



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 23 JUNE 2011

Time: 7.00 PM

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

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

To Councillors on the Committee

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

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Published: Wednesday, 15 June 2011

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1143&Ver=4>

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held on 19 May 2011 and 2 June 2011
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Former Reindeer Public House, Maxwell Road, Northwood 18958/APP/2011/873	Northwood	Erection of a part two, part three, part four storey building comprising 12 flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access. Recommendation: Approval subject to a Section 278 Agreement	15 - 60

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Southbourne Day Centre, 161 Elliott Avenue, Ruislip 66033/APP/2011/918	Cavendish	Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building. Recommendation: Approval	61 - 78

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Land Rear Of 74 Hallowell Road, Northwood 67679/APP/2011/651	Northwood	Installation of railway only communications site comprising a 20 metre high monopole, with a 1 metre high lightning finale, 0.75 metre high ground frame (total height 21.75 metres), radio equipment cabin and equipment on the railway land south of Northwood Station Underground Car-park. Recommendation: Refusal	79 - 90

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	41, The Chase, Eastcote 67626/APP/2011/412	Eastcote & East Ruislip	Erection of a part two storey side extension, single storey rear extension and conversion of integral garage to habitable use. Recommendation: Approval	91 - 100

10	The Stables, Manor Farm Complex, Pinn Way, Ruislip 38669/APP/2011/982	Eastcote & East Ruislip	Installation of new doors and windows. Recommendation: Approval	101 - 108
11	The Stables, Manor Farm Complex, Pinn Way, Ruislip 38669/APP/2011/923	Eastcote & East Ruislip	Installation of new doors and windows. (Application for Listed Building Consent). Recommendation: Approval	109 - 116

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

	Address	Ward	Description & Recommendation	Page
12	ENFORCEMENT REPORT			117-122

Plans for North Planning Committee

123-200

Minutes

NORTH PLANNING COMMITTEE

19 May 2011

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



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	<p>Committee Members Present: Councillors Edward Lavery (Chairman) David Allam Jazz Dhillon Michael Markham Carol Melvin David Payne</p> <p>LBH Officers Present: James Rodger (Head of Planning) Meg Hirani (North Team Leader) Syed Shah (Principal Highways Engineer) John Lawson (Principal Tree & Landscape Conservation Officer) Nikki Deol (Planning Lawyer) Charles Francis (Democratic Services Officer)</p> <p>Also Present: Councillor Richard Lewis Alan Edwards (Vice-Chairman of the Standards Committee)</p>	
173.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr Allan Kauffman with Cllr Brian Stead substituting and also Cllr John Morgan with no substitute.</p>	
174.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>	
175.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None</p>	
176.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1.</p>	

<p>177.</p>	<p>SOUTH RUISLIP LIBRARY, PLOT B, VICTORIA ROAD, RUISLIP 67080/APP/2010/1420 (<i>Agenda Item 6</i>)</p> <p>Officers drew the Committee’s attention to changes in the Addendum and the amended plans for the development.</p> <p>Officers advised the Committee the proposal was acceptable, living standards met all Council standards and the size and scale of the proposal was in keeping with the surrounding area.</p> <p>A Member asked officers to explain the Statement of Intent mentioned in the report. In response, the Legal officer clarified that the Council could not enter into a Section 106 Agreement with itself as the Local Planning Authority and that the Statement of Intent meant that when the property was sold in the future, there would be a legal requirement for the new owner to enter into a Section 106 Agreement (a statement of intent) with the Local Authority.</p> <p>A Member referred to the comments made by the Urban Design Officer in the report in relation to density and lack of amenity and suggested that the proposal appeared to be an over development of the site. In response, officers explained that the scale and bulk of the design had been reduced and that a number of relatively minor revisions to landscaping, floor plans, design elevations and terraces were significant to the overall design when these changes were added together. Officers explained that there would be a slight shortfall to the Council’s amenity standards.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – The application was Approved with four Members in favour, one against and one abstention for the reasons set out in the officer’s report and Addendum.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
<p>178.</p>	<p>LAND FORMING PART OF 104 ABBOTSBURY GARDENS, EASTCOTE 67398/APP/2011/481 (<i>Agenda Item 7</i>)</p> <p>In accordance with the Council’s constitution a representative of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The proposal would be out of keeping with the surrounding area • The proposal will affect the character of the surrounding gardens • The Dean Estate and surrounding houses benefit from open vistas across green spaces which would be affected • The area surrounding the proposed development was already densely populated and the development would increase overcrowding • The land adjacent to the site includes an oak tree which could be affected by the development • The application did not alter significantly from the previous application 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>The agent was not present at the meeting.</p> <p>In discussing the application, the Committee agreed that it (the application) did not alter significantly from the previous application and the Committee were not in favour of back garden development. Members agreed that the proposal would not be in keeping with the street scene and be detrimental to the character of the area.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer’s report.</p>	
179.	<p>LAND FORMING PART OF CARLTON PLACE, RICKMANSWORTH ROAD, NORTHWOOD 67584/APP/2011/232 (Agenda Item 8)</p> <p>In accordance with the Council’s constitution the two representatives of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioners made the following points:</p> <ul style="list-style-type: none"> • The proposal would be an inappropriate business development within the Green Belt • The proposal would cause a lack of amenity to local residents • The development would fail to harmonise with the street scene • The noise from the dogs would disturb neighbours • The proposal would result in smells and animal waste disposal was a health and safety concern • The application states the building would be vandal proof which suggests that the proposal might attract vandalism which might then transfer to neighbouring residential sites • The proposal would increase traffic in the local area. Escaped animals would pose a danger to road users. • The proposed development would cause problems as the Water Board were likely to restrict drainage from the site into the main system. <p>The agent was not present at the meeting.</p> <p>A Ward Councillor addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • The proposal would be an inappropriate business development within the Green Belt • The proposal would cause a lack of amenity to local residents • The application should be refused. <p>In discussing the application, Members agreed that the application was an inappropriate use of Green Belt for commercial purposes. The Committee expressed concern about the following issues: increased traffic congestion, waste disposal, the creation of a car park and the visual impact this would have on local residents and proposed development adjacent to listed woodland contrary to legislation.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>Members agreed the proposal did not constitute an outdoor recreational facility and could be classified as either a kennel or a dog training facility.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer’s report.</p>	
180.	<p>186 FIELD END ROAD, EASTCOTE 2294/APP/2011/415 (<i>Agenda Item 9</i>)</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was approved.</p> <p>Resolved – That the application be Approved as set out in the officer’s report</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
181.	<p>89-91 JOEL STREET, NORTHWOOD 45536/APP/2010/2946 (<i>Agenda Item 10</i>)</p> <p>In introducing the report, officers drew the Committee’s attention to the amendments in the Addendum.</p> <p>The Committee agreed that the proposal to bring a vacant unit back into use and providing a wider scope to prospective tenants would be beneficial to the area.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved as set out in the officer’s report and the Addendum.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
182.	<p>157 - 161 HIGH STREET, RUISLIP 64711/APP/2011/214 (<i>Agenda Item 11</i>)</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was approved.</p> <p>Resolved – That the application be Approved as set out in the officer’s report and Addendum</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
183.	<p>157 - 161 HIGH STREET, RUISLIP (<i>Agenda Item 12</i>)</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was approved.</p> <p>Resolved – That the application be Approved as set out in the officer’s report</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

184.	<p>9A LINKSWAY, NOTHWOOD 7748/TRE/2011/35 (<i>Agenda Item 15</i>)</p> <p>In introducing the report, Officer's drew the Committee's attention to the following points: there was evidence that the tree was responsible for causing structural damage to the chalet bungalow, the scale and cost of repair, the low amenity value of the tree and the slight adverse impact of the tree on the amenity and character of the area.</p> <p>In response to a query about the age of the tree, Officers explained it was difficult to provide an exact figure, but from the size the trunk it was likely to be somewhere between 80 and 100 years old.</p> <p>In accordance with the Council's constitution the representative of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioners made the following points:</p> <ul style="list-style-type: none"> • The tree was healthy and was about 80 to 100 years old. The tree had intrinsic value and was an integral part of Linksway Avenue. There was no need for it to be felled. • The tree had value by way of its contribution to the estate. The Copsewood Estate was attractive because of the mix of architectural styles as well as the different species of trees. • The proposal to fell the tree was not related to damage to the property. The property was on the market to be sold and it was likely that the current property would be demolished and a bespoke home built in its place. Therefore, the removal of the tree was related to the potential sale rather than for environmental reasons. <p>The agent was not present at the meeting.</p> <p>A Ward Councillor addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • The Ward Councillor spoke in support of the petitioner • The application should be refused and the tree should not be felled. <p>In discussing the application, Members asked officers to clarify the options which were available to prevent further damage to the property. Officers explained that a root barrier had been considered but site investigations had confirmed that the root systems of the tree were now too close to the foundations of the property to make this viable. An alternative option which officers had considered was massive pruning of the tree by 60% to 70% which would significantly reduce the water demands of the tree but the disadvantage of this action would be the impact this would have on the visual amenity of the tree.</p> <p>Clarification was sought about the canopy of the tree and the distance of the tree trunk from the property. In response, Officers confirmed that despite a distance of about 30 feet, the canopy of the tree still touched the roof of the property. Members discussed the environmental importance of oak trees and the biodiversity value this species had.</p>	<p>Action by</p> <p>James Rodger & John Lawson</p>
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	<p>The Legal Officer advised Members that they were required to consider whether any loss or damage was likely to arise if consent was refused and highlighted that the Authority would be liable to pay compensation for any loss or damage as a consequence of its decision unless they were to certify that the tree had an outstanding or special amenity value (Article 5 certification). In this particular case, it was material that as Officers had deemed the tree did not warrant an Article 5 certification, the Legal Officer confirmed that the Authority would be open and might face a claim for compensation if consent was not granted to fell the Oak.</p> <p>A Member expressed the view that as these cases were exceptional, it was important to take account of the views of experts. In this case the roots of the tree had been responsible for damage to the property as evidenced by the horizontal cracking in the property walls. It was noted that remedial action would be expensive, the tree was not an outstanding specimen and if the tree were felled, then a different variety of tree could be planted as a replacement. Officers stated that in most cases, efforts were made to protect trees but in this particular case, the site had been monitored for 9 months which had resulted in a technical report which recommended the felling of the tree.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed with four Members in favour with two against.</p> <p>Resolved – That the application be Approved for the reasons set out in the officer’s report.</p>	
	<p>The meeting, which commenced at 7.00 pm, closed at 8.55 pm.</p>	

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

Minutes

NORTH PLANNING COMMITTEE

2 June 2011

Meeting held at Committee Room 6 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery, Allan Kaufmann, Carol Melvin, Dominic Gilham, Pat Jackson, David Allam and Jazz Dhillon.</p> <p>LBH Officers Present: Meg Hirani (Team Leader) Manmohan Ranger (Traffic Team) Rory Stracey (Legal Advisor) Nav Johal (Democratic Services)</p> <p>Also Present: Councillor's Andrew Retter and Jonathon Bianco</p>	
186.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Councillors Michael Markham, David Payne and John Morgan gave their apologies. Councillors Dominic Gilham and Pat Jackson were present as substitutes.</p>	Action by
187.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Jonathan Bianco who was present as a Ward Councillor for item 8, Harlyn School, declared and personal and prejudicial interest in relation to this item. He remained in the room and spoke as a Ward Councillor.</p>	Action by
188.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 28TH APRIL 2011 & 12TH MAY 2011 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held 28 April 2011 and 12 May 2011 were agreed as an accurate record.</p>	Action by
189.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>Items marked part 1 were considered in public and items parked part 2 were considered in private.</p>	Action by
190.	<p>LAND TO REAR OF 94-96 GREEN LANE, NORTHWOOD 66134/APP/2011/294 (<i>Agenda Item 6</i>)</p>	Action by

Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2 vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage.

66134/APP/2011/294

This application sought permission for a three storey block comprising of 6 two-bedroom flats and a replacement garage on rear garden land accessed from Ashurst Close.

The proposal would have involved the loss of garden land, a number of trees and landscaping which contributed to the character and appearance of the surrounding area. Part of which was within the Old Northwood Area of Special Local Character. The proposed block would have failed to sit comfortably on its plot, would of had an excessive density and appeared unduly cramped and bulky. Its modern design would not have harmonised with the architectural quality of the surrounding buildings.

Furthermore, the proposal would not have provided adequate off-street parking and no contributions had been offered at this stage towards additional education facilities.

Had an appeal not been lodged against non-determination, the application would have been refused for the above reasons.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.

Points raised by the petitioner:

- Mr Sabel spoke on behalf of the petitioners who signed the petition objecting to the application.
- The petitioner spoke about the officer's report and that it strongly recommended refusal of the application.
- They were objecting to the level of development proposed, this area was too small for the level of development
- Most of the residents who signed the petition lived in Ashurst Close and close to the proposed development.
- The area was a densely populated area which lacked a central park.
- It was a small attractive area which was mainly occupied by elderly residents.
- Contract gardeners were employed to ensure the area was well maintained.
- The petitioners agreed with the reports comments regarding trees and that it formed a critical attractive boundary.
- There was a tree preservation order and if the application was approved it would nullify the order, and the height of the building would exceed the trees.
- The proposal would result in driving hazards. The entrance to the proposed garages would be hazardous.

	<ul style="list-style-type: none"> • There would be a lack of parking space. The plans allowed provision for 6 spaces but the petitioners felt there would be an additional 12 spaces that would be required. • It was already a congested road and more cars would increase this congestion. • The reputation of Northwood as an attractive area would be at risk if this application was approved. <p>The agent was not present at the meeting.</p> <p>Members agreed that PPS3 was designed for this kind of application. They agreed with petitioners that this application was being shoe-horned into a space that was too small.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That had an appeal for non-determination not been lodged, the application would have been refused for the reasons set out in the officer’s report.</p>	
191.	<p>LAND TO REAR OF 94-96 GREEN LANE, NORTHWOOD 66134/APP/2011/296 (Agenda Item 7)</p> <p>Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2, vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage (Duplicate Application)</p> <p>66134/APP/2011/296</p> <p>This item was discussed with item 6 as it was a duplicate application.</p> <p>The leader petitioner, Mr Sabel, spoke on behalf of the petitioners in item 6 with regard to this item. The agent or applicant was not present at the meeting.</p> <p>The application was recommended for refusal for the reasons stated in the officers report and as discussed in the previous item.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p> <p>That the application be refused for the reasons set out in the officer’s report.</p>	Action by
192.	<p>HARLYN SCHOOL, TOLCARNE DRIVE, PINNER 8883/APP/2011/941 (Agenda Item 8)</p>	Action by

Installation of a temporary mobile double classroom for a period of 3 years.

8883/APP/2011/941

This application sought full planning permission for the erection of a mobile double classroom unit at Harlyn Primary School, for a temporary period of three years. The additional classroom spaces were required to accommodate the growing number of pupils at the school.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme was part of the Council's legal requirement to meet the educational needs of the borough.

In recent years the borough had seen a rise in birth rates up to 2008 and the trend had continued through 2009 and 2010. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough had meant that there was a significant need for additional primary school classrooms across the borough.

The longer term strategy would be to provide permanent accommodation as part of the programme to meet existing and future needs. However, in the interim period an urgent need for additional classrooms had been identified to meet demand for September 2011.

The proposal fully complied with the aims of UDP Policy R10, which sought to encourage educational facilities in the Borough and, accordingly, the principle of the development was considered to be acceptable.

Given its temporary nature, it was not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and no objections had been raised on traffic grounds, provided appropriate mitigation measures could be put in place.

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

There were no petitioners present at the meeting.

The applicant or agent was not present at the meeting.

Ward Councillors' Andrew Retter and Jonathon Bianco were present and spoke as Ward Councillors.

Ward Councillor Andrew Retter addressed the meeting. The following points were raised:

- Councillor Retter had spoken to the lead petitioner and she was concerned that the work had already started on the site before the application had been heard by the Planning Committee.

