hayes

Single storey outbuilding to rear for use as a gym and store (Application for a Certificate of Lawful Development for a proposed use or development).

Decision Date: 26-05-2011 Approved **Appeal:**

Comment on Planning History

The Coucnil's Planning Enforcement Team became aware that an unauthorised outbuilding had been constructed on land at 3 Blackroad Close. An Enforcement Notice was issued on 12-10-2010 requiring the unauthorised outbuilding to be demolished.

In an atttempt to resolve the issue the applicant lodged a planning application (31283/APP/2010/2172) seeking permission to retain the outbuilding as built. The outbuilding at that time covered the width of the rear garden at 5.5m wide and measured 7.3m deep.

The outbuilding then building measured 3.9m high to the ridge and 2.7m to the eaves. Double glazed UPVC doors and two windows faced the house, with another door on the rear.

The current planning application follows an involvement by Planning Enforcement.

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

The occupiers of twelve neighbouring properites were consulted by letter on 22nd June. A response has been received by email (reference 00001315)expressing concern that the proposed changes would not be implemented and that the building would be rented out, as at a nearby property.

INTERNAL

Environmental Protection Unit
No objection or major comments. Recommend the following construction informative applied: Construction Site Informative Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with: (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays; (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974; (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in The control of dust and emissions from construction and demolition: best practice guidelines , Greater London Authority, November 2006; and (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main considerations in respect of this proposal are the potential impact on the character and appearance of the existing property, the visual amenity of the surrounding area, residential amenity, and the provision of usable private amenity space and car parking.

A statement supporting the previous application stated that the outbuilding was of a similar size to a previous outbuilding. Aerial photographs of the site indicated an outbuilding at the end of the rear garden although this had a smaller footprint than that of the building then under consideration. Nevertheless, given that an outbuilding had existed for some time at the end of the rear garden and given that there were other outbuildings to the rear of adjacent houses, the principle of an outbuilding in this location was considered acceptable. On this basis the proposal is acceptable with regard to Policy BE15.

With consideration to the size of the outbuilding in relation to its surroundings and its ancillary nature to the main house, the outbuilding previously had a footprint of 41 sq m, 91% of the footprint of the original house. This was considered at the time of the previous application to be out of proportion with the main house. However, the current proposal involves a material reduction to the depth of the outbuilding, from 7.3m to 4.0m. The footprint would be reduced from 41 sq m to 22 sq m. There are a number of outbuildings of a comparable size to that now proposed in the vicinity. Paragraph 9.2 of the HDAS: Residential Extensions advises that outbuildings should be set off the side boundary by 0.5m so as reduce their visual impact but numerous properties nearby have outbuildings built hard on the side boundaries.

HDAS, Residential Extensions, recommends, at paragraph 9.3, that roofs other than ridged roofs should be no higher than 3m. The roof as proposed would match the form of the rear extension at the house and, at 2.5m in height, would meet the recommendation set out in HDAS, Residential Extensions.

It is considered that the outbuilding as currently proposed would not detract from the

character and appearance of the surrounding area and would be acceptable with regard to Policies BE13 and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and generally not be in conflict with the aims of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

Residential Amenity

With the previous application the outbuilding was considered not to result in a significant loss of residential amenity of neighbouring properties through bulk and overshadowing due to its single storey nature and the proposal was judged to comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed use of the outbuilding is incidental to the enjoyment of the dwellinghouse and therefore no objection is raised to this aspect of the proposal.

The proposal would have no impact on car parking.

The Residential Extensions SDP and Policy BE23 of the UDP (Saved Policies September 2007) requires that sufficient garden space be retained as a consequence of an outbuilding. Measuring from the Council's GIS, the rear garden has a width of 5.7m and had an original depth of 17m. The original depth of the garden has been reduced by a rear extension of the house, shown on the application plans as 3m deep (which accords with photographs of the site), and would be reduced by 4m, the depth of the outbuilding as proposed. The proposal would therefore result in 57 sq m of private amenity area: 17-3-4 x 5.7 = 57. The house appears to be a standard design of 1930's houses and to therefore consist of three bedrooms. The standard for private amenity area for a three-bedroom house, as referred to at paragraph 9.3 of HDAS, Residential Extensions, is 60 sq m.

The shortfall, of 3 sq m, is considered, based on specialist if informal advice on enforcement matters (email from Ian Common dated 24th August refers), to be insufficient to form a reason for refusal that would be tennable at appeal. Furthermore, it is worthy of note that the majority of nearby properties have been developed in the same or similar way. Given that the proposal is acceptable in all regards save for a minimal shortfall from amenity space standards that could not be defended at appeal, it is considered appropriate to grant approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

Subject to the constraints of condition 2, the development hereby permitted shall be begun before the expiration of 4 Months from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 and to ensure that in the interests of securing development in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) there is not an

accumulation of un-implemented planning permissions.

2 NONSC Non Standard Condition

The existing outbuilding shall be demolished to ground level, all equipment and materials brought onto the land for the purposes of such use and all materials resulting from the demolition shall be removed within 4 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below.

(i) A timetable with no longer than an aggregate 3 month period from the date of the local planning authority's approval of the timetable to the last day for the substantial completion of the development permitted by this decision notice shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this notice of planning permission;

(ii) If within 4 months of the date of this planning permission the local planning authority refuse to approve or do not determine the timetable within the prescribed period a valid appeal shall have been made to the Secretary of State;

(iii) If an appeal is made in pursuance of (ii) above, the appeal shall have been finally determined and the submitted timetable shall have been approved by the Secretary of State;

(iv) The development, including the demolition of the southern section of the existing outbuilding, shall have been carried out and completed in accordance with the approved timetable.

REASON

There is an extant enforcement notice on this site and in the opinion of the local planning authority remains to be complied with. The planning permission is intended to remedy this breach of planning control. In the interests of the proper planning of the area the authority is of the view that the remediation of the breach of planning control and the implementation of this planning permission should take place as expeditiously as reasonably possible.

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 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

The outbuilding building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 3 Blackrod Close. The outbuilding shall not be used for purposes such as a living room, bedroom, kitchen, or as a separate unit of accommodation. This restriction preventing the outbuilding from being used as habitable accommodation shall apply for so long as the out building is in existence.

REASON
To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

5 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.

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

6 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).

7 RPD7 Exclusion of Garages, Sheds and Out-buildings

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 garage, shed or other outbuilding shall be erected within the curtilage of the dwellinghouse.

REASON
To protect the character and amenity of the area and prevent overdevelopment in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 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).

9 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).

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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, Enviroment 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, Enviroment 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.

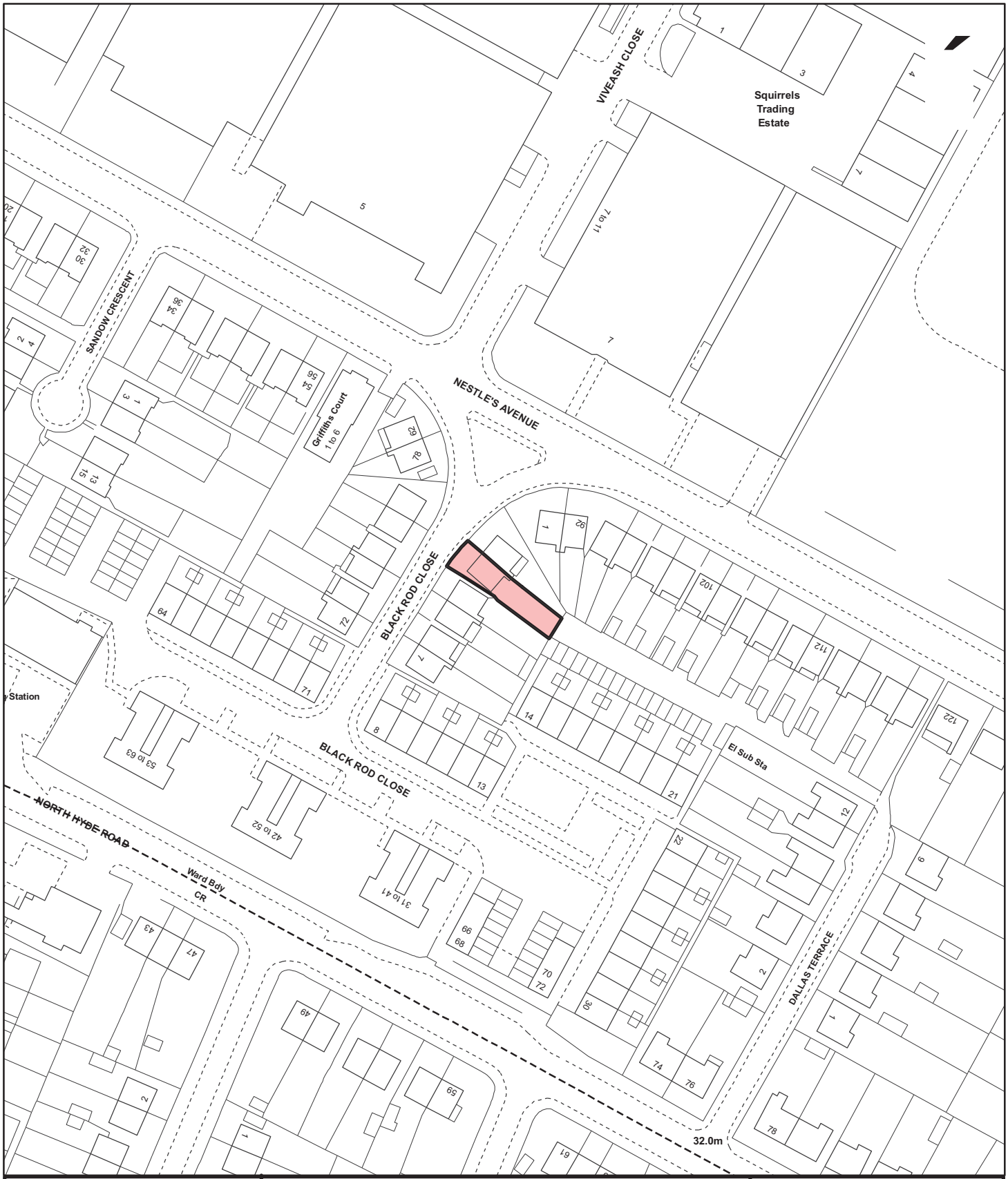
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result 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: Jonathan Doe **Telephone No:** 01895 250230



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Site Address

3 Black Rod Close, Hayes

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

Planning Application Ref:
31283/APP/2011/1486

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address HAYES LIBRARY GOLDEN CRESCENT HAYES

Development: Application for change of use from Public Library (Class D1) to residential dwellings (Class C3), including associated internal alterations, external landscaping works, changes to access and parking arrangements.

LBH Ref Nos: 6652/APP/2011/1989

Drawing Nos: 2011/D82/P/07 Rev D
2011/D82/P/08 Rev B
2011/D82/P/01
2011/D82/P/02
2011/D82/P/03
2011/D82/P/04
2011/D82/P/05
2011/D82/P/06
2011/D82/P/09 Rev A
2011/D82/P/10 Rev A
2011/D82/P/11 Rev B

Date Plans Received: 15/08/2011 **Date(s) of Amendment(s):**

Date Application Valid: 30/08/2011

1. SUMMARY

Full planning permission is sought to convert the single storey former library building to 5 x 2 bedroom flats with associated landscaping and parking. Reprovision has been made, close to the application site, for a modern library in the Botwell Leisure centre complex. Given that the building is single storey in height and that only two small additional openings are being proposed, the proposals are not considered to result in any loss of amenity to adjoining occupiers due to loss of light or privacy. The proposed dwellings would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. No objection is therefore raised in this regard. As such approval is recommended subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

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 M1 **Details/Samples to be Submitted**

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

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM2 **Levels**

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

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

6 M3 **Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

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

7 TL1 **Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than

1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-
(i) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

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

8 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.

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

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained and details/method statement of no-dig construction of the stores in proximity to trees 1 and 3 shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the

approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON
To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 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).

11 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).

12 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).

13 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.

REASON
To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

14 OM20 **Grampian Planning Obligations**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to education facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON
To ensure the development provides an appropriate contribution to the improvement of education facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Guidance.

15 OM5 **Provision of Bin Stores**

No development shall take place until details of covered and secure facilities to be

provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details 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).

16 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 London Plan (July 2011) Policies 7.1 and 7.3

17 H7 **Parking Arrangements (Residential)**

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

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

18 NONSC **Soils**

All soils used for soft landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval by the Local Planning Authority. Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

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

TL20

19 RES15 **Amenity Areas (Residential Development)**

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 (July 2011) Policy 7.1.

20 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 the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan (July 2011) Policy 5.12 and PPS25.

21 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 hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
(ii) 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.
(iii) Parking provisions for contractors during the development process.
process.
(iv) 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).

22 H11A **Visibility Splays**

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON
To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September

2007).

23 NONSC **Noise Protection**

Development shall not begin until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of glazing and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON
To ensure that the amenity of the occupiers of the proposed development is not adversely affected by ambient noise arising from road traffic and commercial activities in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

24 NONSC **Energy**

Prior to the commencement of development an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall clearly set out how the design of the development will make the fullest contribution to CO2 reduction by following the London Plan hierarchy of:

1 Be lean: use less energy
2 Be clean: supply energy efficiently
3 Be green: use renewable energy

The measures approved to reduce CO2 emissions shall be incorporated into the development of the building. The development must proceed in accordance with the approved assessment.

Reason
To minimise CO2 emissions and reduce the risks to future residents from rising energy prices in accordance with Policy 5.2 of the London Plan.

25 H14 **Cycle Storage - details to be submitted**

No part of the development hereby permitted shall be commenced until details of 5 covered and secure cycle storage, changing facilities, lockers and showers for users of and visitors to the development 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 6 of the London Plan. (July 2011).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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
BE8	Planning applications for alteration or extension of listed buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

3 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.

4 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.

5 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

6 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).

7 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).

8 I20 **Land Drainage**

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

9

There is a possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons

working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

10 I21 **Street Numbering**

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

11

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

12 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.

13

In relation to Condition 14, the applicant is advised that one way to address this issue would be to enter into a Unilateral Undertaking to provide a financial contribution of £20,432 towards capacity enhancements in local schools.

3. CONSIDERATIONS

3.1 Site and Locality

The Hayes library building is located on the south side of Golden Crescent. It is a brick built structure with the frontage being part of the Victorian Mission Church built in 1896. It later became a public library and was extended in 1938 by means of a semi circular brick structure with large windows, very much reminiscent of that period.

3.2 Proposed Scheme

The proposal is to convert the building to 5 x 2 bedroom flats with associated car parking and amenity space. A total of 6 car parking spaces, 5 in a rear car park (4 residents bays and 1 visitor space) and a disabled parking space to the front of the property adjacent the wheelchair unit. Each flat would have a private garden.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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
BE8	Planning applications for alteration or extension of listed buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE25	Modernisation and improvement of industrial and business areas
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st September 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 34 neighbouring properties were notified. In all 6 letters of objection were received, including one from John McDonnell MP and a local Councillor together with 2 letters of support.

The letters in favour of the scheme supported the proposals on the following grounds:

i) Proposals will limit the activity in the already seriously congested street.
ii) Preserve the existing locally listed building
iii) Will stop ongoing anti social behaviour.

Objections were received from residents on the following grounds:

i) The building should be kept for community use.
ii) Increased parking pressure resulting from the new flats.
iii) Increase noise from the flats.

JOHN MCDONNELL MP
I urge the Council to reject this application because it damages a much valued local heritage building, will result in increased traffic, congestion and pollution in an already busy road and area, and also result in the loss of a valuable community asset. I urge the Council to take into account the strong views expressed in petitions by local residents to the Council that this building should be retained for community use.

COUNCILLOR ALLEN

I am writing to object to the planning application to build flats on the grounds of Golden Crescent Library, albeit the proposal is to leave the front entrance intact.

As the Council is well aware, Golden Crescent was given to the people of Hayes for their leisurely usage. I am also aware that there is a Covenant on the building, although mindful that this is not a

matter that the Council sees fit to honour.

The residents in Nield Road, whose gardens abut Golden Crescent Library, bought their properties in the knowledge that they would not be overlooked.

The planning application before you, would if approved, severely erode their ability to make full use of their garden without being overlooked. This could impact on their family life.

The placing of flats at this location could also bring new noise to the area which could take away the tranquillity and peace and quiet that the residents have had and would expect (Human Rights Act).

Parking in Golden Crescent has always been a problem and the building of flats at this location would make matters worse. It is a known fact that even when residents of new properties are informed that there is no parking available that they then park their cars elsewhere causing difficulties for other residents. As the surrounding roads in Botwell ward (Nield and St Anselm¿s) have a CPZ in place any new build dweller or visitor who has a car is likely to park in either Botwell Lane or Townfield ward, which already has traffic and parking issues.

Add to this the residents of Botwell Ward have no facilities for the elderly to meet, no place available for mother and toddler groups etc and unlike other wards they have no meeting halls for Tenant or Residents Associations and Botwell Community Groups. They have to rely on other wards to accommodate.

The Council talks a great deal about Community Cohesion but with regard to Botwell ward shows no sign of putting anything in place to assist all sections of the Community to come together. The fact that Townfield Ward has a new Leisure Centre should not negate the Council¿s duty to provide something for the residents of Botwell Ward.

This building should be brought back into use, as the need is still there, as it was when it was first built and handed to Hayes Council. Due to the ever growing population of Botwell, the Golden Crescent Library building is of even more importance to the residents of the area. As we have heard time and again from residents, it is all very well to build much needed housing but the infrastructure has to be in place to accommodate. I would request, therefore, that the Committee refuse this planning application.

Internal Consultees

POLICY
In assessing such proposals the Local Planning Authority will also have regard to:-
(a) The suitability or potential of the premises to serve the recreational and leisure needs of people living within walking distance, and also within 3.2km;

(b) The availability, location and accessibility of other existing or proposed alternatives for people who use the premises;

(c) The alternative uses suitable for any existing building which is architecturally worthy of retention.

As the former Library is approximately 200 ms walking distance from the Botwell Green Library & Leisure Centre there are already suitably located and accessible Library and other community facilities nearby.

Emerging Core Strategy: Similarly, the presence of nearby alternative library provision meets with

the requirements of policy Cl 1 which covers social and community infrastructure provision - i.e. there has been no net loss of library facilities with the closure of the Golden Crescent building.

London Plan: The newly published London Plan is now part of the development plan for the area. Part B of policy 3.16 regarding planning decisions includes this wording:

'The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.'

There are already neighbouring religious uses - e.g. the Sikh temple and a Mosque - and as noted above the library and swimming pool at Botwell Green are also in the immediate area. A further more intensive use for community purposes may be viewed unfavourably here by the Committee as the site is outside the designated Hayes town centre.

In these circumstances an equally pressing land use need for housing would seem appropriate on this site. A more intensive use might give rise to adverse traffic, noise or other environmental amenity issues for the adjoining housing on Golden Crescent. In my opinion a less intensive housing use of the building, if carried out sympathetically in keeping with its locally listed status, would be preferable given the particular circumstances of this site.

TREES & LANDSCAPING
The vegetation on the site includes one mature Elder bush, four hedges and one small, semi-mature (3m-high) Hawthorn tree. In terms of Saved Policy BE38 none of the hedges and tree/bush are landscape features of merit that should be retained as part of the development of the site. The 6m-high, immature, Eucalyptus (off-site), close to the eastern (side/rear) boundary, is however a feature of merit in the local landscape.

The application includes a tree survey/report and an assessment of the tree-related impacts of the proposed development.

The scheme retains the mature Elder (tree 3) together with the Eucalyptus (tree 1). In the report it is stated that the stores in proximity to the Eucalyptus should be of no-dig construction to avoid root injury. The store near to the Elder should be of similar construction for the same reason. It is also noted that the patio near to the retained tree/bush should be excavated by hand, and that with suitable supervision the scheme is feasible. The other vegetation will be removed to facilitate the proposed development.

Landscaping, including new hedges on the site frontage and trees at the front and rear of the site, required by Saved Policy BE38, is outlined on the revised site plan (Dwg. No. 2011/D82/P/07 rev. A). The trees and hedges will create a linear landscape feature on the road frontage of the site, and a buffer and some screening at the rear of the site.

In this context, the loss of the vegetation (of no merit) on the site will not be detrimental to the amenity of the locality or the local landscape.

Subject to conditions TL1 (services ONLY), TL2, TL3 (modified to also require details/method statements of no-dig construction of the stores in proximity to trees 1 and 3), TL5, TL6 and TL7, the application is acceptable in terms of Saved Policy BE38.

EDUCATION
Assuming all the units will be private, we seek £20,432 towards capacity enhancement in local schools.

S106 OFFICER
I have taken a look at the following proposal and consider that given there are only 5 flats proposed that capacity enhancements to education is the only likely planning obligation. However this is dependent upon highways comments which may require some form of highways works. If this is the case then we will enter into a s106 agreement to secure the obligations.

EPU
EPU comments are as follows;

I have no objection to the proposed scheme, however a noise protection scheme should be submitted prior to commencement of the development. This as a result of the introduction of a noise
sensitive development in an area surrounded largely by commercial activities. The noise protection scheme should ensure that the effects of noise from these commercial activities including noise from road traffic are as far as is reasonably practical mitigated to achieve acceptable internal noise levels, in line with British Standard 8233 and the Council noise SPD alike.

The following condition and construction informative is therefore recommended should the proposed scheme be recommended for approval.

N1 Noise protection scheme
Development shall not begin until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of glazing and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures. REASON: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by ambient noise arising from road traffic and commercial activities in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

INF 20 Control of environmental nuisance from construction works Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use 'best practicable means' as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in 'The
control of dust and emissions from construction and demolition: best practice guidelines', Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the

works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

URBAN DESIGN & CONSERVATION
Golden Crescent Library was included in the List of Buildings of Local Architectural and Historical Interest in May 2010, following a Borough wide consultation, in which it was nominated for inclusion by the Hayes and Harlington Local History Society, and, additionally, by several individual local residents.

This attractive Victorian frontage was built as a Mission Church in 1896. It later became a public library and was extended in 1938 by means of a semi-circular glazed structure at the rear. The building is much loved by residents of Hayes, and its conversion into residential would offer an opportunity to save it intact.

The scheme is considered acceptable.

ACCESS
In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

Given that extensive discussion took place, concerning the constraints imposed by the existing structure, prior to the submission of the above planning application, the proposal is considered to have reached its maximum potential in terms of accessibility and the above policy requirements.

HIGHWAYS
No objection to the proposed change of use of the building to 5 x 2 bedroom flats together with 6 car parking spaces, all of which are to be provided on site.

SUSTAINABILITY
I have no objections to the proposed development subject to the following:

All new development should contribute to carbon reduction over and above the minimum standards to meet London's climate change targets. Change of use applications are not possible to be designed to Code Level 3 which is the normal requirement for new residential developments of this size. In addition, building regulation standards for new buildings are also reduced. This means change of use developments may not be built to the same energy efficiency standards as new buildings putting future occupants at a disadvantage in relation to other new buildings. Change of use application also provide the opportunity to improve the suitability of existing building stock which is largely inefficient and out dated. Policy 5.29(A) of the London Plan states:

Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
1 Be lean: use less energy
2 Be clean: supply energy efficiently
3 Be green: use renewable energy

This part of the policy captures new development that may not be able to incorporate the requirements set elsewhere, e.g. the 25% reduction target outlined in Policy 5.2.

The following condition is therefore required:

Condition
Prior to the commencement of development an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall clearly set out how the design of the development will make the fullest contribution to CO2 reduction by following the London Plan hierarchy of:
1 Be lean: use less energy
2 Be clean: supply energy efficiently
3 Be green: use renewable energy
Measures to reduce CO2 emissions shall be clearly presented on the final designs of the building. The development must proceed in accordance with the approved assessment.

Reason
To minimise CO2 emissions and reduce the risks to future residents from rising energy prices in accordance with Policy 5.2 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R5 states that the local planning authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

In assessing such proposals the Local Planning Authority will also have regard to:-

(a) The suitability or potential of the premises to serve the recreational and leisure needs of people living within walking distance, and also within 3.2km;
(b) The availability, location and accessibility of other existing or proposed alternatives for people who use the premises;
(c) The alternative uses suitable for any existing building which is architecturally worthy of retention.

As the former Library is 200 ms walking distance from the Botwell Green Library & Leisure Centre there are already suitably located and accessible Library and other community facilities nearby.

Emerging Core Strategy: Similarly, the presence of nearby alternative library provision meets with the requirements of policy Cl 1 which covers social and community infrastructure provision - i.e. there has been no net loss of library facilities with the closure of the Golden Crescent building.

London Plan: The newly published London Plan is now part of the development plan for the area. Part B of policy 3.16 regarding planning decisions includes this wording:

'The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.'

There are already neighbouring religious uses - e.g. the Sikh temple and a Mosque - and as noted above the library and swimming pool at Botwell Green are also in the immediate area. A further more intensive use for community purposes may be viewed unfavourably here by the Committee as the site is outside the designated Hayes town centre.

In these circumstances an equally pressing land use need for housing would seem appropriate on this site. A more intensive use would give rise to adverse traffic, noise or other environmental amenity issues for the adjoining housing on Golden Crescent. A less intensive housing use of the building, if carried out sympathetically in keeping with its locally listed status, is preferable given the particular circumstances of this site.

7.02 Density of the proposed development

This is a conversion of an existing building, as such residential density is not a relevant consideration in this instance.

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

Policy BE8 states that applications for planning permission to alter or extend statutory listed buildings or building on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

The Council's Design & Conservation specialist has advised that the proposed alterations to the building, namely the replacement windows and lantern rooflight together with the internal changes will not cause any damage to the structure and would be in keeping with the features of the building. As such no objection is raise din this regard.

7.04 Airport safeguarding

The proposals do not result in any airport safeguarding issues.

7.05 Impact on the green belt

The site does not lie within or close to the Green Belt.

7.07 Impact on the character & appearance of the area

This is a locally listed building with an attractive Victorian frontage and a semi circular 1930's extension. The proposed changes, including the replacement windows and lantern rooflight, are considered acceptable in design terms and will be in keeping with the character and appearance of the area.

It is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with policies BE13 and BE19 of the UDP saved policies September 2007.

7.08 Impact on neighbours

The proposal is to convert the existing single building to 5 x 2 bedroom flats with associated car parking and landscaping. Only three new small windows and a door opening are proposed. The building is single storey and therefore the proposal would not result in any increase of over looking to neighbouring residential properties. Given the residential nature of the proposed use it is not considered that there would any significant noise disturbance resulting form the proposed development to adjoining residential properties.

As such the scheme is not considered to result in significant loss of amenity, over and above the existing situation, to neighbouring properties in accordance with policy BE24 of the Hillingdon UDP saved policies (September 2008).

7.09 Living conditions for future occupiers

Unit Size
The London Plan (July 2011) states that a 2 bedroom 4 person flat should have a minimum floor area of 70sq metres. The proposal is for 5 two bedroom flats each with a floor area of between 70 and 95sq metres which accords with the London Plan (July 2011) minimum standard and is as such considered acceptable.

The proposed habitable rooms would all have an adequate outlook and natural lighting, in accordance with policy BE20 of the saved UDP and 5.3 of the London Plan (February 2008).

Amenity Space
The minimum requirement for private amenity space, as set out in the HDAS SPD, for a 2 bedroom flat is 25sq metres of shared amenity space per flat. The proposed amenity space provision is between 34sq metres and 159sq metres of private amenity space, in the form of 5 private gardens, for each of the flats. This is considered acceptable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport.

The proposal includes a small car park (with 4 residents bay s and 1 visitor bay) to the rear of the property, with a shared surface access road along the western boundary, with the Sikh Temple. The car park would adjoin the private amenity spaces of two of the proposed flats within the Hayes Library building. A disabled parking space would also be provided to the front of the property, close to the boundary with no.1 Golden Crescent.

The proposed layout indicates secure cycle store facilities for 5 bicycles in an area adjacent to the car park to the rear of the site. The Metropolitan Police Crime Prevention Design Advisor has not raised any objections to this element of the scheme. As such the proposed cycle storage is considered acceptable.

It is therefore considered that the provision for the proposed scheme would not have a significant impact on traffic and pedestrian flow in the immediate area. The proposal therefore accords with Policies AM2, AM7 and AM14 of the Hillingdon UDP Saved Policies (September 2007).

7.11 Urban design, access and security

No objections are raised to the design. The proposed pedestrian and vehicular access arrangements are considered acceptable. The Metropolitan Police Crime Prevention Design Advisor has raised no objection to the proposal.

7.12 Disabled access

The Council's Access Officer raised no concerns. The proposed development has been designed to meet Lifetime Homes standards in accordance with Policy 3.8 of the London Plan and guidance within the Hillingdon Design and Accessibility Statement Residential Layouts and Accessible Hillingdon Supplementary Planning Documents. Whilst the development is not of a scale which would warrant the provision of wheelchair adaptable units, a wheelchair unit has been provided in this case.

7.13 Provision of affordable & special needs housing

Given that the proposal is for four units on a small site this is not relevant in this case.

7.14 Trees, landscaping and Ecology

The vegetation on the site includes one mature Elder bush, four hedges and one small, semi-mature (3m-high) Hawthorn tree. In terms of Saved Policy BE38 none of the hedges and tree/bush are landscape features of merit that should be retained as part of the development of the site. The 6m-high, immature, Eucalyptus (off-site), close to the eastern (side/rear) boundary, is however a feature of merit in the local landscape.

The application includes a tree survey/report and an assessment of the tree-related impacts of the proposed development. The scheme retains the mature Elder (tree 3) together with the Eucalyptus (tree 1). In the report it is stated that the stores in proximity to the Eucalyptus should be of no-dig construction to avoid root injury. The store near to the Elder should be of similar construction for the same reason. It is also noted that the patio near to the retained tree/bush should be excavated by hand, and that with suitable supervision the scheme is feasible. The other vegetation will be removed to facilitate the proposed development.

Landscaping, including new hedges on the site frontage and trees at the front and rear of the site, required by Saved Policy BE38, is outlined on the revised site plan (Dwg. No. 2011/D82/P/07 rev. A). The trees and hedges will create a linear landscape feature on the road frontage of the site, and a buffer and some screening at the rear of the site. In this context, the loss of the vegetation (of no merit) on the site will not be detrimental to the amenity of the locality or the local landscape. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38.

Relevant conditions are recommended to ensure that landscaping is acceptable.

7.15 Sustainable waste management

The proposals indicate refuse storage area to the front of the property. This is considered to provide an adequate level of refuse storage space for each unit. It is located an acceptable distance from the carriageway and from the proposed building. Subject to a condition requiring details of the refuse storage area, it is considered that the scheme is acceptable.

7.16 Renewable energy / Sustainability

The Council's Energy Officer raises no objection to the scheme subject to conditions which are recommended.

7.17 Flooding or Drainage Issues

The site does not lie within a flood zone and as such there are no flooding issues on this site.

7.18 Noise or Air Quality Issues

It is not considered that the provision of a residential unit on this site will lead to significant noise or air quality issues. The Council's Environmental Protection Unit have raised no objection to the scheme in this regard.

7.19 Comments on Public Consultations

The issues raised have been dealt in the body of the report, by way of condition or are not material planning considerations.

7.20 Planning obligations

The education department has advised that the scheme would give rise to a need for capacity enhancements in local schools, in line with the Planning Obligation SPD, a contribution of £20,432 is required in order to meet the education needs of the proposed development. This will be secured by way of a condition.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

In conclusion it is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area.

The design is such that it would provide an adequate living environment for future occupiers. The proposal does not result in any overlooking issues. The impact on the amenity of adjoining properties is considered to be acceptable.

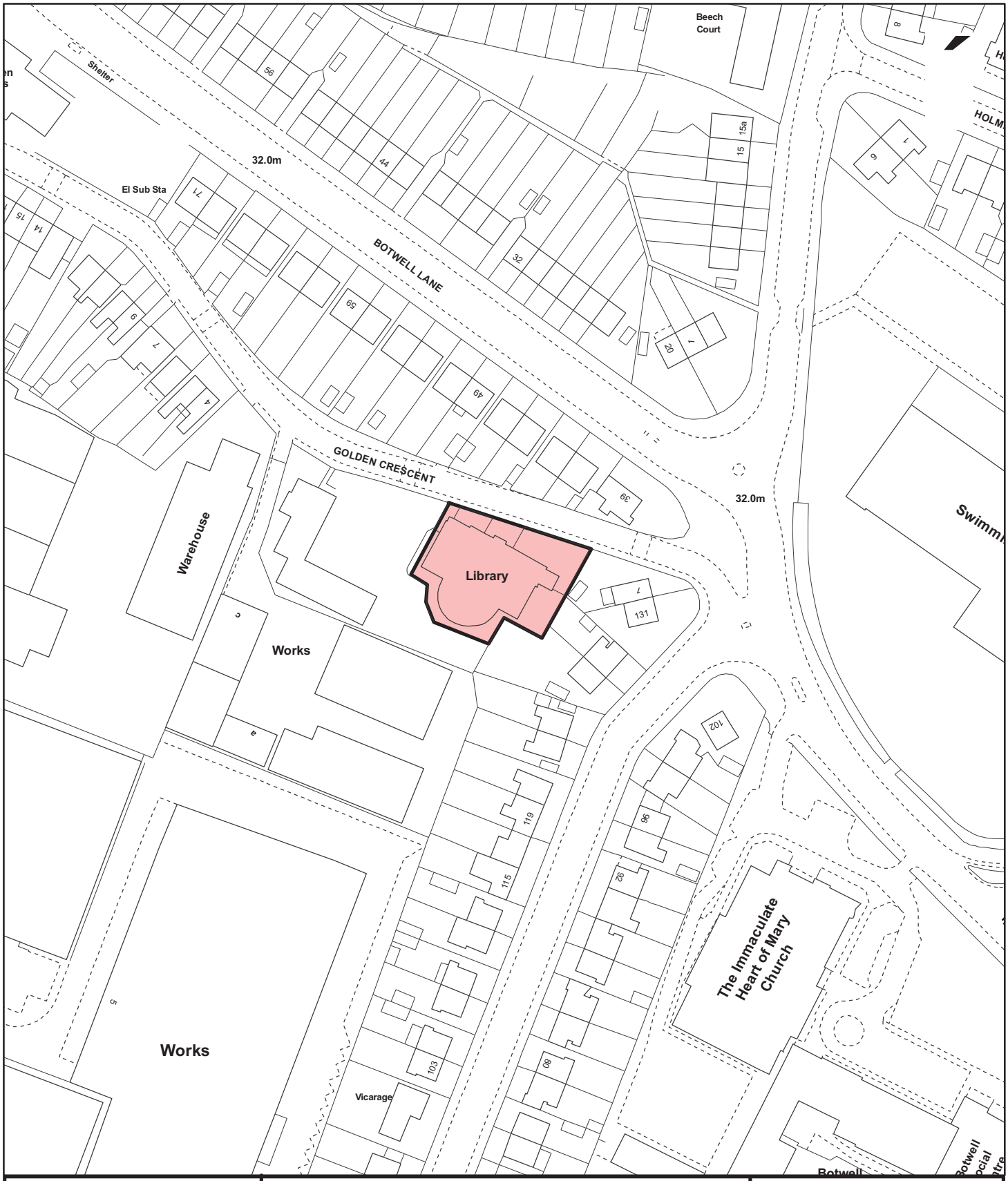
Car parking and bicycle parking provision comply with the Council's Car Parking standards. Subject to conditions to secure the re-provision of replacement garages for existing tenants on the site, no objection is raised to the change of use of the site.

As such, it is considered that the proposed development complies with the relevant UDP and London Plan policies and approval is recommended subject to conditions.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
London Plan (July 2011)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
Supplementary Planning Document - Planning Obligations

Contact Officer: Matt Kolaszewski **Telephone No:** 01895 250230



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Site Address

Hayes Library, Golden Crescent, Hayes

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

Planning Application Ref:
6652/APP/2011/1989

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 4 SEDGWICK AVENUE HILLINGDON MIDDLESEX

Development: Conversion of existing dwelling to form 1 x studio flat and 1 x 2 bed flat with associated parking and amenity space (Part Retrospective)

LBH Ref Nos: 57754/APP/2011/385

Drawing Nos: 1:1250 Location Plan
MB/1537/1 Rev C - Original, Existing and Proposed Floor Plans
MB/1537/1 Design & Access Statement

Date Plans Received: 17/02/2011 **Date(s) of Amendment(s):** 17/02/2011
28/02/2011

Date Application Valid: 28/02/2011

1. SUMMARY

Planning permission is sought for the retention of a studio and a two bedroom flat.

The site has a planning history which is relevant to the current application, and is discussed in the body of this report. In essence this current application seeks to overcome reasons for refusal of earlier schemes.

The studio flat fails to provide a satisfactory standard of accommodation to its occupants and it is not considered that the proposal adequately overcomes previous reasons for refusal and as such refusal is again reccommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The creation of two flats within this building by reason of its layout and access arrangements has resulted in inadequate privacy being provided to the front habitable room window of the ground floor studio. As such, the proposal fails to provide a satisfactory standard of accommodation for the occupants of the ground floor flat, contrary to policies BE19, BE24 and H7 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 4.0 of the Supplementary Planning Documents HDAS: "Residential Layouts".

2 NON2 **Non Standard reason for refusal**

The proposal due to the fitting of obscure glass to the ground floor front bay window, would fail to provide adequate outlook to the existing ground floor studio flat and would fail to ensure that sunlight would be able to penetrate it. As such, the proposal fails to afford an acceptable standard of amenity for occupiers of the studio flat, who would be reliant on artificial means to light the room during the day, and secure the objectives of energy conservation. As such, the proposal is contrary to policies BE19 and BE20 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and London Plan Policy 5.3.

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 (July 2011) and national guidance.

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.
BE23	Requires the provision of adequate amenity space.
OE1	Protection of the character and amenities of surrounding properties and the local area
H7	Conversion of residential properties into a number of units
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western section of Sedgwick Avenue, near its junction with Ryefield Avenue, and comprises a two storey mid terrace dwelling with a single storey rear extension. The property has been converted to a studio flat on the ground floor and a two bedroom flat on the first floor and within the roofspace, the subject of this application. To the north lies 2 Sedgwick Avenue and to the south lies 6 Sedwick Avenue, both single family dwelling houses with single storey rear extensions. The street scene is residential in character and appearance, comprising a mix of two storey terraced and semi-detached houses, and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application property has already been converted to self-contained units. The scheme refused in March 2008 (57754/APP/2007/3368) proposed a 1 bedroom ground floor flat and a two bedroom first floor flat with the second bedroom in the loft space. The

previously refused scheme (57754/APP/2008/1830) proposed a studio flat on the ground floor, with the front room providing a lounge, and a two bedroom self-contained flat. Although the plans showed that the ground floor unit as a studio flat, in reality, this space which provided two main habitable rooms either side of the bathroom, was considered could function as a 1 bedroom flat. This was supported by the Inspector.

This current application attempts to overcome the reasons for refusal and the Inspector's decision, by proposing a studio flat on the ground floor involving the removal of the partitions to form an open plan ground floor with lounge and sleeping area, dining room and kitchen. The two bedroom flat remains the same as per the previously refused scheme.

Elevational alterations comprise the retention of a front porch, the installation of obscure glass to the ground floor front bay window and the replacement of the rear window with a door to provide access to the rear garden for the two bedroom flat. It is also proposed to sub-divide the rear garden, via the erection of a 2m high timber fence, to provide two separate external amenity space.

3.3 Relevant Planning History

57754/APP/2007/1648 4 Sedgwick Avenue Hillingdon Middlesex

CONVERSION OF THREE-BEDROOM MID- TERRACE HOUSE INTO 2 ONE-BEDROOM FLATS WITH A STUDY IN ROOFSPACE (RETROSPECTIVE APPLICATION).

Decision: 25-07-2007 Refused

57754/APP/2007/3368 4 Sedgwick Avenue Hillingdon Middlesex

CONVERSION OF THREE-BEDROOM MID- TERRACE HOUSE INTO 1, ONE-BEDROOM FLAT AND 1, TWO-BEDROOM FLAT WITH ASSOCIATED PARKING (PART RETROSPECTIVE APPLICATION).

Decision: 12-03-2008 Refused

57754/APP/2008/1830 4 Sedgwick Avenue Hillingdon Middlesex

Conversion of dwellinghouse to 1 one bedroom flat and 1 two bedroom flat with associated parking (Part Retrospective Application).

Decision: 15-08-2008 Refused **Appeal:** 15-06-2009 Dismissed

Comment on Relevant Planning History

In February 2007 it was brought to the Council's attention that the above mentioned premises had been converted into two flats. In response to the Council's investigation a retrospective planning application (57754/APP/2007/1648) was submitted on 30th May 2007, which was refused on 25th July 2007 under delegated powers.

On 16th January 2008 another planning application (57754/APP/2007/3368) was submitted for the conversion of the three bedroom mid terrace house into 1, one bedroom flat and 1 two bedroom flat with associated parking. This was refused on 12th March 2008 under delegated powers.

On 24th June 2008 a further planning application (57754/APP/2008/1830) was submitted

for the retention of the conversion of the dwelling house to 1 bedroom flat and 1, two bedroom flat with associated parking. This application was also refused on 19th August 2008 under delegated power, for the following reasons:

1. The proposed ground floor flat unit would be likely to function as a one bedroom flat. As such the floor area of the unit is below the minimum 50m2 internal floor space area required for one bedroom flats. As such the proposal fails to provide a satisfactory residential environment for its occupiers, contrary to policies BE19 and H8 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) 4B.1 of the London Plan (2008) and paragraphs 4.60 to 4.8 of the Hillingdon Design and Accessibility statement: "Residential Layouts".

2. The creation of two flats within this building by reason of its layout and access arrangements has resulted in inadequate privacy being provided to the front habitable room window of the ground floor flat. As such, the proposal fails to provide a satisfactory standard of accommodation for the occupants of the ground floor flat, contrary to policies BE19, BE24 and H7 of Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 4.0 of the Supplementary Planning Documents HDAS: "Residential Layouts".

An appeal was lodged and subsequently dismissed on 15th June 2009.

On 9th March 2009, an enforcement notice was issued requiring the cessation of the use of the premises as two residential units. The notice took effect on 9th April 2009 and the time for compliance was 3 months. No appeal was received against the notice.

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.
BE23	Requires the provision of adequate amenity space.
OE1	Protection of the character and amenities of surrounding properties and the local area
H7	Conversion of residential properties into a number of units
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

21 adjoining owner/occupiers have been consulted. 4 letters of objection have been received making the following comments:

(i) Long history of refusals for similar developments;
(ii) Increase in on-street parking;
(iii) The size and layout of the premises is not suitable for multiple occupancy;
(iv) Adverse impact on noise and disturbance;

Oak Farm Residents' Association:

"Our Members strongly object to this application. Family houses should never be converted. Gardens are needed for children to play in.

Every developer is buying large properties and building blocks of flats. Very few 2 and 3 bedroom houses are being built. Converted family homes need at least 2 parking spaces. With cars parked each side of the road this only leaves the centres of the road to be used. Services, such as ambulance and fire, have great difficulty finding space to do their work.

Our members request this application is refused."

NATS: No safeguarding objections

MOD: No safeguarding objections

Internal Consultees

Trees/Landscape:

No objection, subject to the above observations and conditions TL5, TL6 and TL7.

Environmental Protection Unit:

The above application relates to a conversion which will introduce additional receptors this would be considered a new sensitive use at the site. We have no specific information in relation to land contamination at this site. If it is likely soil will be imported to the site as part of the development it is advisable to include importation of fill condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policies encourage local planning authorities to make the most efficient use of land, including higher residential densities, particularly on previously developed land in sustainable locations. There can be no dispute that the use of the site for two dwellings would make efficient use of the site and that, in principle, two small dwellings would satisfy such policies. No objections are raised in principle to the proposal.

7.07 Impact on the character & appearance of the area

The street scene is characterised by two storey terraced and semi-detached houses,

some with front porches.

The front porch, by reason of its overall size, siting, design and appearance, relates satisfactorily with the appearance of the property. It is set sufficiently below the cill of the first floor windows to ensure a subordinate appearance and is in keeping with the character and appearance of the street scene. The installation of a rear door is also acceptable.

As such, the proposal complies with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 8.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

7.08 Impact on neighbours

The front porch and rear door, by reason of their siting, does not harm residential amenities of the adjoining properties. Furthermore, the proposal does not generate a significant increase in noise and disturbance over and above that of the previous dwellinghouse. Therefore, the proposal complies with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Paragraph 3.5 of the Hillingdon Design & Accessibility Statement: Residential Layout states that conversions of houses to self-contained flats are unlikely to achieve a satisfactory environment where properties have less than 120sq.m of floorspace. The internal floor area of this property is approximately 110sq.m. However, paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts recommends 33sq.m and 63sq.m for studio and two bedroom flats, respectively. The ground floor studio flat measures approximately 37sq.m, while the first floor 2 bedroom flat (the ground floor study would provide the access to the rear garden and is therefore not considered feasible for use as a third bedroom) measures approximately 64.7sq.m.

In determining the appeal in respect of the previously refused scheme ref: 57754/APP/2008/1830, the Inspector states at paragraph 5 that:

"The ground floor Studio flat would occupy some 37sqm of space, which is above the 33sqm minimum floor space requirement. However, I think it is stretching credibility to suggest that changing labels to indicate a lounge on the front, separated by a corridor and bathroom from a bed area that is within the kitchen/dining space, would operate as a Studio flat. Consequently, I am inclined to agree with the Council that the appropriate space requirement would be 50sqm, which is the minimum requirement for a one-bedroom flat, typical of flats that have two habitable rooms, one each side of a bathroom."

In response, the submitted plans show the partitions removed within the ground floor unit resulting in an open plan interior. Given this new internal rearrangement of the ground floor unit, it is now considered that the appropriate space requirement would now be 33sq.m. As such, both units satisfy the recommended standards as stated at paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal overcomes the first reason for refusal of the previous scheme.

In regards to the second reason for refusal of the previous scheme, the Inspector states as paragraph 6 that:

"The studio flat would occupy space where occupants of the front room would be subjected to the comings and goings of occupants of the first floor flat. That would impinge on privacy and seclusion. In this case, the configuration of space would give a

clear perception of overlooking into the room as well as disturbance, particularly after dark, from occupiers of the first floor flat using their car space, which would be very close to the bay window."

In response, the submitted plans now show the ground floor front window fitted with obscure glass to overcome the perception of overlooking into the room from occupiers of the first floor flat using the car park area. However, this would result in inadequate outlook for the occupiers fo the studio flat, and would not overcome concerns regarding disturbance, particularly after dark, from occupiers of the first floor flat using their car space, which is very close to the bay window. As such, the proposal fails to provide a satisfactory standard of accommodation for the occupants of the ground floor studio flat, contrary to policies BE19 and H7 of Hillingdon Unitary Development Plan (Saved Policies September 2007), section 4.0 of the Supplementary Planning Documents HDAS: Residential Layouts, and London Plan Policy 3.5.

The rear garden would be sub-divided by a fence to provide two separate private amenity spaces for the flats. Each area would measure approximately 36sq.m, which would meet the requirements of paragraph 4.17 of the Hillingdon Design & Accessibility Statement: Residential Layouts. The development would 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 application makes provision for two off-street parking spaces on the forecourt to serve the units. This provision is the same as that previously proposed and the Highway Engineer raised no objections on highway grounds. As such, the proposal is unlikely to result in an increase in on street demand for car parking, and the proposal complies with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

The third party comments are either addressed in the body of the report, the refusal reasons or are not material planning considerations.

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'.

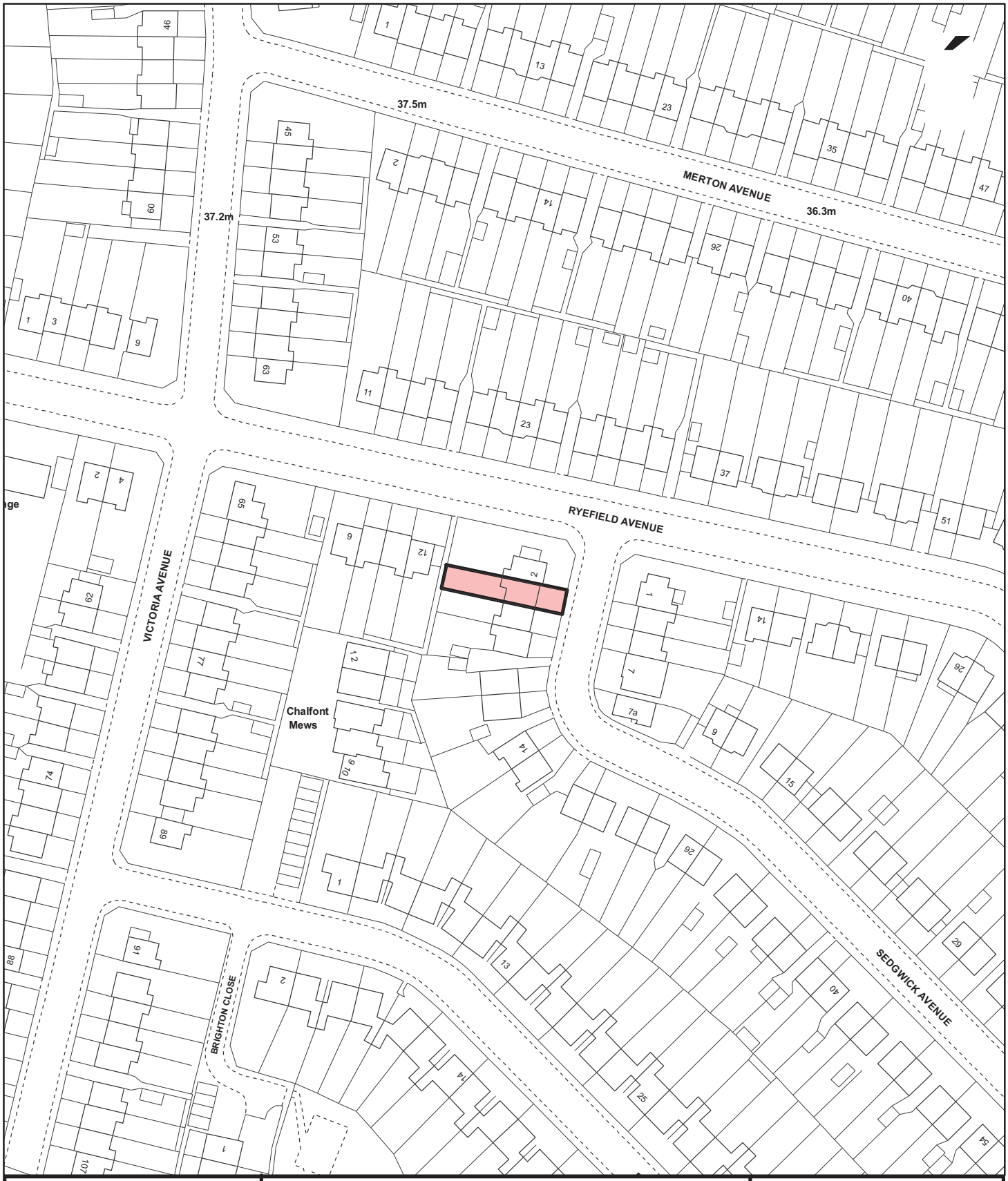
10. CONCLUSION

It is still considered that the proposal would compromise living conditions for future occupants of the ground floor studio flat.

11. Reference Documents

Hillingdon Design & Accessibility Statement: Residential Layouts
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
London Plan (July 2011)

Contact Officer: Sonia Bowen **Telephone No:** 01895 250230



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

Planning Application Ref:
57754/APP/2011/385

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

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Report of the Head of Planning & Enforcement Services

Address 14 CORONATION ROAD HAYES

Development: Application for variation of condition 3 (to allow the use of the garage for purposes incidental to the enjoyment of the dwelling house) of planning permission ref: 12026/APP/2004/2734 dated 25/05/2005: Erection of a single storey detached garage at the end of the rear garden.

LBH Ref Nos: 12026/APP/2010/1945

Drawing Nos: Location Plan - 1:1250
2010/144/0112/01

Date Plans Received: 19/08/2010 **Date(s) of Amendment(s):** 19/08/2010
08/12/2010

Date Application Valid: 19/08/2010

1. SUMMARY

Planning permission is sought to vary condition 3 of planning permission ref: 12026/APP/2004/2734 for the erection of a single storey detached garage at the end of the rear garden (involving demolition of existing detached garage), to allow the use of the outbuilding for uses incidental to the enjoyment of the dwellinghouse known as 14 Coronation Road.

While the size of the outbuilding was acceptable in the context of its use as a garage, there are considerable concerns that if it is no longer required for car parking, it is of such as size that it would be considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. A site visit indicated an ensuite shower and personal effects that suggest it has been lived in as an independent unit. It should be noted that the applicant has not applied for usage of the outbuilding as a separate residential unit. It is therefore contrary to policies BE19, BE23 and BE24 of the Unitary Development Plan and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The garage is a large outbuilding which was only considered acceptable with respect to both the size and massing of the outbuilding and its external appearance because of the usage for storage of motor vehicles. Furthermore the original approved structure did not have an en-suite bathroom and there is evidence that the converted building has been lived in as a self contained residential unit. It is considered that the further domestification of the outbuilding as proposed by the submitted plans and proposed variation of condition 03 of the original planning permission would result in a detrimental impact on the character and appearance of the streetscene and character of the area contrary to policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Furthermore the relaxation of condition 03 taking into account the previous identified residential usage and layout of the building would create a situation where in all likelihood the building would be used as a separate residential unit, such a use would be considered a sub-standard residential use, which would not comply with

Council's Supplementary Planning Documents HDAS Residential Layouts and would also be contrary to policies BE19, BE23 and BE24 of the 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 (July 2011) 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.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south west side of Coronation Road at its junction with Phelps Way, and comprises a two storey semi-detached house with a single storey side and rear extension and an outbuilding at the bottom of the rear garden, the subject of this application. The attached house, 16 Coronation Road lies to the south east and has a single storey rear extension. The street scene is residential in character and appearance, comprising two storey semi-detached houses, some with outbuildings at the bottom of the rear garden, and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission ref: 12026/APP/2004/2734 for the erection of a single storey detached garage at the end of the rear garden (involving demolition of existing detached garage) was granted in the May 2005. Condition 3 was imposed by the planning committee, hence why this application is before the Committee for determination. It states:

"The garage hereby approved shall be retained for the parking of a motor vehicle incidental to the enjoyment of the dwellinghouse and shall not be used for any other use

or purpose including commercial use."

This application seeks to vary condition 3 to allow the use of the outbuilding for uses incidental to the enjoyment of the dwellinghouse.

It was noted from the site inspection that the outbuilding is not constructed in accordance with the approved plans. The approved plans showed a door and two windows on the front elevation facing the application property; the door located adjacent to the side boundary with 16 Coronation Road. However, the as built scheme shows windows on either side of a centrally positioned door.

3.3 Relevant Planning History

12026/APP/2004/2734 14 Coronation Road Hayes

ERECTION OF A SINGLE STOREY DETACHED GARAGE AT THE END OF THE REAR GARDEN (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)

Decision: 10-05-2005 Approved

Comment on Relevant Planning History

As above.

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 adjoining owner/occupiers have been consulted. 2 letters of objection have been received making the following comments:

(i) The proposal would result in an increase on on-street demand for car parking and outbuilding;
(ii) The outbuilding results in direct overlooking and increase in overshadowing of the private amenity space of 16 Coronation Road;

(iii) The outbuilding is being used as additional sleeping accommodation
(iv) Increase in noise and disturbance

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Condition 3 of the original approval restricts the use of the garage solely for the parking of a motor vehicle. The applicant proposes to use the garage for other uses such as storage, prayer room and den. These uses are incidental to the incidental to the enjoyment of the dwellinghouse.

It was noted at the site inspection that the outbuilding has not been used for its intended purpose. Internally, a partition wall has been placed in front of the garage door, a shower room has been installed, and household items such as a bed and wardrobe occupying the remaining area.

Whether the outbuilding is being used as a separate dwelling is being investigated by the Enforcement Officer.

While the size of the outbuilding is sensible in the context of its use as a garage, there are considerable concerns that if it is no longer required for car parking, it is of such as size that it would be considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling. It is worth noting there are other outbuildings also on the site. There is therefore an in principle objection to the application.

7.02 Density of the proposed development

Density is not relevant in this case.

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

The site is not in an area of archaeological importance, Conservation Area, not is the building listed.

7.04 Airport safeguarding

Not relevant in this case.

7.05 Impact on the green belt

Not relevant in this case.

7.06 Environmental Impact

Not relevant in this case.

7.07 Impact on the character & appearance of the area

The approved plans showed a door and two windows on the front elevation facing the application property; the being door located adjacent to the side boundary with 16 Coronation Road. However, the as built scheme shows windows on either side of a centrally positioned door.

This external alteration is minor and does not adversely affect the appearance of the outbuilding or the surrounding area generally. As such, the development complies with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The external alterations bring the window closer to the side boundary with 16 Coronation Road. However this does not result in a significant increase in overlooking onto the private amenity space of that property.

With regards to overshadowing, this was assessed during the consideration of the outbuilding in 2005. Overshadowing was not considered to be significant.

The development does not result in a loss of residential amenity, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Two off-street parking spaces are retained on the front forecourt of the main house. Therefore, sufficient off-street parking will be retained and the proposal will not result in an increase in demand for on-street parking. The proposal is therefore in accordance with policies AM7 and AM14 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.

7.20 Planning obligations

Not relevant in this case.

7.21 Expediency of enforcement action

Should the applictaion be refused, then the matter would be referred to the Council's Enforcvement Team for further action.

7.22 Other Issues

None relevant in this case.

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

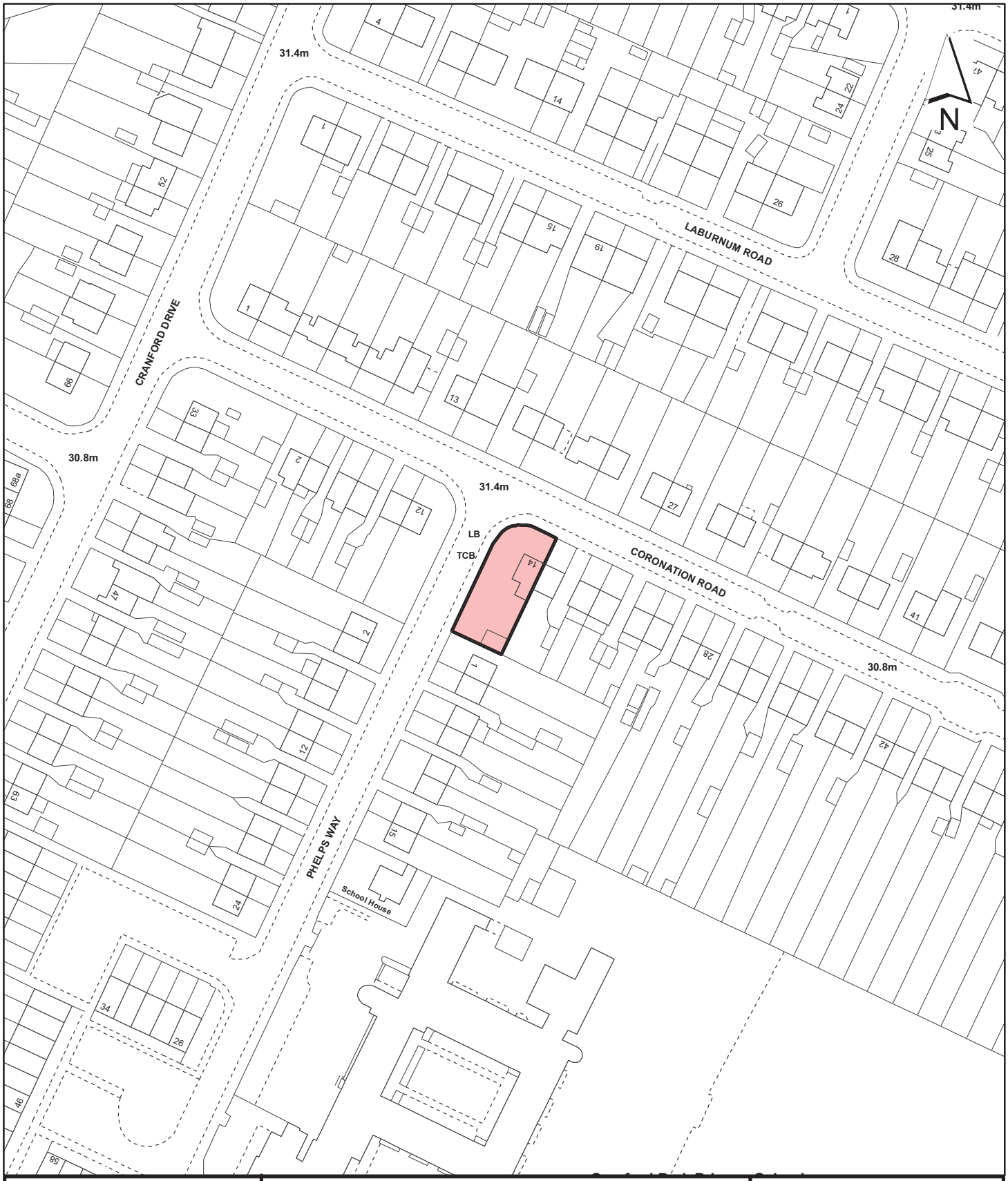
While the size of the outbuilding was considered acceptable in the context of its use as a garage, there are considerable concerns that if it is no longer required for car parking, it is of such as size that it would be considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted.

Refusal is reccomended.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen **Telephone No:** 01895 250230



Notes

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Site Address

14 Coronation Road
Hayes

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

Planning Application Ref:
12026/APP/2010/1945

Scale
1:1,250

Planning Committee
Central and South

Date
September 2011

HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 33 SILVERDALE GARDENS HAYES

Development: Alteration to roof pitch and front elevation of side extension as amendment to planning permission ref: 10680/APP/2006/1365 dated 04/07/2006 (Part retrospective application)

LBH Ref Nos: **10680/APP/2011/2338**

Drawing Nos: 013/08 SHT-1
013/08 Rev B

Date Plans Received: 28/09/2011 **Date(s) of Amendment(s):**

Date Application Valid: 05/10/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north east side of Silverdale Gardens and comprises a two storey semi-detached property finished in red brick and render, with an existing single storey side and rear extension.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

1.2 Proposed Scheme

Planning permission is sought for alterations to the roof pitch and front elevation of the existing single storey side extension. The existing pitched roof would be lowered and reconfigured into a dummy hipped roof and the existing door and window in the front elevation removed and replaced by a new double glazed window. This application seeks only to renew an extant permission.

1.3 Relevant Planning History

10680/APP/2006/1365 33 Silverdale Gardens Hayes

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION INCLUDING INTEGRAL GARAGE (INVOLVING THE DEMOLITION OF EXISTING GARAGE).

Decision Date: 05-07-2006 Approved **Appeal:**

10680/APP/2007/1840 33 Silverdale Gardens Hayes

ADDITION OF A PITCHED ROOF TO SINGLE STOREY SIDE AND REAR EXTENSIONS (RETROSPECTIVE APPLICATION).

Decision Date: 31-10-2007 Refused **Appeal:**

10680/APP/2008/1341 33 Silverdale Gardens Hayes

ALTERATION TO ROOF PITCH AND FRONT ELEVATION OF SIDE EXTENSION AS AMENDMENT TO PREVIOUS PLANNING PERMISSION REF. 10680/APP/2006/1365 DATED 04/07/2006 (PART RETROSPECTIVE APPLICATION).

Decision Date: 17-09-2008 Approved **Appeal:**

Comment on Planning History

Planning permission was granted on 5 July 2006 (10680/APP/2006/1365) for the erection of a single storey side and rear extension including integral garage (involving the demolition of existing garage. Whilst the development was implemented, this was not in accordance with the approved plans in respect of the design of the roof and front elevation.

Planning permission was refused on 31 October 2007 (10680/APP/2007/1840) to retain the unauthorised pitched roof to the single storey side and rear extension for the following reasons:

1. The single storey side and rear extensions by reason of the introduction of a mono-pitched roof and the use of inappropriate roof tiles in relation to the roof tiles of the original house, represent incongruous and unsympathetic additions that detract from the appearance of the original house, the character and appearance of the street scene and the visual amenities of the surrounding area generally. The development is contrary to policies BE13, BE15 and BE19 of the Boroughs adopted Unitary Development Plan and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

2. The proposed mono-pitched roofs of the single storey side and rear extensions by reason of their height and the parapet wall detail design which introduces a roof form substantially different from that of the pitched roofs of the side and rear extensions and the original house, fail to appear subordinate to the character and proportions of the original house. They fail to harmonise with the appearance of the original house and are detrimental to the visual amenities of the surrounding area generally, contrary to policies BE13, BE15 and BE19 of the Boroughs adopted Unitary Development Plan and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

3. The installation of a door and window in the side extension fronting on to the street giving the appearance of a separate dwelling when viewed from the street, detracts from the character of the street scene which comprises semi-detached houses. As such, it is detrimental to the character and visual amenities of the street scene, contrary to policies BE13 and BE19 of the Boroughs adopted Unitary Development Plan.

Planning permission was granted on 17 September 2008 (10680/APP/2008/1341) for alterations to the pitched roof and front elevation of the side extension as an amendment to previous planning permission ref. 10680/APP/2006/1365). This permission was not implemented and has now lapsed. The scheme, had it been implemented would have addressed the Council's concerns.

There is also an extant enforcement notice.

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

EXTERNAL:

7 neighbours and the Hayes Garden Village Residents Association were consulted. No replies have been received.

The Ward Councilor requested the application be referred to Committee for determination.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development and impact on residential amenity.

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) requires that the layout and appearance must harmonise with the existing street scene, Policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building. The proposal would rectify the current unauthorised works at the property and is in accordance with the scheme approved under ref. 10680/APP/2008/1341. As such, the proposal would not be detrimental to the appearance of the property or the street scene and accord with the aforementioned Policies.

In the event of planning permission being granted it is considered appropriate to impose a condition requiring the approved works to be completed within 1 month of the date of the decision to ensure that the unauthorised works at the property are rectified at the earliest possible opportunity.

Officers wrote on the 17 October 2011 to the applicant giving them a 14 day warning that if recommended for approval only 1 month implementation date would be given.

6. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit

The development hereby permitted shall be completed within 1 calendar month of the date of this decision.

REASON
To ensure that the existing unauthorised works at the property are rectified as soon as possible in the interests of the appearance of the property in the street scene in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 OM1 Development in accordance with Approved Plans

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

REASON
To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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 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 Nos. 31 and 35 Silverdale Gardens.

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

5 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary facing Nos. 31 and 35 Silverdale Gardens for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON
To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 RPD4 Prevention of Balconies/Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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, Enviroment 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, Enviroment 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

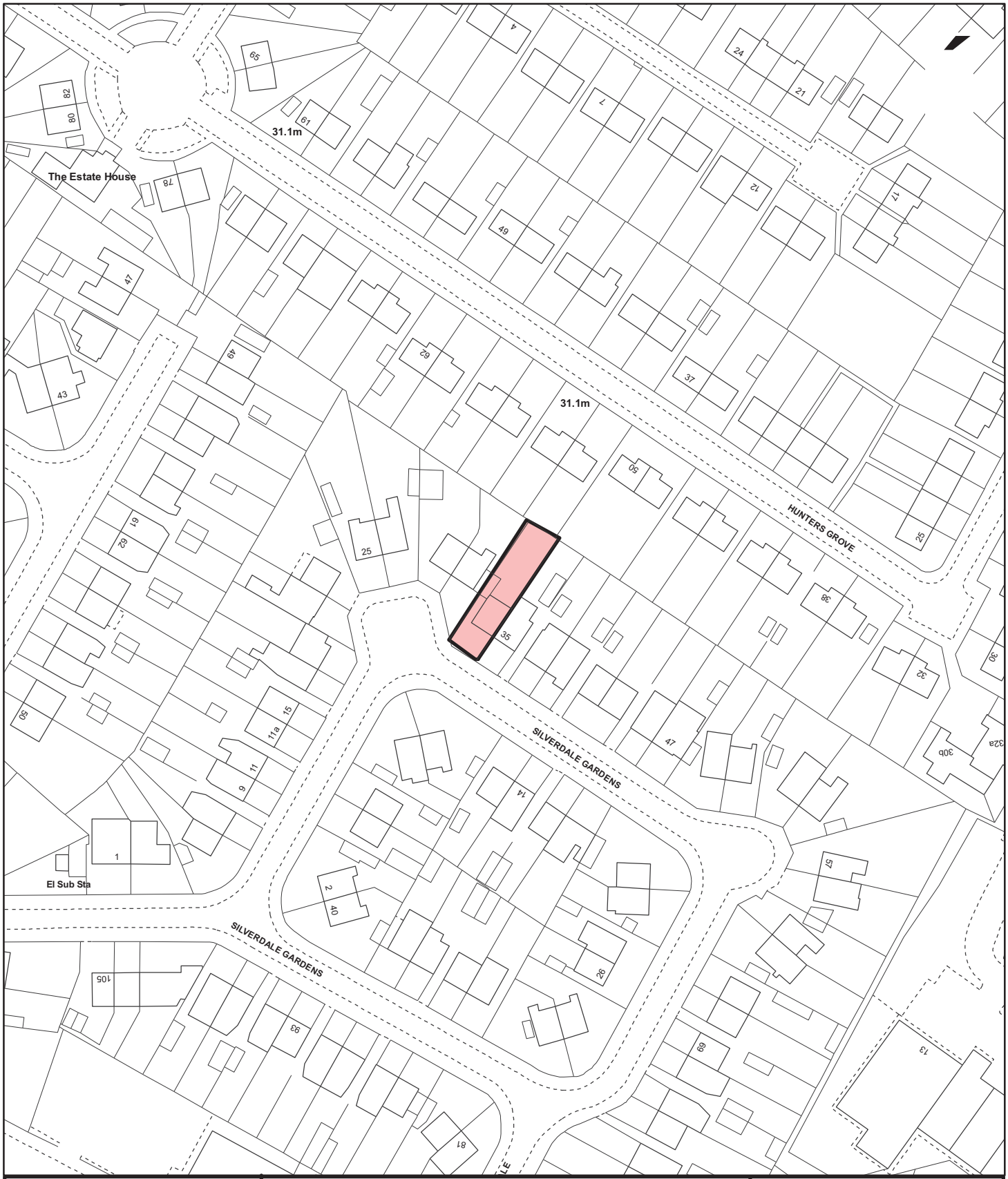
hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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: Mark Smith **Telephone No:** 01895 250230



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Site Address

33 Silverdale Avenue, Hayes

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

Planning Application Ref:
10680/APP/2011/2338

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address LAND REAR OF MONTAGUE PASSAGE AND ADJACENT TO 1 AND 2 IFFLEY CLOSE UXBRIDGE

Development: Erection of a two storey block of four flats with associated car parking and landscaping.

LBH Ref Nos: 67688/APP/2011/685

Drawing Nos: 10265_PL_025
10265_PL_026
10265_PL_027
10265_PL_030
10265_PL_031
10265_PL_032
10265_PL_033
10265_PL_050
10265_PL_051
10265_PL_005
10265_PL_024

Date Plans Received: 17/03/2011 **Date(s) of Amendment(s):**

Date Application Valid: 30/03/2011

1. SUMMARY

The scheme proposes to erect a two storey block of four 1 bedroom flats with associated landscaping and parking. The proposals are not considered to result in any loss of amenity to adjoining occupiers. The proposed dwellings would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

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 M1 **Details/Samples to be Submitted**

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

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM2 **Levels**

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

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

6 M3 **Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

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

7 TL2 **Trees to be retained**

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be

planted at the same place 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.

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

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON
To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -
· Planting plans (at not less than a scale of 1:100),

· Written specification of planting and cultivation works to be undertaken,
· Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
· Implementation programme.
The scheme shall also include details of the following: -
· Proposed finishing levels or contours,
· Means of enclosure,
· Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
· Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
· Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
· Retained historic landscape features and proposals for their restoration where relevant.

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

10 TL6 **Landscaping Scheme - implementation**

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

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place 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 TL7 **Maintenance of Landscaped Areas**

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

schedule.

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

12 DIS5 **Design to Lifetime Homes Standards & Wheelchair Standards**

Prior to the commencement of the development hereby approved, details demonstrating full compliance with all Lifetime Homes criteria shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be permanently retained.

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.

13 OM20 **Grampian Planning Obligations**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to education facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON
To ensure the development provides an appropriate contribution to the improvement of education facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Guidance.

14 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 (July 2011) Policy 7.1.

15 OM5 **Provision of Bin Stores**

No development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details 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).

16 OM14 **Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime, including CCTV, 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 7.1 and 7.3 of the London Plan (July 2011).

17 H7 **Parking Arrangements (Residential)**

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

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan. (July 2011).

18 N1 **Noise-sensitive Buildings - use of specified measures**

Development shall not begin until a scheme for protecting the proposed development from rail traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such of the following measures as are agreed with the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON
To ensure that the amenity of the occupiers of the proposed development is not adversely affected by rail traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

19 NONSC **Soils**

All soils used for soft landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval by the Local Planning Authority. Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

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

20 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).

21 SUS4 **Code for Sustainable Homes details**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON
To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3

22 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).

23 SUS5 **Sustainable Urban Drainage**

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

REASON
To ensure that surface water run off is handled as close to its source as possible in compliance with the London Plan (July 2011) 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), London Plan (July 2011) Policy 5.12 and PPS25.

24 H11A **Visibility Splays**

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON
To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 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 users of and visitors to the development 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 6 of the London Plan. (July 2011).

26 NONSC **Non Standard Condition**

No additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

27 NONSC **Non Standard Condition**

The windows facing Montague Passage 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 to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

28 NONSC **Non Standard Condition**

Before development commences, plans, details and a construction method statement setting out the exact position of the building in relation to the boundary with Montague passage and how construction (including footings) will be undertaken without encroaching on adjoining land.

REASON
To ensure the development is completed within the application site and prevent encroachment into Montague Passage and to accord with policy AM7 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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.
BE25	Modernisation and improvement of industrial and business areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
HDAS	'Residential Developments'
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

3 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.

4 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.

5 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

6 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).

7 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).

8 I20 **Land Drainage**

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

9

There is a possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

10 I21 **Street Naming and Numbering**

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

11

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

12

In relation to Condition 14, the applicant is advised that a financial contribution of £4,906 would satisfy the requirement of the condition.

13 I15 **Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the northern side of Iffley Close and Montague Passage and comprises a former garage court, which was demolished approximately 8 years ago, and is used for parking on an ad-hoc basis. The site adjoins nos. 1 & 2 Iffley Close and fronts Montague Passage (an access road to garages located at the rear of residential properties on Montague Road), and by the Metropolitan Railway to the north. It has vehicular access via Iffley Close. The area is residential in character with residential properties to the west and south. The site is within the developed area as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2008).

3.2 Proposed Scheme

It is proposed to erect a two storey building comprising 4 x 1 bed flats for people with learning difficulties. A total of 12 car parking spaces are proposed, 2 of which are for the proposed development and 10 of which are being retained for local residents.

The building has been designed to meet 'Passivhaus' design principles which means that the building, through super-insulating the building, ensuring the building is extremely airtight and using mechanical ventilation with heat recovery and living units, it would not require a conventional space heating system.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant site history relating to this site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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.
BE25	Modernisation and improvement of industrial and business areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
HDAS	'Residential Developments'
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th April 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

EXTERNAL
A total of 29 neighbouring properties were notified. 5 letters of objection were received. Objections were raised on the following grounds:

i) Substandard car parking spaces for proposed dwellings.
ii) Loss of privacy.

iii) Increased parking problems on Iffley Close and Montague Road due to loss of parking area.
iv) Detrimental to the character of the area.
v) Overlooking of dwellings in Montague Road.

OFFICER COMMENT: These issue are address within the body of the report.

Internal Consultees

TREES & LANDSCAPE
This Council site is situated to the south of the boundary with the Metropolitan line and is surrounded to the south and east by mixed housing.
There are a number of trees on, and close to, the site which, collectively, make a contribution to the character of the area.
The site is on the edge of the North Uxbridge Area of Local Character. However, there are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

A tree report (Arboricultural Method Statement) by JBA, dated May 2009, has been submitted which assesses the quality and value of five individual trees and two groups. Of these, only the off-site group of Whitebeam (G2) to the south of the site entrance are rated 'b' or fair and justifying retention. All others are rated 'C' (poor, a rating not normally considered to be a constraint on development), or 'R' (requiring removal).

The proposal is to erect a two-storey block of flats in the eastern part of the site with associated landscaping, parking for eight cars and cycle/bin storage facilities. The proposed boundary treatments include a combination of retaining and free-standing walls.

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.

a) The tree report recommends that a Sycamore (T4), situated in the south-east corner of the site is to be retained. However, drawing Nos.10265.PL.005 and the proposed site plan, ref. 024 indicates that all of the trees within the site will be removed.
b) The tree report provides guidance regarding protective measures to be used to protect retained trees from construction-related damage. In this case the only retained trees are off-site (G2), near the site entrance ¿which may be vulnerable to site traffic. Final details of the protective measures should be submitted for approval prior to the commencement of work in accordance with the recommendations of the tree report.
c) On balance there is no objection to the removal of the poor quality trees within the site - provided that a high quality landscape scheme is secured which includes replacement structure (tree) planting and hedging along the northern boundary.
d) With regard to the layout, the current arrangement provides approximately 60m2 of useable amenity space. This contrasts sharply with the large expanse of tarmac (labelled 'parking space') most of which appears to be superfluous maneuvering space. If this were to be reduced in area, a significant amount of additional amenity space would be available for use by residents and/or planting to the benefit of the scheme and the character of the area.
DCLG & EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

Due to the presence of shared / communal external spaces a management / maintenance plan is required to ensure that the landscape is maintained in accordance with the landscape proposals.

While there is no objection in principle, the area of the car park surface area should be reduced if

practicable. Subject to the above observations, the scheme would be acceptable with conditions TL2, TL3, TL5, TL6 and TL7.

OFFICER COMMENT: The majority issues raised in the Landscape Officer's comments will be addressed by condition. It should be noted that the level of car parking provided is dictated by a covenant on the land requiring that 6 spaces be retained.

EPU - CONTAMINATED LAND
As a more sensitive end use is being introduced, where there are likely to be areas of soft landscaping, this material will need to be tested for contamination to determine if it is suitable for use. On this basis I would advice attaching the following condition and informative on any permission that may be given if a standard contaminated land condition is considered too onerous for a development of this scale.

Condition to minimise risk of contamination from garden and landscaped area

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

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

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

CONTAMINATION INFORMATIVE
There is a possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Precautions should be taken to minimise the mixing of any material that is dug up with clean shallow soils that are to remain on site. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

REASON
You are advised this development is on a former car park based on Ordnance Survey data. We have no information on ground conditions. There is a possibility of some contaminating materials being present below the hard standing. The advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate remediation and restoration of the site once works are complete to minimise risk to the future occupants of the site. The suitability of building materials and building techniques may also need to be considered under the Building Regulations.

EPU - NOISE
I refer to your request for comment on the above application.

I do not wish to object to this application.

Noise sources

Rail noise
The site is affected by noise from rail traffic to the west of the site serving Uxbridge station.

Signal Box plant noise

A site visit showed the external noise climate is impacted by condenser units on this adjacent building located to the west of the site.

Adjacent non-residential use
There is parking space for 1 vehicle to the north of the development site, on further enquiry this is used by Securitas and forms access to the signal box and a BT facility located there.

Since the proposed development benefits from the application of Passivhaus design principles the internal noise climate will be governed by the following elements;

- triple glazing which will reduce sound transmission from external sources
- mechanical ventilation and heat recovery requires that fresh incoming air is pre-heated and windows are designed to remain closed to ensure correct operation of the system

Based on the proposal that the development is built to these standards I would be satisfied that the internal noise levels will be satisfactory. I would therefore recommend a condition be applied to ensure that adequate noise control measures are in place to protect future occupants indoors and outdoors;

Condition 1
N1 Development shall not begin until a scheme for protecting the proposed development from rail traffic and other 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.

Please also add the construction informative:

Construction Site Informative
Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No such work should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(ii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance.

(iii) No bonfires on the site should be allowed to take place at any time.

URBAN DESIGN & CONSERVATION
This is a former garage site, now cleared, under the Council ownership. The site lies at the edge of the North Uxbridge Area of Special Local Character. The area is characterised by mixed housing, modern council housing along Iffley Close, and semi-detached 1920-30s cottages along Montague Road.

The scheme proposes a two storey block of four one bedroom flats with a shared amenity space

and parking. The site also includes some parking spaces for the flats along Iffley Close.

There are no objections in principle to the schemes overall layout, scale and design. The footprint of the proposed building is set behind from the houses on Iffley Close, and would as such have no impact on the character and appearance of the area of special local character.

In design terms, the proposed building is modern in appearance, whilst in keeping with the mixed local context of the area. The articulation of the windows provides an interesting feature to the appearance of the building, whilst not detracting from its appearance.

Further details of the proposed seam zinc roof would be required and should be conditioned. The guttering detail is also unclear and a cross-section showing the same should be submitted.

Given that the footprint of the building is only 2m away from the parking, it is also suggested that the parking layout could be improved by changing the bay closest to the flat to a disabled bay. This would improve any noise/amenity issues.

Acceptable in principle. Further details re roof material and cross-sections required. Minor amendment to parking layout suggested.

EDUCATION
Based on the erection 4 x 3 room flats the contribution sought is £4906.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the redevelopment of the site for residential purposes.

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 4. The London Plan (2011) range for sites with a PTAL of 4-6 in an urban area is 200-700 habitable rooms per hectare and 70-260 units per hectare. As such, based on a total site area of 755m² the site would have a density of 53 units per hectare and 158 habitable rooms per hectare. Given the small scale nature of the development and the site constraints this is considered to be an appropriate density given the circumstances.

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

The site is not in an area of architectural importance or a heritage area.

7.04 Airport safeguarding

The proposed development is considered to have no impact on airport safeguarding.

7.05 Impact on the green belt

The site does not lie within or close to the green belt.

7.07 Impact on the character & appearance of the area

The proposed dwellings are of a domestic height and massing, in keeping with the character and scale of the surrounding buildings and the area in general. The proposed external appearance of the buildings is considered to be a positive, modern and

environmentally friendly interpretation of traditional vernacular. The scheme is not considered to have a detrimental impact on the streetscape.

7.08 Impact on neighbours

The site adjoins properties to the west and is in proximity to dwellings to the south on Montague Road.

The distance to the dwellings with facing windows to the south is approximately 34m. The distance to the flank wall of nos. 1 & 2 Iffley Close is also 34 metres. Both these distances far exceed the minimum distances as set out in HDAS Residential Layouts preventing any significant overlooking, loss of outlook or privacy.

As such the scheme is not considered to result in any significant loss of amenity to neighbouring properties in accordance with policies BE20, BE21 and BE24 of the Hillingdon UDP saved policies (September 2008).

7.09 Living conditions for future occupiers

Unit Size
The Council's HDAS Residential Layouts SPD states that a 1 bedroom flat, should have a minimum floor area of 50sq metres. The proposal is for 4 x 1 bed flats each with a floor area of 51sq metres which accords with the Council's minimum standard and is as such considered acceptable.

The proposed habitable rooms would all have an adequate outlook and natural lighting, in accordance with policy BE20 of the saved UDP and 5.3 of the London Plan (July 2011).

Amenity Space
The minimum requirement for private amenity space, as set out in the HDAS SPD, for a 1 bedroom flat is 20sq metres of shared amenity space per flat. The proposed amenity space provision is 20sq metres of space for one ground floor flat and 60sq metres of shared amenity space for the remaining three flats.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport.

The site formerly housed lock up garages, which were demolished at least 8 years ago. It is now used for car parking by local residents, although this is on an ad-hoc basis as there is no formal allocation or marking out of parking spaces. The applicant is to provide 10 car parking spaces on site for local residents and 2 for the proposed development (the council's parking standards require 1 space per 4 flats and a wardens space so there is a maximum allowance of 2 parking spaces).

In terms of the car parking, the Council's Legal Officer has looked through all the legal documentation, including title deeds, for properties on Iffley Close and has confirmed that the Council is required to retain 7 car parking spaces for existing Iffley Close residents. The proposal makes provision for 10 car parking spaces for existing residents. As such there is in fact a net gain of parking spaces over what legally needs to be provided on site. Whilst it is acknowledged that 15 cars park on this site regularly, with slightly higher number of vehicles parking there on the site on some days, the majority of this is indiscriminate parking.

The proposed layout indicates secured and covered storage for four bicycles, which accords with standards.

It is therefore considered that the re-provision of 6 spaces plus 3 spaces for the proposed scheme would not have a significant impact on traffic and pedestrian flow in the immediate area. The proposal therefore accords with Policies AM2, AM7 and AM14 of the Hillingdon UDP Saved Policies (September 2007).

7.11 Urban design, access and security

Conditions are recommended to ensure the scheme accords with secure by Design Standards.

In terms of Urban Design the scheme is considered acceptable. Please see section 7.07. for further discussion.

Pedestrian and access arrangements are considered to be acceptable.

7.12 Disabled access

The Council's Access Officer raised no concerns. The proposed development has been designed to meet Lifetime Homes standards in accordance with Policy 3.8 of the London Plan (July 2011) and guidance within the Hillingdon Design and Accessibility Statement Residential Layouts and Accessible Hillingdon Supplementary Planning Documents. The development is not of a scale which would warrant the provision of wheelchair adaptable units.

7.13 Provision of affordable & special needs housing

Given that the proposal is for a four units on a small site this is not relevant in this case.

7.14 Trees, landscaping and Ecology

The application site does not have any trees on it at present, as such the proposal does not have any implications with regard to tree retention or removal. Conditions are recommended to ensure future landscaping arrangements are acceptable. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38.