- Residents believed that a decision should be made before any work could commence.
- This was a problematic road, which had a lot of congestion and there had been previous petitions submitted to the Council regarding this. This included a petition regarding the local test centre which was in the area.
- Councillor Retter spoke about how previous experience had shown that a temporary classroom which was meant to be there for 3 years has in the past stayed on site for many years.
- That the Council needs to ensure that temporary classrooms stay as temporary and that long term measures were put in place.
- Councillor Retter asked that the Planning Department liaise with the Education Department with regard to voluntary codes of practice. That the Education Department speak to the school about parents travelling to and from the school.
- Some parents parked in front of peoples' driveways and that this was hazardous in a road where there were a lot of elderly residents who may need to leave in an emergency.
- Councillor Retter was in favour of the officer recommendation because of the educational needs but the concerns of the residents needed to be heard.

Ward Councillor Jonathon Bianco addressed the meeting. The following points were raised:

- Councillor Bianco understood the need for more places at schools due to the increase in the number of school age children in the borough.
- He stated that Harlyn School already had 5 temporary classrooms and that it could do with permanent classrooms for the future.
- That the main issues with residents was the traffic and congestion. There were a lot of cars parked on the road, which often left a single carriageway for cars to drive through.
- The parking issue had been looked at in the past and the possibility of a controlled parking zone. This was not implemented as the majority of residents were not in favour of a cpz.
- Councillor Bianco stated there should be a greater emphasis on the green travel plan. That schools needed to be persuaded to speak to parents about leaving their cars at home to help assist with the parking and congestion issues.
- Councillor Bianco agreed that the development was needed for the educational reasons as stated in the officers report.

Members spoke about the concerns regarding temporary classrooms and that how in the future a more permanent solution would be ideal. Members recognised that these issues with classrooms was a problem across the country, not just this Borough.

Members spoke about any possible loss in playground area and that it was a concern if they were increasing the number of children but reducing the play area. Officers confirmed that the standards for

	<p>playgrounds would be maintained with this proposed development.</p> <p>Members discussed the green travel plan and the 3 month period for the implementation of this. It was noted that the current travel plans showed a shift towards more 'green travel' and that Hillingdon was top of the list in London for this.</p> <p>Members stated that the schools should be talking to parents at pick up and drop off times about their travel to assist with the parking and congestion issues.</p> <p>Members agreed that the parking and congestion issues discussed were not strong enough to object to this application, and that the need for the school places was a greater issue.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That delegated powers be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to approve the application, subject to no objections being received from Sport England, and the conditions and informatives as set out in the officer's report.</p>	
193.	<p>GLEBE PRIMARY SCHOOL, SUSSEX ROAD, ICKENHAM 8004/APP/2011/932 (<i>Agenda Item 9</i>)</p> <p>Installation of temporary mobile double classroom for a period of 3 years.</p> <p>8004/APP/2011/932</p> <p>This application sought full planning permission for the erection of a mobile double classroom unit at Glebe Primary School, for a temporary period of three years. The additional classroom spaces were required to accommodate the growing number of pupils at the school.</p> <p>The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme was part of the Council's legal requirement to meet the educational needs of the borough.</p> <p>In recent years the borough had seen a rise in birth rates up to 2008 and the trend had continued through 2009 and 2010. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough had meant that there was now a significant need for additional primary school classrooms across the borough.</p> <p>The longer term strategy would be to provide permanent accommodation as part of the programme to meet existing and future needs. However, in the interim period an urgent need for additional</p>	Action by

	<p>classrooms had been identified to meet demand for September 2011.</p> <p>The proposal fully complied with the aims of UDP Policy R10, which sought to encourage educational facilities in the borough and, accordingly, the principle of the development was considered to be acceptable. Given its temporary nature, it was not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area.</p> <p>The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and no objections had been raised on traffic grounds, provided appropriate mitigation measures could be put in place.</p> <p>The proposal was considered to comply with relevant UDP and London Plan policies and, accordingly, approval was recommended.</p> <p>Members discussed the comment made by Sport For England regarding the playing field. Officers confirmed that the application was on the field but did not take away any part of the playing pitch.</p> <p>Members had noted that work had started on this site and this was the risk that developers took and would not effect the decision they had to make.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be approved as set out in the officer’s report.</p>	
194.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>The enforcement report was presented to Members.</p> <p>It was moved, seconded and approved that enforcement action be agreed as per the report.</p> <p>Resolved –</p> <p>The Enforcement Report was unanimously agreed by the Committee.</p>	Action by
	<p>The meeting, which commenced at 7.00 pm, closed at 7.50 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nav Johal on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning & Enforcement Services

Address FORMER REINDEER PUBLIC HOUSE MAXWELL ROAD NORTHWOOD

Development: Erection of a part two, part three, part four storey building comprising 12 flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

LBH Ref Nos: 18958/APP/2011/873

Drawing Nos: Design and Access Statement
Planning Statement
Trees and Development Report
TCP-01
TPP-01
Environmental Noise Survey & PPG24 Assessment Report
Energy Assessment
L1A 2006 Checklist: Design - Draft
Energy Statement - Appendix 2
Report on a Ground Investigation
Sun Study
Photomontage 1 & 2
112-09-PL-003 Rev. B
112-09-PL-004 Rev. A
112-09-PL-005 Rev. A
112-09-PL-006 Rev. A
112-09-PL-007 Rev. B
112-09-PL-008 Rev. A
112-09-PL-009 Rev. A
112-09-PL-010 Rev. A
112-09-PL-011 Rev. A
112-09-PL-012 Rev. A
112-09-PL-013 Rev. A
112-09-PL-014
112-09-PL-015 Rev. A
112-09-PL-017 Rev. A
112-09-PL-018 Rev. A
112-09-PL-019 Rev. A
112-09-PL-020
112-09-PL-021

Date Plans Received: 06/04/2011

Date(s) of Amendment(s):

Date Application Valid: 13/04/2011

1. SUMMARY

Planning permission is sought for the erection of a part two, part 3, part 4 storey 'U' shaped block of 12 flats comprising 1 x 1 bedroom, 4 x 2 bedroom and 7 x 3 bedroom apartments. The proposal includes parking for 13 cars at basement and surface level, 12 secure cycle spaces and a bin store at basement (lower ground) level.

4 letters of objection have been received, objecting to the proposal on the grounds of inadequate parking, traffic congestion, the scale of the development, impact on residential

amenity and construction impacts. In addition, one petition bearing 20 signatures and a letter from Northwood Residents' Association have been received, objecting to the application.

The principle of a residential development and the mix of units are considered acceptable in this edge of town centre location. The layout, siting and scale of the development is compatible with surrounding built form and would respect the established character of the area. The proposal would not detract from the amenities of adjoining residents and provides satisfactory accommodation for future occupiers. Parking provision accords with the Council's standards and the Council's Highway Engineer raises no objection to the proposed means of access.

The current scheme addresses the reasons for refusal of a previous scheme and the subsequent appeal, which was dismissed on the grounds of failing to adequately secure public open space contributions. A Unilateral Obligation has been completed, securing contributions towards the funding of additional school places, health care, construction training, libraries, public open space and management and monitoring. This application is therefore recommended for approval.

2. RECOMMENDATION

1. That in advance of, or at the time of implementation of the development, the Council enter into a legal agreement with the applicants under Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to deliver the off site highway works.

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

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

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

- (i) fenestration and doors
- (ii) balconies
- (iii) boundary walls and railings
- (iv) external lighting
- (v) comprehensive colour scheme for all built details

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials

and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

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

4 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved, as listed in the attached schedule, 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).

5 DIS1 Facilities for People with Disabilities

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

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6 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, one of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

7 A21 Parking for Wheelchair Disabled People

Two parking spaces (with dimensions of 4.8m x 3.6m to allow for wheelchair transfer to and from the side of car) shall be reserved exclusively for people using wheelchairs and clearly marked with the Universal Wheelchair Symbol both vertically and horizontally. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance which shall be clearly signposted and dropped kerbs provided from the car park to the pedestrian area. These parking spaces shall be provided prior to the occupation of the development in accordance with the Council's adopted car parking standards and details to be submitted to and approved by the Local Planning Authority. Thereafter, these facilities shall be permanently retained.

REASON

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

8 H1 Traffic Arrangements - submission of details

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

REASON

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

9 H13 Installation of gates onto a highway

No gates shall be installed which open outwards over the highway/footway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

10 NONSC Non Standard Condition

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

REASON

In the interest of highway safety in accordance with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

11 NONSC Non Standard Condition

Development shall not begin until details of the shuttle signals with a vehicle detection system at the entrance and exit of the access ramp have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed. Thereafter, these facilities shall be permanently retained.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 H12 Closure of Existing Access

The existing vehicular access at the site, shall be closed, the dropped kerb removed and

the footway reinstated to match the adjoining footway 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 AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until the cycle storage facilities for 11 bicycles have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

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

14 NONSC Non Standard Condition

Development shall not begin until details of the new vehicular access off Maxwell Road, including details of the pedestrian crossing point (tactile paving) and the relocation of the on street parking bays in Maxwell Road, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable internal noise design criteria. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and other noise, in accordance with Policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

16 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, light spillage and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and in the interests of highway safety, in accordance with Policies BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

17 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.

18 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).

19 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be

shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

20 OM5 Provision of Bin Stores

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

REASON

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

21 SUS1 Energy Efficiency Major Applications (full)

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayor's 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 an 18.16% reduction in the site's carbon dioxide emissions needs through on-site renewable energy generation. The energy strategy should clearly define the baseline energy usage which takes account of regulated energy (in accordance with Building Regulations) and unregulated energy (energy use not covered by Building Regulations). The renewable energy figure should be based on the whole energy use. 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 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

22 SUS5 Sustainable Urban Drainage

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

REASON

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

23 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).

24 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.

25 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained as indicated in Arbtech Consulting Ltd's Tree Report and drawing No. TPP-01, shall be 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).

26 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).

27 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 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).

28 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).

29 NONSC Non Standard Condition

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

REASON

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

30 NONSC Non Standard Condition

No part of the development shall be occupied until details of the method of control for the designation and allocation of parking spaces has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking spaces shall be retained for the sole use of the individual flats in accordance with the approved details.

REASON

In order to ensure that sufficient parking is provided, in accordance with Policies AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

31 NONSC Non Standard Condition

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

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

32 NONSC Non Standard Condition

Prior to development commencing, the applicant shall submit a refuse management plan to the Local Planning Authority for its approval. The plan shall detail how the refuse and recycling bins shall be moved to a predefined collection point and how the service road is to be kept clear of parked vehicles on collection day. The approved measures shall be implemented and maintained for so long as the development remains in existence.

REASON

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

33 NONSC Non Standard Condition

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 Policy 4A.3.

34 D2 Obscured Glazing

The Oriel windows and non habitable windows in the north east and south west elevations shall be glazed with obscure glass and non-opening except at top vent level, as detailed on approved drawing nos. 112-09-PL-109 Rev. A, 112-09-PL111 Rev. A and 112-09-PL114, 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 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Residential Layouts
BE22	Residential extensions/buildings of two or more storeys.

3 16 Property Rights/Rights of Light

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

4 12 Encroachment

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

5 11 Building to Approved Drawing

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

6 111 The Construction (Design and Management) Regulations 1994

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

7 112 Notification to Building Contractors

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

8 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.

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 I16 Directional Signage

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

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 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).

13 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

14 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).

15 **19** **Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition x you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

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

17

With regard to the external materials (condition 2), you are advised that it will be important to ensure that the materials match those older buildings in the locality. The drawings are annotated as being dark red/brown tiles and these are considered appropriate. The drawings also show stock brick, which should be a deep red, rather than the yellow/buff shown in the perspectives.

18

In seeking to discharge condition 30 (car parking), the applicant is advised that the preferred solution is to allocate 2 parking spaces each for the 3 bedroom flats and 1 space each for the smaller units.

19

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

20

Specific security needs identified for the application site include CCTV coverage of certain key areas within the development, namely the underground car park and the main vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system. You are advised to submit details to expedite the specified security needs. In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

21

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.

22

Your attention is drawn to conditions 2, 4, 8, 10, 11, 14, 16, 17, 18, 20, 21, 22, 24, 26, 28, 30, 31 and 34, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact: Planning and Community and Environmental Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

23

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

24

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 Council's central CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

The site formally comprised the Reindeer Public house plus ancillary accommodation, an ancillary six bedroom residential apartment and 20 off-street parking spaces. In addition land to the front of the former public house building was utilised for a further three car parking spaces. The building has already been demolished and the site is currently cleared and boarded.

The site has an area of approximately 0.1493 hectares and is located in Green Lane Northwood Minor Town Centre. The site is positioned between the Primary Shopping Area and a residential area to the west, outside the town centre boundary. To the north west is a small non-designated commercial business area. The site is within an aviation height restriction area.

The site falls within the Northwood Town Centre, Green Lane Conservation Area, which was designated on 2 December 2009.

3.2 Proposed Scheme

Planning permission is sought for the erection of a part two, part 3, part 4 storey 'U' shaped block of 12 flats comprising 1 x 1 bedroom, 4 x 2 bedroom and 7 x 3 bedroom apartments. The proposal includes parking for 11 cars, 12 secure cycle spaces and a bin store at basement (lower ground) level. Two additional parking bays are located at the front of the block, with the remainder of the site frontage soft landscaped.

A landscaped communal courtyard is located to the rear, with private amenity space (45sq.m) for flat 1 (lower ground) and balconies provided for flats 2, 6, 7 and 10.

The main pedestrian access to the site will be from Maxwell Road. Vehicular access will be via the existing service road, into the car park at lower ground floor level. A secondary pedestrian access is also proposed off the service road.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

- Planning Statement

The statement describes the development and provides a policy context and planning assessment for the proposal. The statement concludes that the proposal represents an efficient use of this previously developed site, provides a new active frontage to this part of the town centre and contributes towards housing needs requirements

- Design and Access Statement

This report outlines the context for the development and provides a justification for the design, number of units, layout, scale, landscaping, appearance and access for the proposed development.

- A Tree Assessment Report

The report has identified 13 trees, which are on or close to the site. The statement has been prepared to ensure good practice in the protection of trees during the construction and post construction phases of the development.

- Energy Assessment

The assessment concludes that the use of a gas community heating system with CHP The sustainability credentials of the scheme are assessed in respect of renewable energy resources.

- Report on Ground Investigation

The report concludes that the level of contaminants encountered are not considered sufficient to pose any significant threats to end users of the site for residential purposes.

- Noise Report

the report contains the results of a noise survey, compares the noise levels with PPG24 Criteria and details the results of the preliminary external building fabric assessment. The report concludes that suitable internal noise levels can be achieved with appropriate sound insulation.

3.3 Relevant Planning History

18958/APP/2008/1996 The Reindeer Ph Maxwell Road Northwood

Erection of two blocks comprising 14 flats and 468m² of commercial space with associated parking.

Decision: 29-10-2008 Refused

Appeal: 08-05-2009 Dismissed

18958/APP/2009/2210 Former Reindeer Public House Maxwell Road Northwood

Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

Decision: 08-06-2010 Refused

Appeal: 24-02-2011 Dismissed

18958/APP/2010/2210 Former Reindeer Public House Maxwell Road Northwood

Erection of a part two storey, part three storey, part four storey building comprising 1, one-bedroom flat, 4, two-bedroom flats and 6, three-bedroom flats, with associated car parking, secured cycle parking, bin store and alterations to vehicular access

Decision:

Comment on Relevant Planning History

Planning permission was refused under delegated powers on 29/10/2009 for the erection of two blocks comprising 14 flats and 468sq.m of commercial space (ref: 18958/APP/2008/1996) on the following grounds:

1. Overdevelopment/Impact on visual amenity.
2. Impact of noise from adjoining commercial uses.
3. Inadequate living accommodation.
4. Inadequate access for people with disabilities.
5. Inadequate vehicular access.
6. Impact on adjoining residents.
7. Renewable Energy.
8. Planning obligations.

A subsequent appeal(ref. APP/R5510/A/08/2089396) was dismissed on grounds 1, 3, 4, and 6.

Planning permission was refused on 12/6/2010 for the erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access (ref:18958/APP/2009/2210) for the following reasons:

1.The proposal, by reason of its overall scale, siting, and design would constitute an inappropriate development of the site, resulting in an unduly intrusive, visually prominent and incongruous form of development, which would fail to respect the established character of the Northwood Town Centre Green Lane Conservation Area and the area generally. The proposal is therefore contrary to Policies BE4, BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS (Supplementary Planning Document) 'Residential Layouts'.

2. The proposal fails to provide amenity space of sufficient size and quality so as to be commensurate with the size and layout of the development. As such the proposal would provide a substandard form of accommodation for future residents, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and the Council's HDAS (Supplementary Planning Document) 'Residential Layouts'.

The application was the subject of an appeal. A local inquiry was held on 30/11/2010. This appeal was dismissed, but only on the basis that the Unilateral Undertaking for the public open space contribution was not acceptable (in terms of the triggers for payment). In

order to rectify this matter, the developers have submitted the current application to the Council, with a revised Unilateral Undertaking, to address the Inspector's reason for refusal.

On 17/9/2010 a planning application was submitted for a part two, part 3, part 4 storey 'U' shaped block of 11 flats comprising 1 x 1 bedroom, 4 x 2 bedroom and 6 x 3 bedroom apartments. The North Planning Committee resolved on 3 February 2011, to grant planning permission subject to legal agreement/s to deliver the off site highway works, conditions and the submitted Unilateral Undertaking. However, there are legal problems with the Unilateral Undertaking submitted with this application, and until these legal issue are resolved, the Local Planning Authority is not in a position to issue the decision notice for this scheme.

4. Planning Policies and Standards

The Replacement London Plan

The Replacement London Plan EiP Panel Report was published on 3rd May 2011. Overall, the Inspector found the Plan to be Sound. The key recommendations in relation to housing policies relevant to this application are as follows:

Policy 3.5: Quality of Design and Housing Developments. Removal of the presumption against development on back gardens from part A of the policy. Replaced with new provisions allowing local authorities to introduce 'policies to control such development.

Policy 3.5: Quality of Design and Housing Development: Table 3.3 (Minimum Space Standards) amended to incorporate indicative space standards for 1 bed/studios of 37sqm. The plan should also include a definition of 'family accommodation'.

Policy 3.12: Affordable Housing Targets: Part A of the policy to be changed so that boroughs should aspire towards securing 50% of all new housing as affordable.

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. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| 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 |
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Residential Layouts
BE22	Residential extensions/buildings of two or more storeys.

5. **Advertisement and Site Notice**

- 5.1 Advertisement Expiry Date:- **9th May 2011**
- 5.2 Site Notice Expiry Date:- Not applicable

25th May 2011

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. The application has also been advertised as a development likely to affect the character and appearance of the Northwood Town Centre and Green Lane Conservation Area. A total of 195 surrounding property owners/occupiers have been consulted. 4 letters of objection have been received, together with a letter of objection from the Northwood Residents' Association. The issues raised are summarised below:

1. The area is already very busy. Because of its proximity to Northwood College the area is at a virtual standstill between 8-9:30am and 3-4:30 pm. Maxwell Road is a major bus route and is also used by school coaches and fore cars dropping off and collectinmg pupils.
2. Two parking spaces per flat & enough room at the front for delivery persons/workers should be provided otherwise this area will see accidents, as the current residents/shop owners having to fight for places to park. It will be a nightmare for everyone already living in the community our quality of life should be the priority here.
3. One public parking bay will be removed to make a new entrance, there is already a huge shortage of parking in the area.
4. Not enough parking is being provided for the proposed residents who will be living in the block.
5. The scheme will result in disruption to the local community during construction and as a result of the amount of new people moving into the area.
6. This company is only thinking about profits & not thinking about realistic planning to provide quality living for both new tenants & old alike.
7. I belive their new access uses up current parking spaces owned by the freeholder of the shops & flats block adjacent.
8. I need to be able to park near my home, I have a 5 year old child & cannot be expected to park far down the street and walk back with a child & shopping on my own.
9. No objection to two or three storeys, but a 4 storey building or a building that is partly four storeys would be out of keping with the character of the area which is now after all a conservation area.

In addition, one petition bearing 20 signatures, organised by the Northwood Residents' Association has been received objecting to the application.

NORTHWOOD RESIDENTS' ASSOCIATION

The Northwood Residents' Association wishes to formally object to the proposed development on the site of the former Reindeer Public House.

The application identified above is identical to that previously submitted (18958/APP/2009/2210) and which was rejected by Hillingdon Council Planning North Committee and refused at appeal (APP/R5510/A/10/2134397) by the appointed Planning Inspector.

The Inspector made his decision based on two main issues 1) the enhancement or preservation of the character of the Conservation Area by the proposal and 2) the effect on living conditions of the amenity space to be provided.

The Resident's Association does not have a problem with the proposal in terms of the positioning or general size and shape of the development, however it is opposed to the inclusion of a dominant

turret. The inspector advises that the character of the area would not be adversely impacted if proper attention is paid to achieving good design. He later describes turrets as unusual design features. Later still he notes that 'The turret would add interest'. The Association contends that here the inspector is expressing personal opinion rather than applying the relevant planning rules and thus his comments should hold no greater weight than those of the indigenous population who do not see the turret as advantageous to the design.

In relation to the amenity space the Inspector notes that the requirement to meet the 330sq.m can only be met by the inclusion of that portion of the ground to the front of the development which would be both noisy and heavily polluted by passing traffic. There is a suggestion that balconies to the flats provide additional amenity space. However the Association argues that amenity space in the context of a development such as that proposed must be available to all and thus space restricted to only a proportion of the residents cannot be truly considered amenity space. For example the amenity space adjacent to flat 1 identifies itself on the plans as being for that flat solely!

Since it is improbable that space safe for children to play could be made available in the development it would of course normally be possible to make allowances for such a lack by funding improvements to locally available play space. However in this instance the nearest such space is some 500m distant and would involve the crossing of at least two major roads.

Finally the Association believes that the design has one major flaw in that the 21 metre rule which would require the development to absolutely prohibit one flat from having unrestricted viewing access to another cannot be met in a number of instances.

The Association respectfully requests the Planning Committee to reject this application.

THAMES WATER

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

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. With regard to water supply, this comes within the area covered by the Veolia Water Company.

METROPOLITAN POLICE

There should be access control to the basement car park with CCTV. The development should achieve Secure by Design accreditation.

Internal Consultees

POLICY AND ENVIRONMENTAL PLANNING

1. Site

The proposed development is an area of approximately 0.1493 hectares. The cleared site is located in Green Lane Northwood Minor Town Centre as defined in the Unitary Development Plan Saved Policies 2007 and is positioned between the Primary Shopping Area and a residential area

to the west outside the town centre boundary. To the north west is a small non-designated commercial business area. The site has a history of land contamination and is within an aviation height restriction area.

2. London Plan Issues

Residential

The London Plan states the need for housing density to relate to location and setting in terms of existing building form and massing, and the index of public transport accessibility when considering new developments. The Public Transport Accessibility Level for the site is 2. London Plan Policy 3A.3 seeks to maximising the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

London Plan Policy 3A.5 (Housing Choice) encourages Boroughs to ensure that new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups, all new housing is built to Lifetime Homes standards and 10% of new housing to be wheelchair accessible. Local guidance is provided in Hillingdon Design and Accessibility Statement (HDAS) the Council's Supplementary Planning Document, which contains more details of lifetime homes on pages 8 and 9.

Guidance on the application of the housing policies is provided in the Mayor's Supplementary Planning Guidance on Housing (November 2005). The SPG also provides guidance on overall housing mix. This is based on the GLA's Housing Requirements Study, which has estimated that the London wide net housing requirement over the next 15 years to meet both current unmet demand and projected household growth, incorporating assumptions about the extent of voluntary sharing by single person households, is divided between household sizes as follows:

Overall housing mix - 1 bedroom household 32%, 2/3 bedroom household 38%, 4 bedroom or larger household 30%

Specific proportions of affordable housing within the above overall figures, are based on the Council's Housing Register. Information from the Housing Supply Team has been that Housing Services are working to the West London sub-region agreed unit mix for providing affordable housing either in the case of S106 provision or in the case of a 100% affordable development by a Registered Social Landlord.

The mix required is:

1 bed - 15%, 2 beds - 35%, 3 beds - 25%, 4 beds - 15%, 5 beds - 10%.

This will enable the borough to provide the affordable housing to meet the need as established by the Housing Needs Survey 2005.

Town Centres

The London Plan sets out the Mayor's strategic objectives for the viability and vitality of Town Centres and the creation of a Town Centre Network through Policies 2A.8 Town centres and 3D.1 Supporting town centres of the Plan. Annex 1 of the Plan, London's strategic town centre network expands further on the Mayor's hierarchy of town centres with a general description and importance of each type of centre. Northwood is defined as a District Centre.

Transport Links and Car Parking

The London Plan refers to the need for all developments that will be major generators of traffic to

submit a Transport Assessment and Green Travel Plan (Policy 3C.2).

3. Main UDP Policy Issues

Given that the site is now vacant and there are no saved policies to protect public houses as community facilities, the principal of the development is not contested. In policy terms the key issue for consideration relates to the density of development, whether this is appropriate for the site and is in accordance with the indicative thresholds contained in Table 3A.2 of the London Plan. Also relevant is the appeal decision for a mixed use scheme of 14 flats and ground floor commercial uses on the same site (APP/R5510/a/08/2089396).

Residential Density

In terms of density Table 3A.2 of the London Plan is relevant. 12 units with 52 habitable rooms would equate to 80u/ha and 348hr/ha at an average density of 4.33 hr/u. The London Plan, for sites with an urban character close in town centres where the Public Transport Accessibility Level (PTAL) score is 2-3 has an indicative density range of 200-450 hr/ha and 45-120 u/ha. The proposed density would be considered appropriate provided site specific issues including those points raised by the Inspector on the previous scheme (impact on the character and appearance of the area, access for people with disabilities, living conditions of neighbouring properties particularly outlook and amenities of future occupiers) are addressed.

Housing Mix

Policy H4 requires where possible, a mix of housing units, particularly units of one or two bedrooms, to reflect the changing housing demands of the Borough. The scheme provides 1 x 1 bed, 4 x 2 bed and 7 x 3 bed.

The supporting text to this policy states that the Council will have regard to the units most urgently required in different parts of the borough. Particular consideration will be given to family homes and ethnic minorities in assessing the need for larger dwellings, either in new development or through extensions to existing dwellings.

Affordable Housing

50% affordable housing is sought for schemes of 10 or more units. Lower provision would need to be supported by a robust economic viability assessment. No affordable housing is proposed. The accompanying economic viability assessment justification for no affordable housing provision would need to be supported by the implementation team.

SUSTAINABILITY OFFICER

The information provided suggests that the development will meet the efficiency targets of the London Plan (4A.7) through the submission of an energy statement (required by policy 4A.4). The Energy Assessment lacks information on how un-regulated energy has been considered. The SAP calculations they have used only relate to regulated and are therefore missing out on a considerable proportion of energy usage.

However, the information provided gives a good framework, but needs more work prior to agreement. A condition should therefore be imposed requiring a 20% reduction in CO2 emissions from renewable technologies and a condition/informative be included advising the developer as follows:

The energy strategy needs to clearly define the baseline energy usage which takes account of regulated energy (in accordance with building regulations) and un-regulated energy (energy use

not covered by building regulations). The 20% renewable energy figure should be based on the whole energy use.

S106 OFFICER

Proposal:

Erection of a part 3, part 4 storey building comprising of 1 x 1 bed flat, 4 x 2 bed flats and 7 x 3 bed flats with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

1 x 1 bed flat @ 2hrms and 1.51 pop

4 x 2 bed flats @ 3hrms and 1.5 pop

7 x 3 bed flats @ 4hrms and 1.93 pop

total population: 21.02

Proposed Heads of Terms:

1. Transport: a s278 agreement will be required to secure the relocation of the parking bays at the front of the site and any other identified highways works.

2. Education: education have sought a financial contribution for nursery and primary school places in the sum of: £28,287.

3. Health: the PCT have sought a contribution towards local primary health care facilities in the sum of £4,554.40.

4. Community facilities: a contribution in the sum of £10,000 is sought towards expansion of local community facilities.

5. Libraries: a contribution in the sum of £483 towards library books has been sought.

6. Open space: a contribution in the sum of £28,000 has been sought towards local open space and recreation improvements (this is in line with the previous application).

7. Construction Training: could you please advise if the construction cost exceeds £2m and the construction period is proposed to be longer than 3 months? if so then the formula kicks in seeking £2,500 for every £1m build cost or a recognised in-kind scheme could be considered.

8. Project Mgmt and Monitoring: In line with the SPD a contribution towards project management and monitoring is sought equal to 5% of the total cash contributions secured from this proposal. (Note: These sums have been agreed by the applicant and a Unilateral Undertaking has already been signed.)

ENVIRONMENTAL PROTECTION UNIT (EPU)

Noise

The Environmental Protection Unit has considered the noise report prepared by RBA Acoustics (ref. 3253/PPG). Account has also been taken of the comments on noise contained in the appeal decision dated 8th May 2009 (Appeal ref: APP/R5510/A/08/2089396) on the previous application (ref: 18958/APP/2008/1996) relating to a similar development on the same site. The revised development does not include commercial premises at ground floor (as provided with the previous development).

The RBA Acoustics noise report identifies the main noise source affecting the site as road traffic, but also notes that there would be some noise from the small industrial estate adjacent to the western boundary of the site. The appeal decision recognised that there could be noise from the small industrial estate, for example in the form of early morning waste collections. It was, however, stated that noise from these sources can be controlled through statutory regulation and that sound insulation of the new residential properties would also provide a degree of noise mitigation. In view of the ruling in the appeal decision, I accept that noise from the small industrial estate does not form a reason for refusal of the present application.

The RBA Acoustics noise report contains results of a noise survey carried out at locations

representative of the eastern, north and western facades of the proposed building. The report uses the measured noise levels to establish the suitability of the site for new residential development using the noise exposure categories of PPG24. The measured noise levels show that the site is in noise exposure category B of PPG24. The appropriate advice in PPG24 for category B is that noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.

In view of the above, no objections are raised to the application on noise grounds, subject to ensuring adequate sound insulation and associated ventilation, by imposition of a condition requiring the submission, approval and implementation of a sound insulation and ventilation scheme for protecting the proposed development from road traffic and other noise.

In order to avoid nuisance during demolition and construction, it is recommended that the standard control of environmental nuisance from construction work informative be attached.

Contaminated Land

The report is very limited and only 5 samples from the top 1 metre from two boreholes were tested for contamination. They identified made ground to a depth of 0.6 m and 0.8 m in each borehole, underlain by what was identified as natural soils. Contaminant levels were below the residential with garden criteria used in the report. There was no gas monitoring information provided (no indication to suggest one may be required).

The report and the application seems to imply the development will be almost all covered by hardstanding and building with just the trees at the boundary of the site retained. It also appears at least part of the site will have a basement. As a residential development, it could still be considered a sensitive end use.

With the application in its current form, a contaminated land condition does not appear to be necessary, as long as proper consideration (including for contamination) is given under the Building Regulations.

However, a standard contaminated land condition may be appropriate, if there is a possibility of amendments to the landscaping at the site, or if soil is likely to be imported in relation to the retained trees.

EDUCATION AND CHILDRENS' SERVICE

There will be an education contribution sought for nursery & primary school places and amounts to £28,287.

URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: In view of the recent planning history of this site the conservation team do not wish to forward any comments on this application.