7.15 Sustainable waste management

The proposals indicate refuse storage area in the car park. This is considered to provide an adequate level of refuse storage space for each house. It is located an acceptable distance from the carriageway and from the proposed building. A condition is recommended to ensure refuse facilities are provided.

7.16 Renewable energy / Sustainability

The building has been designed to meet 'Passivhaus' design principles which means that the building, through super-insulating the building, ensuring the building is extremely airtight and using mechanical ventilation with heat recovery and living units, it would not require a conventional space heating system.

Furthermore a condition will be added requiring that the development be built to level 4 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

The site does not lie within a flood zone and as such there are no flooding issues on this site.

7.18 Noise or Air Quality Issues

It is not considered that the provision of a residential unit on this site will lead to significant noise or air quality issues. The site is located to the south of the rail line and has been designed to prevent noise affecting future residents. The Council's Environmental Protection Unit have considered the applicant's noise mitigation proposals which are considered acceptable. As such the scheme is considered acceptable in this regard.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

The education department has advised that the scheme would give rise to, in line with the Planning Obligation SPD, a contribution of £4,906 is required in order to meet the education needs of the proposed development. This will be secured by way of a condition.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

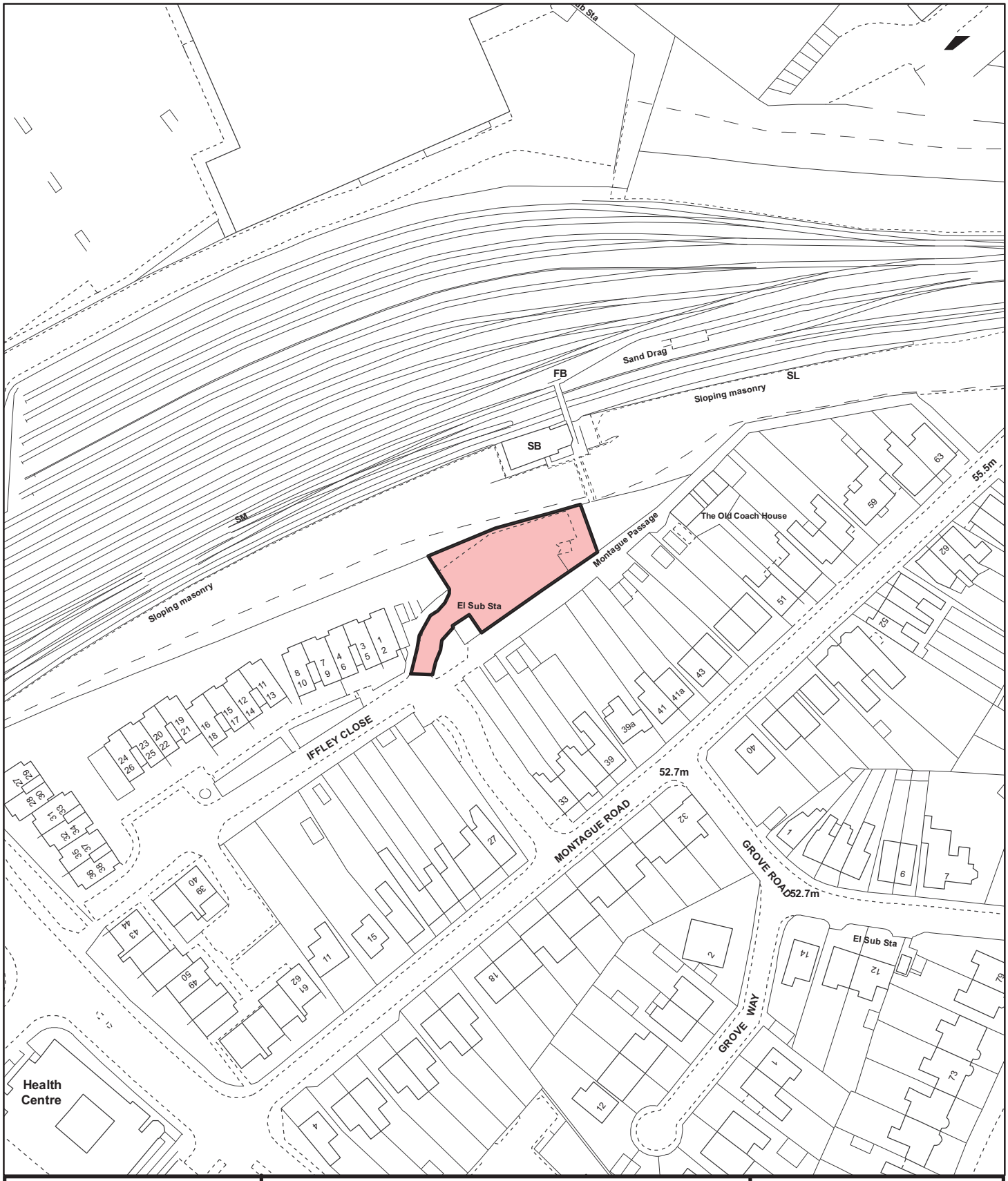
10. CONCLUSION

The scheme proposes to erect a two storey block of four 1 bedroom flats with associated landscaping and parking. The proposals are not considered to result in any loss of amenity to adjoining occupiers. The proposed dwellings would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
London Plan (July 2011)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3: Housing
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
Supplementary Planning Document - Planning Obligations

Contact Officer: Matt Kolaszewski **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Land rear of Montague Passage and adjacent to 1 and 2 Iffley Close

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

Planning Application Ref:
67688/APP/2011/685

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address FORMER CAPE BOARDS SITE IVER LANE COWLEY

Development: Erection of two detached single storey buildings for the use of light industrial and offices with associated parking (Retrospective application).

LBH Ref Nos: 751/APP/2011/272

Drawing Nos: A1 3484 PLA 2.03 Office Building Proposed
Flood Risk Assesment
A1 3484 PLA 2.01 Block Plan Proposed
A1 3484 PLA 2.02 Main Building Proposed
A1 3484 PLA 2.04 Site Plan Proposed
Design & Access Statement
A1 3484 PLA 2.05 Site Location Plan
Soil and Groundwater Investigation

Date Plans Received: 07/02/2011 **Date(s) of Amendment(s):**

Date Application Valid: 13/04/2011

1. SUMMARY

Planning permission is sought for a single storey detached building for B2 light industrial use and an ancillary office building with a total of 28 car parking spaces.

The works represent a redevelopment of part of the industrial area located within a designated Industrial and Business Area and the principle of the development is therefore supported.

It is not considered that the development would have a detrimental impact on the appearance of the site or the general street scene.

Careful consideration has been given to the principal issue of traffic generation on the public highway and it is considered that the proposal would not have a detrimental effect on the existing highway given the level of vehicular movements expected. Conditions will be attached to any approval mitigating any potential for noise and disturbance. The development would therefore not be detrimental to the character or amenities of surrounding properties.

It is not considered that the buildings would result in any undue loss of light, outlook or privacy to the adjoining commercial units or residential properties.

Approval is therefore recommended subject to appropriate conditions.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

A. No objections being received from residents at No 1 Iver Lane within 7 days of the date of this resolution, which raise any significant planning issues not already addressed in the report;

B. That if the application is approved, the following conditions be attached:

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 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 in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

3 H8 **Surfacing and marking out of access/parking/servicing areas**

Within 3 months of the date of this permission the parking shown on the approved plans shall be surfaced and marked out. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON
To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

4 H16 **Cycle Storage - details to be submitted**

Within 3 months of the date of this permission details of covered and secure cycle storage for 20 bicycles shall be submitted to, and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON
To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

5 NONSC **Non Standard Condition**

Operation of the site, servicing, deliveries and collections, including waste collections, shall be restricted to the following hours; 0800 hrs to 1800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays.

REASON
To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC **Non Standard Condition**

Within 3 months of the date of this permission details of the entrances/exits (including fire escapes) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate:
a) Appropriate door widths and level access (maximum upstand of 10mm);
b) Automation of the principal entrances or that they require only appropriate opening force; and
c) marking of glazed entrances and screens for safety and visibility.
Thereafter the development shall be implemented in accordance with the approved details.

REASON
To ensure that the entrances are designed to accommodate the needs of disabled users in accordance with Polcies 4B.5 of the London Plan and the Accessible Hillingdon SPD.

7 NONSC **Non Standard Condition**

Within 3 months of the date of this permission the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by the local planning authority:

1) A preliminary risk assessment which has identified:
· all previous uses
· potential contaminants associated with those uses
· a conceptual model of the site indicating sources, pathways and receptors
· potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON
To protect controlled waters from pollution. The Cape PLC Iver Land Soil and Groundwater Investigation (Aug 2002 AIG Consultations) demonstrated contamination of both soil and groundwater at this site. The site is on Secondary A (Alluvium) aquifer which showed elevated concentrations of metals, PAH, PCB and hydrocarbons). It is therefore important that any required remediation of the site is carried out appropriately.

8 NONSC **Non Standard Condition**

Within 3 months of the date of this permission a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON
To protect controlled waters from pollution and to ensure that any necessary remediation work is carried out appropriately.

9 NONSC **Non Standard Condition**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON
To protect groundwater and the River Colne. The historic and proposed use of the site has the potential to cause contamination. Infiltration of surface water through soakaways (or similar) has the potential to provide a pathway for contaminants to the groundwater.

10 NONSC **Non Standard Condition**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 1526 by Ambiental dated April 2011 and the following mitigation measures detailed within the FRA:
Finished floor levels are set no lower than 29.068m above Ordnance Datum (AOD).

REASON
To reduce the risk of flooding to the proposed development and future occupants.

11 NONSC **Non Standard Condition**

Within 3 months of the date of this permission a scheme for the control of vehicle noise and emissions shall be submitted to, and approved in writing by the Local Planning Authority. The said scheme shall include the following:
The number of heavy goods vehicles entering and leaving the site during the night shall not be more that four vehicles. The operator shall keep a register log of those vehicles on site at anytime. Night time hours shall be regarded as 23:00 - 07:00 on any day.
All heavy goods vehicles entering and leaving the site shall conform to recent Euro noise and emission standards.
A 'considerate neighbour' package shall be produced and distributed to all drivers, advising them of the site location, route to/from the site (if possible speed limits) and to drive in such a manner that respects the amenities neighbouring residential properties.

REASON
To safeguard the amenities of the occupiers of the neighbouring residential properties.

12 SUS2 **Energy Efficiency Major Applications (outline where energy s**

Within 6 months of the date of this permission an energy efficiency report shall be submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 20% of the sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON
To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7, and 5.9 of the London Plan (July 2011).

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 (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
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.
BE25	Modernisation and improvement of industrial and business areas
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
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
OL5	Development proposals adjacent to the Green Belt
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
OE4	New or improved roads or railways - mitigation measures

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 I14C **Compliance with Building Regulations Access to and use of**

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 and 8.

5 I15 **Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours

and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

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

6 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

7 I45 **Discharge of Conditions**

Your attention is drawn to conditions 3, 4, 6, 7 and 8 which must be discharged within 3 months of the date of this permission and condition 11 which must be discharged within 6 months of the date of this permission. 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).

8 I46 **Renewable Resources**

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.

9

Construction Site Informative Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of;
- 0800 and 1800 on Monday to Friday
- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays.
All noise generated during such works must be controlled in compliance with British Standard 5228;

(ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance. A useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);

No bonfires on the site shall be allowed to take place at any time.

10

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws, 1981 , prior written consent is required from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Colne, designated a 'main river'.

11

There is a possibility there may be some contaminating substances present in the ground under the hard standing. We have some information on the ground conditions (see below). We would advise persons working on site to take precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

REASON
You are advised this development is on a former Cape Board site based on records held by the Environmental Protection Unit, which historically produced asbestos containing products. We have a number of site investigation reports for the site from 2002 which suggests localised areas of metal, hydrocarbon and asbestos contamination at the site. There is also evidence of some areas of elevated carbon dioxide at the site. There are both natural ground conditions, and conditions as a result of organic contamination which could result in the generation of ground gas. At the time of the 2002 investigation a number of shallow concrete obstructions were also noted. The exact nature of the ground conditions in the area covered by the application is unknown. The advice is provided primarily on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site once works are complete to minimise risk to the site users. Due consideration also needs to be given to the potential affects of contamination during construction on neighbouring sites. The suitability of building materials and building techniques may also need to be considered under the Building Regulations, due to both contamination and natural ground conditions and the potential at the site for gas generation.

3. CONSIDERATIONS

3.1 Site and Locality

The site is an area of 0.89ha formerly occupied by industrial sheds and warehouses and forms part of the larger former Cape Boards site that is currently divided into a number of enterprises used for light industrial buildings, storage and airport car parking.

Iver Lane is located at the western boundary of Hillingdon with Bucks County Council and the access to the site is via High Street, Cowley which is an unclassified road and benefits from a 5.5m wide carriageway and 2.0m wide footway.

The western boundary is defined by a belt of offsite trees between the palisade fence on the site boundary and the River Colne. There are no Tree Preservation Orders on, or

close to, the site.

There are residential properties with open land located to the west on the opposite side of River Colne with more residential to the south opposite Iver Lane with access off Old Mill Lane. the larger site is currently subject to a mixture of uses.

The site is located between River Colne and Grand Union Canal. The river Colne and the area to the south of the site is designated as Green Belt. The site is designated as an Industrial and Business Area on the Proposals Map of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

Proposal is to construct a single storey detached building for B2 light industrial use and an ancillary office building with a total of 28 car parking spaces including one disabled space.

The light industrial building would measure 15m by 48.5m with a maximum height of 7.5 metres to the ride and would be set back between 3-5 metres from the boundary fence. The smaller office building would measure 12m by 18m with a maximum height of 3.1m.

Operating hours for the premises is from 8am till 6pm Mondays to Saturdays.

3.3 Relevant Planning History

751/APP/2008/2853 Former Cape Boards Site Iver Lane Cowley

Use of land for the parking (storage) of heavy/light goods vehicles for a truck rental firm (not visited by customers) and siting of operations portacabin (retrospective application).

Decision:

751/APP/2008/3412 Former Cape Boards Site Iver Lane Cowley

Change of use from Class B2/B8 to motor cycle test centre.

Decision: 10-12-2008 Withdrawn

751/APP/2008/3435 Former Cape Boards Site Iver Lane Cowley

Temporary change of use to provide a driving test centre for motorcycles and cars (Sui Generis), together with ancillary Portacabin for training and associated office facilities.

Decision: 29-01-2009 Withdrawn

Comment on Relevant Planning History

None of the planning history is 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:

PT1.23	To encourage industry and warehousing to located within existing Industrial and Business Areas and offices and other business uses, shops and public buildings employing or attracting large numbers of people to located within Town Centres or other areas identified for such purposes.
PT1.24	To reserve designated Industrial and Business Areas as the preferred locations for industry and warehousing.
PT1.25	To encourage the provision of small industrial, warehousing and business units within designated Industrial and Business Areas.

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
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.
BE25	Modernisation and improvement of industrial and business areas
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
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
OL5	Development proposals adjacent to the Green Belt
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
OE4	New or improved roads or railways - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

SOUTH BUCKS DISTRICT COUNCIL

South Bucks District Council wishes to raise objections to the proposed development for the

following reasons:

The proposal would result in an increase in vehicle movements on the B470 Iver Lane and the adjacent highway network, including Iver Village, as this would be the main route HGV's will take to use the site. These roads would be unable to deal with the additional traffic which would be generated by this proposal thereby adversely affecting road safety. In addition such heavy goods vehicle trips would adversely affect the character and amenity of properties in the locality through noise, vibration, disturbance and visual intrusion. The roads of South Bucks are not considered suitable for significant increase in large goods vehicle movements since such traffic would have an adverse impact on the quality and character of these roads. Given the weight restriction on the bridge to the east of the site the traffic generated by the proposed use would be forced to travel into South Bucks District where lorry traffic already has a severe affect on the local environment. In these circumstances it is essential that the London Borough of Hillingdon seek the views of Transport for Buckinghamshire as Highway Authority.

BUCKINGHAMSHIRE COUNTY COUNCIL

The site is currently a cleared plot of land and there is no information submitted regarding the previous use of the application site although it is stated that the site is undeveloped. Therefore it is clear any use on this site would generate 'new' vehicle trips. The proposed industrial unit and office would generate additional vehicles using Iver Lane and Buckinghamshire County Council has always raised concerns with any intensification of large goods vehicles using Iver Lane and driving via Richings Park. This is also supported by the recently published Local Transport Plan 3 and the South Bucks District Council's Core Strategy.

The adjacent Highway Authority is recommending refusal of the application for the following reason:

The proposal would result in an increase in vehicular movements on the B470 Iver Lane and the adjacent highway network, including Iver Village, as this will be the main route HGV's will take to use the site. There rural roads would be adversely affected by the additional heavy traffic which would be generated by this proposal. The roads of South Bucks District are not considered suitable for significant increases in large goods vehicle movements since such traffic would have an adverse impact on highway safety. Given the weight restriction on the bridge to the east of the site, the traffic generated would be forced to travel into South Bucks District where lorry movements already have a serve impact on the Local Highway Network. It would be contrary to Local Transport Policies to support such a proposal which would severely impact on Iver and the Local Highway Network within Buckinghamshire County Council.

ENVIRONMENT AGENCY

We consider that planning permission should only be granted to the proposed development if the planning conditions are imposed as stipulated. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

It appears from the plans submitted that the red line boundary for this site is further than 8 metres from the bank of the River Colne. However, the applicant should be aware that Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws, 1981, our prior written consent is required for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Colne, designated a main river.

No objection subject to conditions relating to contamination, remediation, surface water drainage and flooding.

THAMES WATER

Waste Comments
Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Surface Water Drainage
With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

REASON: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments
With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

HIGHWAY OFFICER

The principal issue of traffic generation on public highway had carefully been considered within the application site, and I do not believe that the proposed site will have detrimental effect on existing highway, considering applicants proposed use of the land in relation to the site in its entirety.

Submitted plans indicates that there will be a maximum of eight workshops, eleven staff desks and perhaps 16 mechanical engineers in total, with total of 28 parking spaces proposed. Proposed arrangement will have a trip generation of 56 a day plus odd number of lorries/ light goods vehicle entering /exiting the site, which I still believe that proposal will not have detrimental effect on existing highway. Estimated trip generation by the applicant will probably be useful, but in this instance I do not anticipate much difference to that of my estimate.

The applicant has failed to indicate proposed number and location of secured cycle parking spaces, location and type of refuse bins. Policy AM9 (ii) refers to the needs of cyclist and policy AM14 of the UDP refers to the Council s vehicle parking standard contained in the Annex 1. The London Borough of Hillingdon UDP (adopted 1998) saved policies, 27th September 2007, requires minimum of twenty covered and secured cycle parking spaces in addition to the twelve vehicle parking spaces for similar use.

Considering location of site and total number of twenty eight vehicle parking spaces proposed by applicant, the suggested vehicle parking spaces deemed to comply with the Council s vehicle parking standard contained in Annex 1, and proposal is therefore not considered to be prejudicial to highway and pedestrian safety.

Consequently no objection is raised on the highways aspect of the proposals subject to conditions requesting cycle and refuse storage.

ENVIRONMENT PROTECTION UNIT

It has come to light that potential impact exists by reason of noise disturbance emanating from 'heavy goods vehicle movements entering and leaving the site. It has been noted that there appears to be vehicle weight restrictions on Cowley Bridge over the Grand Union Canal by Iver Lane. This will mean that all lorries entering and leaving the proposed site will be via the existing demarcated Roadway on to Iver Lane where a number of residential properties has been identified.

EPU advices that should the proposal be considered for approval perhaps, due to other overriding reasons, conditions relating to the movements of Heavy Goods Vehicles should be applied accordingly if the applicant proposes to use the facility daily 24hrs a day.

TREE & LANDSCAPE

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.
(i) No trees or other landscape features will be affected by the development. In the summer, at least, the offsite trees on the river corridor will largely screen the buildings from views from the west. The degree of exposure when viewed from the west will be greater in the winter months. No additional landscaping is proposed.
(ii) In other respects the proposed building is set back well within this extensive site and is not considered to have a significant impact from public vantage points, or Iver Lane to the south.

No objection and, in this case, no need for landscape conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy LE1 of the UDP Saved Policies assesses the criteria for industrial, business and warehouse uses; in this case whether the proposal conflicts with the Local Planning Authority's overall objective of securing the development or regeneration of the area. The proposed works represent a redevelopment of part of a site located within a designated Industrial and Business Area. The proposed works would be in keeping with the Council's objective of maintaining a supply of accessible premises for employment in order to ensure a high level of inward investment by companies across all sectors of employment. The principle of the development is therefore supported.

7.02 Density of the proposed development

The application seeks permission for a light industrial warehouse and offices. As such, residential density is not considered relevant to the proposal.

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

The site does not fall within an Archaeological Priority Area, Conservation Area or Area of Special Character. As such the proposal raises no archaeological issues.

7.04 Airport safeguarding

The development would not conflict with aircraft safeguarding criteria.

7.05 Impact on the green belt

Policy OL5 of the UDP Saved Policies states that proposals for development adjacent to or conspicuous from the Green Belt will normally only be permitted if it would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

River Colne and the area to the south of the application site is designated green belt. The offsite trees on the river corridor will partly screen the buildings from views from the west and south. Given the scale and location of the proposed development plus the boundary treatment it is considered that the proposal would not have any impact on the openness of the green belt.

The application is therefore considered to comply with Policy OL5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.07 Impact on the character & appearance of the area

Policies BE13 of the Unitary Development Plan Saved Policies seek to ensure that new development will complement and improve the character and amenity of the area. Policy BE25 further states that the Local Planning Authority will seek to ensure modernisation and improvement of industrial and business areas through careful attention to the design and landscaping of buildings and external spaces.

The overall height of the larger building is consistent with the height and design of existing buildings within the wider industrial and business area. The office building is parallel to Iver Lane and single storey with a flat roof set well within the site. It is therefore considered that the development would not result in a dominant feature detrimental to the appearance of the site or the general street scene.

The application is therefore considered to comply with Policies BE13 and BE25 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Unitary Development Plan Saved Policies seek to ensure that new developments do not have a detrimental impact on the residential amenity of neighbouring occupiers through loss of light, dominance or loss of privacy.

The site is adjoined to the north and south by industrial land with residential to the south and west. The proposed buildings would be set back well within this extensive site. The offsite trees on the river corridor will largely screen the buildings from views from the west. Given the scale of the buildings, setback within the site and the boundary treatment it is considered that the buildings would not result in any undue loss of light, outlook or privacy to the adjoining commercial units or residential properties.

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental Health Protection Officer has raised no objection to the development subject to conditions relating to the control of vehicle noise and emissions in order to safeguard the amenities of occupiers of the neighbouring residential properties.

Therefore, it is considered that the development would not result in detrimental harm to residential amenities of nearby residential properties through noise and disturbance and overlooking and loss of privacy, in accordance with policies BE24 and OE1 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The application seeks permission for an industrial building and ancillary offices, accordingly there will be no future residential occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Unitary Development Plan Saved Policies are concerned with traffic generation, and access to public transport.

Iver Lane is located at the western boundary of Hillingdon with Bucks County Council and the access to the site is via High street, Cowley which is an unclassified road. Submitted plans indicate that there will be 16 mechanical engineers in total. The development will

have a trip generation of 56 standard vehicles a day (outwards and return journeys) plus the applicant has confirmed that the expected level of lorry/light goods vehicle movements from the proposed operation will be 10 per day (5 outward and 5 return journeys). The Council's Environmental Health Protection Officer has been consulted on the application and recommended that a condition be attached to any approval requiring four lorry movements only (that is inwards and outward) to be permitted during the night time 23.00 - 07.00 hrs.

The Council's Highway Officer has also been consulted on the application and has carefully considered the principal issue of traffic generation on the public highway and has raised no objection stating that the proposed development will not have a detrimental effect on the existing highway in accordance with the aims of Policies AM2 and AM7 Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

Policies AM14 and AM15 are concerned with on-site parking. The site falls within an area with a Public Transport Accessibility Level (PTAL) of 1b, which is deemed to have poor transport links. The London Borough of Hillingdon UDP (Saved policies September 2007), requires a minimum of twelve vehicle parking spaces. The scheme provides 28 car parking spaces including one space for disabled use. Considering the location of the site the suggested vehicle parking spaces are deemed to comply with the Council's vehicle parking standard contained in Annex 1. An existing vehicular access off Iver Lane would be utilised by the proposal. As such, the proposal would comply with the aforementioned policies.

Policy AM9 refers to the needs of cyclist requiring a minimum of twenty covered and secured cycle parking spaces. No cycle storage has been indicated on the plans submitted. A condition should be attached to any approval requiring details of the cycle store to ensure it is secure in accordance with Policy AM9 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.11 Urban design, access and security

Issues of design and access are addressed elsewhere within this report.

The application relates to an existing industrial site, which benefits from appropriate boundary treatments and security measures in the existing situation. It is therefore not considered that the proposal would give rise to any concerns in relation to security.

7.12 Disabled access

Policies R16 and AM13 of the Saved Policies UDP seek to ensure that developments of this type incorporate inclusive design, as do Policies 7.1 and 7.2 of the London Plan. Further detailed guidance is provided within the Accessible Hillingdon SPD.
The layout as proposed incorporates an acceptable number of disabled parking spaces, direct access from the car park for disabled users, and acceptable corridor width and acceptable widths for all internal doors.

Subject to an appropriate condition it is considered that the proposal would provide an inclusive environment for future users in accordance with Policies R16 and AM13 of the Saved Policies UDP and Policies 7.1 and 7.2 of the London Plan.

7.13 Provision of affordable & special needs housing

The proposal seeks permission for an industrial building and ancillary offices, accordingly considerations relating to affordable or special needs housing are not relevant to the application.

7.14 Trees, landscaping and Ecology

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 Council's Trees and Landscape Officer has been consulted on the application and raised no objection and stated that there is no need for landscape conditions.

7.15 Sustainable waste management

No refuse storage has been indicated on the plans submitted. A condition should be attached to any approval requiring details of waste management in accordance with the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.16 Renewable energy / Sustainability

Policy 5.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. Policy 5.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Subject to conditions to secure the installation of measures in accordance with the London Plan requirements the scheme would comply with London Plan Policies 5.3, 5.4 and 5.7.

7.17 Flooding or Drainage Issues

The Environment Agency has been consulted on the application and raised no objection subject to conditions relating to water pollution, land contamination and flooding.

Subject to conditions, the proposal is considered to comply with the intentions of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit has been consulted on the application and raised no objection but recommended a condition relating to the mitigation of possible noise.

7.19 Comments on Public Consultations

The comments have been addressed within the body of the report, by way of planning condition or are not material planning considerations.

7.20 Planning obligations

The proposal would not necessitate any planning obligations to mitigate its impact.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought to construct a single storey detached building for B2 light industrial use and an ancillary office building with a total of 28 car parking spaces.

The works represent a redevelopment of part of the currently vacant industrial area located within a designated Industrial and Business Area and the principle of the development is therefore supported.

It is not considered that the development would have a detrimental impact on the appearance of the site or the general street scene.

Careful consideration has been given to the principal issue of traffic generation on the public highway and it is considered that the proposal would not have a detrimental effect on the existing highway given the level of vehicular movements expected. Conditions will be attached to any approval mitigating any potential for noise and disturbance. The development would therefore not be detrimental to the character or amenities of surrounding properties.

It is not considered that the buildings would result in any undue loss of light, outlook or privacy to the adjoining commercial units or residential properties.

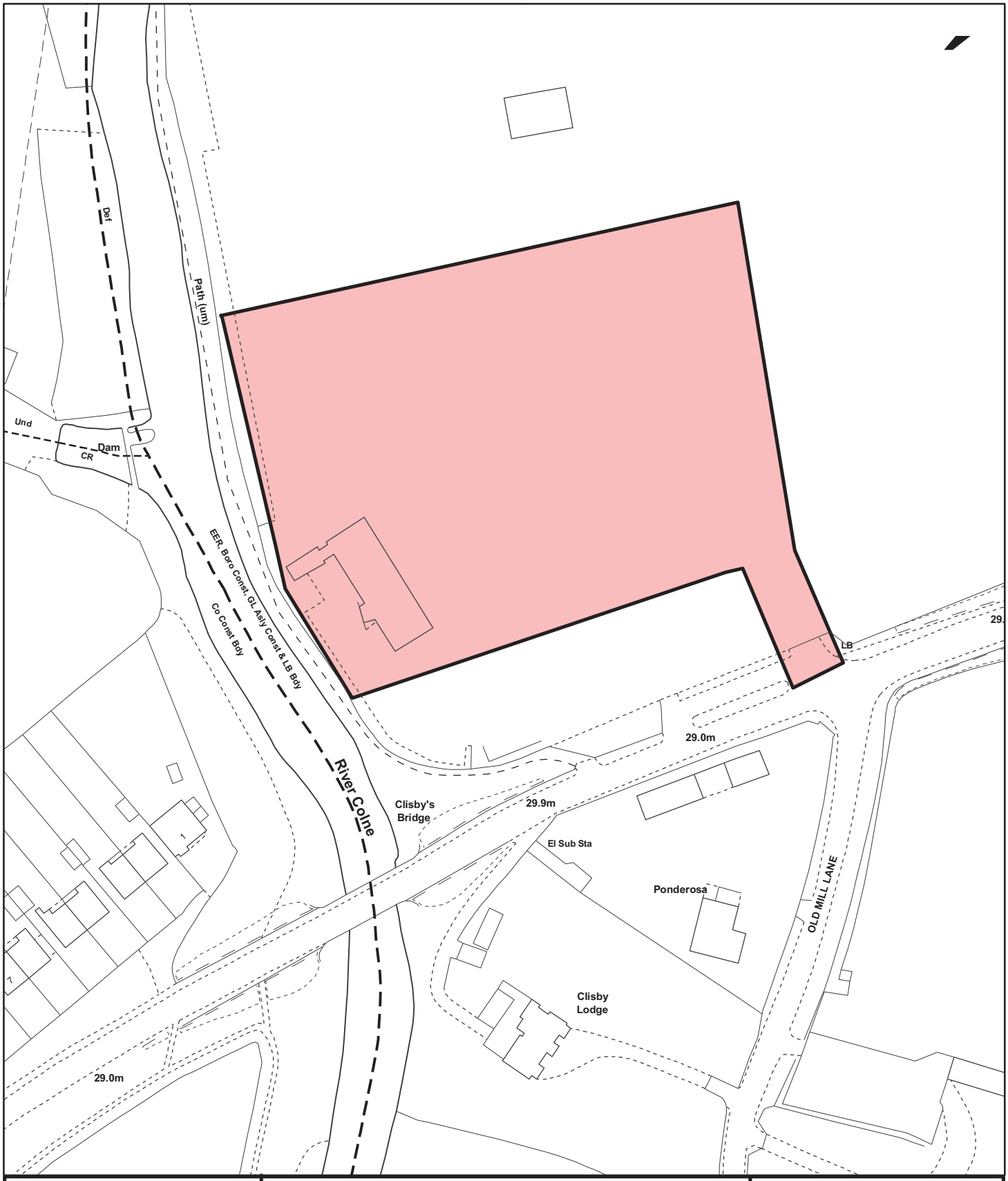
Approval is therefore recommended subject to appropriate conditions.

11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement Planning and Climate Change
Planning Policy Guidance Note 13 (Transport)
The London Plan (July 2011)

Hillingdon Unitary Development Plan Saved Policies September 2007.
Accessible Hillingdon Supplementary Planning Document

Contact Officer: Jacques du Plessis **Telephone No:** 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Former Cape Boards Site, Iver Lane.

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

Planning Application Ref:
751/APP/2011/272

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

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Plans for Central & South Planning Committee

1st November 2011

HILLINGDON
LONDON

INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning & Enforcement Services

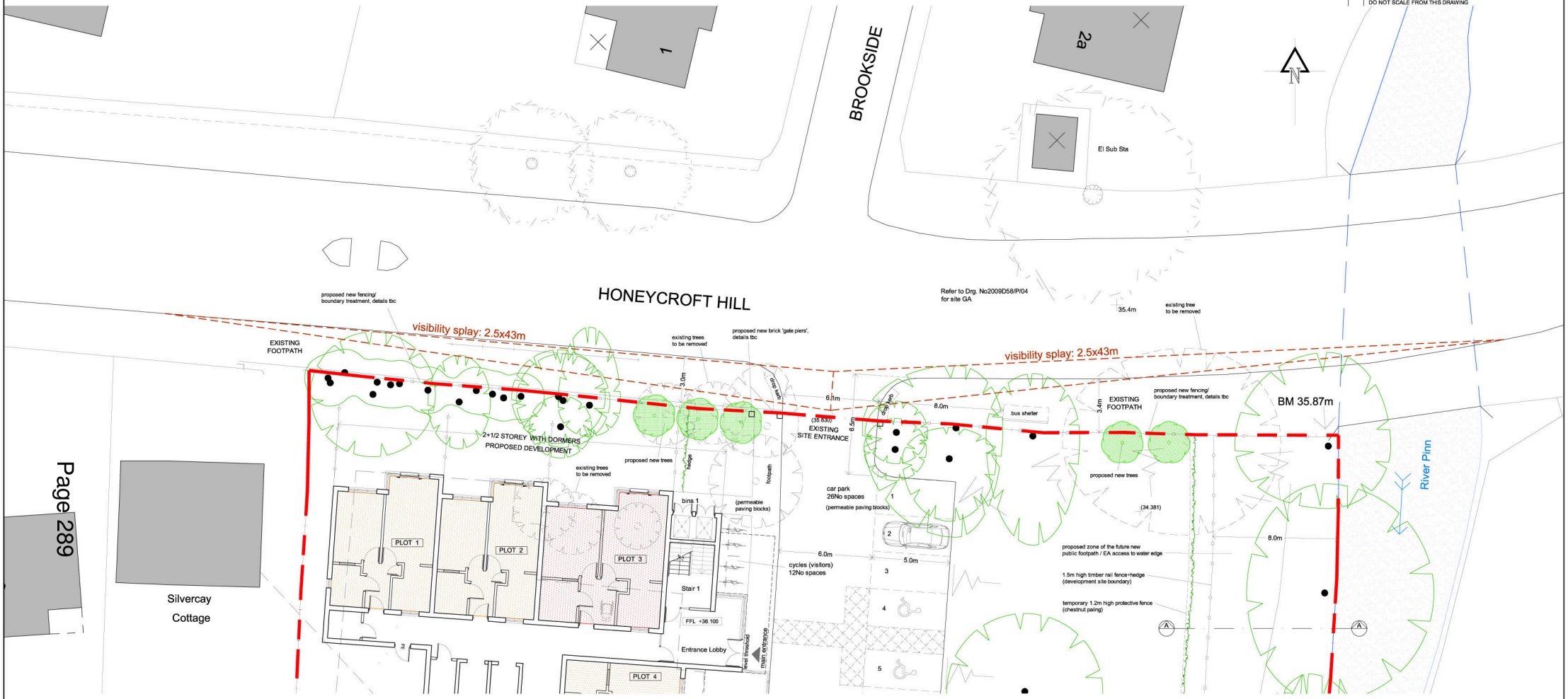
Address	HONEYCROFT DAY CENTRE SITE HONEYCROFT HILL UXBRIDGE
Development:	Redevelopment of site to provide a two storey building, with roofspace accommodation, comprising 26 residential units with associated access, parking and amenity space (Outline application with details of access, layout and scale only).
LBH Ref Nos:	6046/APP/2010/2679

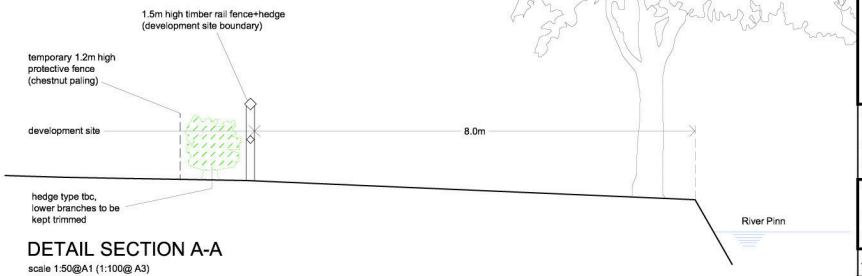
Date Plans Received:	22/11/2010	**Date(s) of Amendment(s):**	22/11/2010 07/02/2011 08/02/2011 07/03/2011
Date Application Valid:	29/11/2010		

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING





DETAIL SECTION A-A

scale 1:50@A1 (1:100@ A3)

Rev	Revision notes	Initials	Date
B	Original boundary reinstated to river edge.	db	07.04.11
A	Zone for future public footpath added, boundary treatment and site boundary adjusted.	SP	13.01.11

HILLINGDON
LONDON
MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT

HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

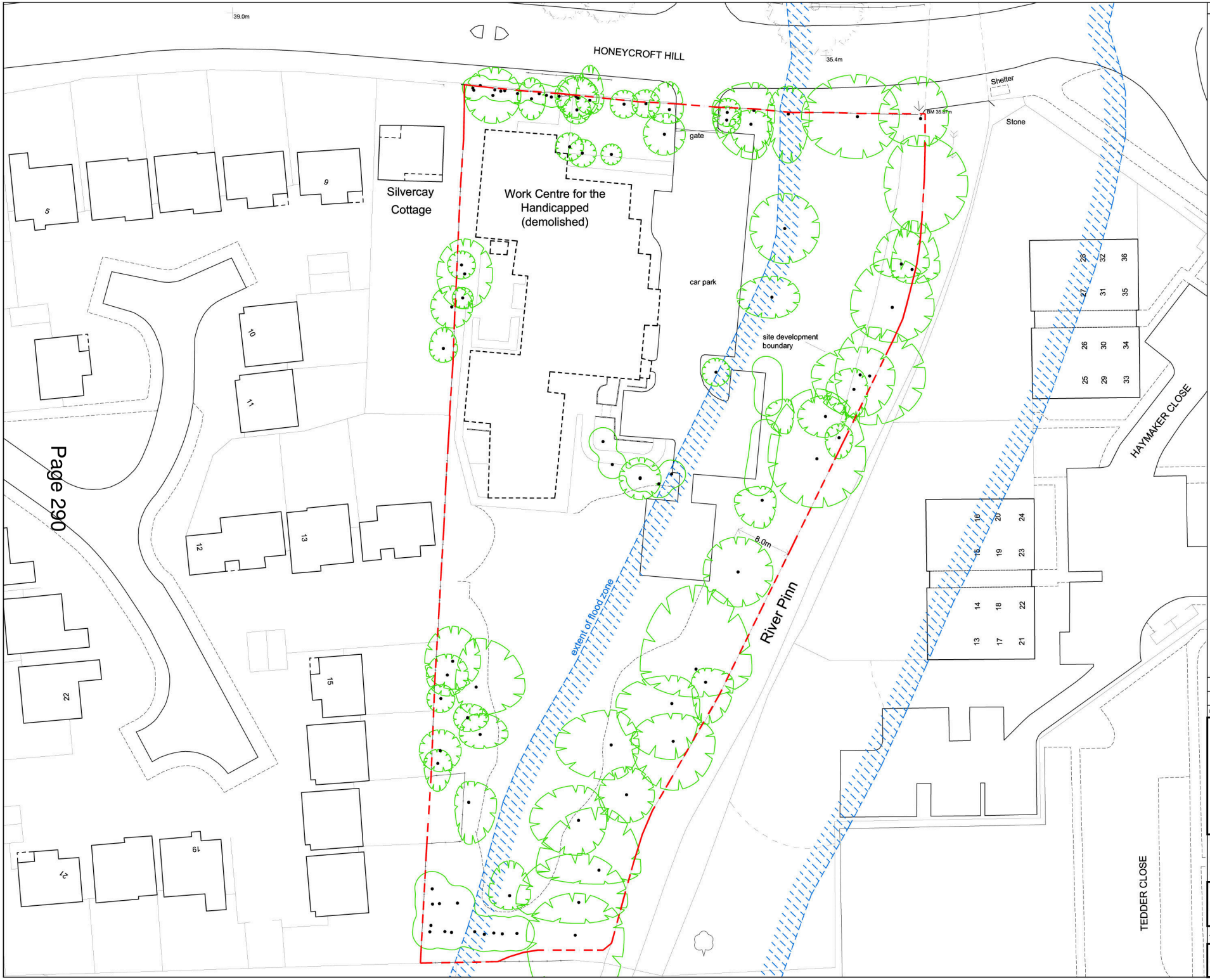
DESCRIPTION

PROPOSED SITE PLAN:
SITE ENTRANCE DETAIL

SCALE	DRAWN BY	CHECKED BY	DATE
1:125@A1 1:250 @ A3	SP		NOV 2010

DRAWING No. 2009D58/P/12

REV. B



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DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
B	Original boundary reinstated to river edge.	db	07.04.11
A	Site development boundary re-aligned along eastern edge / river bank.	SP	13.01.11

HILLINGDON
LONDON
MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT

HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION

EXISTING SITE PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:250 @ A1	SP		AUG 2010

DRAWING No. 2009D58/P/02

REV. B

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

SURVEY KEY

Bollard	PI Pipe
BE Beacon	PM Parking Meter
BH Borehole	PP Power Pole
BS Bus Stop	RP Reflector Post
CC Coal Chute	RS Road Signal
DR Drain	Sign
DS Downspout	SP Ground Spring
FS Flagstaff	ST Stile
GP Gatepost	SV Stop Valve
GV Gas Valve	TL Traffic Light
LC Lamp Columnn	TP Telegraph Pole
Marker	TS Tree Stump
MP Milepost	Vent
MS Milestone	WB Waste Bin
NB Notice Board	WP Weep Hole
OF Outfall	WT Water Tap
Post	Bench Mark
Unidentified	Inspection Cover
Gully Cover	Manhole
Telecom Cover	Other Water Cover
Cable TV Cover	Electricity Cover
Water Meter	Post Box
Fire Hydrant	Control Box
Survey Station	Telephone Call Box

Tree, Scrub, Hedge, Slopes, Spot level, Retaining Wall, Wet Ground, Wall, Fence, Gate, Ditch, Overhead Cables, Contour, Channel, Kerb

Tree Survey Key:

- Category A High Quality
- Category B Good Quality
- Category C Moderate Quality
- Category R Poor Quality

Category, Root Protection Area, Crown Spread, Tree Number, Species, Category

Rev	Revision notes	Initials	Date
B	Original boundary reinstated to river edge.	db	07.04.11
A	Site development boundary re-aligned along eastern edge / river bank.	SP	13.01.11

HILLINGDON LONDON
MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT

HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION

TOPOGRAPHICAL AND TREE SURVEY

SCALE	DRAWN BY	CHECKED BY	DATE
1:250@A1	SP		AUG 2010

DRAWING No. 2009D58/P/03

REV. B

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Schedule of Accommodation

Site Area 5,029m² / 0.50ha / 1.24acre

Residential units:

1-B flats @ 50.8m²	14No
1-B flats @ 54.7m²	1No
1-B flats @ 60.7m²	2No*
1-B flats @ 50.4m² (loft)	1No
1-B flats @ 56.5m² (loft)	1No
2-B flats @ 74.7m²	5No
2-B flats @ 84.0m² (loft)	1No
1-B flats @ 60.0m² (loft)	1No
total	26No

* wheelchair accessible

Density: 118 hab. rooms/ha, 47 hab. rooms/acre

Building massing:
1-storey and 2-storey with loft floor and dormers at front and part side

Amenity space:

External ground area	1,480m²
Private gardens	435m²
total proposed	1,915m²

Minimum requirement:

20m² per 1-B flat x 20No	400m²
25m² per 2-B flat x 6No	150m²
total min. required	550m²

Parking:

residents (incl. 2No wheelchair accessible)	26No
motorcycles	2No
bicycles (residents)	28No

Refuse:
Communal refuse bins space provided.

Rev	Revision notes	Initials	Date
E	schedule of accomodation revised	NT	24.05.11
D	Site boundary reinstated to original (moved to eastern edge by river)	db	01.04.11
C	Building footprint (north block) shortened, accommodation schedule revised, bollards added to car park edge.	SP	17.02.11
B	Building footprint reduced, site boundary re-aligned along eastern edge, car parking, external works and landscaping updated following discussion with Planning Officer.	SP	13.01.11
A	Car parking spaces numbered, Nos 25 & 25 aligned with No 23, motorcycle parking and refuse bins store split into two and moved, bus shelter and new trees indicated.	SP	26.11.10

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Fax: 01895 277 224

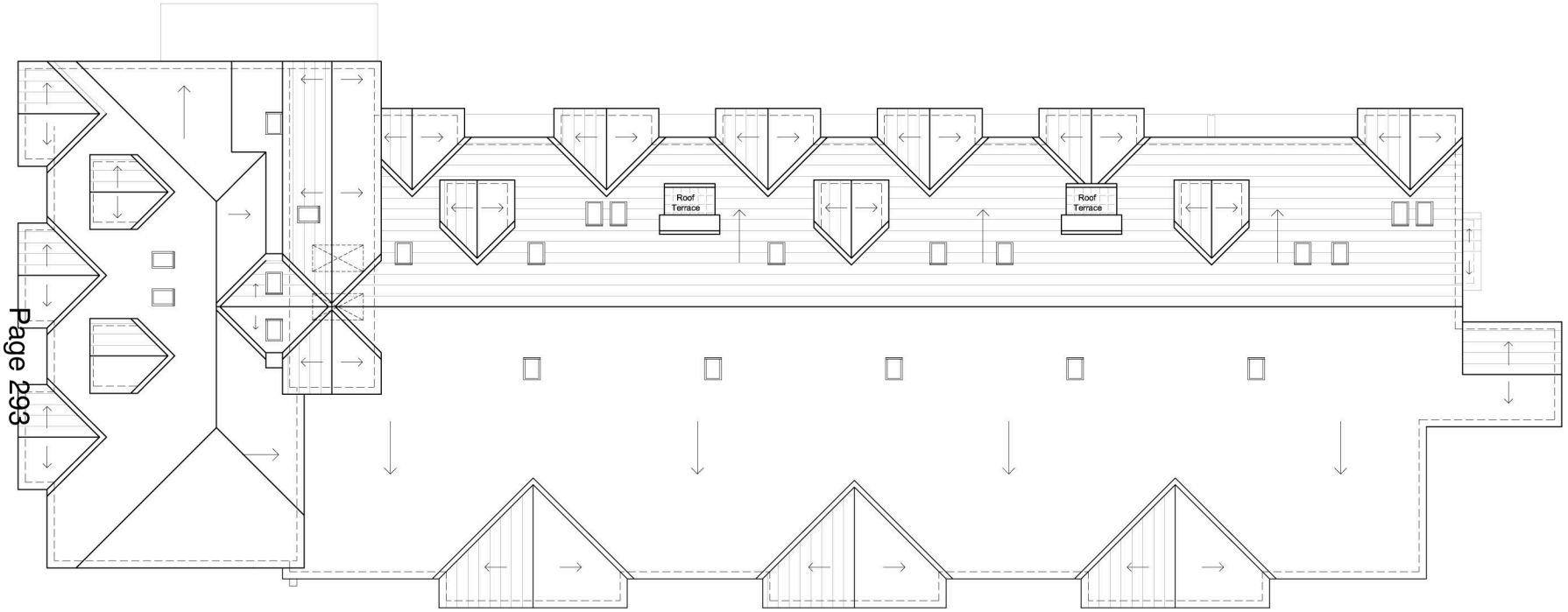
PROJECT
HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION
PROPOSED SITE PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:500 @ A3 1:250@A1	SP		AUG 2010

DRAWING No. 2009D58/P/04

REV. E



PROPOSED ROOF PLAN

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
C	Front wing roof plan amended	NT	24.05.11
B	Building footprint (north block) shortened, roof planes adjusted.	SP	17.02.11
A	Building footprint (southern gable) revised, loft dormers and rooflights re-arranged, Stair 2 rotated, lower section handed.	SP	13.01.11

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PROJECT

HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION

PROPOSED ROOF PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A1 1:200 @ A3	SP		AUG 2010

DRAWING No. 2009D58/P/08

REV. C

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

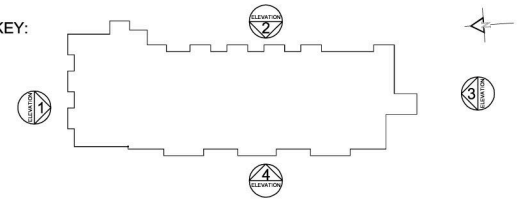
ELEVATION 2 - EAST

ELEVATION 1 - NORTH

External Finishes:

External walls:	Combination of fairface brickwork and through-colour render finish, colours to be agreed
Roof Finishes:	Plain concrete roofing tiles
Doors & Windows:	PPC Aluminium frames with double glazing, colours to be agreed
External Balustrading:	PPC metal balustrading and railings, colours to be agreed

KEY:



Note: For clarity this drawing and Drg No 2009D58/P/09-2 replace previously issued single drawing No 2009D58/P/09 which contained all four elevations.

Rev	Revision notes	Initials	Date
C	Front wing elevations amended	ndt	24.05.11
B	Building footprint (north block) shortened, general massing, roof planes and features revised.	SP	17.02.11
A	Building footprint (southern gable) revised, Stair 2 rotated, site boundary re-aligned along river edge, car parking, external works, landscaping and roof features updated following discussion with Planning Officer.	SP	13.01.11

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PROJECT

HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION

PROPOSED ELEVATIONS
SHEET 1 OF 2

SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A1	SP		AUG 2010

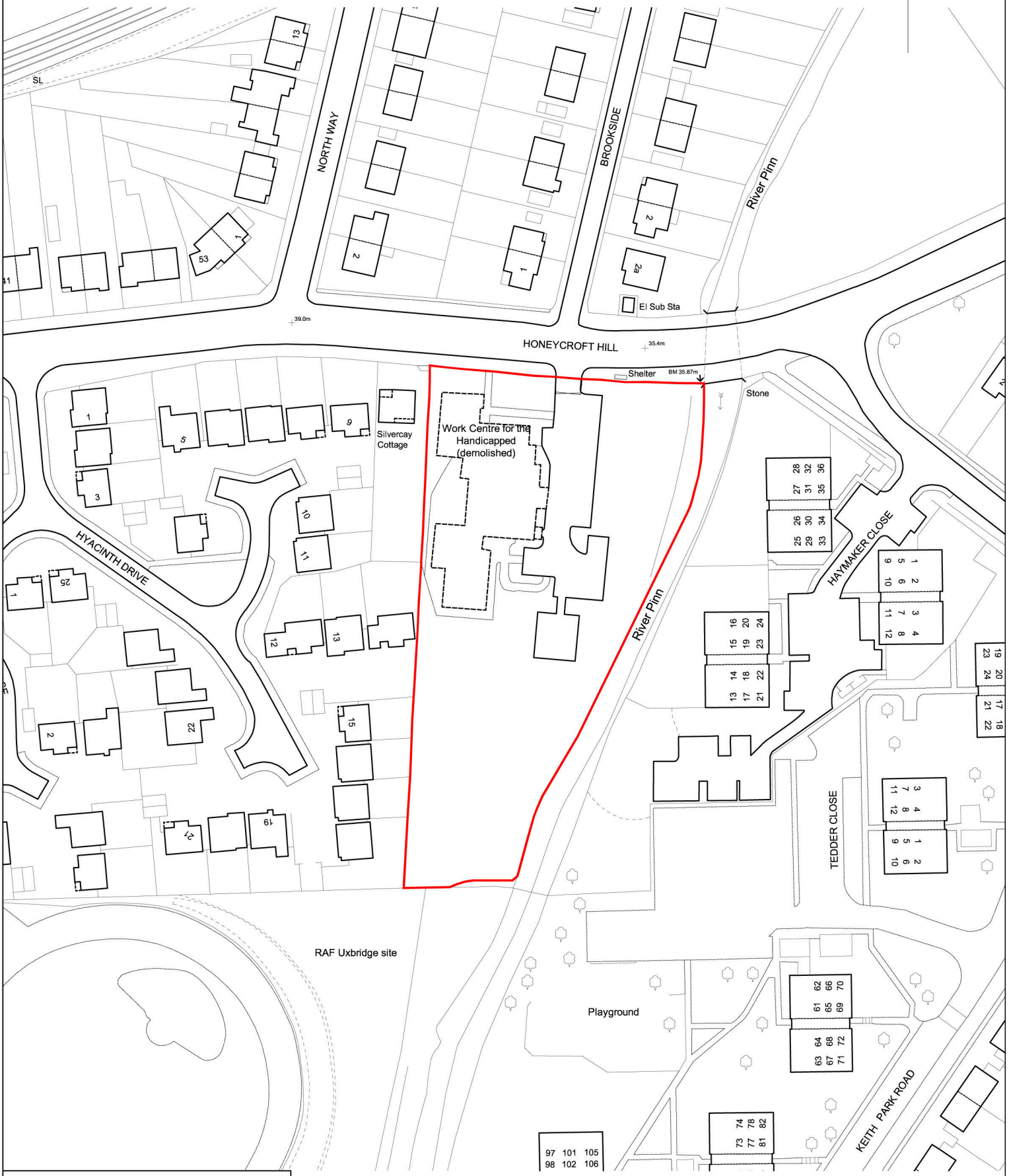
DRAWING No. 2009D58/P/09-1

REV. C

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING



MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250111
Fax: 01895 277224

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Rev	Revision notes	Initials	Date
B	Original site boundary reinstated.	db	07.04.11.
A	Site development boundary re-aligned along eastern edge / river bank.	SP	13.01.11.

Project
HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

Description
SITE LOCATION PLAN

Scale
1:1250@A4

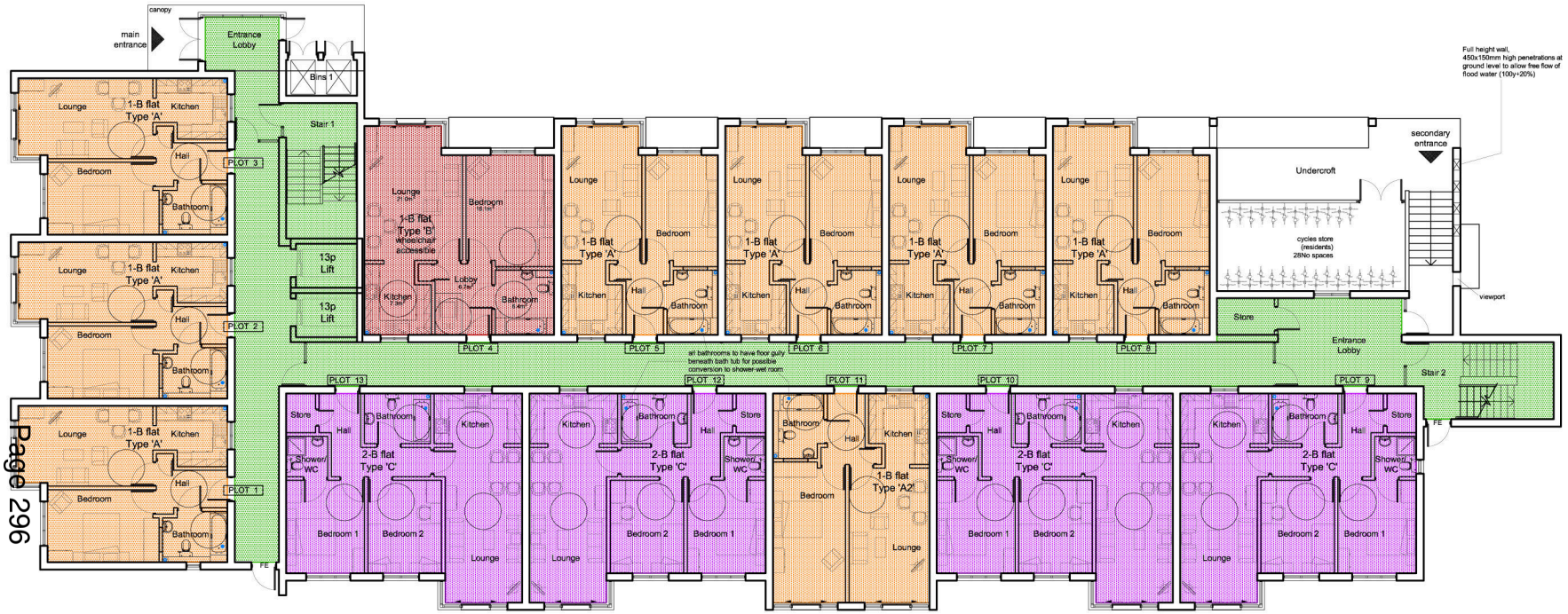
Drawn by
SP

Date
AUG 2010

Checked by

Drawing No.
2009D58/P/01

Rev.
B



PROPOSED GROUND FLOOR PLAN

ACCOMMODATION SCHEDULE
GROUND FLOOR:

1-B FLATS	Type 'A'	50.8m²	7No
1-B FLATS	Type 'A2'	54.7m²	1No
1-B FLATS	Type 'B'	60.7m²	1No (wheelchair accessible)
2-B FLATS	Type 'C'	74.7m²	4No
GF TOTAL			13No
communal area		188.7m²	

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
B	Building footprint (north block) shortened, accomm. schedule revised, Stair 1 rotated, lifts and bins moved.	SP	17-02-11
A	Building footprint (southern gable) revised, 1No unit moved to loft floor, Stair 2 rotated, lower section handed.	SP	13-01-11

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Fax: 01895 277 224

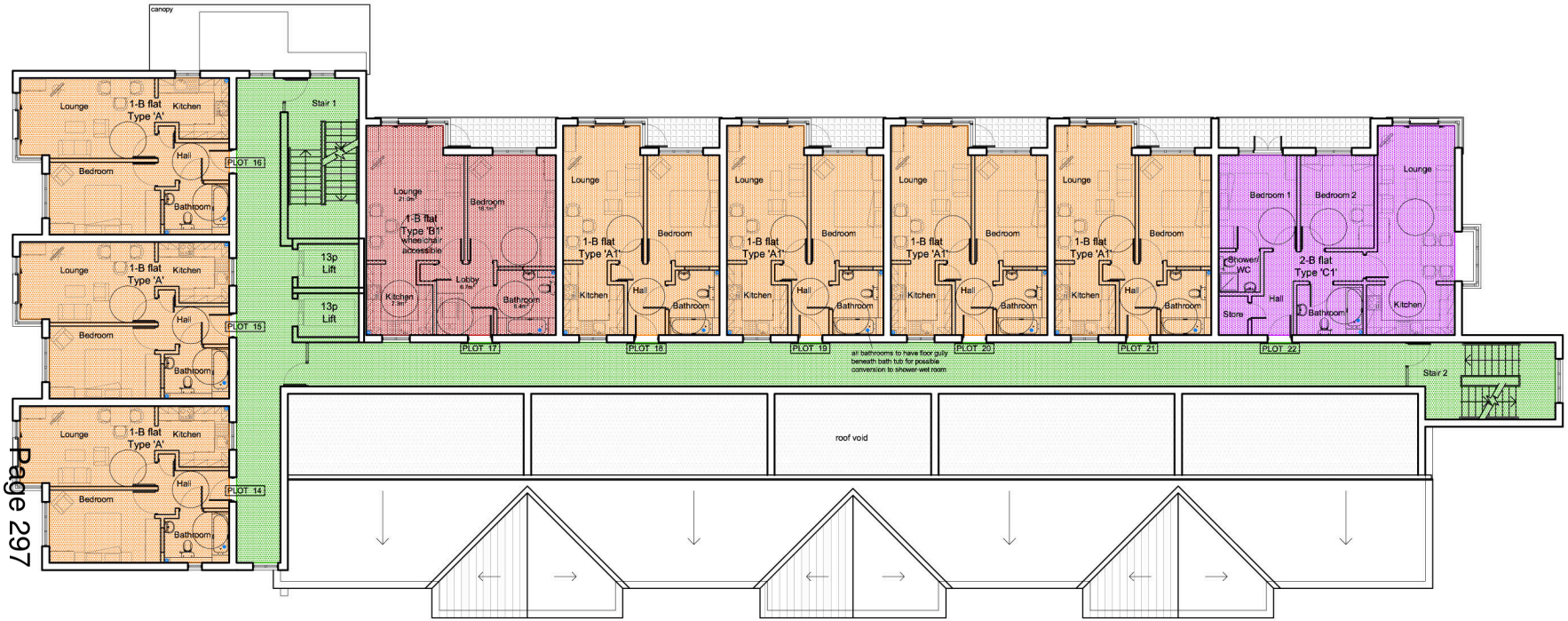
PROJECT
HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION
PROPOSED GROUND FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	SP	SV	AUG 2010

DRAWING No. 2009D58/P/05

REV. B



PROPOSED FIRST FLOOR PLAN

ACCOMMODATION SCHEDULE
FIRST FLOOR:

1-B FLATS	Type 'A'	50.8m²	3No
1-B FLATS	Type 'A1'	50.8m²	4No (with balcony)
1-B FLATS	Type 'B1'	60.7m²	1No (wheelchair accessible)
2-B FLATS	Type 'C1'	74.7m²	1No (with balcony)
FF TOTAL			9No
communal area		171.2m²	

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
B	Building footprint (north block) shortened, accomm. schedule revised, Stair 1 rotated, lifts moved.	SP	17-02-11
A	Building footprint (southern gable) revised, Stair 2 rotated, 2No units moved to loft, roof over lower section extended.	SP	13-01-11

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PROJECT
HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION
PROPOSED FIRST FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3			AUG 2010

DRAWING No. 2009D58/P/06

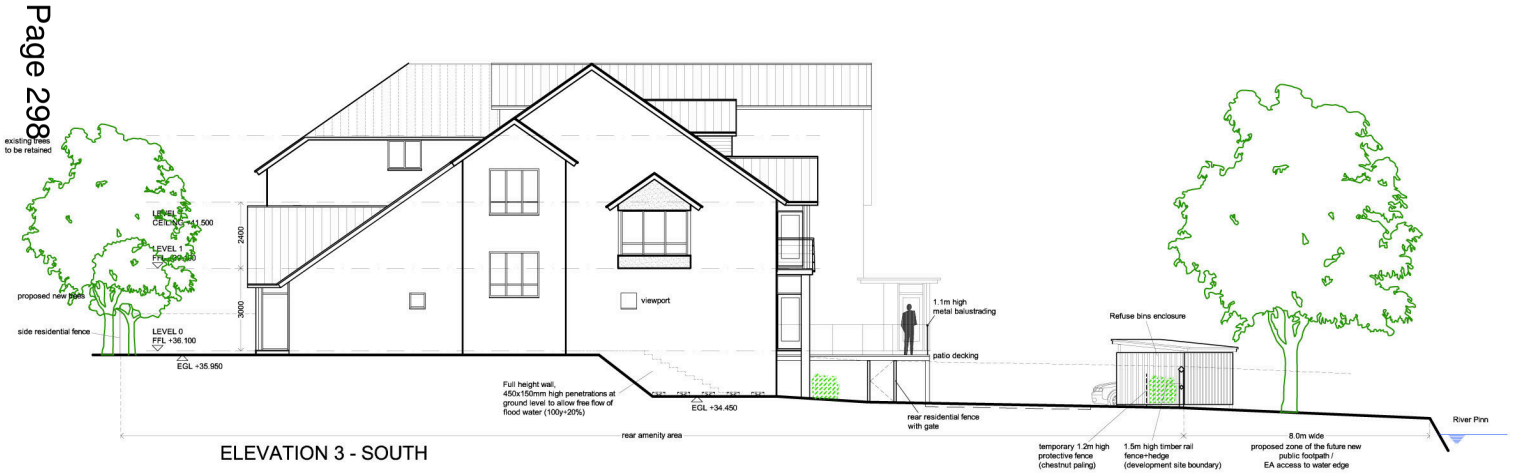
REV. B

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

ELEVATION 4 - WEST

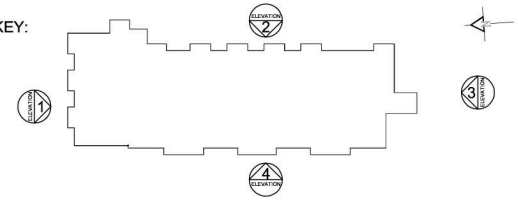


ELEVATION 3 - SOUTH

External Finishes:

External walls:	Combination of fairface brickwork and through-colour render finish, colours to be agreed
Roof Finishes:	Plain concrete roofing tiles
Doors & Windows:	PPC Aluminium frames with double glazing, colours to be agreed
External Balustrading:	PPC metal balustrading and railings, colours to be agreed

KEY:



Note: For clarity this drawing and Drg No 2009D58/P/09-1 replace previously issued single drawing No 2009D58/P/09 which contained all four elevations.

Rev	Revision notes	Initials	Date
C	Front wing elevations amended	NT	24.05.11
B	Building footprint (north block) shortened, general massing, roof planes and features revised.	SP	17.02.11
A	Building footprint (southern gable) revised, Stair 2 rotated, site boundary re-aligned along river edge, car parking, external works, landscaping and roof features updated following discussion with Planning Officer.	SP	13.01.11

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PROJECT

HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION

PROPOSED ELEVATIONS
SHEET 2 OF 2

SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A1 (1:200 @ A3)	SP		AUG 2010

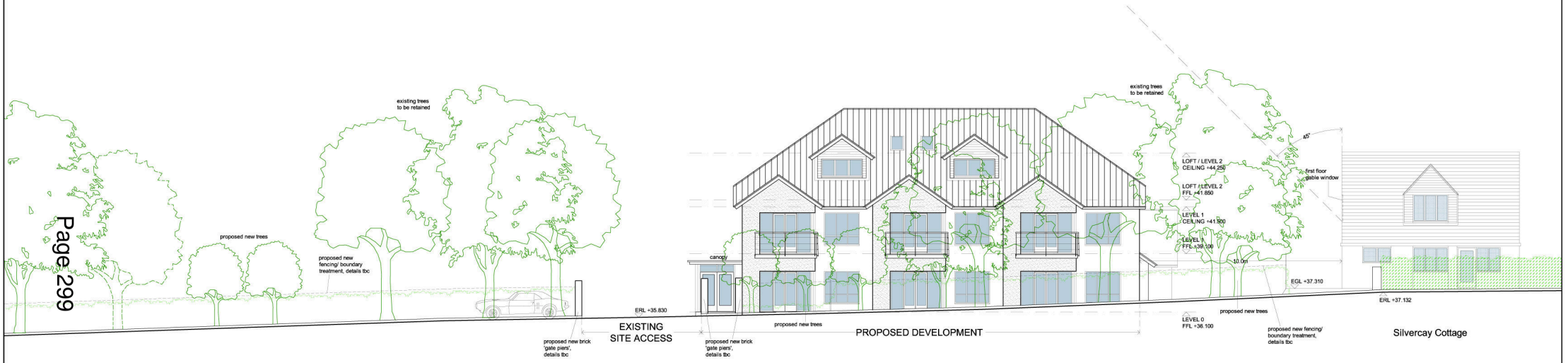
DRAWING No. 2009D58/P/09-2

REV. C

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING



HONEYCROFT HILL ELEVATION

Rev	Revision notes	Initials	Date
C	Roofline revised, fence dotted now, not drawn	SP	17.02.11
B	Proposed building's frontage reduced in length and moved away from neighbouring Silvercay Cottage.	SP	17.02.11
A	External works, landscaping boundary treatment and roof features updated following discussion with Planning Officer.	SP	13.01.11

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PROJECT

HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

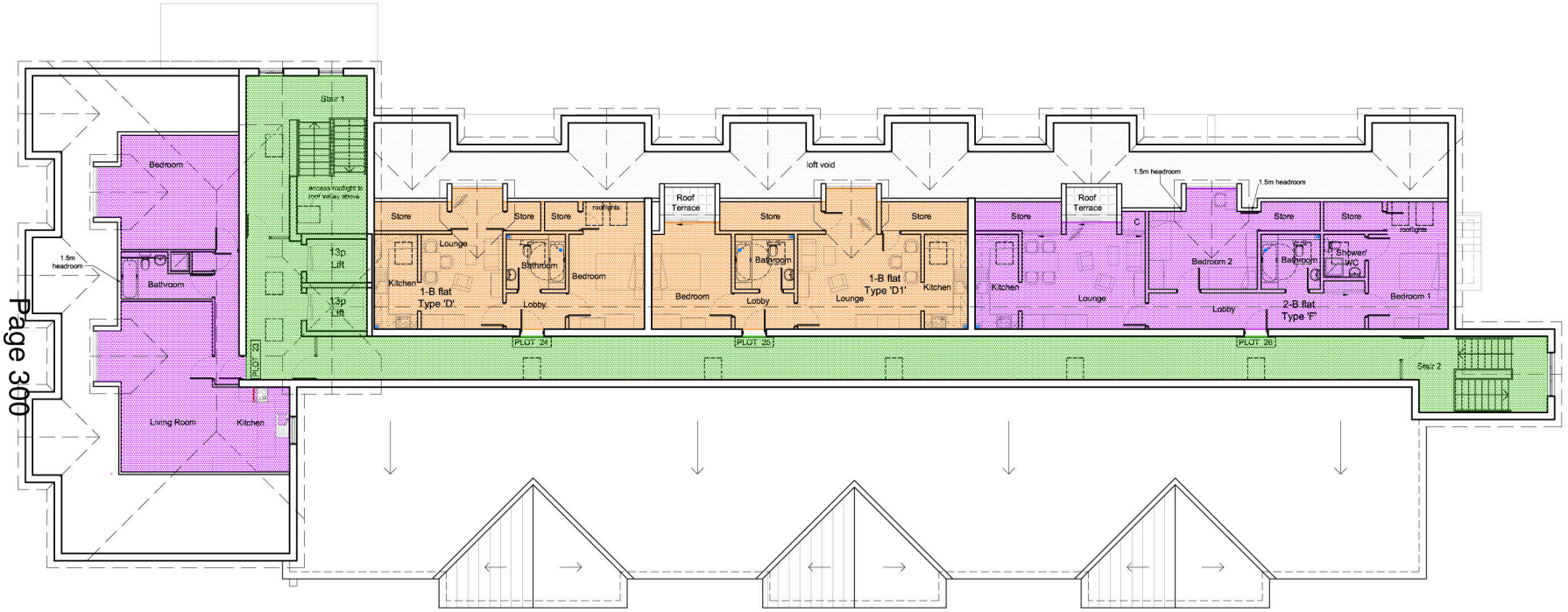
DESCRIPTION

PROPOSED STREETSCAPE ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A1 (1:200 @ A3)	SP		NOV 2010

DRAWING No. 2009D58/P/11

REV. C



PROPOSED LOFT PLAN

ACCOMMODATION SCHEDULE
LOFT:

1-B FLATS	Type 'D'	50.4m²	1No
1-B FLATS	Type 'D1'	56.5m²	1No
2-B FLATS	Type 'E'	90.0m²	1No
2-B FLATS	Type 'F'	79.4m²	1No
LOFT TOTAL			4No
communal area		171.2m²	

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
C	Flat 23 layout amended	NT	24.05.11
B	Building footprint (north block) shortened, number of loft units reduced to 4, Stair 1 rotated, lifts moved	SP	17.02.11
A	Building footprint (southern gable) revised, number of loft units increased to 5, Stair 2 rotated, lower section handed.	SP	13.01.11

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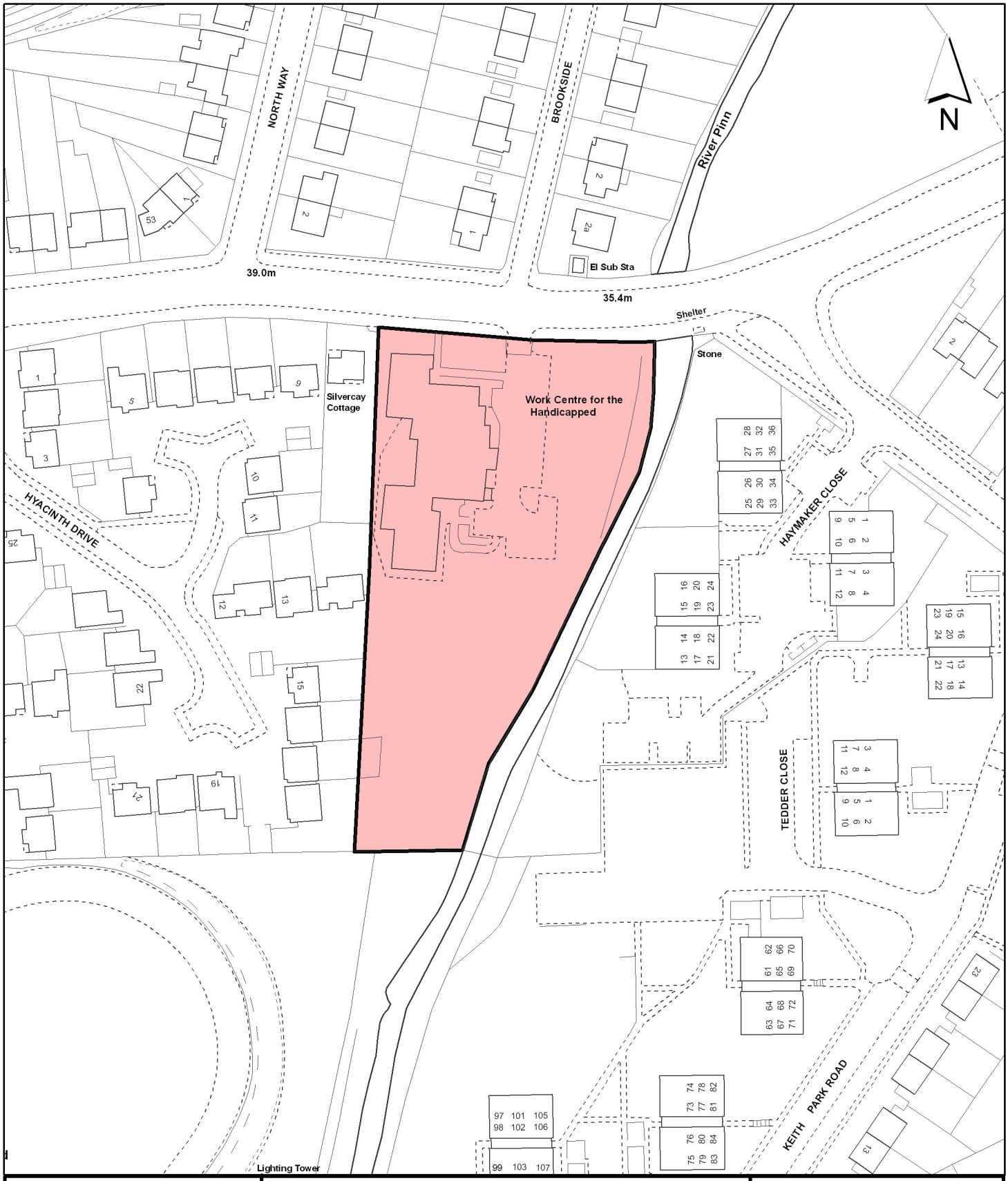
PROJECT
HONEYCROFT HILL DAYCARE CENTRE SITE
UXBRIDGE

DESCRIPTION
PROPOSED LOFT / SECOND FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A1 (1:200 @ A3)	SP		AUG 2010

DRAWING No. 2009D58/P/07

REV. C



Notes

Site boundary

For identification purposes only.

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Site Address

Honeycroft Day Care Centre, Honeycroft Hill

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

Planning Application Ref:
6046/APP/2010/2679

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

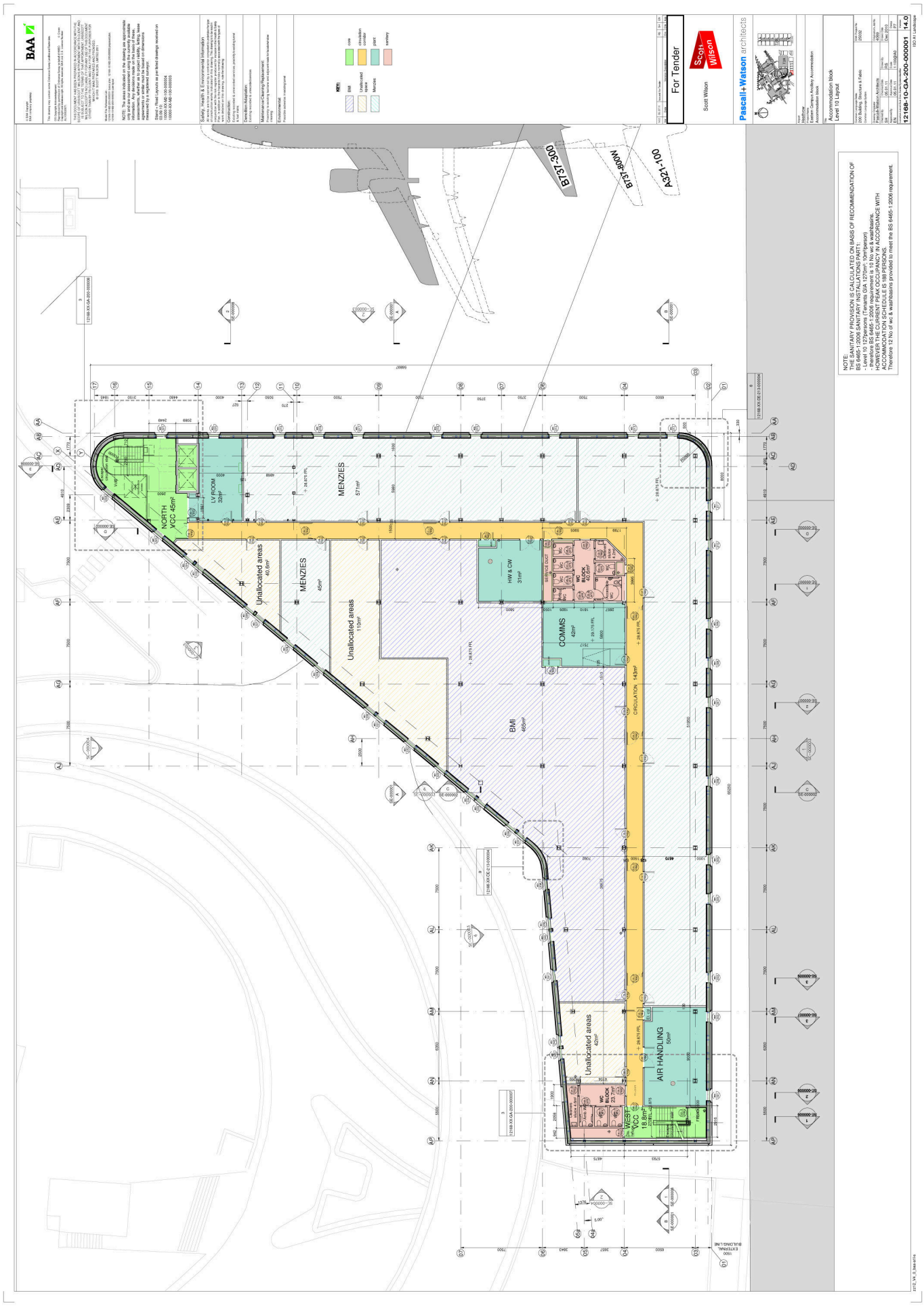
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

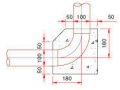
Address	NEW TERMINAL 2A, SOUTH WEST HEATHROW AIRPORT HOUNSLOW
Development:	Construction of new building (2056sqm internal floor space at first floor level, undercroft parking beneath) southwest of terminal 2A Heathrow (Consultation under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995.
LBH Ref Nos:	62360/APP/2011/2058

Date Plans Received: 23/08/2011 **Date(s) of Amendment(s):**

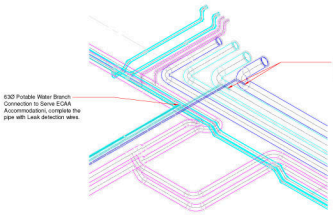
Date Application Valid: 23/08/2011


BAA
For Tender
Scott Wilson
Pascall+Watson architects
Accommodation block
Level 10 Layout
12168-10-GA-200-000001
14.0
B737-300
B737-800W
A321-100
MENZIES
571m²
LV ROOM
36m²
NORTH
VCC 45m²
Unallocated areas
46.0m²
MENZIES
45m²
Unallocated areas
110m²
HW & CW
31m²
GOMMS
42m²
BMI
462m²
CIRCULATION 143m²
Unallocated areas
42m²
AIR HANDLING
50m²
WEST
VCC
18.8m²
WC BLOCK
23.7m²
NOTE:
THE SANITARY PROVISION IS CALCULATED ON BASIS OF RECOMMENDATION OF
BS 6465-1:2006 SANITARY INSTALLATIONS PART1
- 1 unit / 15 OCCUPANTS (Female WC provision)
- therefore BS 6465-1:2006 requirement is 10 No wc & washbasins.
HOWEVER THE CURRENT PEAK OCCUPANCY IN ACCORDANCE WITH
ACCOMMODATION SCHEDULE 6 is 150 PERSONS
Therefore 12 No of wc & washbasins provided to meet the BS 6465-1:2006 requirement.

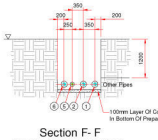
Typical Pipe Connection Details to the Main Pipework



TYPICAL FOUL WATER BENDS DETAIL
SCALE 1:20



Isometric View X



Section F- F
Typical Trench Details

Foul Water Drainage

Reference	Form	Cover Level *	Invert Level
FW1	Chamber	23.370	22.370
FW2	Chamber	23.370	21.808
FW3	Pump Chamber	23.370	21.798 (IN) 21.830 (OUT)
FW4	Valve	23.370	21.836
FW5	Bend	23.370	21.892
FW6	Bend	23.370	21.938
FW7	Bend	23.370	21.996
FW8	Bend	23.370	22.070
FW9	Bend	23.370	22.092
FW10	Chamber	23.370	22.070
FW1A	Chamber	23.370	22.183

Surface Water Drainage

Reference	Form	Cover Level *	Invert Level
SW1	Chamber	23.370	22.400
SW2	Chamber	23.370	22.305
SW3	Chamber	23.370	22.300
SW4	Chamber	23.370	22.155
SW5	Chamber	23.370	22.040
SW6	Chamber	23.370	21.982
SW7	Chamber	23.370	22.022
SW8	Chamber	23.370	22.172

* All Cover levels are assumed and subject to confirmation

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BAA

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Model File Reference(s):
Model Name: Eastern Campus Area plan_12168-XX-MD-XXX-000002.dwg
12168-XX-MD-XXX-000003.dwg(xref)

NOTE: The areas indicated on the drawing are approximate only and are our assessment using the currently available information. Any decisions made on the basis of these, assessments, whether as to project viability, letting, lease agreements or similar must be based on dimensions measured by a registered surveyor.