TREE AND LANDSCAPE OFFICER

BACKGROUND: The site is vacant plot on the edge of Northwood Town Centre and lies within a recently designated Conservation Area. There are no significant landscape features on the site which constitute a constraint on development. However, there are a number of trees, close to the site which have been surveyed by Arbtech Consulting. Selected trees on the adjoining site, in Anthus Mews, are protected by TPO No. 305. The large offsite Oak, to the front of the site in the front garden of 8 Maxwelll Road is protected (T25 on the schedule).

PROPOSAL: The application is a re-submission of a earlier scheme, ref. 2009/2210 to erect a residential block of twelve flats with associated surface and basement parking.

LANDSCAPE CONSIDERATIONS:

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

- The tree survey (Arboricultural Method Statement) recommends that tree Nos. 1666 and 1668 be removed, to which no objection is raised. These are C rated (poor quality) trees.
- Tree Nos. 1670, 1671 and 1672 are A and B category trees including the protected Oak (T25). These will be protected and retained. Special measures will be taken regarding the removal of hard surfacing within their root protection areas. All other trees will be protected and retained.
- The report also notes that tree Nos T2, 1667 and 1670 will have some pre-emptive pruning of lateral branches to prevent snagging during construction work.
- The report is supported by plan Nos. TCP-01 and TPP-01.
- There is no objection to the proposal on tree grounds. However, a method statement should be secured to ensure that the site is managed, and work implemented, in accordance with the protective measures outlined by Arbtech. Site monitoring by Arbtech should be secured in accordance with recommendations set out in section 15.2.
- The landscape proposals shown on drawing No. 112-09PL-017 are sketchy and heavily dependent on podium level planting. However, the drawing indicates that structure planting, including trees hedges and shrubs, will be provided. These landscape features will be an essential requirement, as part of a high quality landscape scheme if the proposal is to satisfy BE38.
- 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.

RECOMMENDATIONS: No objection, subject to the above observations and conditions TL5, TL6, TL7 and TL21.

ACCESS OFFICER

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

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

The following access observations are provided:

1. A minimum of one flat should be designed in accordance with wheelchair home standards and guidance detailed in the above mentioned Supplementary Planning Document. It is suggested that the proposed flat no. 3 is designated the wheelchair standard home, given its proximity to the proposed accessible parking spaces.
2. In line with the GLA Wheelchair Housing BPG, the bathroom within the proposed wheelchair accessible supported living unit should be fitted with a level access shower from the outset. To this end, the plan should be amended accordingly.
3. Good practice recommends that communal car parks, as part of a Lifetime Home development, should provide at least one accessible parking space. Furthermore, the parking layout and landscape design should be conducive to Lifetime Home principles and allow for further accessible parking bays to be created according to demand.

4. To support the Secured by Design agenda, accessible car parking bays should not be marked. Car parking spaces should be allocated to a specific unit, allowing a disabled occupant to choose whether the bay is marked.

REASON: Bays that are not allocated would not guarantee an accessible bay to a disabled resident. Similarly, a disabled person may not necessarily occupy an accessible home allocated a disabled parking space. Marking bays as disabled parking could lead to targeted hate crime against a disabled person.

5. At least one bathroom/ensuite facility in each flat should be designed in accordance with Lifetime Home standards. To this end, 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. This is currently not the case for all flats.

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

7. Consideration must be given to ensure that adequate means of escape for disabled people, or those who cannot use stairs, to escape from the building during an emergency. Details in this regard should be submitted.

Conclusion: Whilst the plans go some way towards meeting the Lifetime Home Standards, further amendment should be requested as a pre-requisite to any planning approval.

Officer Comment: Revised plans have been received addressing Access Officer's concerns.

WASTE MANAGER

With respect to the flats, the plans indicate a bin provision area. The required ratio is of 1100 litre bins on a ratio of 1:10 + 1 per waste stream as a minimum. For this development, the minimum requirement would be 3 x 1100 litre refuse bins and 3 recycling bins. Concerns are however raised that the bin store will not be readily accessible at lower ground level and would not meet the necessary pulling distance and vehicle access requirements. It is recommended that the bin store area be relocated to the front of the building on Maxwell Road. Historically access to this site has always been limited, due to the location and proximity to shops.

Alternatively, there is no objection to Management arranging for the bins to be wheeled up from the basement to the bin collection area, provided that parking restrictions are in place, so that no vehicles park along the service road. In addition to ensuring adequate design of the bin chambers, there is a requirement for a Site Waste Management Plan.

HIGHWAY ENGINEER

It is proposed to relocate the existing access approximately 14m (centre to centre) to the north east. The access layout (including the access road) would be adequate for two vehicles to pass each other and for the Council's refuse vehicles. Pedestrian crossing point with buff coloured tactile paving should be provided at the proposed vehicular access.

The proposed access arrangements would affect the on-street parking. The applicant should provide plans clearly showing the effect of the proposals on the on-street parking and the proposal to relocate the parking spaces.

All off-site highway works shall be carried out at the developer's expense. A grampian type condition should be applied to cover the details of the new vehicular access including the

pedestrian crossing point(footway) and on-street parking to be submitted before commencement of the development and works completed before occupation of the development. An informative should be attached informing the applicant to enter into a S278 Agreement for the off-site highway works.

Gradient of the proposed access ramp leading to the car parking area is 1:15, which is considered acceptable. The width of the access ramp is not suitable for two vehicles to pass each other and visibility including inter-visibility and those entering and exiting the ramp would be poor. Shuttle signals with vehicle detection system should therefore be provided at the entrance and exit of the access ramp. This issue should be covered through a grampian type condition for the details to be submitted before commencement of the development and works completed before occupation of the development.

Lighting within the access road and car parking should be provided in accordance with the current British Standards. This issue should be covered through a condition for the lighting to be completed to the LPA's satisfaction before the occupation of the development.

Car Parking

A total of 13 car parking spaces have been proposed, 11 spaces on the lower ground floor level and 2 spaces within the front forecourt area. The car parking provision is in accordance with the Council's maximum standards. The parking spaces would have adequate turning area. Details of the car parking allocation should be covered through a suitable planning condition.

Two car parking spaces within the forecourt area are proposed as disabled bays, which is in accordance with the Council requirement of 10% spaces to be suitable for disabled users. In addition to the 1.2m transfer space to the side of the disabled bays, there should also be a 1.2m wide safety zone at the vehicle access end of each bay to provide boot access or for use of a rear hoist. All transfer spaces should be clearly marked. A disabled logo should also be marked within the disabled bays.

Parking bays 2 and 3 are also proposed as disabled bays. Due to the columns being proposed within the proposed hatched areas, these spaces are not considered to be suitable for disabled bays.

(Note: These spaces have been converted to normal parking bays).

Details of the car parking including disabled spaces and allocation should be covered through a suitable planning condition.

Surface water

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hardstanding shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

(Note: This has been covered by an informative)

Walking & Cycling

The surrounding roads typically have footways. Main pedestrian access is proposed at the front of the development and a footway to the side of the access road could also be used by the pedestrians.

12 cycle storage spaces are proposed. The provision and maintenance of cycle parking should be

covered through a suitable planning condition.

Traffic Impact

The proposed development is not considered to result in such level of traffic generation in comparison with the sites permitted use, which would be prejudicial to highway safety and free flow of traffic.

Trip generation was not a reason for refusal on the previous planning application and/or subsequent dismissal of the appeal.

The revised application is a reduction of two residential units and removal of approximately 468sq.m of commercial space compared to the original application. The traffic impact is therefore considered to be less than the previous application.

Public transport

The site is shown to be in an area with a PTAL accessibility rating of 2, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore shown to have a low level of accessibility to public transport. However, the site is close to Northwood Station and bus routes.

Refuse

The developer has agreed the refuse collection arrangement with the Council's refuse department. The arrangement would involve refuse bins being wheeled from the lower ground floor to the north western side of the building by the site management. The refuse and recycle vehicles would need to reverse into the site from the highway for collection.

This type of arrangement is not desirable from the highway safety and free flow of traffic point of view and could set a precedent leading to proliferation of similar refuse collection arrangements, resulting in the refuse/recycle vehicles reversing into other relatively small-medium size developments.

Notwithstanding the above, given the developer has agreed this arrangement with the Council's refuse department, the proposals are not considered to merit refusal on this ground.

In addition, the trundling of refuse bins to the northern access point could result in Health and Safety issues due to the weight of the bins distance required to be covered, and ramp gradient. These issues would typically fall under Building Regulations.

Conclusion & Recommendation

No objection is raised on the highways and transportation aspect of the development subject to the above issues being covered by suitable planning conditions.

Conditions to cover;

1. Sightlines for 43m.
2. Pedestrian visibility splays.
3. Access and off-site highway works
4. Shuttle signals
5. Lighting
6. Details of car parking, allocation, and disabled spaces

7. Surface water drainage
8. Cycle parking
9. Refuse Management

Informative to cover;

1. Off-site highway works costs and S278 Agreement.
2. Surface water drainage

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Green Lane Northwood Minor Town Centre as defined in the Unitary Development Plan Saved Policies 2007. It is positioned between the Primary Shopping Area and a residential area to the west, outside the town centre boundary. Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

The authorised use of the site is for a public house, although the site is now cleared. There are no Hillingdon UDP policies that prevent the loss of a public house. In addition, the proposal is consistent with Central Government advice contained in PPS3, which encourages the re-use of previously developed land more efficiently. There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other saved policies within the UDP.

7.02 Density of the proposed development

Density guidelines are provided by the London Plan. These guidelines take into account public transport accessibility, the character of the area and type of housing proposed. Sites with an urban character close to town centres, where the Public Transport Accessibility Level (PTAL) score is 2-3 have an indicative density range of 200-450 hr/ha. and should achieve a density within the range of 45-120 u/ha.

In terms of the current proposal, the 12 units with 52 habitable rooms would equate to 80u/ha and 348hr/ha at an average density of 4.33 hr/u. The development therefore does not exceed the London Plan density guidance and is therefore considered appropriate, subject to site specific issues, including impact on the character and appearance of the area, access for people with disabilities, living conditions of neighbouring properties and amenities of future occupiers, which are addressed in other sections of this report.

The acceptability of this level of development was also supported by the Inspector in determining the previous appeal scheme for 12 units, the Inspector noted that the efficient use of land for housing is sought by Planning Policy Statement 3: Housing (PPS3). The density of development at 348 habitable rooms per hectare (hrph) would be near the middle of the range of 200-450 hrph sought by the London Plan. Whilst the site is within a conservation area, as PPS3 notes in relation to the intensification of use, if proper attention is paid to achieving good design new development opportunities can be taken without adversely impacting the character and appearance of such an area.

Saved Policy H4 of the UDP also seeks to encourage additional housing in town centres. The supporting text states:

"The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town

centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly one or two-bedroom units."

In terms of the mix of units, the application proposes 1 x 1 bedroom, 4 x 2 bedroom and 7 x 3 bedroom apartments. It is considered that this represents an acceptable mix of units, providing smaller dwelling units in an accessible town centre location and contributing to the vitality of the centre in accordance with the Council's policies.

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

The site does not fall within an archaeological priority area.

The site falls within the Northwood Town Centre, Green Lane Conservation Area, which was designated on 2 December 2009. Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities.

In terms of architectural style the Conservation Area is characterised by good quality buildings of different styles including Arts and Crafts, Neo Classical and individually designed late Victorian and Edwardian properties. Unusual design features such as turrets and cranked gables are also noted. The street scene within the town centre is generally of a very high standard, made more interesting by the topography of the area. Whilst there are some modern developments such as Clive Parade to the north of the application site, the area nevertheless has a very strong character and a high proportion of good quality commercial and public buildings.

The current scheme is identical in terms of physical appearance as the previously refused 12 unit scheme (ref:18958/APP/2009/2210). Although the latter was dismissed on appeal, due to the inadequacy of the Unilateral Undertaking, the comments of the Inspector are considered relevant to this resubmitted scheme. The Inspector noted that the Conservation Area is focused on Green Lane, which is the main commercial and transport centre for this part of the Borough. The public house which occupied the site was demolished before the designation of the Conservation Area. As a consequence, the site, secured by hoardings around its perimeter amidst an otherwise built up frontage on Maxwell Road, is an ugly gap, that detracts from the Conservation Area and is ripe for redevelopment.

The Urban Design and Conservation Officer has not provided specific comments on this resubmitted scheme. However, the comments provided on the previous identical scheme are considered relevant. The Conservation Officer noted that the site is on higher ground, which drops down towards the Rickmansworth Road to the north-west and that the proposed development, at three and four storeys would thus be elevated from the rear. The building would also be higher than the two-storey residential properties down Maxwell Road. However, the block steps down to two storey on the south western side elevation, following the topography of the road and it is considered that this provides an effective transition between the commercial centre and the residential development that adjoins it. The overall massing of the block and its relationship with surrounding built development has been dealt with elsewhere in the report. The Conservation Officer considered that in general, the design reflects the broad vernacular style and variation of features, materials and building line found in the area. Therefore, the visibility of the development would not necessarily be an issue.

However, the Conservation officer did raise concerns regarding the roofs, which at 50

degrees, would be uncharacteristically steep and this would draw attention to the bulk of the roofscape, and lead to a resultant increase in the unattractive areas of flat crown roofs. In response, the applicant submitted that a reduction to the pitch of the roof to reduce the size of the crown would result in a number of difficulties, including the inability to provide the necessary Photo Voltaic (PV) panels on the crown of the roof, as the scheme is utilising the whole area for this purpose.

With regard to this criticism, that the pitch of the roof was too steep, with its crown form unduly adding to the bulk of the building, the Inspector, in assessing the previous identical scheme, made reference to the Council's supplementary planning document Hillingdon Design and Accessibility Statement, Residential Layouts (SPD), which notes that a diverse roofline, where this adequately respects the wider street scene, is considered to improve the richness of the townscape. Given that the area is characterised by a variety of roof pitches, including a number of crown roofs, which are found on the 3 mid terrace shops facing the appeal site, the Inspector opined that the pitch and form of the roof would complement the varied roof scape of the area. It is considered that considerable weight should be attached to the Inspector's views on this aspect of the design.

A classical turret creates a distinct feature at the eastern corner along Maxwell Road, which is considered to contribute positively to the character and appearance of the street scene. This view was shared by the Inspector, who, in assessing the identical scheme, opined that gables on the front elevation and a turret on the corner of the building would be in keeping with the variety of features found within the Conservation Area. Even though the turret would not be subservient in height to the roof and would project slightly forward of the front elevation, it would not be so tall as to dominate a building of such length and mass as is proposed. Furthermore, in relation to Clive Parade, with the land rising towards Green Lane and the varied building line of the Parade, its 1.5m greater height would not be an unduly prominent feature.

The Inspector therefore concluded that in views from Maxwell Road and Murray Road, the proposed building would sit comfortably in the streetscene and the turret would add interest to the building. In addition, the proposal would not adversely affect the setting of the Grade II listed Police Station diagonally opposite.

Overall, it is considered that the scheme will introduce a built form that is appropriate to its Conservation Area context and will improve the townscape character of the area, with a high quality built form. The scheme is therefore considered to comply with the aims of Saved Policy BE4 of the Unitary Development Plan.

7.04 Airport safeguarding

There are no airport safeguarding objections to this proposal.

7.05 Impact on the green belt

There are no Green Belt issues related to this application.

7.06 Environmental Impact

A Ground Investigation report has been submitted as part of this application. The report states that sources of contamination include possible migration of contamination from the local industrial land use and potential made ground imported onto the site. The report has identified made ground to a depth of between 0.6m and 0.8m underlain by natural soils. Contamination levels were assessed as being below the criteria for residential development without soft landscaped gardens. The development will comprise mainly hard standing and building with the trees at the boundary of the site retained. At least part of the site will have a basement. Soft landscaping will be provided at the front and rear of

the block, in the lower ground floor court yard and the rear amenity area. However it is likely that the soil for these areas would be imported.