Existing Services Layouts as per drawing number;
10000-XX-MD-XXX-000005

For the background sectional details refer to Drawing No. 12139-XX-GA-800-000006

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Safety, Health & Environmental Information

All works are to be carried out by a contractor competent to undertake the type of construction works indicated on this drawing. The drawing is to be read in conjunction with the risk register produced for inclusion in the Health & Safety File. Any risks not on the register but reasonably associated with the type of work detailed on this drawing, must be following:

Construction:
Existing recorded & unrecorded services; proximity to existing tunnel & live mains

Demolition/Adaptation:
Existing recorded & unrecorded services

Maintenance/Cleaning/Replacement:
Proximity to existing tunnels and adjacent roads for facade/window cleaning

Environmental:
Possible asbestos insulating tunnel

Reference Drawings

12139-XX-SC-XXX-000006	Combined Interfaces Schematic
12139-XX-SC-814-000010	Schematic CHW Complete System
12139-XX-SC-814-000008	Chilled Water TZA Details
12139-XX-SC-842-000001	Low Temp. Hot Water Schematic
12139-XX-SC-863-000001	Potable Water Schematic
12139-XX-SC-865-000001	Non Potable Water Schematic
12139-XX-SC-861-000001	Fire Main Schematic
12139-XX-SC-800-000007	External Services (Reference Only)
10000-XX-GA-XXX-000246	Airside External Work Coordination Layout
10000-XX-GA-100-000002	Proposed Services Layout

Legend:

1. 100Ø NB CH.W Supply Pre-insulated Steel Pipe
2. 100Ø NB CH.W Return Pre-insulated Steel Pipe
3. 65Ø NB LTHW Supply Pre-insulated Steel Pipe
4. 65Ø NB LTHW Return Pre-insulated Steel Pipe
5. 63Ø NB Potable Water HDPE Blue Pipe
6. 100Ø NB Foul Rising Main

LTHW F & R	Low Temperature Hot Water Flow & Return
CHW F & R	Chilled Water Flow & Return
BOP	Bottom Of Pipe
TOP	Top Of Pipe
SSL	Structural Slab Level
FWM	Foul Water Manhole
	Fluid Flow Direction Arrow
	Foul Water Drain
	Foul Water Chamber/Valve
	Foul Water Pump
	Foul Water Drain
	Foul Water Rising Main
	Typical Bends (See Typical Foul Water Bends Detail)
	Rainwater Pipe
	Surface Water Chamber
	Surface Water Drain
	Foul Water Rising Main Bend with Thrust Blocks

Rev	Date	Notice Description	Drn	Chk	Apd
P2	04.07.11	Status Changed/ Tender Issue	DT	FM	MS
P3	08.09.11	Pool & Surface water bends amended. Comms Re-route/ Spare added	DT	FM	MS
P4	20.09.11	Incoming Services Has Been revised.	DT	FM	MS
P7	21.09.11	New Architects Background Integrated And Water and Existing Services Amended	DT	FM	MS

For Tender

URS/Scott Wilson

Pascall+Watson architects

Airport
Heathrow

Project Name
Eastern Campus Ancillary Accommodation
Accommodation block

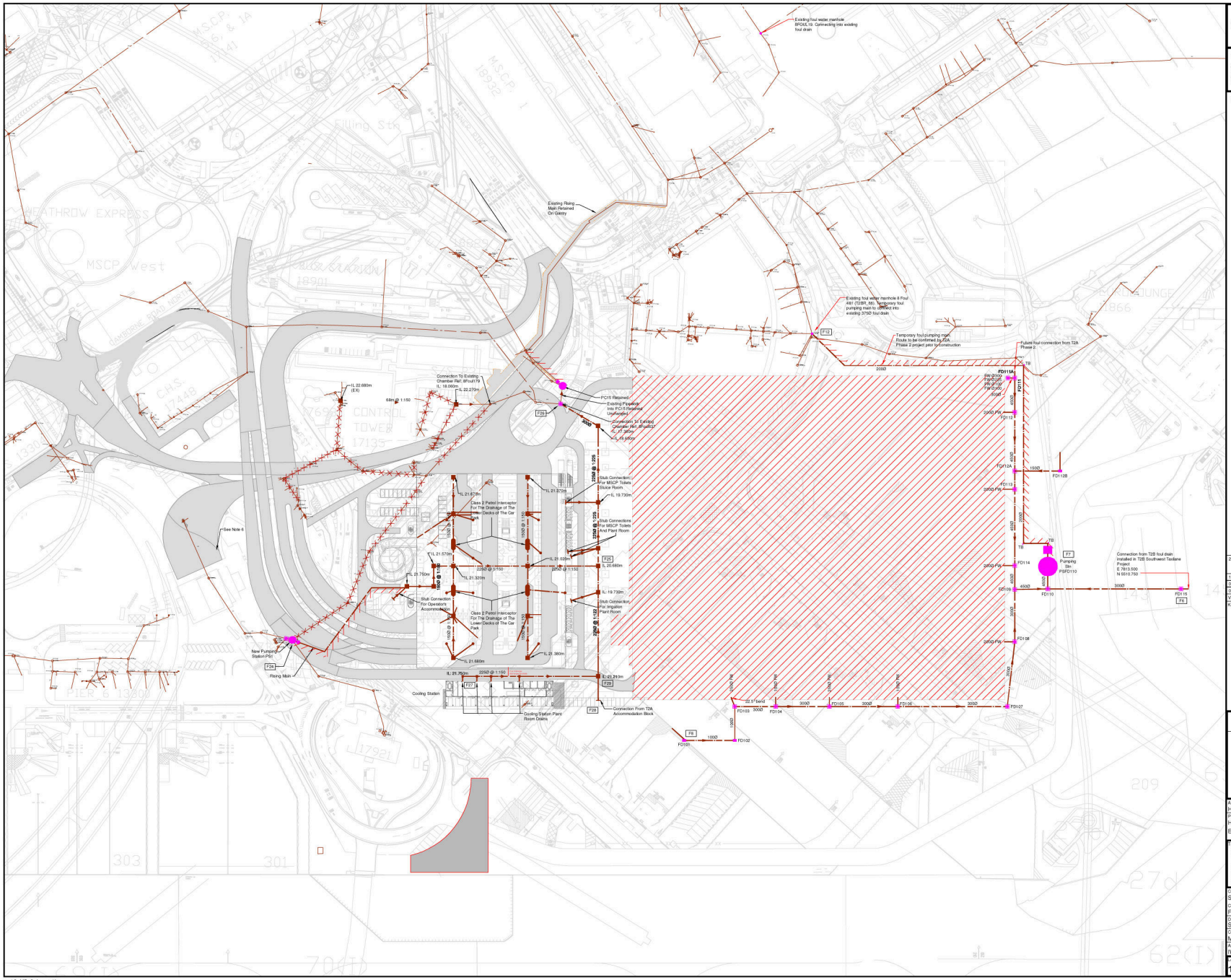
Title
Incoming Services Drawing

Common Language Name: Services/Utilities			BAA Project No: 25032
Common Language System: Services/Utilities			
Drawing Originator: Scott Wilson			Originator's Job No: 47048793
Drawn By: FM	Checked Date: 21.09.11	Drawn By: JS	Drawn Date: Mar 2011
Approved By: MS	Approved Date: 21.09.11	Scale: 1:250@A0	Revision: P7

Eastern Comm Duct Re-route Spare Incoming Services Drawing
12168-XX-GA-800-000003 4.0

ISO A1 Landscape

Note: Cooling Station Background for Underground Services is not up-to-date. For latest Cooling Station Underground Services refer to HETCO Drawing Number 12139-XX-GA-800-000021



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Model File References List -XRef Model Name (excluding path), Version & Status:

Notes:

1. Do Not Scale, If In Doubt, ASK.
2. This Drawing Is To Be Read In Conjunction With All Relevant Structural Engineer's Drawings And Details, The Specification For The Works, The Relevant Architect's Drawings And Any Other Specialist's Drawings.
3. This Document Has Been Prepared In Accordance With The Scope Of Scott Wilson's Appointment With Its Client And Is Subject To The Terms Of That Appointment. Scott Wilson Accepts No Liability For Any Use Of This Document Other Than By Its Client And Only For The Purposes For Which It Was Prepared And Provided.

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4. All Existing Underground Pipe Lines And Levels To Be Confirmed Where Proposed Site Alterations Occur. Diversion Or Protection Of Pipework May Be Required Subject To Survey.
5. This Drawing To Be Read In Conjunction With Schematic 12139-XX-SC-862-000003.
6. Ref. Document Eastern Campus Services Master Plan 10000-XX-PP-XXX--000250 V6.0.
7. This Drawing Is To Be Read In Conjunction With The Cooling Station EC Concept Guardian Pipe Specification Document.
8. For Details Of Pipework Materials See Cooling Station EC Concept Guardian Pipe Specification.

Legend:

- Denotes New Foul Water Pipework
- Denotes New Foul Water Pumped Rising Main
- Denotes Existing Foul Water Pipework
- Denotes Existing Foul Water Pumped Rising Main On Gantry
- Denotes Existing Foul Water Pipework To Be Disconnected & Abandoned During Phase 1 Construction
- Denotes Flow Direction
- F2 Denotes Interface Label

Ver	Date	Version Description	Drn	Chk	App
2.0	08/12/10	IL 18.630 was IL 20.370, IL 19.730 was IL 20.513, F27 Interface Label added, 225Ø Drain at Cooling Station was 150Ø	JS	TSh	IW
1.0	24/11/10	Updated To Reflect Hydraulic Model Design	Adm	TSh	IW
0.2	14/10/10	First Issue - Issued For Calculation Purposes	Adm	MM	IW
0.1	Sept 10	Preliminary Copy	Adm		

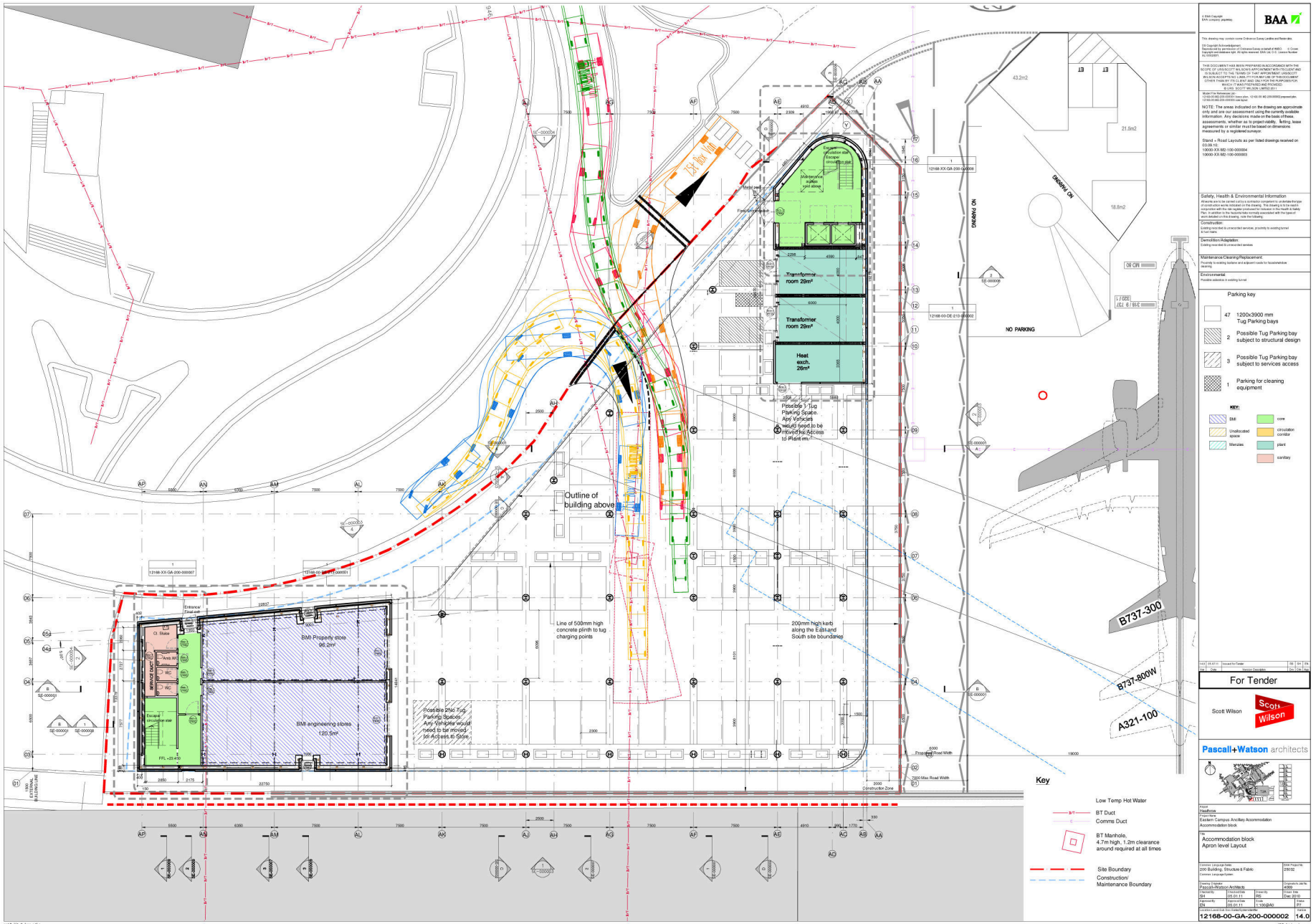
Eastern Campus

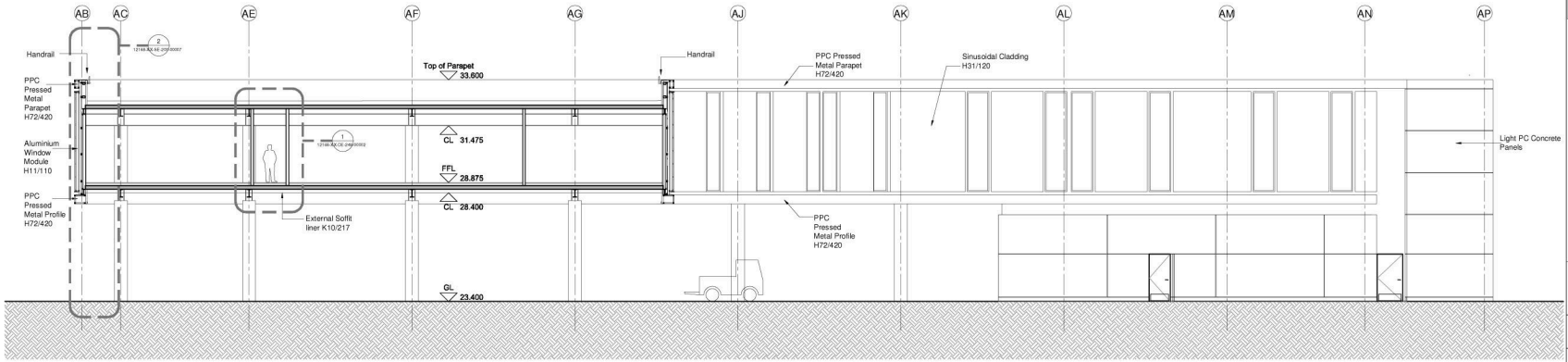
HETCo
FERROVIAL AGROMAN LAING O'ROURKE
Work Safe Home Safe

Airport
Heathrow
Project Name
Heathrow Eastern Campus
Energy and Infrastructure Services Project

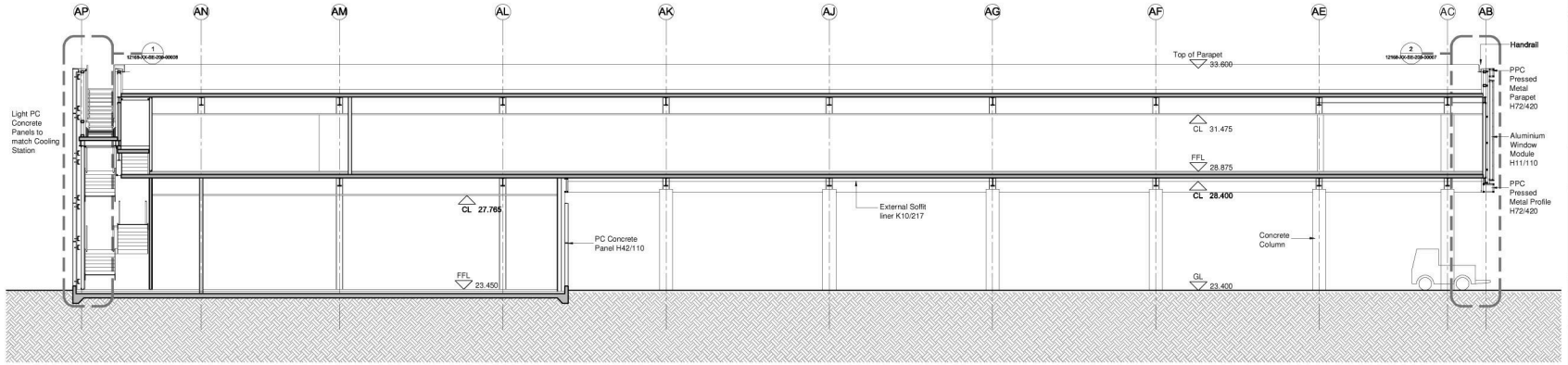
Title
Cooling Station & Infrastructure Services Design
PMI 000029 Design Guardianship
General Arrangement Foul Water Phase 1

Common Language Series: Services / Utilities			BAA Project No.: 12139
Common Language System: Foul Drainage			Originator's Job No.
Drawing Originator: Scott Wilson Ltd			
Checked By: MM	Checked Date: 13/10/10	Drawn By: Adm	Drawn Date: 08/09/10
Approved By: IW	Approval Date: 13/10/10	Scale: 1:1000	Status: P1
Location-Level-Sub Doc-Series/System-Identifier: 12139-XX-GA-862-000004			Version: 2.0


Outline of building above
Transformer room 29m²
Transformer room 29m²
Heat exch. 26m²
Possible 1 Tug Parking Space. Any Vehicles would need to be moved for Access to Plant rm.
BMI Property store 96.2m²
BMI engineering store 120.5m²
Line of 500mm high concrete plinth to tug charging points
200mm high kerb along the East and South site boundaries
Possible 2No Tug Parking Spaces. Any Vehicles would need to be moved for Access to Store
NO PARKING
NO PARKING
B737-300
B737-800W
A321-100
Key
Low Temp Hot Water
BT Duct
Comms Duct
BT Manhole, 4.7m high, 1.2m clearance around required at all times
Site Boundary
Construction/ Maintenance Boundary
Parking key
47 1200x3900 mm Tug Parking bays
2 Possible Tug Parking bay subject to structural design
3 Possible Tug Parking bay subject to services access
1 Parking for cleaning equipment
For Tender
Scott Wilson
Pascall+Watson architects
Accommodation block Apron level Layout
12168-00-GA-200-000002
14.0



1 Section A-A



2 Section B-B

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Safety, Health & Environmental Information

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Maintenance/Cleaning/Replacement:

Ver	Date	Version Description	Drn	Chk	App
7.0	05.07.11	TENDER ISSUE	RVM	SH	EN

For Tender

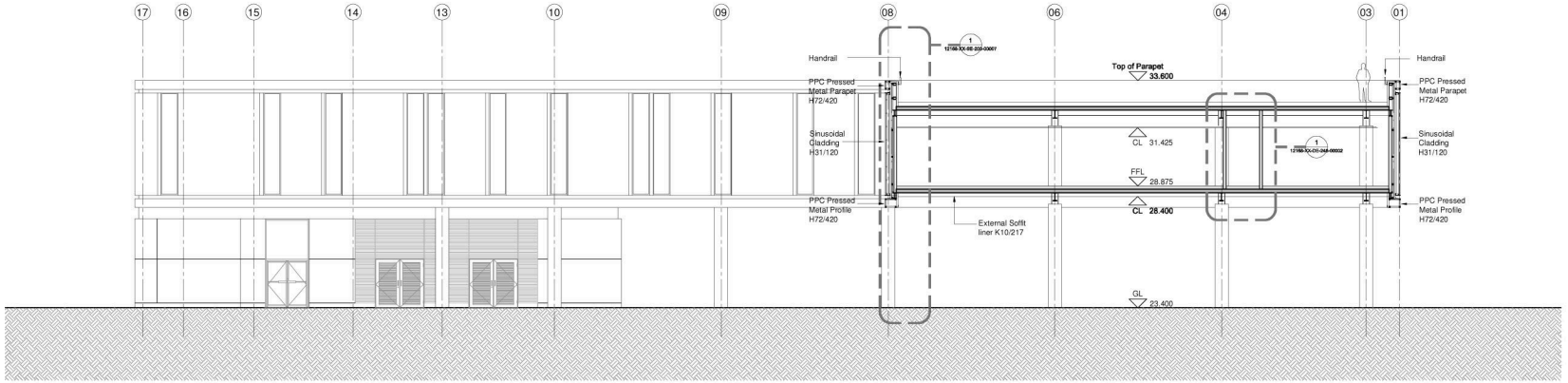
Scott Wilson

Pascall+Watson architects

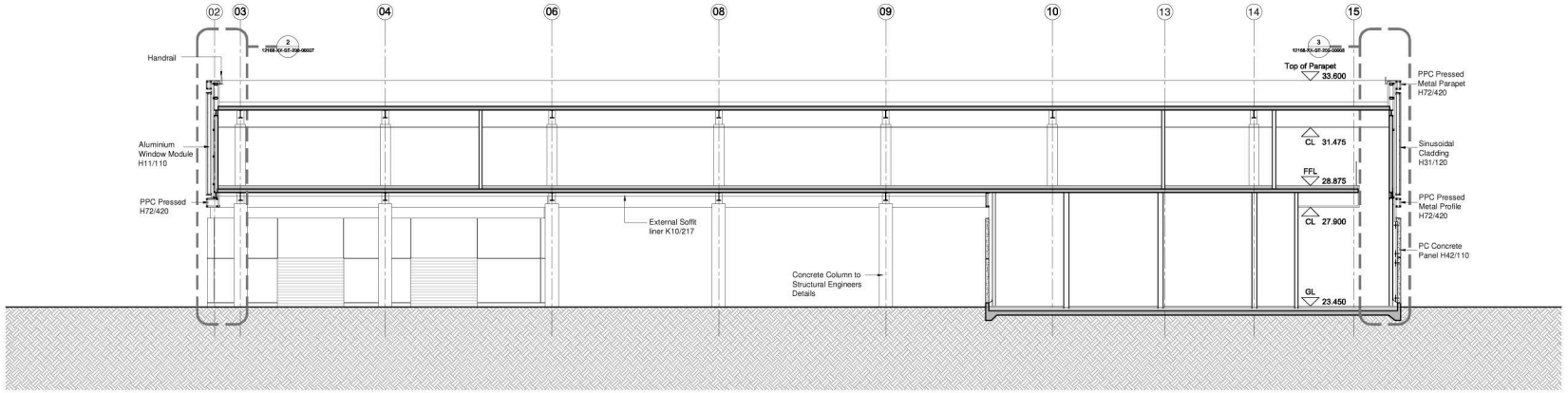
Airport: Heathrow
Project Name: Eastern Campus Ancillary Accommodation
Accommodation Block

Title: Accommodation Block
Sections A-A and B-B

Common Language Series: 200 Building, Structure & Fabric Common Language System	BAA Project No.: 25032
Drawing Originator: Pascall+Watson Architects	Originator's Job No.: 4069
Checked By: SH / Checked Date: 01.03.11 / Drawn By: SH / Drawn Date: Mar 2011	
Approved By: EN / Approval Date: 01.03.11 / Scale: 1:100@A1 / Status: P7	
Location-Level-Sub Doc-Series/System-Identifier: 12168-XX-SE-200-000001	Version: 7.0



1 Section C-C



2 Section D-D

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Maintenance/Cleaning/Replacement:

Ver	Date	Version Description	Drn	Chk	App
7.0	05.07.11	Issued for Tender	RS	SH	EN

For Tender

Scott Wilson

Pascall+Watson architects

Airport
Heathrow

Project Name
Eastern Campus Ancillary Accommodation
Accommodation Block

Title
Accommodation Block
Sections C-C and D-D

Common Language Series: 200 Building, Structure & Fabric Common Language System	BAA Project No.: 25032
Drawing Originator: Pascall+Watson Architects	Originator's Job No.: 4069
Checked By: SH / Checked Date: 01.03.11 / Drawn By: SH / Drawn Date: Mar 2011	
Approved By: EN / Approval Date: 01.03.11 / Scale: 1:100@A1 / Status: P7	
Location-Level-Sub Doc.Series-System-Identifier: 12168-XX-SE-200-000002	Version: 7.0

SOUTH ELEVATION

RAL 9006: PPC ALUMINIUM FASCIAS | EXTERNAL DOORS

RAL 7024: INSULATED CLADDING PANELS | HORIZONTAL MECHANICAL LOUVRES

RAL 9006: SINUSOIDAL CLADDING

DARK CONCRETE PANELS TO MATCH COOLING STATION

LIGHT CONCRETE PANELS TO MATCH COOLING STATION

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Maintenance/Cleaning/Replacement:

Ver	Date	Version Description	Drn	Chk	App
2.0	05.07.11	Issued for Tender	RS	SH	EN

For Tender

Scott Wilson

Pascall+Watson architects

Airport
Heathrow

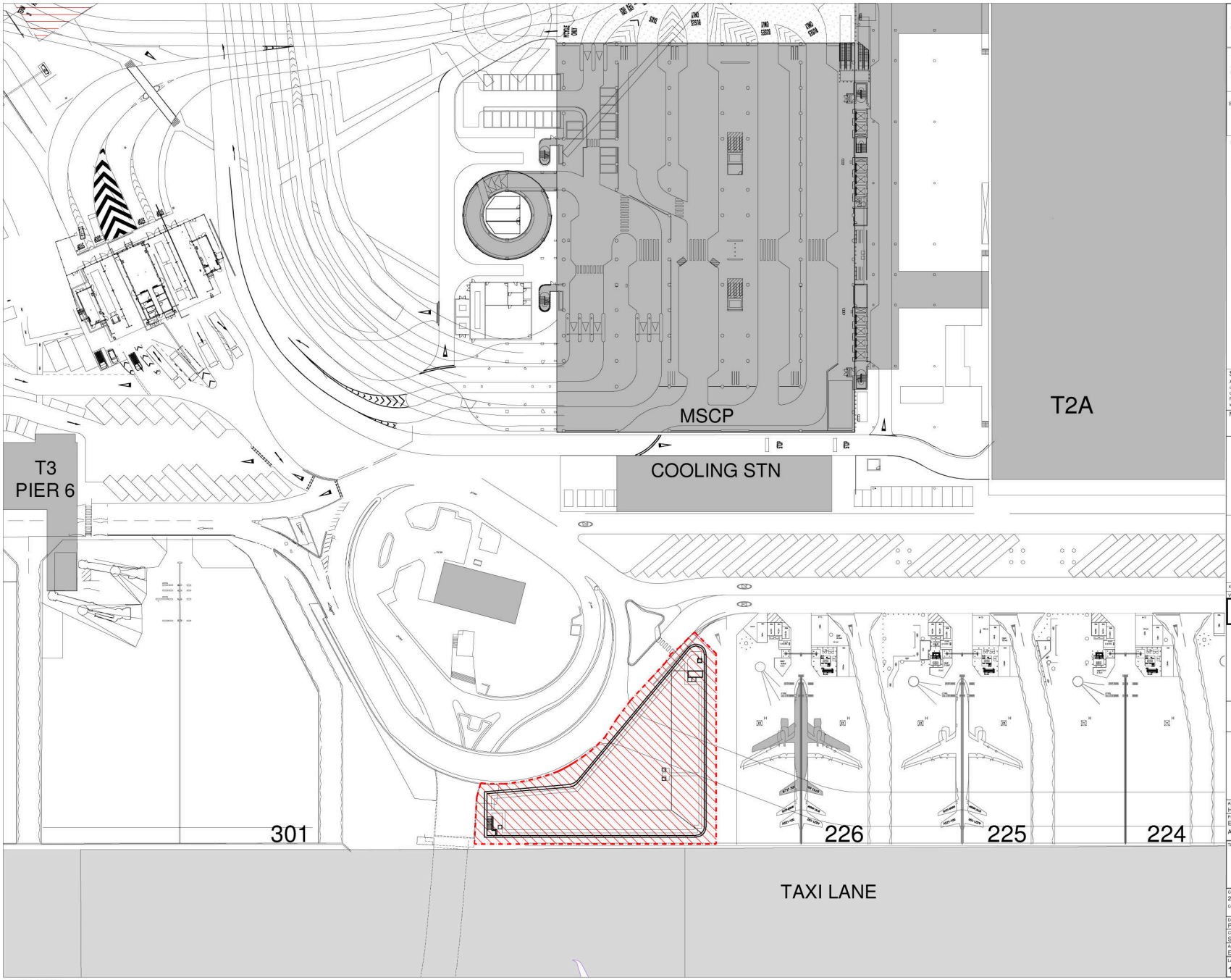
Project Name
Eastern Campus Ancillary Accommodation
Accommodation Block

Title
Accommodation Block
Materials samples board

Common Language Series: 200 Building, Structure & Fabric Common Language System			BAA Project No.: 25032
Drawing Originator: Pascall+Watson Architects			Originator's Job No.: 4069
Checked By: EN	Checked Date: 19.04.11	Drawn By: RS	Drawn Date: April 2011
Approved By: EN	Approved Date: 19.04.11	Scale: 1:50@A1	Status: P7
Location-Level-Sub Doc Series/System Identifier: 12168-XX-DE-200-000006			Version: 2.0

zz12_V4_0_baa-a1l-s

ISO A1 Landscape



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Stand + Road Layouts as per listed drawings received on 03.09.10;
10000-XX-M2-100-000004
10000-XX-M2-100-000003

KEY:

ECAA SITE

Safety, Health & Environmental Information

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Maintenance/Cleaning/Replacement:

Ver.	Date	Version Description	Drn	Chk	App.
4.0	05.07.11	Issued for Tender	RS	SH	EN

For Tender

Scott Wilson

Pascall+Watson architects

Airport
Heathrow

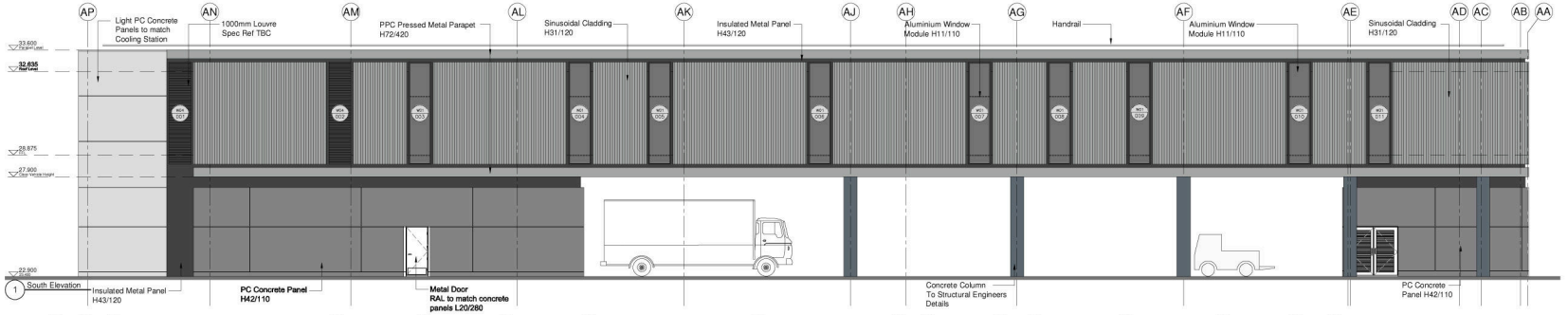
Project Name
Eastern Campus Ancillary Accommodation
Accommodation Block

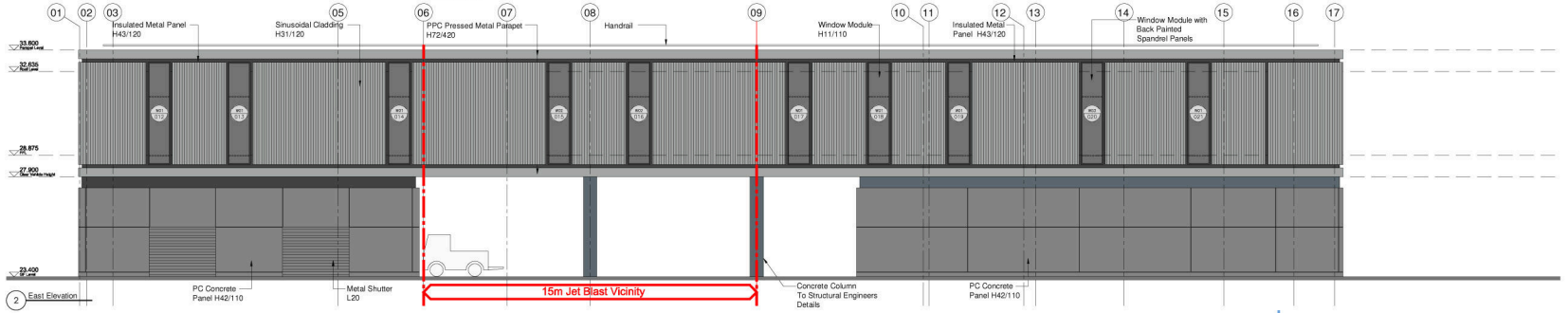
Title
Accommodation Block
Site Plan

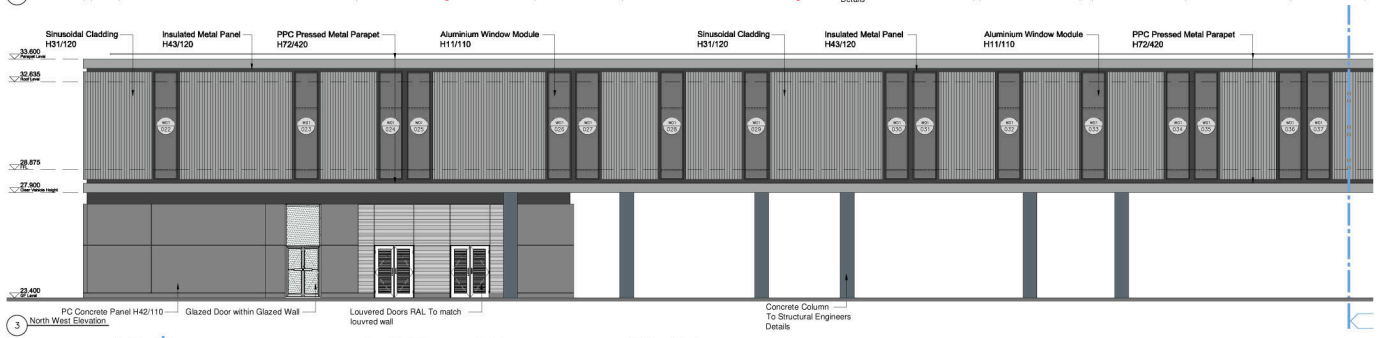
Common Language Series: 200 Building, Structure & Fabric Common Language System	BAA Project No.: 25032
Drawing Originator: Pascall+Watson Architects	Originator's Job No.: 4069
Checked By: SH / Checked Date: 05.01.11 / Drawn By: JP / Drawn Date: Jan 2011	
Approved By: EN / Approval Date: 05.01.11 / Scale: 1:500@A1 / Status: P7	
Location-Level-Sub Doc-Series-System-Identifier: 12168-XX-GA-200-000001	Version: 4.0

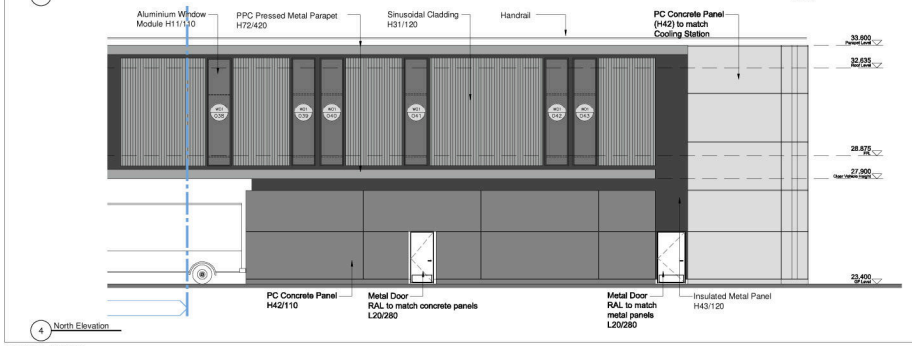
zz12_V4_0_baa-a1l-s

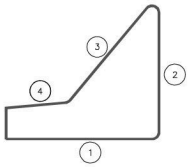
ISO A1 Landscape











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Glazing Layout subject to Thermal Modeling and daylighting Analysis
For Window Schedule refer to 12168-XX-SE-200-000004
For Window Details refer to 12168-XX-DE-213-000004

Safety, Health & Environmental Information
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Construction:
No unusual risk

Demolition/Adaptation:
Existing unrecorded serives

Maintenance/Cleaning/Replacement:
No unusual risk

Environmental:
No unusual risk

Ver.	Date	Version Description	Drn	Chk	App
7.0	05.07.11	Issued for Tender	RS	SH	EN

For Tender

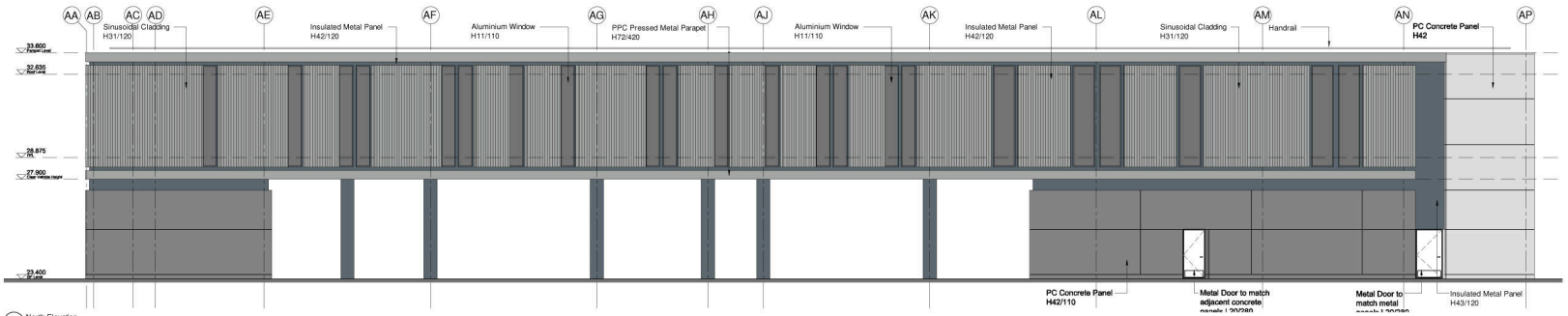
Scott Wilson

Pascall+Watson architects

Airport
Heathrow
Project Name
Eastern Campus Ancillary Accommodation
Accommodation block

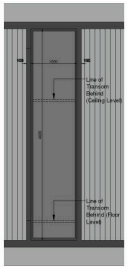
Title
Accomodation Block
Elevations
Sheet 01 of 02

Common Language Series: 200 Building, Structure & Fabric Common Language System	BAA Project No.: 25032
Drawing Originator: Pascall+Watson Architects	Originator's Job No.: 4069
Checked By: SH / Checked Date: 01.03.11 / Drawn By: RS / Drawn Date: Feb 2011	
Approved By: EN / Approval Date: 01.03.11 / Scale: 1:100@A1 / Status: P7	
Location-Level-Sub Doc-Series-System-Identifier: 12168-XX-SE-200-000003	Version: 7.0



1 North Elevation

2 West Elevation

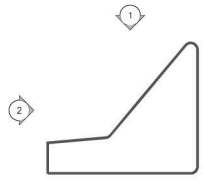


Window Schedule	Quantity
W01 (Typical Window)	38
W02 (2Hr FR Window)	02 (East Elevation)
W03 (Full Height Back Painted Glass Panels)	01 (East Elevation)
W04 Horizontal Louvres	02 (South Elevation)

For Window Locations Refer to - 12168-XX-SE-200-00003

For Window Details Refer to - 12168-XX-DE-213-00004

3 Typical Window Elevation



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Construction:
No unusual risk

Demolition/Adaptation:
Existing unrecorded services

Maintenance/Cleaning/Replacement:
No unusual risk

Environmental:
No unusual risk

Ver	Date	Version Description	Drn	Chk	App
6.0	05.07.11	Issued for Tender	RS	SH	EN

For Tender

Scott Wilson

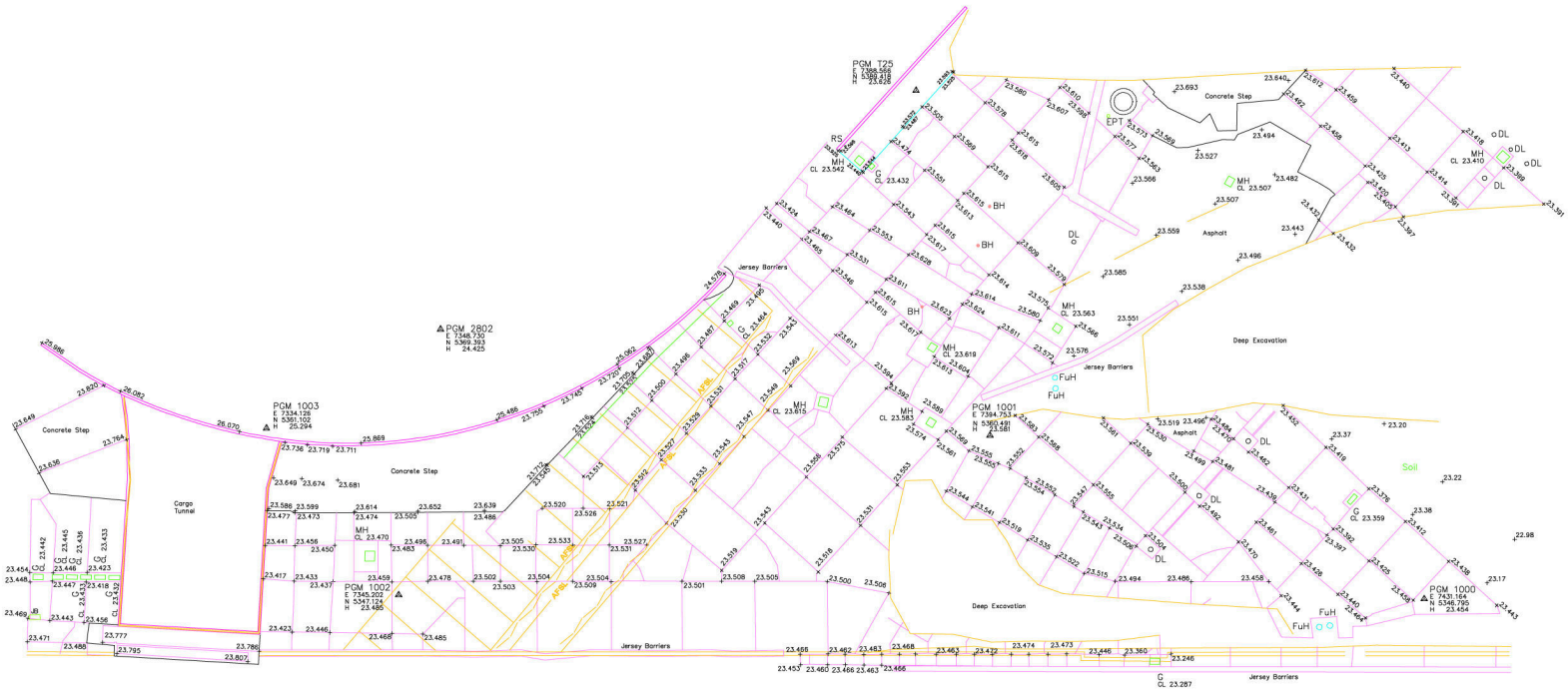
Pascall+Watson architects

Airport
Heathrow

Project Name
Eastern Campus Ancillary Accommodation
Accommodation block

Title
Accomodation Block
Elevations
Sheet 02 of 02

Common Language Series			BAA Project No.
200 Building, Structure & Fabric Common Language System			25032
Drawing Originator			Originator's Job No.
Pascall+Watson Architects			4069
Checked By	Checked Date	Drawn By	Drawn Date
SH	01.03.11	RS	Feb 2011
Approved By	Approval Date	Scale	Status
EN	01.03.11	1:100@A1	P7
Location-Level-Sub Doc Series/System-Identifier			Version
12168-XX-SE-200-000004			6.0



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Model File References List - XRef Modal Name (excluding path), Version & Status:
19845-00-MS-911-000001, 1.0, P2

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following :

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

LEGEND

Ver	Date	Version Description	Des	Chk	App
2.0	01/06/11	Further Information Added	GH	RP	SA
1.0	09/05/11	P2 - For Information	GH	RP	SA

Key Plan

Mason Land Surveys Ltd.
BAA Framework Partner
www.mlsurv.co.uk
Dunfermline Tel : 01383 727281 Fax : 01383 739480
Gatwick Tel : 01293 851226 Fax : 01293 851830
Heathrow Tel : 020 8564 8880 Fax : 020 8564 7404

Airport
London Heathrow

Project Name
LHR-ECAA Building, Topo

Title
ECAA Building
Topographical Survey

Common Language Series: 900 - Other	BAA Project No.: 23225
Common Language System: 911 - Site Surveys	
Drawing Originator: Mason Land Surveys	Originator's Job No.: 39191

Checked By	Checked Date	Drawn By	Drawn Date
RP	09/05/11	GH	09/05/11
Approved By	Approval Date	Scale	Status
SA	01/06/11	1:200	P2

Location-Level-Sub Doc-Series-System-Identifier: 19845-00-GA-911-000001
Version: 2.0

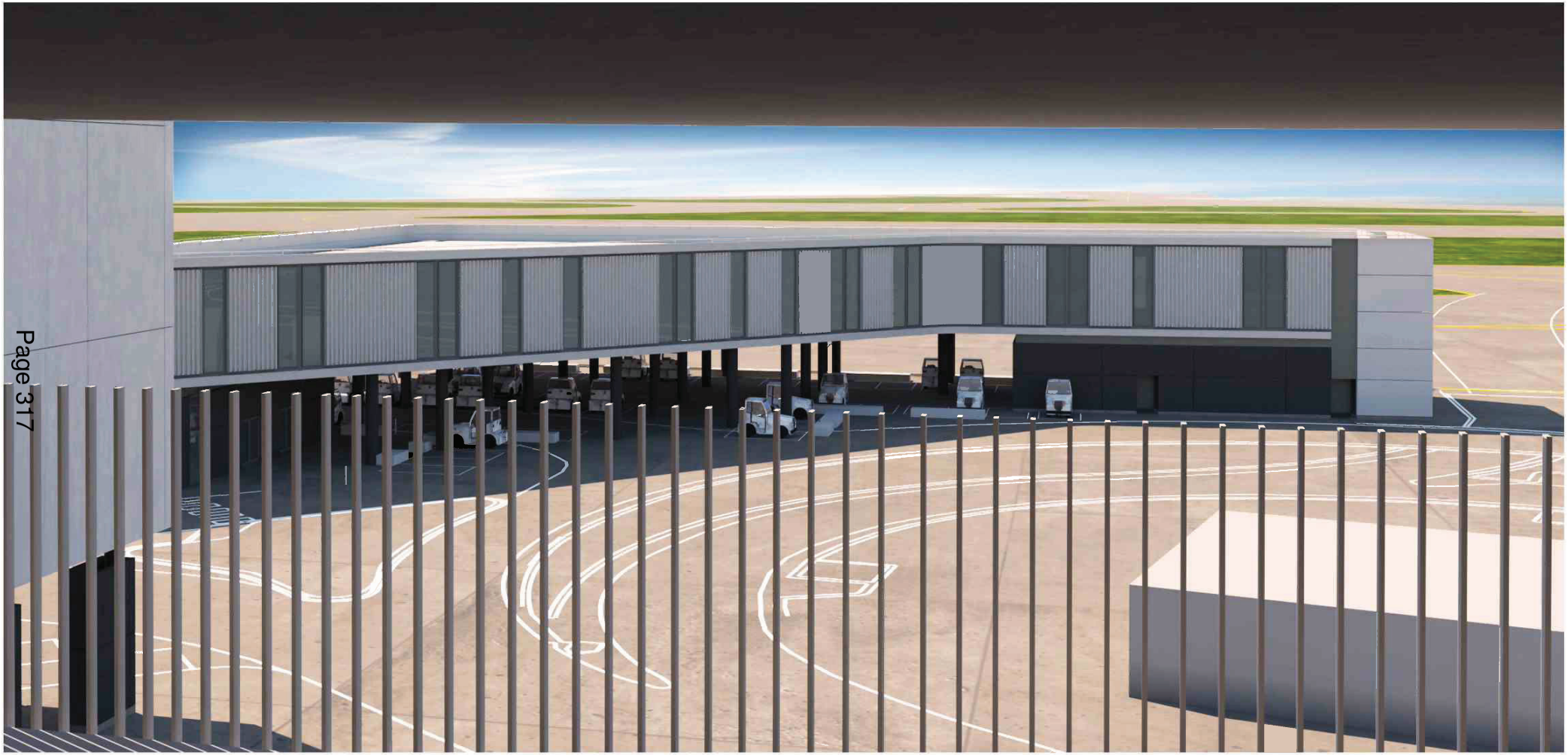
DOCUMENT UN-CONTROLLED WHEN PRINTED

View from Runway

View from Control Tower

View from Cooling station

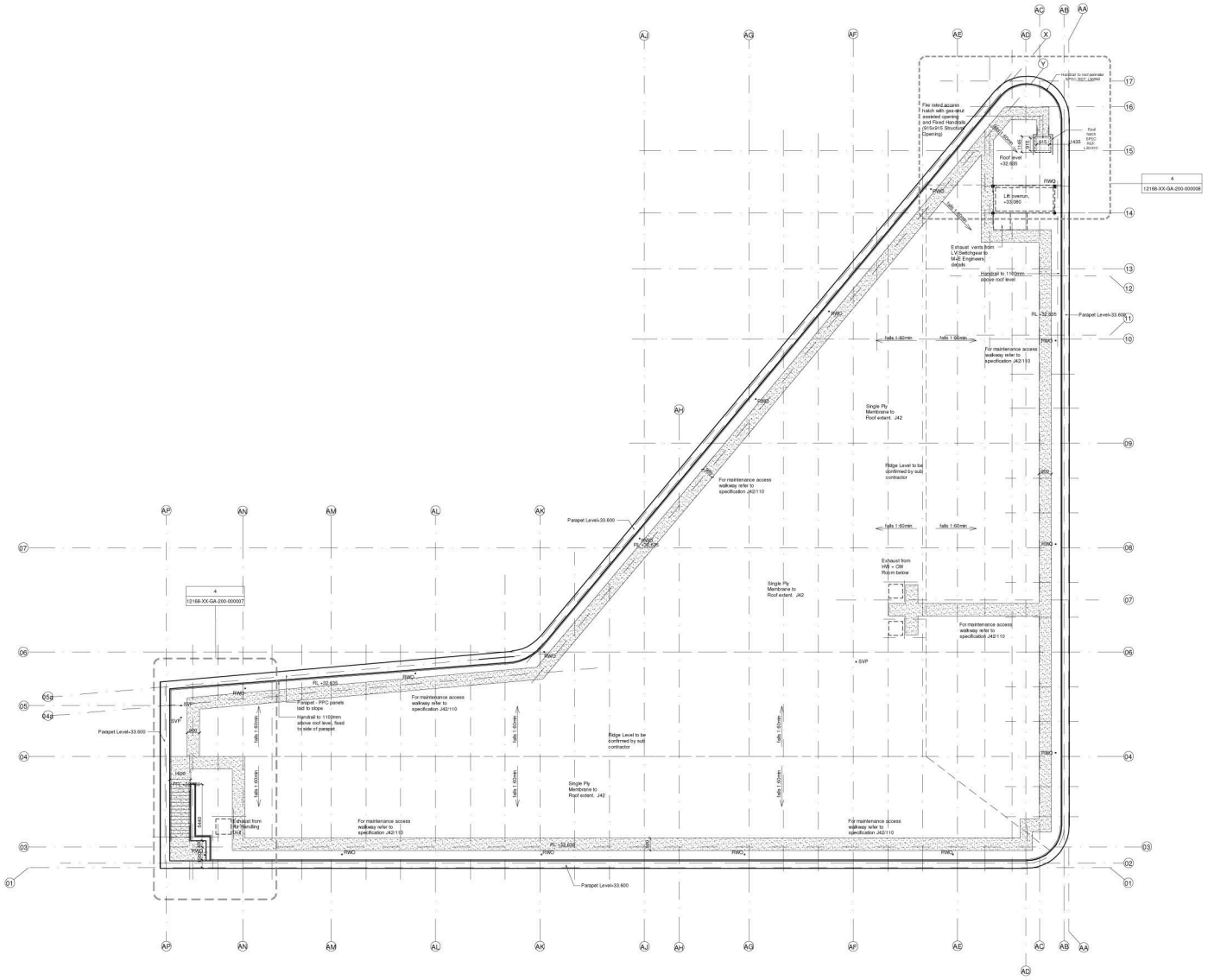
View from MSCP2



View from Taxi lane

View from Stand 226

Night View from Taxi lane



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Model File References List - Xref Model Name excludes prefix Version & Status

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All dimensions must be checked and confirmed on-site prior to commencement of construction and any inconsistencies to drawings discovered on site must be immediately brought to the attention of the Project leader.

NOTE: The areas indicated on the drawing are approximate only and are our assessment using the currently available information. Any decisions made on the basis of these, assessments, whether as to project viability, letting, lease agreements or similar must be based on dimensions measured by a registered surveyor.

Maintenance Walkway as per Specification

Safety, Health & Environmental Information

All works are to be carried out by a contractor competent to undertake the type of construction works indicated on this drawing. This drawing is to be read in conjunction with the risk register produced for inclusion in the Health & Safety Plan. In addition to the hazards risks normally associated with the type of work detailed on this drawing, note the following:

Construction:
No unusual risk

Demolition/Adaptation:
Existing uninsulated surface.

Maintenance/Cleaning/Replacement:
No unusual risk

Environmental:
No unusual risk

Rev	Date	Revision Description	Drn	Chk	Auth
E	05.07.11	Issued for Tender	JS	SH	EN

For Tender

Scott Wilson

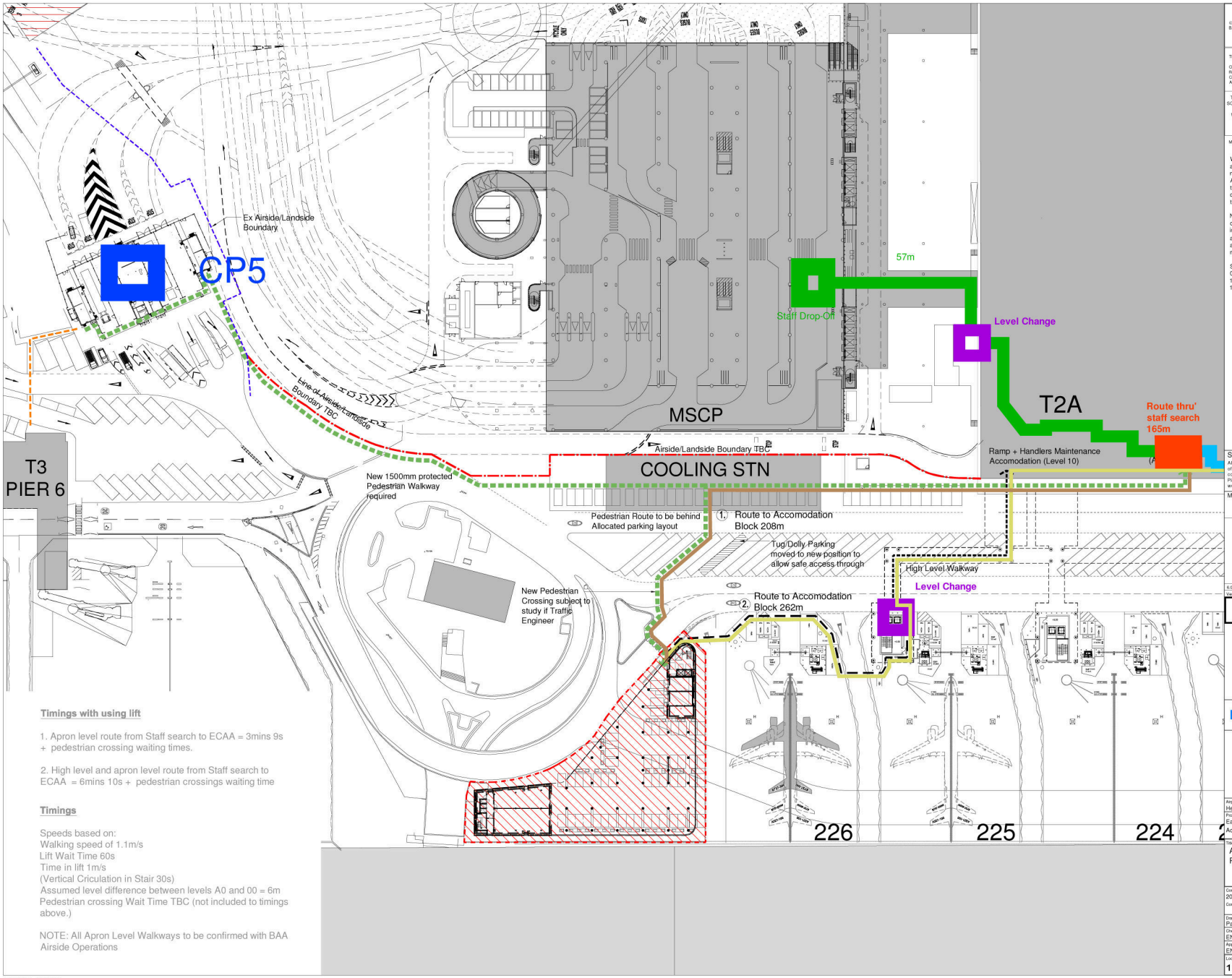
Pascall+Watson architects

Airport
Heathrow

Project Name
Eastern Campus Ancillary Accommodation
Accommodation block

Title
Accomodation Block
Level 20 Layout
Proposed

Common Language Status: 200 Building, Structure & Fabric (Common Language System)	BAA Project No: 25032
Drawing Originator: Pascall+Watson Architects	Originator's Job No: 4069
Checked By: SH	Checked Date: 15.03.11
Drawn By: RS	Drawn Date: March 2011
Approved By: EN	Approval Date: 15.03.11
Scale: 1:100@A0	Status: P7
Location Level Role Class Series System Identifier: 12168-20-GA-200-000001	Version: 8.0



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All dimensions must be checked and confirmed on-site prior to commencement of construction and any inconsistencies to drawings discovered on site must be immediately brought to the attention of the Project leader.

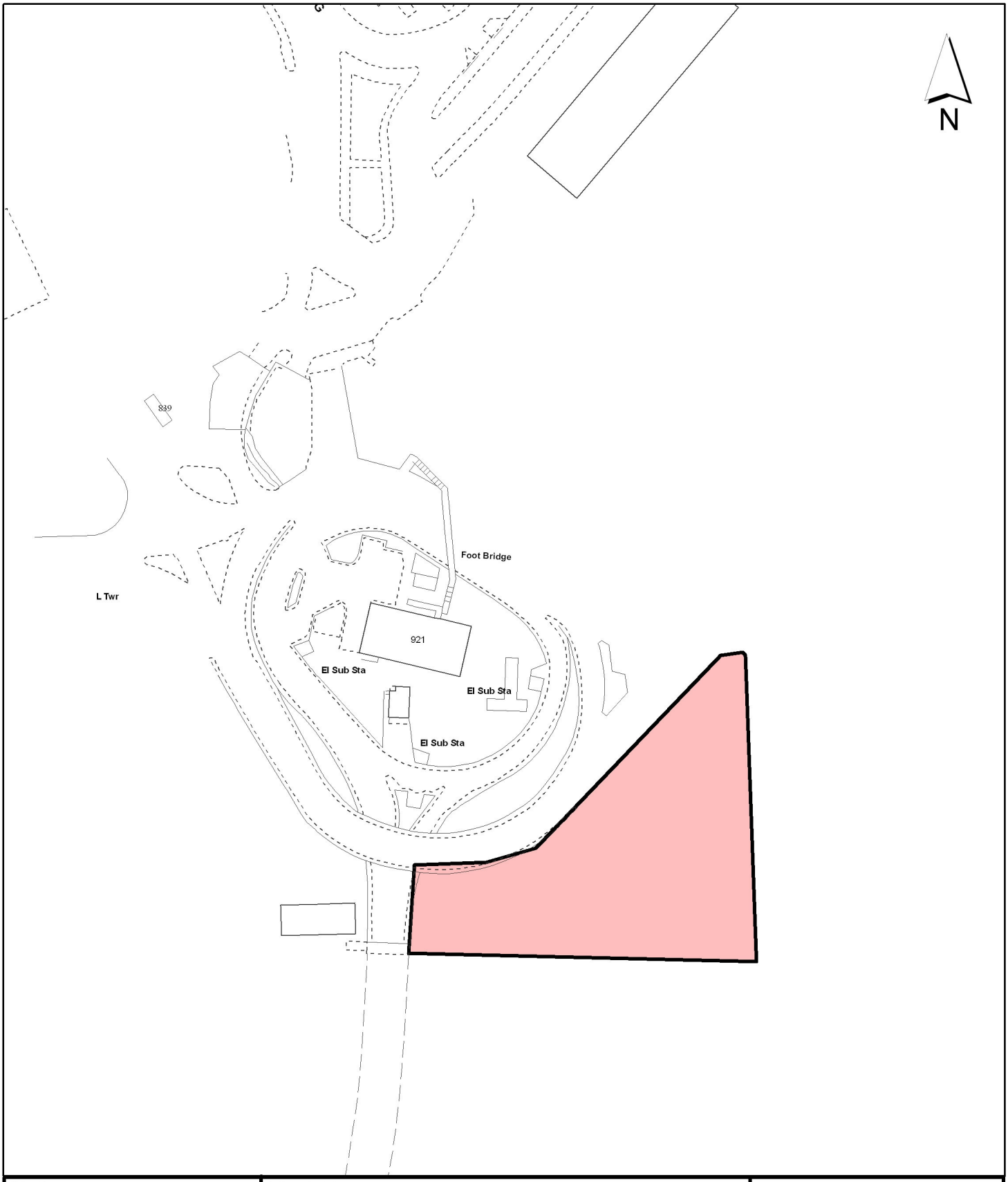
NOTE: The areas indicated on the drawing are approximate only and are our assessment using the currently available information. Any decisions made on the basis of these, assessments, whether as to project viability, letting, lease agreements or similar must be based on dimensions measured by a registered surveyor.

Stand + Road Layouts as per listed drawings received on 03.09.10;
10000-XX-M2-100-000004
10000-XX-M2-100-000003

All works are to be carried out by a contractor competent to undertake the type of construction works indicated on this drawing. This drawing is to be read in conjunction with the risk register produced for inclusion in the Health & Safety Plan. In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

zz12_V4_0_baa-a1l-s

ISO A1 Landscape



Notes

Site boundary

For identification purposes only.

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Site Address

Terminal 2A
Heathrow Airport

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

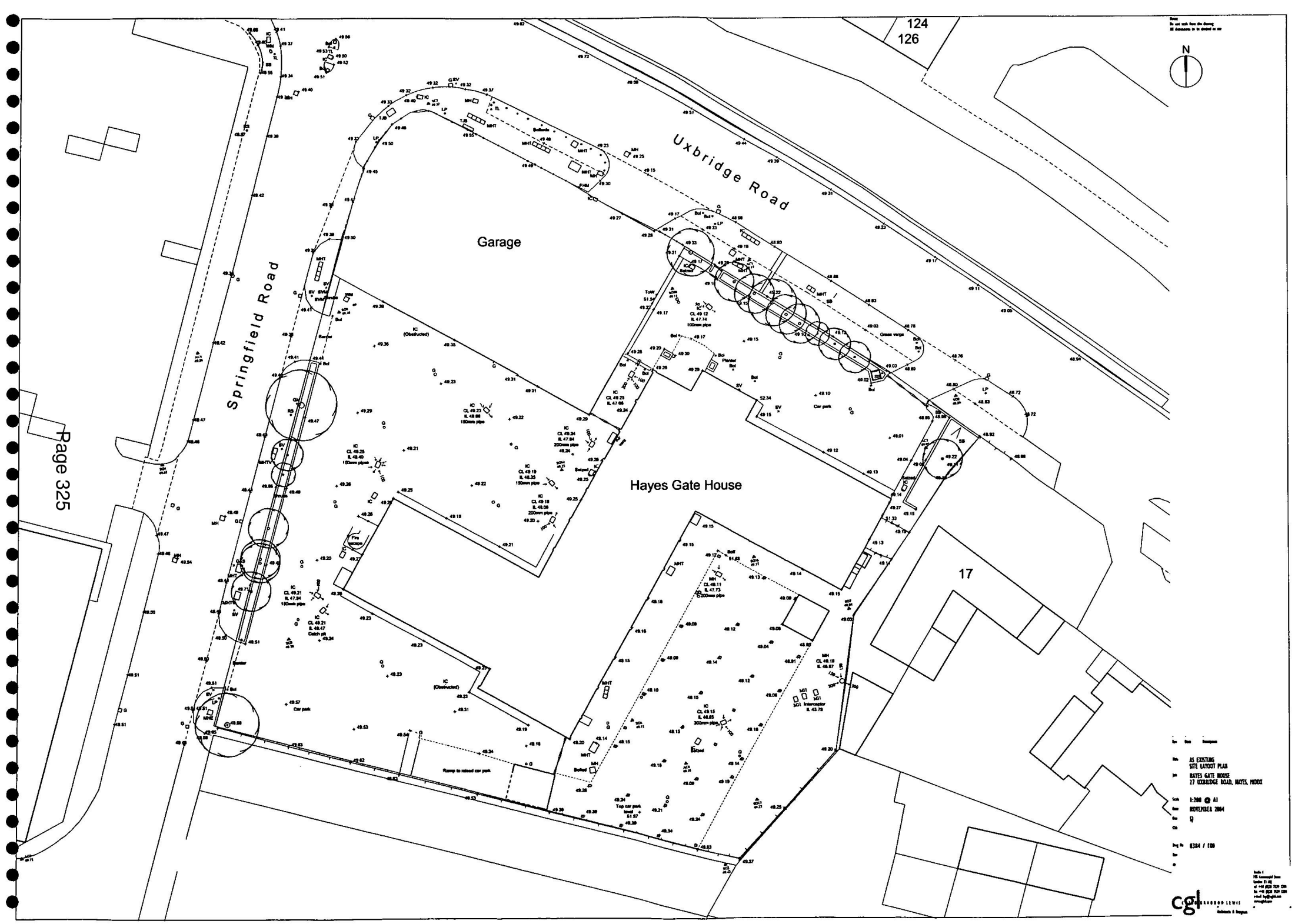
Planning Application Ref:	Scale
62360/APP/2011/2058	**1:1,250**
Planning Committee	Date
Central and South	**October 2011**

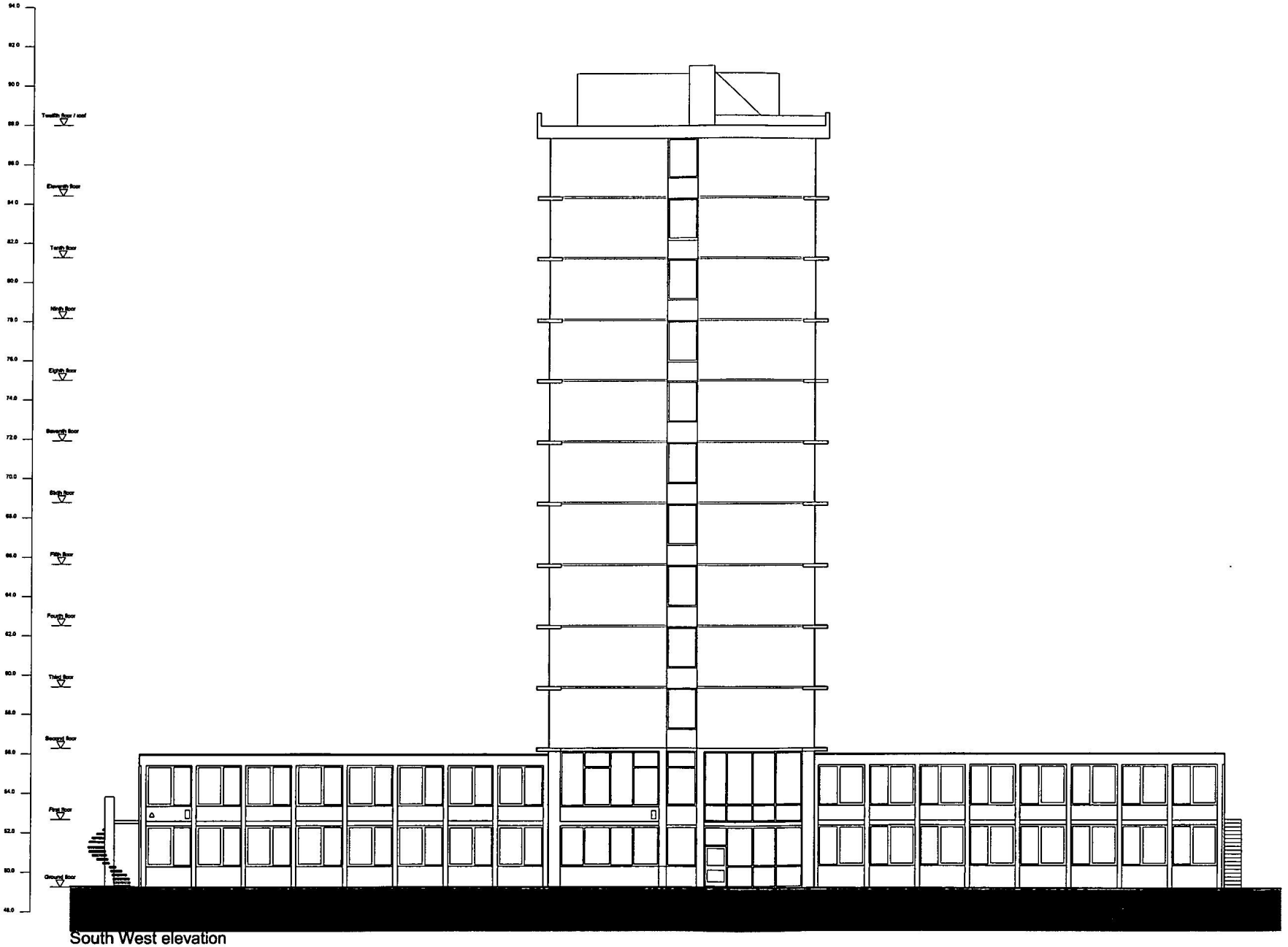
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	HAYES GATE HOUSE, 27 UXBRIDGE ROAD HAYES
Development:	Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation ref: 2385/APP/2005/3477 dated 16/6/2008- Change of use of Hayes gate house from office to hotel and conference facilities, alterations to Hayes Gate House building, erection of a freestanding three storey media centre, ancillary car parking and landscaping.
LBH Ref Nos:	2385/APP/2011/1143

Date Plans Received:	12/05/2011	**Date(s) of Amendment(s):**	23/12/2005
Date Application Valid:	02/06/2011		


124
126
Uxbridge Road
Springfield Road
Garage
Hayes Gate House
17
Page 325
N
AS EXISTING
SITE LAYOUT PLAN
HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX
1:200 @ A1
NOVEMBER 2004
6384 / 100
cgl

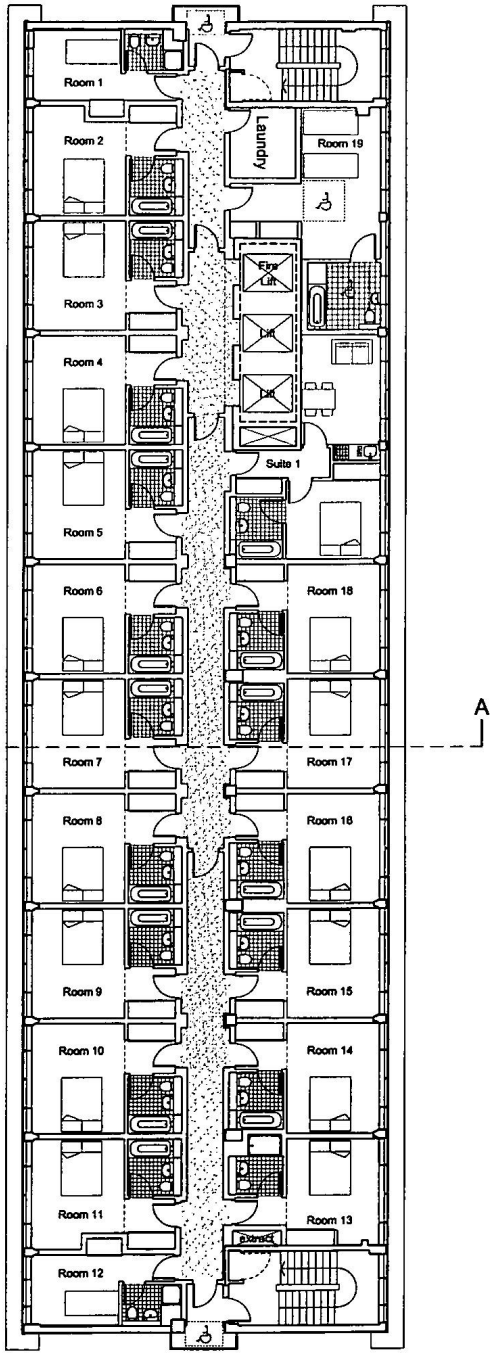


South West elevation

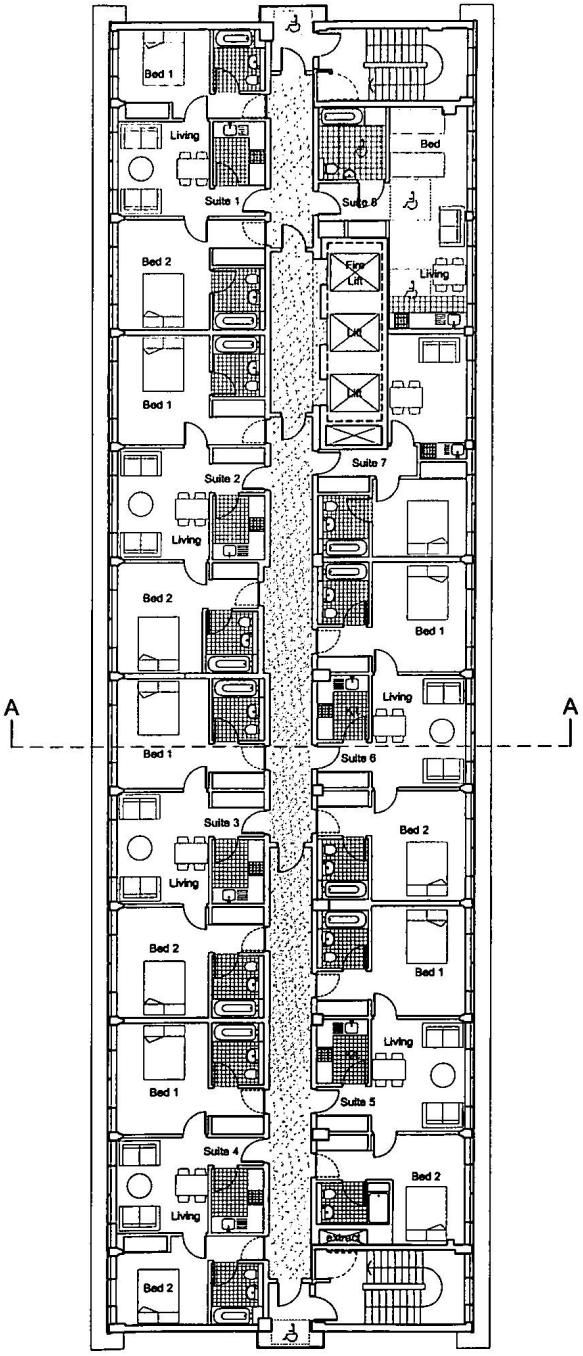
AS EXISTING
SOUTH WEST ELEVATION
HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX

1:100 @ A1
NOVEMBER 2004

0384 / 105



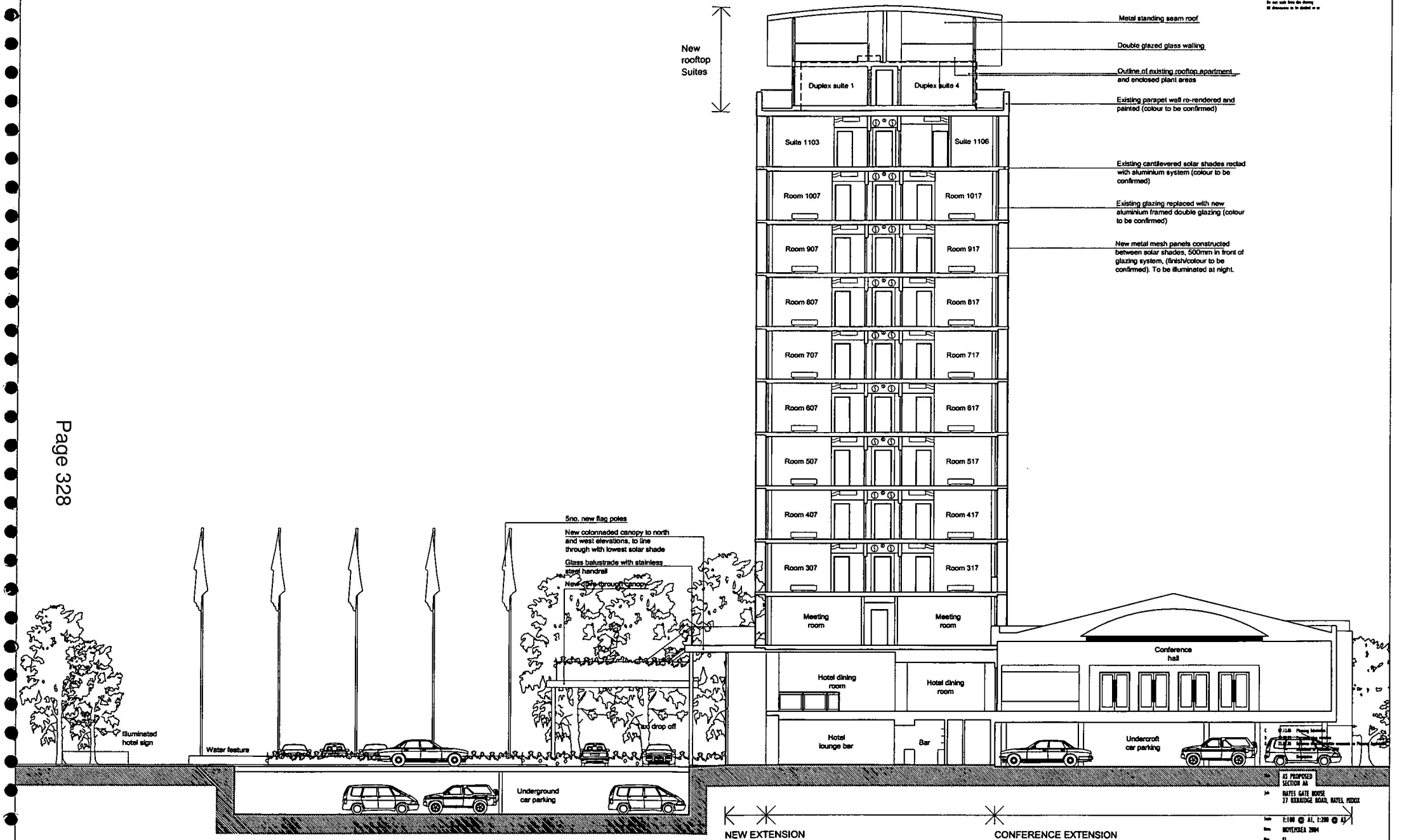
Third to Tenth floors plan (Hotel rooms)



Eleventh floor plan (Hotel suites)

Page 327

AS PROPOSED
THIRD TO ELEVENTH FLOOR PLANS
HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX
1:100 @ A1, 1:200 @ A3
NOVEMBER 2004
SJ
0384 / 204
C



Section AA

AS PROPOSED SECTION AA

HAYES GATE HOUSE
27 HERBRIDGE ROAD, HAYES, MIDDX

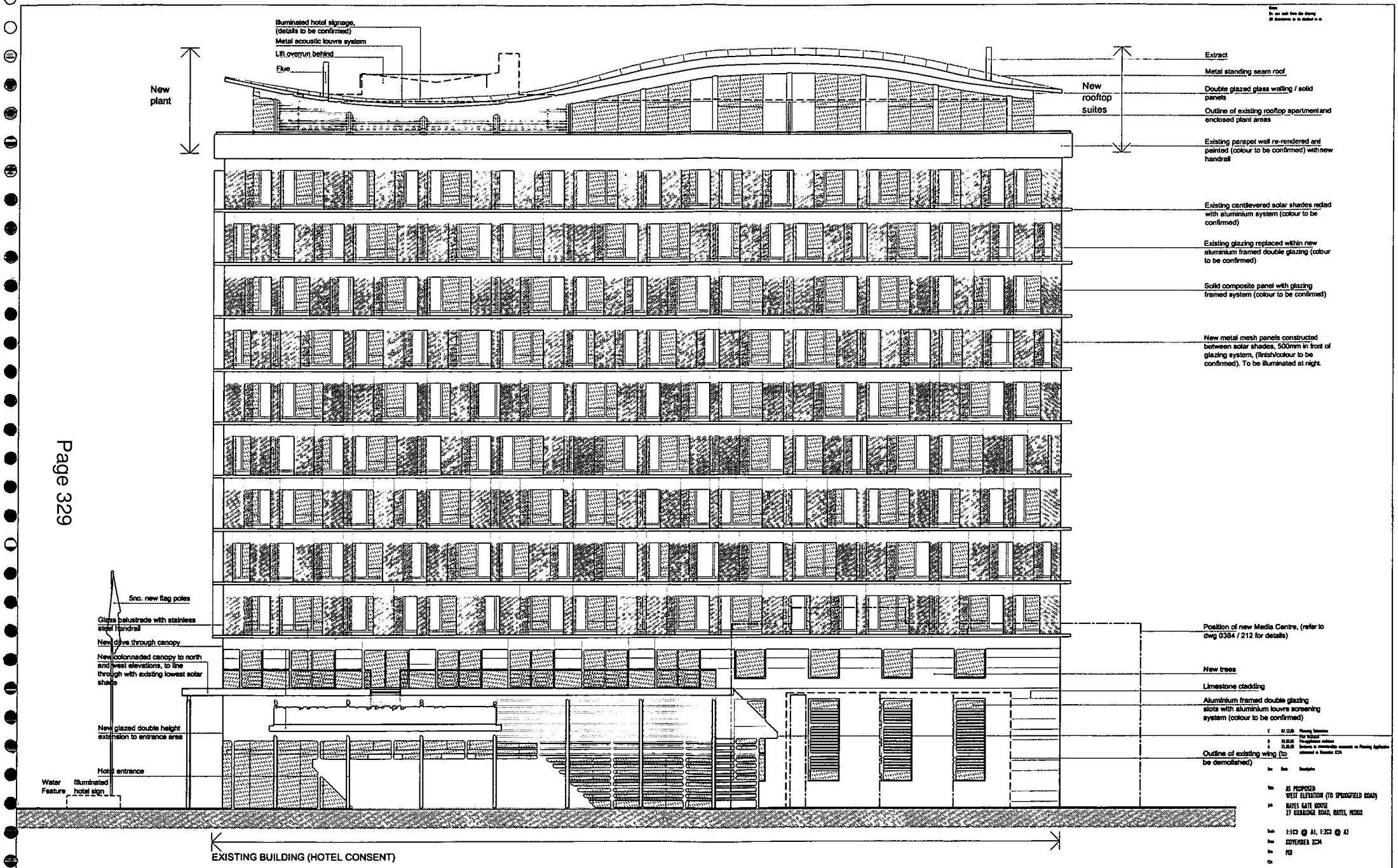
1:100 @ A1, 1:200 @ A3

NOVEMBER 2004

SJ

0384 / 213

C

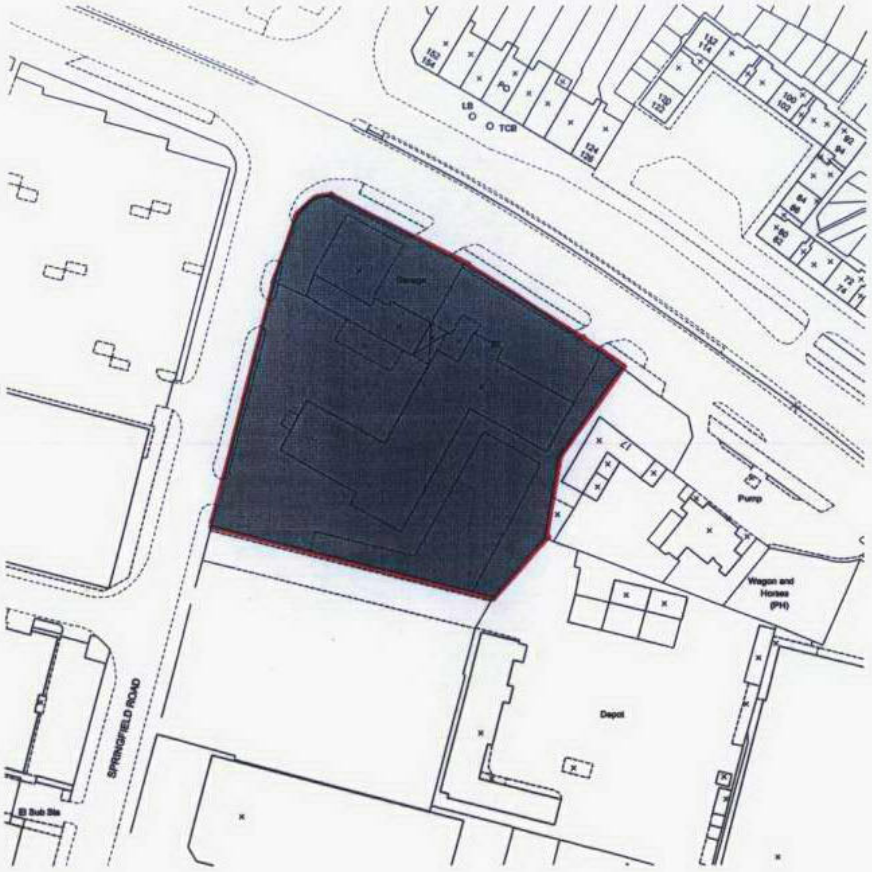


West Elevation, to Springfield Road

05/3477

Notes:
Do not scale from this drawing
All dimensions to be checked on site

N



Rev	Date	Description
-	-	-

Title SITE LOCATION PLAN

Job HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX

Scale 1:1250 @ A3

Date NOVEMBER 04

Drn -

Chk -

Dwg No 0384 / 001

Rev -

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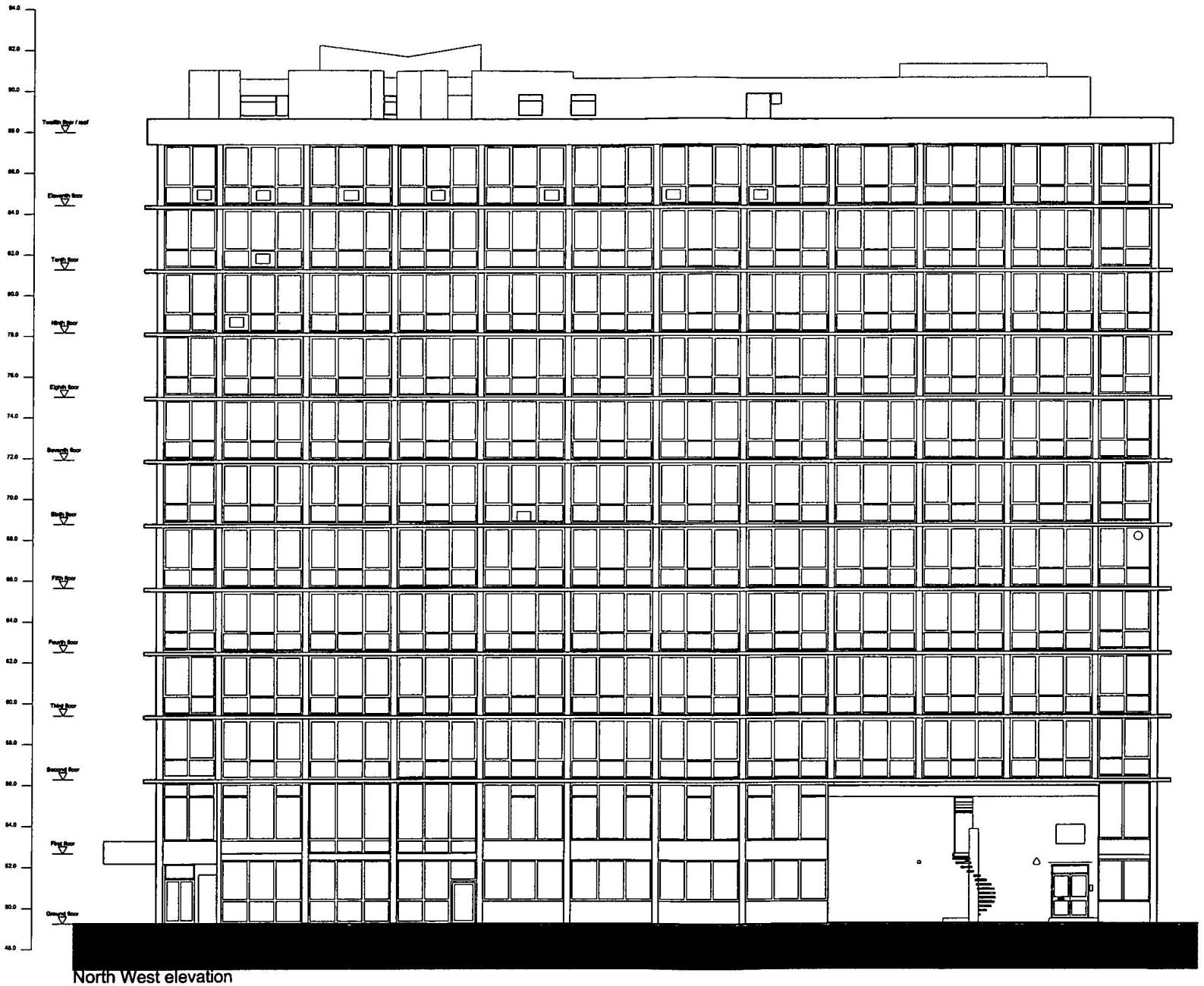
12 DEC 2005
PLANNING & TRANSPORTATION GROUP

Studio 1
155 Commercial Street
London E1 6BJ
tel +44 (0)20 7539 1200
fax +44 (0)20 7539 1201
e-mail hq@cglsk.com
www.cglsk.com

cgl CUNDALL GRADDON LEWIS
Architects & Designers

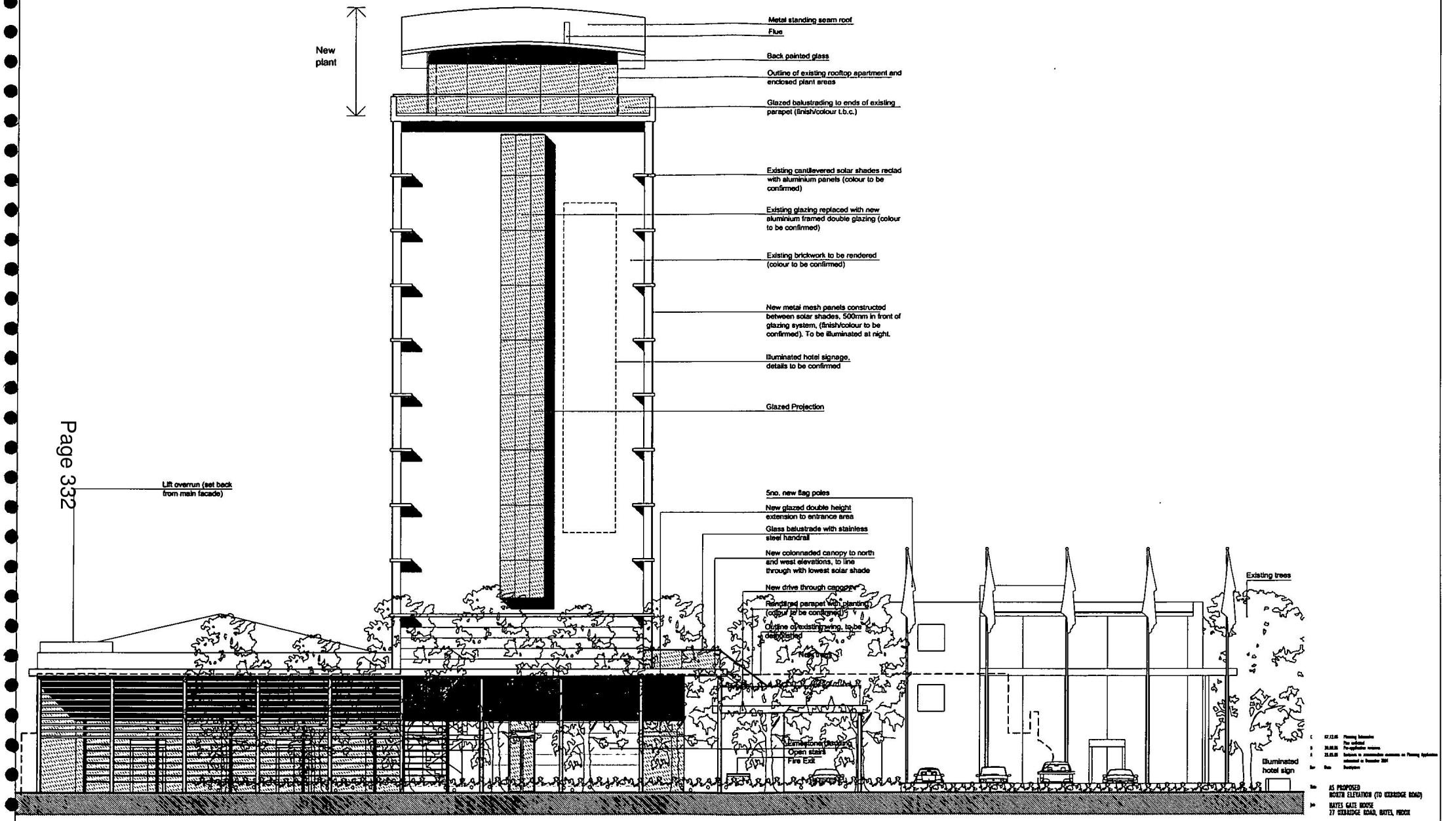


North West elevation

AS EXISTING
NORTH WEST ELEVATION
HATES GATE HOUSE
27 UXBRIDGE ROAD, HATES, MIDDX

1:100 @ A1
NOVEMBER 2004
SJ

0384 / 104



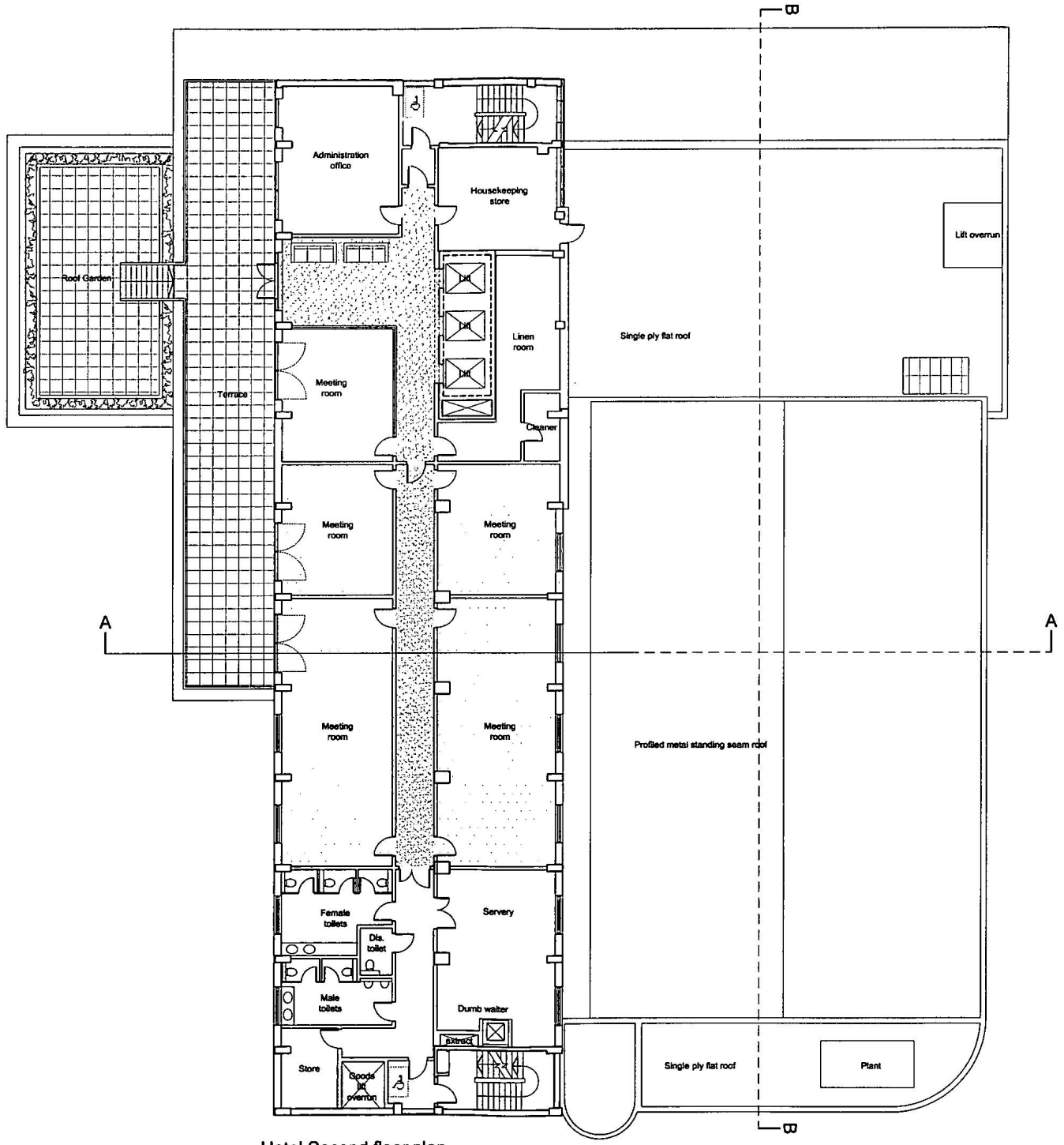
North Elevation, to Uxbridge Road

AS PROPOSED
NORTH ELEVATION (TO UXBRIDGE ROAD)
HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX

1:100 @ A1, 1:200 @ A3
NOVEMBER 2004
MB

6384 / 208
C

cgl



Hotel Second floor plan

AS PROPOSED
SECOND FLOOR PLAN

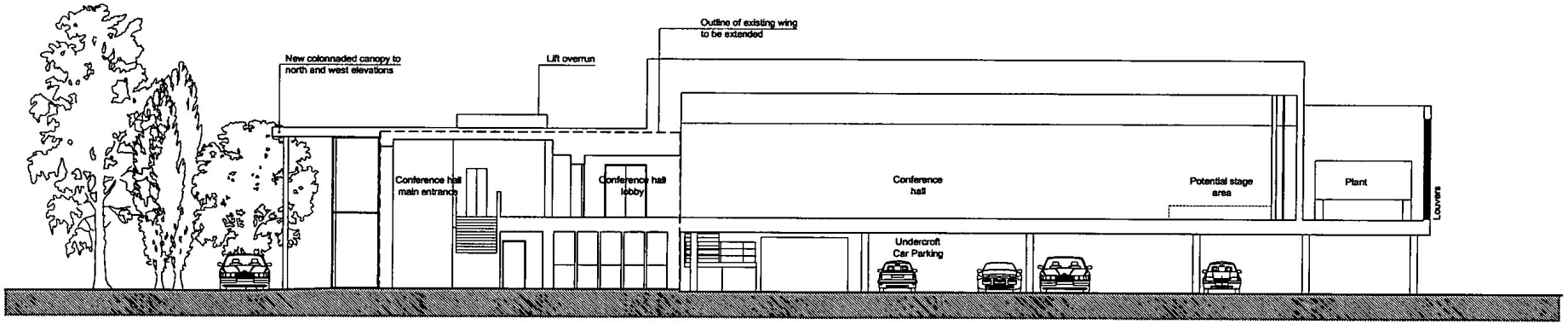
HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX

1:100 @ A1, 1:200 @ A3

NOVEMBER 2004

0384 / 203

C



Section BB

AS PROPOSED
SECTION BB

HATES GATE HOUSE
27 UXBRIDGE ROAD, HATCH, MIDDX

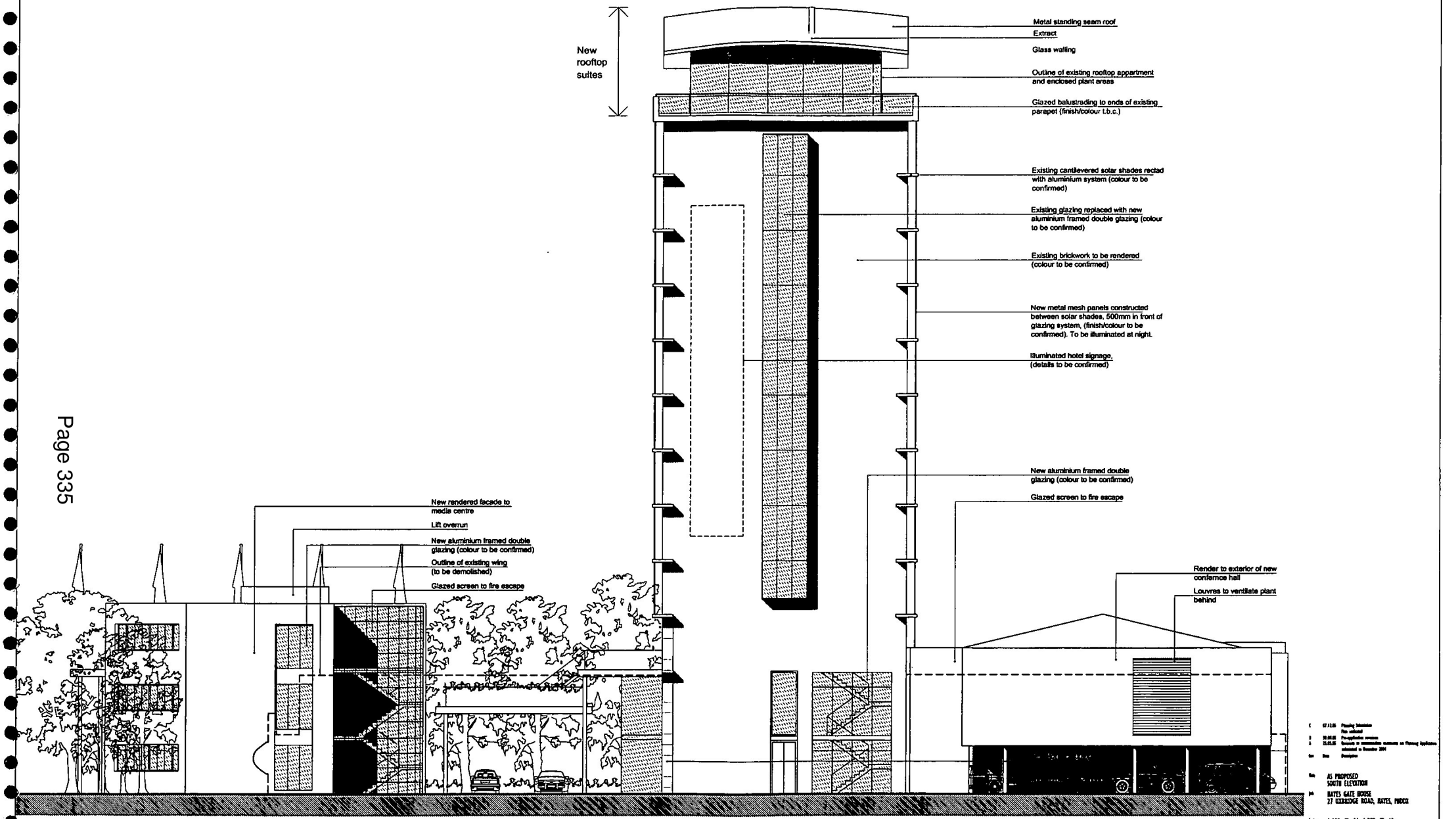
1:100 @ A1, 1:200 @ A3

NOVEMBER 2004

SJ

6384 / 214

C



South Elevation

AS PROPOSED
SOUTH ELEVATION

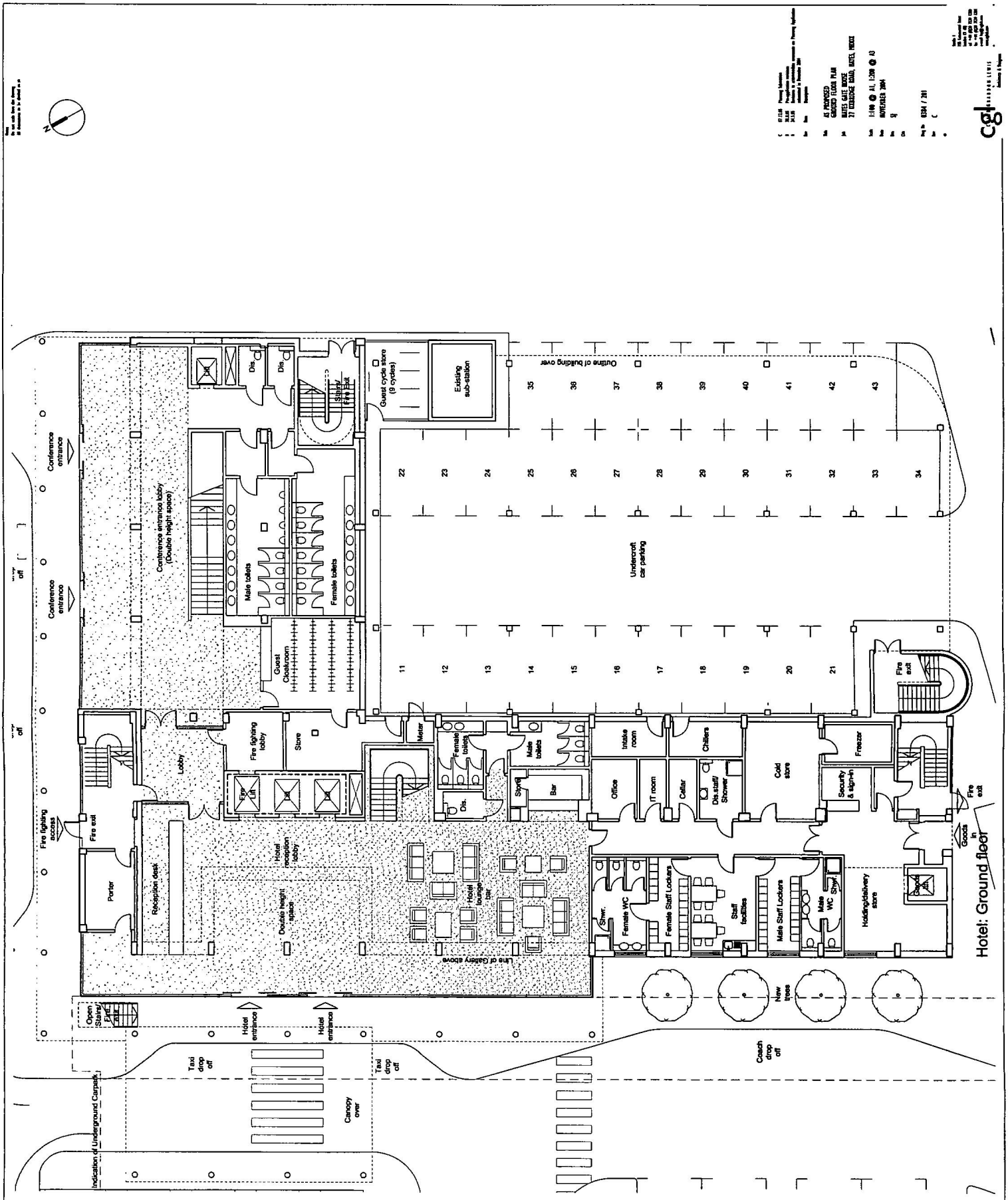
BATES GATE HOUSE
27 UXBRIDGE ROAD, HATES, MIDDX

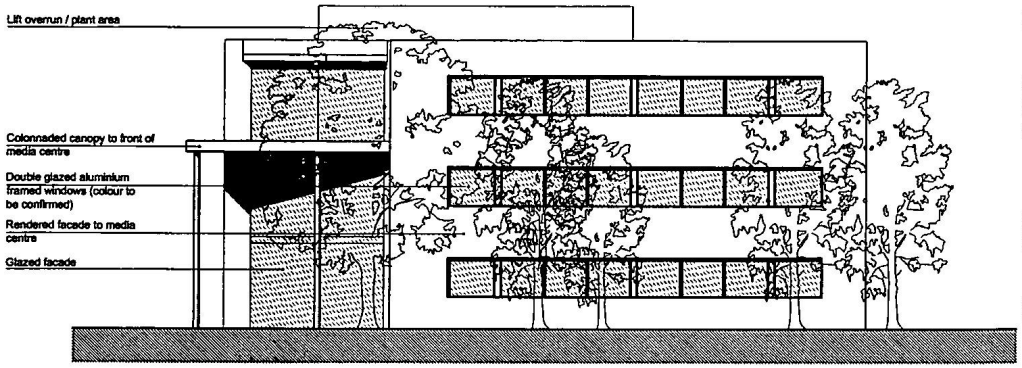
1:100 @ A1, 1:200 @ A3

NOVEMBER 2004

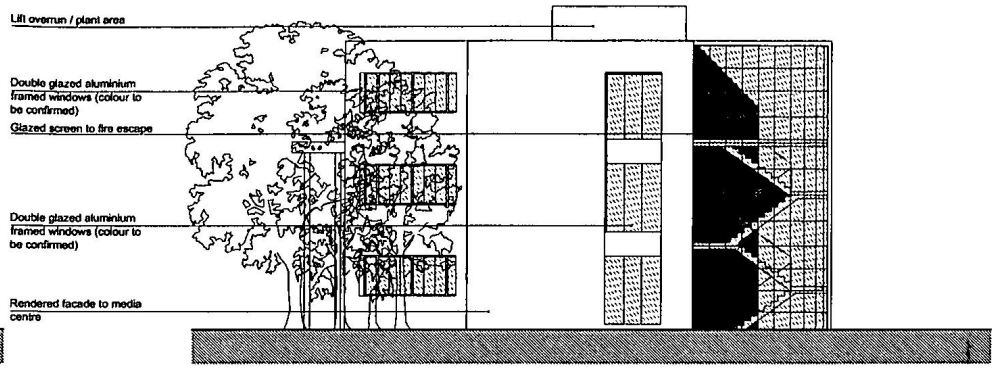
0384 / 210

C

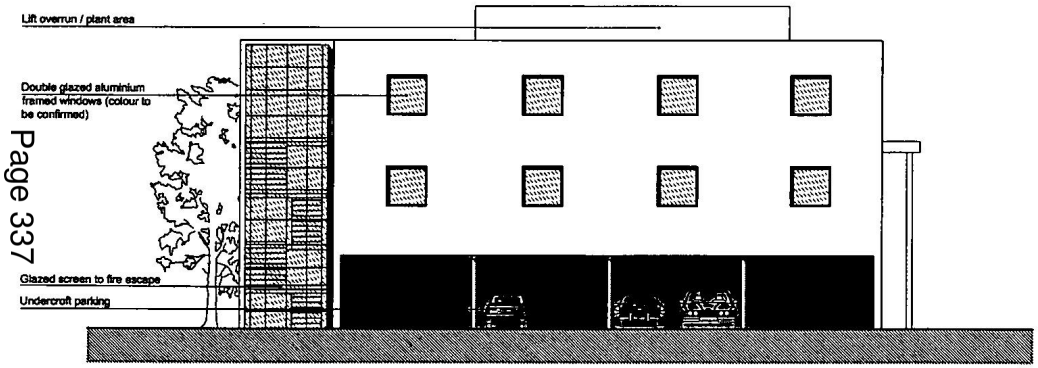

Hotel: Ground floor
Conference entrance
Conference entrance lobby (Double height space)
Male toilets
Female toilets
Guest Cloakroom
Fire fighting lobby
Store
Lobby
Fire fighting access
Fire exit
Porter
Reception desk
Hotel reception lobby
Double height space
Hotel lounge bar
Line of Gallery above
Open Stairs
Hotel entrance
Hotel entrance
Taxi drop off
Taxi drop off
Canopy over
Indication of Underground Carpark
Coach drop off
New trees
Goods in
Fire exit
Fire exit
Undercroft car parking
Outline of building over
Existing sub-station
Guest cycle store (9 cycles)
Slopey Fire Exit
Dis.
Dis.
Meter
Female toilets
Male toilets
Dis.
Store
Bar
Office
IT room
Cellar
Intake room
Chillers
Dis.staff/ Shower
Cold store
Freezer
Security & sign-in
Shwr.
Female WC
Female Staff Lockers
Staff facilities
Male Staff Lockers
Male WC
Shwr
Holding/delivery store
Deposit
Fire exit



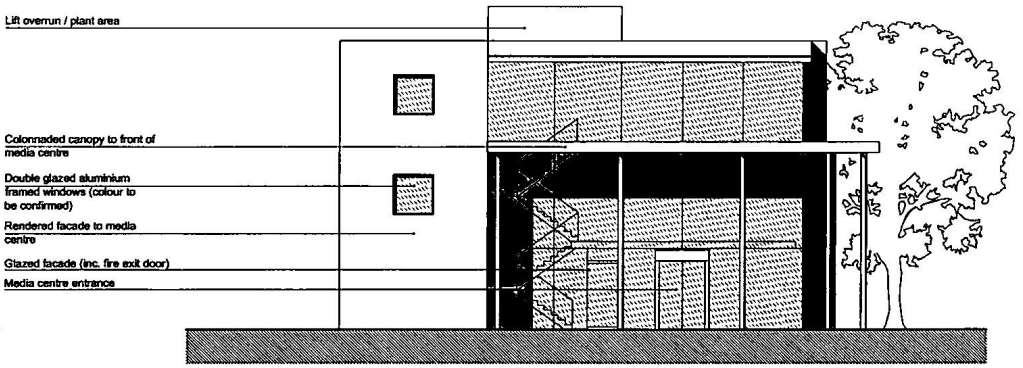
Media centre West elevation



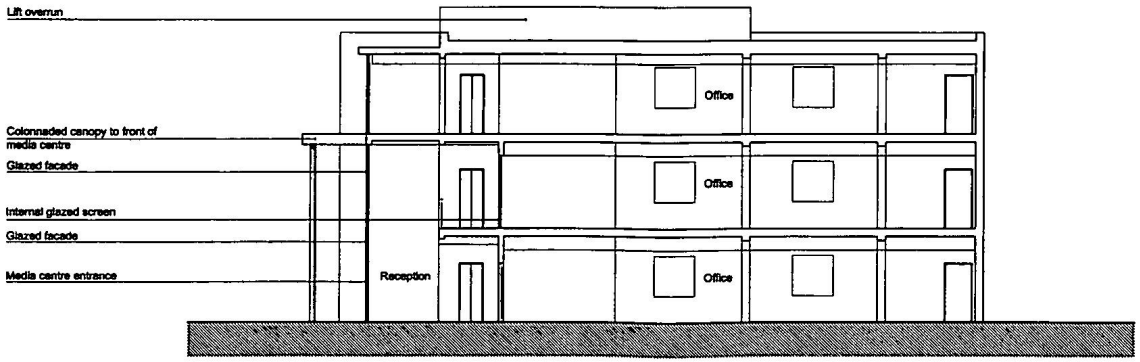
Media centre South elevation



Media centre East elevation



Media centre North elevation



Media centre Section CC

AS PROPOSED
MEDIA CENTRE ELEVATIONS

BATES GATE HOUSE
27 UXBRIDGE ROAD, HATES, MIDDX

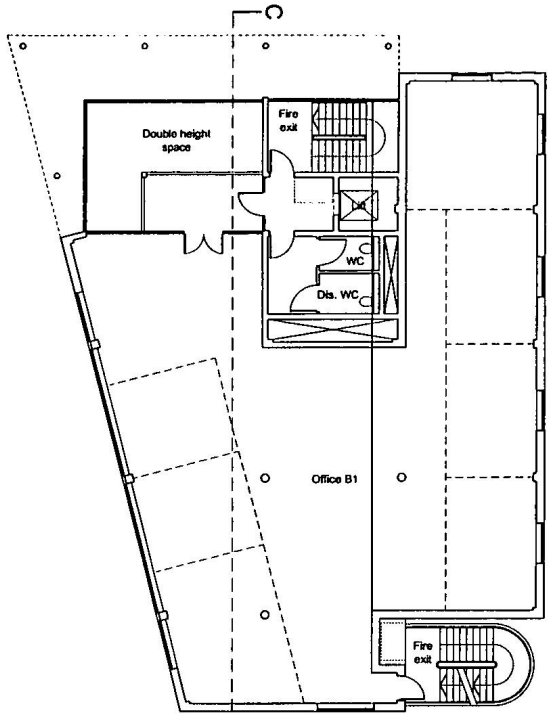
1:100 @ A1, 1:200 @ A3

NOVEMBER 2004

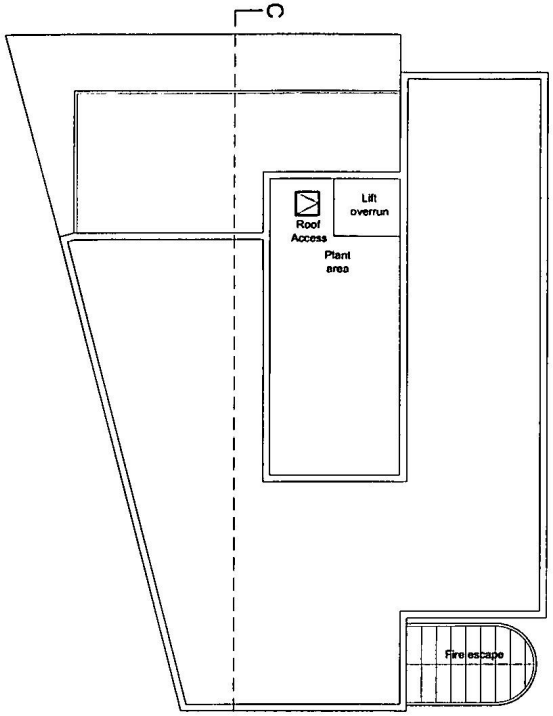
SJ

0304 / 212

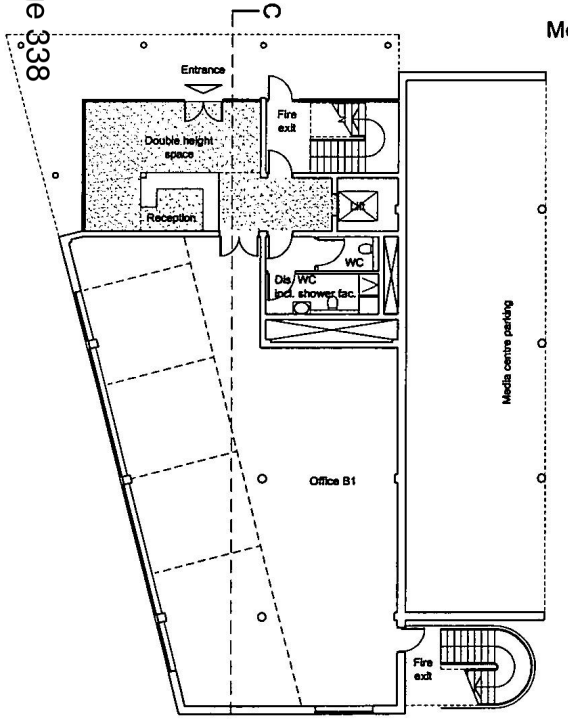
C



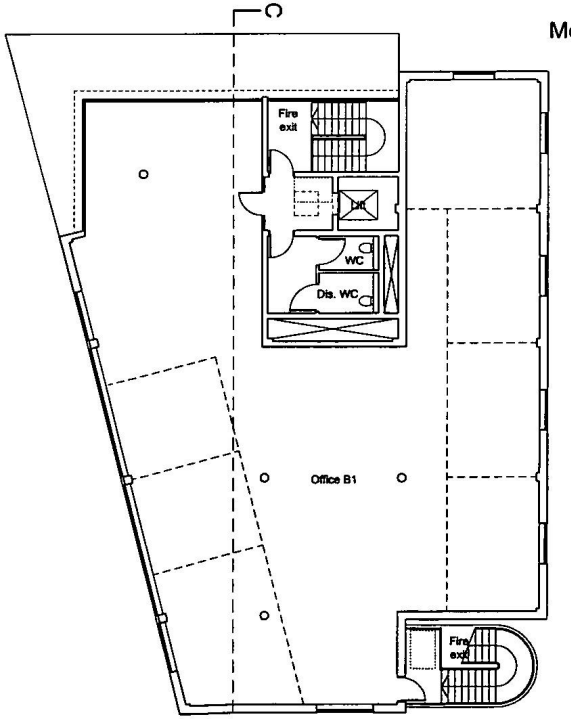
Media Centre First floor plan



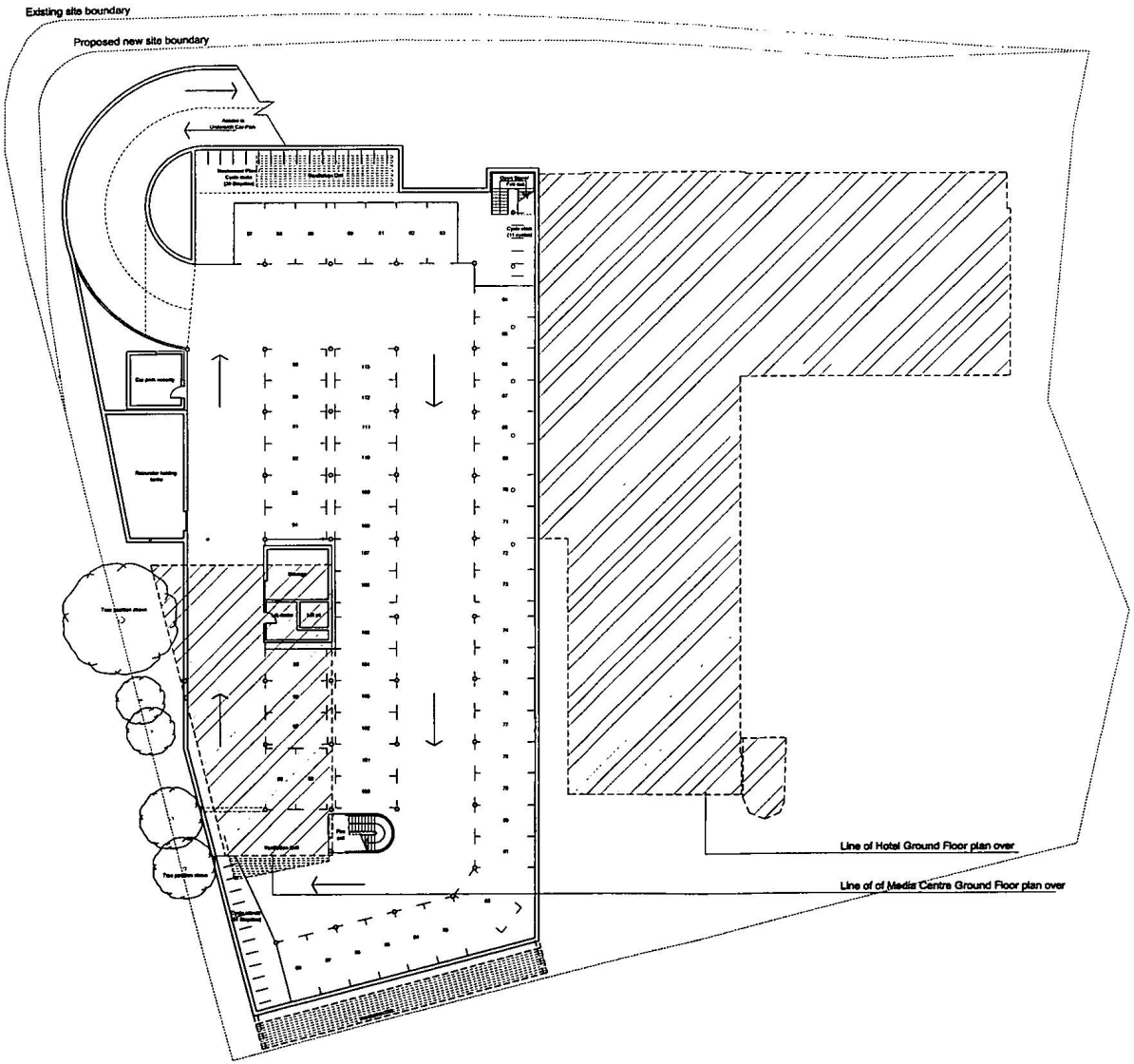
Media Centre Roof Plan



Media Centre Ground floor plan



Media Centre Second floor plan



Basement plan

AS PROPOSED
BASEMENT PLAN

HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX

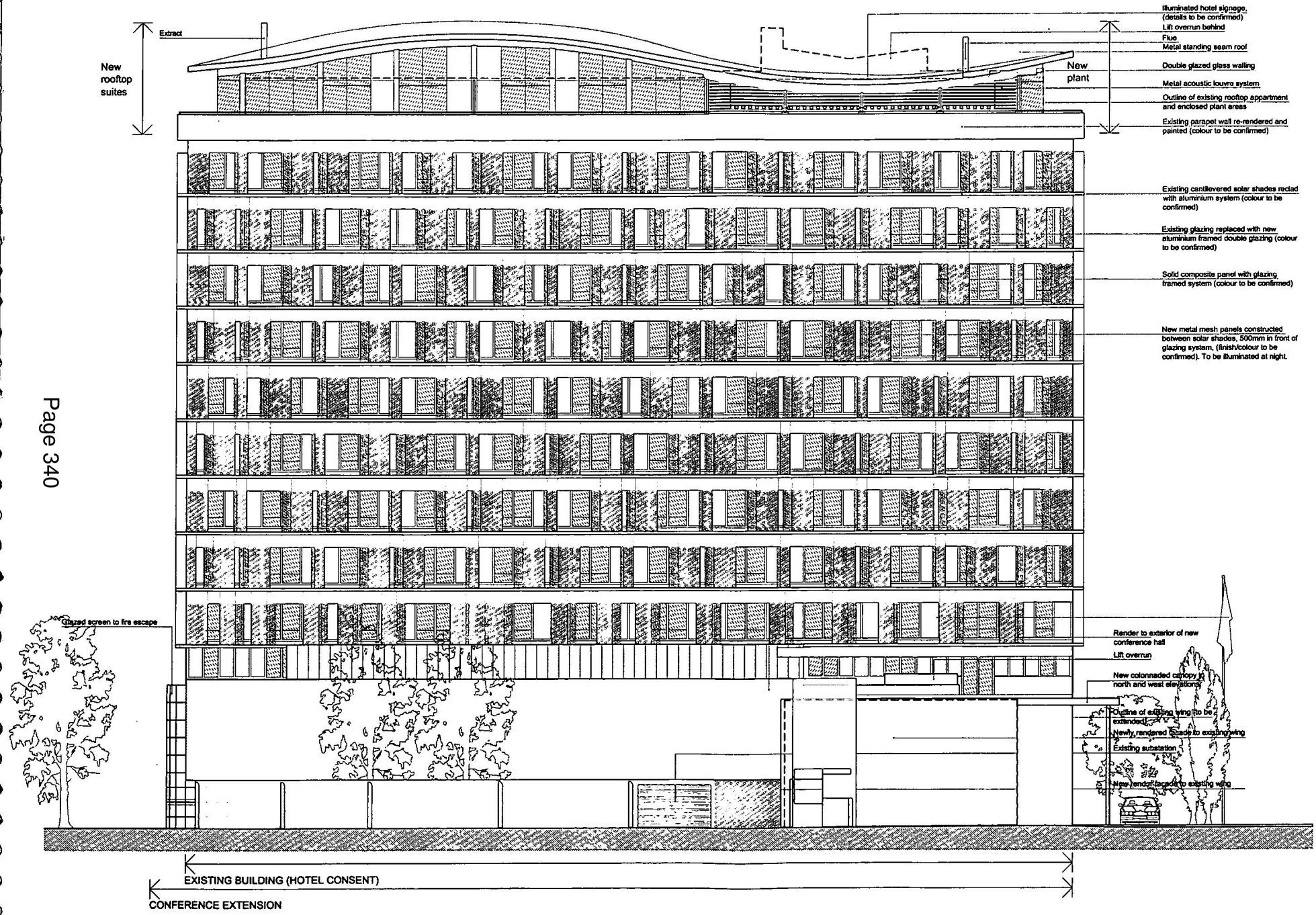
1:200 @ A3

NOVEMBER 2004

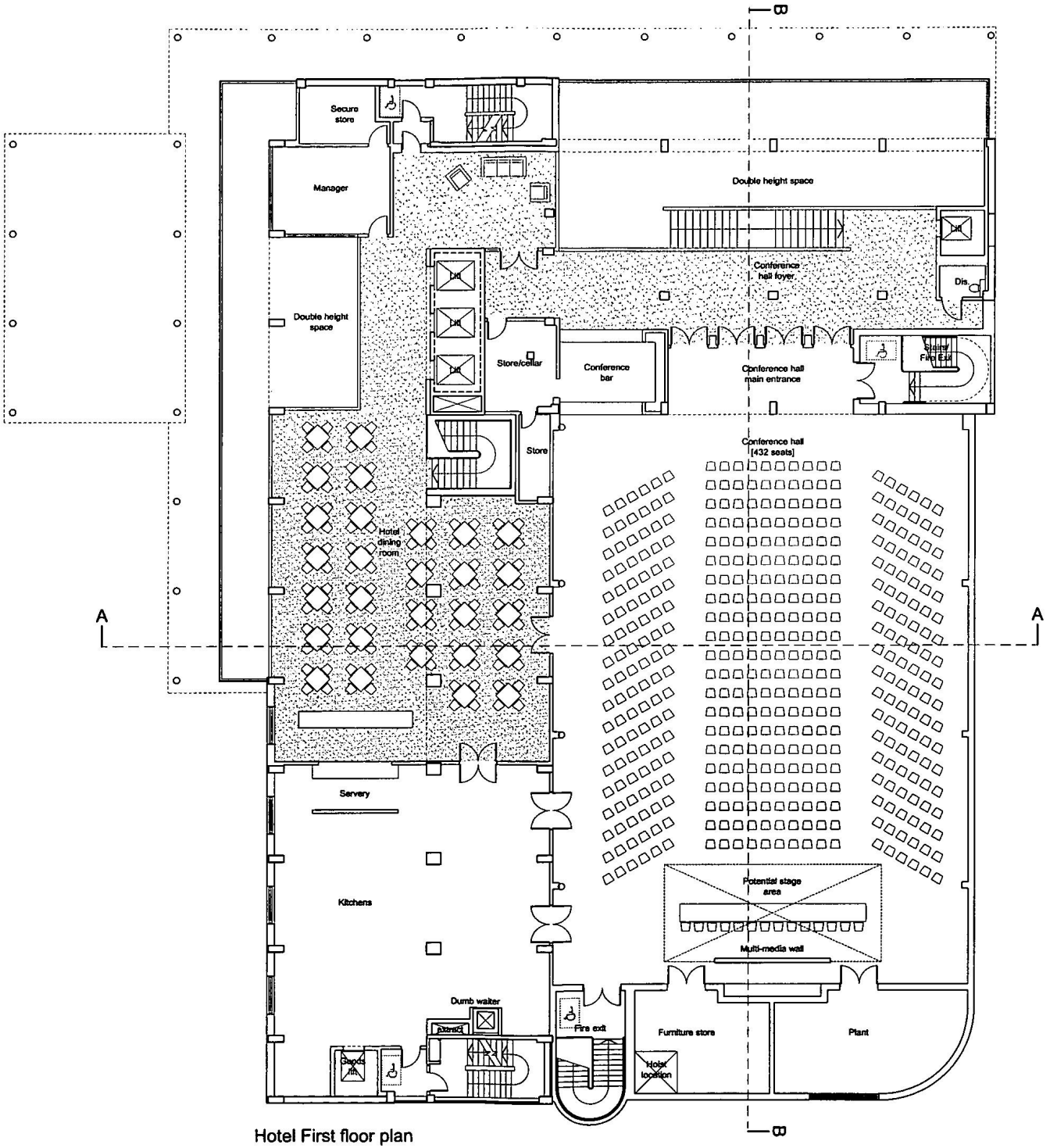
STS

0384 / 215

C



East Elevation

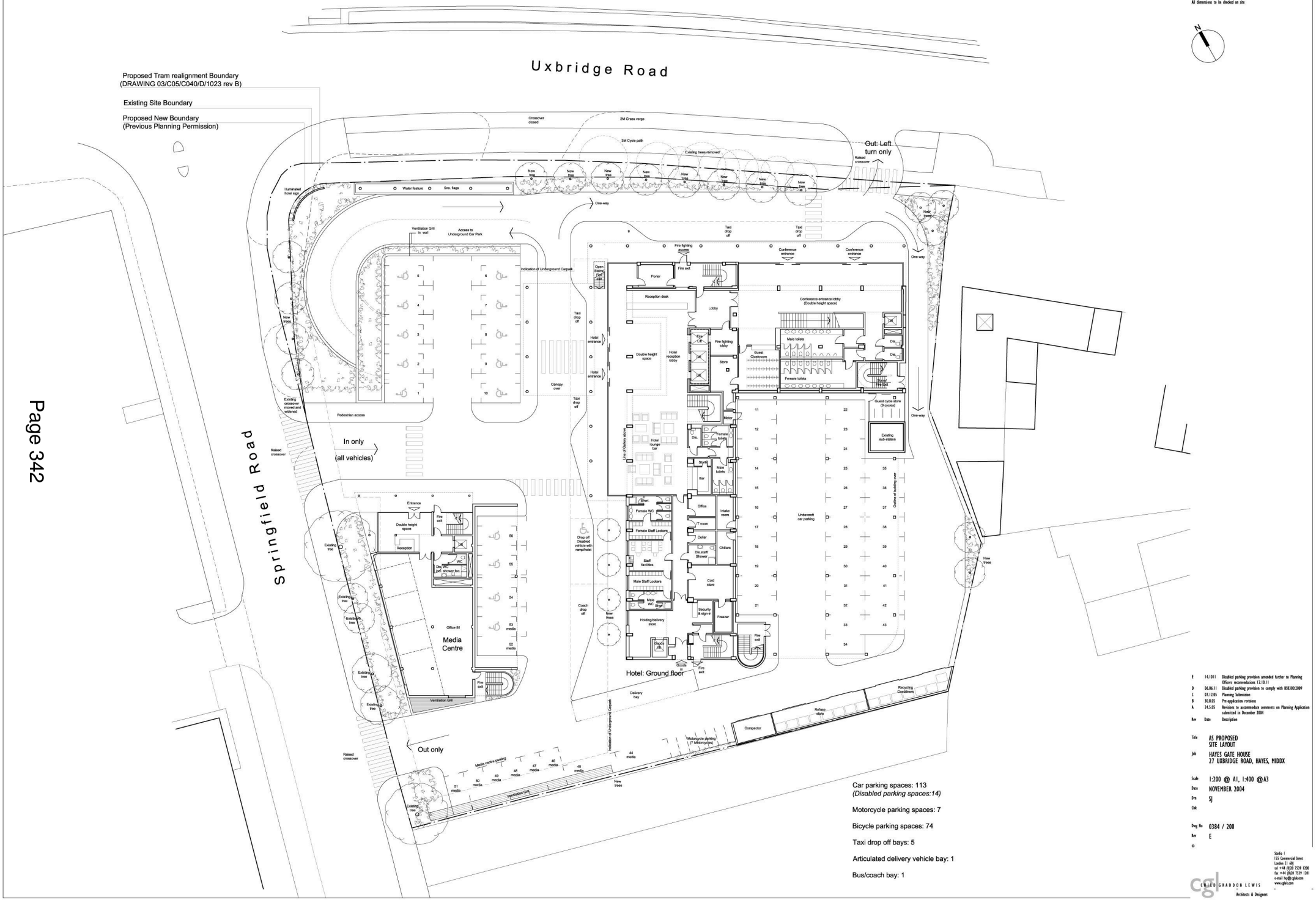


Hotel First floor plan

AS PROPOSED
FIRST FLOOR PLAN
HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX

1:100 @ A1, 1:200 @ A3
NOVEMBER 2004

0384 / 202



Notes:
Do not scale from this drawing
All dimensions to be checked on site

Rev	Date	Description
E	14.10.11	Disabled parking provision amended further to Planning Officers recommendations 12.10.11
D	04.06.11	Disabled parking provision to comply with BS8300:2009
C	07.12.05	Planning Submission
B	30.8.05	Pre-application revisions
A	24.5.05	Revisions to accommodate comments on Planning Application submitted in December 2004

Title: A3 PROPOSED SITE LAYOUT
Job: HAYES GATE HOUSE, 27 UXBRIDGE ROAD, HAYES, MIDDX
Scale: 1:200 @ A1, 1:400 @A3
Date: NOVEMBER 2004
Drn: SJ
Chk:
Dwg No: 0384 / 200
Rev: E
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London E1 6BJ
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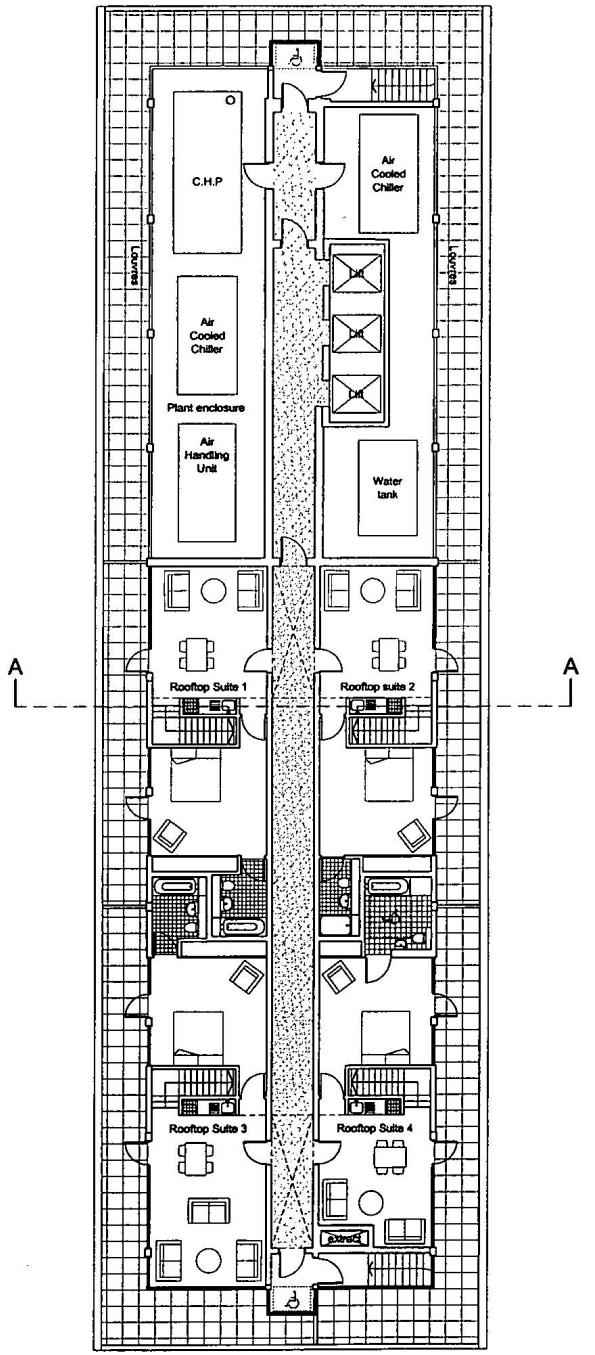
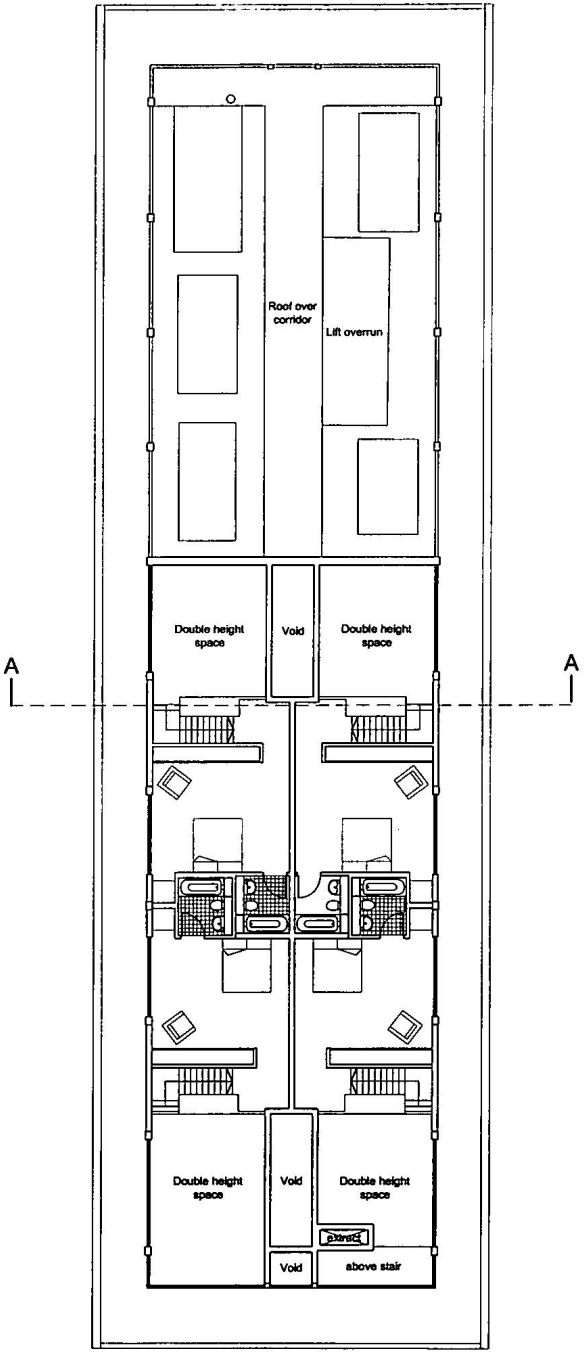
fax +44 (0)20 7539 1201
e-mail hq@cgluk.com
www.cgluk.com
CHILD GRADDON LEWIS
Architects & Designers



Twelfth floor plan (Rooftop Suites & Plant)



Rooftop Suites mezzanine plan

AS PROPOSED
TWELFTH FLOOR PLANS (ROOFTOP SUITES)

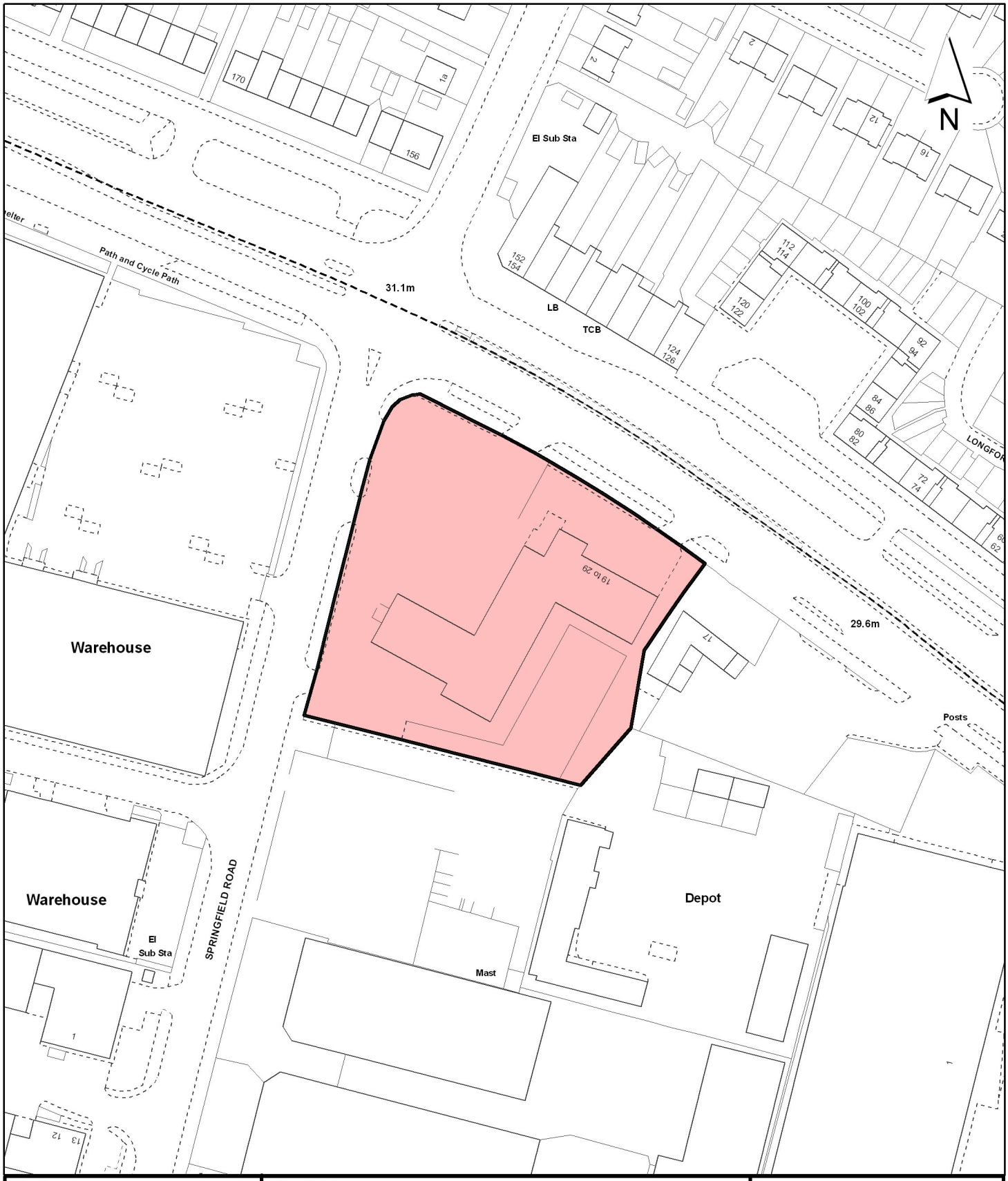
HAYES GATE HOUSE
27 UXBRIDGE ROAD, HAYES, MIDDX

1:100 @ A1, 1:200 @ A2

NOVEMBER 2004

0384 / 205

C



Notes

Site boundary

For identification purposes only.

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Site Address

Hayes Gate House, 27 Uxbridge Road

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

Planning Application Ref:
2385/APP/2011/1143

Scale
1:1,250

Planning Committee
Central and South

Page 344

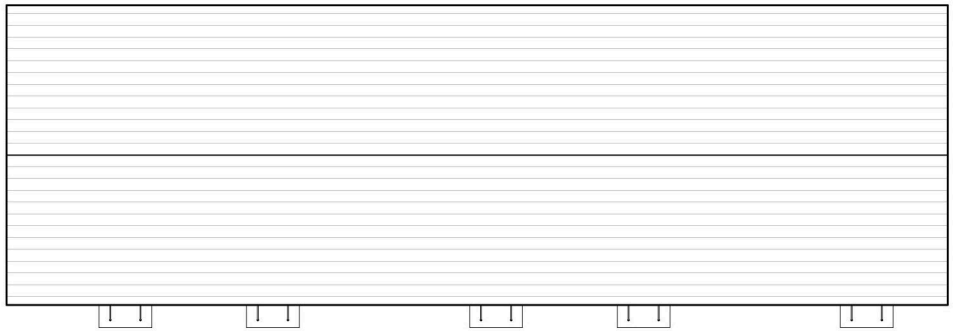
Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	FORMER NATIONAL AIR TRAFFIC SERVICES HEADQUARTERS SITE PORTERS WAY WEST DRAYTON
Development:	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, second application (89 dwellings including landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.
LBH Ref Nos:	5107/APP/2011/1723

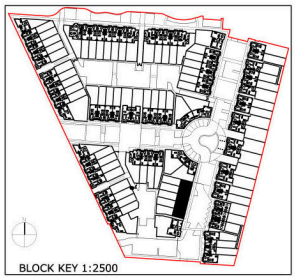
Date Plans Received:	12/07/2011	**Date(s) of Amendment(s):**	12/07/2011 16/08/2011 18/08/2011 12/10/2011 19/10/2011
Date Application Valid:	18/08/2011		

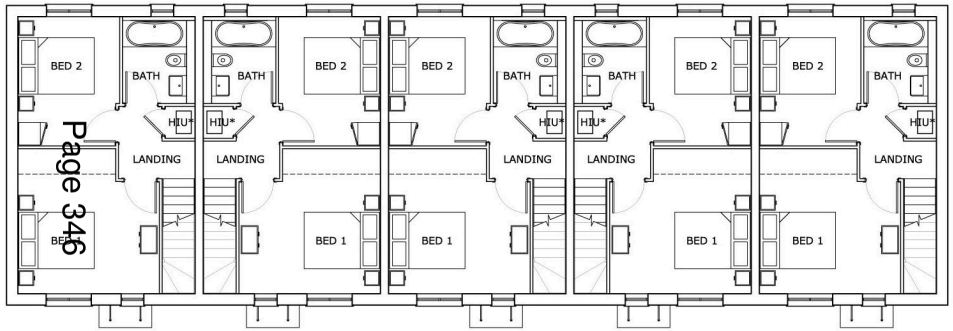


Roof

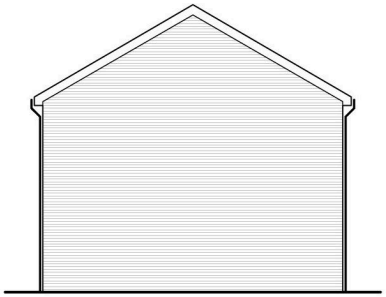
East Elevation [front]

*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

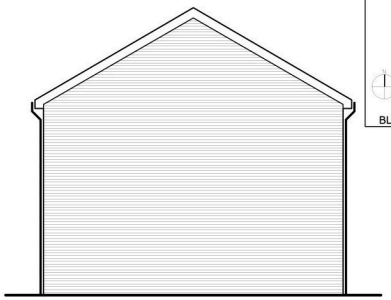




First Floor



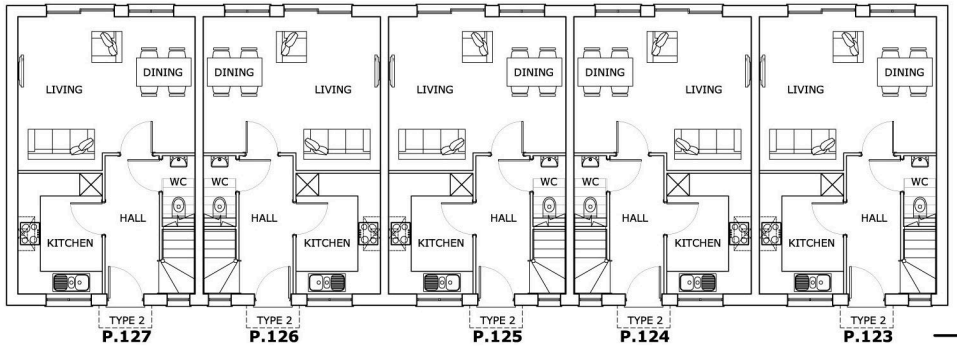
South Elevation [side]



North Elevation [side]

*HIU = Heat Interface Unit

1m 2m 3m 4m 5m



Ground Floor

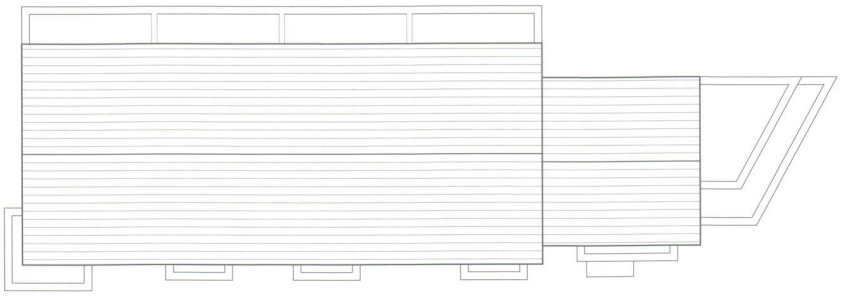
West Elevation [rear]

C	Site description amended for validation purposes	SAH	11/08/11
B	Key added	SH	07/07/11
A	Roof pitch amended to 30 °	JP	09/05/11

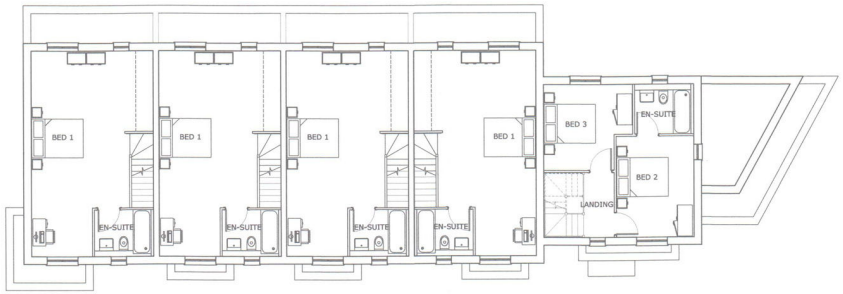
PLANNING ISSUE

Title	PLOTS 123-127 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.10
Date	MAR 2011
Rev	C
Drawn	JP
Scale	1:100 @ A2

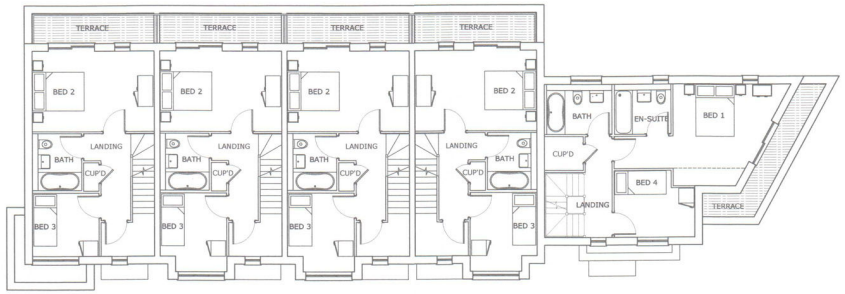
Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



Roof



Second Floor



First Floor

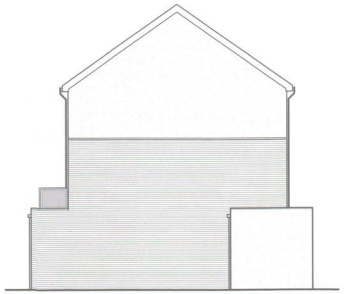
Ground Floor

Window to be obscure glazed.

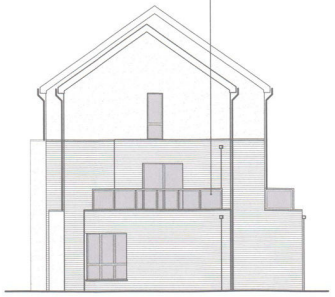
West Elevation [front]

Window to be obscure glazed.

All glass balustrading to be obscured, including Juliette balconies.



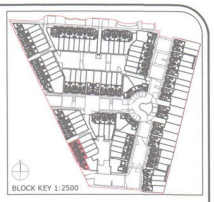
North Elevation [side]



South Elevation [side]

East Elevation [rear]

All glass balustrading to be obscured, including Juliette balconies.



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

LONGRIDGE HOUSE
RECEIVED
12 OCT 2011
PLANNING & REGENERATION GROUP

*HIU = Heat Interface Unit

1m 2m 3m 4m 5m

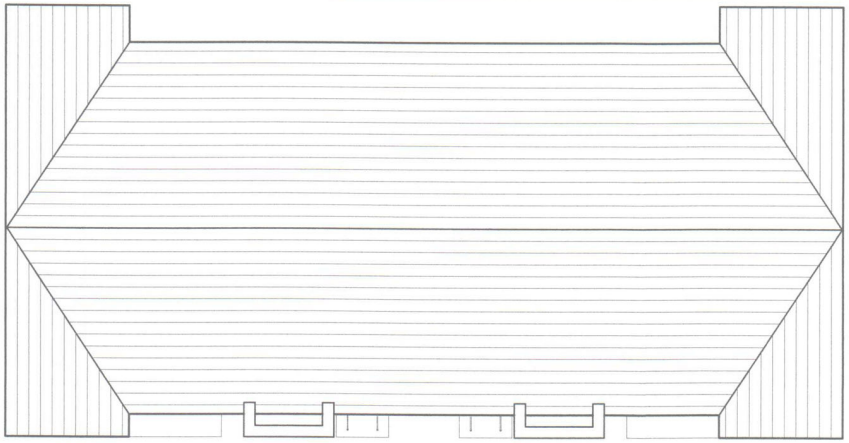
AMENDED PLAN

D	Amendments made following meeting on 23/09/11	SAH	07.10.11
C	Site description amended for validation purposes	SAH	30.09.11
B	Amendments made following pre-application meeting	SAH	19.08.11
A	P.140 updated with revised unit type	SAH	05.07.11

PLANNING ISSUE

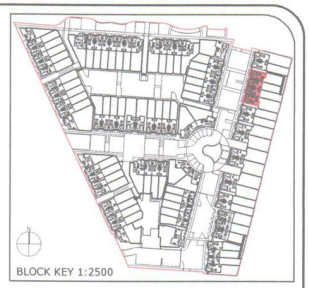
Title	PLOTS 140 - 144 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg	WH134/11/P/25.11
Date	MAR 2011
Rev	D
Drawn	SAH
Scale	1:100 @ A1

Weston Homes Plc
The Weston Group Business Centre, Portsmouth Road, Tolworth, Surrey, KT6 7JG
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com

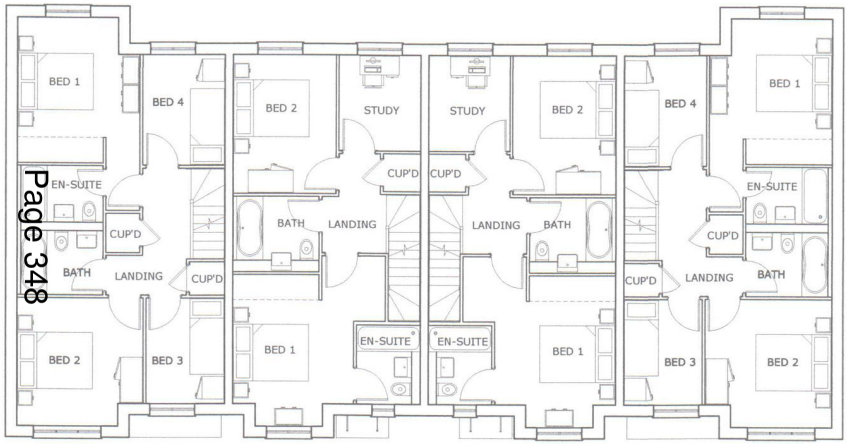


Roof

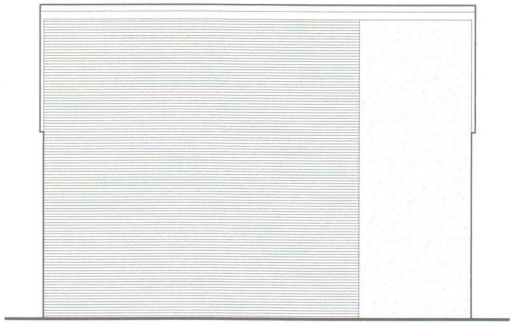
West Elevation [front]



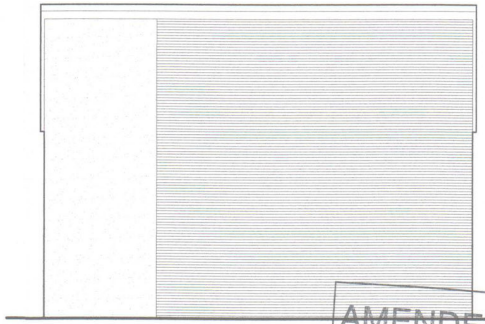
*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.



First Floor

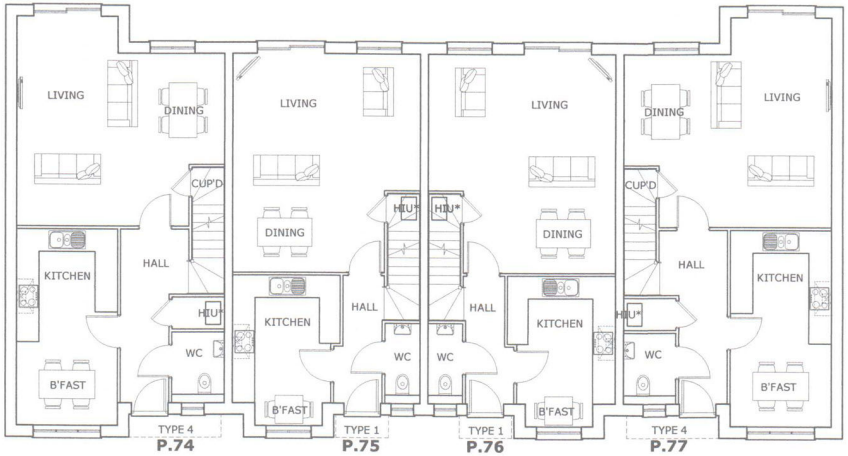


South Elevation [side]



North Elevation [side]

AMENDED PLAN



Ground Floor

East Elevation [rear]

*HIU = Heat Interface Unit

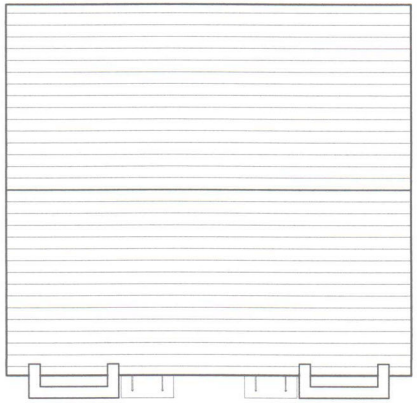
1m 3m 5m
2m 4m

D	Amendment to bathroom layout, units 75&76, to comply with LTH	JP	11/10/11
C	Site description amended for validation purposes	SAH	11/08/11
B	Key added	SH	07/07/11
A	Mono-pitch gable rendered to improve street scenes	TC	06/05/11

PLANNING ISSUE

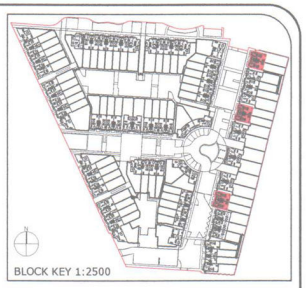
Title	PLOTS 74-77 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.05
Date	APR 2011
Rev	D
Drawn	SAH
Scale	1:100 @ A2

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU .
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com

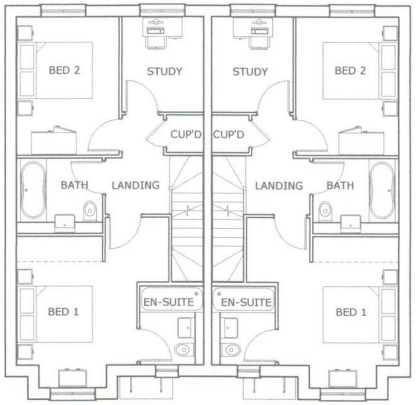


Roof

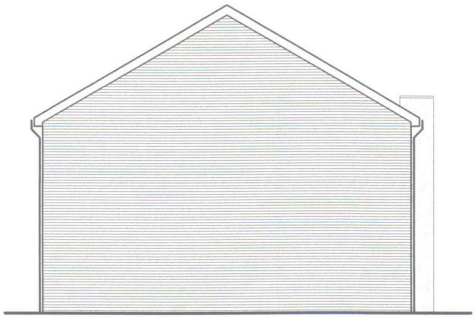
West Elevation [front]



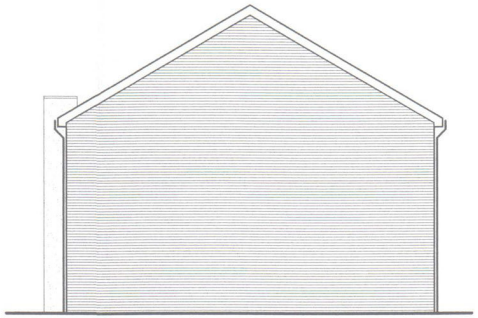
*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.



First Floor



North Elevation [side]

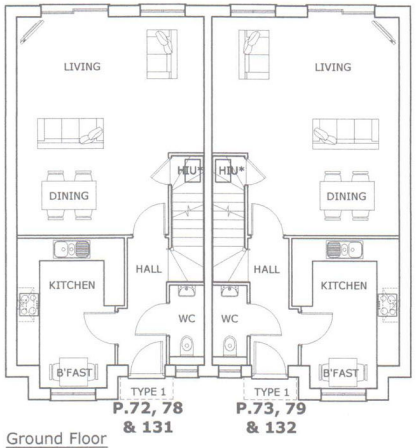


South Elevation [side]

LONDON BOROUGH OF HILLINGDON
RECEIVED
12 OCT 2011
PLANNING & TRANSPORTATION GROUP

*HIU = Heat Interface Unit

1m 3m 5m
2m 4m



Ground Floor

East Elevation [rear]

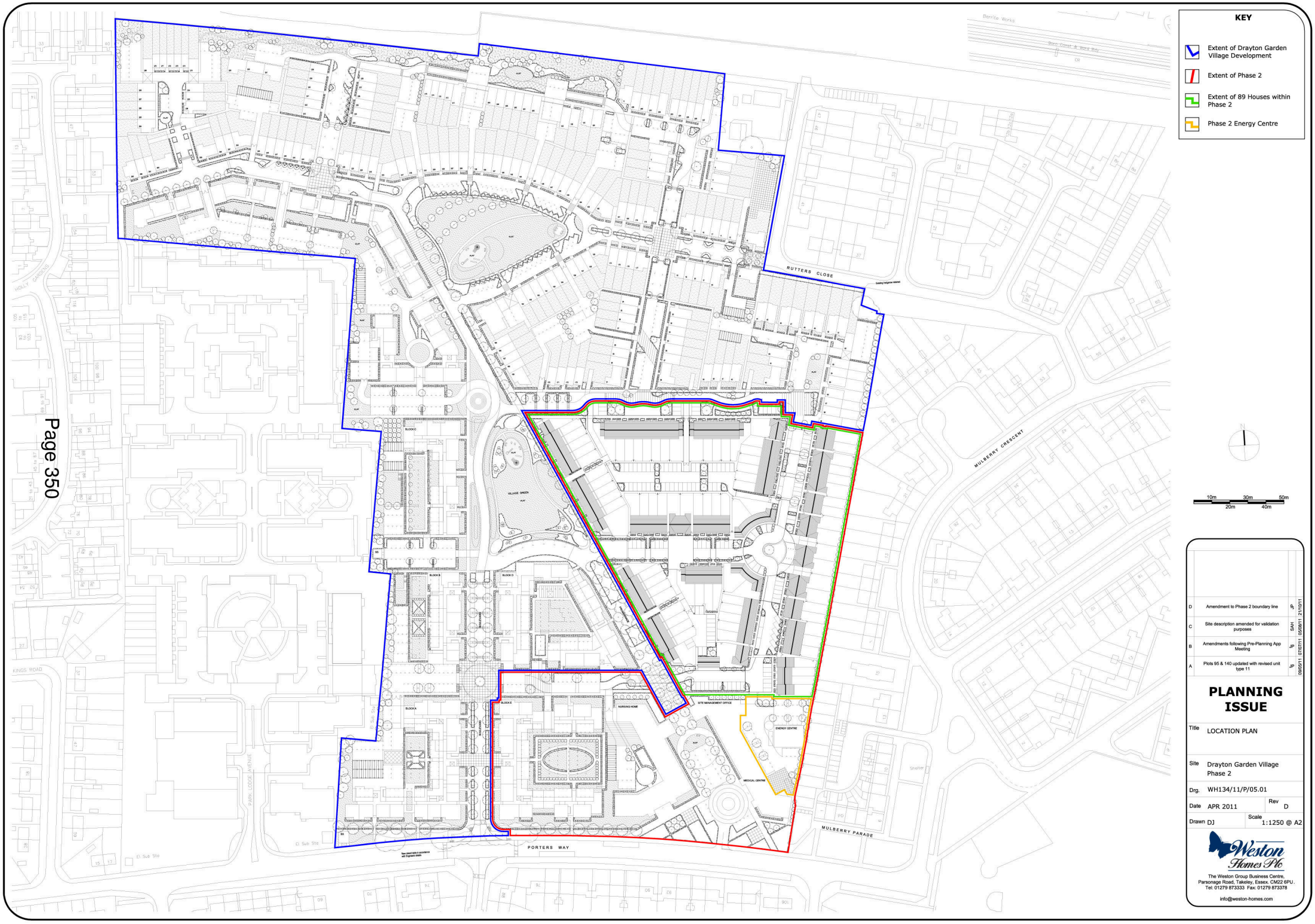
AMENDED PLAN

D	Amendment to bathroom layouts, to comply with LTH	JP	04/05/11
C	Site description amended for validation purposes	SAH	07/07/11
B	Unit type numbering amended	SH	11/08/11
A	Roof pitch amended to 30 °	JP	11/10/11

PLANNING ISSUE

Title	PLOTS 72-73, 78-79 & 131-132 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.03
Date	APR 2011
Rev	D
Drawn	JP
Scale	1:100 @ A2

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



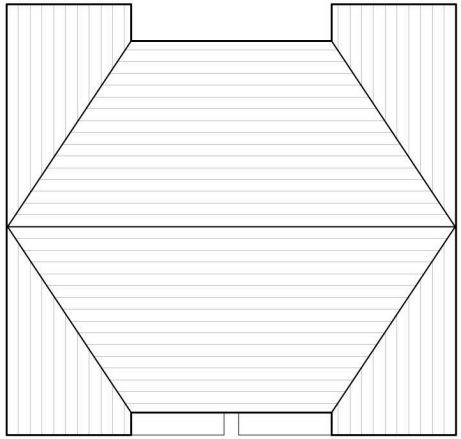
Page 350

D	Amendment to Phase 2 boundary line	JP	21/06/11
C	Site description amended for validation purposes	SAH	06/06/11
B	Amendments following Pre-Planning App Meeting	JP	07/07/11
A	Plots 95 & 140 updated with revised unit type 11	JP	09/05/11

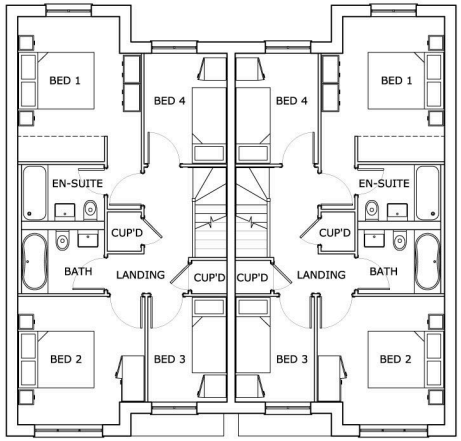
PLANNING ISSUE

Title	LOCATION PLAN
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/05.01
Date	APR 2011
Rev	D
Drawn	DJ
Scale	1:1250 @ A2

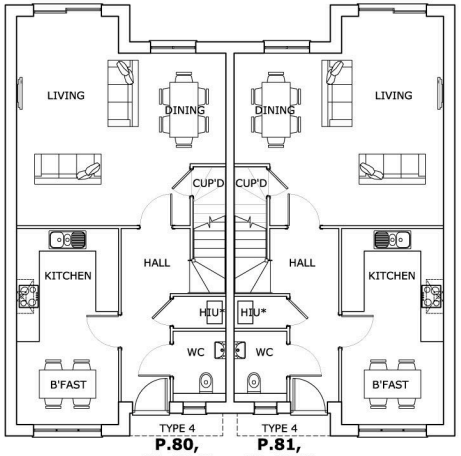
Weston Homes Plc
The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



Roof

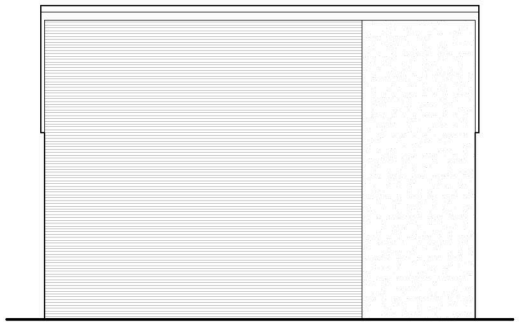


First Floor

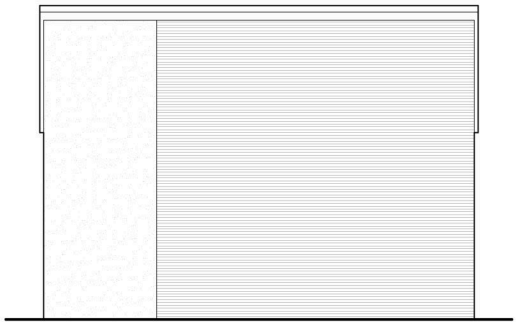


Ground Floor

West Elevation [front]

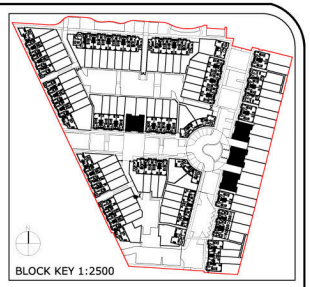


South Elevation [side]



North Elevation [side]

East Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

*HIU = Heat Interface Unit

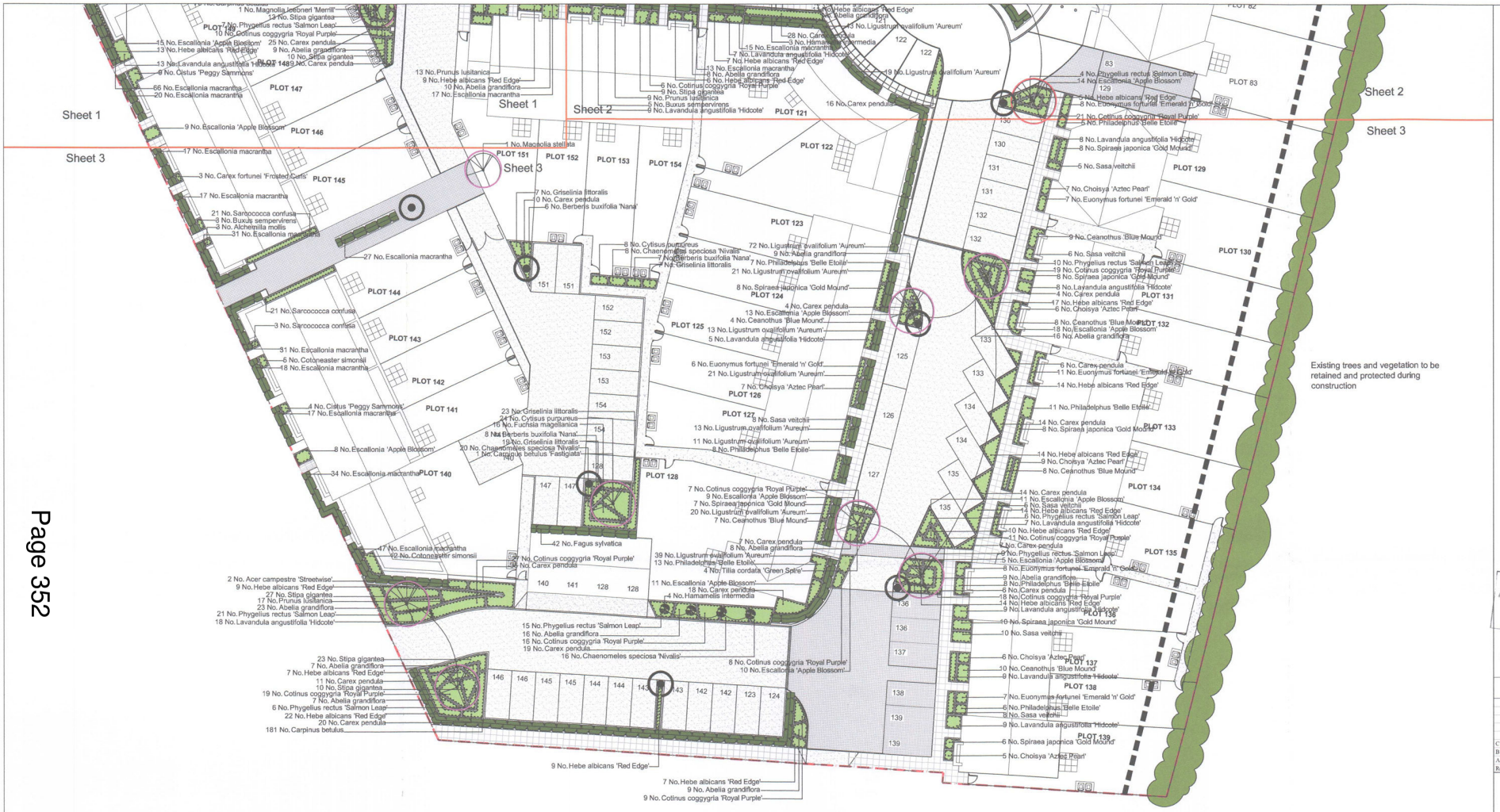
1m 3m 5m
2m 4m

C	Site description amended for validation purposes	SAH	11/08/11
B	Plot numbering amended	SH	07/07/11
A	Mono-pitch gable rendered to improve street scenes	JP	09/05/11

PLANNING ISSUE

Title	PLOTS 80-81, 82-83, 88-89 & 129-130 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.04
Date	APR 2011
Rev	C
Drawn	SAH
Scale	1:100 @ A2

Weston Homes Plc
The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU.
Tel. 01279 873333 Fax: 01279 873378
info@weston-homes.com



Page 352

Legend

- Proposed tree planting within hard landscaped areas not included in the tree trail to be planted in line with tree pit detail A. (Refer to Sheet 4)
- Proposed tree planting within hard landscaping included in the tree trail to be planted in line with tree pit detail B. (Refer to Sheet 4)
- Proposed tree planting within soft landscaping not included in the tree trail to be planted in line with tree pit detail C. (Refer to Sheet 4)
- Proposed tree planting within soft landscaping included in the tree trail to be planted in line with tree pit detail D. (Refer to Sheet 4)
- Proposed specimen shrub planting to receive short angular staking with expandable tree tie and irrigation tubing to root system as required
- Proposed hedge planting to be planted in a double staggered row. Hedging to be maintained at a maximum height of 1.2m and protected, until fully established by temporary fencing consisting of wooden stakes and 3 strands of galvanized wire to protect hedges from trampling
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Cut lines

Schedule

SPECIFICATION

Forestry Commission Practice note 8.