The Environmental Protection Unit has reviewed the report and advises that although the residential development is considered a sensitive end use, a contaminated land condition will not be necessary, as long as proper consideration is given under the Building Regulations. However, it has advised that as a new development, it is important that the soils in any landscaped or garden areas are suitable for use. A condition controlling the quality of soil likely to be imported in relation to the soft landscaping is therefore recommended.

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals. More specifically, in respect of town centres, Policy BE26 seeks to ensure that the design, layout and landscaping of new buildings reflects their role, overall scale and character as a focus of shopping and employment activity. The buildings should be designed so that they contribute to the security and safety of pedestrians and other footway users by overlooking pedestrian spaces and avoiding hidden recesses in accordance with Policy BE18.

In terms of the scale and siting of the development, the scheme has undergone a complete re-design following the refusal of the original 2008 mixed use scheme and dismissal of a subsequent appeal. Instead of the two separate blocks in the first refused scheme, the current proposal is laid out as an elongated U-shape, with the main built element stretching along the north-eastern boundary. The main development is accommodated to the rear of the site, utilising the change in levels, creating a discrete access point to the underground car parking from the rear of the site. The development benefits from a well designed inner courtyard, which provides communal amenity space for future residents. Private amenity space is provided for in the form of private balconies and a private patio garden.

The Inspector, in assessing this scheme on the previously submitted application, noted that the pattern of development of the houses adjacent to the plot and within the southern half of the Conservation Area is characterised by large rear gardens. In contrast, the appeal site faces, and on 2 sides abuts, the commercial core of Northwood where a higher density of development predominates. Owing to the reverse 'C' shape of the proposed building, its long length would extend some 41m along almost the entire length of the shared access road separating the site from Clive Parade. In so doing, the Inspector was of the view that it would complement the scale and mass of development on the town centre side of the site. Similarly, the enclosed communal amenity space which occupies the majority of the site behind the Maxwell Road elevation would respect the open character of the rear gardens of the houses to the south. Given the screening effect of Clive Parade and the narrow width of the access road, views of the side of the building from Maxwell Road would be limited and the front elevation would be the dominant aspect of the building within the street scene. For these reasons the Inspector held that scale of the proposal would be in keeping with its context.

The front elevation facing Maxwell Road generally respects the established building line.

The overall height and massing of this element of the scheme has been significantly reduced when compared to the first refused scheme. In this case, the front wing facing Maxwell Road steps down to two storey on the south western side elevation, following the topography of the road and providing an effective transition between the commercial centre and the residential development that it adjoins.

In addressing this aspect of the proposal, the Inspector noted that the previous building on the site was staggered so that the main part of its front elevation was in line with No 8 and its front gable, which projected forward approximately 2.5m, was in line with Clive Parade. The appeal proposal would reverse matters, with the majority of the building in line with Clive Parade and only a short initial set back close to the boundary in line with No 8. However, the inspector considered that given the fact that the proposed building and its neighbours are some 10m or more from the back of the pavement, the movement of the majority of the facade of the building forward by 2.5m would not result in an unduly prominent building when viewed from the highway.

The Inspector also noted that the width of the proposal would be in keeping with the public house which previously stood on the site and occupied the vast majority of the plot. Although the majority of the building would be taller than the public house, it would be less tall than Clive Parade. Towards the side boundary with No. 8 the roof would step down to the same height as that of the public house. As a consequence, the height of the proposed building would successfully bridge the difference in height between development on either side of the site.

Taking all these matters into account, the Inspector therefore concluded that the proposal would preserve the character and appearance of the Northwood Town Centre Green Lane Conservation Area. As a consequence, the proposal would comply with the objectives of Saved policies BE4, BE13 and BE19 of the UDP, the SPD and PPS5. This is a material consideration to which considerable weight should be attached.

In conclusion, it is considered that subject to a condition controlling external materials, the design, layout and scale of the development is compatible with surrounding built form and would respect the established character of the area, in compliance with relevant UDP Saved Policies, Supplementary Design Documents and National guidance.

7.08 Impact on neighbours

In relation to outlook, Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings.

In terms of height and massing, the building has a three storey core element which steps down to two storeys adjacent to No. 8 Maxwell Road, thereby protecting the setting and residential amenity of that property. Furthermore, this element would not project beyond the rear of 8 Maxwell Road, while the three storey element would be approximately 7 metres away from the side boundary with 8 Maxwell Road. It is not therefore considered that this element of the proposal would result in an over dominant form of development which would detract from the amenities of that property, when seen from the habitable room windows on the rear elevation and both the front and rear of 8 Maxwell Road.

In terms of the relationship with residential development to the west, the overall height of the scheme has been significantly reduced and the siting of the rear element has been set

back from the north west and south west boundaries. A distance of approximately 15.6 metres is maintained between the 3/4 storey rear element and the 3 storey residential block at 20-28 Anthus Mews. It is proposed to retain a large Ash tree in the western corner of the site which will mitigate against the impact of the building. The massing of the block relative to the adjoining Clive Parade is considered satisfactory, as the massing of the block steps down, following the fall in levels along the service road. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the UDP.

Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. In terms of privacy, the balconies have full height privacy screens and where appropriate, oriel windows are proposed facing Clive Parade and the rear garden of 8 Maxwell Road. Obscure glazing is proposed to non habitable rooms. These can be secured by conditions. To the rear, the units overlook car parking areas and the adjoining industrial units, while screen planting is proposed along the southern boundary with 8 Maxwell Road.

Subject to conditions, it is not considered that there would be a loss of privacy to adjoining occupiers, in accordance with Policy BE24 of the UDP Saved Policies (September 2007) and relevant design guidance.

In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. It is not considered that there would be a material loss of day or sunlight to neighbouring properties, as the proposed building would be orientated or sited a sufficient distance away from adjoining properties.

7.09 Living conditions for future occupiers

LIFETIME HOMES AND WHEELCHAIR COMPLIANCE

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standards for 1` bedroom flats is 50sq.m, 63sq.m for 2 bedroom flats and 77sq.m for 3 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5sq.m. Additional floorspace would be required for the wheelchair units.

The floor plans indicate that the development achieves HDAS recommended floor space standards for all of the units and that Lifetime Home Standards could be met for these flats in terms of size.

Although not identified, one of the units could be designed to full wheelchair accessible standards.

The Access Officer is satisfied with the level of facilities provided subject to minor revisions to the internal layout of the units to ensure full compliance with all 16 Lifetime Home standards (as relevant) and Wheelchair Home Standards for one of the units. Subject to a condition to ensure compliance, it is considered that proposed development is in accord with the aims of Policies 3A.4, 4B.5 of the London Plan, the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon and Policy AM15 of the UDP.

AMENITY SPACE

Policy BE23 of the UDP requires the provision of external amenity space, 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 Council's SPD Residential Layouts specifies amenity space standards for flats. In accordance with the above mentioned standards, a total of 330sq. metres of amenity space would be required to serve the development.

Due to site constraints and the fact that the site lies within a town centre, the applicants have submitted that it is not feasible to provide extensive areas of amenity space. The design does however incorporate balconies to flats 2, 6, 7 and 10. A private courtyard some 45sq.m in extent is allocated to the lower ground floor flat(unit 1), while a communal garden/courtyard amounting to 174sq.m is provided at the rear of the block. The total amenity spaces provision amounts to 247sq.m, equating to an average of 20.5 sq m. This equates to a shortfall of 83sq. metres from the Council's standards.

In mitigation, landscape gardens are proposed at the front of the block and at the rear an amenity strip is proposed between the block and vehicular access ramp, amounting to some 148sq. metres. In assessing the refused 12 unit scheme, officers were of the view that these areas would be of limited amenity value, given their potential exposure to noise and disturbance. The Inspector in determining the subsequent appeal agreed that in the absence of the barrier effect of the building, the front garden would experience significantly higher levels of road noise than amenity space to the rear. In addition, whilst a hedge or fence could be erected around the front garden increasing its privacy it could not create a front garden completely free from overlooking by passers by without obscuring the contribution of the building to the streetscene.

However, the Inspector went on to conclude that the consideration of whether such amenity space in terms of noise and privacy is usable for sitting out in and relaxing, or reading, is not clear cut. For some it would be acceptable, for others more sensitive to noise and the gaze of passers by it would be less so. The inspector noted that PPS3 requires that local planning authorities achieve a mix of housing to support a wide variety of households and found that on balance, the quality of amenity space at the front of the building, in combination with that provided to the rear, would be adequate to ensure acceptable living conditions for future residents in relation to noise and overlooking. Furthermore, prospective occupiers would be free to make up their own minds regarding the quality of amenity space provided.

On balance therefore, the Inspector concluded that the amount of amenity space provision would exceed the minimum sought by the SPD. In addition, private amenity space in the form of garden or balconies for over half of the 12 flats would be provided. Whilst recognising that concerns exist regarding the degree to which balconies would be enclosed by screens, the Inspector ruled that through the attachment of a suitably worded condition the correct balance between privacy and excessive enclosure of the balcony could be reached. It is considered that considerable weight should be attached to the Inspector's findings, as the appeal decision is relatively recent (February 2011) and there have been no changes since then, to national, London Plan or local policies which would affect his conclusions on this matter.

In addition, the site is within a town centre where there is considered to be flexibility concerning the level of amenity space provided, and it is noted that the site is not in an area of local open space deficiency. In addition, a contribution towards public open space enhancement has been secured by way of a Unilateral Undertaking, to mitigate the impact

of the development. Overall, the amenity space provided is considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the UDP.

7 of the 12 flats would be 3 bedroom apartments. As such they would be large enough to house families with children. The nearest children's public play area is approximately 500m away. In such circumstances the SPD seeks on site provision of a safe play space for children. No such provision is proposed on site. In the absence of such on site provision, policy R17 of the UDP supports supplementing provision through planning obligations. An agreement made under section 106 of the Act has been submitted to address this deficiency. In considering this issue the Inspector commented as follows:

"For any such agreement to be taken into account in a planning decision it must pass the tests in Circular 5/2005 and the requirements of Regulation 122 of the Community Infrastructure Regulations 2010. The sum sought in relation to open space of £28,000 would be spent on improving the facilities at the nearest children's public play area. I find the financial contribution sought is directly related to the development, necessary to make the development acceptable in planning terms and fairly and reasonably related in scale and kind to the development. It therefore satisfies the tests and is in accord with the Regulation. As a consequence, it would address the absence of onsite provision for safe play space for children and is a matter that weighs in favour of the appeal.

However, as the undertaking states that payment would only be triggered once the development is fully occupied, retaining only a small part of the development vacant could result in the payment never becoming due. As a consequence, it is not certain that this payment would be made. Therefore as it stands, I conclude that the proposal would fail to address the need for play space resulting from the development and result in unacceptable harm to the living conditions of future occupiers. This would be contrary to the objectives of policy BE23 of the UDP and the SPD."

The issue of when the payment is triggered has now been resolved and thus the scheme now meets the only reason for the appeal being dismissed.

Each of the units benefit from a reasonable level of privacy, outlook and light and overall, it is considered that good environmental conditions can be provided for future occupiers in compliance with relevant UDP saved policies and supplementary design guidance.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Traffic Generation

The applicant has submitted a Transport Assessment to consider the traffic impacts on the existing road capacity. The development is forecast to add 15 additional two way trips during the am peak hour and a similar number during the pm peak. This level of increase in peak hour traffic can be accommodated on Maxwell Road. The Highway Engineer notes that trip generation was not a reason for refusal on the previous planning application and/or subsequent dismissal of the appeal. In addition, the revised application has resulted in a reduction of two residential units and removal of approximately 468sq.m of commercial space compared to the originally refused scheme. The traffic impact is therefore considered to be less than the previous application. The highway Engineer therefore raises no objections on traffic generation grounds.

Parking

The application proposes a total of 13 parking spaces, including 2 spaces for people with a disability. These comprise 11 spaces in the basement and 2 spaces for people with a disability at the front of the building. The Council's standards allow for a maximum provision of 1.5 spaces per residential unit, a total of 18 spaces in this case. The site has a PTAL rating of 2 and the Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application complies with UDP Saved Policies AM14 and AM15.

In addition, the submitted plans indicate that secure cycle storage can be provided within the basement for 12 cycles. Although the Council's minimum cycle parking standards stipulate a requirement of 19 spaces, it is considered the 12 secure cycle parking spaces (one space per flat) stipulated in condition 13 are sufficient to serve this town centre development. Subject to compliance with this condition, the scheme would be in accordance with the Council's standards and Saved Policy AM9 of the UDP.

Refuse Collection

In terms of refuse collection, refuse/recyclable storage is provided on the lower-ground floor, next to the car parking spaces. A collection point has been identified on the plans at the rear of the site and a management company will move the bins to the collection point ready for collection. The new access onto Maxwell Road will enable the refuse vehicles to access the service road to the rear of Clive Parade either in forward or reverse gear. This cannot be achieved at present due to the existing awkward access arrangements (dog leg). There would therefore be no need to push the bins all the way up the service road to the Maxwell Road frontage.

The Waste Manager is satisfied with this arrangement, provided the service road is kept clear of parked cars on the day of collection. The Highway Engineer has commented that this type of arrangement is not ideal from a highway safety and free flow of traffic point of view and could set a precedent leading to proliferation of similar refuse collection arrangements, resulting in the refuse/recycle vehicles reversing into other relatively small-medium size developments. However, given the developer has agreed this arrangement with the Council's refuse department and that the proposed arrangements are an improvement on the existing situation in relation to the properties in Clive Parade, the proposals are not considered to merit refusal on this ground.

The Highway Engineer also notes that the trundling of refuse bins to the northern access collection point by the management company could result in Health and Safety issues, due to the weight of the bins, the distance required to be covered, and the ramp gradient. However these are matters covered by separate legislation, including Building Regulations. (It is noted that Part H of the Building Regulations is silent on trundling distances for bins and merely specifies a gradient not exceeding 1:12. The access ramp has a shallower gradient of 1:15 and is therefore compliant). It is therefore recommended that a condition be imposed, requiring details of a refuse management plan, detailing how the site management company will address the issues raised above.

Vehicular access

With regard to vehicular access to the basement car park, this is via a ramp at the rear of the site, leading from the private access road running along the northeast boundary of the

site. This access road also serves the rear of commercial premises fronting Clive Parade and Green Lane. This arrangement is similar to that proposed in the refused scheme. It is noted that the Inspector, in considering the subsequent appeal, took the view that access to the car park would be from a private road. Therefore, although the gradients and overall design standards might be sub-standard for a public highway, this was not sufficient justification to dismiss the appeal scheme.

The Highway Engineer considers that the gradient of the proposed access ramp leading to the car parking area at 1:15, is acceptable. However, the width of the access ramp is not suitable for two vehicles to pass each other and visibility including inter-visibility and those entering and exiting the ramp would be poor. Shuttle signals with vehicle detection system should therefore be provided at the entrance and exit of the access ramp. The applicant has agreed to this solution and can be secured by way of a condition in the event of an approval.

The proposal involves the creation of a new vehicular access to the service road, off Maxwell Road which would require the relocation of parking bays on the public highway and the closure of an existing access. The applicant would be required to fully fund these highway works, which are to be secured by way of a condition in the event of an approval, such that detailed design of these works are submitted and approved prior to implementation.

In light of the above considerations, it is considered that both the vehicular and pedestrian access to the development is adequate and is unlikely that the development would give rise to conditions prejudicial to free flow of traffic and highway and pedestrian safety. The development is therefore in accordance with Policy AM7 of the Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Issues relating to urban design have been dealt with elsewhere in the report.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Policy 4B.5 of the London Plan expects all future development to meet the highest standard of accessibility and inclusion. This together with the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment' underpins the principles of inclusive design and the aim to achieve an accessible and inclusive environment consistently across London.