All native species should be of local stock. Native trees and shrubs certified as British Native plant stock.

All planting stock should comply with the Horticultural Trade Association National Plant specification.

All planting preparation, handling, planting & maintenance should be in accordance with CPSE Code for Handling and Establishing plants.

All trees and shrubs to comply with BS 3936 Part 1 1992, planted to BS 4043:1989 and BS 4428:1989.

All works generally, to comply with the written Soft Landscape Specification.

Topsoil incorporated into planting beds to be gently mounded towards the centre of each bed to allow for settlement.

On completion of planting the whole area of the shrub bed shall be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark having first been prepared in accordance with the specification.

Free standing hedges shall have a 3 strand galvanised wire and tanalised softwood timber post fence, to BS 1722 Part 3:1973, erected along a line between the two rows of hedge plants.

All existing trees and hedges to be protected in accordance with BS5837:2005 for the duration of the construction period.

AMENDED PLAN

Refer to Sheet 1 for Planting Schedule

Rev	Date	Details	Drawn
C	06.10.11	Client Comments	ALC
B	06.10.11	Layout Change	ALC
A	12.08.11	Site Name Amended	HCS

ACD
Ecology
Arboriculture
Landscape Architecture

ACD Landscape Architects & ACD Ecology
The Old Byre, Redbourne Rail Business Centre, Grange Lane, Malmesbury, Wilts, SN16 0ES
Tel: 01666 825646 Fax: 01666 824654

ACD Arboriculture
Tanners, Lower Street, Haslemere, Surrey, GU27 2PE
Tel: 01483 425714 Fax: 01428 641090

ACD Landscape Architects (Southampton)
The Hall, 4 New Street, Salisbury, SP1 2QJ
Tel: 01722 432603 Fax: 01722 432611

website:acdlandscape.co.uk

Weston Homes Plc

scheme: Phase 2, Drayton Garden Village, West Drayton
client: Weston Homes
drawing: Landscape Proposals
date: July '11
scale: 1:200@A1
drawing no: WES 17644 11 Sheet 3 of 4
drawn: ALC checked: HCS

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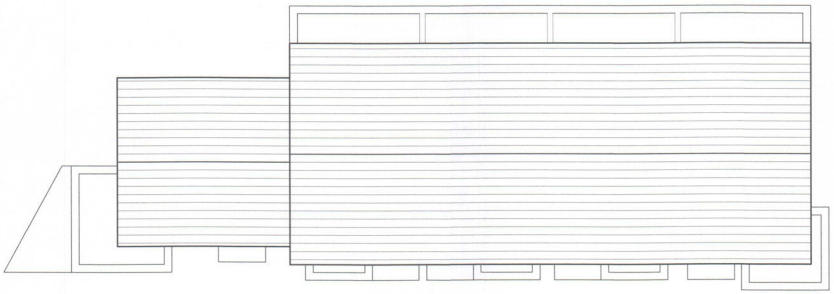
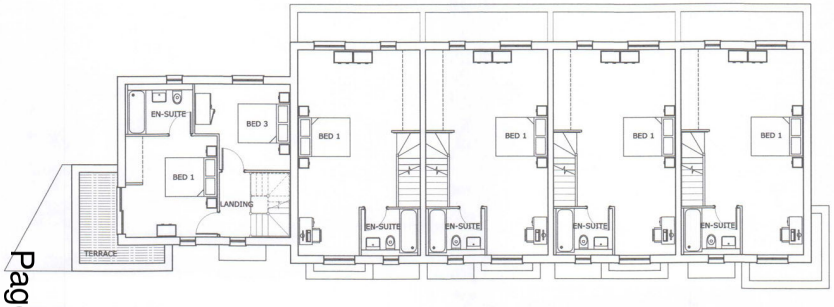
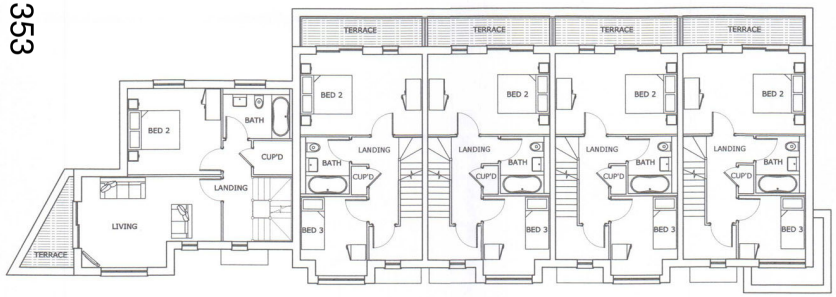


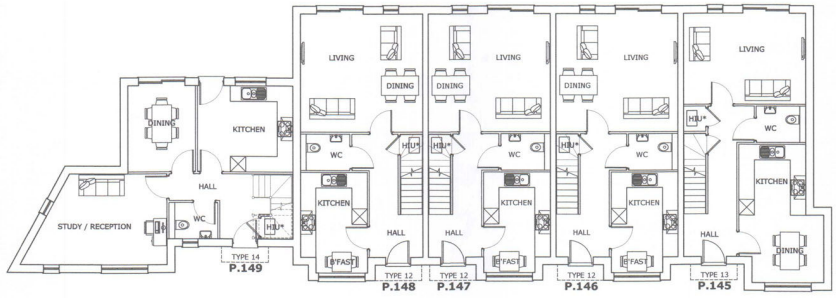
Roof



Second Floor



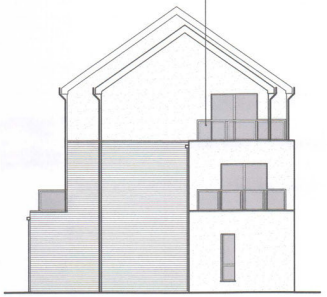
First Floor



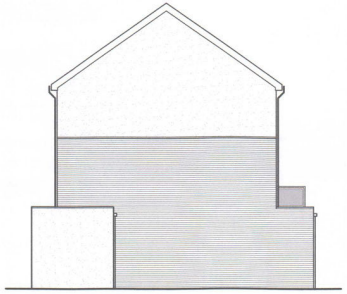
Ground Floor

West Elevation [front]

All glass balustrading to be obscured, including Juliette balconies.



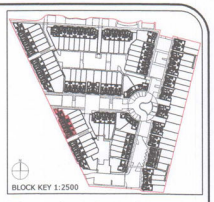
North Elevation [side]



South Elevation [side]

All glass balustrading to be obscured, including Juliette balconies.

East Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

LON BORO OF HILLINGDON
RECEIVED
12 OCT 2011
PLANNING & TRANSPORTATION GROUP

*HIU = Heat Interface Unit

1m 3m 5m
2m 4m

AMENDED PLAN

C	Amendments made following meeting on 23/05/11	CD
B	Site description amended for validation purposes	MH
A	Amendments made following pre-application meeting	BW

PLANNING ISSUE

Title	PLOTS 145 - 149 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg	WH134/11/P/25.12
Date	APR 2011
Rev	C
Drawn	SAH
Scale	1:100 @ A1

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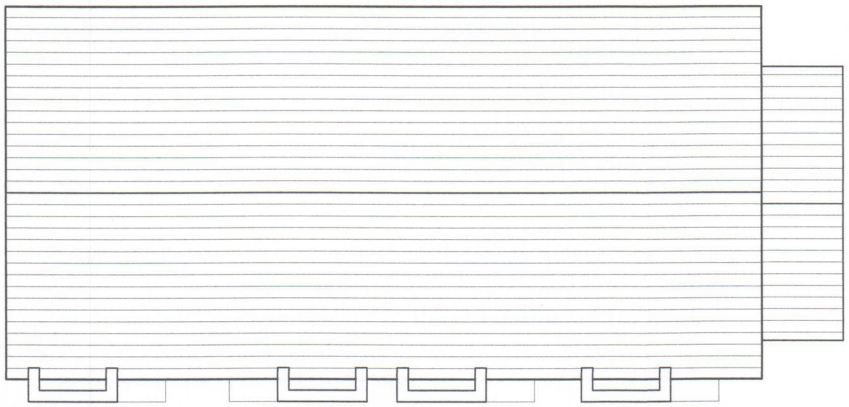
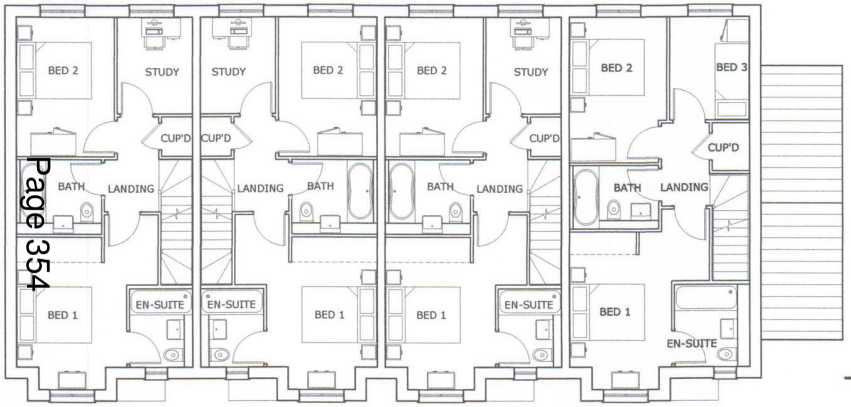
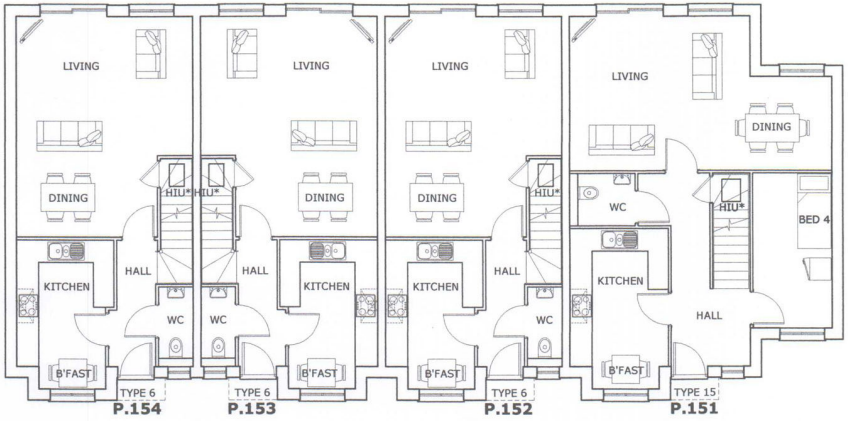
The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873375
info@weston-homes.com



Roof

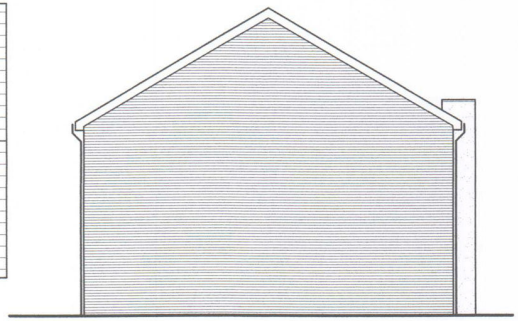


First Floor

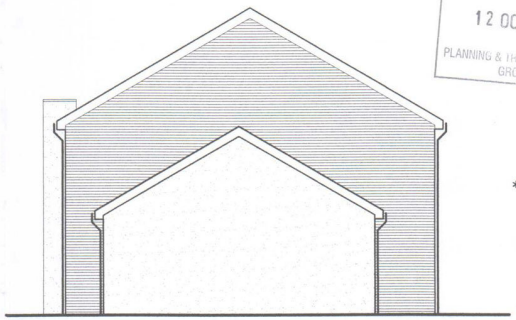


Ground Floor

North Elevation [front]

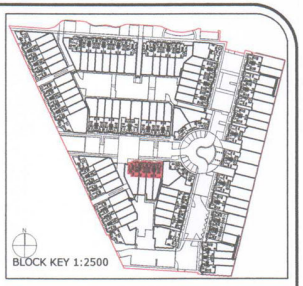


East Elevation [side]



West Elevation [side]

South Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

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PLANNING & TRANSPORTATION GROUP

*HIU = Heat Interface Unit

1m 2m 3m 4m 5m

AMENDED PLAN

E	Amendment to bathroom layout, units152,153&154, to comply with LTH	JP	11/10/11
D	Site description amended for validation purposes	SM/	11/08/11
C	Key added	SM	07/07/11
B	Flat roof replaced with dual pitch	JP	14/06/11
A	Roof pitch amended to 30 °	JP	09/05/11

PLANNING ISSUE

Title	PLOTS 151 - 154 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.13
Date	APR 2011
Rev	E
Drawn	JP
Scale	1:100 @ A2

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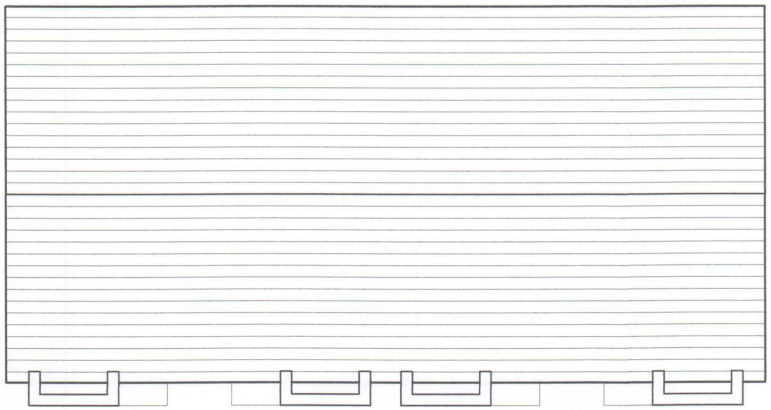
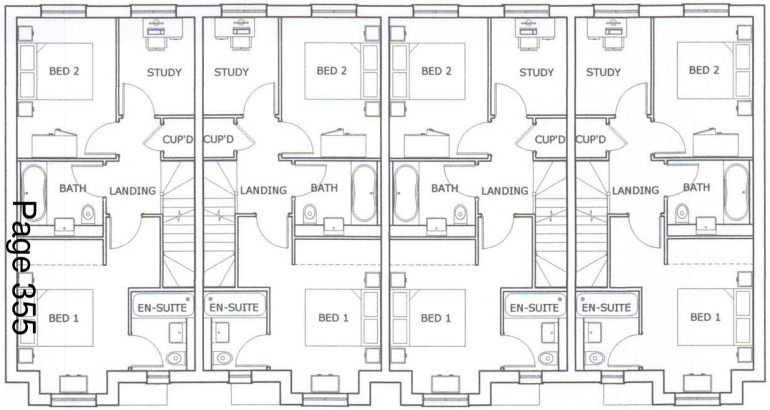
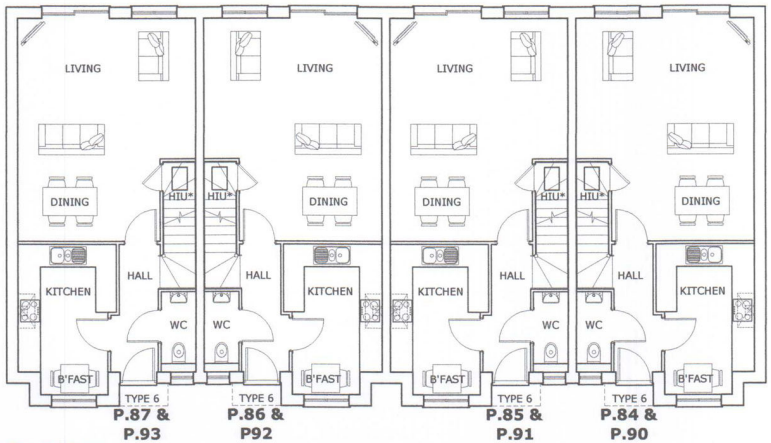
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex, CM22 6PU .
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



Roof

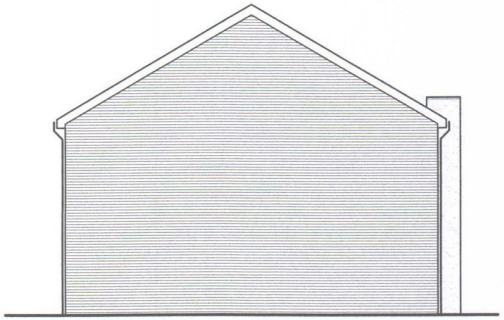


First Floor

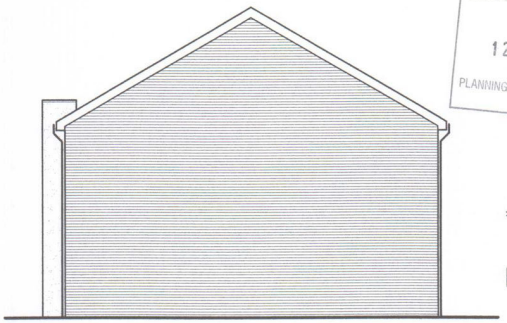


Ground Floor

South Elevation [front]

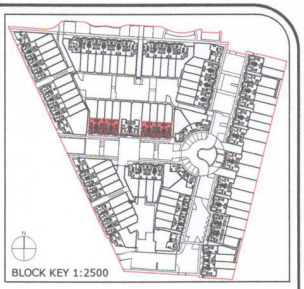


West Elevation [side]



East Elevation [side]

North Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

LON BORO OF HILLINGDON
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12 OCT 2011
PLANNING & TRANSPORTATION GROUP

*HIU = Heat Interface Unit

1m 2m 3m 4m 5m

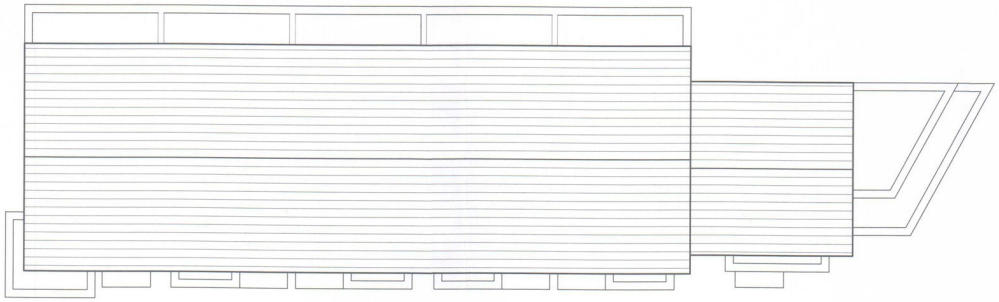
AMENDED PLAN

D	Amendment to bathroom layouts to comply with LTH	JP	13/10/11
C	Site description amended for validation purposes	SAH	11/08/11
B	Key added	SH	07/07/11
A	Roof pitch amended to 30 °	JP	09/05/11

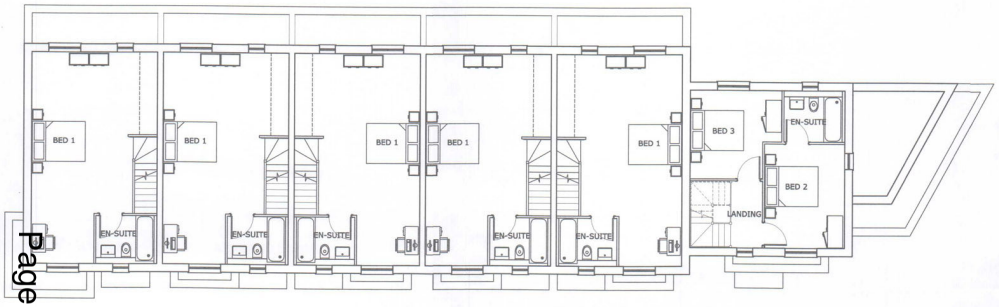
PLANNING ISSUE

Title	PLOTS 84-87 & 90-93 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.14
Date	APR 2011
Rev	D
Drawn	JP
Scale	1:100 @ A2

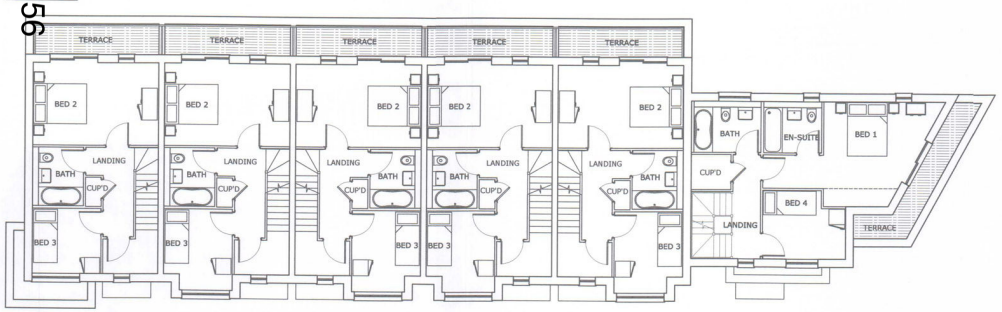
Weston Homes Plc
The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



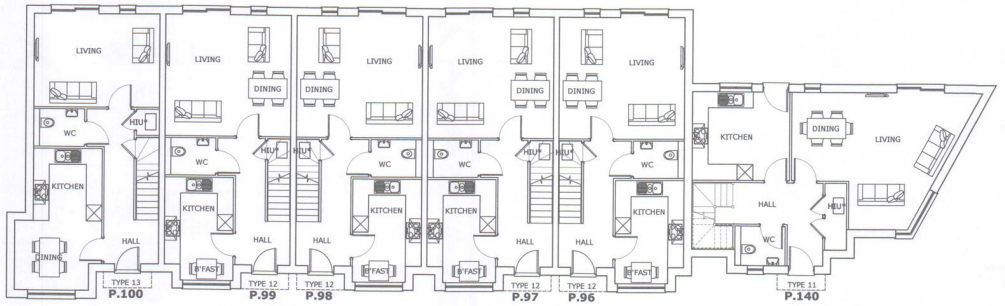
Roof



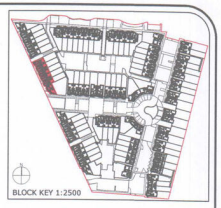
Second Floor



First Floor



Ground Floor



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

West Elevation [front]

All glass balustrading to be obscured, including Juliette balconies.

East Elevation [rear]

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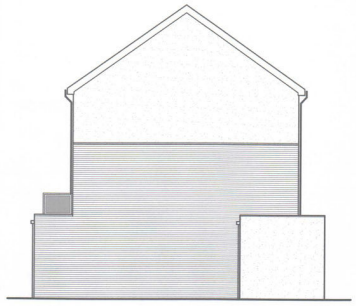
19 OCT 2011
PLANNING & TRANSPORTATION

AMENDED PLAN

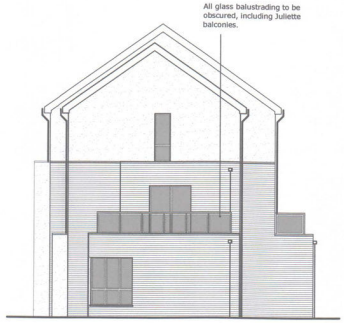
*HIU = Heat Interface Unit

1m 2m 3m 4m 5m



North Elevation [side]

All glass balustrading to be obscured, including Juliette balconies.



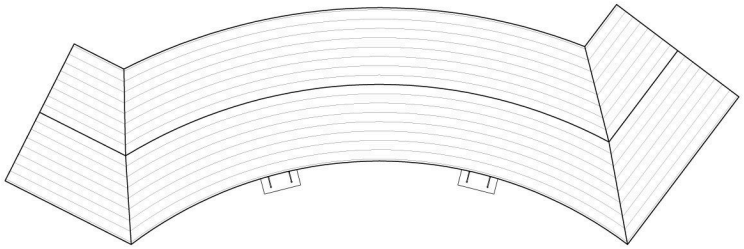
South Elevation [side]

D	Amendments made following meeting on 23/09/11	DC	19/10/11
C	Site description amended for validation purposes	MW	13/09/11
B	Amendments made following pre-application meeting	JP	12/07/11
A	P.95 updated with revised unit type	MW	04/04/11

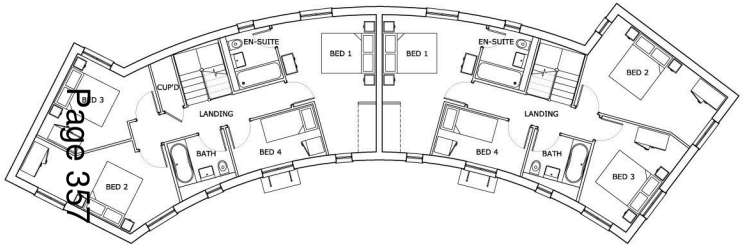
PLANNING ISSUE

Title	PLOTS 95 - 100 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.15
Date	APR 2011
Rev	D
Drawn	JP
Scale	1:100 @ A1

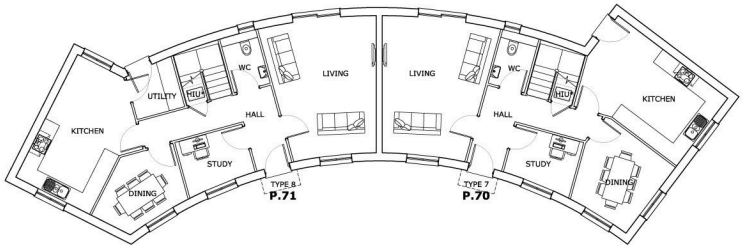
Weston Homes Plc
The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



Roof

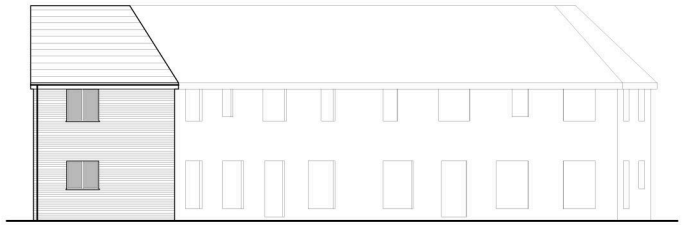


First Floor



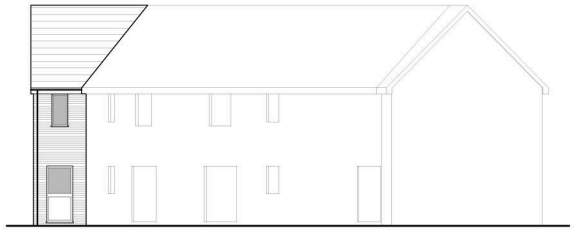
Ground Floor

South East [front]

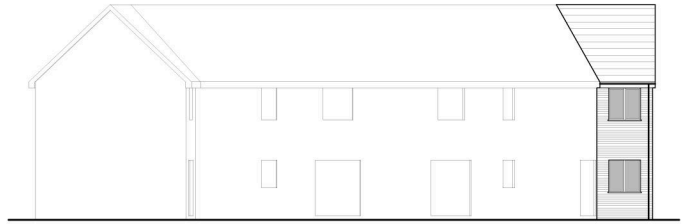


South [front]

East [front]

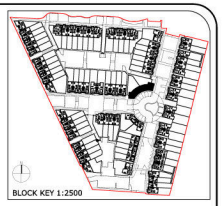


West [rear]



North [rear]

North West [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

*HIU = Heat Interface Unit

1m 3m 5m
2m 4m

B	Site description amended for validation purposes	SAH 04/07/11
A	Amendments made following pre-application meeting	SAH 04/07/11

PLANNING ISSUE

Title	PLOTS 70 & 71 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.08
Date	APR 2011
Rev	B
Drawn	SAH
Scale	1:100 @ A1

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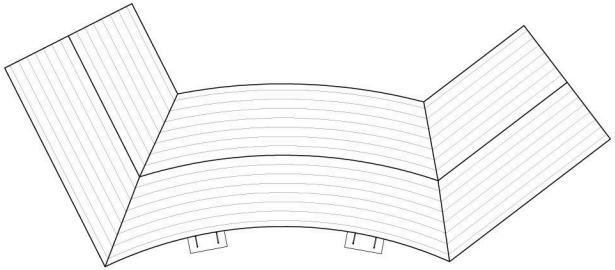
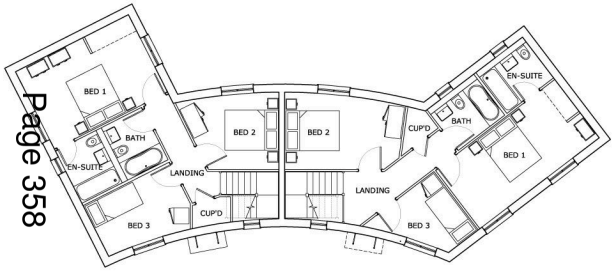
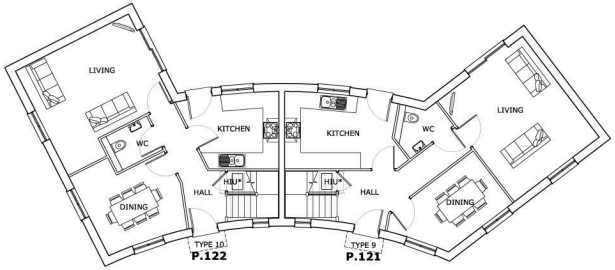
Parsonage Road, Takeley, Essex, CM22 6PU.
Tel: 01279 873333 Fax: 01279 873376
info@weston-homes.com



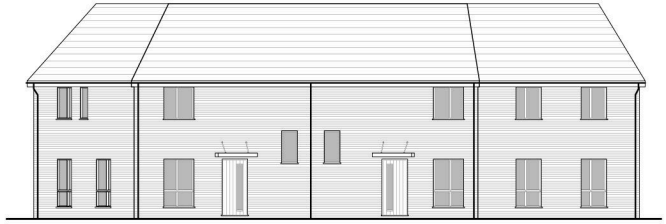
Roof



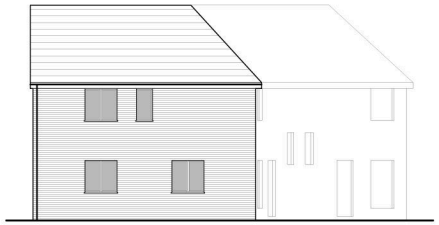
First Floor



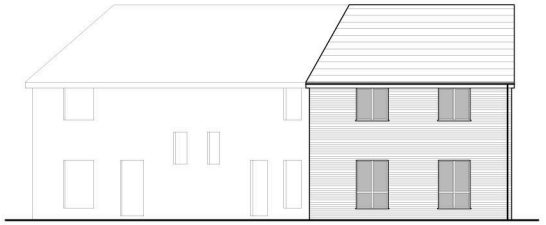
Ground Floor



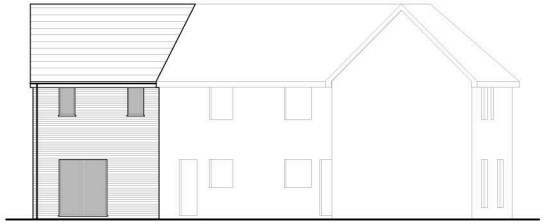
North East Elevation [front]



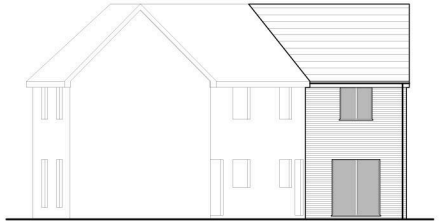
East Elevation [front]



North Elevation [front]

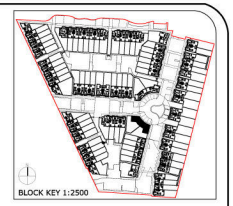


South Elevation [rear]



West Elevation [rear]

South West Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

*HIU = Heat Interface Unit

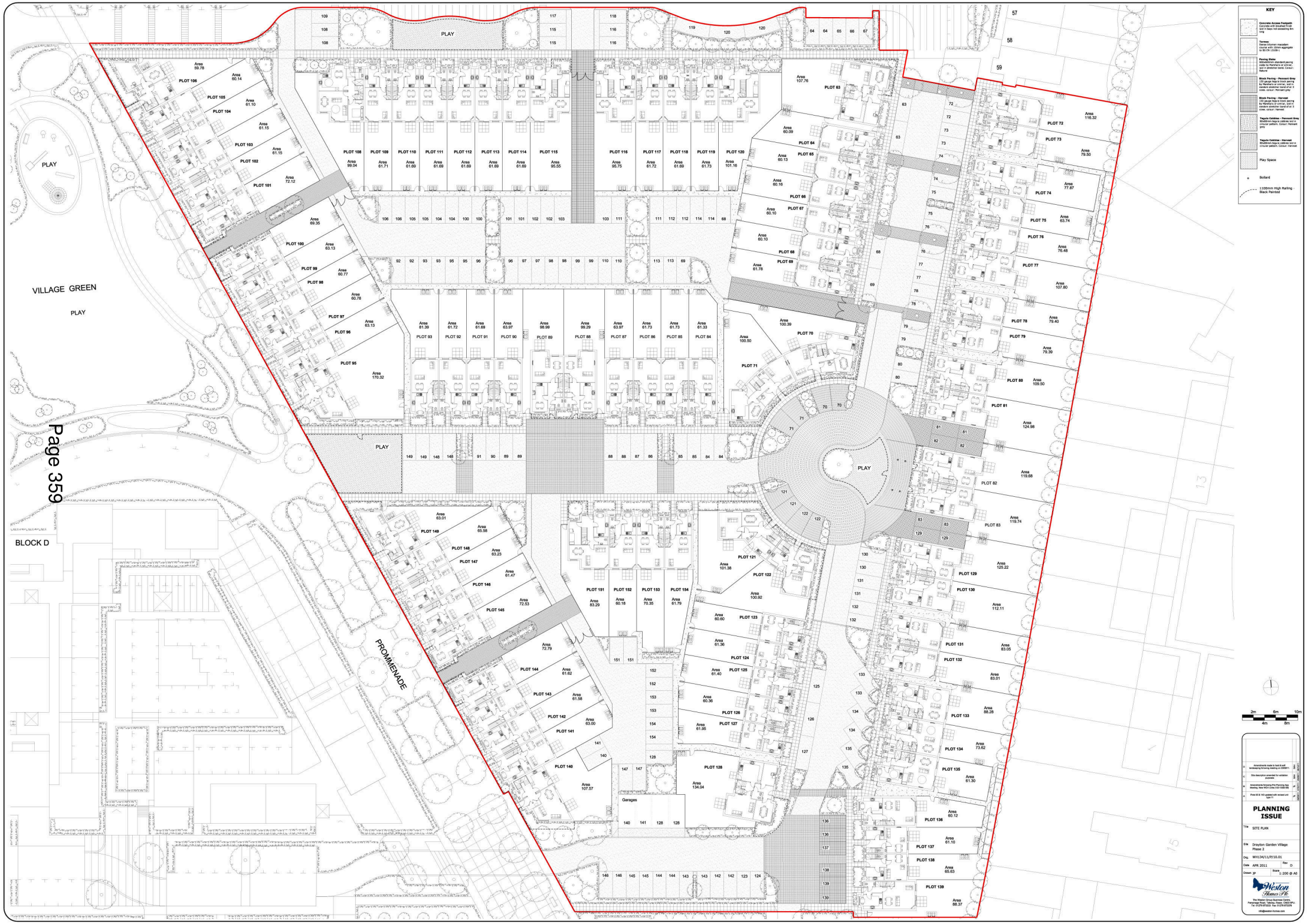
1m 3m 5m
2m 4m

B	Site description amended for validation purposes	SAH	11/08/11
A	Amendments made following pre-application meeting	SH	01/07/11

PLANNING ISSUE

Title	PLOTS 121 & 122 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Dig	WH134/11/P/25.09
Date	APR 2011
Rev	B
Drawn	SAH
Scale	1:100 @ A1

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com


KEY
Concrete Access Footpath
Terrace
Paving Slabs
Block Paving - Pennant Grey
Block Paving - Harvest
Tegula Cobbles - Pennant Grey
Tegula Cobbles - Harvest
Play Space
Bollard
1100mm High Railing - Black Painted
PLAY
VILLAGE GREEN
BLOCK D
PROMMENADE
Garages
PLOT 63
PLOT 64
PLOT 65
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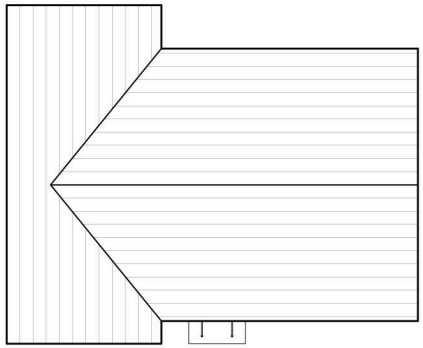
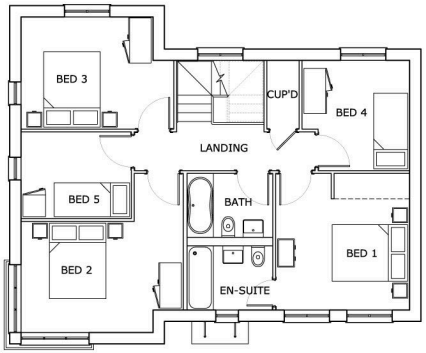
PLOT 148
PLOT 149
PLOT 151
PLOT 152
PLOT 153
PLOT 154
PLANNING ISSUE
SITE PLAN
Drayton Garden Village Phase 2
WH134/11/P/10.01
APR 2011
1:200 @ A0
Weston Homes Plc



Roof

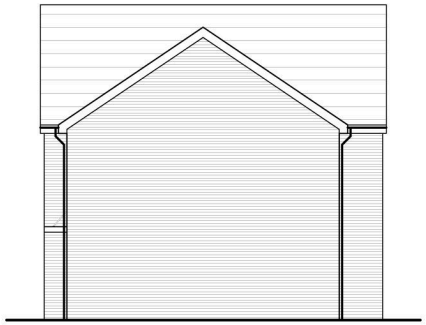
East Elevation [front]

All glass balustrading to be obscured, including Juliette balconies.

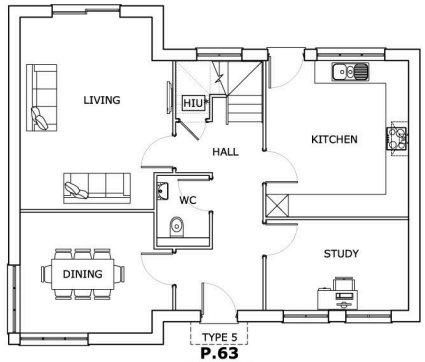


First Floor

South Elevation [side]

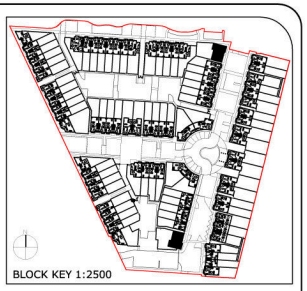


North Elevation [side]



Ground Floor

West Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

*HIU = Heat Interface Unit

1m 3m 5m
2m 4m

C	Site description amended for validation purposes	SAH	11/08/11
B	Amendments made following pre-application meeting	SH	07/07/11
A	Balustrade design changed	JP	09/05/11

PLANNING ISSUE

Title: PLOTS 63 & 128 FLOOR PLANS & ELEVATIONS

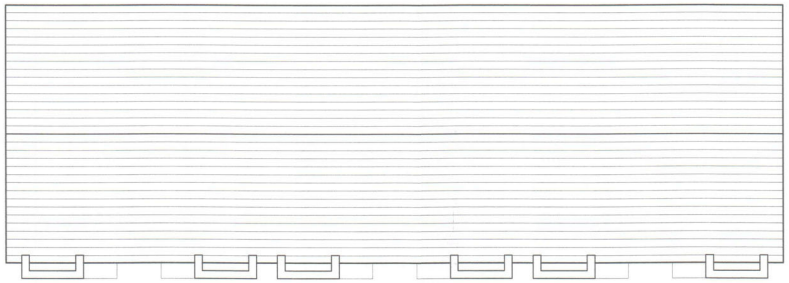
Site: Drayton Garden Village Phase 2

Drg. WH134/11/P/25.06

Date APR 2011 | Rev C

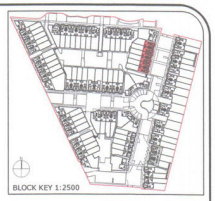
Drawn JP | Scale 1:100 @ A2

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com

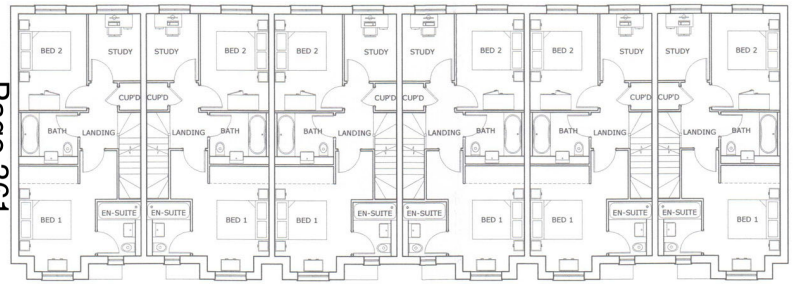


Roof

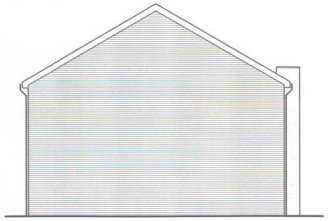
East Elevation [front]



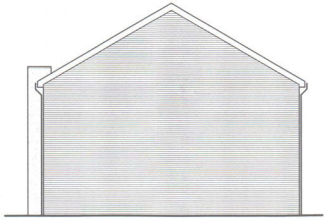
*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.



First Floor

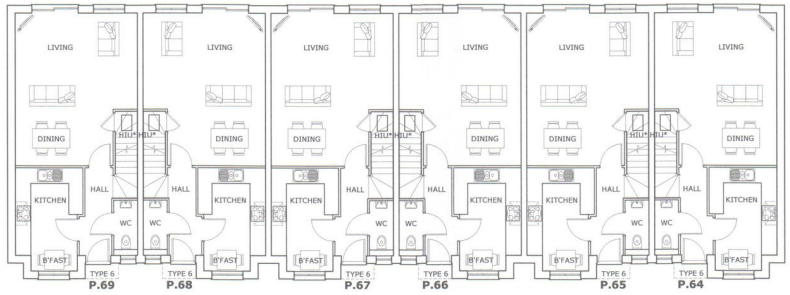


South Elevation [side]



North Elevation [side]

LON BORO OF VALLINGFAR
RECEIVED
12 OCT 2011
PLANNING & TRANSPORTATION
GROUP



Ground Floor

West Elevation [rear]

*HIU = Heat Interface Unit

1m 3m 5m
2m 4m

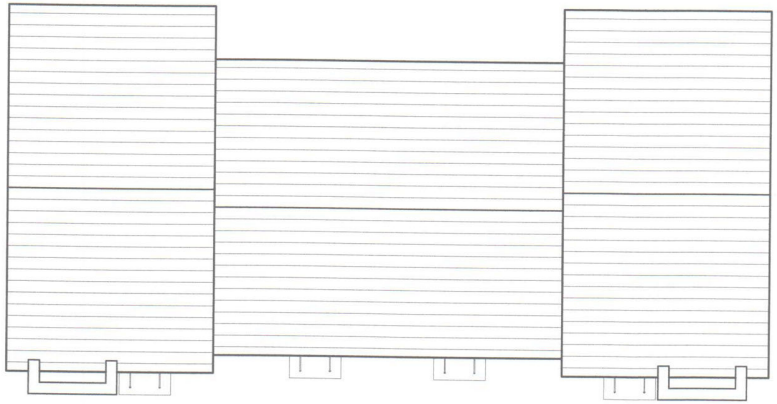
AMENDED PLAN

D	Amendment to bathroom layouts to comply with LTH	RL	11/10/11
C	Site description amended for validation purposes	BW	11/08/11
B	Key added	BH	07/07/11
A	Roof pitch amended to 30 °	JP	08/06/11

PLANNING ISSUE

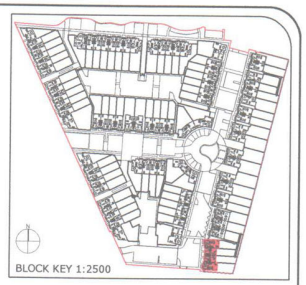
Title	PLOTS 64 - 69 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.07
Date	APR 2011
Rev	D
Drawn	JP
Scale	1:100 @ A1

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com

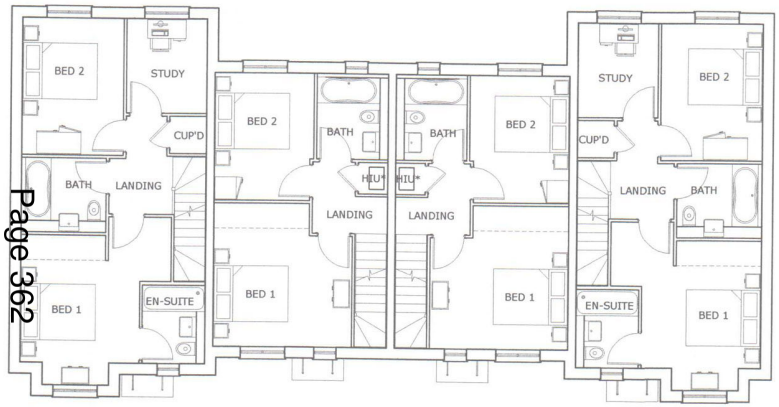


Roof

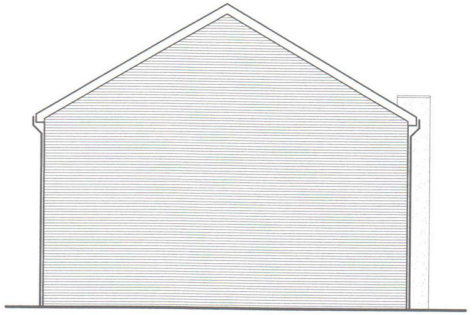
West Elevation [front]



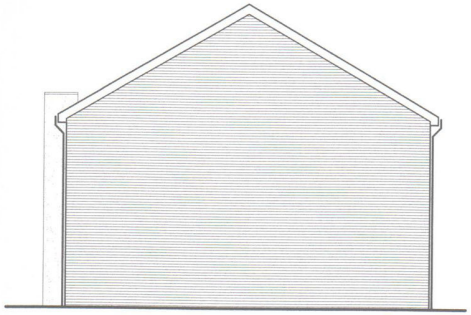
*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.



First Floor



North Elevation [side]



South Elevation [side]

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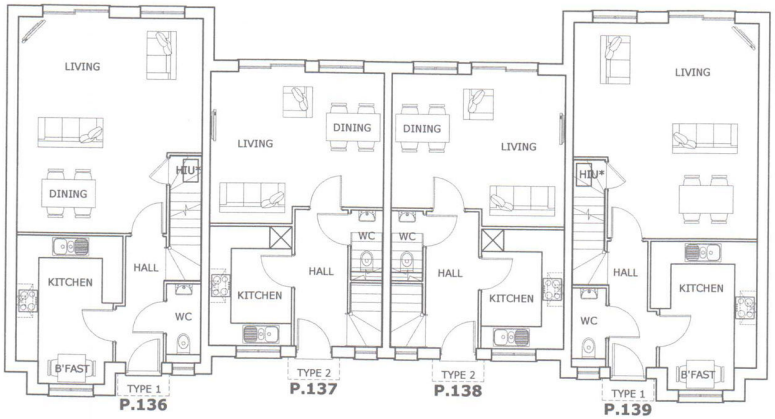
12 OCT 2011
PLANNING & TRANSPORTATION GROUP

*HIU = Heat Interface Unit

1m 3m 5m
2m 4m



Ground Floor

East Elevation [rear]

AMENDED PLAN

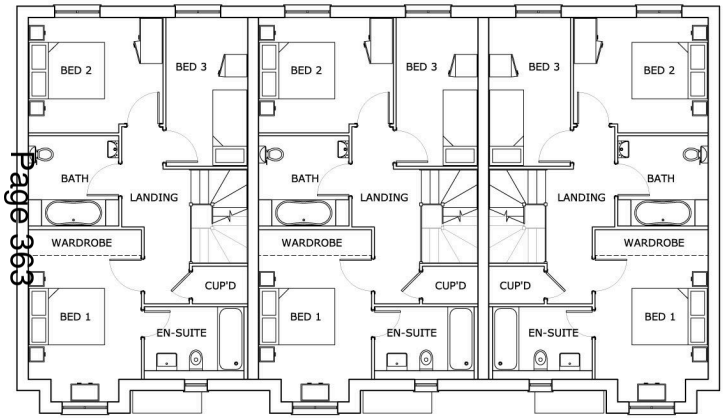
D	Amendment to bathroom layout, units 136&139, to comply with LTH	JP	11/10/11
C	Site description amended for validation purposes	SAH	11/08/11
B	Key added	SP	07/07/11
A	Roof pitch amended to 30 °	JP	09/05/11

PLANNING ISSUE

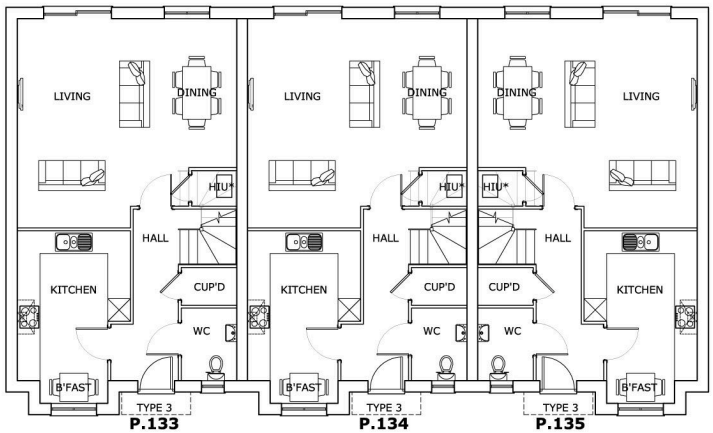
Title	PLOTS 136 - 139 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.01
Date	APR 2011
Rev	D
Drawn	JP
Scale	1:100 @ A2

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU .
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com

Roof



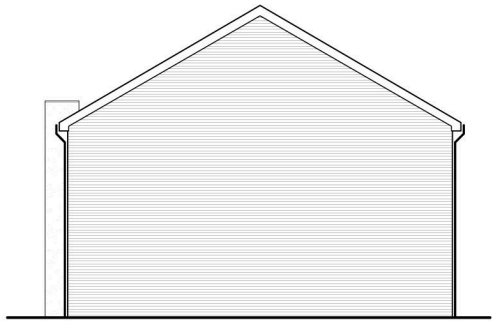
First Floor



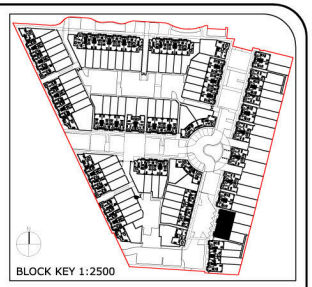
Ground Floor

West Elevation [front]

North Elevation [side]



South Elevation [side]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

East Elevation [rear]

*HIU = Heat Interface Unit

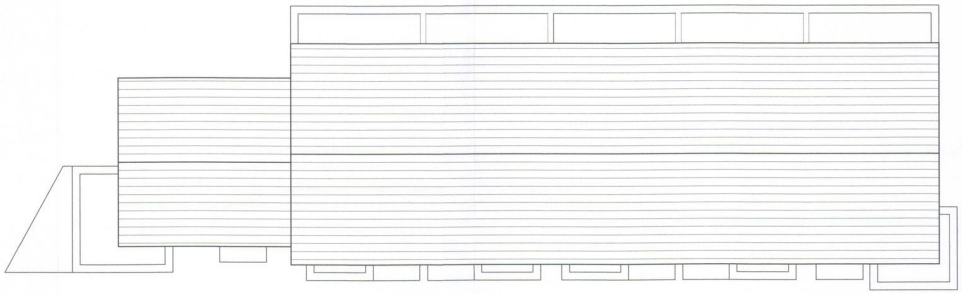
1m 3m 5m
2m 4m

D	Site description amended for validation purposes	SAH	11/08/11
C	Amendments made following comments from Accessibility Officer	SH	07/07/11
B	Amendments made following comments from Accessibility Officer	SH	05/07/11
A	Roof pitch amended to 30 °	JP	09/05/11

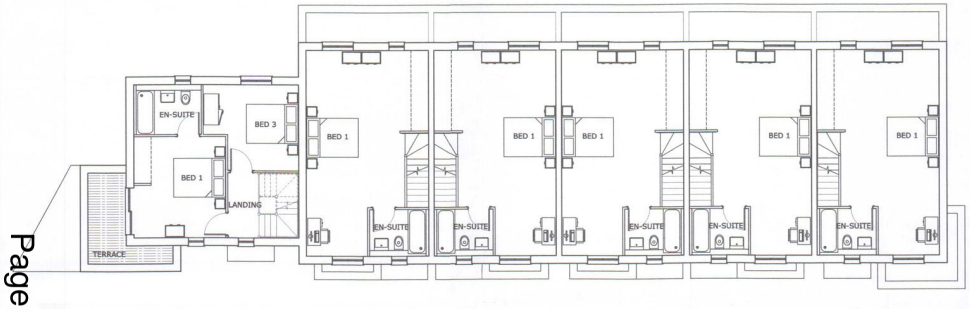
PLANNING ISSUE

Title	PLOTS 133 - 135 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.02
Date	APR 2011
Rev	D
Drawn	JP
Scale	1:100 @ A2

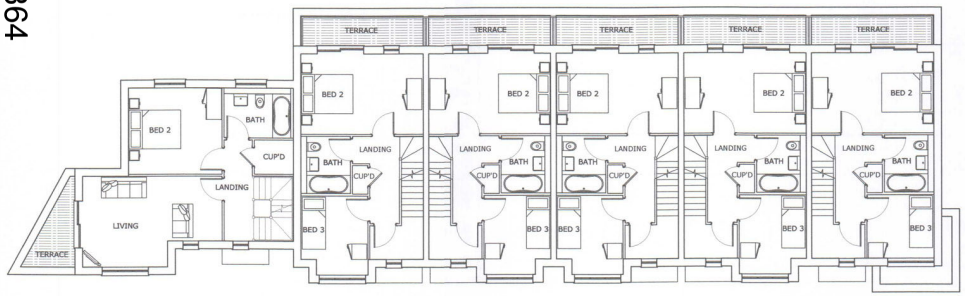
Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



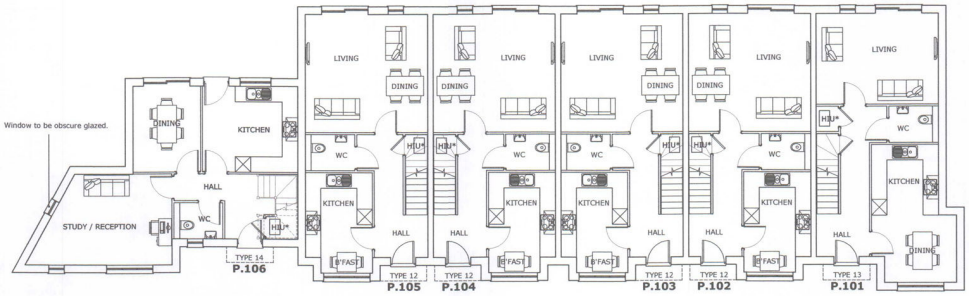
Roof



Second Floor



First Floor

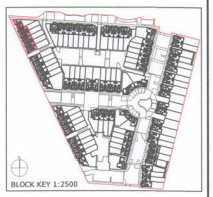


Ground Floor

West Elevation [front]

All glass balustrading to be obscured, including Juliette balconies.

East Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

LON BORO OF HILLINGDON
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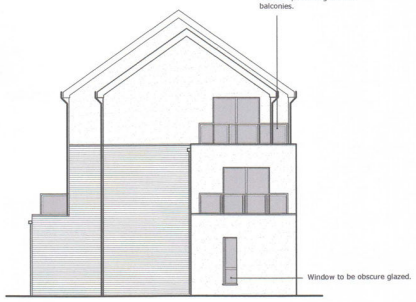
12 OCT 2011
PLANNING & TRANSPORTATION
AMENDED PLAN

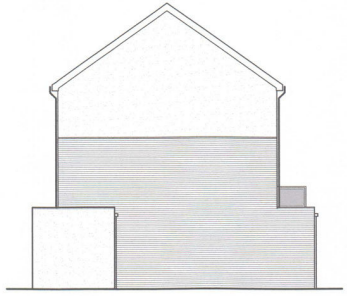
*HIU = Heat Interface Unit

1m 2m 3m 4m 5m

All glass balustrading to be obscured, including Juliette balconies.



North Elevation [side]



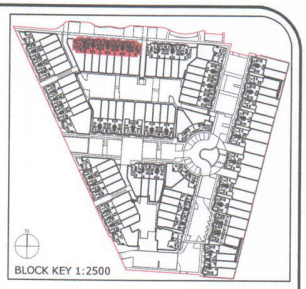
South Elevation [side]

C	Amendments made following meeting on 23/03/11	19/04/11	RD
B	Site description amended for validation purposes	13/04/11	RD
A	Amendments made following pre-application meeting	08/03/11	RD

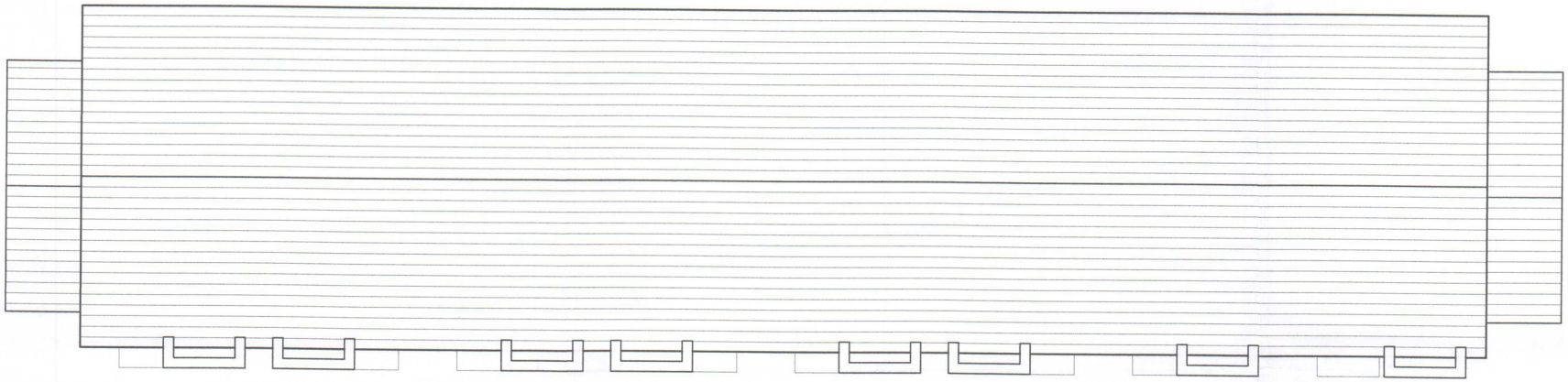
PLANNING ISSUE

Title	PLOTS 101 - 106 FLOOR PLANS & ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.16
Date	APR 2011
Rev	C
Drawn	JP
Scale	1:100 @ A1

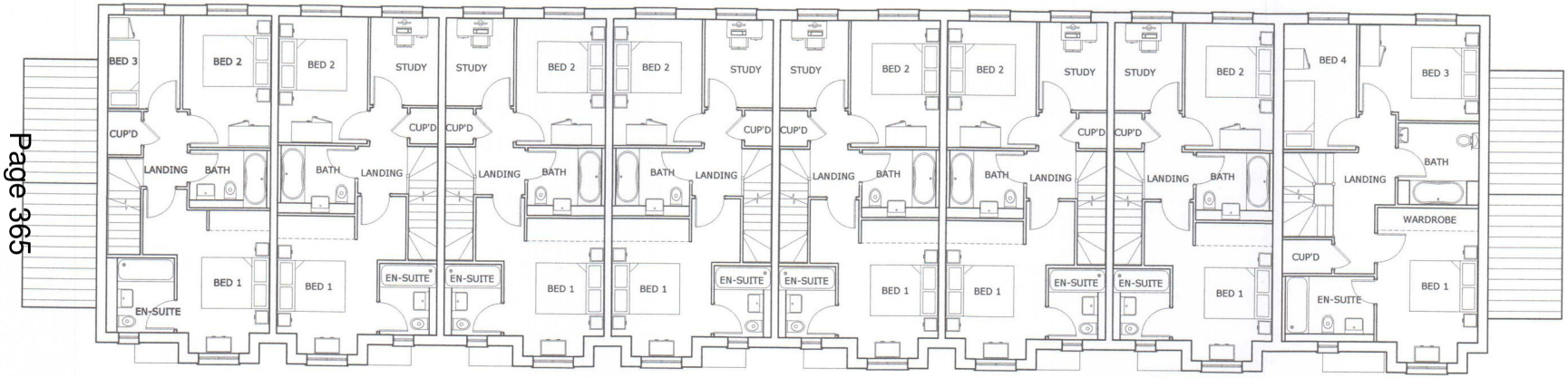
Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex, CM22 6PU .
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.



Roof



First Floor

Ground Floor

AMENDED PLAN

LON BORO OF HILLINGDON RECEIVED 12 OCT 2011 PLANNING & TRANSPORTATION GROUP

*HIU = Heat Interface Unit

1m 2m 3m 4m 5m

E	Amendment to bathroom layout, units 109-114, to comply with LTH	JP	14/09/11
D	Site description amended for validation purposes	SHH	05/07/11
C	Amendments made following comments from Accessibility Officer	SH	01/07/11
B	Amendments made following comments from Accessibility Officer	SH	05/07/11
A	Flat roof replaced with dual pitch	%	11/06/11

PLANNING ISSUE

Title: PLOTS 108 - 115 FLOOR PLANS

Site: Drayton Garden Village Phase 2

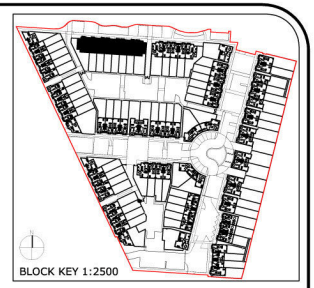
Drg. WH134/11/P/25.17

Date: APR 2011 Rev: E

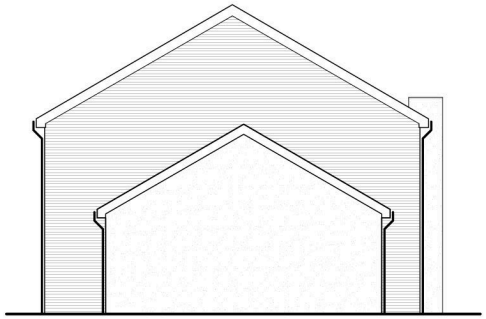
Drawn: DJ Scale: 1:100 @ A2

Weston Homes Plc
The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com

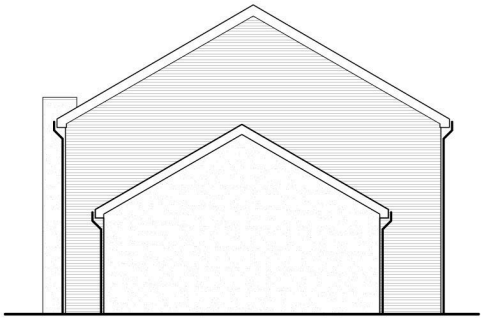
North Elevation [front]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.



East Elevation [side]



West Elevation [side]

1m 3m 5m
2m 4m

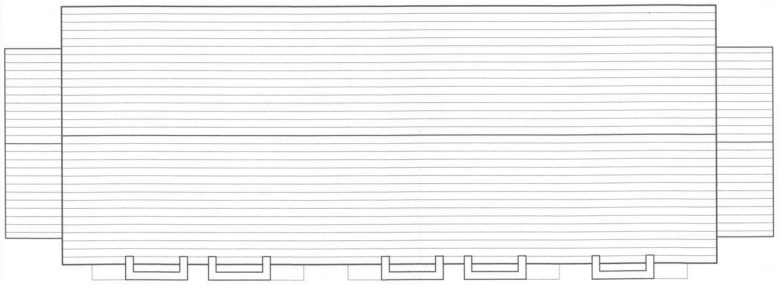
South Elevation [Rear]

D	Site description amended for validation purposes	SHH	11/08/11
C	Amendments made following comments from Accessibility Officer	SH	06/07/11
B	Flat roof replaced with dual pitch	JP	14/06/11
A	Roof pitch amended to 30 °	JP	09/05/11

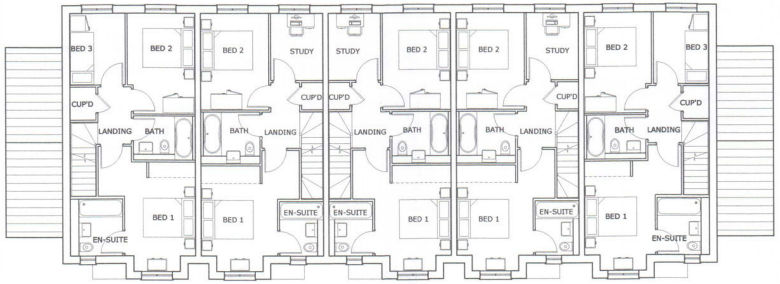
PLANNING ISSUE

Title	PLOTS 108 - 115 ELEVATIONS
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.18
Date	APR 2011
Rev	D
Drawn	DJ
Scale	1:100 @ A2

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



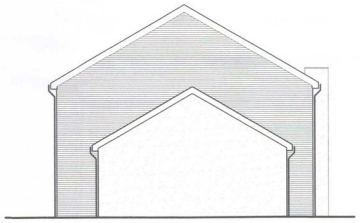
Roof



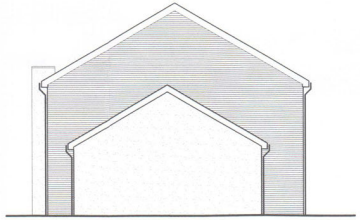
First Floor

Ground Floor

North Elevation [front]

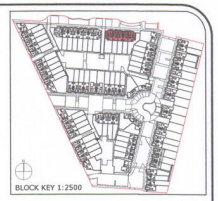


East Elevation [side]



West Elevation [side]

South Elevation [rear]



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

AMENDED PLAN

LONDON BOROUGH OF HILLINGDON RECEIVED
12 OCT 2011
PLANNING & TRANSPORTATION GROUP

*HIU = Heat Interface Unit

1m 3m 5m
2m 4m

E	Amendment to bathroom layout, units 117,118&119, to comply with LTH	SL	14/09/11
D	Site description amended for validation purposes	MH	14/09/11
C	Key added	SL	12/09/11
B	Flat roof replaced with dual pitch	JF	30/08/11
A	Roof pitch amended to 30 °	JF	29/08/11

PLANNING ISSUE

Title: PLOTS 116 - 120 FLOOR PLANS & ELEVATIONS

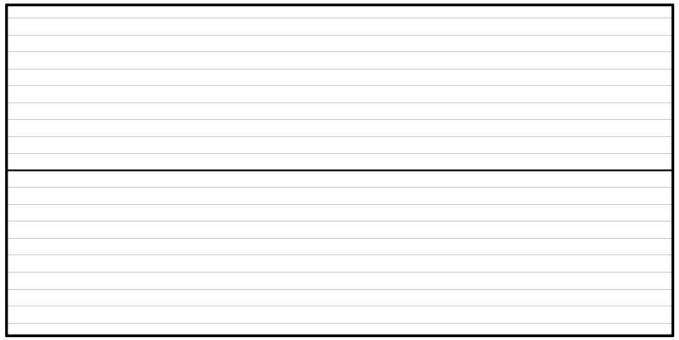
Site: Drayton Garden Village Phase 2

Drg: WH134/11/P/25.19

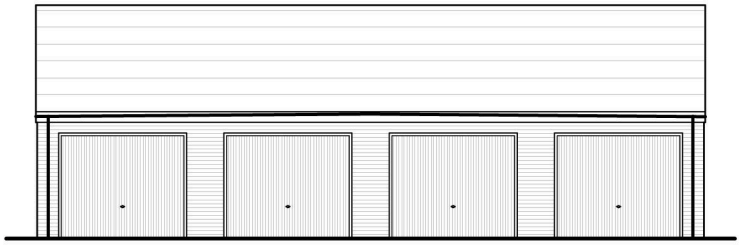
Date: APR 2011 Rev: E

Drawn: DJ Scale: 1:100 @ A1

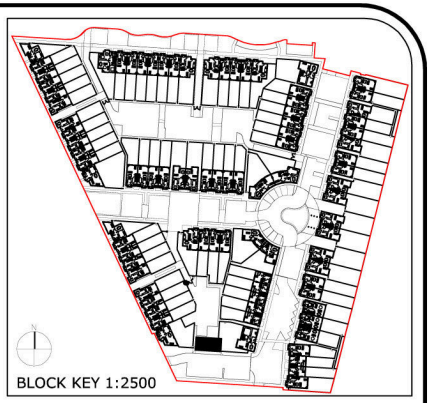
Weston Homes Plc
The Weston Group Business Centre,
Personage Road, Tolleby, Essex. CM22 6PU
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com

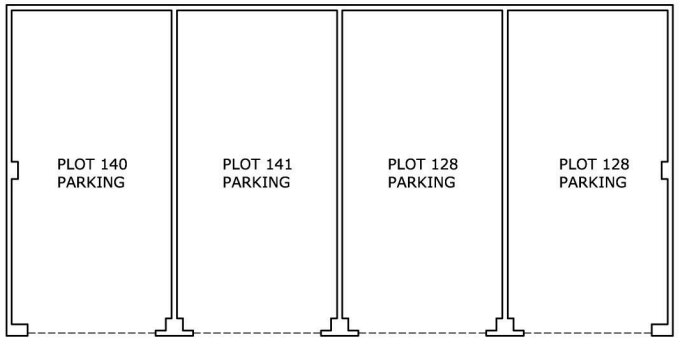


Roof Plan

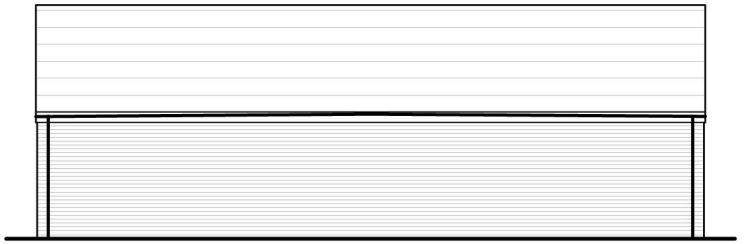


South Elevation [front]

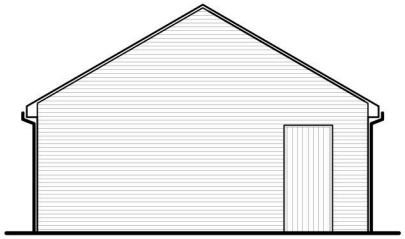




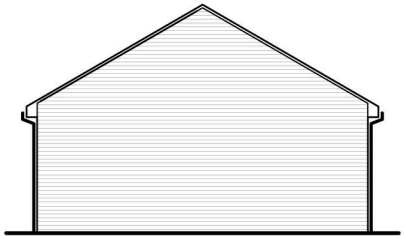
Floor Plan



North Elevation [rear]



East Elevation [side]



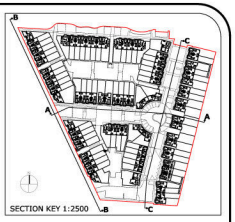
West Elevation [side]

A	Site description amended for validation purposes	SAH	11/08/11

PLANNING ISSUE

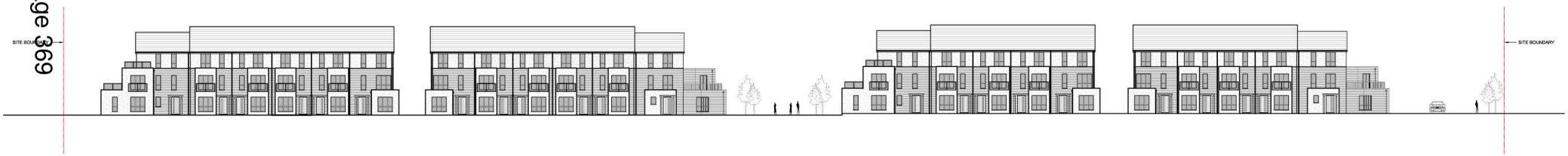
Title	PLOT 140/141 & 128 GARAGES
Site	Drayton Garden Village Phase 2
Drg.	WH134/11/P/25.20
Date	JUL 2011
Rev	A
Drawn	JP
Scale	1:100 @ A3

Weston Homes Plc
The Weston Group Business Centre,
Parsonage Road, Takeley, Essex. CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



*Please refer to Section 3.2 (Design Concept) of the Design and Access Statement for a full schedule of proposed materials.

SITE SECTION/STREET SCENE A-A



SITE SECTION/STREET SCENE B-B

SITE SECTION/STREET SCENE C-C

2m 6m 10m
4m 8m

A	Site description amended for validation purposes	SAH 11/08/11

PLANNING ISSUE

Title: SITE SECTION & STREET SCENE ELEVATION

Site: Drayton Garden Village Phase 2

Drg. WH134/11/P/35.01

Date APR 2011 | Rev A

Drawn JP | Scale 1:250 @ A1

Weston Homes Plc
The Weston Group Business Centre, Personage Road, Takeley, Essex, CM22 6PU.
Tel: 01279 873333 Fax: 01279 873375
info@weston-homes.com

Legend

- Proposed tree planting within hard landscaped areas not included in the tree trail to be planted in line with tree pit detail A. (Refer to Sheet 4)
- Proposed tree planting within hard landscaping included in the tree trail to be planted in line with tree pit detail B. (Refer to Sheet 4)
- Proposed tree planting within soft landscaping not included in the tree trail to be planted in line with tree pit detail C. (Refer to Sheet 4)
- Proposed tree planting within soft landscaping included in the tree trail to be planted in line with tree pit detail D. (Refer to Sheet 4)
- Proposed specimen shrub planting to receive short angular staking with expandable tree tie and irrigation tubing to root system as required
- Proposed hedge planting to be planted in a double staggered row. Hedging to be maintained at a maximum height of 1.2m and protected, until fully established by temporary fencing consisting of wooden stakes and 3 strands of galvanized wire to protect hedges from trampling
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Cut lines

Planting Schedule

Trees

Species Name	Girth	Height	Density	Specification	No.
Carpinus betulus		60-80cm	0.5Ctr Double Staggered at 0.3m offset	Transplant ;B ;To be maintained as a hedge	702 No.
Fagus sylvatica		60-80cm	0.5Ctr Double Staggered at 0.3m offset	Transplant ;B ;To be maintained as a hedge	42 No.
Magnolia loebneri 'Merrill'		250-300cm	Counted	Light Standard ;Clear Stem 150-175 ;2x ;x	3 No.
Acer platinoides 'Globosum'	16-18cm	400-450cm	Counted	Extra Heavy Standard ;Clear Stem min. 200 ;3x ;RB	1 No.
Tilia cordata 'Green Spire'	18-20cm	425-600cm	Counted	Extra Heavy Standard ;Clear Stem min. 200 ;5 brks ;3x ;RB	13 No.
Carpinus betulus 'Fastigiata'	18-20cm	425-600cm	Counted	Extra Heavy Standard ;Clear Stem min. 200 ;3x ;RB	7 No.
Acer campestre 'Streetwise'	18-20cm	425-600cm	Counted	Extra Heavy Standard ;Clear Stem min. 200 ;3x ;RB	7 No.
Gleditsia triacanthos 'Skyline'	14-16cm	425-600cm	Counted	Extra Heavy Standard ;Clear Stem 175-200 ;3x ;RB	1 No.
Davidia involucrata	18-20cm	425-600cm	Counted	Extra Heavy Standard ;Clear Stem min. 200 ;3x ;RB	1 No.
Paulownia tomentosa	16-18cm	425-600cm	Counted	Extra Heavy Standard ;Clear Stem min. 200 ;3x ;RB	1 No.

Conifers

Species Name	Height	Pot Size	Specification	Density	No.
Ginkgo biloba	500-600cm		Extra Heavy Standard ;Clear Stem min. 200 ;5 brks ;3x ;RB	Counted	4 No.

Shrubs

Species Name	Height	Pot Size	Specification	Density	No.
Abelia grandiflora	30-40cm	3L	Bushy ;C	4/m²	442 No.
Berberis buxifolia 'Nana'	40-60cm	3L	Branched ;C	4/m²	150 No.
Buxus sempervirens	30-40cm	5L	Bushy ;C	4/m²	93 No.
Buxus sempervirens	20-30cm		Bushy ;RB ;To be maintained as a hedge	0.5Ctr Double Staggered at 0.3m offset	304 No.
Ceanothus 'Blue Mound'	40-60cm	10L	Bushy ;C	4/m²	46 No.
Chaenomeles speciosa 'Nivalis'	40-60cm	3L	Branched ;C	4/m²	79 No.
Choisya 'Aztec Pearl'	40-60cm	10L	Bushy ;C	4/m²	50 No.
Cistus 'Peggy Sammons'	40-60cm	5L	Bushy ;C	4/m²	29 No.
Cotinus coggygria 'Royal Purple'	40-60cm	5L	Branched ;C	4/m²	405 No.
Cotoneaster simonsii	60-80cm	5L	Bushy ;C	4/m²	27 No.
Cytisus purpureus	40-60cm	3L	Bushy ;C	4/m²	109 No.
Cytisus scoparius 'Cornish Cream'	40-60cm	3L	Bushy ;C	4/m²	9 No.
Escallonia 'Apple Blossom'	60-80cm	10L	Bushy ;C	4/m²	386 No.
Escallonia macrantha	60-80cm		Bushy ;RB ;To be maintained as a hedge	0.5Ctr Double Staggered at 0.3m offset	826 No.
Euonymus fortunei 'Emerald 'n' Gold'	30-40cm	5L	Bushy ;C	4/m²	47 No.
Fuchsia magellanica	20-30cm	3L	Bushy ;C	4/m²	87 No.
Genista lydia	40-60cm	5L	Bushy ;C	4/m²	112 No.
Griselinia littoralis	60-80cm	10L	Branched ;C	4/m²	169 No.
Hamamelis intermedia	60-80cm	10L	Branched ;C	4/m²	61 No.
Hamamelis intermedia	80-100cm		Branched ;RB ;To be maintained as a specimen shrub	Counted	20 No.
Hebe albicans 'Red Edge'	30-40cm	5L	Bushy ;C	4/m²	425 No.
Hebe pinguifolia	30-40cm	5L	Bushy ;C	4/m²	17 No.
Lavandula angustifolia 'Hidcote'	30-40cm	5L	Bushy ;C	4/m²	172 No.
Ligustrum ovalifolium 'Aureum'	60-80cm		Bushy ;RB ;To be maintained as a hedge	0.5Ctr Double Staggered at 0.3m offset	592 No.
Philadelphus 'Belle Etoile'	40-60cm	5L	Bushy ;C	4/m²	58 No.
Potentilla fruticosa 'Goldfinger'	30-40cm	5L	Bushy ;C	4/m²	91 No.
Prunus lusitanica	80-100cm	10L	Bushy ;C	4/m²	213 No.
Rosmarinus offi. 'Miss Jessop's Upright'	30-40cm	3L	Bushy ;C	4/m²	38 No.
Santolina chamaecyparissus 'Lemon Queen'	30-40cm	10L	Bushy ;C	4/m²	28 No.
Sarcococca confusa	20-30cm	3L	Bushy ;C	4/m²	164 No.
Skimmia confusa 'Kew Green'	30-40cm	3L	Bushy ;C	4/m²	90 No.
Spiraea japonica 'Gold Mound'	30-40cm	5L	Bushy ;C	4/m²	65 No.

Bamboos

Species Name	Height	Pot Size	Specification	Density	No.
Sasa veitchii	80-40cm	10L	Several shoots ;C	1/m²	42 No.

Herbaceous

Species Name	Height	Pot Size	Specification	Density	No.
Alchemilla mollis		3L	C	4/m²	17 No.
Carex fortunei 'Frosted Curls'		1-1.5L	C	4/m²	9 No.
Carex hachijoensis 'Evergold'		1-1.5L	C	4/m²	23 No.
Carex pendula		1-1.5L	C	4/m²	833 No.
Euphorbia characias		1-1.5L	C	4/m²	7 No.
Festuca glauca 'Elijah Blue'		1-1.5L	C	4/m²	9 No.
Phygelius rectus 'Salmon Leap'		1-1.5L	C	4/m²	299 No.
Stipa gigantea		3L	C	4/m²	209 No.

SPECIFICATION

Forestry Commission Practice note 8.

All native species should be of local stock. Native trees and shrubs certified as British Native plant stock.

All planting stock should comply with the Horticultural Trade Association National Plant specification.

All planting preparation, handling, planting & maintenance should be in accordance with CPSE Code for Handling and Establishing plants.

All trees and shrubs to comply with BS 3936 Part 1 1992, planted to BS 4043:1989 and BS 4428:1989.

All works generally, to comply with the written Soft Landscape Specification.

Topsoil incorporated into planting beds to be gently mounded towards the centre of each bed to allow for settlement.

On completion of planting the whole area of the shrub bed shall be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark having first been prepared in accordance with the specification.

Free standing hedges shall have a 3 strand galvanised wire and tanalised softwood timber post fence, to BS 1722 Part 3:1973, erected along a line between the two rows of hedge plants.