The Access Officer considers that the proposal is by and large acceptable subject to minor revisions to address Lifetime Home standards (as relevant). In addition, one apartment should comply fully with Wheelchair Home Standards, in accordance with relevant policies, legislation and adopted guidance.

Amended plans have been submitted, in order to address the Access Officer's outstanding concerns.

The following provisions are included within the scheme:

- 1) The proposals provide 2 parking bays capable of meeting the disabled parking space standard. These are located at entrance level.
- 2) The entrance level spaces are 12 metres from the front entrance of the apartments.
3. The approach to the main building entrance is level. The secondary entrance is via a maximum grade 1:20 ramp, 1200mm minimum width with intermediate landings.
- 4) The entrances are covered, illuminated and have a level threshold. Communal stairs

have been designed to provide easy access and the lifts are DDA compliant and fully accessible. Entrances and hallways meet the necessary criteria.

5) In terms of wheelchair accessibility, there is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

6) All Apartments are single level. Therefore the bed spaces are at entrance level for each. In addition wheelchair accessible entrance level WCs will be provided, with drainage provision enabling a shower to be fitted in the future. Walls in the bathroom and WC will be made capable of taking adaptations such as handrails.

It is considered that the revised scheme has addressed deficiencies in the refused scheme and comments by the appeal Inspector regarding access issues. Any outstanding issues can be secured by condition. Overall, the proposal is considered to be in accordance with London Plan Policies 3A.5 and 4B.5 and the Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

The London Borough of Hillingdon Affordable Housing SPD (May 2006) seeks to secure a minimum of 50% affordable housing on new build schemes that contain 15 units or more. This should then be split in 70% social rented and 30% shared ownership/intermediate housing. The Council's Planning Obligations SPD (July 2008), together with the London Plan Consolidation (2008) supersedes these requirements and schemes with 10 units or more shall secure 50% affordable housing unless a Financial Viability Assessments indicates otherwise. A Financial Viability Assessment (FVA) has been provided, which confirms that no affordable housing can afford to be delivered as a result of this scheme.

7.14 Trees, Landscaping and Ecology

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

The scheme involves the removal of three low quality, 'C' rated, trees from the west the site. All other trees including the off site Oak tree in the front garden of 8 Maxwell Road (protected by TPO No 305) and a Lime which is a street tree, situated within the roadside footway in front of the site, are to be protected. The almost total site coverage of built development of the site provides little opportunity for landscape enhancement apart from a small courtyard area between the blocks.

The Design & Access Statement refers to landscaping and confirms that the Arboricultural Report supports the development in that any potential conflicts between trees and the proposed building have been satisfied in the Arboricultural Implications Assessment. The landscape report also states that the layout of pedestrian pathways have been designed to provide easy access for all areas of the building and communal areas.

The proposal will include landscaped gardens at the front of the development and a south-facing landscaped courtyard within the 'U'-shaped building. New tree planting is indicated indicated along the southern boundary (north boundary of Anthus Mews).

A method statement has been conditioned to ensure that the site is managed and work implemented in accordance with the protective tree measures outlined in the submitted documentation.

The Tree and Landscape Officer comments that the landscape quality of the scheme will depend largely on the design objectives and detailing of the shared/communal amenity courtyard. It should be noted that most of this space is above the basement car park and

significant planting is therefore likely to be constrained by, what is effectively, a roof garden. Nevertheless, some tree planting is proposed along the south western boundary with *Anthus mews* and the rear garden of 8 Maxwell Road, which will provide some screening of the development from surrounding properties.

It is considered that the landscape quality on the Maxwell Road frontage will be improved and be more residential in character, with the existing roadway/parking area converted into a front garden with 2 disabled access bays. This would provide a satisfactory setting for the building and an effective transition between the more commercial town centre to the north and the residential character of Maxwell Road to the south.

The Tree/Landscape Officer considers that the revised scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the UDP, subject to relevant tree/landscape conditions, modified to take into account tree protection information already provided with the application.

7.15 Sustainable waste management

Refuse is provided on the lower-ground floor next to the car parking spaces. The Waste Manager initially raised concerns over the location of the bin store, as it would not be readily accessible at lower ground level, or meet the necessary pulling distance and vehicle access requirements. However, the applicants have proposed that a management company will move the bins to a predefined collection point by the service road and then return them after they have been emptied. Refuse trucks will then have a choice of either driving straight into the service road off Maxwell Road, collecting refuse and then reversing out, or alternatively, the refuse vehicle could reverse into the service road and drive out in forward gear.

The Waste Manager is satisfied with this arrangement. In the event of an approval, a condition requiring further details of refuse collection is recommended, in order to ensure the proposed facilities comply with Council guidance.

7.16 Renewable energy / Sustainability

London Plan (February 2008) policies 4A.4 and 4A.7 require the submission of an energy demand assessment based on sustainable design and construction; a demonstration of how heating and cooling systems have been selected in accordance with the Mayor's energy hierarchy; and how the development would minimise carbon dioxide emissions, maximize energy efficiencies, prioritise decentralised energy supply, and incorporate renewable energy technologies, with a target of 20% carbon reductions from on-site renewable energy.

The applicant has submitted a renewable energy assessment as part of the application. The report addresses how to reduce carbon emissions and sets out the most suitable and viable forms of renewable energy generators for the scheme. 92sq.m of solar PV are proposed. This is the preferred technology to deliver the renewables target for the scheme. Although the Energy Assessment provides a good framework, the calculations on energy usage only relate to regulated energy. The report lacks information on how unregulated energy has been considered. The assessment is therefore missing out on a proportion of energy usage.

It is recommended that a condition be imposed requiring details of how the renewable energy can be implemented as part of the development, to contribute at least 20% CO₂ reduction, in accordance with the aims of Renewable Energy Policy 4A.7 and 4A.9 of the London Plan (February 2008). Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation of

and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with relevant London Plan (February 2008) policies.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. However, in the event that this application is approved, it is recommended that a sustainable urban drainage condition be imposed.

7.18 Noise or Air Quality Issues

The application site is on a busy high road. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. Although the site falls within NEC B as defined in PPG24, it is considered that flatted development is acceptable in principle, subject to adequate sound insulation.

The noise report submitted with the application while identifying the main noise source affecting the site as road traffic, also notes that there would be some noise from the small industrial estate adjacent to the western boundary of the site. The appeal decision on the refused application recognised that there could be noise from the small industrial estate, for example in the form of early morning waste collections. It was, however, stated that noise from these sources can be controlled through statutory regulation and that sound insulation of the new residential properties would also provide a degree of noise mitigation. In view of the ruling in the appeal decision, the Environmental Protection Unit accepts that noise from the small industrial estate does not form a reason for refusal of the present application.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of a suitable condition. Subject to compliance with this condition, it is considered that the scheme is in compliance with Saved Policy OE5 of the UDP.

7.19 Comments on Public Consultations

The main issues raised have been dealt with in the main body of the report. Damage to adjoining properties during construction activities is subject to separate legislation and is not a planning matter. The applicants have advised that they intend to use a CFA auger piling rig, which effectively bores a hole and does not drive or ram the ground (the latter could cause vibrations and thus cause damage to neighbouring properties).

7.20 Planning Obligations

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. To offset the impact of the proposed development on local facilities, a range of planning obligation contributions have been agreed with the applicants:

1. Education: A financial contribution for nursery and primary school places in the sum of £28,287.
2. Health: The Primary Care Trust have sought a contribution towards local primary health care facilities in the sum of £4,554.40.
4. Community facilities: A contribution in the sum of £10,000 towards expansion of local community facilities has been agreed.
5. Libraries: A contribution in the sum of £483 towards library books has been agreed.
6. Open space: a contribution in the sum of £28,000 has been agreed towards local open space and recreation improvements (this is in line with the previous application).
7. Construction Training: A contribution of £ 5,000 towards the cost of providing construction skills training within the Borough has been agreed.

8. Project Management and Monitoring: A contribution towards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.

It is noted that the Inspector, in refusing the previous identical 12 unit scheme (ref:18958/APP/2009/2210) took the view that he had little information to indicate what shortage local to the immediate area in relation to school places, primary health care provision, community facilities or libraries existed and what the impact of the proposal would be on these services. Furthermore there was insufficient detail as to on what and where the money sought would be spent. The Inspector considered that the construction training contribution was not necessary to make the development acceptable in planning terms, whilst the payment towards the cost of a monitoring officer was also not justified, as this forms part of the statutory duty of planning control. For these reasons, the Inspector was of the view that the financial contributions sought towards education, healthcare, community facilities, libraries, construction training and monitoring did not satisfy the relevant tests and therefore did not accord with Regulation 122 of the Community Infrastructure Regulations 2010. As a consequence, the Inspector was unable to take the undertaking in relation to these matters into account in reaching his decision.

However, the applicants have agreed to these contributions based upon the figures as originally agreed under planning application ref:18958/APP/2009/2210 and have signed a Unilateral Undertaking to that effect, to address these issues.

In terms of off site highway works, the proposal includes the formation of a new access off Maxwell Road, which would affect on street parking bays. The details of any off site highway works required in connection with the development (and implementation of the works prior to occupation), have been secured by condition 11. The recommendation also requires the developer to enter into a S278 Agreement, to enable the delivery of the said works.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues relating to this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

The application seeks to develop a site in Green Lane Northwood Town Centre for residential purposes. It will bring into use a site which has been vacant for a considerable period of time.

The proposed scheme will make a valuable contribution to the Borough's housing stock in the form of smaller dwellings, in accordance with the aims and objectives of the UDP housing policies. The scheme would also contribute towards the vitality and viability of the Town Centre.

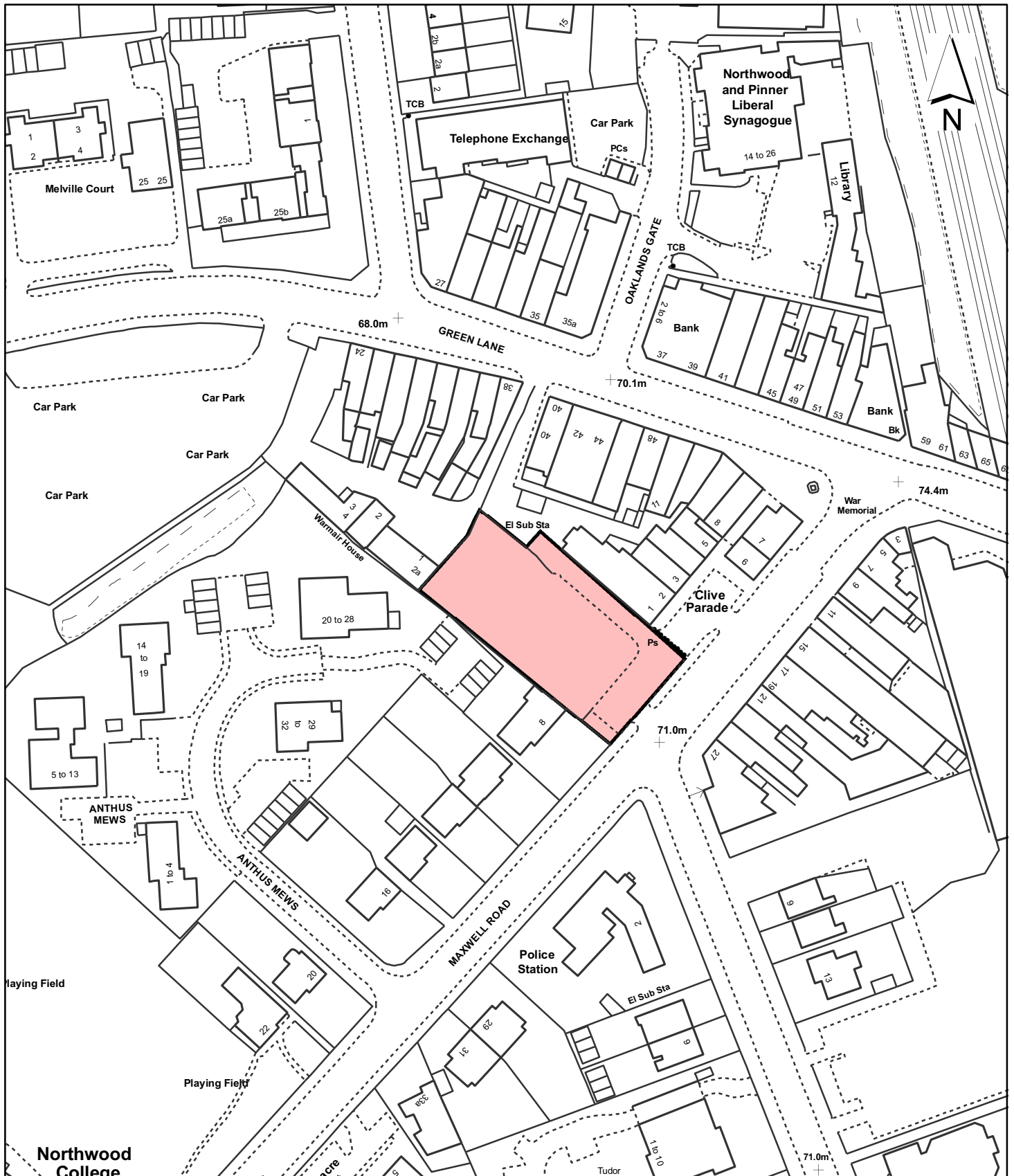
It is considered that the proposal will not detract from the visual amenities of the street scene or the character and appearance of the recently designated Conservation Area. It provides a satisfactory form of accommodation for future residents and the amenities of adjoining residents would not be adversely affected by the proposals. It is considered that highway and pedestrian safety issues have been satisfactorily addressed. The proposal is considered to satisfy the relevant policies of the UDP and as such the application is recommended for approval, subject to the recommended conditions and the signed Unilateral Obligation securing contributions towards the provision of school places, health care facilities, construction training, public open space, management and monitoring.

11. Reference Documents


Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
PPS6 (Town Centres And Retail Developments)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 24 (Planning and Noise)
The London Plan

Contact Officer: Karl Dafe

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Former Reindeer Public House, Maxwell Road, Northwood	
Planning Application Ref: 18958/APP/2011/873	Scale 1:1,250
Planning Committee North Page 60	Date June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP

Development: Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building.

LBH Ref Nos: 66033/APP/2011/918

Drawing Nos: 10424/01 Rev. P1
10424/03 Rev. P18
10424/31 Rev. P14
10424/34 Rev. P12
10424/35 Rev. P10
10424/36 Rev. P6
10424/41 Rev. P9
10424/42 Rev. P9
10424/50 Rev. P4
10424/51 Rev. P5
10424/52 Rev. P4
10424/53 Rev. P4
20080009/A/P/02 (Tree Survey)
7297/02 (Tree Protection Plan)
Planning Statement (March 2010)
Arboricultural Report Ref: IJK/729/ik
Renewables Statement
CSA/1534/100 Rev. D
Schedule of Areas
Landscape Maintenance Plan (Ref: CSA/1534/001)

Date Plans Received:	12/04/2011	Date(s) of Amendment(s):	12/04/2011
Date Application Valid:	12/04/2011		03/05/2011
			01/06/2011

1. SUMMARY

Reserved matters approval is sought for details of appearance and landscaping, pursuant to outline planning permission for a residential development comprising 23 one and two bedroom apartments in one, 2 storey block at the former Southbourne Day Centre site.

Whilst the number of units in the current proposal remains the same as envisaged at outline stage, it is proposed to convert 8 of the one bedroom flats to 2 bedroom flats, by creating 8 additional habitable rooms in the roof space, involving 4 dormer windows in each of the front and rear roof slopes. It is not considered that the uplift of the scheme to increase the mix of two bedroom flats would result in unacceptable consequences in terms of the visual amenity of the area, living conditions for future occupiers of the development and overlooking issues to neighbouring properties.

The footprint, siting, bulk and massing of the proposed building remains similar to that approved at outline stage and the design and appearance is considered to be consistent

with the existing character of the locality, and street scene. It is considered that the landscaping scheme is satisfactory. In addition, it is considered that the proposed development will provide acceptable living conditions for future occupiers and protect the residential amenity of surrounding residents.

The details of appearance and landscaping are therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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).

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

The first floor bathroom window facing 163-175 Elliott Avenue 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).

3 N11 Control of plant/machinery noise

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

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT reserved matters approval 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 reserved matters approval has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies

(September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS	Residential Layouts

3

When seeking to discharge condition 11 of the outline permission ref:66033/APP/2009/1060, the applicant/developer should provide elevations showing the location of air source heat pumps, the type and the size of air source heat pump system to be used. In addition the applicant/developer will need to improve the energy statement to include:

- A Recalculated baseline energy demand using 2010 building regulations and incorporating non-regulated energy.
- Recalculated baseline to take account of the uplift in 2 bedroom units
- A more complete assessment of the air source heat pump including size, location and the amount of savings it will produce. This will also need to include an uplift in electricity demand to power the heat pump.
- A clear presentation of the energy demands related to energy efficiency improvements and the air source heat pump. The strategy as it stands does not properly consider the requirements of Policy 4A.4

There would also be a need for a review of the Code for Sustainable Homes assessment (as required by condition 29 of the outline planning permission).

4

When seeking to discharge condition 19 (traffic arrangements) of the outline permission ref: 66033/APP/2009/1060, the applicant/developer is advised to design proposed crossovers to the parking spaces directly off Elliott Avenue so that they are splayed rather than kerbed, in order to ensure that pedestrian safety would not be prejudiced.

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of 0.27 hectares and is located on the eastern side of Elliott Avenue, which is accessed from Mansfield Avenue and Chelston Road/Southbourne Gardens.

The site is on the southern part of a series of residential estate roads and approximately 400 metres distance from Chelston Road/Southbourne Gardens, which leads onto the Victoria Road roundabout and local shopping area. The site lies close to Bessingby Playing fields/open space and within 250 metres of Lady Bankes Junior and Infants school.

The access road leading to the site from Southbourne Gardens and Chelston Road is flanked by a sheltered housing scheme for the elderly.

A block of flats (Peter Lyall Court), lies to the immediate north east of the site and the Cedars Medical Centre is located on the opposite side of Elliott Avenue, which is to the south west of the site.

The site is currently occupied by a single storey day centre. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The Centre is currently disused having been vacated by the previous service user (when it was used as an employment services training centre for people with learning disabilities).

3.2 Proposed Scheme

Reserved matters approval is sought for details of appearance and landscaping, pursuant to outline planning permission for a residential development comprising 23 one and two bedroom apartments in one, 2 storey block at the former Southbourne Day Centre site.

The current scheme differs from the outline scheme in a number of fundamental areas. It is proposed as part of the reserved matters submission to uplift the accommodation, changing the unit mix from 16 x one bedroom and 7 x two bedroom apartments to 11 x one bedroom and 12 x two bedroom apartments. This will be achieved by creating 8 additional habitable rooms in the roof space, involving 4 dormer windows in each of the front and rear roof slopes.

The indicative outline scheme had a central entrance location. However, the current scheme now comprises two attached blocks, each with its own dedicated entrance. The footprint of the proposed building remains broadly the same as that approved at outline stage and the total number of units remains the same.

The block is surrounded to the front and rear by soft landscaping. Tree planting is proposed along the site frontage and boundaries. Two bin stores are proposed at each end of the new block, although details of these structures have not been provided. One detached secure cycle storage structure is proposed to the north and rear of the proposed block, whilst further integral cycle storage is located at the southern end of the new block.

The outline scheme proposed 34 parking spaces, but this has been reduced to 32 on the reserved matters scheme.

The application is supported by 4 reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

A sustainable assessment energy report

This report has been provided to take into account carbon emissions for the development. The report seeks to demonstrate how the proposed development meets renewable energy requirements. The assessment makes use of Standard Assessment Procedure (SAP) energy and carbon calculations in accordance with the methodology of Part L of the 2006 Building Regulations.

Landscape Maintenance Plan, Arboricultural report and Impact Assessment on Trees are covered in the Landscape Officers comments.

3.3 Relevant Planning History

66033/APP/2009/1060 Southbourne Day Centre 161 Elliott Avenue Ruislip

Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).

Decision: 29-10-2010 Approved

Comment on Relevant Planning History

Outline planning permission was granted on 29 October 2010 for the erection of a two storey block of 23 flats comprising 16 x one bedroom and 7 x two bedroom apartments, together with associated amenity space and parking. Access, layout and scale were approved at outline stage. The design was on the basis of a two-storey building with a central corridor giving access to the individual residential units, supplemented by two side access positions at each end of the building. Both lifts and stairs were provided for vertical circulation. 34 parking spaces, including 3 wheelchair accessible spaces and access zones for disabled residents were also indicated. The main car parking area is located to the south of the residential block, with vehicular access off Elliott Avenue. 8 of these spaces, including two for people with disabilities are provided directly off Elliott Avenue at the front of the building, accessed via dropped kerbs.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| 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.
HDAS	Residential Layouts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 136 surrounding occupiers were consulted. 4 letters of objection have been received. The following issues have been raised:

1. My back garden directly faces the newly planned build, this would disrupt the landscape that I see when I look out in to my garden and along with the noise and people pollution, this would hugely disrupt a peaceful and calm road.
2. the proposal would also encourage more traffic in to the area, which will then cause more noise pollution. I do not wish to have flats obstruct my view and to have more traffic and noise in such a quiet road.
3. I am concerned that if it goes ahead there will be an increase in traffic and parking in an area already very congested. Opposite the proposed development is a busy doctors' surgery and The Maria Studio. I am concerned about the road safety issues if this plan goes ahead.
4. As you will be aware, the roads within the estate are narrow. The parking needs of current residents in the estate far exceeds the provision already in place.
5. Rather than add to the congestion I would like to put forward the need for some type of community centre in the existing building. This type of provision could meet the needs of the local community and add quality to the lives of individuals rather than quantity. There are already over 300 units/houses in the estate.
6. If the planning permission is granted I wish to know what provision and/or restrictions are in place to ensure that the potential developer will ensure the safety of residents and of users of the Maria Studio/Nursery, Doctors Surgery and the access way to the park.
7. I feel the area is too small for flats of this size and feel the area will suffer with parking and noise, I as an owner of my house also feel that it would de-value my property.
8. I continue to strongly object to any form of increase in accommodation levels on this site.

Ward Councillor: I am writing to object to the proposed expansion of the existing plans and increasing the density on this site. This will cause severe parking problems especially when the adjacent Doctors surgery is in use.

METROPOLITAN POLICE: No objections.

Internal Consultees

EDUCATION & CHILDRENS SERVICES

The original request was £46,331 for nursery, primary, secondary and post-16 school places.

The new request is for £45,984 for primary, secondary and post-16 school places (i.e. lower because there is no nursery request at the moment. This is because some surplus nursery capacity has appeared in Cavendish and births in that ward are steady compared to most other wards).

S106 OFFICER

There is a slight reduction in the education contribution and a slight increase in the health contribution. The minimal overall difference to the planning obligations at outline stage is such that that it is not considered that the application could be refused for this reason.

TREE AND LANDSCAPE OFFICER:

Ian Keen's Tree Survey and drawing No. 7297/02 indicates the retention of tree Nos. 1-5 along the frontage. This tree survey supersedes the original tree survey, as shown on drawing No. 20080009/A/P/02. These trees are only assessed as C grade trees, whose health and condition will not be improved by the proposed development. Trees 11-15 (B grade) are also to be retained. Trees 6-10 (C graded) are specified to be lifted and re-planted. It is questionable whether the effort to save C grade trees is worthwhile.

CSa's drawing No. CSA/1534/100 Revision D provides a comprehensive planting plan which retains none of the existing trees but includes the planting of 18 new trees which will be more suitable in terms of their scale and ornamental value for a residential development. In the short term, the loss of established trees will be detrimental to the local landscape. However, in view of the site constraints, the planting of new young trees is likely to be more satisfactory in the longer term than retaining, or replanting, existing trees (of variable quality). The scheme includes extensive areas of ornamental hedge and shrub planting appropriate to the development. The plan is supported by schedules and a specification.

The current application shows the re-located bin store area near the site entrance, together with appropriate screen planting to the front and side of the store. This detail responds to an earlier recommendation of the local planning authority.

This CSa soft landscape drawing now incorporates amended soft landscape changes which respond to the various amendments to the site layout.

The successful establishment and maintenance of the landscape and shared external spaces will depend on the quality of management and maintenance of the site. To this end CSa have also submitted a Landscape Maintenance Plan. The schedules include clauses to ensure that any failed planting will be monitored and replaced.

Recommendation: No objection.

URBAN DESIGN OFFICER

COMMENTS: The application has been subject to discussion with the Conservation and Urban Design Team. Whilst the design of the street elevation still appears a little weak, it is a considerable improvement on the original scheme and on balance no objections are raised to this scheme.

HIGHWAY ENGINEER

No objection subject to a condition being applied for the car parking and cycle parking to be completed before occupation and retained thereafter.

ACCESS OFFICER

Having reviewed all related plans and documents, I have no concerns or observations to make on the above details and application, and would therefore be pleased to support the discharge of Condition 2.

SUSTAINABILITY OFFICER

The applicant still has not submitted enough information even if there was an intention to discharge condition 11. Similarly, condition 29 (Sustainable Homes) is still not ready to be discharged.

The original strategy was to use solar thermal panels to reduce the energy demand by only 11%. This has subsequently been amended to allow for the use of an air source heat pump. However, a full energy assessment as required by condition 11 has not been adequately presented. Furthermore there still seems to be a significant disconnect between those working on the project. For example, the new elevations do not show the use of the air source heat pump, and the CSH assessment has scored no credits against low and zero carbon technologies, which is contrary to the use of air source heat pumps.

The appearance of the building should fully consider the proposed renewable energy technology. Therefore the applicant needs to organise the design and technical consultants so everyone is aware of the proposed renewable technology. This would then require:

- New elevations showing the location of air source heat pumps.
- The type and size of air source heat pump system to be used.
- A review of the Code for Sustainable Homes assessment.

With regards to condition 11, the applicant will need to improve the energy statement to include:

- A Recalculated baseline energy demand using 2010 building regulations and incorporating non-regulated energy.
- Recalculated baseline to take account of the uplift in 2 bedroom units
- A more complete assessment of the air source heat pump including size, location and the amount of savings it will produce. This will also need to include an uplift in electricity demand to power the heat pump.
- A clear presentation of the energy demands related to energy efficiency improvements and the air source heat pump. The strategy as it stands does not properly consider the requirements of Policy 4A.4

(Officer note: The applicant is not seeking to discharge Condition 11 of 66033/APP/2009/1060 (Renewable Energy) or condition 29 (Sustainable Homes) at this stage. An informative, advising the applicant on the level of information required to discharge these conditions has been attached).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development for 23 flats and loss of the community facility has been established by virtue of the outline planning permission granted on 29/10/2010. No objections are therefore raised to the loss of the community use and redevelopment of the site for residential purposes.

In terms of the uplift of the scheme to convert 8 of the one bedroom flats (envisaged at outline stage) to 2 bedroom flats, Saved Policy H4 states that wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The provision of 1 and 2 bedroom flats has been established by virtue of the outline permission and no objections are raised to the principle of converting 8 of the one bedroom flats (envisaged at outline stage) to 2 bedroom flats, subject to other Saved Policies in the Plan.

7.02 Density of the proposed development

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The site has a Public Transport Accessibility Level (PTAL) of 1 on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. Table 3A.2 recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7 - 3 hr/unit, should be within the ranges of 150-200 hr/ha and 50-75 units/ha.

The proposed density for the site at 56 habitable rooms (including the uplift of 8 additional rooms in the roof space) would be 207hr/ha, which is marginally above the London Plan guidelines. It is noted that the scheme approved at outline stage envisaged a density of 196 hr/ha, which was just within the London Plan guidelines.

In terms of the number of units, the proposed density would be 85 units/ha, which exceeds London Plan guidance. However, this is the same as approved at outline stage.

Given that the proposed density of the current scheme slightly exceeds the London Plan guidelines for habitable rooms, it will be important to ensure that good environmental conditions can be provided for surrounding and future occupiers. The bulk and scale of the development is considered acceptable and in keeping with the principle established at outline stage. The increase in the number of two bedroom units and decrease in the number of one bedroom units has been achieved within the original approved building envelope, while the footprint of the proposed building remains as approved and the total number of units remains the same.

It is not considered that the uplift of the scheme to increase the mix of two bedroom flats would result in unacceptable consequences in terms of the visual amenity of the area, living conditions for future occupiers of the development and overlooking issues to neighbouring properties. These issues are dealt with elsewhere in the report. The proposed density can therefore be supported for these reasons.

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

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

7.04 Airport safeguarding

there are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no green belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development. London Plan Policy 4B.1 sets out a series of overarching design principles for development in London and policy 4B.2 seeks to promote world-class, high quality design and design-led change in key locations. In

addition to Chapter 4B, London Plan policies relating to density (3A.3) and sustainable design and construction (4A.3) are also relevant.

The application site is situated in a predominantly suburban, residential area, characterised by small scale, mainly semi-detached dwelling houses.

The current scheme differs from the outline scheme as it is proposed as part of this reserved matters submission to uplift the accommodation, changing the unit mix from 16 x one bedroom and 7 x two bedroom apartments to 11 x one bedroom and 12 x two bedroom apartments. This will be achieved by creating 8 additional habitable rooms in the roof space, involving 4 dormer windows in each of the front and rear roof slopes.

Whilst the indicative approved outline scheme had a central entrance location, the current proposed scheme breaks down the scale of the development into two attached blocks, each with its own dedicated entrance. The design is considered to effectively reduce the perceived scale and massing of the built form, by breaking up the structure in several different compartments, to create a more varied, more legible and more accessible layout and to reduce the visual impact. The elevations show a central gable feature, which creates a focal point and increases the legibility. The more modest twin gable elements at each end create a design theme along the main elevation. The varied roof line and the segmented approach around this central gable element effectively reduces the perceived scale, bulk and massing, and results in a more interesting and more balanced scheme, in tune with the existing built context. The proposed dormers are subservient to the main roof form and are considered acceptable in design terms.

The Conservation and Urban Design officer considers that whilst the design of the street elevation still appears a little weak, it is a considerable improvement on the original outline scheme. The front facade, as well as the roof treatment, respond to the local distinctiveness of the area, evoking the character of individuality and a stronger sense of place. The footprint remains similar to that approved and the total number of units remains the same. The increase in the number of two bedroom units and decrease in the number of one bedroom units has been achieved within the original approved envelope. The bulk and scale of the development is therefore considered acceptable and in keeping with the principle established at outline stage.

Subject to a condition requiring details of external materials, it is considered that the appearance of the development would respect the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

Overdominance/Outlook

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. The supporting text to Policies BE20 and BE21 of the UDP Saved Policies September 2007 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

The Council's Supplementary Planning Document HDAS: Residential Layouts states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

In terms of the footprint and external layout of the scheme, this broadly conforms with the siting approved at outline stage. In this case, the separation distance between the flank walls of the proposed block and No.47 Elliott Avenue, located to the north of the site would be approximately 9 metres at their closest point and the development would fall completely outside the 45 degree angle of vision. In terms of the relationship with Peter Lyell Court to the east, the bulk of the block maintains an average separation distance of 22 metres. With regard to properties to the south, an average distance of 15 metres is maintained to the southern boundary, while an average of 28 metres is maintained between the southern elevation of the proposed block and the rear of properties backing onto the site (169 -177 Elliott Avenue). This represents an improvement over the current situation in terms of outlook from these properties, given that the existing building (to be demolished) is located only 5 metres away from the southern boundary. The height and massing of the external envelope (apart from the inclusion of dormers to the front and rear elevations), broadly conforms with the illustrative elevations submitted at outline stage. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the UDP Saved Policies September 2007.