All existing trees and hedges to be protected in accordance with BS5837:2005 for the duration of the construction period.

AMENDED PLAN

RECEIVED 12 OCT 2011

Rev	Date	Details	Drawn
C	06.10.11	Client Comments	ALC
B	06.10.11	Layout Change	ALC
A	12.08.11	Site Name Amended	HCS

ACD
Ecology
Arboriculture
Landscape Architecture

ACD Landscape Architects & ACD Ecology
The Old Byre, Redbourne Rail Business Centre, Grange Lane, Malmesbury, Wilts, SN16 0ES
Tel: 01666 825846 Fax: 01666 824654

ACD Arboriculture
Tanners, Lower Street,Haslemere, Surrey, GU27 2PE
Tel: 01483 425714 Fax: 01428 641090

ACD Landscape Architects (Southampton)
The Hall, 4 New Street, Salisbury, SP1 2QJ
Tel: 01722 432605 Fax: 01722 432611

website:acdlandscape.co.uk

Weston Homes Plc

scheme: Phase 2, Drayton Garden Village, West Drayton
client: Weston Homes
drawing: Landscape Proposals
date: July '11
scale: 1:200@A1
drawing no: WES 17644 11 Sheet 1 of 4
drawn: ALC checked: HCS

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Legend

- Proposed tree planting within hard landscaped areas not included in the tree trail to be planted in line with tree pit detail A. (Refer to Sheet 4)
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Refer to Sheet 1 for Planting Schedule

AMENDED PLAN

Received 12 OCT 2011

Rev	Date	Details	Drawn
C	06.10.11	Client Comments	ALC
B	06.10.11	Layout Changes	ALC
A	12.08.11	Site Name Amended	HCS

ACD
Ecology
Arboriculture
Landscape Architecture

ACD Landscape Architects & ACD Ecology
The Old Byre, Rodbourne Rail Business Centre, Grange Lane, Malmesbury, Wilts, SN16 0ES
Tel: 01666 825646 Fax: 01666 824654

ACD Arboriculture
Tanners, Lower Street,Haslemere, Surrey, GU27 2PE
Tel: 01483 425714 Fax: 01428 641090

ACD Landscape Architects (Southampton)
The Hall, 4 New Street, Salisbury, SP1 2QJ
Tel: 01722 432603 Fax: 01722 432611

website:acdlandscape.co.uk

Weston Homes Plc

scheme: Phase 2, Drayton Garden Village, West Drayton
client: Weston Homes
drawing: Landscape Proposals
date: July '11
scale: 1:200@A1
drawing no: WES 17644 11 Sheet 2 of 4
drawn: ALC checked: HCS

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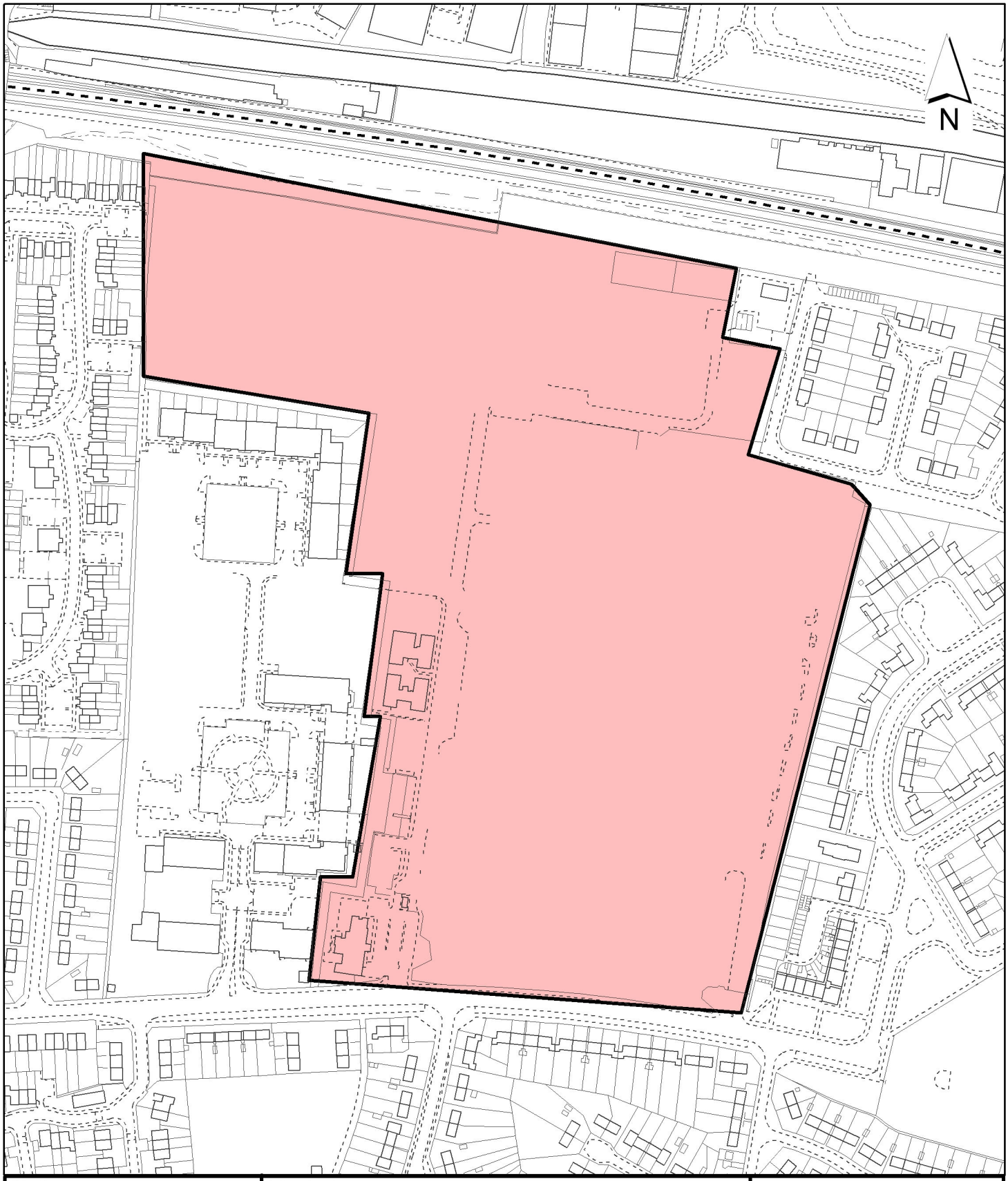

Notes

Site boundary

For identification purposes only.

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Site Address

Phase 2 NATS Site
(89 Units)

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

Planning Application Ref:
5107/APP/2011/1723

Scale
1:3,000

Planning Committee
Central and South

Page 377

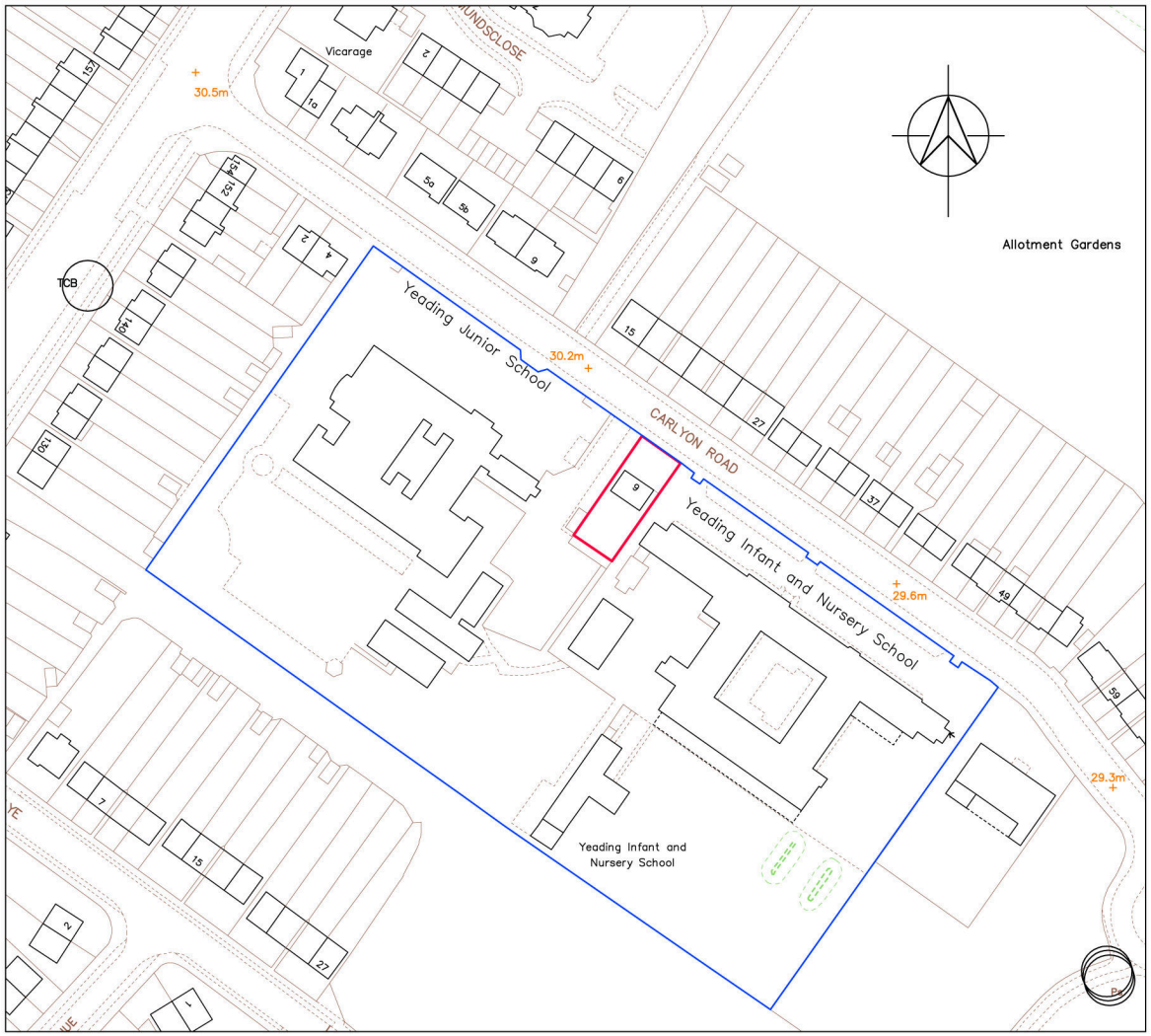
Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	YEADING JUNIOR SCHOOL CARLYON ROAD HAYES
Development:	Erection of single storey rear extension to educational premises (former caretaker's house).
LBH Ref Nos:	17997/APP/2011/2029

Date Plans Received:	17/08/2011	**Date(s) of Amendment(s):**	17/08/2011
Date Application Valid:	18/08/2011		



Existing Location Plan

1. View of house from the Carlyon Sreet

2. Existing front elevation

3. Existing rear & side elevation

4. Existing rear elevation

5. View of existing tree near rear elavation

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

KEY

Site boundary

Council owned land

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

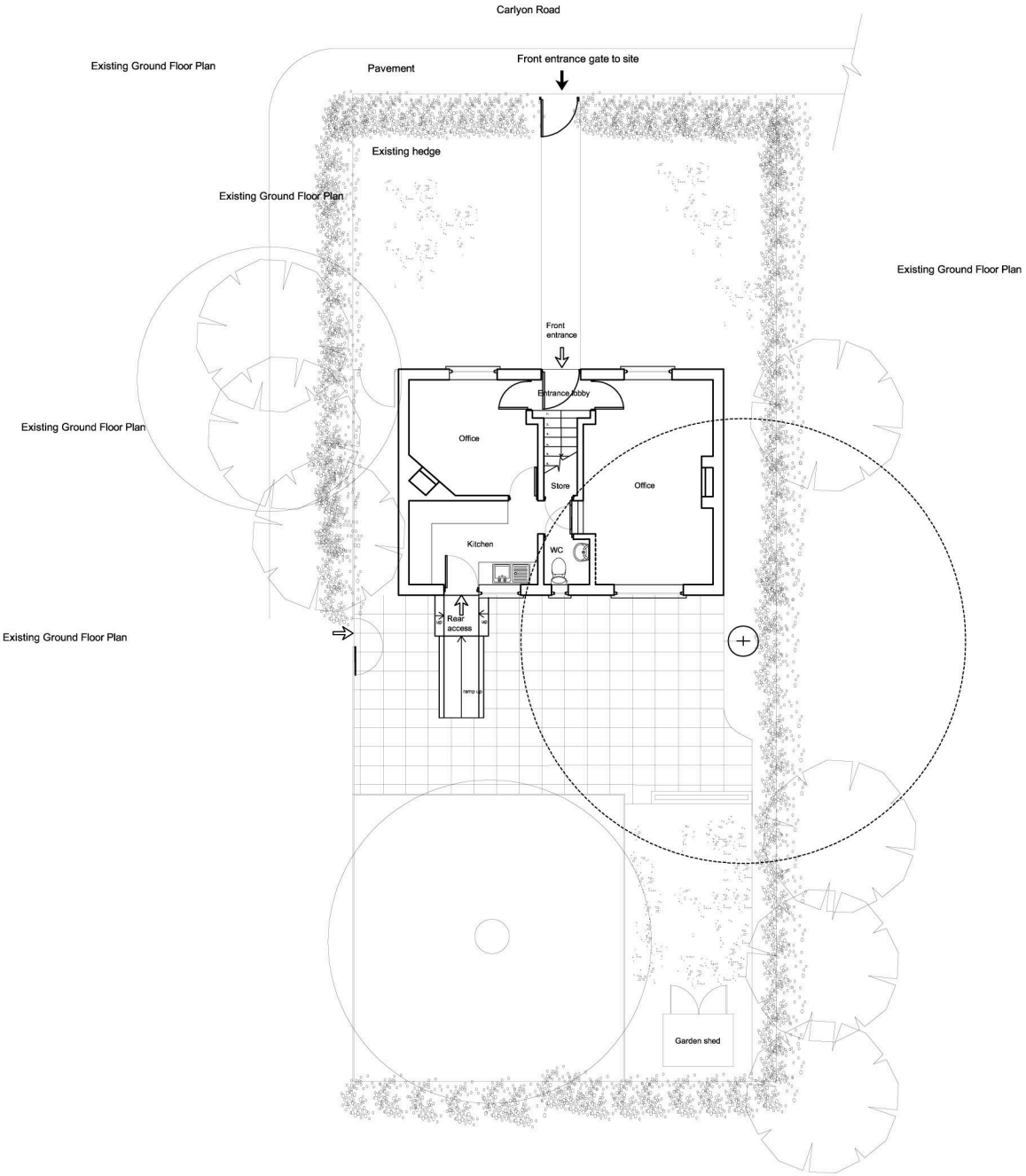
PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING LOCATION PLAN AND PHOTOGRAPHS

SCALE	DRAWN BY	CHECKED BY	DATE
1:1250 @ A3	SF		28/07/11

DRAWING No. 2011D90/P01

REV.



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

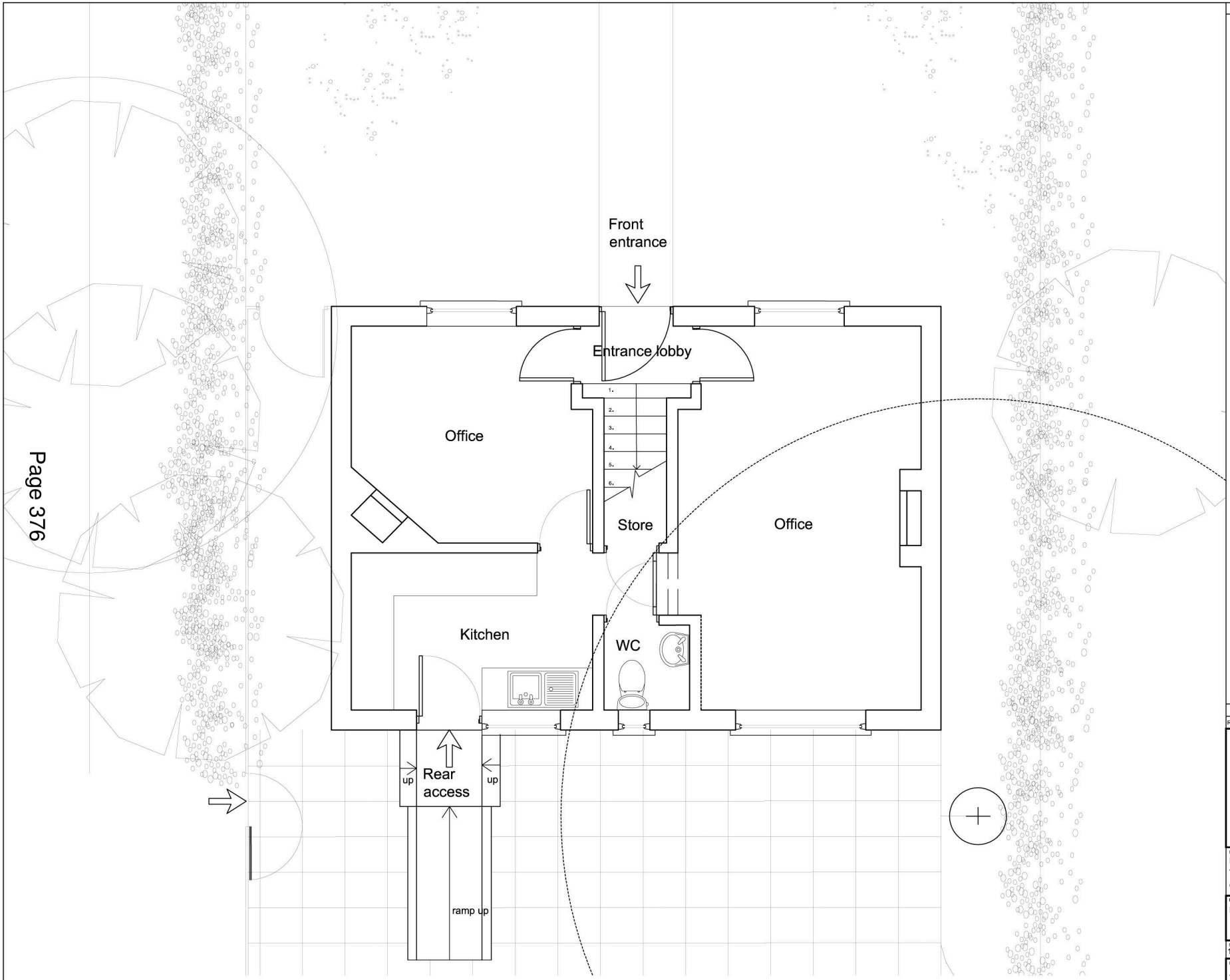
PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING SITE PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:125 @ A3	SF		04/08/11

DRAWING No.
2011D90/P02

REV.



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

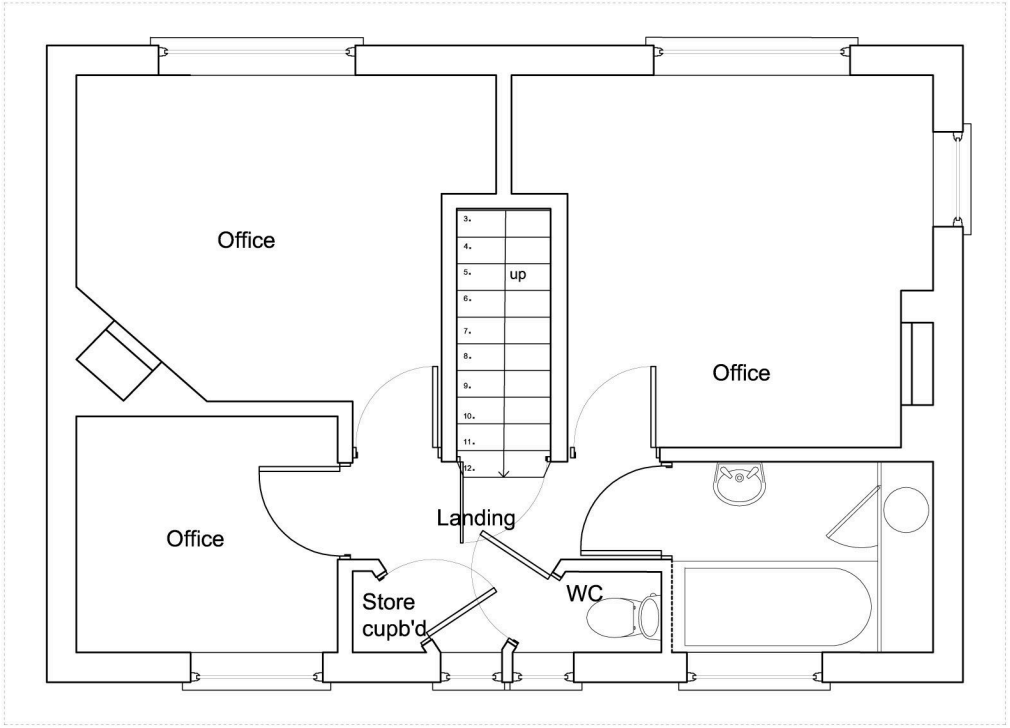
PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING GROUND FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		

DRAWING No.
2011D90/P03

REV.



Existing First Floor Plan

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

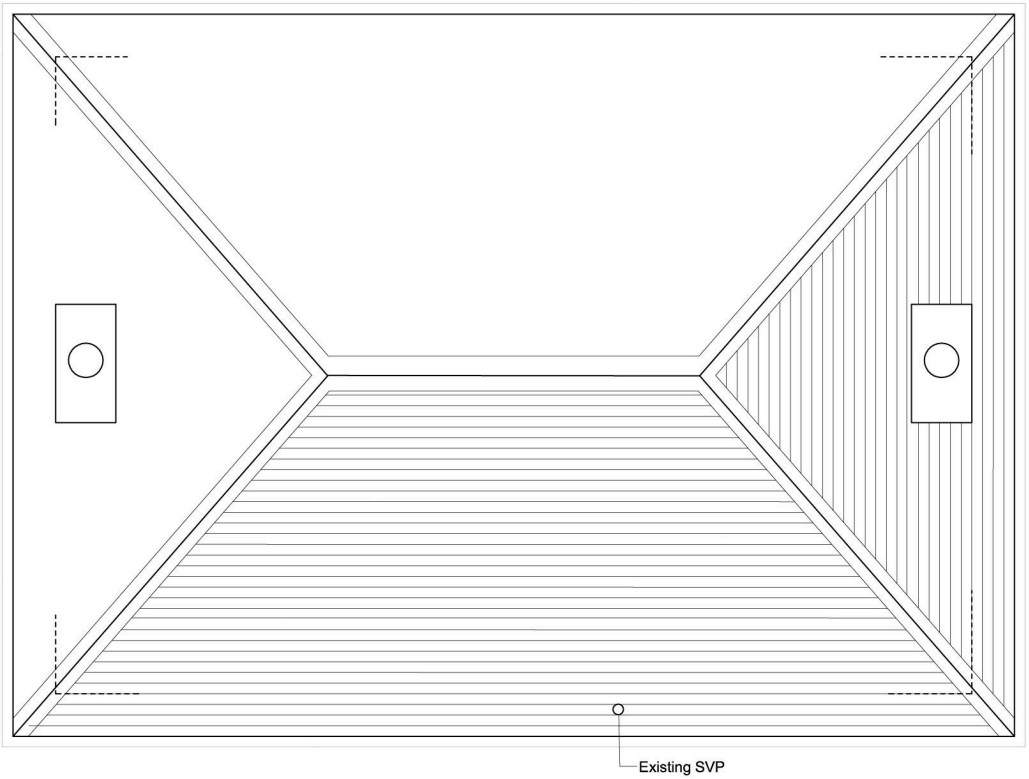
PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING FIRST FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		

DRAWING No.
2011D90/P04

REV.



Existing Roof Plan

NOTES

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DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING ROOF PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		

DRAWING No. 2011D90/P05

REV.

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

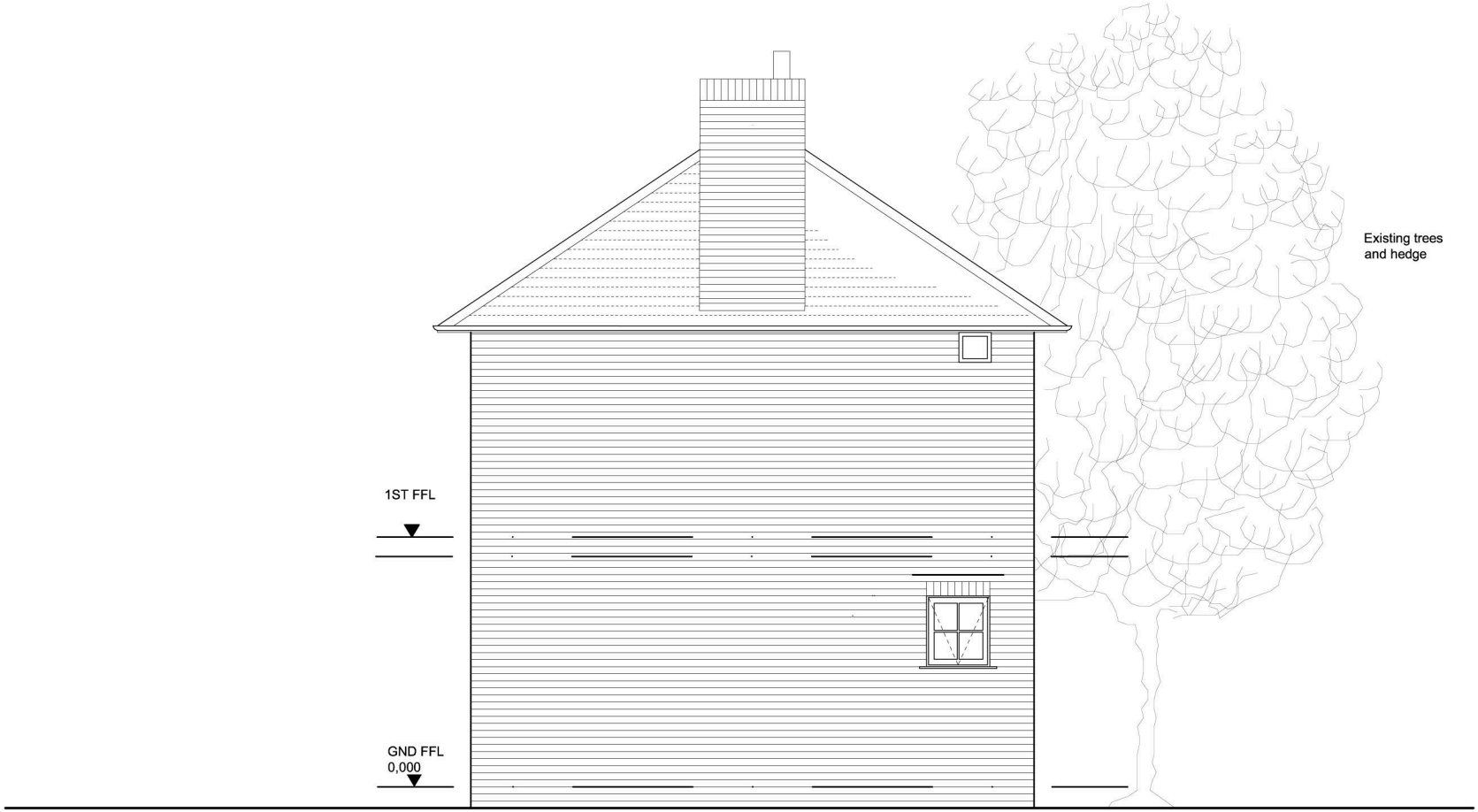
PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING SOUTH WEST ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		

DRAWING No. 2011D90/P06

REV.



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING NORTH WEST ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		

DRAWING No. 2011D90/P07

REV.

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

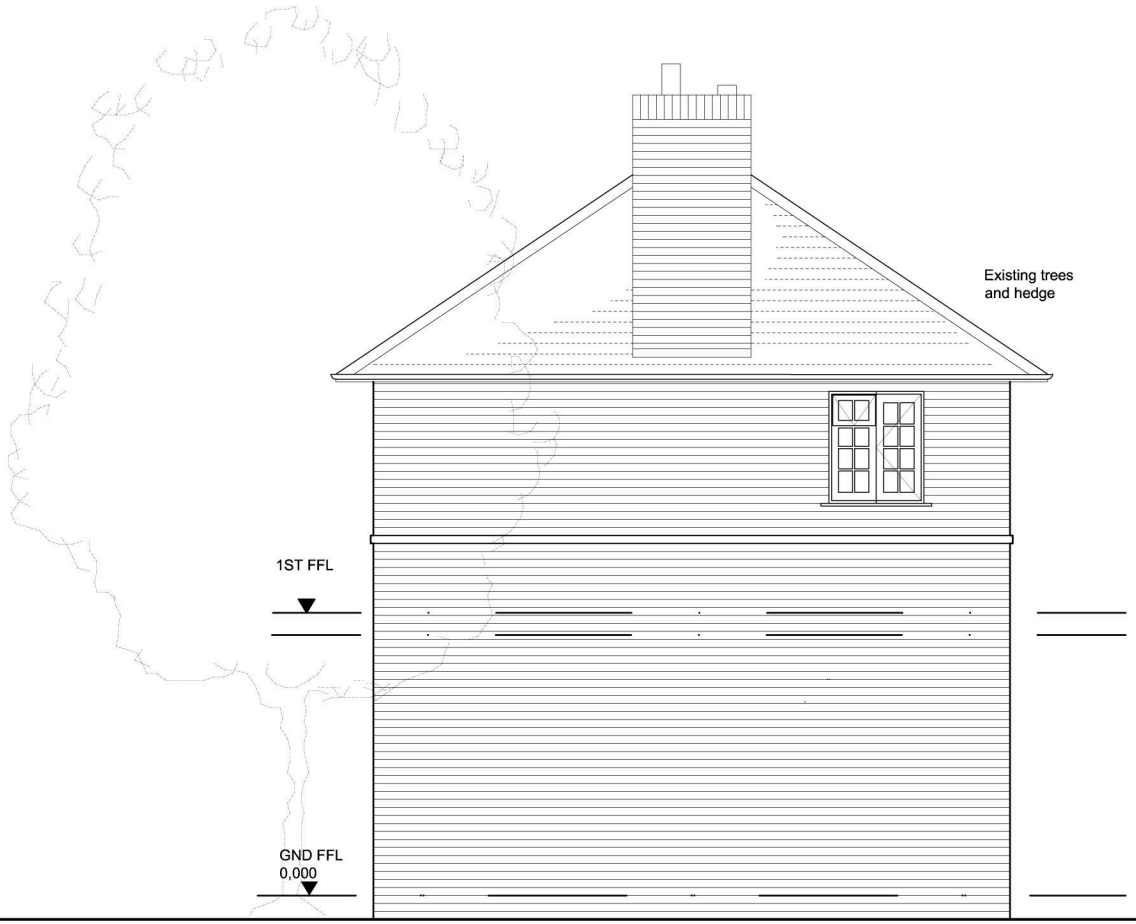
PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING NORTH EAST ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		

DRAWING No. 2011D90/P08

REV.



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

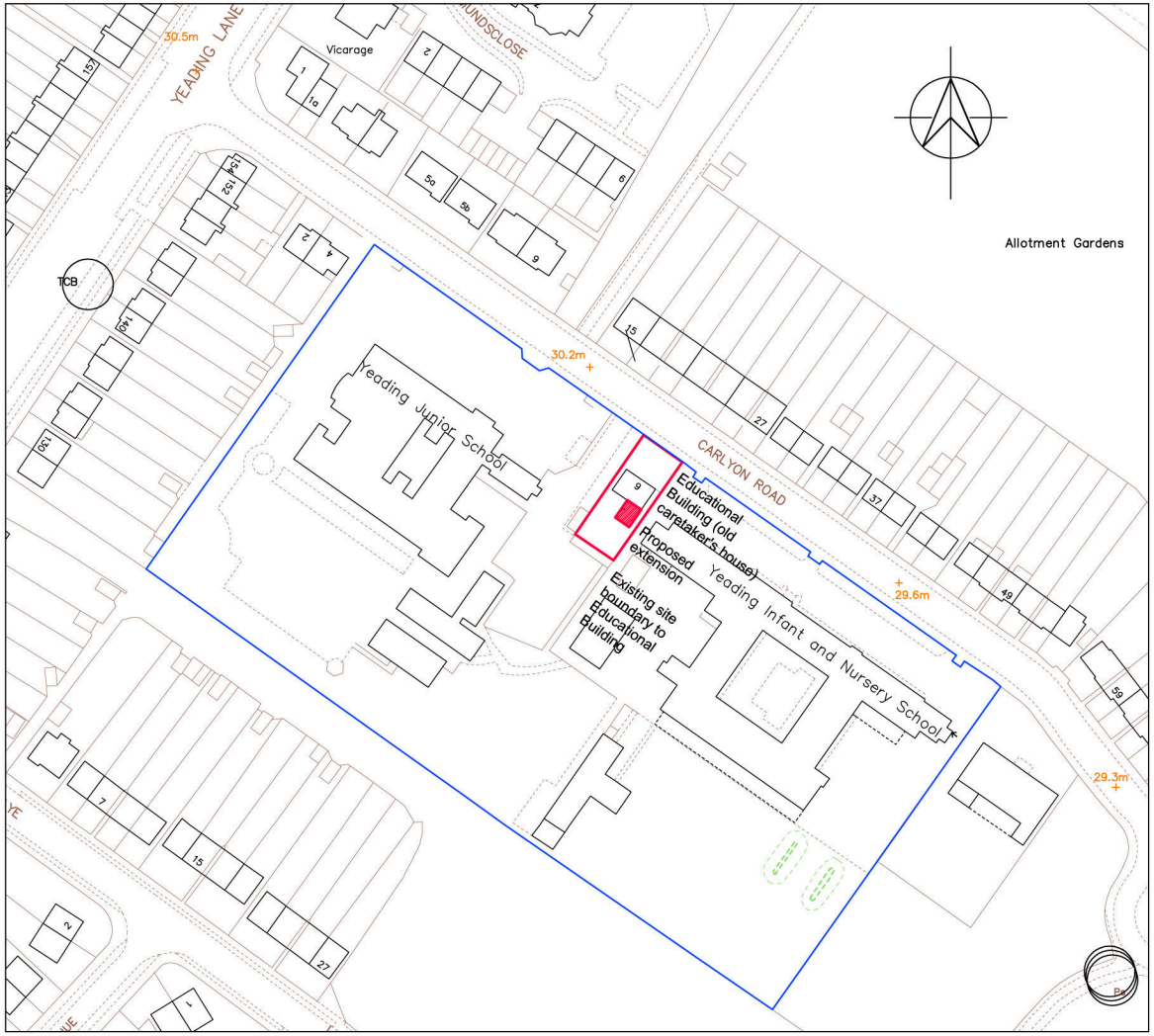
PROJECT
REAR EXTENSION TO CARETAKER'S HOUSE
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
EXISTING SOUTH EAST ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		

DRAWING No. 2011D90/P09

REV.



Page 383

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

KEY

- Site boundary
- Proposed extension
- Council owned land

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED LOCATION PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:1250 @ A3	SF		28/07/11

DRAWING No.
2011D90/P10

REV.

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Materials

Walls:
342.5mm thick cavity wall construction comprising 102.5mm facebrick outer skin, 100mm thick cavity with 75mm thick insulation and 140mm thick concrete block construction, plastered on inner face.

Face brickwork to be matched to the existing face brick as far as possible.

Roof:
Single ply waterproof roof membrane, colour grey with grey aluminium roof trim.

Window: White UPVC double glazed cottage pane window to match the existing.

Doors:
Aluminium frame double glazed exterior doors. RAL colour white

Gutters & RWP:
Aluminium half round gutter with aluminium hopper and RWP. Colour RAL black to match existing.

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

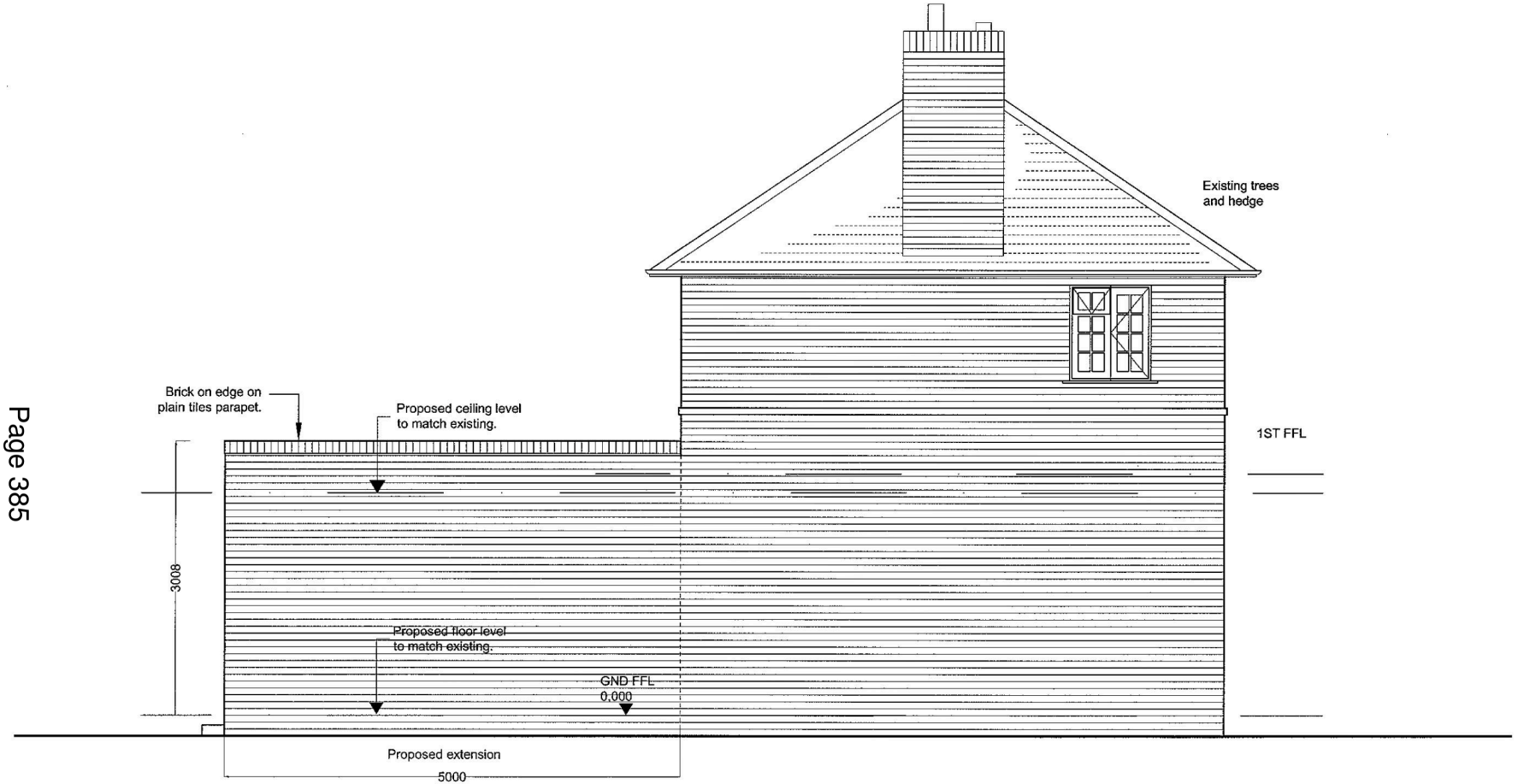
PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED NORTH EAST ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		04/08/11

DRAWING No. 2011D90/P17

REV.



Proposed South East Elevation

NOTES

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DO NOT SCALE FROM THIS DRAWING

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Doors:
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Gutters & RWP:
Aluminium half round gutter with aluminium hopper and RWP. Colour RAL black to match existing.

Rev	Revision notes	Initials	Date
A	Parapet wall added.	Sam	27-09-11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

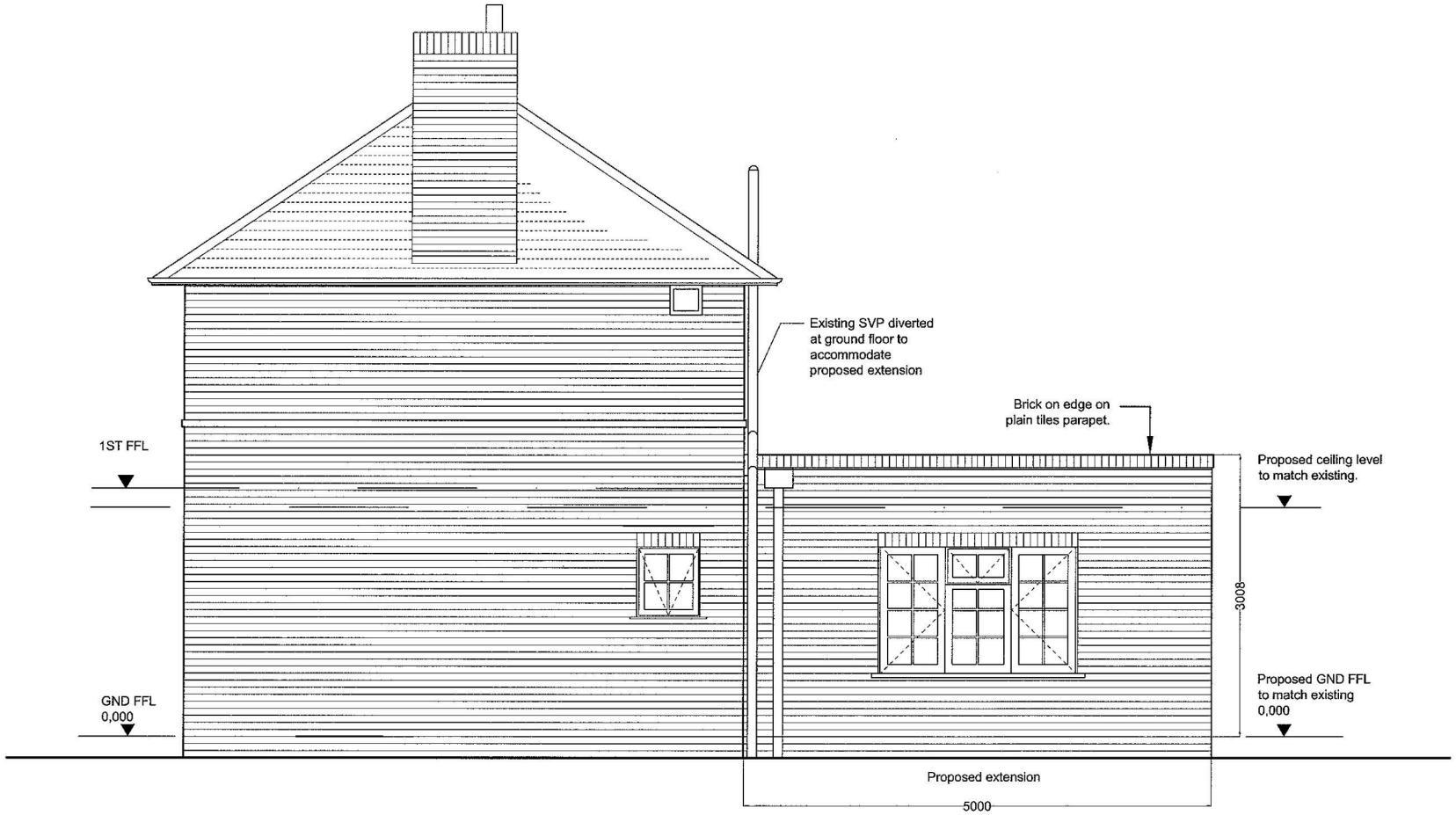
PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED SOUTH EAST ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		04/08/11

DRAWING No. 2011D90/P18

REV. A



NOTES

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Materials

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Rev	Revision notes	Initials	Date
A	Parapet wall added.	Sam	27-09-11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

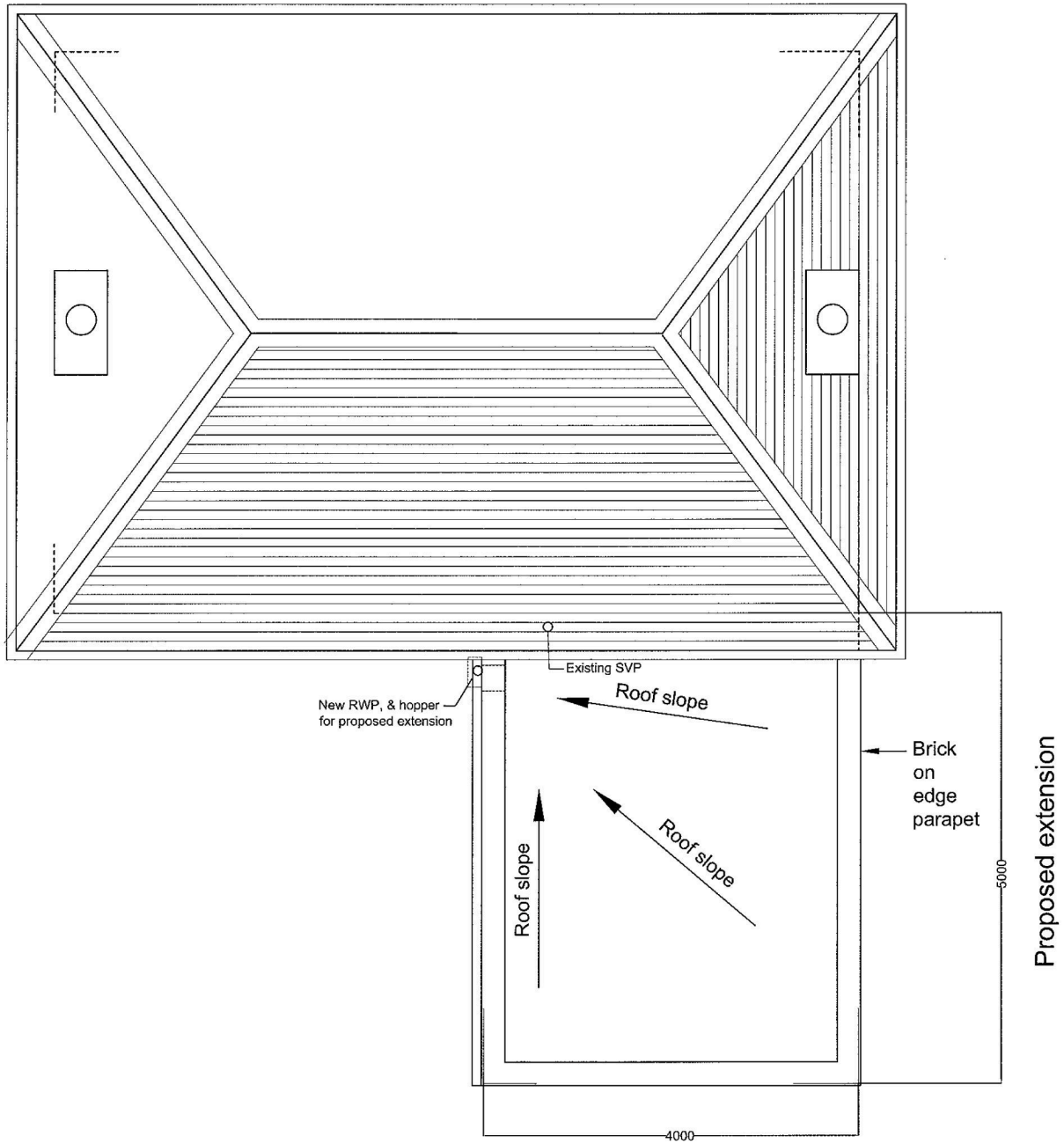
PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED NORTH WEST ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		04/08/11

DRAWING No: 2011D90/P16

REV: A



NOTES

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DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
A	Parapet wall added.	Sam	27-09-11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

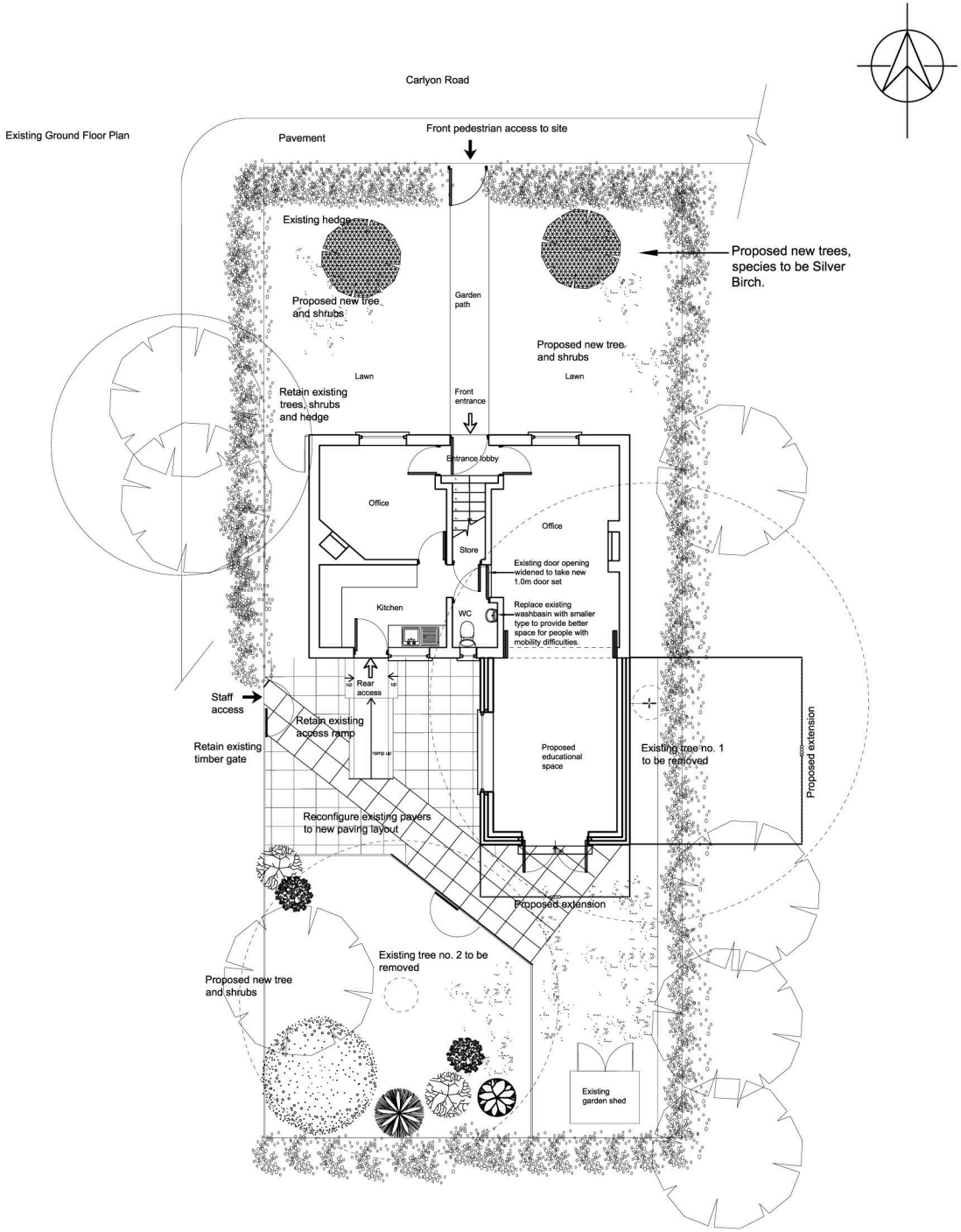
DESCRIPTION
PROPOSED ROOF PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		04/08/11

DRAWING No. 2011D90/P14

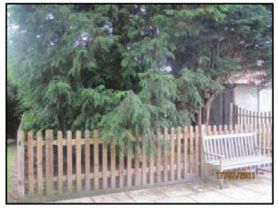
REV. A

Existing Ground Floor Plan



1. View of house from the Carlyon Sreet showing tree no. 1 on the left. This tree is to be removed

2. View showing tree no. 1 (centre) and tree no 2 (on right). Both trees are to be removed.



3. View showing tree no. 2 to be removed.

4. View showing tree no. 1 to be removed.

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
A	New trees added. WC layout revised.	Sam	27-09.11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

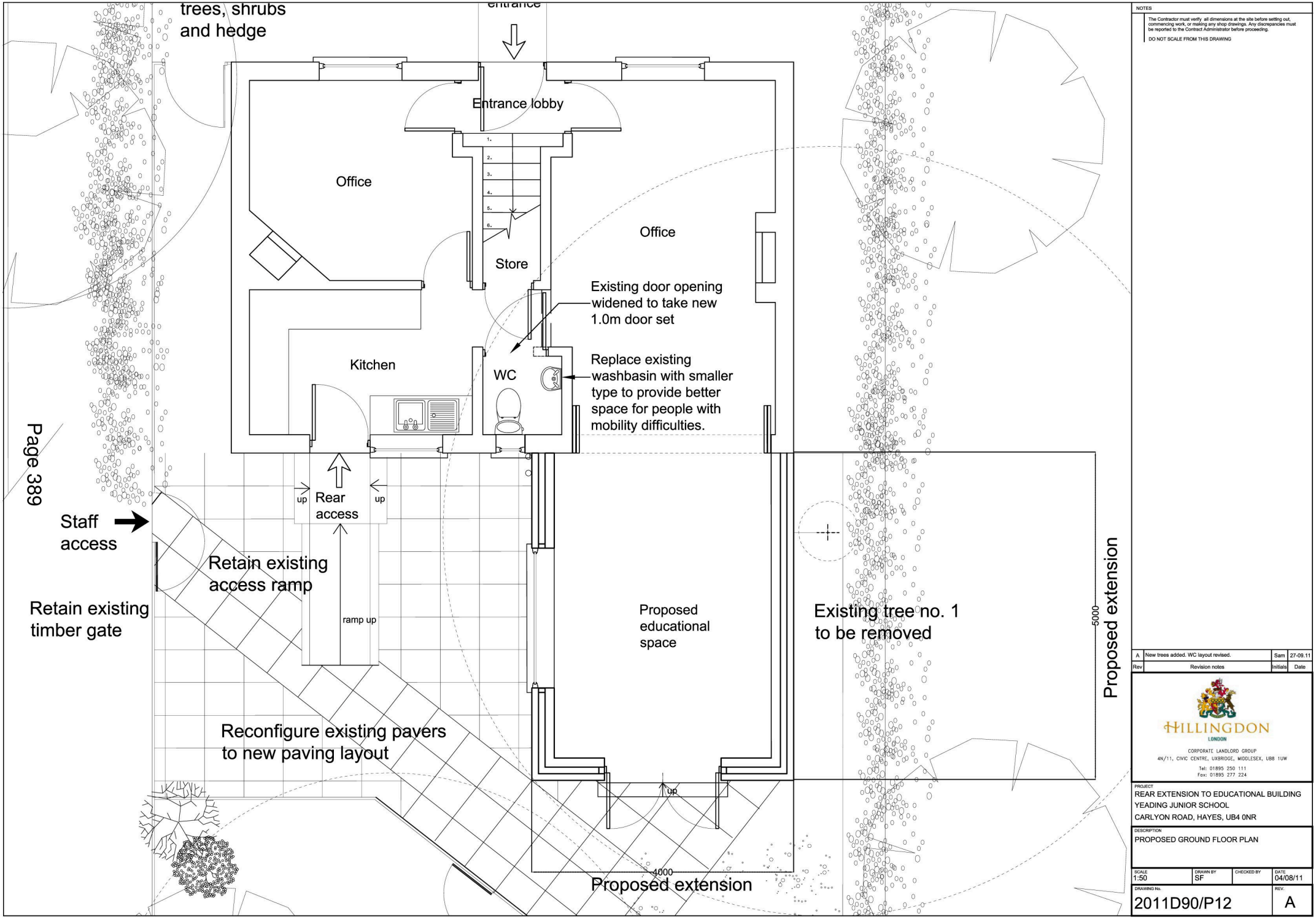
PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED SITE PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:125 @ A3	SF		04/08/11

DRAWING No. 2011D90/P11

REV. A



NOTES

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DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
A	New trees added. WC layout revised.	Sam	27-09.11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED GROUND FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:50	SF		04/08/11

DRAWING No. 2011D90/P12

REV. A

NOTES

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DO NOT SCALE FROM THIS DRAWING

Materials

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Gutters & RWP:
Aluminium half round gutter with aluminium hopper and RWP. Colour RAL black to match existing.

Rev	Revision notes	Initials	Date
A	Parapet wall added.	Sam	27-09-11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

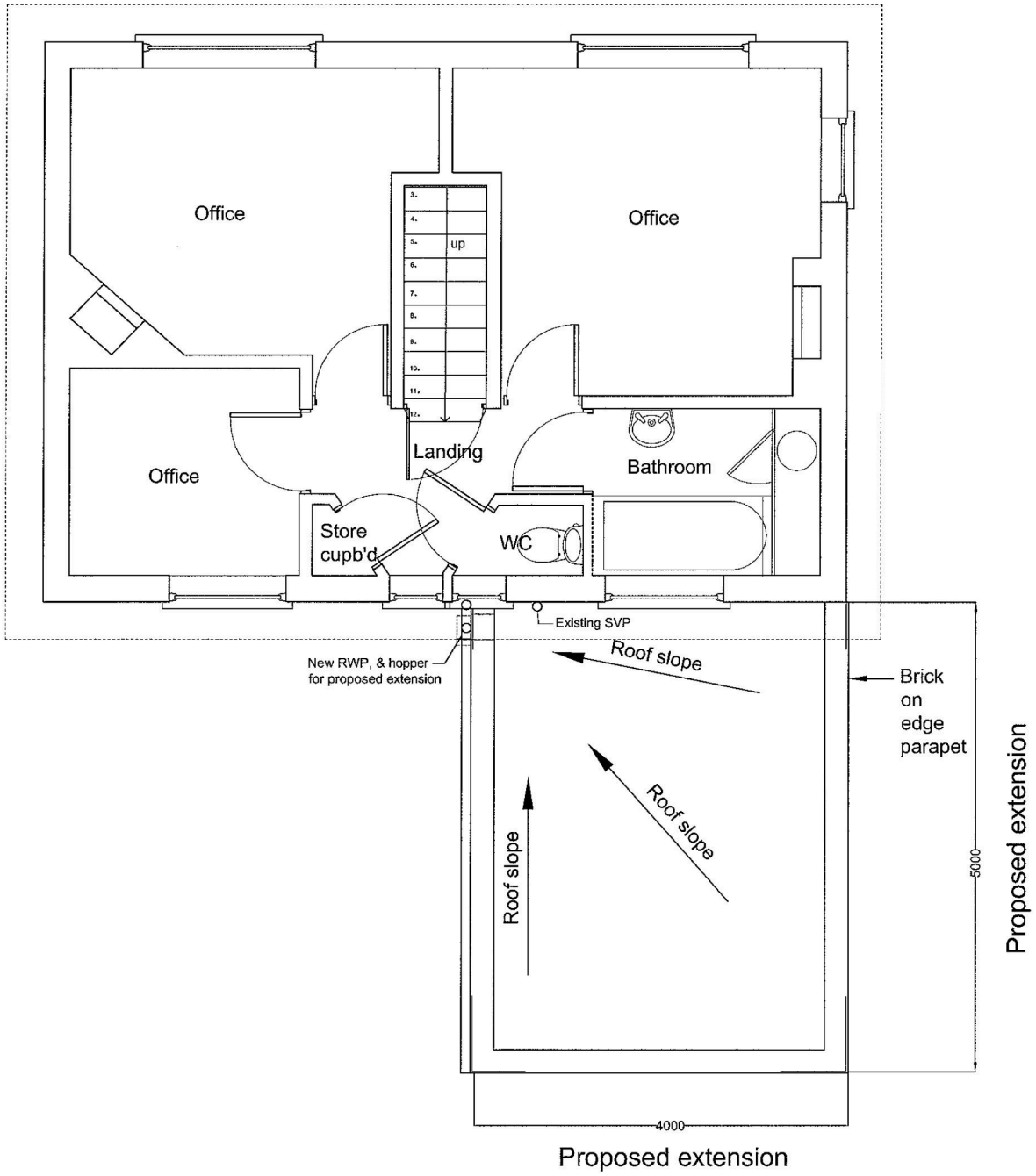
PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED SOUTH WEST ELEVATION

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		04/08/11

DRAWING No.
2011D90/P15

REV.
A



NOTES

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DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
A	Parapet wall added.	Sam	27-09-11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

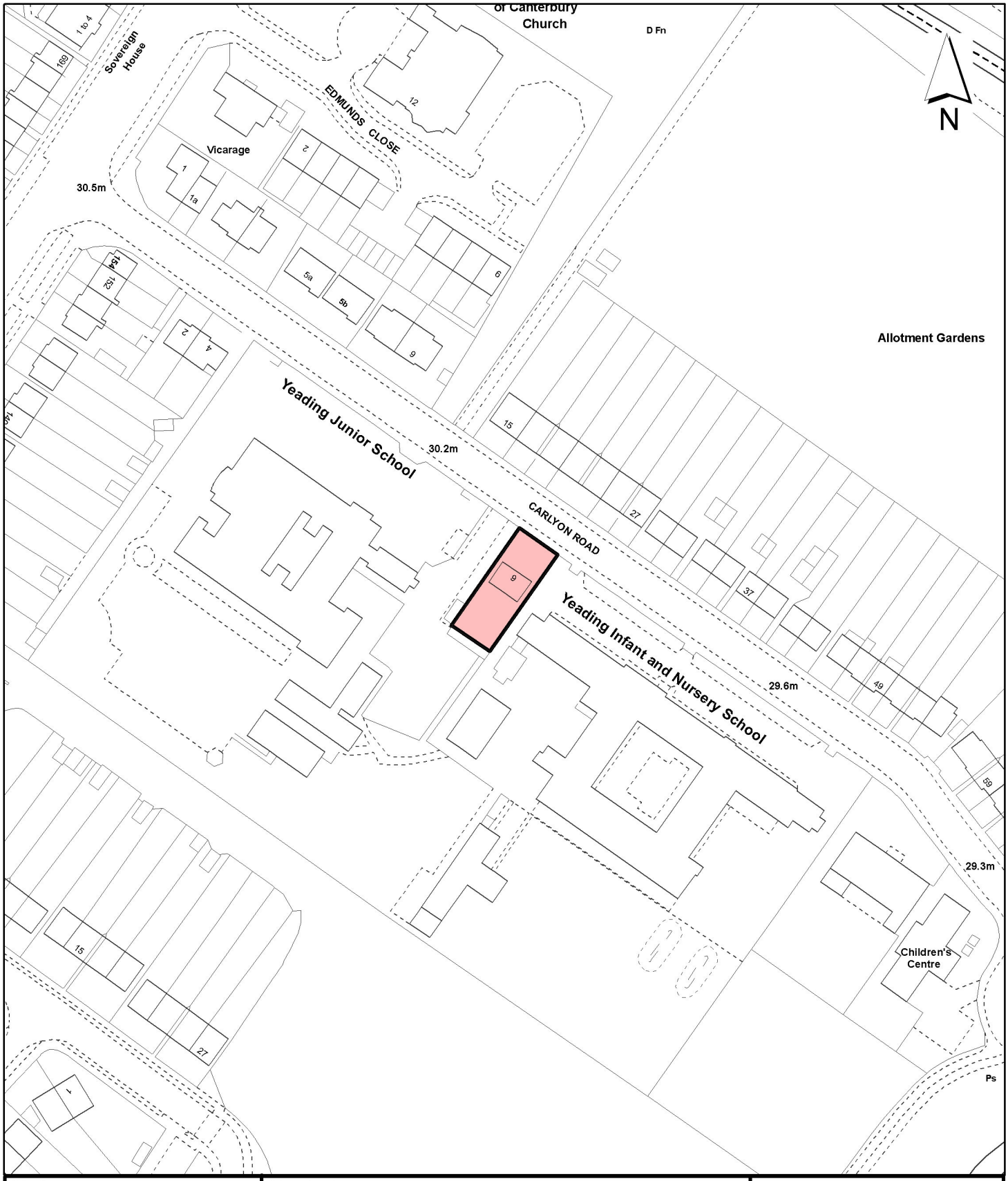
PROJECT
REAR EXTENSION TO EDUCATIONAL BUILDING
YEADING JUNIOR SCHOOL
CARLYON ROAD, HAYES, UB4 0NR

DESCRIPTION
PROPOSED FIRST FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SF		04/08/11

DRAWING No. 2011D90/P13

REV. A



Notes

Site boundary

For identification purposes only.

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Site Address

Yeading Junior School
Carlyon Road
Hayes

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

Planning Application Ref:
17997/APP/2011/2029

Scale
1:1,250

Planning Committee
Central and South

Date
September 2011

HILLINGDON
LONDON

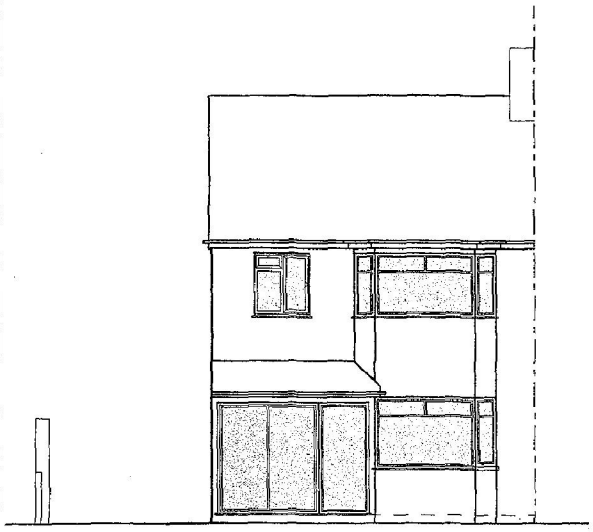
Report of the Head of Planning & Enforcement Services

Address	66 HATCH LANE HARMONDSWORTH
Development:	Single storey side extension (Part retrospective application).
LBH Ref Nos:	**19246/APP/2011/1884**

Date Plans Received:	02/08/2011	**Date(s) of Amendment(s):**	02/08/2011 23/09/2011
Date Application Valid:	16/08/2011		

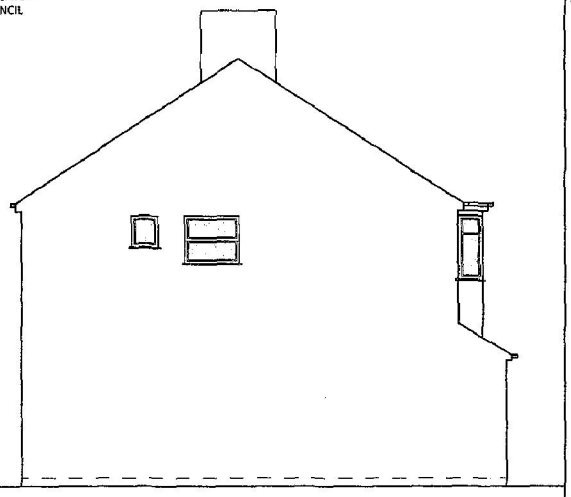
2011/1884

IT IS RESPECTFULLY NOTED THAT
AN IDENTICAL APPLICATION TO THAT
SUBMITTED WAS APPROVED UNDER DELEGATED
AUTHORITY ON 14/09/2010 UNDER COUNCIL
REFERENCE 19246/APP/2010/1349.

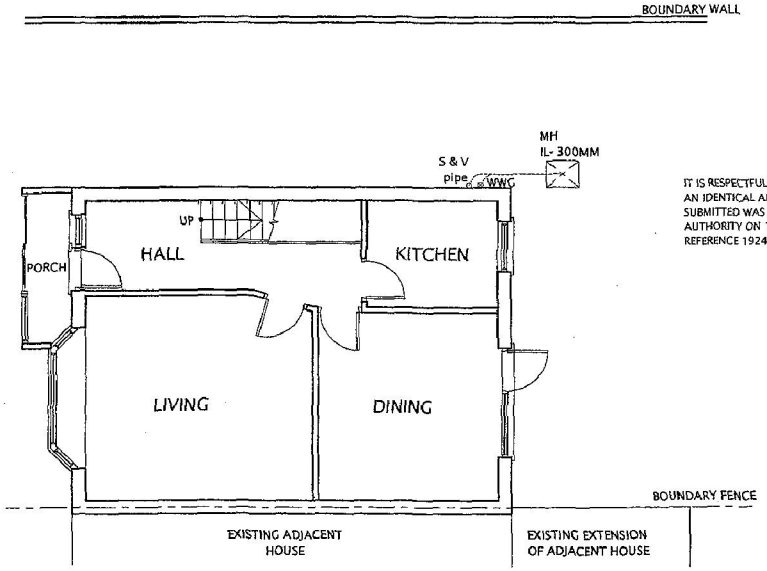


EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

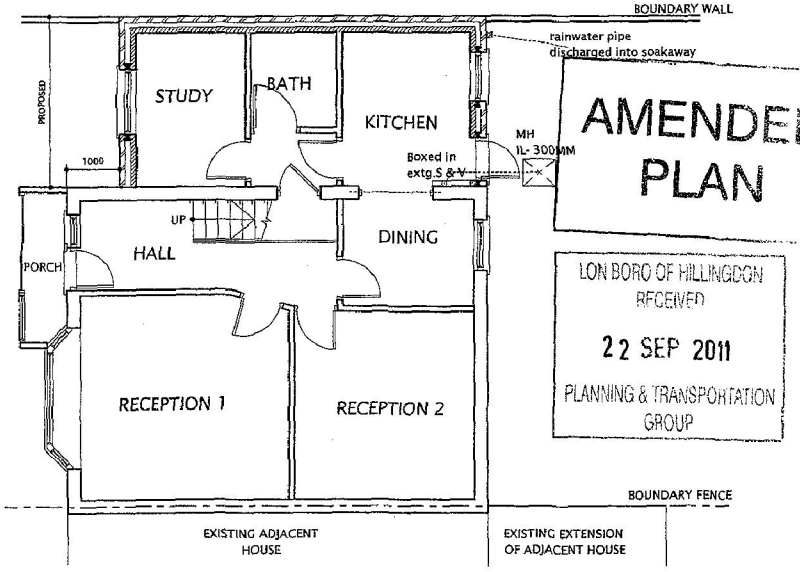


EXISTING LEFT SIDE ELEVATION



IT IS RESPECTFULLY NOTED THAT
AN IDENTICAL APPLICATION TO THAT
SUBMITTED WAS APPROVED UNDER DELEGATED
AUTHORITY ON 14/09/2010 UNDER COUNCIL
REFERENCE 19246/APP/2010/1349.

EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

AMENDED PLAN

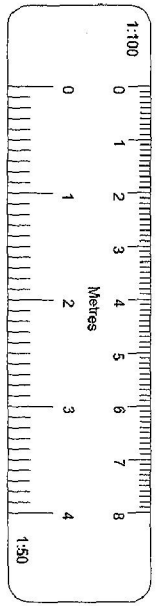
LON BORO OF HILLINGDON
RECEIVED
22 SEP 2011
PLANNING & TRANSPORTATION
GROUP

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to heating, lighting, power, plumbing etc, to be in accordance with client instructions.

All external surfaces to match existing.
All work to be to the satisfaction of the local authority-building surveyor.

Builder to serve building notice and comply fully in all respect.
All proprietary materials to manufacturers recommendations

Works to boiler/Gas to be carried out by CORGI registered installer and to CORGI recommendations



DATE	REVISION

COPYRIGHT:

JOB TITLE:
66 HATCH LANE,
HARMONDSWORTH.

DRAWING TITLE:
PLANS, ELEVATIONS

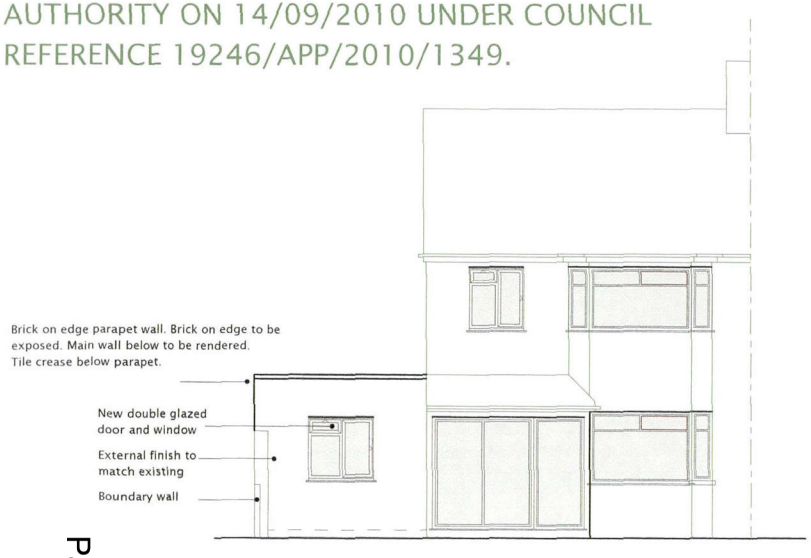
SCALE : 1:100

DATE: SEPT. '2010 | DRAWN BY:

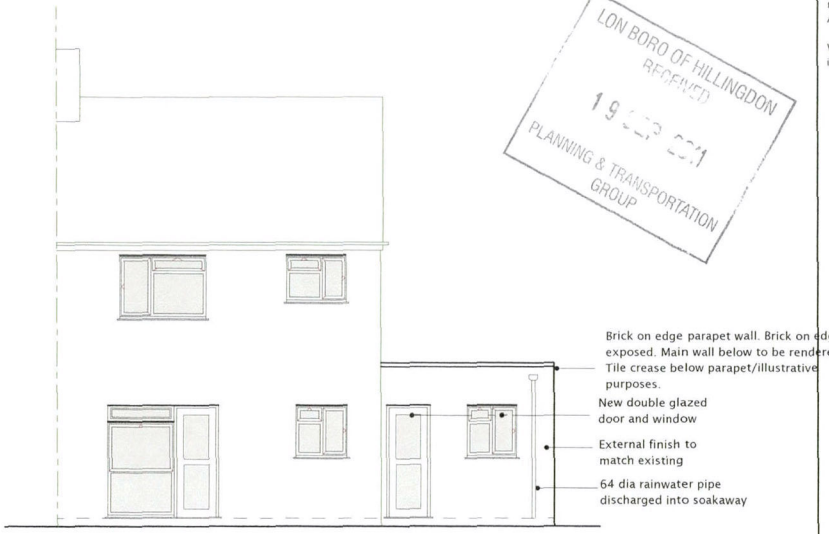
DRG. NO.	REV.
10/66/HLH/101	

19246/APP/11/1884

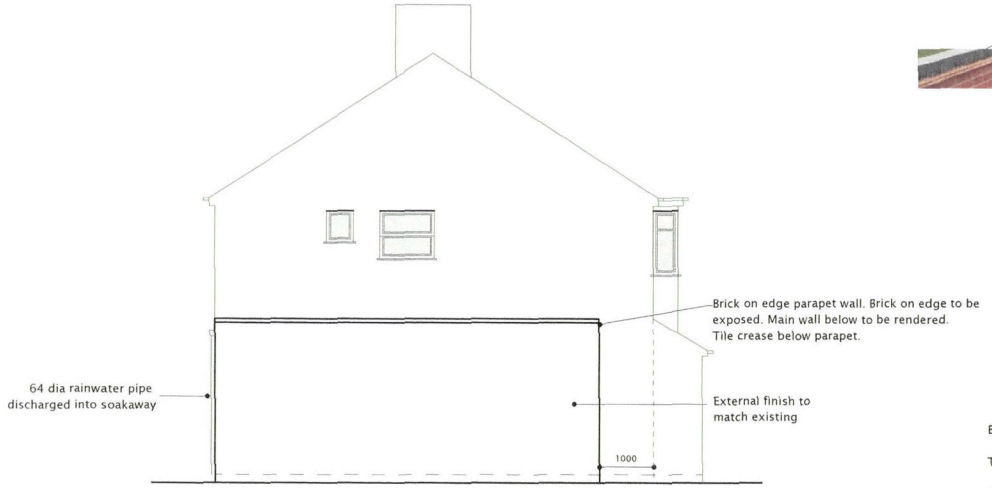
IT IS RESPECTFULLY NOTED THAT AN IDENTICAL APPLICATION TO THAT SUBMITTED WAS APPROVED UNDER DELEGATED AUTHORITY ON 14/09/2010 UNDER COUNCIL REFERENCE 19246/APP/2010/1349.



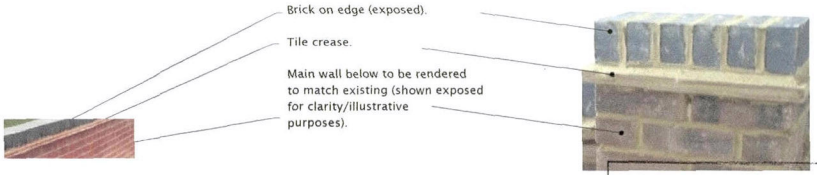
PROPOSED FRONT ELEVATION

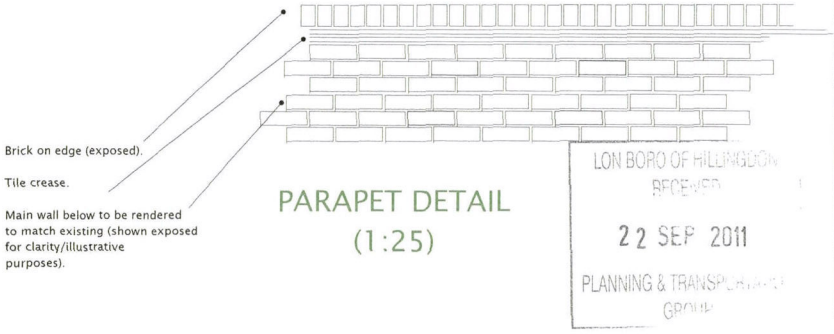


PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION





PARAPET DETAIL (1:25)

LON BORO OF HILLINGDON RECEIVED 22 SEP 2011 PLANNING & TRANSPORTATION GROUP

AMENDED PLAN

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to heating, lighting, power, plumbing etc. to be in accordance with client instructions.

All external surfaces to match existing.
All work to be to the satisfaction of the local authority-building surveyor.

Builder to serve building notice and comply fully in all respect.
All proprietary materials to manufacturers recommendations

Works to boiler/Gas to be carried out by CORGI registered installer and to CORGI recommendations

1:100 0 1 2 3 4 Metres 1:50 0 1 2 3 4 5 6 7 8

	DATE	REVISION

COPYRIGHT:

JOB TITLE:
66 HATCH LANE, HARMONDSWORTH.

DRAWING TITLE:
ELEVATIONS

SCALE : 1:100

DATE: SEPT. '2010 | DRAWN BY:

DRG. NO. 10/66/HLH/102/A | REV.

Site Map 1:1250

MAPPING FOR PLANNING AND BUILDING CONTROL APPLICATIONS

NOT TO BE REPRODUCED

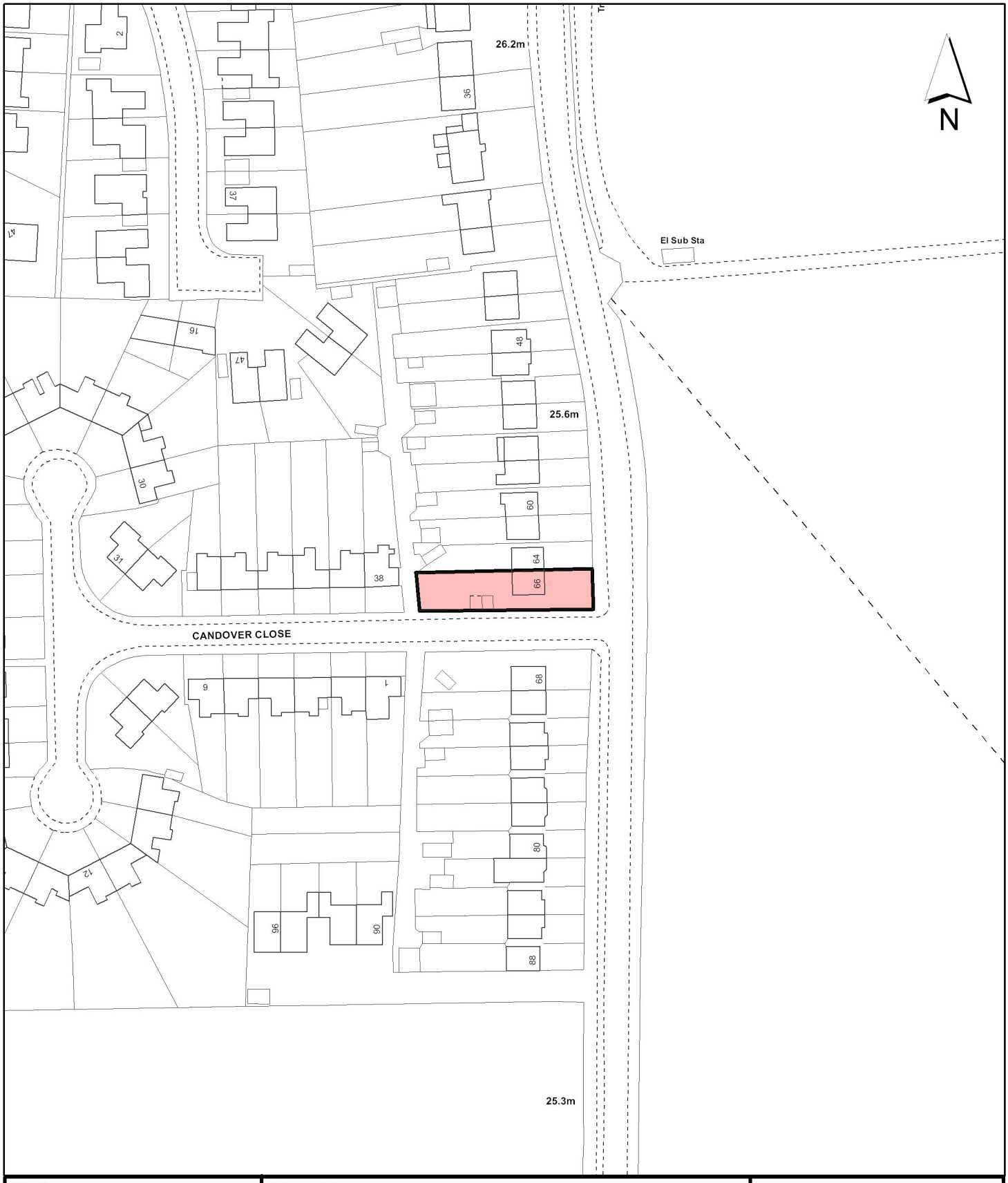
London Borough of Hillingdon
Building Control Services
Civic Centre
High Street
Uxbridge
Middx UB8 1UW
Tel: 01895-250804/5/6/7/8

Search Conducted For:

---

66 HATCH LANE
WEST DRAYTON
UB7 0AZ

N



Notes

Site boundary

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Site Address

66 Hatch Lane, Harmondsworth

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

Planning Application Ref:
19246/APP/2011/1884

Scale
1:1,250

Planning Committee
Central and South

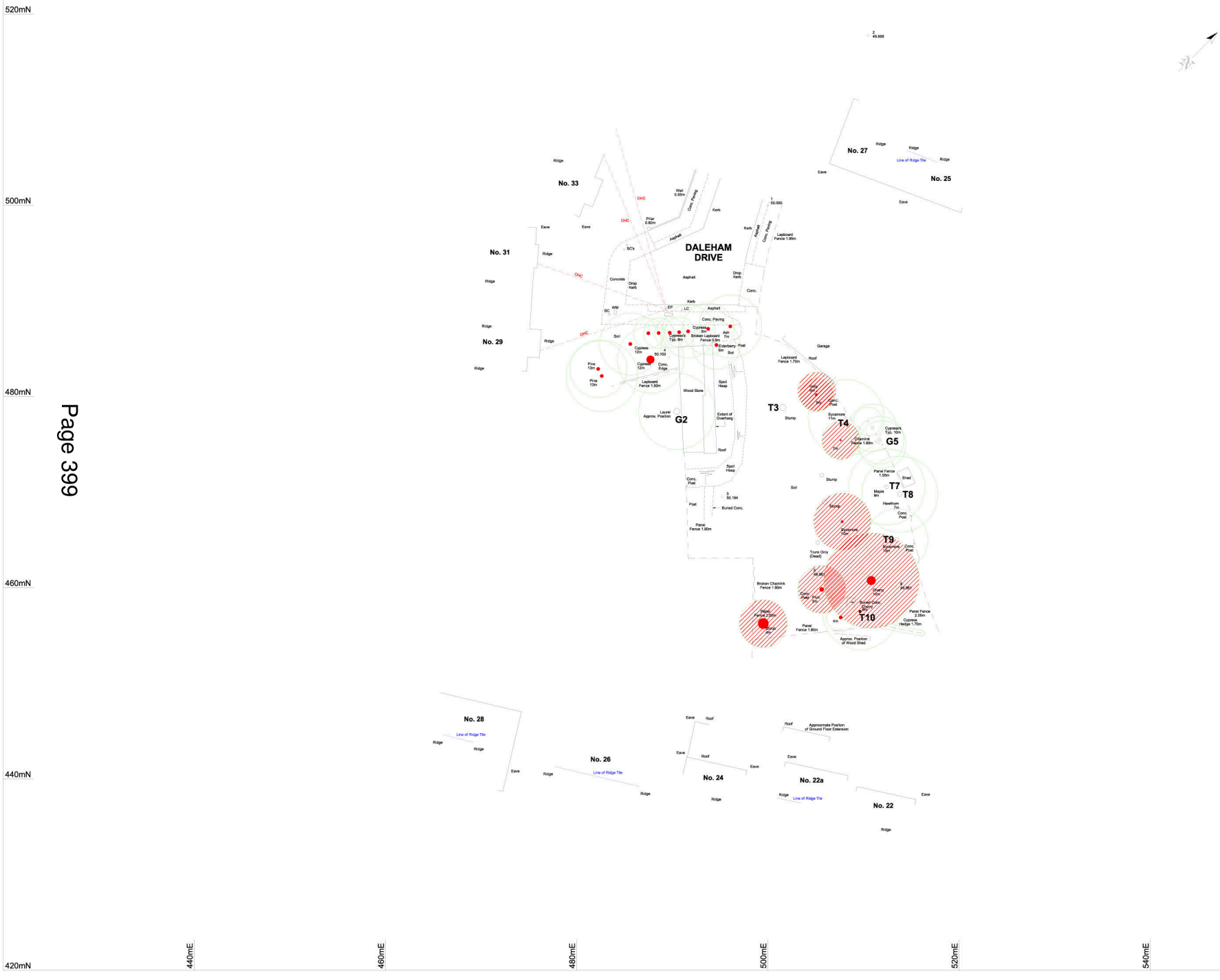
Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	LAND REAR OF 22, 22A & 24 DICKENS AVENUE HILLINGDON
Development:	2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover
LBH Ref Nos:	67783/APP/2011/1077

Date Plans Received:	06/05/2011	**Date(s) of Amendment(s):**	06/05/2011 13/05/2011 05/07/2011 28/07/2011
Date Application Valid:	13/05/2011		


520mN
500mN
480mN
460mN
440mN
420mN
440mE
460mE
480mE
500mE
520mE
540mE
560mE
DALEHAM DRIVE
No. 33
No. 31
No. 29
No. 27
No. 25
No. 28
No. 26
No. 24
No. 22a
No. 22
G2
G5
T3
T4
T7
T8
T9
T10
Garage
Shed
Wood Store
Broken Chainlink Fence 1.80m
Panel Fence 1.90m
Lapboard Fence 1.70m
Lapboard Fence 1.50m
Broken Lapboard Fence 0.9m
Lapboard Fence 1.95m
Panel Fence 1.80m
Panel Fence 2.05m
Cypress Hedge 1.70m
Approx. Position of Wood Shed
Approximate Position of Ground Floor Extension
Line of Ridge Tile
Extent of Overhang
Buried Conc.
Spoil Heap
Trunk Only (Dead)
Stump
Slump
Soil
Roof
Eave
Ridge
OHC
Conc. Paving
Asphalt
Kerb
Drop Kerb
Concrete
Conc.
Wall 0.55m
Pillar 0.80m
SC's
EP
LC
WM
SC
Cypress's Typ. 8m
Cypress 8m
Asp. 7m
Elderberry 6m
Post
Sycamore 11m
Cypress's Typ. 10m
Maple 8m
Hawthorn 7m
Blossom 10m
Blackthorn 7.5m
Conc. Post
Panel Fence 1.55m
Cherry 10m
Broken Conc. Post
Fruit 6m
Trees, Fence 2.05m
Shrubs 4m
Cypress 12m
Conc. Edge
Laurel Approx. Position
Pine 13m
Elder 6m
Sycamore 15m
Chainlink Fence 1.80m
Cypress's Typ. 10m
Hedge
Fence
Soil
Post
Sump
Bollard
Approx. Position of Ground Floor Extension
Line of Ridge Tile
Eave
Ridge
Roof
Garage
Shed
Wall
Fence
Hedge
Tree
Bollard
Post
Sump
Slump
Soil
Roof
Eave
Ridge
Line of Ridge Tile
Approximate Position of Ground Floor Extension

LONDON BOROUGH OF HILLINGDON
RECEIVED
- 6 MAY 2011
PLANNING & TRANSPORTATION GROUP

Ordnance Survey Serial Number: 00937800

0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Scale 1:1250

Rev	Date	Details
-	-	-

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This drawing is to be read in conjuction with all the relevant consultants, suppliers and manufacturers drawings and information.

PLANNING

ark|tec
Architectural Consultancy

1 Farnham Road
Guildford
Surrey
GU2 4RG

t: 01483 549 047
f: 01483 549 100
e: info@arktec.co.uk
w: www.arktec.co.uk

Client: MR WARREN JONES

Project: LAND TO R/O 22-24 DICKENS AVE, UXBRIDGE

Drawing: LOCATION PLAN

Scale: 1:1250 @ A4

Date: 28/04/11

Drawing Number: P08/06/101

Revision: -

Page 401

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KEY:

- Existing trees removed to facilitate development
- Overhead cables
- Line of tree protection fencing
- Existing tarmac pathways
- Proposed green areas

0 4m 8m 12m 16m 20m

Scale 1:250

Rev	Date	Details
B	28/07/11	New dropped kerb access reduced to 5 metres in width
A	12/05/11	Dimensions added in line with TerraQuest email dated 11/05/11

PLANNING

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Architectural Consultancy
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GU2 4RG
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e: info@arktec.co.uk
w: www.arktec.co.uk

Client: MR WARREN JONES

Project: LAND TO R/O 22-24 DICKENS AVE, UXBRIDGE.

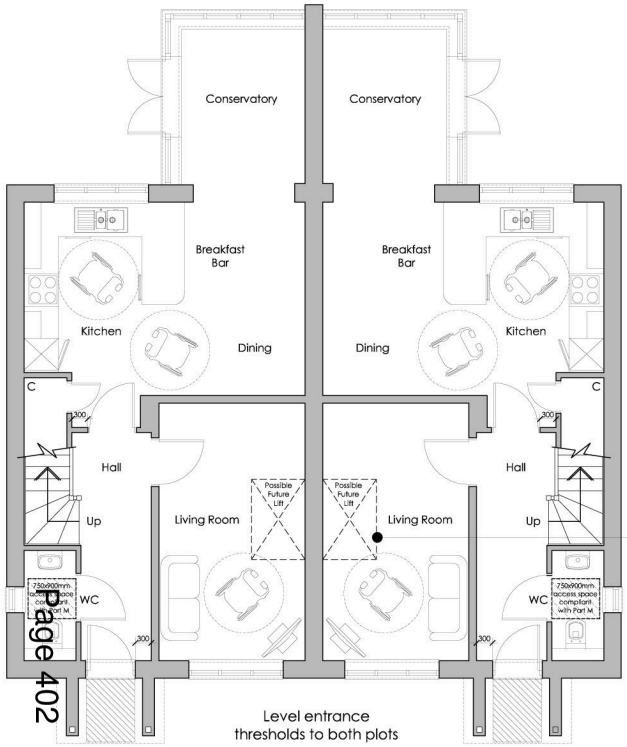
Drawing: PROPOSED SITE PLAN

Scale: 1:250 @ A3

Date: 28/04/11

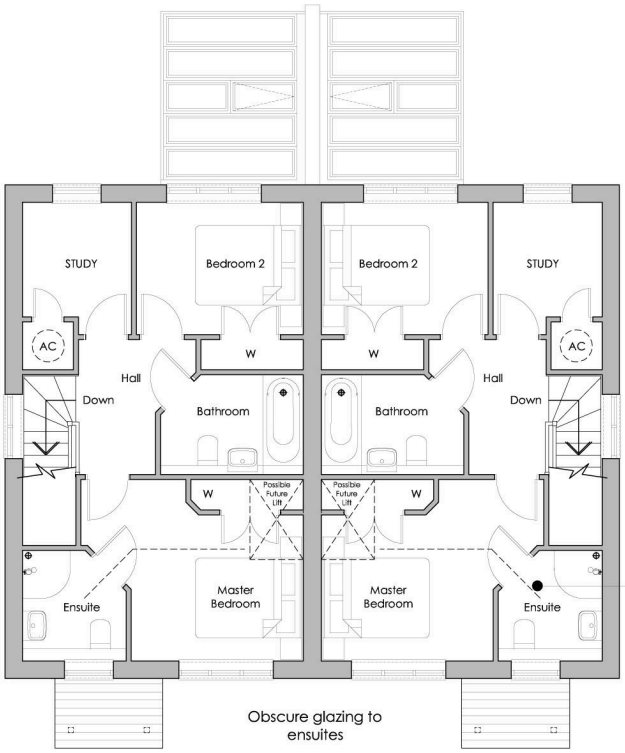
Drawing Number: P08/06/102

Revision: B



Space for incorporation of through floor lift from ground floor to first floor.

Drainage point provided for future shower installation in WC's



Drainage points in Bathroom & En-suite to allow for future wetroom installation

Ceiling support to permit future installation of tracked hoist from bedroom

Covered entrance with porch light

0 1m 2m 3m 4m 5m

Scale 1:100

PLOT 01 **PLOT 02**

GROUND FLOOR

PLOT 01 **PLOT 02**

FIRST FLOOR

LIFETIME HOMES CONSIDERATIONS

1. The car parking area is directly adjacent to the homes and capable of enlargement to attain 3300mm.
2. The distance from the car parking to the home is minimal and is level.
3. The approach to the entrances is also level.
4. The front entrance is illuminated and covered, and has level access over the threshold in compliance with Part M.
5. There are no communal stairs or lifts.
6. The width of the internal doorways and hallways conforms to Part M. There is an allowance for 300mm of wall space to the side of the leading edge of the doors on the entrance level.
7. There is ample turning space for a wheelchair in the Dining Area and Living Room and adequate circulation space for wheelchairs elsewhere.
8. The Living Room is at entrance level.
9. There is ample space in the Living Room that could be used as a convenient bed space.
10. There is a toilet at entrance level that conforms to Part M, (this is a small two bedroom dwelling)
11. All walls in the Bathroom and WC are capable of taking handrail adaptations.
12. The design allows for the incorporation of a future through the floor lift from the ground floor to the first floor.
13. The design provides a reasonable route for a potential hoist from a Bedroom to the Bathroom.
14. The Bathroom is designed for ease of access to the bath, WC and wash basin.
15. Habitable room glazing is easy to open/operate.
16. All switches, sockets, ventilation and service controls are to be fitted in accordance with Part M.

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FLOOR AREAS (GROSS INTERNAL)

Plot 1		
Ground Floor:	52.88m²	(569.2 sqft)
First Floor:	45.22m²	(486.7 sqft)
Total:	98.10m²	(1055.9 sqft)
Plot 2		
Ground Floor:	52.88m²	(569.2 sqft)
First Floor:	45.22m²	(486.7 sqft)
Total:	98.10m²	(1055.9 sqft)

Rev	Date	Details
A	05/07/11	Lifetime homes standards updated and plans amended to suit lifetime homes requirements and criterion.

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Client: MR WARREN JONES

Project: LAND TO R/O 22-24 DICKENS AVE, UXBRIDGE

Drawing: PROPOSED FLOOR PLANS

Scale: 1:100 @ A3

Date: 28/04/11

Drawing Number: P08/06/110

Revision: A

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Rev	Date	Details
A	12/05/11	Dimension added in line with TerraQuest email dated 11/05/11

PLANNING

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Client: MR WARREN JONES

Project: LAND TO R/O 22-24 DICKENS AVE, UXBRIDGE.

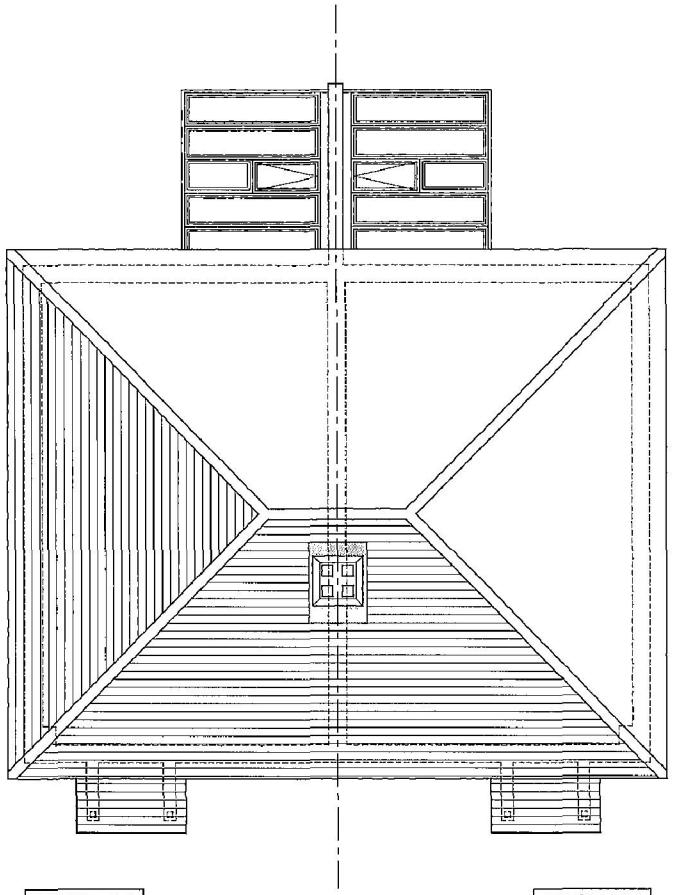
Drawing: DISTANCING DIAGRAM

Scale: NTS

Date: 28/04/11

Drawing Number: P08/06/103

Revision: A



PLOT 01

PLOT 02

ROOF PLAN

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FLOOR AREAS (GROSS INTERNAL)

Plot 1	
Ground Floor:	52.88m² (569.2 sqft)
First Floor:	45.22m² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)
Plot 2	
Ground Floor:	52.88m² (569.2 sqft)
First Floor:	45.22m² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)

0 1m 2m 3m 4m 5m

Scale 1:100

LON BORO OF HILLINGDON
RECEIVED
- 6 MAY 2011
PLANNING & TRANSPORTATION GROUP

Rev	Date	Details
-	-	-

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e: info@arktec.co.uk
w: www.arktec.co.uk

Client: MR WARREN JONES

Project: LAND TO R/O
22-24 DICKENS AVE, UXBRIDGE

Drawing: PROPOSED ROOF PLAN

Scale: 1:100 @ A3

Date: 28/04/11

Drawing Number: P08/06/130

Revision: -

FRONT ELEVATION AND STREET SCENE

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0 1m 2m 3m 4m 5m

Scale 1:100

PLOT 02 (PLOT 1 OPP)

SIDE ELEVATION

PLOT 02 PLOT 01

REAR ELEVATION

Rev	Date	Details
A	05/07/11	Level entrance threshold noted to both plots

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e: info@arktec.co.uk
w: www.arktec.co.uk

Client: MR WARREN JONES

Project: LAND TO R/O 22-24 DICKENS AVE, UXBRIDGE

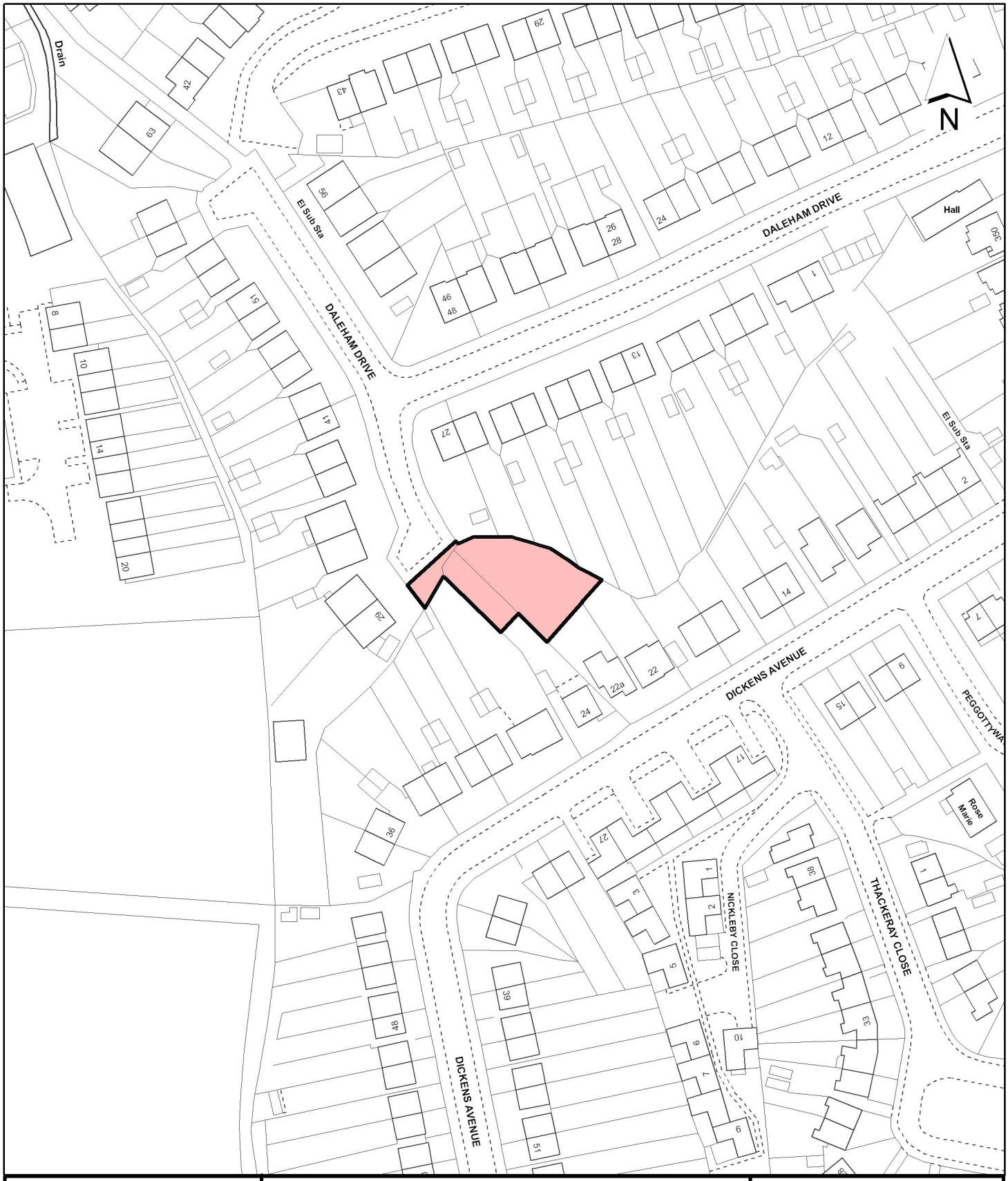
Drawing: PROPOSED ELEVATIONS

Scale: 1:100 @ A3

Date: 28/04/11

Drawing Number: P08/06/120

Revision: A



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Site Address

Land rear of 22 and 22A Dickens Avenue

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

Planning Application Ref:
67783/APP/2011/1077

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 3 BLACK ROD CLOSE HAYES

Development: Single storey outbuilding to rear for use as a gym and store involving part demolition of existing outbuilding (Part-retrospective) (Resubmission)

LBH Ref Nos: **31283/APP/2011/1486**

Date Plans Received: 16/06/2011 **Date(s) of Amendment(s):**

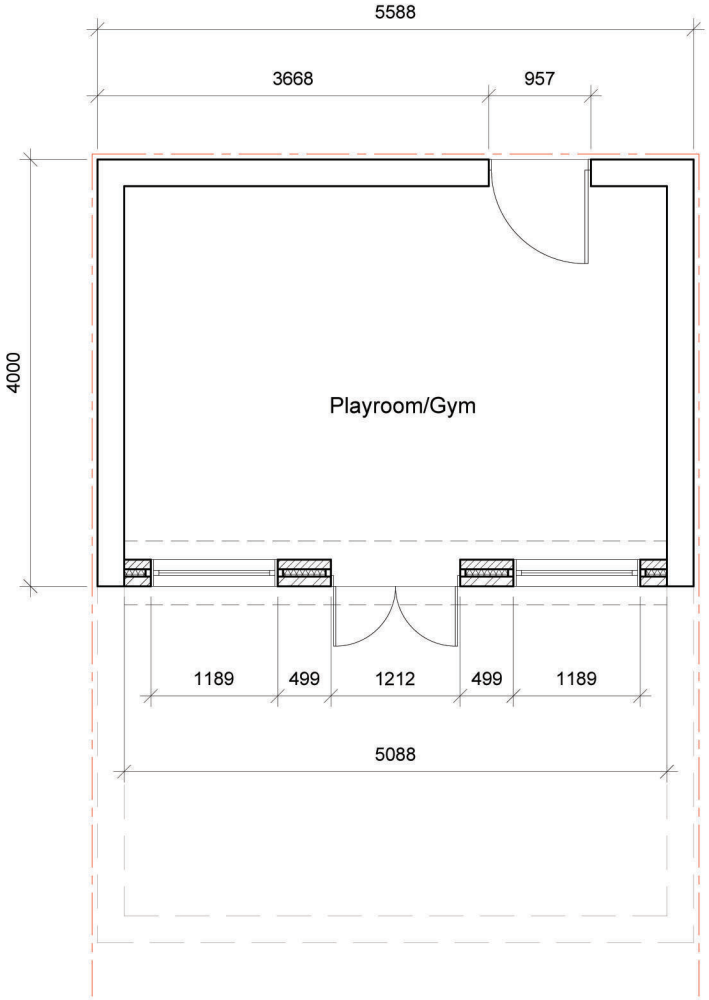
Date Application Valid: 21/06/2011

Proposed Location Plan
Scale 1:1250

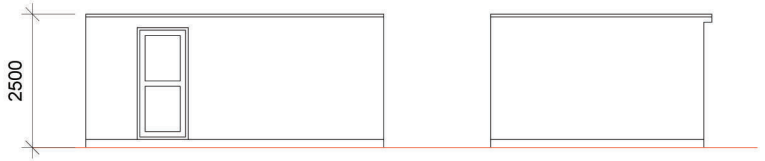
Proposed Block Plan
Scale 1:500

Site Address: 3 Black Rod Close
Hayes
Middlesex
UB3 4QJ

Drawing: Proposed Location Plan/Block
Scale 1:1250/500
Dwg No. 3blackrodclose/2010/03/KG
Rev A - 4th Jan 2011

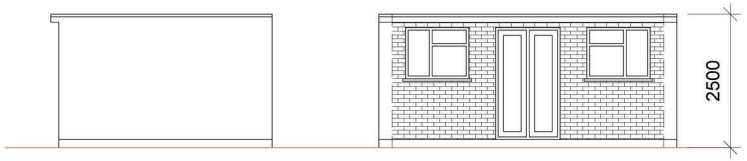


Proposed Floor Plan
Scale 1:50



Proposed Rear Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

Proposed Front Elevation
Scale 1:100

Original Footprint of Dwelling - 36m²
Proposed Footprint of Out Building - 22.4m²

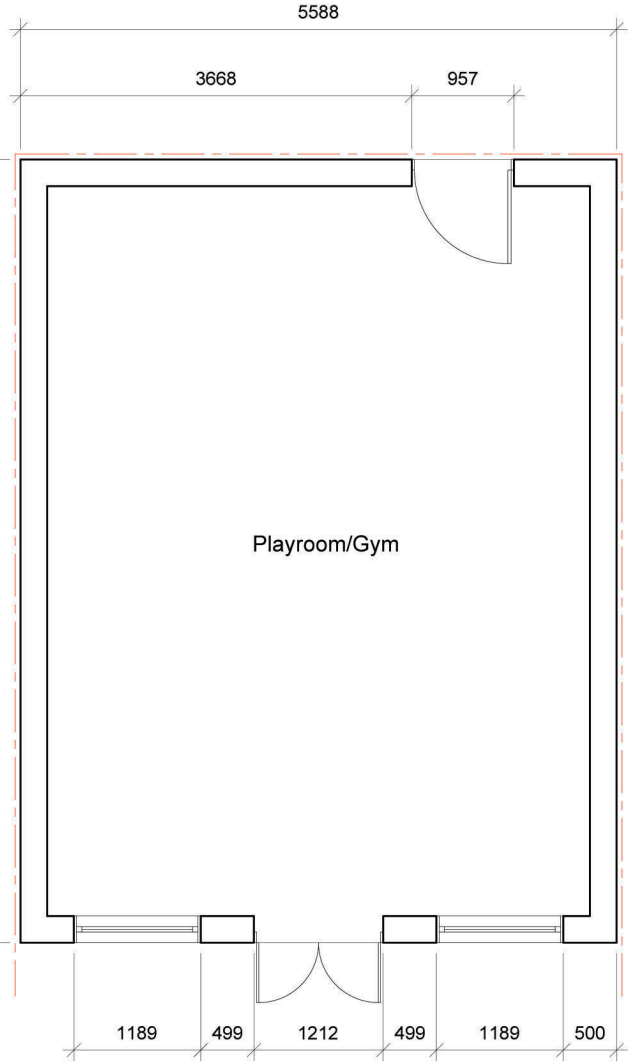
Proposed Increase in % = 62%

Original Garden Area - 96.2m²
Proposed Garden Area Retained (following Extension 15.9m² and Out Building 22.4m²) = 57.9m²

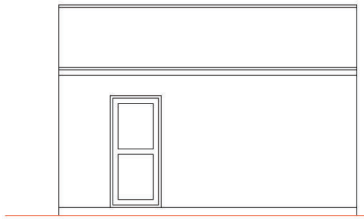
Proposed Difference in % = 60.2%

Site Address: 3 Black Rod Close
Hayes
Middlesex
UB3 4QJ

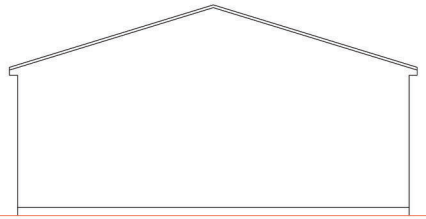
Drawing: Proposed Floor Plan/Elevations
Scale 1:50/100
Dwg No. 3blackrodclose/2010/02/KG
Rev A - 4th Jan 2011



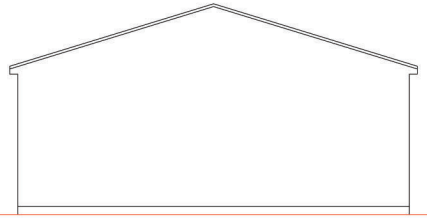
Existing Floor Plan
Scale 1:50



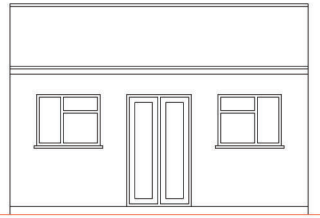
Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



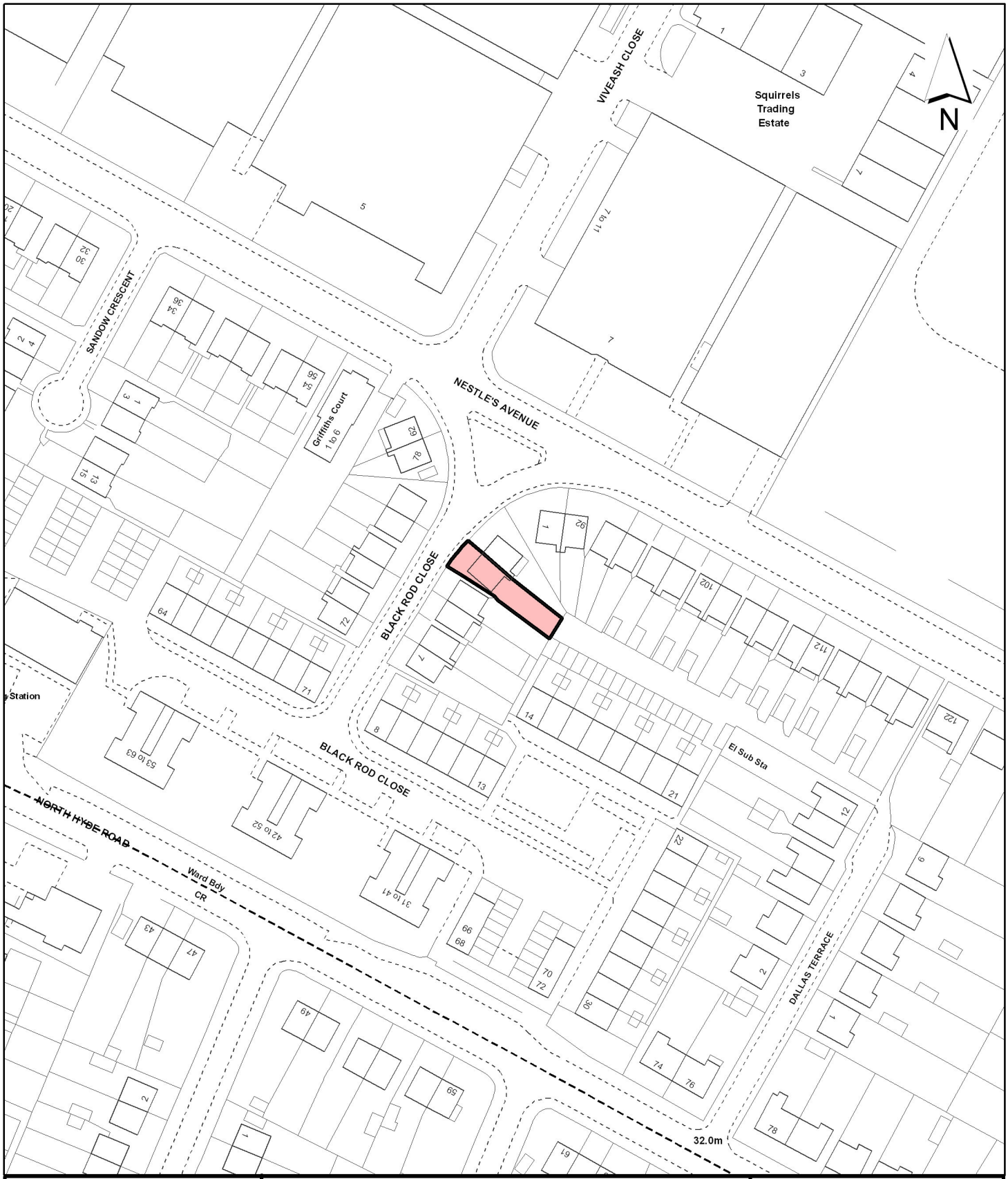
Existing Side Elevation
Scale 1:100



Existing Front Elevation
Scale 1:100

Site Address: 3 Black Rod Close
Hayes
Middlesex
UB3 4QJ

Drawing: Existing Floor Plan/Elevations
Scale 1:50/100
Dwg No. 3blackrodclose/2010/01/KG



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Site Address

3 Black Rod Close, Hayes

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

Planning Application Ref:	Scale
31283/APP/2011/1486	**1:1,250**
Planning Committee	Date
Central and South	**October 2011**

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

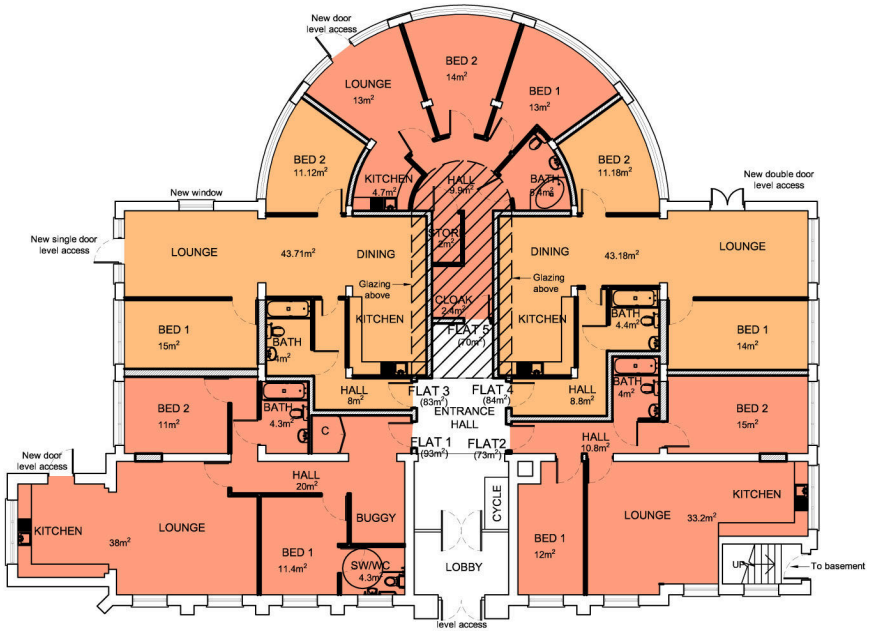
Address	HAYES LIBRARY GOLDEN CRESCENT HAYES
Development:	Application for change of use from Public Library (Class D1) to residential dwellings (Class C3), including associated internal alterations, external landscaping works, changes to access and parking arrangements.
LBH Ref Nos:	6652/APP/2011/1989

Date Plans Received:	15/08/2011	**Date(s) of Amendment(s):**	
Date Application Valid:	30/08/2011		

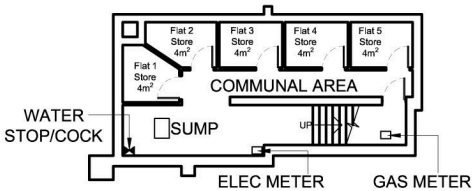
NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

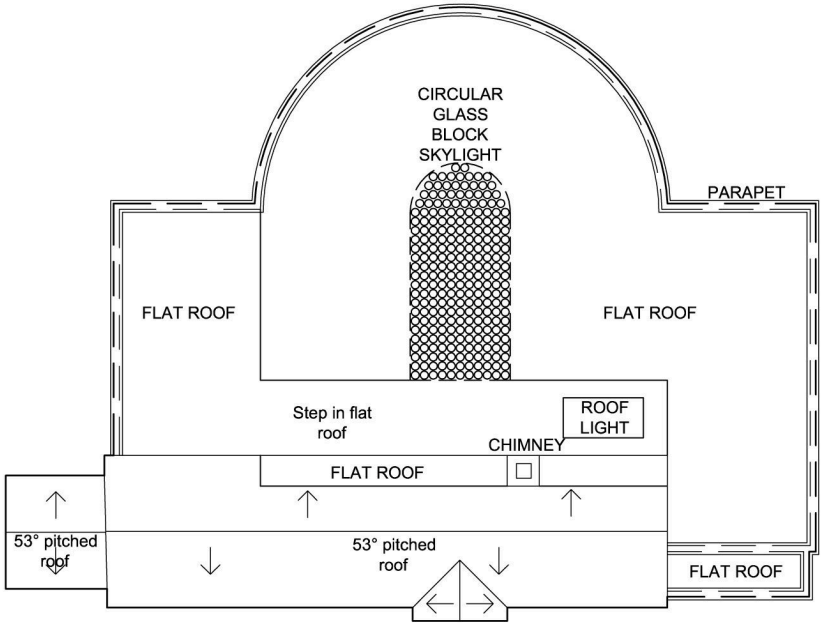
DO NOT SCALE FROM THIS DRAWING



PROPOSED GROUND FLOOR PLAN
(GIA 461m²)



PROPOSED BASEMENT (GIA 51m²)



PROPOSED ROOF PLAN

Rev	Revision notes	Initials	Date
B	Bedroom 2 area changed with lounge area in Flats 3 and 4. External doors to these flats repositioned	ST	10/10/11
A	Apartments changed to 2 bedroom accommodation, and associated amendments incorporated	ST	19/09/11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

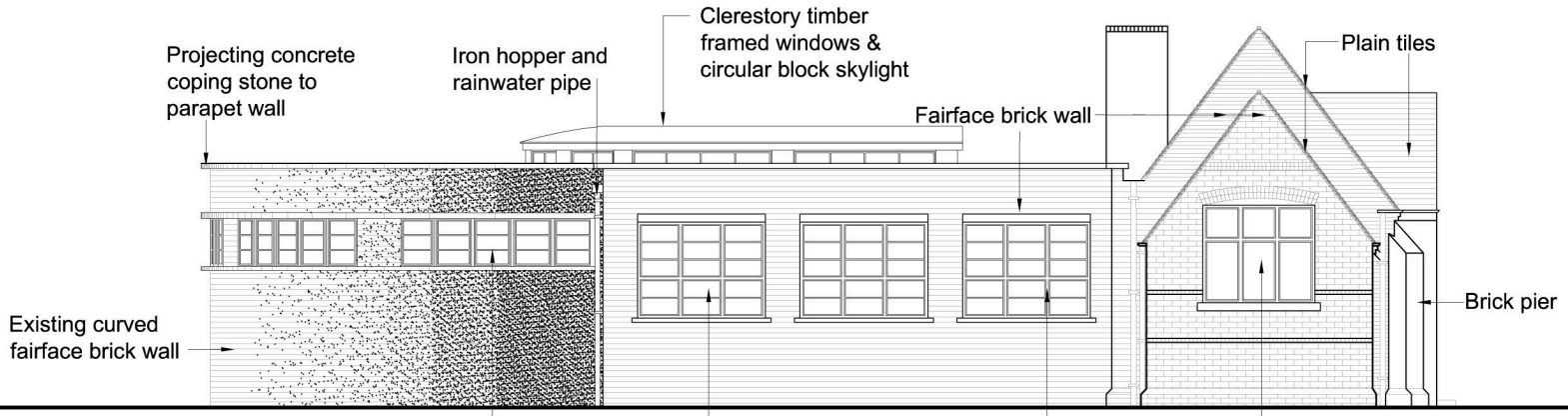
PROJECT
GOLDEN CRESCENT SITE
HAYES

DESCRIPTION
PROPOSED GROUND FLOOR & ROOF PLAN

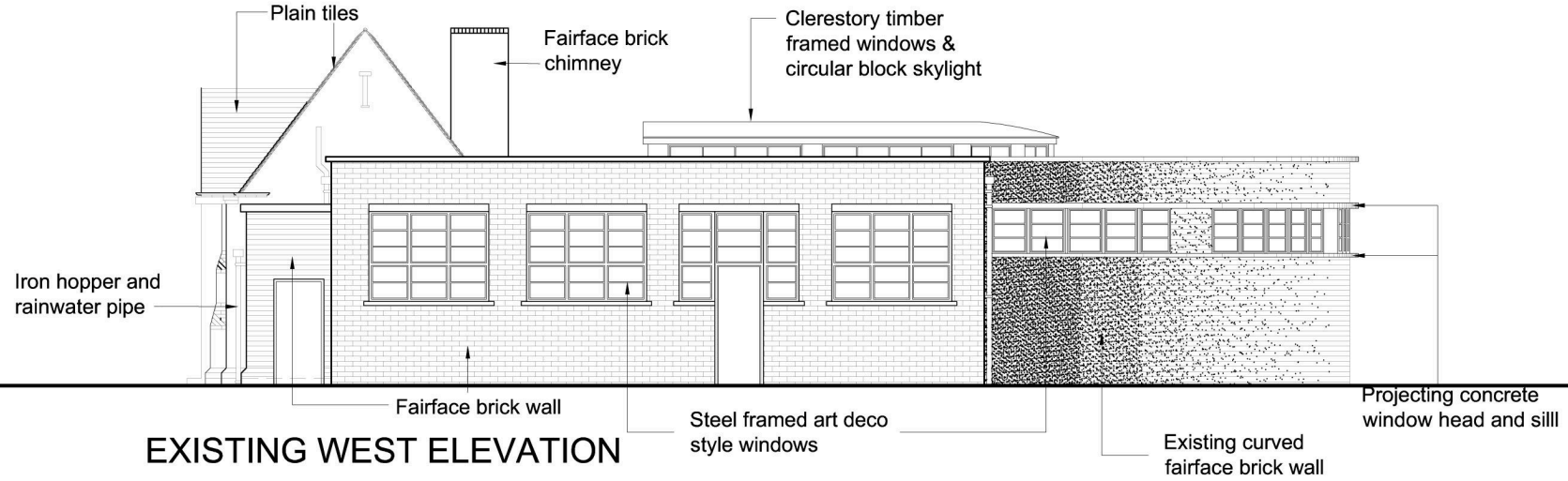
SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	SAM	SV	03/06/11

DRAWING No. 2011/D82/P/08

REV. B



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

NOTES

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DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

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PROJECT
GOLDEN CRESCENT
HAYES LIBRAY SITE

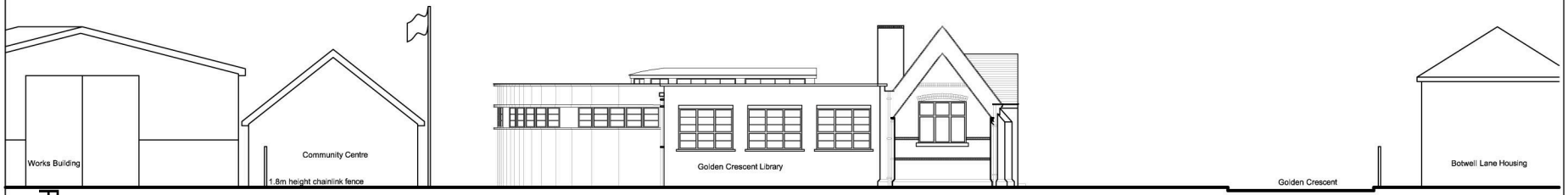
DESCRIPTION
EXISTING EAST AND WEST ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	SAM	SV	12/07011

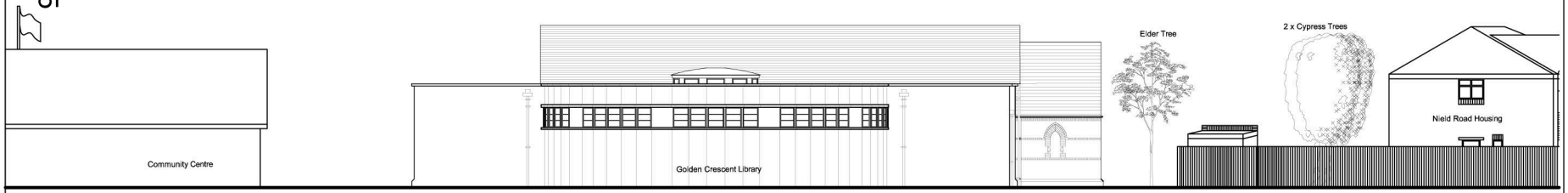
DRAWING No. 2011/D82/P05

REV.

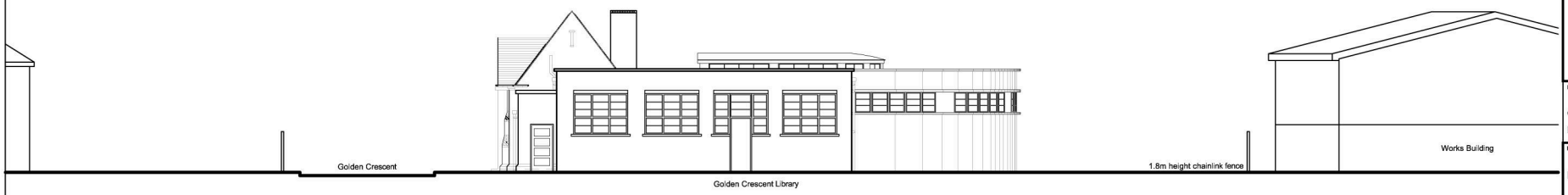
EXISTING FRONT ELEVATION



EXISTING EAST ELEVATION



EXISTING REAR ELEVATION



EXISTING WEST ELEVATION

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

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PROJECT

GOLDEN CRESCENT
HAYES LIBRAY SITE

DESCRIPTION

EXISTING LONGDITUDINAL ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	ST	SV	02/08/2011

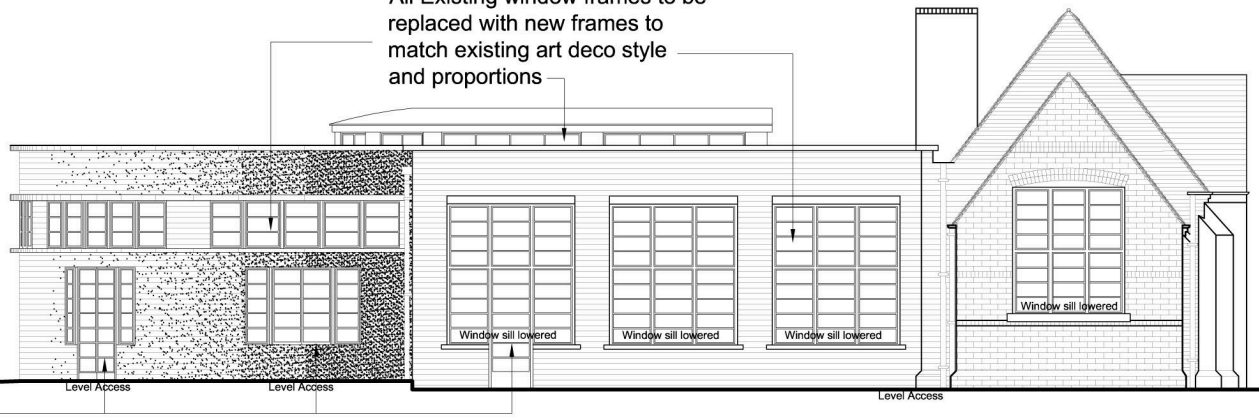
DRAWING No. 2011/D82/P06

REV.

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING



PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

Rev	Revision notes	Initials	Date
A	new door added and 2 proposed doors omitted	ST	10/10/11

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PROJECT

GOLDEN CRESCENT
HAYES LIBRAY SITE

DESCRIPTION

PROPOSED EAST AND WEST ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	SAM	SV	12/07011

DRAWING No. 2011/D82/P10

REV. A

NOTES

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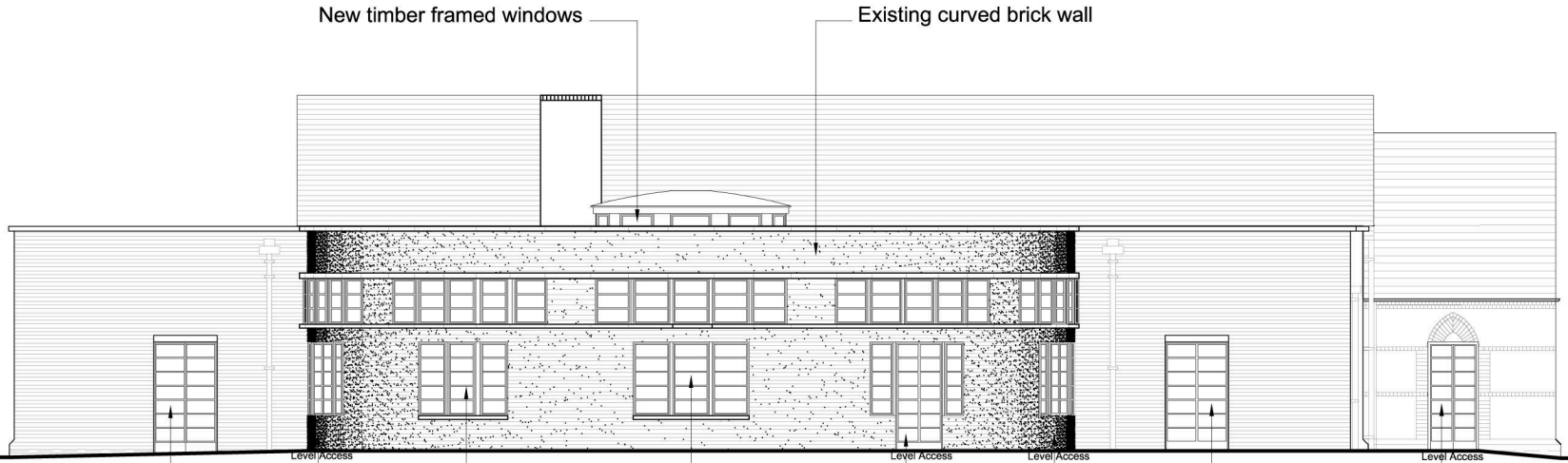
DO NOT SCALE FROM THIS DRAWING

NORTH ELEVATION (GOLDEN CRESCENT FRONT)



SOUTH ELEVATION (REAR)

Rev	Revision notes	Initials	Date
A	One door added and one omitted and window enlarged	ST	10/10/11

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PROJECT

GOLDEN CRESCENT
HAYES LIBRAY SITE

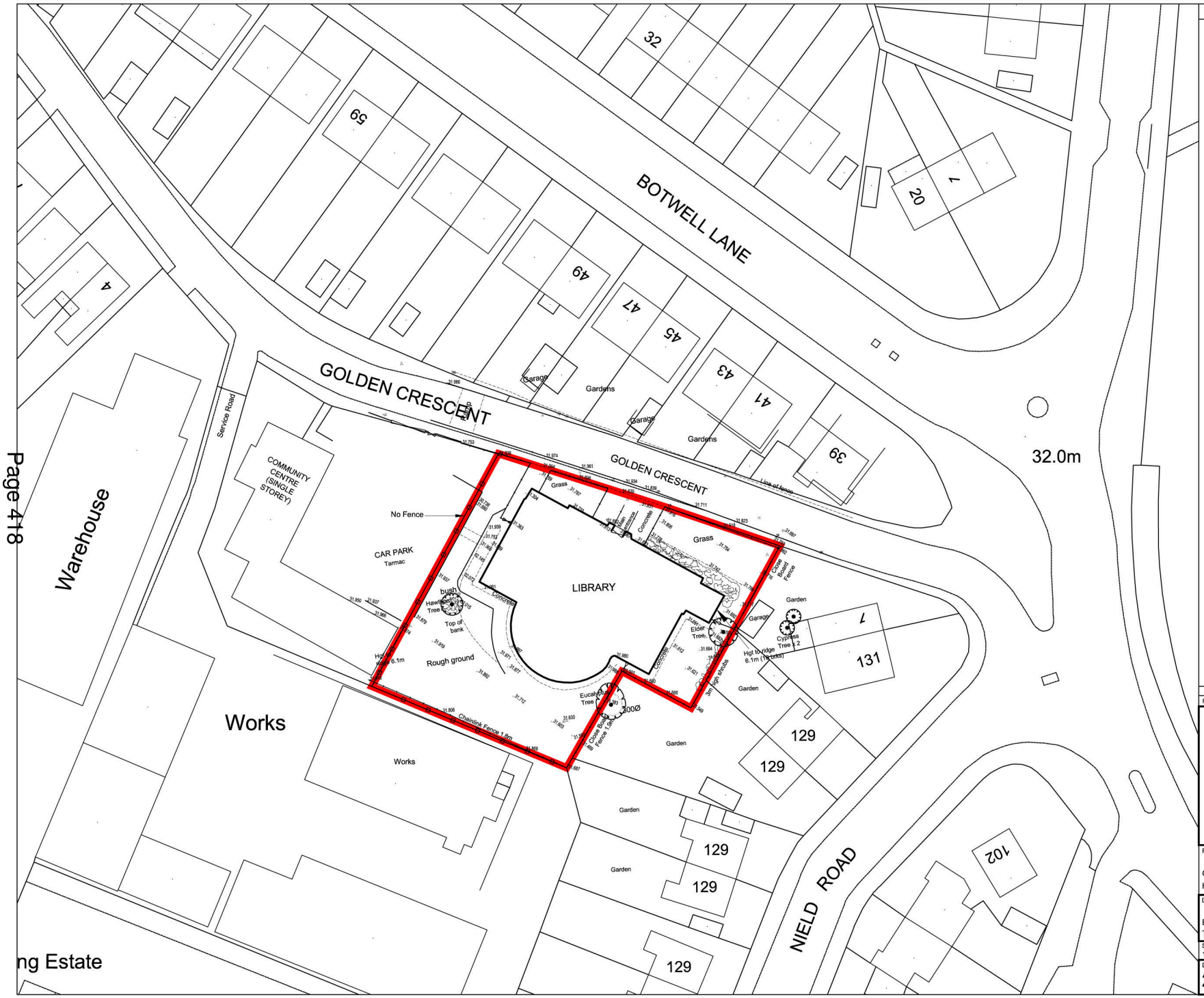
DESCRIPTION

PROPOSED NORTH AND SOUTH ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	SAM	SV	13/07011

DRAWING No. 2011/D82/P09

REV. A



NOTES

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DO NOT SCALE FROM THIS DRAWING

Site Area = 0.136 Hec

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
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PROJECT

GOLDEN CRESCENT SITE
HAYES

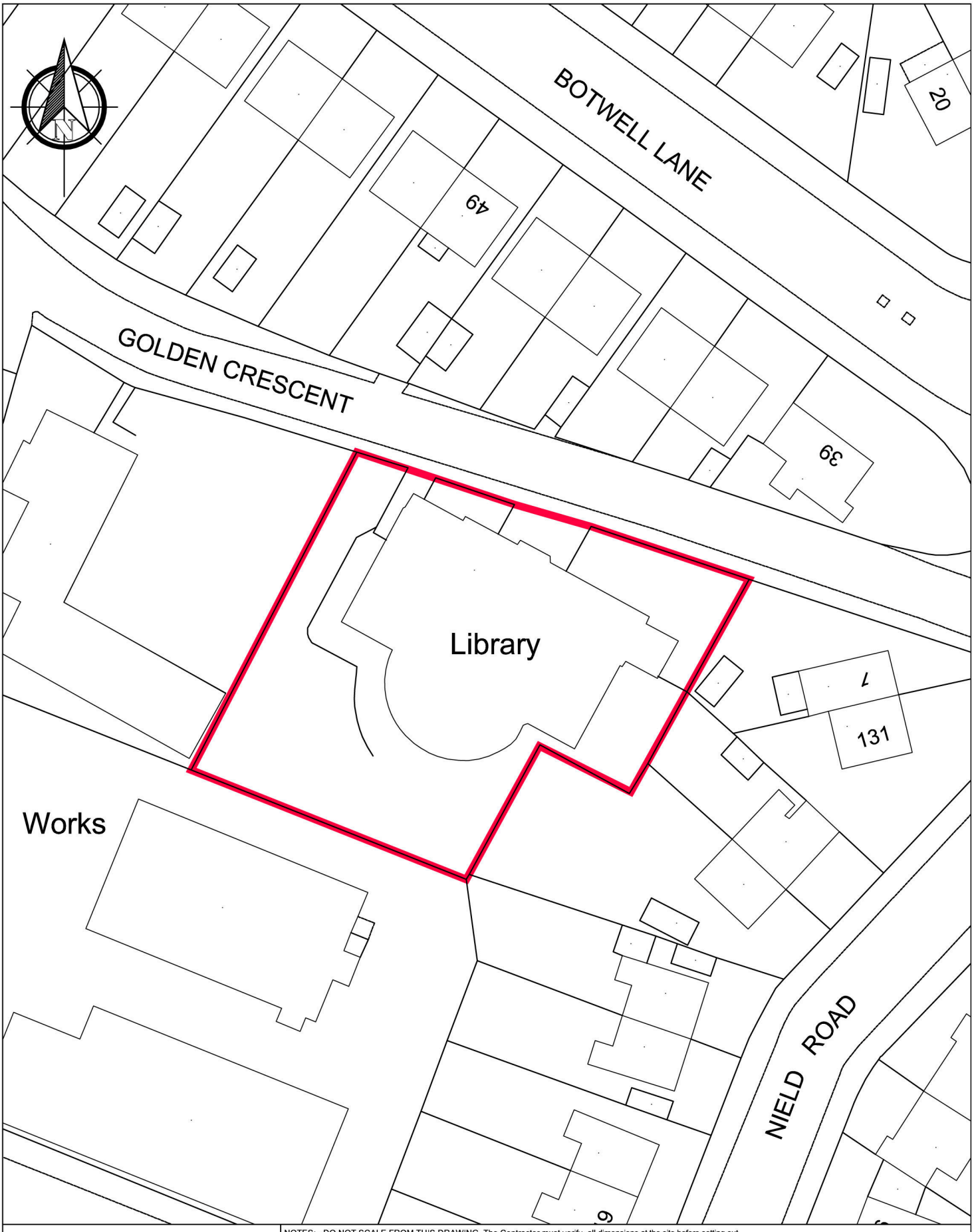
DESCRIPTION

EXISTING SITE LAYOUT AND TOPOGRAPHICAL SURVEY

SCALE	DRAWN BY	CHECKED BY	DATE
1: 500 @ A3	SAM	SV	08/06/11

DRAWING No. 2011/D82/P/02

REV.



CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE,MIDDLESEX, UB8 1UW
Tel: 01895 250111
Fax: 01895 277224

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-

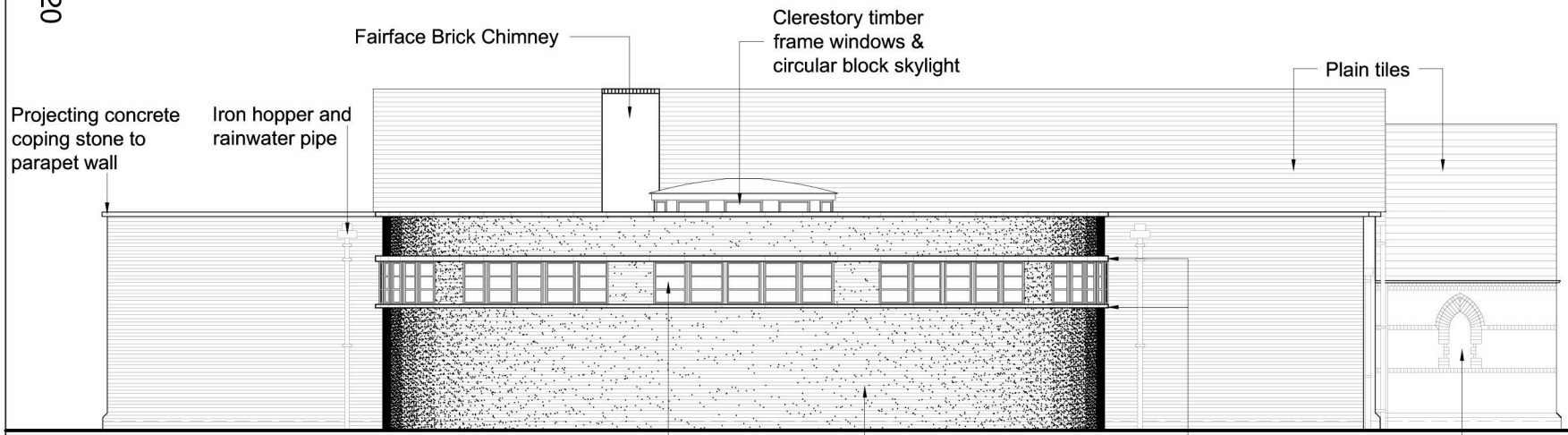
HILLINGDON
LONDON

Project
GOLDEN CRESCENT ROAD
HAYES LIBRARY SITE

Description
PROPOSED CONVERSION INTO FLATS
EXISTING SITE LOCATION PLAN

Scale	Drawn by
1:500 @ A4	SAM
Date	Checked by
03/06/11	SV
Drawing No.	Rev.
2011/D82/P/01	

NORTH ELEVATION (GOLDEN CRESCENT FRONT)



SOUTH ELEVATION (REAR)

NOTES

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DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

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PROJECT

GOLDEN CRESCENT
HAYES LIBRAY SITE

DESCRIPTION

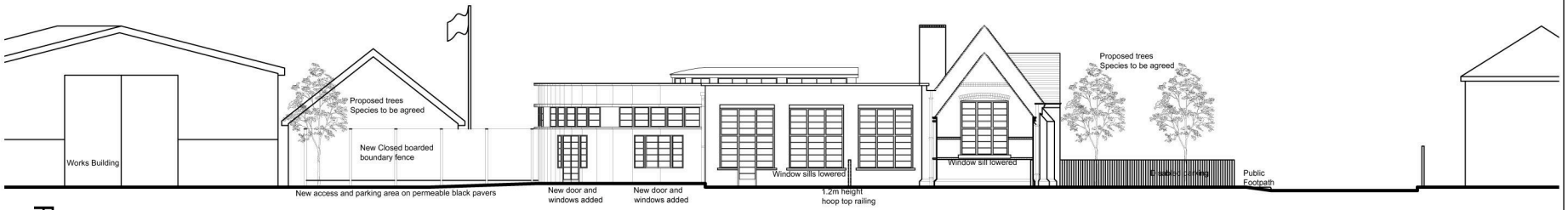
EXISTING NORTH AND SOUTH ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	SAM	SV	12/07011

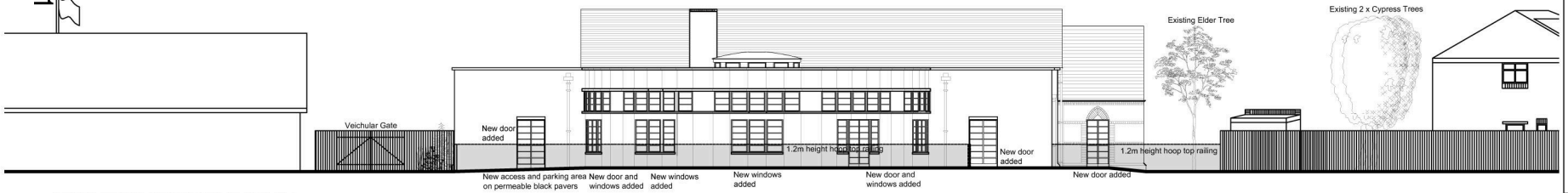
DRAWING No. 2011/D82/P04

REV.

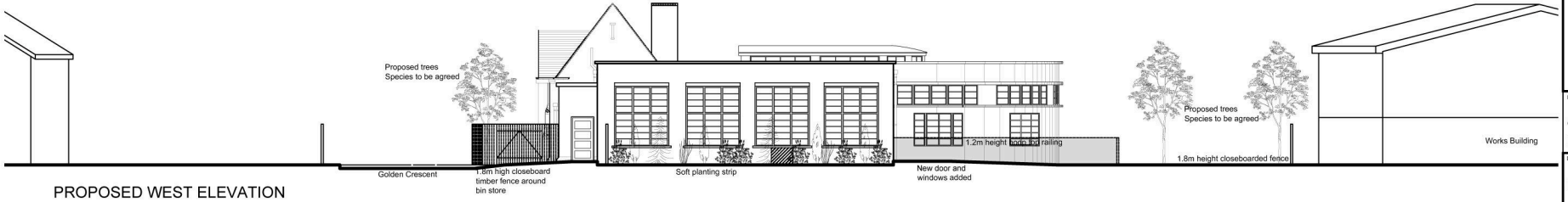
PROPOSED NORTH ELEVATION
(GOLDEN CRESCENT)



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION
(REAR)



PROPOSED WEST ELEVATION

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
B	Elevations updated to latest plans	ST	19.10.11
A	Pedestrian gates removed and chainlink fencing replaced for hoop top fencing	ST	26.09.11

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PROJECT

GOLDEN CRESCENT
HAYES LIBRAY SITE

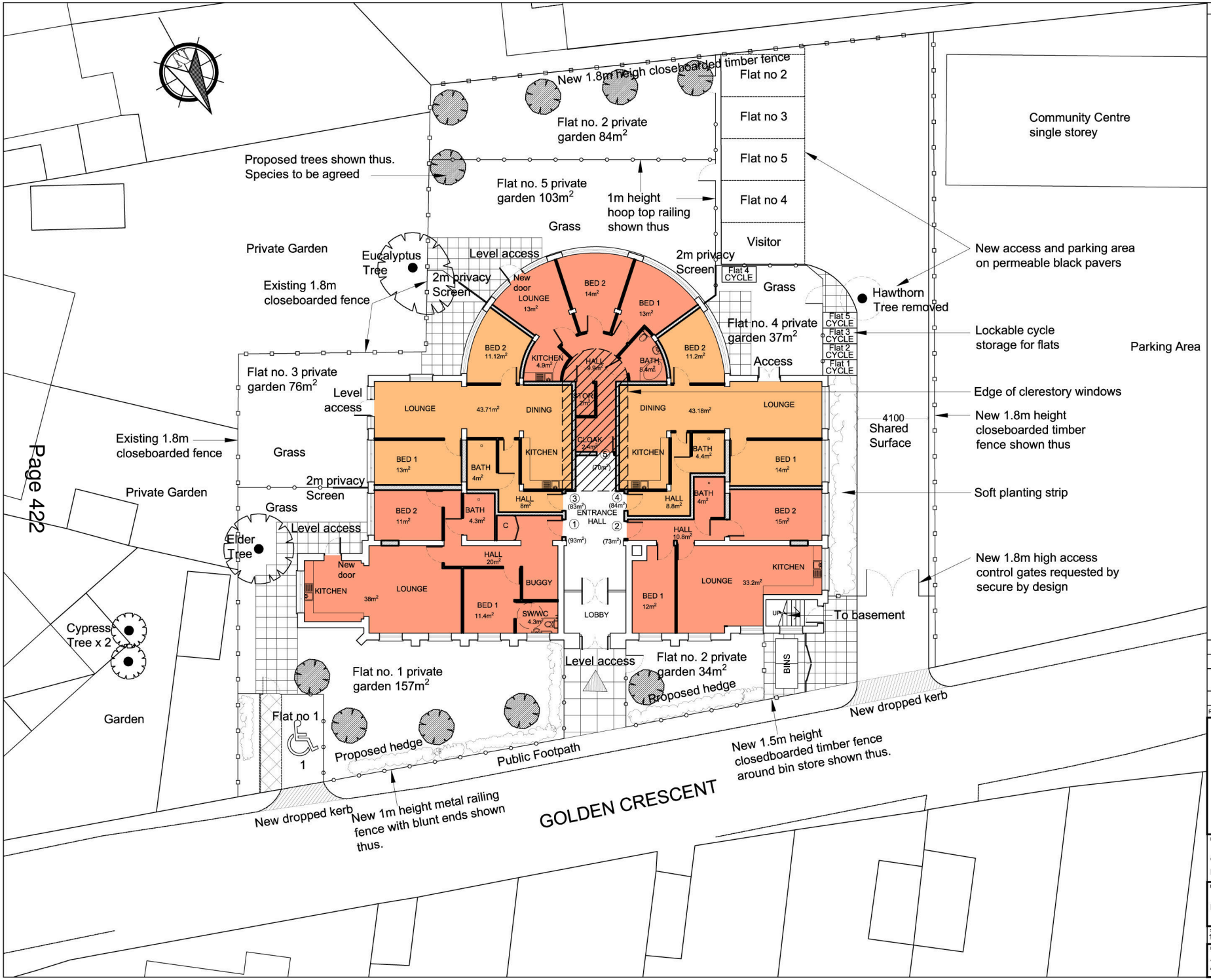
DESCRIPTION

PROPOSED STREET ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	ST	SV	02/08/2011

DRAWING No. 2011/D82/P11

REV. B



NOTES

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DO NOT SCALE FROM THIS DRAWING

Schedule of Accommodation

Flat 1 - 2 Bed 4P @ 95m²
Flat 2 - 2 Bed 4P @ 77m²
Flat 3 - 2 Bed 4P @ 84m²
Flat 4 - 2 Bed 4P @ 84m²
Flat 5 - 2 Bed 4P @ 70m²

TOTAL = 5 FLATS

Amenity Area
Minimum required 125m²

Actual Provided:
Private amenity gardens = 493m²

Parking
6 spaces provided including 1 No. disabled space

Secure Cycle Stores
5 No.

Refuse Bins:
2 No. 11m³ Continental Bins

Site Area:
1360m² = 0.336 acres
0.136 Hec
Total 19 Habitable rooms
= 139 Habitable rooms / Hec

Rev	Revision notes	Initials	Date
D	Flat no. 1 private garden area amended.	ST	18.10.11
C	Drawing revised. Areas amended to reflect changes.	Sam	14.10.11
B	Accessible parking space moved to create unobstructed sight lines. Cycle store moved next to parking area. 2m privacy screen added.	ST	29.09.11
A	Apartments changed to 2 bedroom accommodation, and associated amendments incorporated	ST	19.09.11

HILLINGDON
LONDON
CORPORATE LANDLORD GROUP
4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
GOLDEN CRESCENT
HAYES LIBRARY SITE

DESCRIPTION
PROPOSED SITE PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1: 200 @ A3	SAM	SV	08/06/11

DRAWING No. 2011/D82/P/07

REV. D

NOTES

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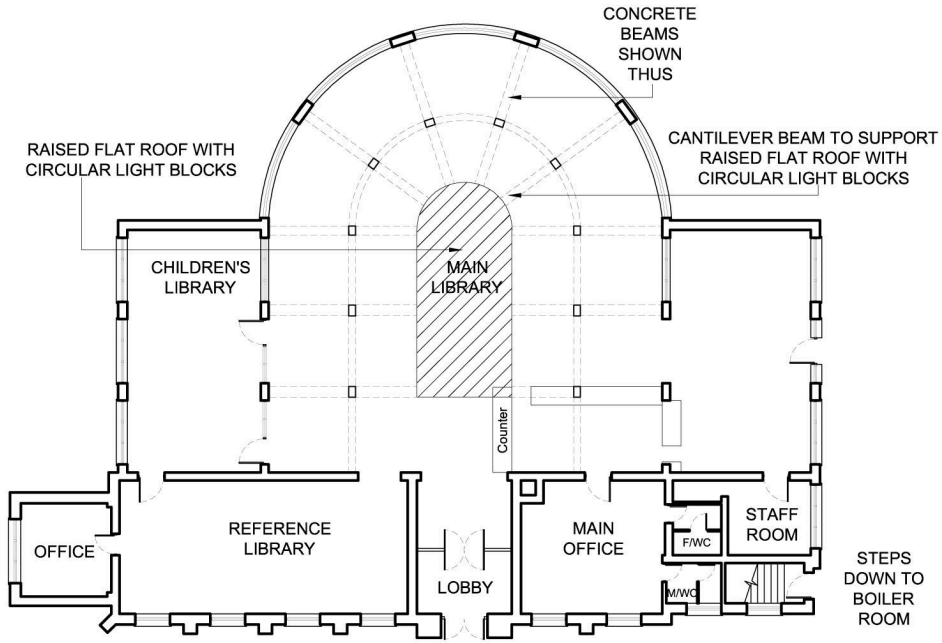
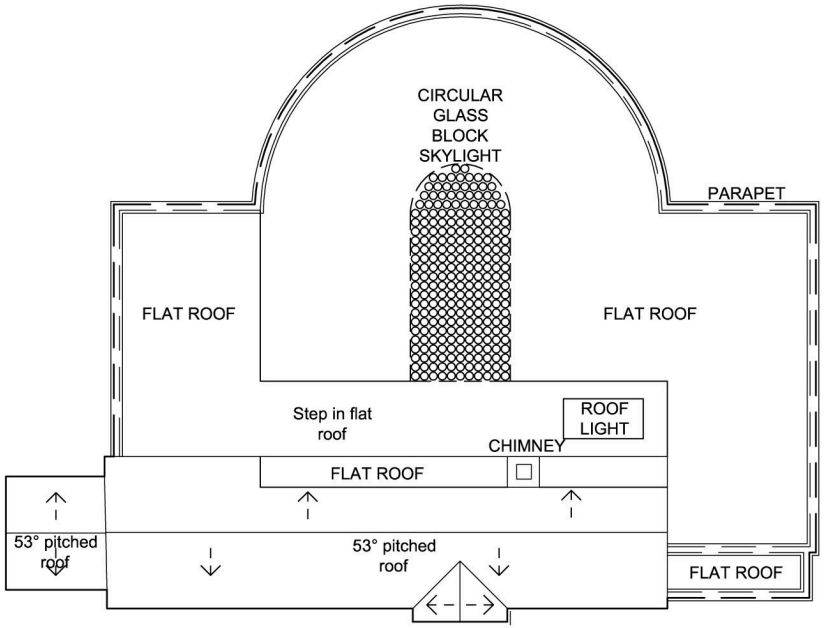
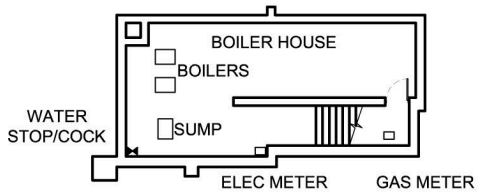


GROUND FLOOR PLAN (GIA 461m^2)



ROOF PLAN



BASEMENT (GIA 51m^2)

Rev	Revision notes	Initials	Date
-	-	-	-

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CORPORATE LANDLORD GROUP
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Tel: 01895 250 111
Fax: 01895 277 224

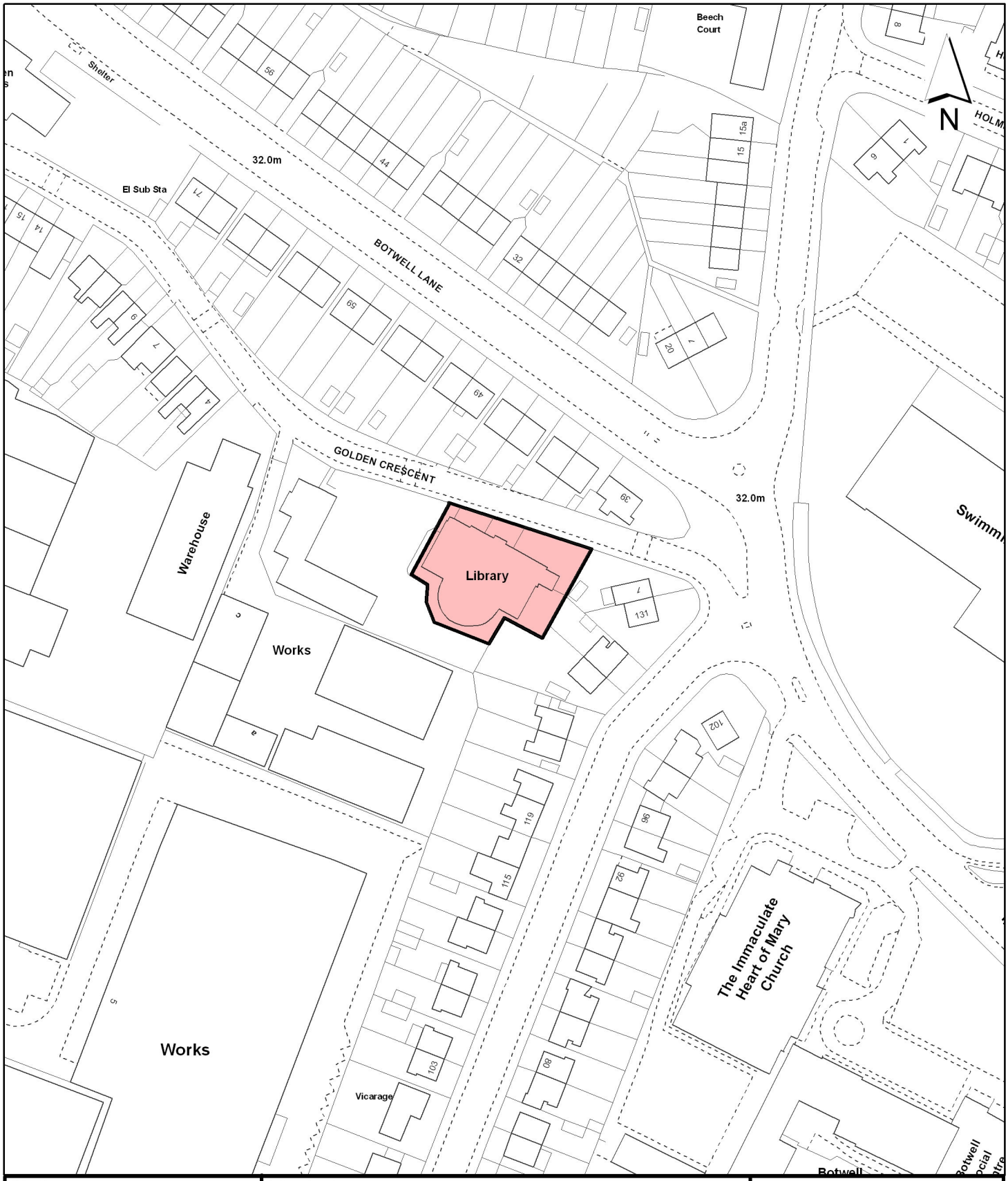
PROJECT: HAYES LIBRARY SITE

DESCRIPTION: EXISTING GROUND FLOOR PLAN & ROOF PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	SAM	SV	03/06/11

DRAWING No.: 2011/D82/P/03

REV.:



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Site boundary

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Site Address

Hayes Library, Golden Crescent, Hayes

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

Planning Application Ref:
6652/APP/2011/1989

Scale
1:1,250

Planning Committee
Central and South

Date
October 2011

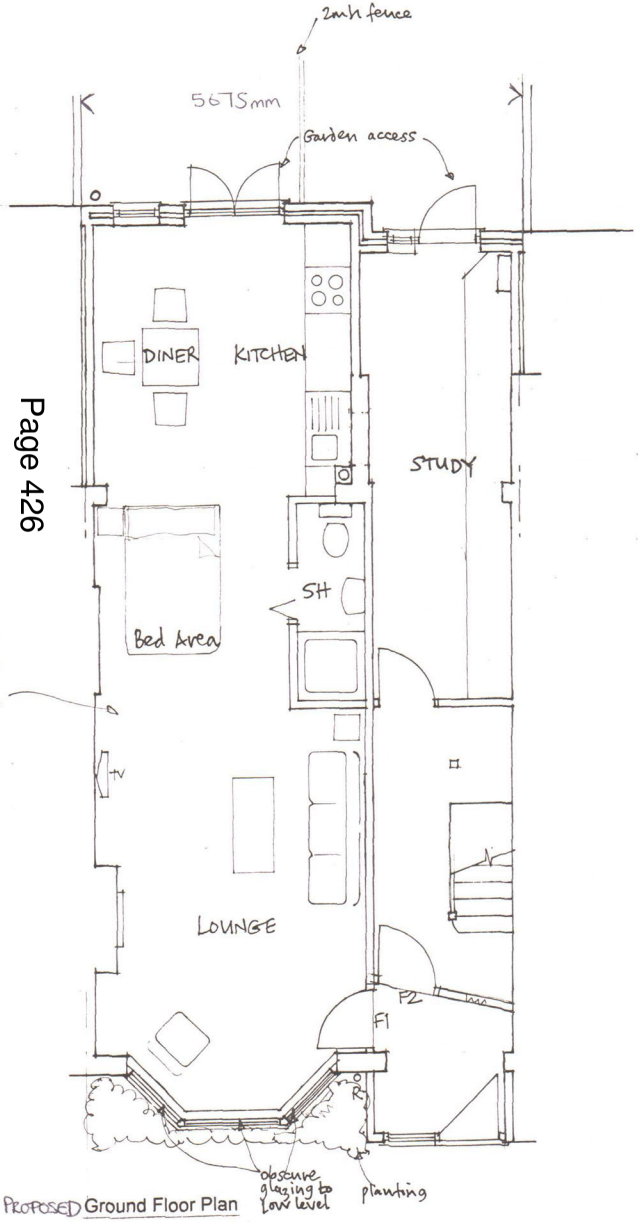
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	4 SEDGWICK AVENUE HILLINGDON MIDDLESEX
Development:	Conversion of existing dwelling to form 1 x studio flat and 1 x 2 bed flat with associated parking and amenity space (Part Retrospective)
LBH Ref Nos:	57754/APP/2011/385

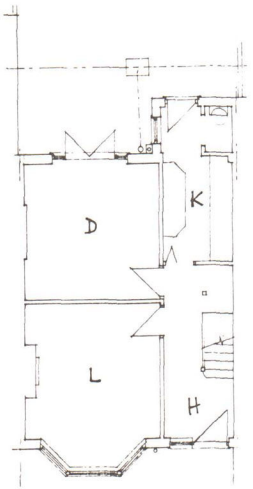
Date Plans Received:	17/02/2011	**Date(s) of Amendment(s):**	17/02/2011
Date Application Valid:	28/02/2011		28/02/2011

GF Studio 38.5 m²
2 Bed Flat 80 m² equivalent to 3 bed



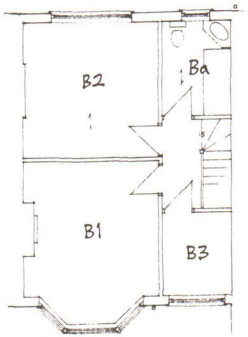
PROPOSED Ground Floor Plan

2639 ch.



Ground Floor Plan
ORIGINAL

2510 ch.

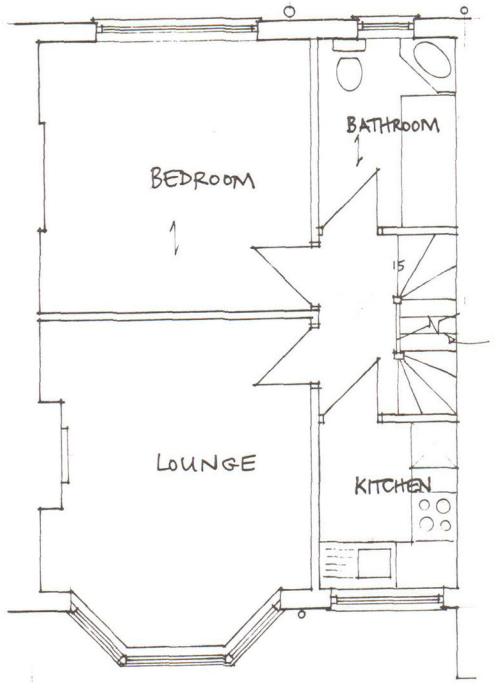


First Floor Plan
ORIGINAL

walls-pebbledash render, red tiles to roofs.

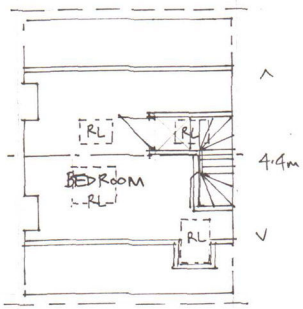
Front Elevation 1:100 Rear Elevation

As Existing – No changes, except glazing.



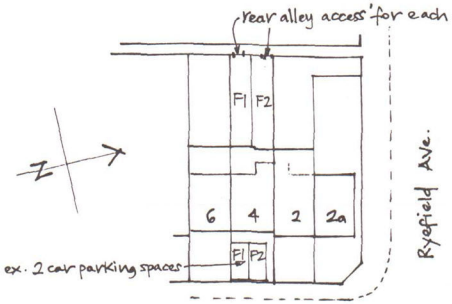
EXISTING First Floor Plan

LON BORO OF HILLINGDON
RECEIVED
18 FEB 2011
PLANNING & TRANSPORTATION GROUP



EXISTING Second Floor Plan 1:100

rear alley access for each flat.



Block Plan 1:500

PP-01387153

Revision	Description	Date
A.	Re-application revisions to 57754/APP/2007/1648.	5.11.
B.	GF now a Studio, Lounges swapped with Bedrooms.	13.6.
C.	Bathroom repos. to studio+note	14.2.

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Mark Baldwin (MRICS, MCIOB, MCIAT)
CHARTERED SURVEYING & ARCHITECTURAL CONSULTANT
Telephone / Fax : 01895 254456

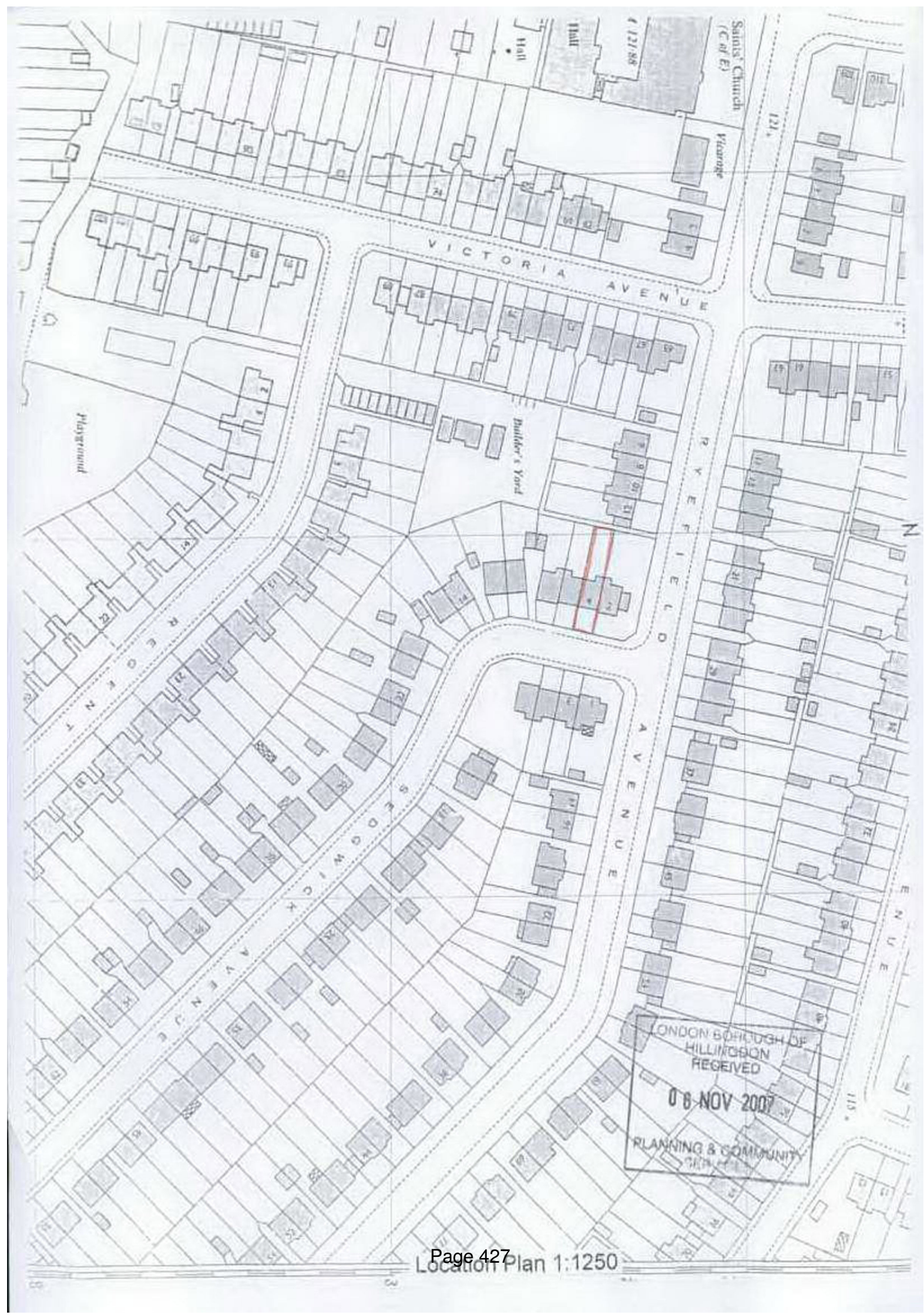
Client: Mr. O. Oyewole.

Project: 4 SEDGWICK AVENUE, HILLINGDON UB10 9DF.

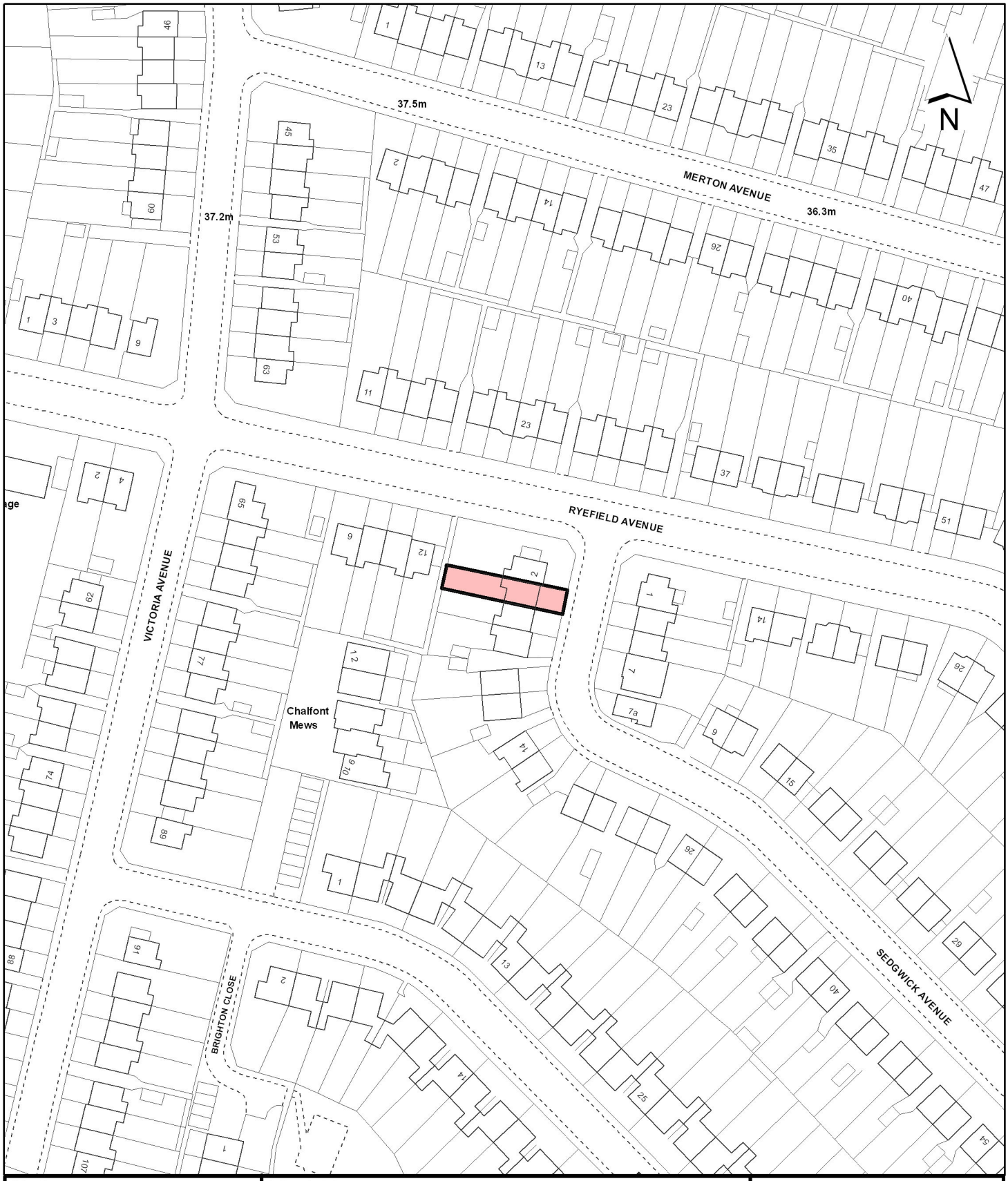
Description: RETENTION OF EXISTING 2 no FLATS.

Scale: 1:50, 1:100. Date: Mar. 2007.

Project No: MB / 1537 / 1 Rev. C.



Location Plan 1:1250



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

Planning Application Ref:
57754/APP/2011/385

Scale
1:1,250

Planning Committee
Central and South

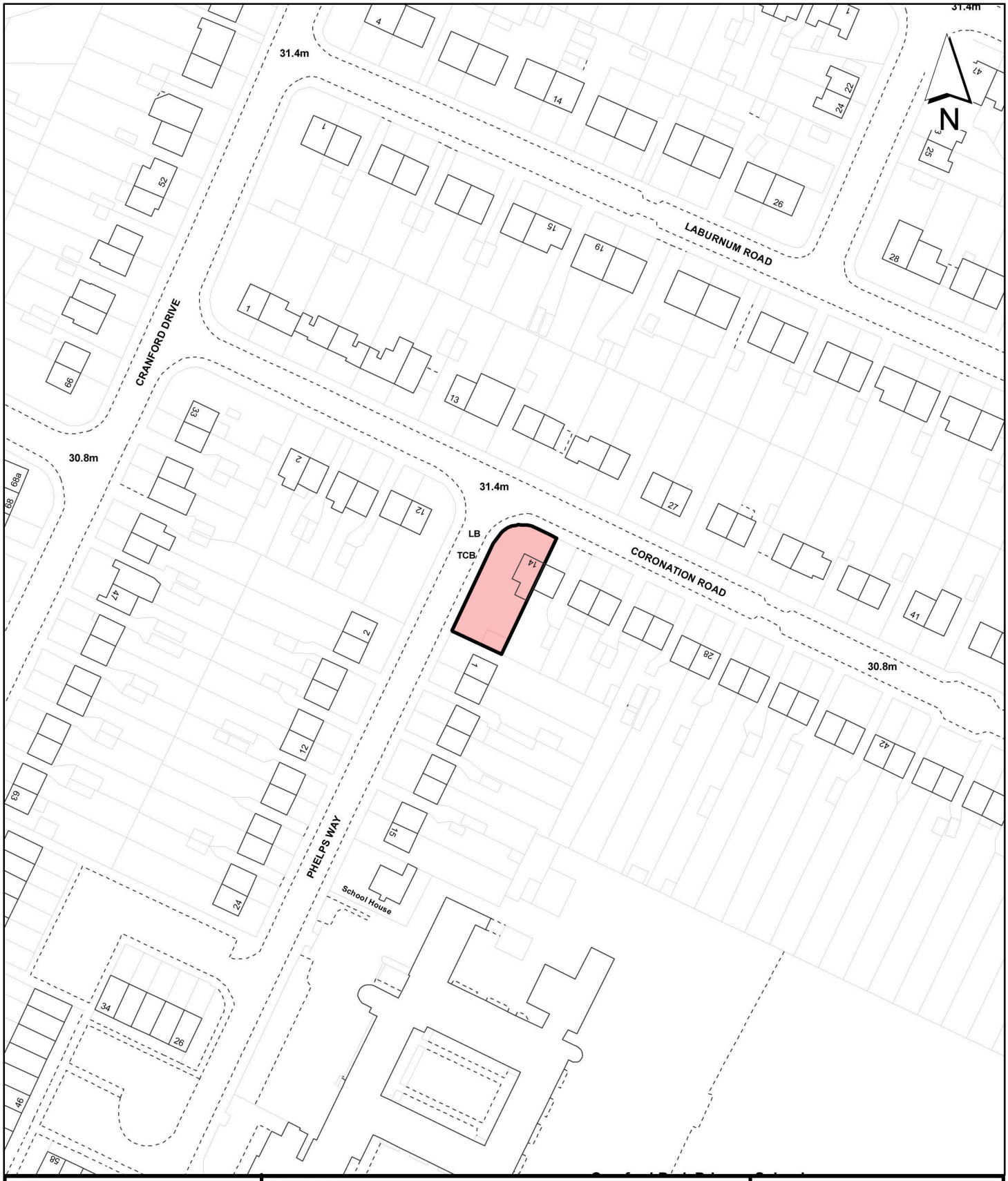
Date
October 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	14 CORONATION ROAD HAYES
Development:	Application for variation of condition 3 (to allow the use of the garage for purposes incidental to the enjoyment of the dwelling house) of planning permission ref: 12026/APP/2004/2734 dated 25/05/2005: Erection of a single storey detached garage at the end of the rear garden.
LBH Ref Nos:	12026/APP/2010/1945

Date Plans Received:	19/08/2010	**Date(s) of Amendment(s):**	19/08/2010 08/12/2010
Date Application Valid:	19/08/2010		



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Site Address

14 Coronation Road
Hayes

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

Planning Application Ref:
12026/APP/2010/1945

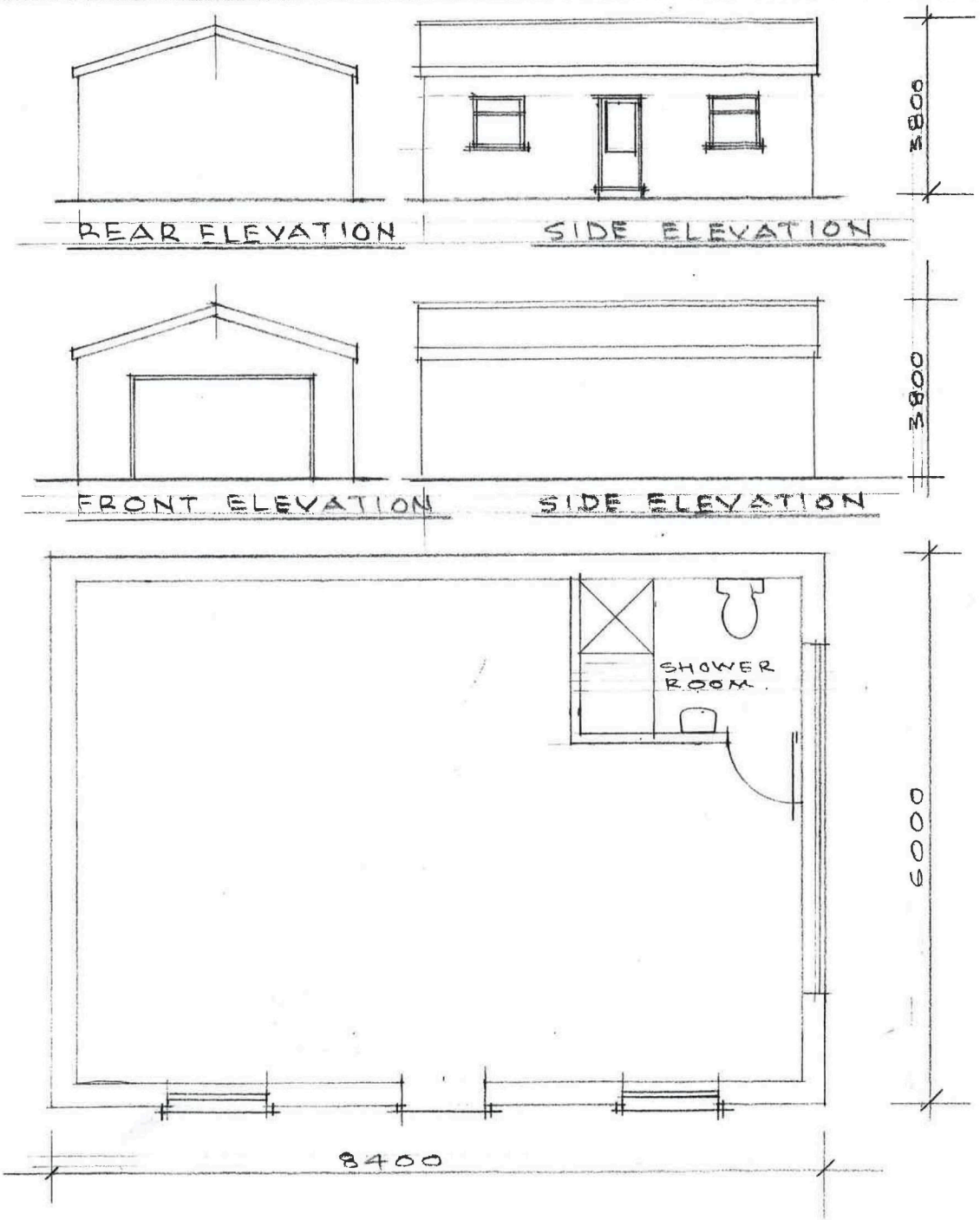
Scale
1:1,250

Planning Committee
Central and South

Date
September 2011

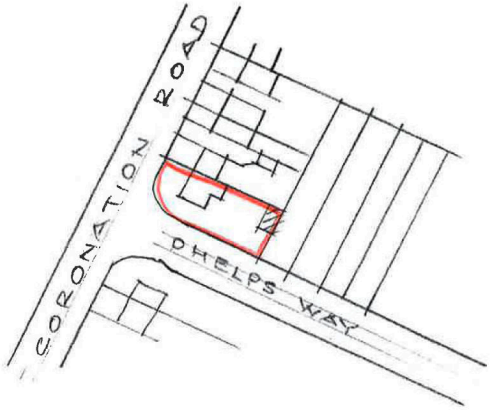
HILLINGDON
LONDON

12026/APP/2010/1945



AMENDED PLAN

LON BORO OF HILLINGDON
RECEIVED
- 8 DEC 2010

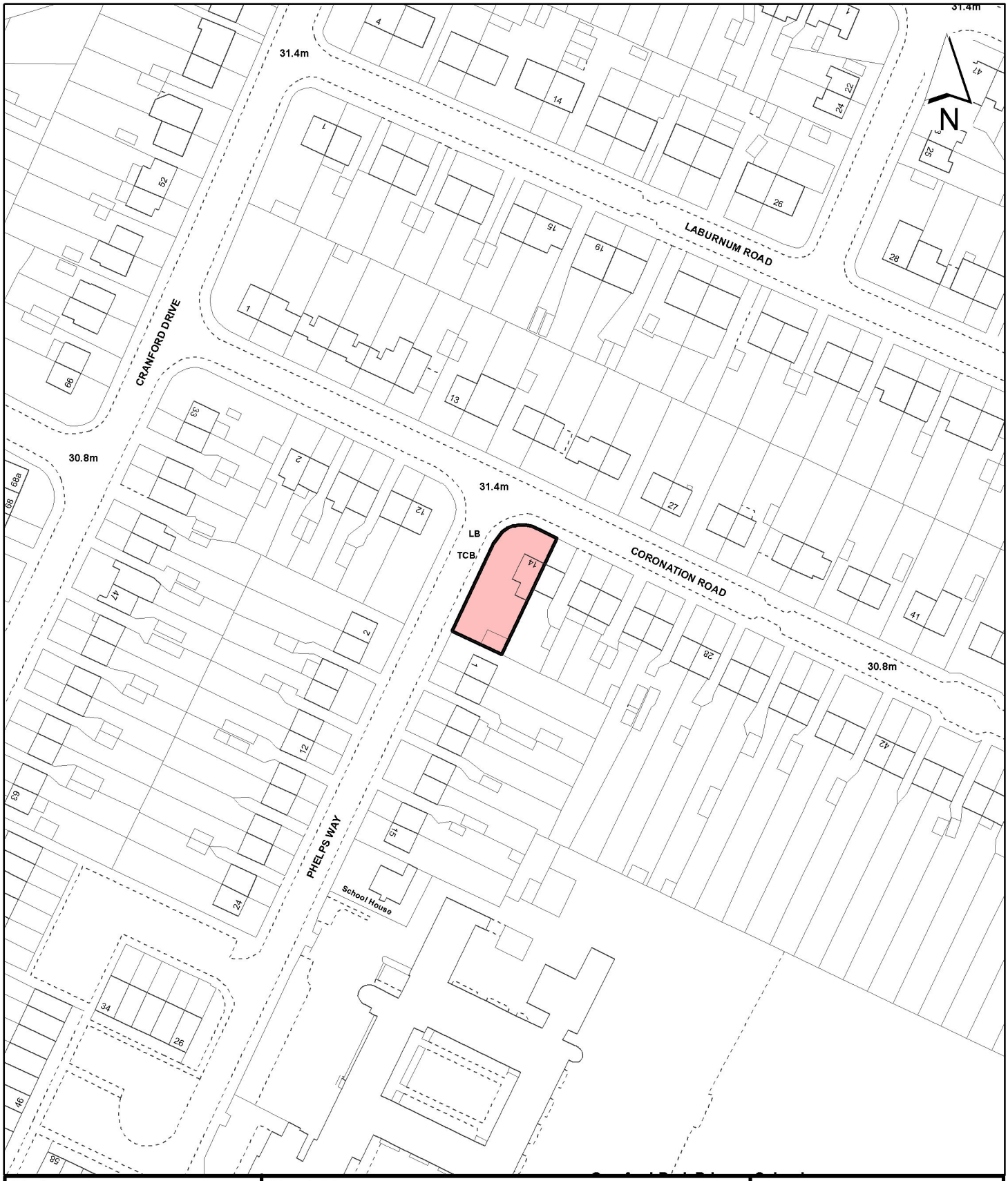


LOCATION PLAN 1:1250

GARAGE
AT
14 CORONATION RD
HAYES
MIDDX

SCALE
1:50 1:100

DRG NO.
2010/44/0112/01



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Telephone No.: Uxbridge 250111

Planning Application Ref:
12026/APP/2010/1945

Scale
1:1,250

Planning Committee
Central and South

Date
September 2011

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

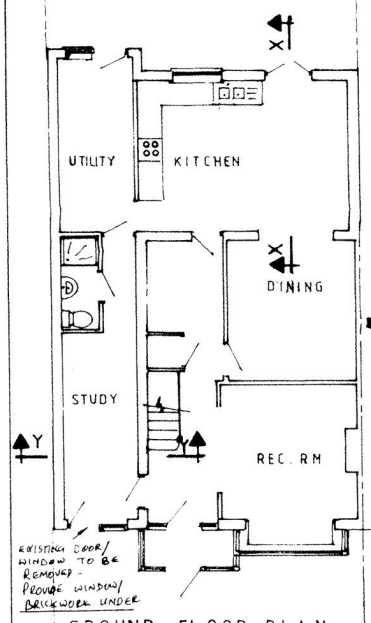
Address 33 SILVERDALE GARDENS HAYES

Development: Alteration to roof pitch and front elevation of side extension as amendment to planning permission ref: 10680/APP/2006/1365 dated 04/07/2006 (Part retrospective application)

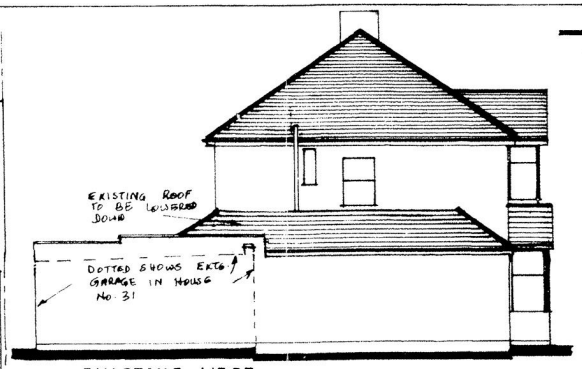
LBH Ref Nos: **10680/APP/2011/2338**

Date Plans Received: 28/09/2011 **Date(s) of Amendment(s):**

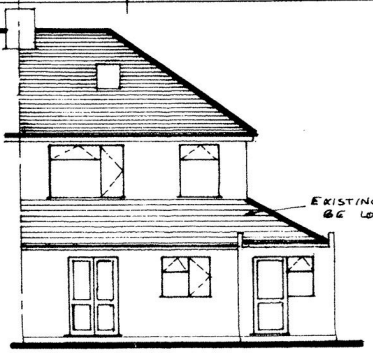
Date Application Valid: 05/10/2011



GROUND FLOOR PLAN



EXISTING WEST



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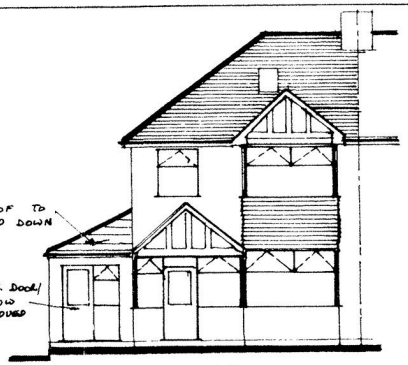
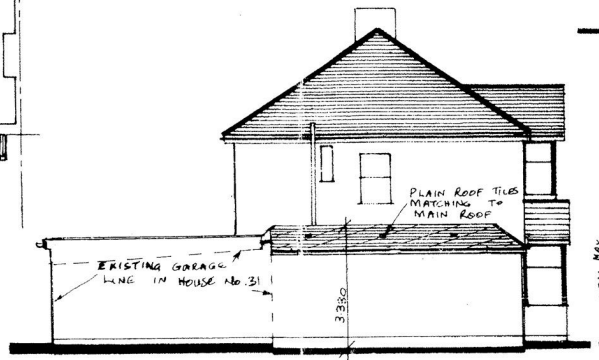
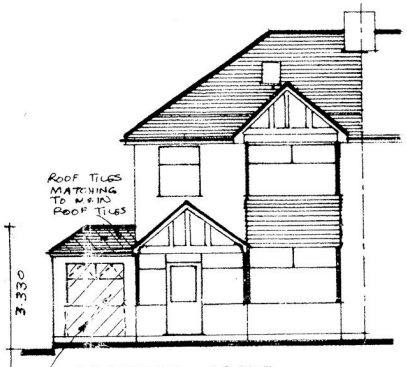


EXISTING FRONT



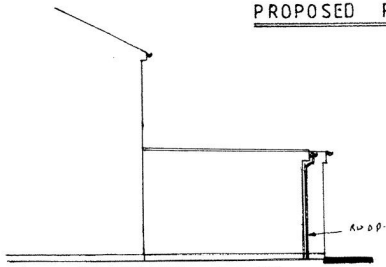
PROPOSED WEST

PROPOSED REAR

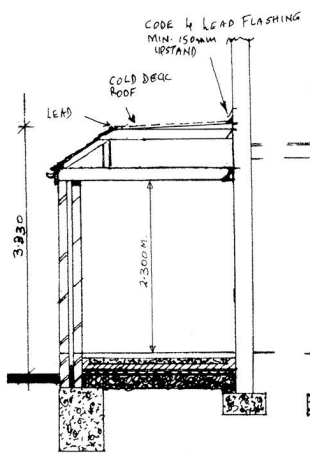


PROPOSED FRONT

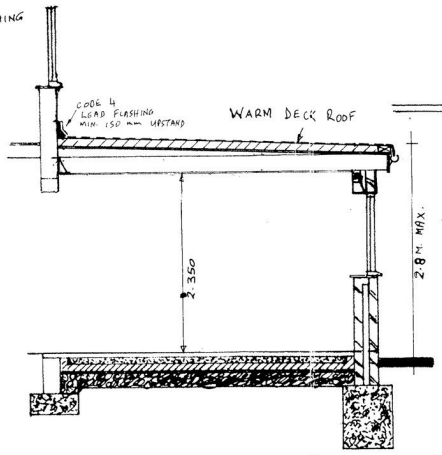
PROVIDE OBSCURED NEW WINDOW AND BRICKWORK UNDER.



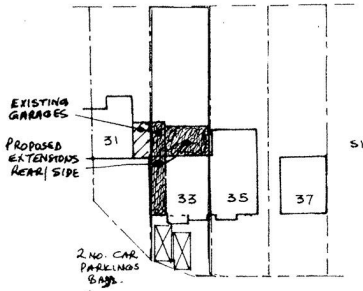
PROPOSED EAST



SECTION Y-Y

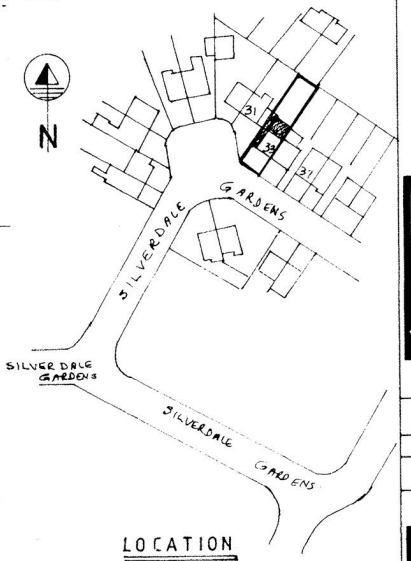


SECTION X-X



BLOCK PLAN

1:500



LOCATION

1:1250

Notes
All dimensions must be checked on site and not scaled from this drawing

B.	23/11/08	SIDE PARAPET WALL REMOVED
A	4-07-08	AMENDED T.P.
	Date	Revisions

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LON BORO OF HILLINGDON
RECEIVED
27 SEP 2011
PLANNING & TRANSPORTATION GROUP

Client

MR. A. JADAVJI

Job Title

33 SILVERDALE GARDENS
HAYES
MIDDLESEX
UB3 3LN

Drawing Title

SINGLE STORIES SIDE AND REAR ROOF ALTERATIONS

Scale 1:100 1:50

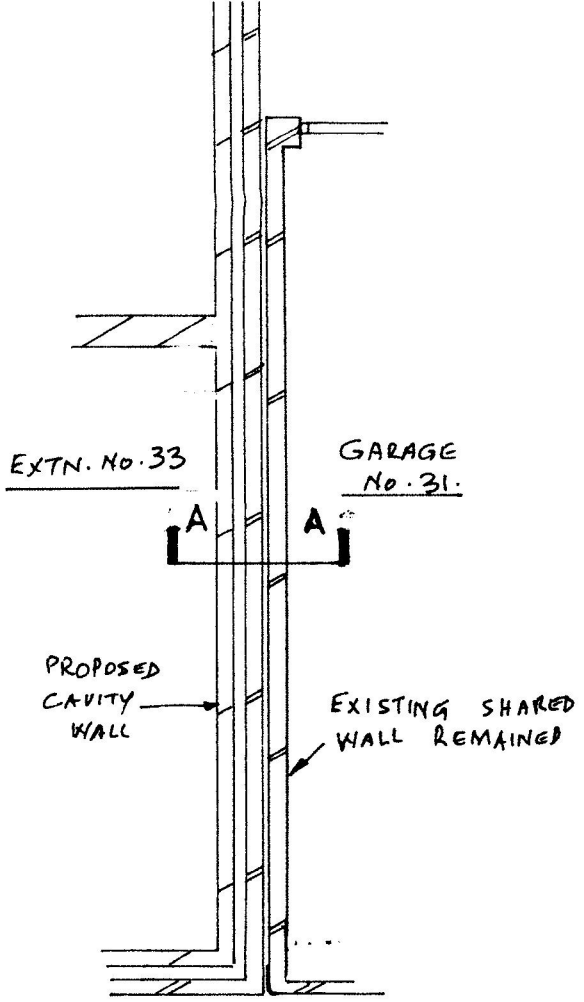
Date APRIL '08 Drawn by

Drg. No. 013/08 Rev B

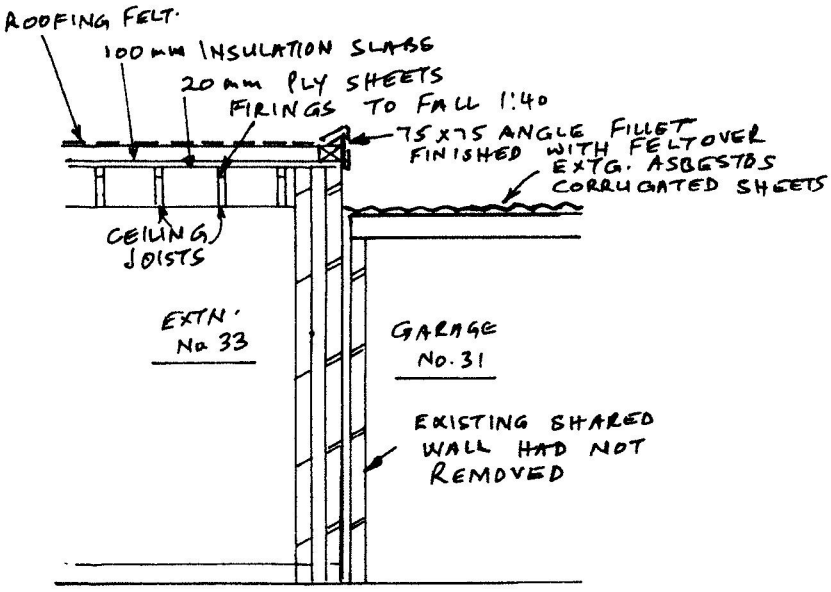
A2

NOTES:-

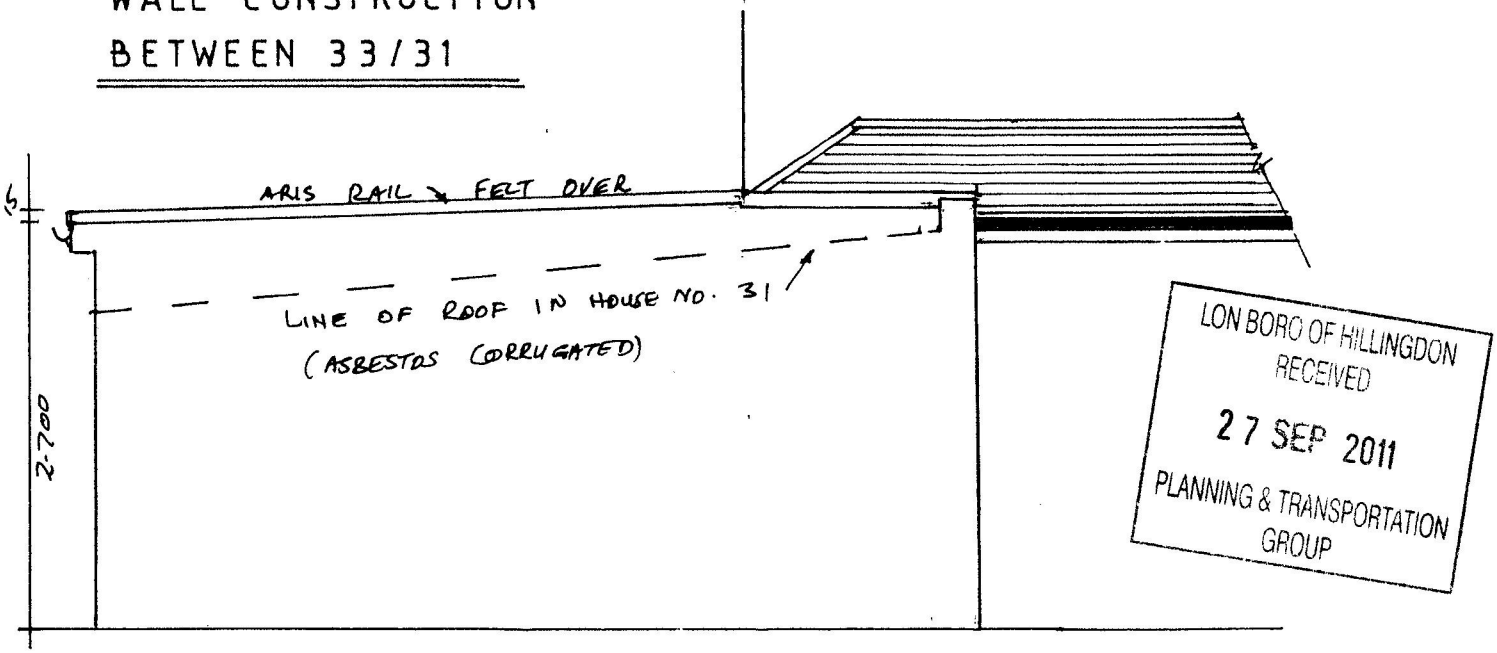
1) THIS DRAWING TO BE READ CONJUNCTION WITH DRG NO 013/08 REV. B.
2) SIDE PARAPET WALL OMITTED.



WALL CONSTRUCTION BETWEEN 33/31



SECTION A–A



SIDE ELEVATION (PART)

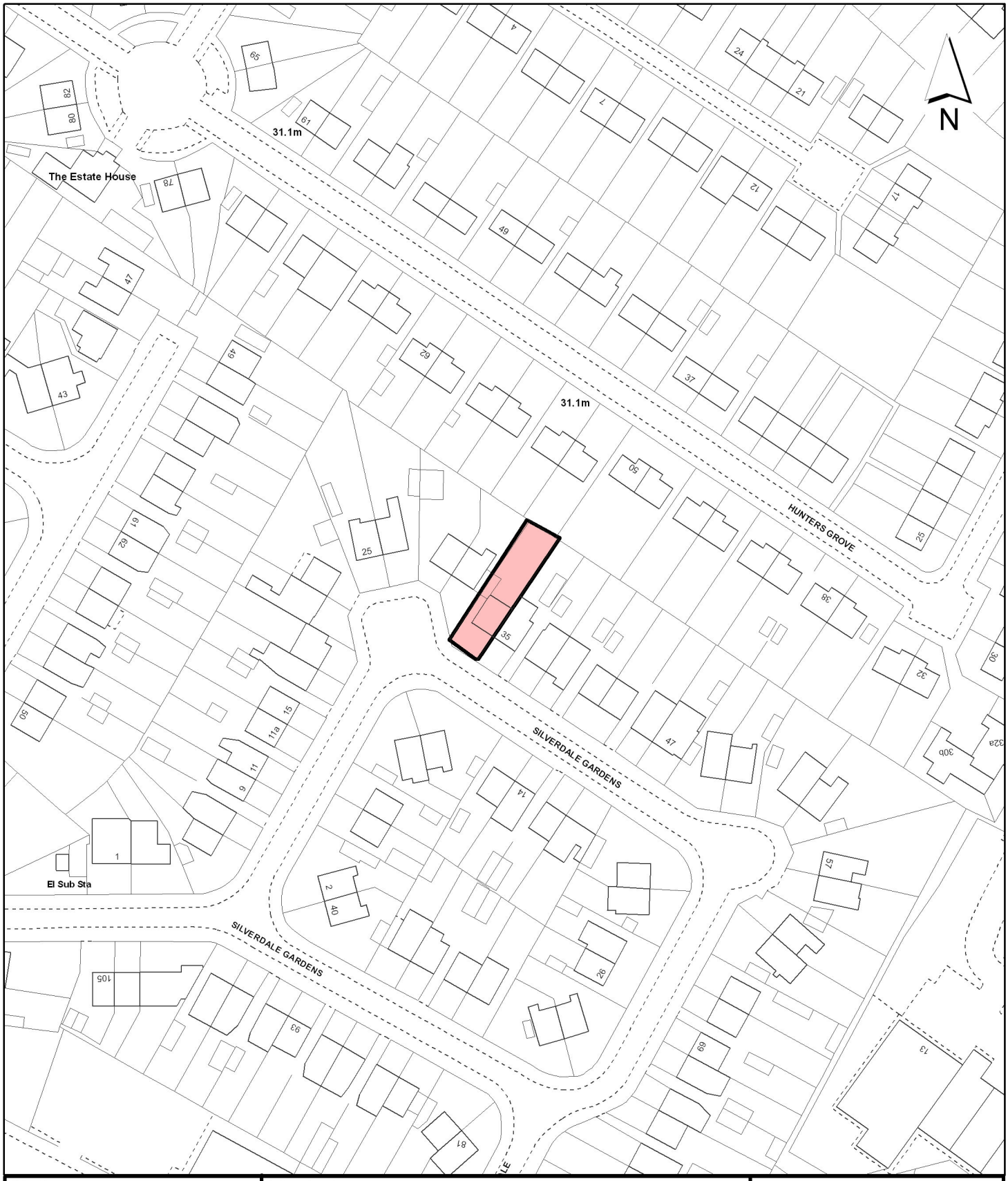
LONBORO OF HILLINGDON
RECEIVED
27 SEP 2011
PLANNING & TRANSPORTATION GROUP

33, SILVERDALE GARDENS,
HAYES, MIDDLESEX
UB3 3LN

FLAT ROOF FINISH BETWEEN HOUSE No 33/31

SCALE 1:50

DRG. No 013/08 SHT-1



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

Planning Application Ref:	Scale
10680/APP/2011/2338	**1:1,250**
Planning Committee	Date
Central and South Page 48	**October 2011**

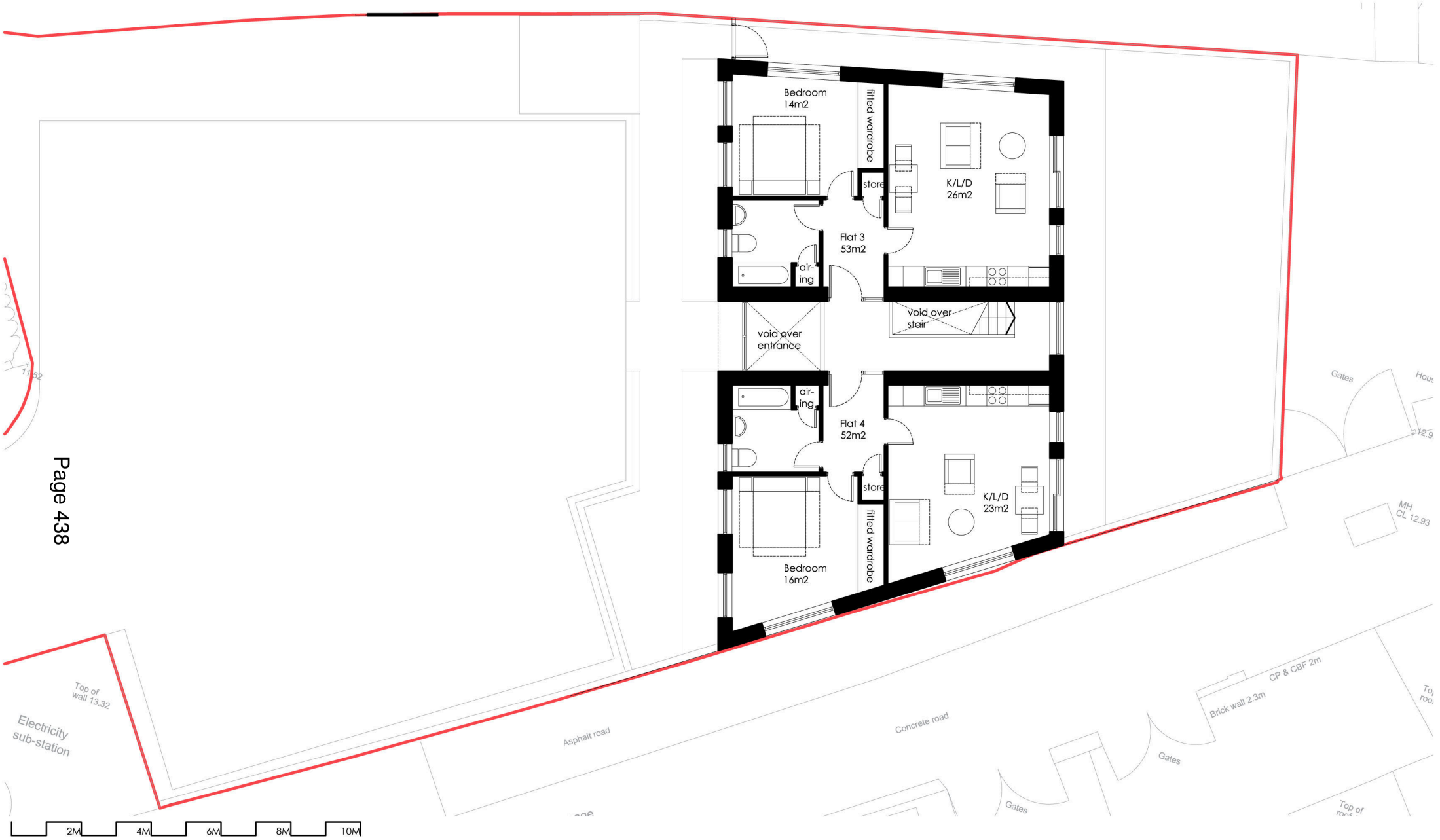
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	LAND REAR OF MONTAGUE PASSAGE AND ADJACENT TO 1 AND 2 IFFLEY CLOSE UXBRIDGE
Development:	Erection of a two storey block of four flats with associated car parking and landscaping.
LBH Ref Nos:	67688/APP/2011/685

Date Plans Received: 17/03/2011 **Date(s) of Amendment(s):**

Date Application Valid: 30/03/2011



GENERAL NOTES:

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t: 020 8947 0420
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e: office@paperproject.co.uk
w: www.paperproject.co.uk

Job: Land adjacent to 1/2 Iffley Close / Montague Passage, Uxbridge, Middlesex, UB8 1TH
Job No: 10265

Date: JULY 2011

Scale: 1:100 at A3

Status: PLANNING

Dwg Name: FIRST FLOOR PLAN - PROPOSED

Dwg No: 10265_PL_026

GENERAL NOTES:

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Job No: 10265

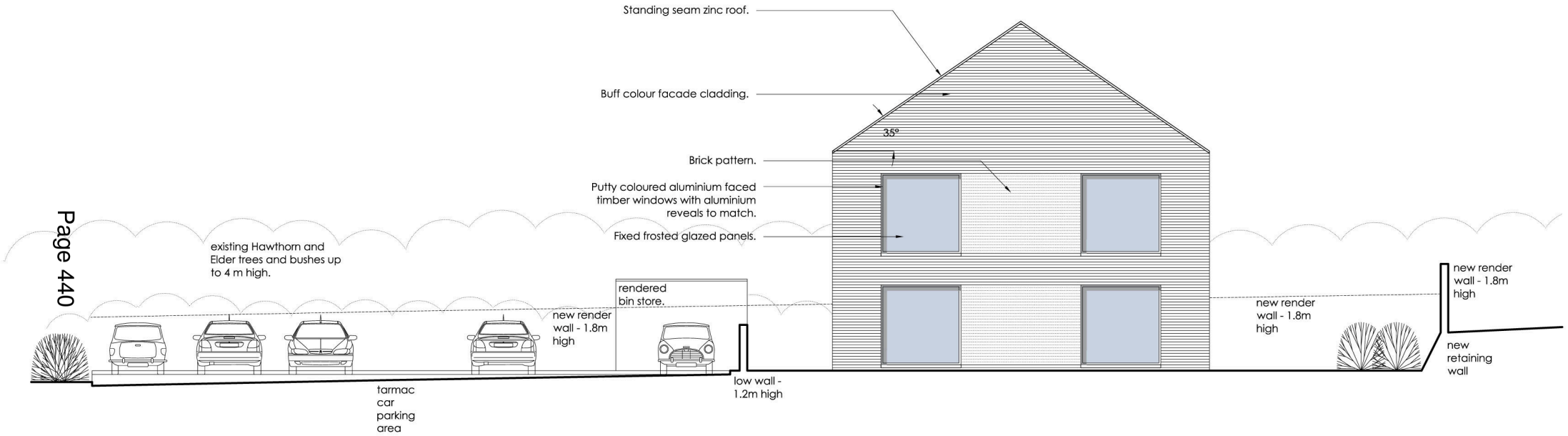
Date: JULY 2011

Scale: 1:100 at A3

Status: PLANNING

Dwg Name: ROOF PLAN - PROPOSED

Dwg No: 10265_PL_027



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Job No: 10265

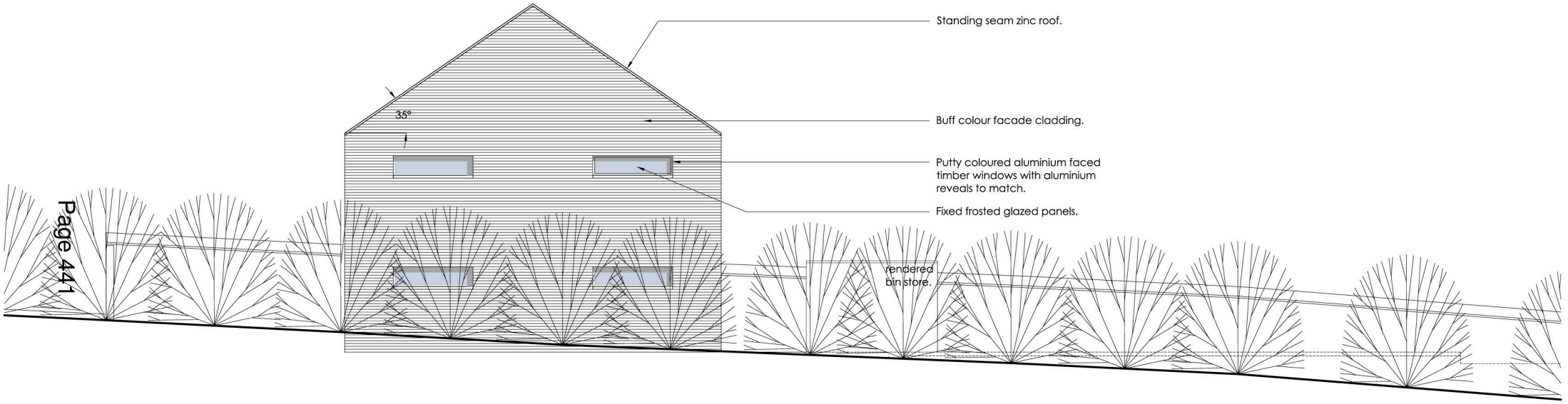
Date: JULY 2011

Scale: 1:100 at A3

Status: PLANNING

Dwg Name: FRONT ELEVATION - PROPOSED

Dwg No: 10265_PL_030



2M 4M 6M 8M 10M

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Job No: 10265

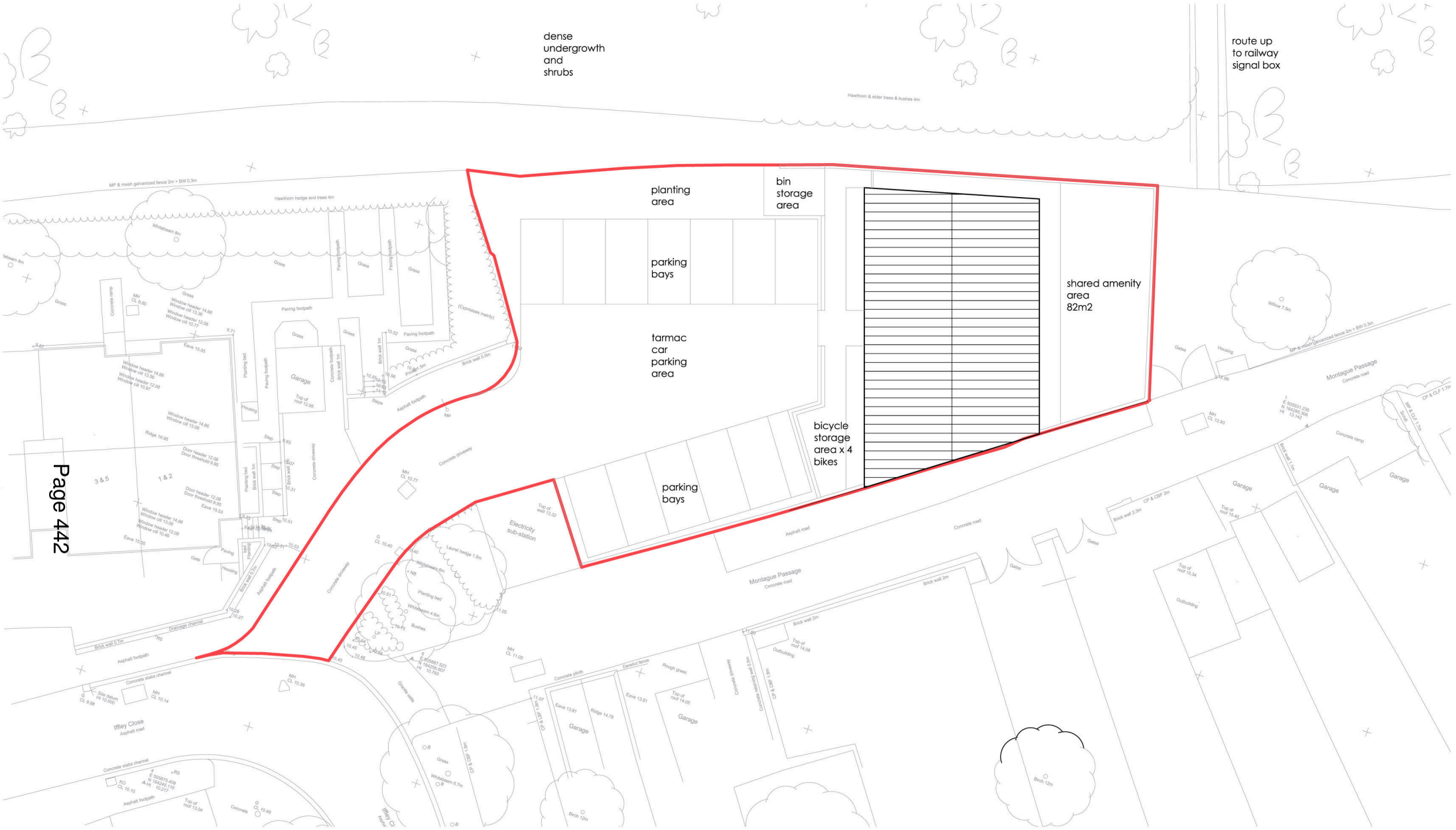
Date: JULY 2011

Scale: 1:100 at A3

Status: PLANNING

Dwg Name: REAR ELEVATION - PROPOSED

Dwg No: 10265_PL_031



GENERAL NOTES:

SITE AREA = 755m2 (inside red line)

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Job No: 10265

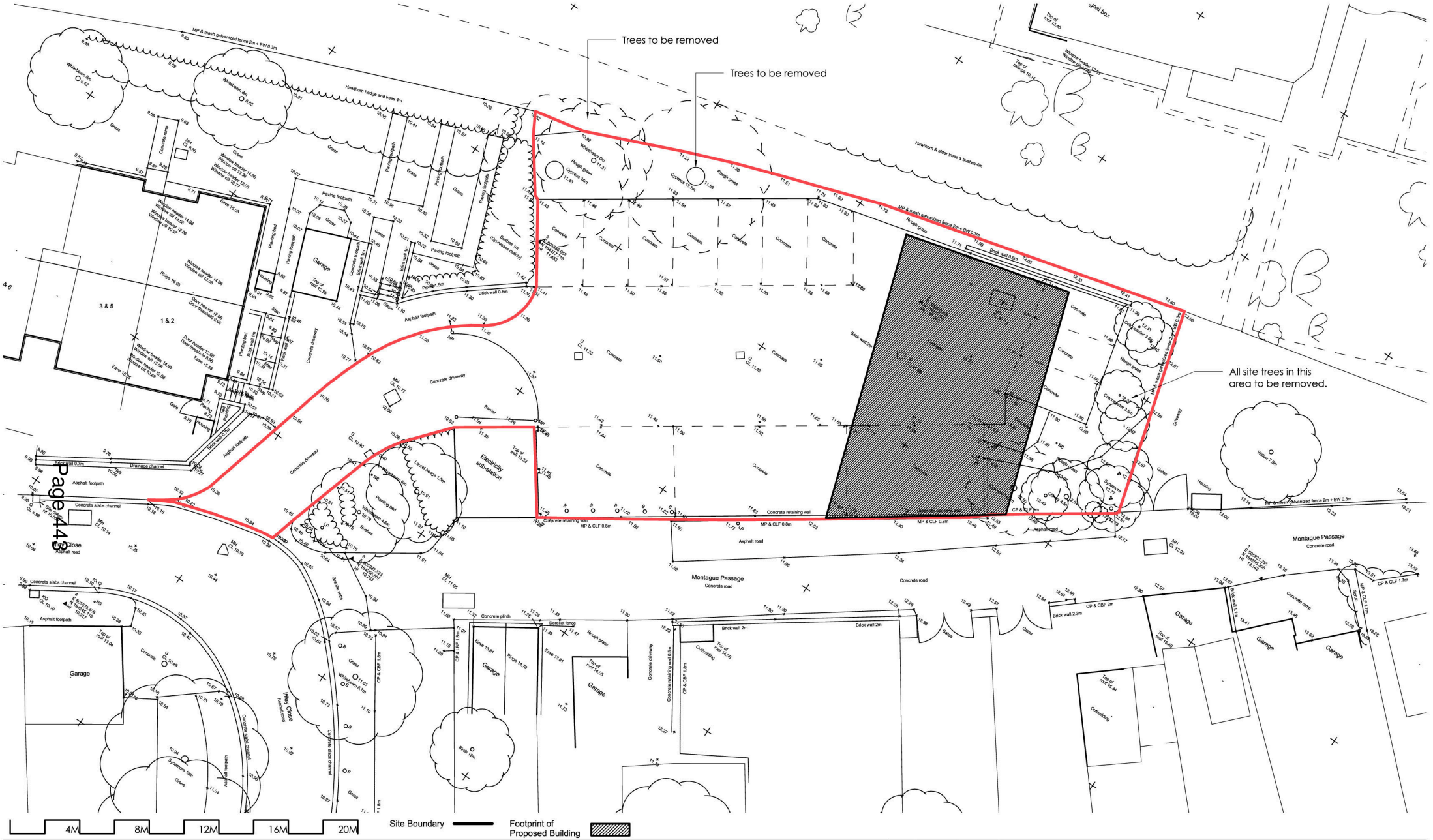
Date: JULY 2011

Scale: 1:200 at A3

Status: PLANNING

Dwg Name: SITE PLAN - PROPOSED

Dwg No: 10265_PL_024



Survey Abbreviations

+47.28	Spot Level	MH	Manhole
3000	FFL to SCL height	MP	Metal post
ACU	Air conditioning unit	MKR	Marker
AF	Asphalt footpath	MRF	Metal railing fence
BL	Beam level	NB	Notice board
BP	Brick pier	OHC	Overhead cable
BT	British Telecom	RBL	Recessed building line
WM	Water meter	WPF	Wooden paling fence
WMF	Wire mesh fence	WPR	Wooden post & railing fence
WHL	Window header level	WW	Wooden wall

BS	Brick setts	RE	Rodding eye	DK	Dropped kerb	TB	Tree bed
BW	Brick wall	RS	Road sign	DR	Drain	TF	Trellis fence
CBF	Closed boarded fence	RSW	Railway sleeper wall	ECR	Electricity cable riser	THL	Threshold level
CL	Cover level	RWP	Rain water pipe	EL	Electricity	TP	Telegraph pole
CLF	Chain link fence	RWS	Rain water shoe	FB	Flowerbed	TPG	Tactile paving
Conc	Concrete	RTW	Retaining wall	FCL	False ceiling level	TS	Tree stump
CP	Concrete post	SCL	Structural ceiling level	FDP	Foul down pipe	VP	Vent pipe
CW	Concrete wall	SV	Sluice valve	FH	Fire hydrant	WB	Water butt
DG	Drainage grille	SY	Stay	G	Gully	WCL	Window cill level
GPR	Gas pipe riser	IC	Inspection cover	LB	Letter box	LP	Lamp post
GV	Gas valve	IL	Invert level	LBF	Lap boarded fence	WP	Wooden post

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Job: Land adjacent to 1/2 Iffley Close / Montague Passage, Uxbridge, Middlesex, UB8 1TH
Job No: 10265

Date: JULY 2011

Scale: 1:200 at A3

Status: PLANNING

Dwg Name: SURVEY PLAN - EXISTING

Dwg No: 10265_PL_005

GENERAL NOTES:

SITE AREA = 755m2 (inside red line)

PROPOSED UNITS:

4 X 1 bed, 2 person units (2 @ 52m2 and 2 @ 53m2)

GIFA = 250m2

PROPOSED DENSITY:

12 / 0.075 = 160 habitable room per hectace

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Job No: 10265

Date: JUNE 2011

Scale: 1:100 at A3

Status: PLANNING

Dwg Name: GROUND LEVEL PLAN - PROPOSED

Dwg No: 10265_PL_025

GENERAL NOTES:

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Job No: 10265

Date: JULY 2011

Scale: N.T.S. at A3

Status: PLANNING

Dwg Name: ARTISTIC IMPRESSIONS - PROPOSED REAR

Dwg No: 10265_PL_051

2M 4M 6M 8M 10M

GENERAL NOTES:

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Job No: 10265

Date: JULY 2011

Scale: 1:100 at A3

Status: PLANNING

Dwg Name: SIDE / FRONT ELEVATION - PROPOSED

Dwg No: 10265_PL_032

2M 4M 6M 8M 10M

GENERAL NOTES:

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Job No: 10265

Date: JULY 2011

Scale: 1:100 at A3

Status: PLANNING

Dwg Name: SIDE / REAR ELEVATION - PROPOSED

Dwg No: 10265_PL_033

GENERAL NOTES:

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Job: Land adjacent to 1/2 Iffley Close / Montague Passage, Uxbridge, Middlesex, UB8 1TH
Job No: 10265

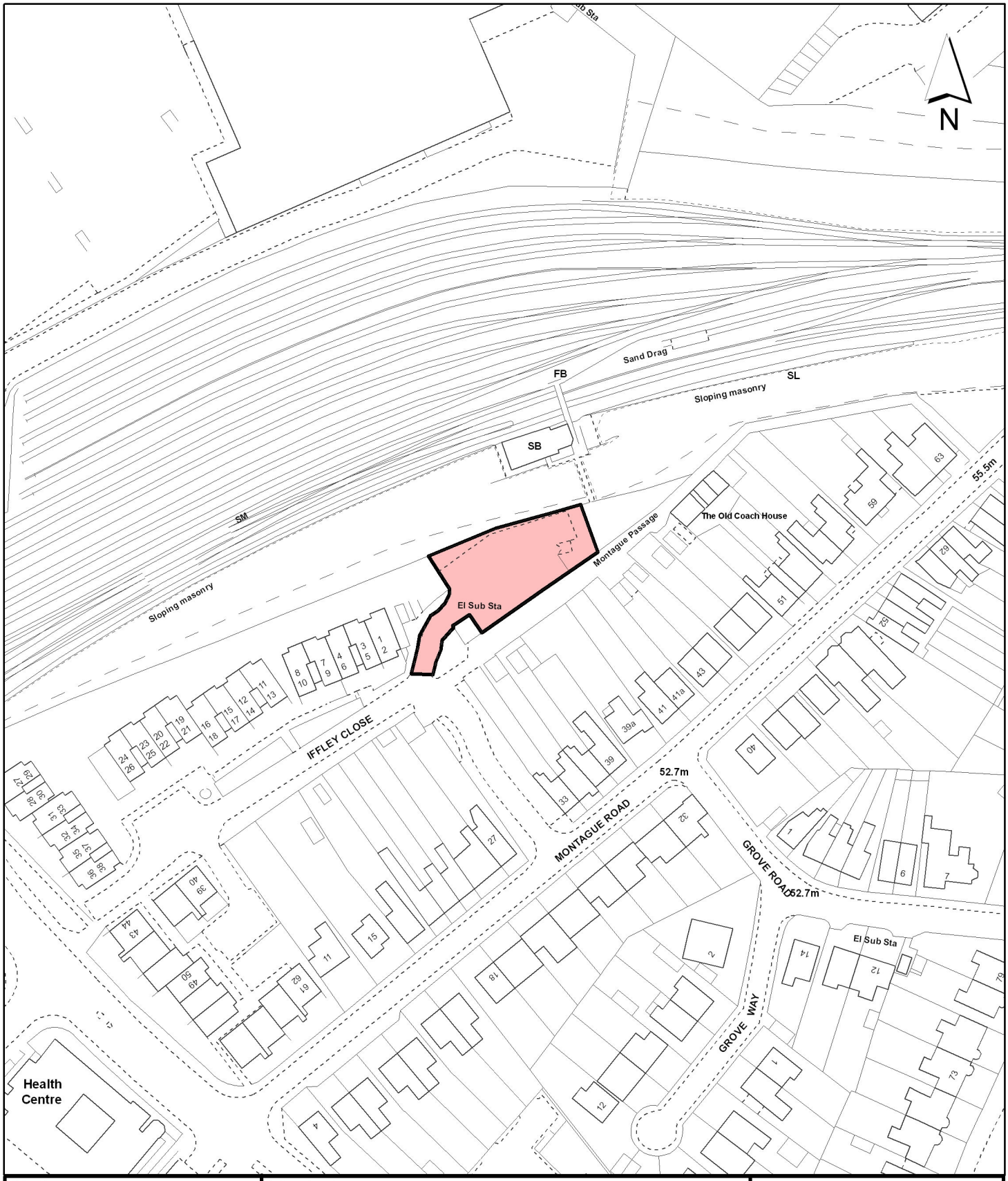
Date: JULY 2011

Scale: N.T.S. at A3

Status: PLANNING

Dwg Name: ARTISTIC IMPRESSIONS - PROPOSED FRONT

Dwg No: 10265_PL_050



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Site Address

Land rear of Montague Passage and adjacent to 1 and 2 Iffley Close

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

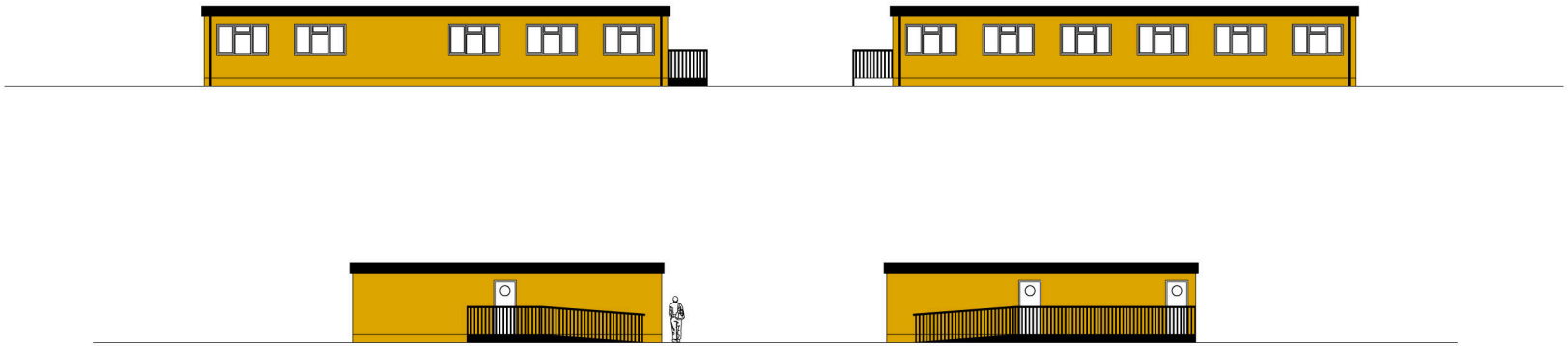
Planning Application Ref:	Scale
67688/APP/2011/685	**1:1,250**
Planning Committee	Date
Central and South	**October 2011**

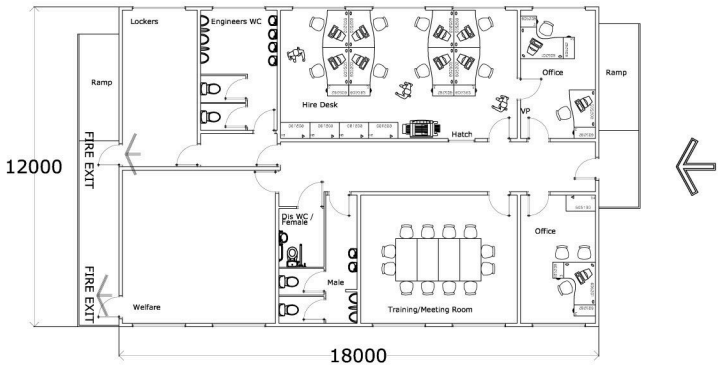
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	FORMER CAPE BOARDS SITE IVER LANE COWLEY
Development:	Erection of two detached single storey buildings for the use of light industrial and offices with associated parking (Retrospective application).
LBH Ref Nos:	751/APP/2011/272

Date Plans Received:	07/02/2011	**Date(s) of Amendment(s):**	
Date Application Valid:	13/04/2011		





BUILDING B - OFFICES

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale 1:100

REVISIONS

HAWKINS EADES ASSOCIATES
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Fax: (01494) 891222
e-mail:mail@hawkinseades.co.uk

CLIENT	Mr F Grey
PROJECT	Proposed Industrial Unit Former Cape Board Site, Iver Lane, Cowley, Uxbridge, UB8 2JQ
TITLE	Planning Office Building Proposed

DRWG No.	A1	3484	PLA	2.03
DATE	Jan 11	SCALE	1/100	
DRAWN BY	GSE	CHECKED		

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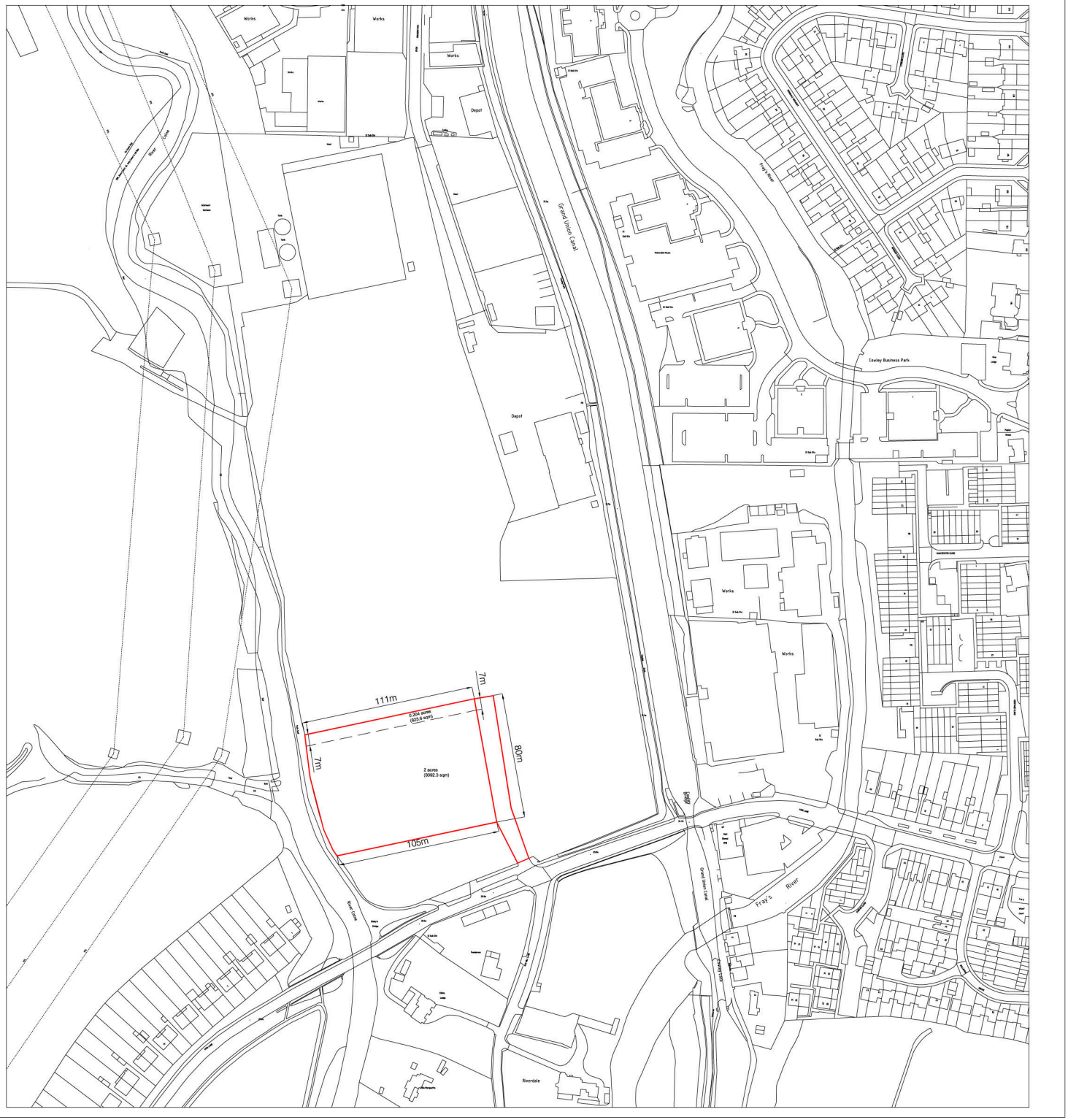

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CLIENT	Mr F Grey
PROJECT	Proposed Industrial Unit Former Cape Board Site, Iver Lane, Cowley, Uxbridge, UB8 2JQ
TITLE	Planning Site Location plan

DRWG No.	A1	3484	PLA	2.05	
DATE	Jan 11	SCALE	1/1250		
DRAWN BY	GSE	CHECKED			

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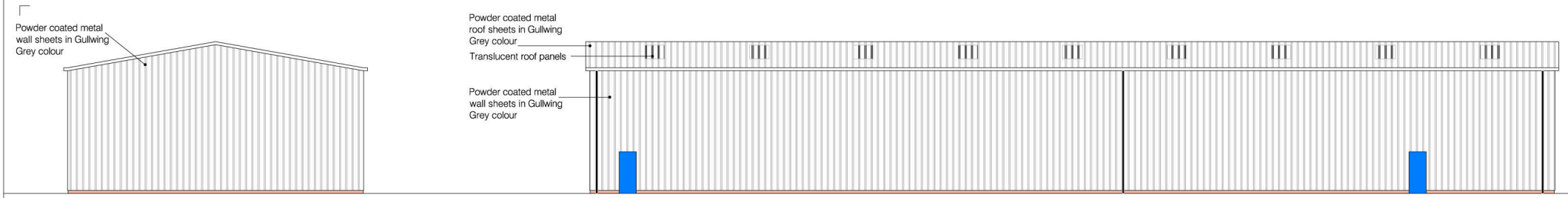

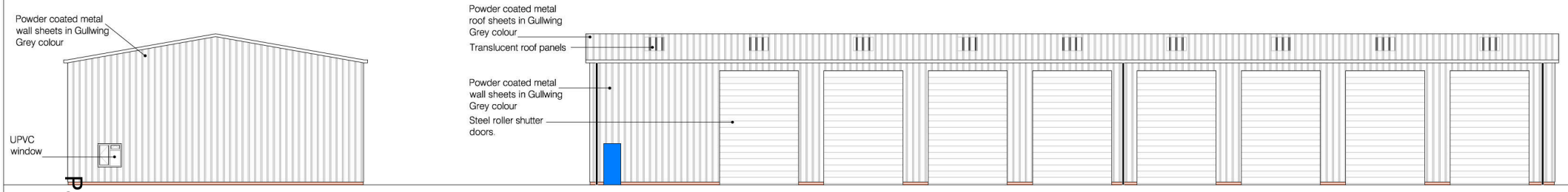

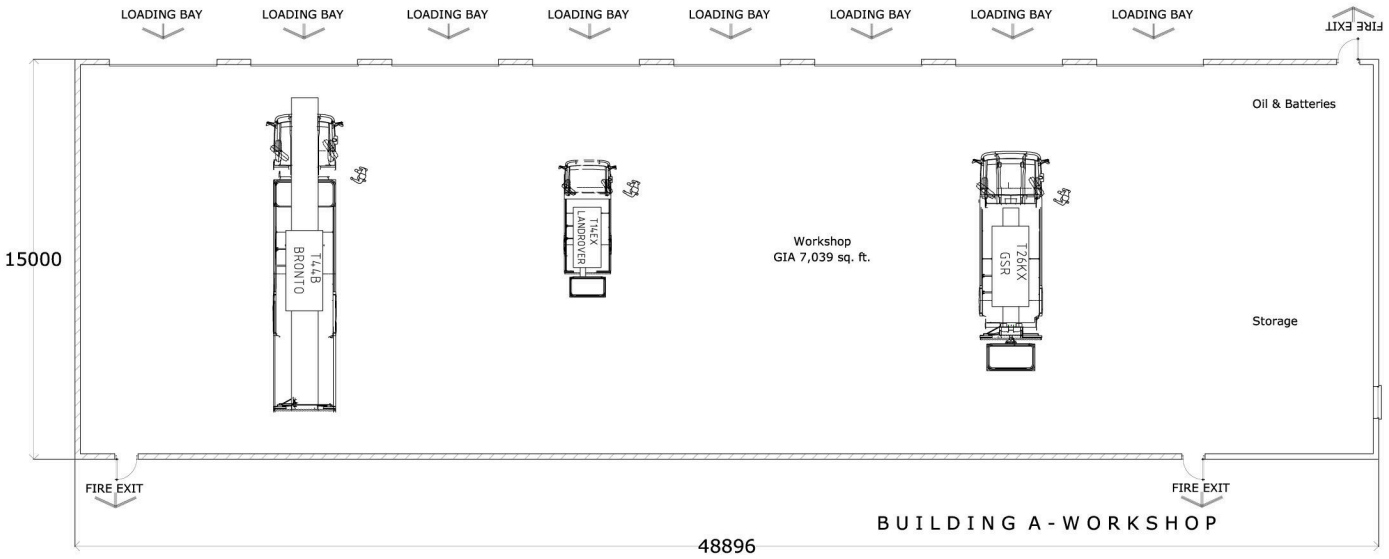

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale 1:100

REVISIONS

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CLIENT	Mr F Grey
PROJECT	Proposed Industrial Unit Former Cape Board Site, Iver Lane, Cowley, Uxbridge, UB8 2JQ
TITLE	Planning Main Building Proposed

DRWG No.	A1	3484	PLA	2.02
DATE	Jan 11	SCALE	1/100	
DRAWN BY	GSE	CHECKED		

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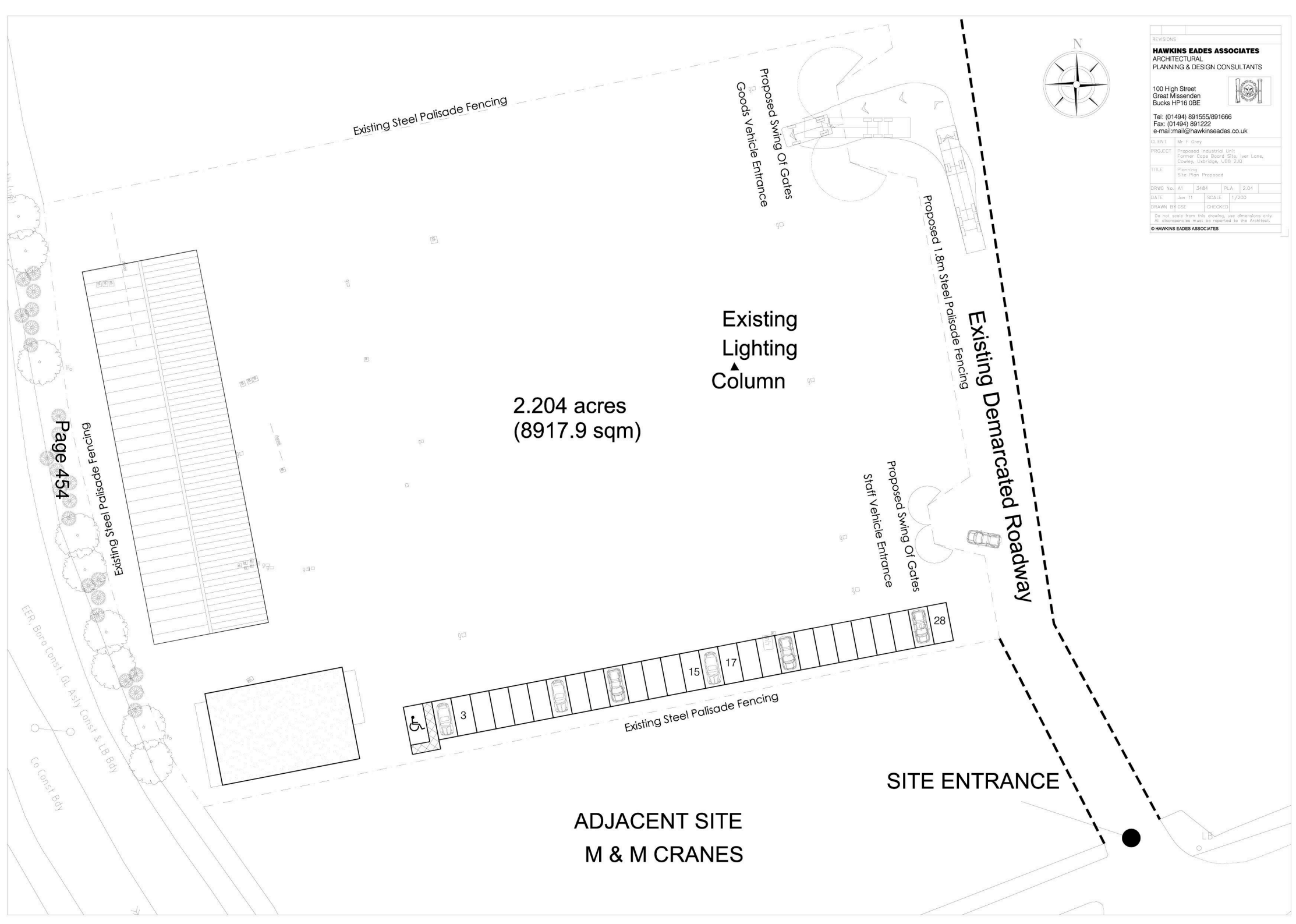
Existing Steel Palisade Fencing
Proposed Swing Of Gates
Goods Vehicle Entrance
Proposed 1.8m Steel Palisade Fencing
Existing Demarcated Roadway
Existing
Lighting
Column
2.204 acres
(8917.9 sqm)
Existing Steel Palisade Fencing
Proposed Swing Of Gates
Staff Vehicle Entrance
28
17
15
3
Existing Steel Palisade Fencing
SITE ENTRANCE
ADJACENT SITE
M & M CRANES
N
REVISIONS
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CLIENT Mr F Grey
PROJECT Proposed Industrial Unit
Former Cape Board Site, Iver Lane,
Cowley, Uxbridge, UB8 2JQ
TITLE Planning
Site Plan Proposed
DRWG No. A1 3484 PLA 2.04
DATE Jan 11 SCALE 1/200
DRAWN BY OSE CHECKED
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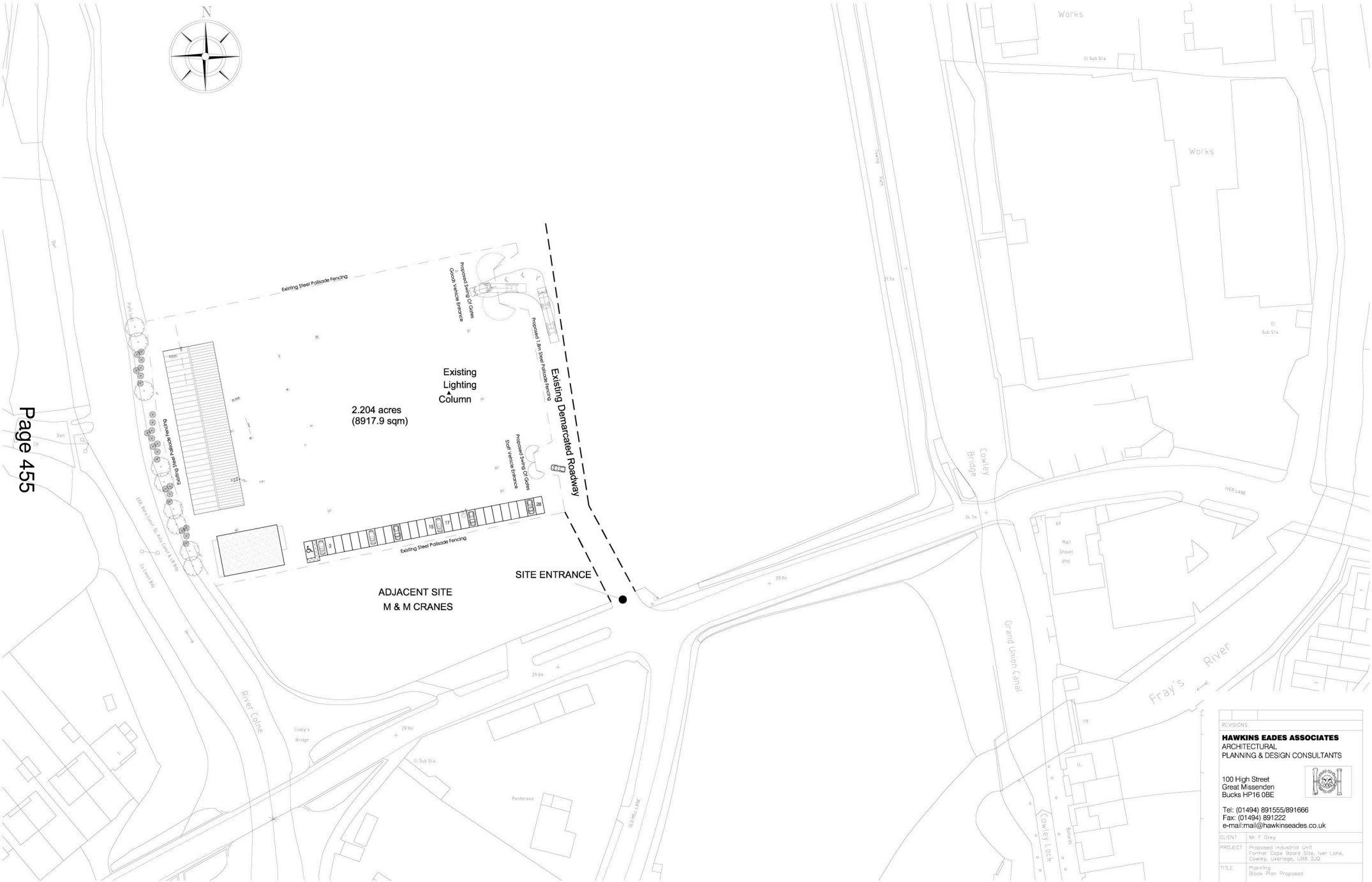

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0m 10m 20m 30m

Scale 1:500

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CLIENT	Mr F Grey
PROJECT	Proposed Industrial Unit Former Cape Board Site, Iver Lane, Cowley, Uxbridge, UB8 2JQ
TITLE	Planning Block Plan Proposed
DRWG No.	A1 3484 PLA 2.01
DATE	Jan 11 SCALE 1/500
DRAWN BY	GSE CHECKED

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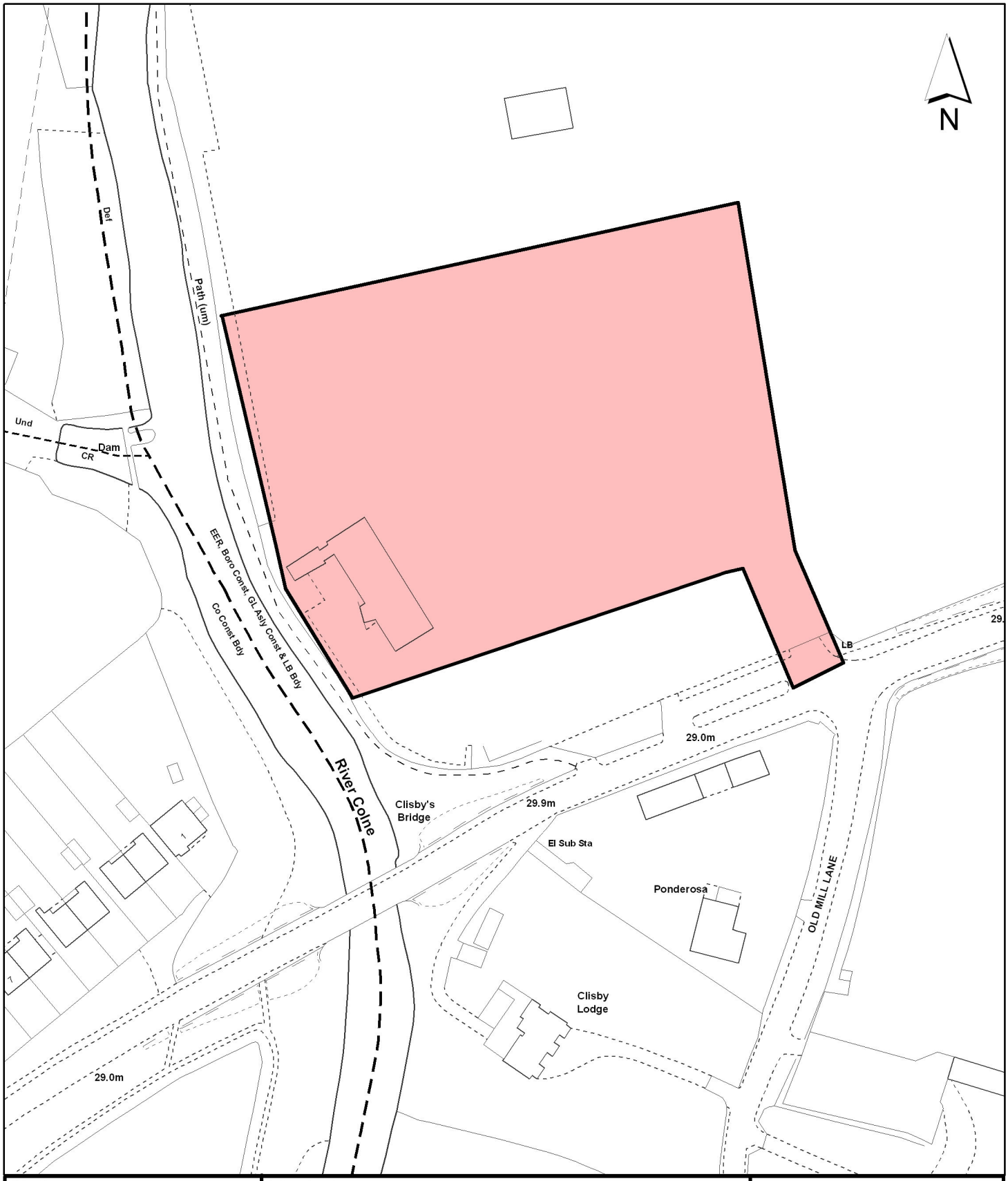

Notes

Site boundary

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Site Address

Former Cape Boards Site, Iver Lane.

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

Planning Application Ref:	Scale
751/APP/2011/272	**1:1,250**
Planning Committee	Date
Central and South Page 45	**October 2011**

HILLINGDON
LONDON