Sunlight/Daylight/overshadowing

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining development. The proposal is considered to be consistent with Policy BE20 of the UDP Saved Policies September 2007 and relevant design guidance in this regard.

Privacy

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's HDAS 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 Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances'. This requirement has been adhered to so as to respect the residential amenity of existing residents.

With respect to the current scheme, none of the proposed windows would result in direct

overlooking into the adjoining private amenity areas, or result in a loss of privacy to adjoining occupiers, in compliance with Policy BE24 of the UDP Saved Policies (September 2007).

7.09 Living conditions for future occupiers

All units comply with the Council's HDAS guidelines for minimum internal floor areas and it is not considered that these units would result in a poor internal living environment in terms of space for future occupiers, subject to compliance with relevant lifetime homes standards criteria. This is subject to a condition on the outline approval.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats a minimum 20m² per unit should be provided and for two bedroom flats a minimum of 25m² per unit should be provided. In accordance with this standard, a total of 535m² of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising 559m², and private patio areas for the ground floor rear facing flats of 80m². Low level railings around each of the ground floor level patio areas allows the demarcation between private and communal amenity areas. The total amenity space provision at 639m² therefore exceeds the guidelines in the HDAS and complies with Saved Policy BE23 of the UDP.

In terms of the outlook of future occupiers, it is considered that the layout would be conducive to good living conditions for occupiers of these flats, in compliance with Saved Policies BE20, BE21 and OE1 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

At outline stage, the Council's Highways Engineer raised no objection to the development in terms of the impact of the traffic generated on the highway network or the proposed access arrangements from Elliott Avenue, subject to the provision of sight lines at the site entrance. This was secured by a condition.

With regard to parking, 34 parking spaces were proposed at outline stage. However, the Highway Engineer was concerned at the width of the groups of three spaces fronting Elliot Road and recommended that these be reduced to groups of two, in order to reduce the width of the crossovers. 32 (including 3 disabled) car parking spaces have therefore been provided for the proposed development, which at a ratio of 1.40 spaces per unit, complies with Council's Parking Standards.

The highway Engineer recommends that the proposed crossovers to the parking spaces directly off Elliott Avenue be splayed rather than kerbed, in order to ensure that pedestrian safety would not be prejudiced. An informative has been attached to that effect.

24 secure covered cycle parking spaces have been provided in two locations, although elevational details of the detached structure have not been provided. Nevertheless, these details are secured by conditions on the outline approval.

Subject to the implementation of relevant outline conditions, it is considered that adequate vehicular access to the site can be provided, adequate parking has been provided and highway and pedestrian safety would not be prejudiced, in compliance with Saved Policies AM7, AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

Issues relating to urban design have been addressed in section 7.07 of this report.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 1 bedroom flats is 50sq.m and 63sq.m for 2 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5sq. metres. Additional floorspace would be required for wheelchair units.

The floor plans indicate that the development achieves HDAS recommended floor space standards and that Lifetime Home Standards could be met for these flats in terms of size. Lifts have been provided to the first floor in each of the blocks and conditions have been imposed at outline stage, requiring that all of the units be built in accordance with Lifetime Homes standards. In addition, two of the ground floor flats (Units 6 and 13) are fully wheelchair compliant.

The Access Officer considers that the proposal is acceptable and raises no objections. Overall,

the proposal is considered to be in accordance with London Plan Policies 3A.5 and 4B.5 and the Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

This is a reserved matters application dealing with appearance and landscaping. As such affordable housing is not being considered at this stage.

7.14 Trees, Landscaping and Ecology

It was indicated at outline stage to remove 15 trees to facilitate the development and retain 6 trees. The current comprehensive planting plan submitted with this application retains none of the existing trees but includes the planting of 18 new trees which the Tree Officer considers to be more suitable, in terms of their scale and ornamental value for a residential development. In the short term, the loss of established trees will be detrimental to the local landscape. However, in view of the site constraints, the planting of new young trees is likely to be more satisfactory in the longer term than retaining, or replanting, existing trees (of variable quality). The scheme includes extensive areas of ornamental hedge and shrub planting appropriate to the development. The plan is supported schedules and a specification.

While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end on the originally submitted plans was dominated by hard surfacing with densely packed parking. The site layout plan has been revised to provide a 1.2 metre landscape strip along the southern boundary, to provide an opportunity for tree and shrub planting, to reduce the impact of parked cars, particularly when viewed from properties to the south of the site.

The tree officer considered that the location of the bin store in the south-west corner of the site, presented a poor impression as a feature hard on the front boundary. Soft landscaping in the form of tree and hedge planting would be more appropriate in this location. Amended plans have been received setting back the bin store and providing the soft landscaping, in line with officers' request. Details of management and maintenance (including the landscape objectives, maintenance operations and frequencies) have been

provided and are considered acceptable.

Overall, it is considered that the landscaping scheme is satisfactory and complies with the requirements of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Two refuse collection points are provided at both ends of the new building, which are conveniently located close to the entrances to the site, to allow easy access for refuse collection.

The requirement is 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum. The submitted plans indicate that this level of provision can be achieved, although the design details of the bin stores have not been provided. However, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities has already been secured by a condition on the outline approval.

7.16 Renewable energy / Sustainability

Policy 4A.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.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% 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.

At outline stage, the applicant submitted a renewable energy assessment. This set out that solar collection for hot water heating was the preferred technology to deliver the renewables target for the scheme. A condition (Condition 11 of 66033/APP/2009/1060 requiring the provision of 20% of the site's heat and/or energy needs from renewable technology was attached to the outline consent, to ensure the current scheme achieves the required level of energy efficiency and carbon reduction.

Further information and elevational information has been submitted. The energy strategy has subsequently been amended to allow for the use of an air source heat pump, but a full energy assessment as required by condition 11 has not been adequately presented. Given that inadequate details for on-site renewable energy generation to be incorporated into the scheme has been submitted, the proposal would fail to meet the requirements set out in the London Plan contrary to Policy 4A.7 of the London Plan (February 2008). However, the applicant is not seeking to discharge this renewables condition at this stage.

Although there still seems to be a significant disconnect between those working on the project, as new elevations do not show the use of the air source heat pump, it is not considered that its use would significantly alter the external appearance of the building, should this type of renewable technology be adopted. It is therefore considered that the existing outline conditions could address this issue, as the scheme would not require a radical re-design, in order to accommodate the suggested renewable technologies.

Nevertheless, in seeking to discharge condition 11 of the outline permission, the applicant would need to provide elevations showing the location of air source heat pumps, the type and size of air source heat pump system to be used. In addition the applicant will need to

improve the energy statement to include:

- A Recalculated baseline energy demand using 2010 building regulations and incorporating non-regulated energy.
- Recalculated baseline to take account of the uplift in 2 bedroom units
- A more complete assessment of the air source heat pump including size, location and the amount of savings it will produce. This will also need to include an uplift in electricity demand to power the heat pump.

A clear presentation of the energy demands related to energy efficiency improvements and the air source heat pump. The strategy as it stands does not properly consider the requirements of Policy 4A.4

There would also be a need for a review of the Code for Sustainable Homes assessment (as required by condition 29 of the outline planning permission). It is recommended that the applicant be advised of these requirements by way of an informative.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. However, a condition has been imposed on the outline permission, requiring sustainable Urban Drainage (SUDS) measures for areas of hard surfacing.

7.18 Noise or Air Quality Issues

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

7.19 Comments on Public Consultations

The primary concerns relating to the principle of the development, parking and the impact on residential amenity (loss of privacy, and outlook), have been dealt with in great detail in other sections of the report. Similarly, the effect of the scheme on the character of the area and intensification of use have also been addressed. Traffic related issues were dealt with at outline stage. Property values are not a planning consideration.

7.20 Planning Obligations

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

The applicant has signed a S106 Agreement securing a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, community and libraries. A contribution was also secured in respect of project management and monitoring.

There is a slight reduction of £347 in the education contribution and a slight increase in the health contribution as a result of the increase in the number of 2 bedroom flats. . It is considered that the impact of the obligations arising from this reserved matters scheme would be de minimus, compared to those agreed planning obligations at outline stage.

In the event of an approval, there would therefore be no requirement to seek a supplemental deed to the main S106 agreement which was signed on the 27 October 2010, nor is it considered that the application be refused on the grounds of planning

obligations.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

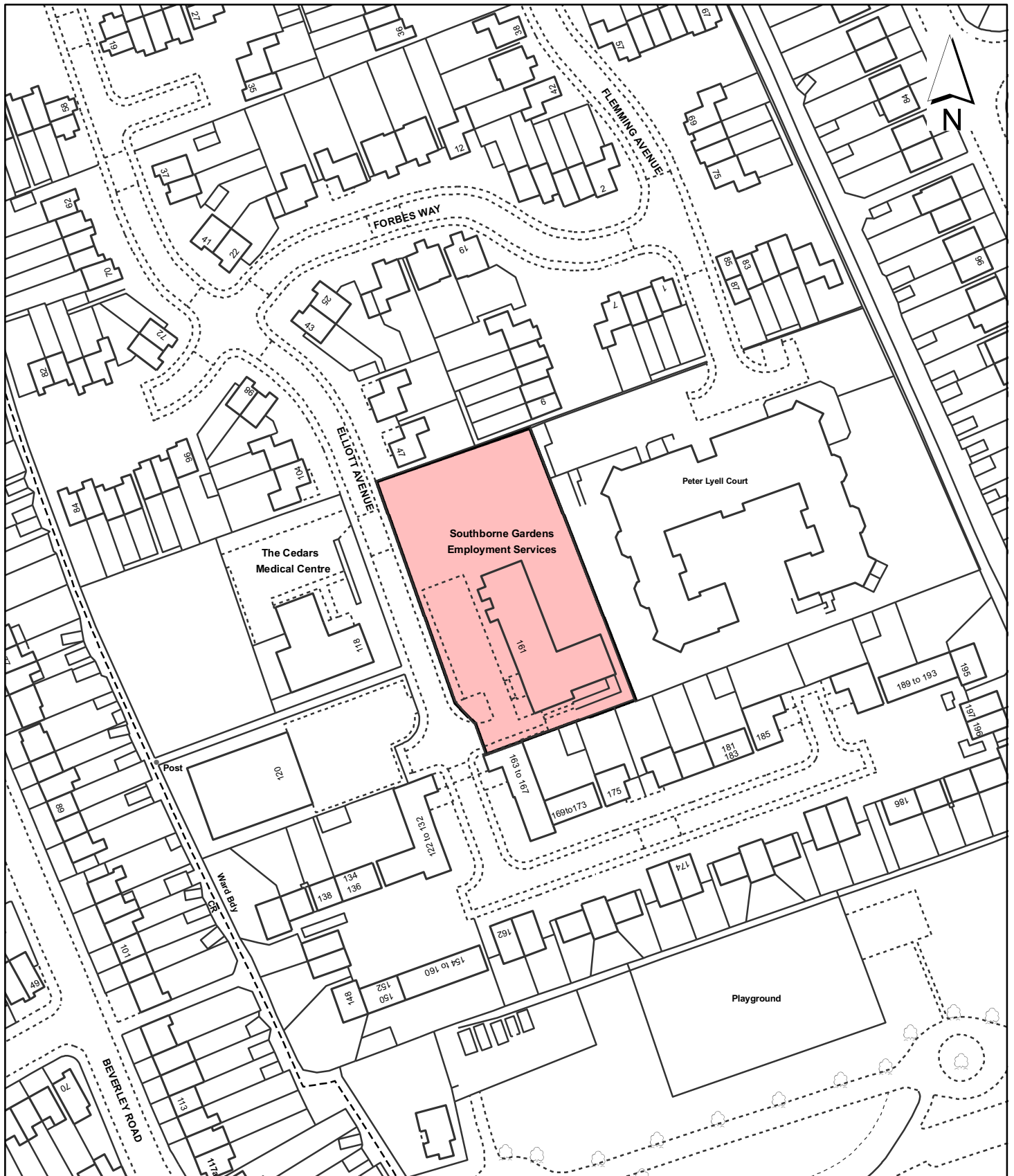
The proposed design would result in an appropriate form of development, in keeping with the character and appearance of the surrounding area. It is not considered that the uplift of the scheme to increase the number of two bedroom flats would result in unacceptable consequences in terms of the visual amenity of the area, living conditions for future occupiers of the development and overlooking issues to neighbouring properties. It is considered that the landscaping scheme which includes extensive areas of new tree, ornamental hedge and shrub planting, is satisfactory and appropriate to the development. Details of landscape management and maintenance details have been provided and are considered acceptable. In addition, the scheme produces good environmental conditions for future occupants. It is therefore recommended that the details of appearance and landscaping be approved.

11. Reference Documents


Planning Policy Statement 1: (Delivering Sustainable Development)
Planning Policy Statement 3: (Housing)
Planning Policy Guidance Note 13: (Transport)
The London Plan
Hillingdon Unitary Development Plan Saved Policies September 2007.
HDAS: Residential Layouts
Supplementary Planning Guidance: Educational Facilities
Supplementary Planning Guidance: Community Facilities

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Southborne Day Centre, 161 Elliott Avenue, Ruislip	
Planning Application Ref:	Scale
66033/APP/2011/918	1:1,250
Planning Committee	Date
North Page 78	June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON

LONDON

Report of the Head of Planning & Enforcement Services

Address LAND REAR OF 74 HALLOWELL ROAD NORTHWOOD

Development: Installation of railway only communications site comprising a 20 metre high monopole, with a 1 metre high lightning finale, 0.75 metre high ground frame (total height 21.75 metres), radio equipment cabin and equipment on the railway land south of Northwood Station Underground Car-park.

LBH Ref Nos: 67679/APP/2011/651

Drawing Nos: NTPO/0107/GA/A/004 Rev. A
NTPO/0107/GA/A/001
Site Location Plan at Scale 1:1250
NTPO/0107/GA/A/002
Supporting Statement 0107 (3)
Northwood Photomontages and 180 degree photos of surrounding areas
2 additional photomontages from 2 locations on Hallowell Road
Datum Points in respect of photomontage locations
Appendix 1 to 7 to Supporting Statement
CC30-1050 (tree survey and enabling tree works)
Statement of Community Involvement
NTPO/0107/GA/003 Rev. B

Date Plans Received:	15/03/2011	Date(s) of Amendment(s):	15/03/2011
Date Application Valid:	15/03/2011		06/04/2011
			04/05/2011
			06/05/2011
			20/05/2011

1. SUMMARY

The application is for erection of 20 metre high monopole mast, topped by a 1 metre lightning finale and a 0.75 metre high base (total height 21.75 metres), serving as a communication mast exclusively for use by the main line railway operators, with an associated ground frame radio equipment equipment situated on the railway land south of Northwood Underground Station car park.

Whilst it is accepted that there is a need for a mast to provide the required communication system, its size, scale, bulk and location is not considered to be acceptable as it would have a detrimental impact on the visual amenities of adjoining occupiers and the wider area including the Old Northwood Area of Special Character. It is for this reason that the application is recommended for refusal.

2. RECOMMENDATION

1 NON2 Non Standard reason for refusal

The mast and associated equipment, by reason of its siting, size, scale and bulk would result in a detrimental visual impact on neighbouring residential properties and the area in general including the adjoining Old Northwood Area of Special Local Character contrary to Policies BE5, BE13, BE19 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1

The applicant has provided details and explored alternative locations on the station site that appear may have potentially less immediate impact upon the residential amenity of adjoining residential properties and potentially less visual impact on the Old Northwood Area of Special Character and the wider Northwood area. However, it has not been demonstrated that these are the only 2 feasible locations for a mast within the Northwood Station site and the applicant is advised to provide further evidence to demonstrate that there are no alternative sites available.

2 152 **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).

3 153 **Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located at the southern end of railway land (under Transport for London ownership) south of a former coal yard, presently used as a rail industry staff car park. The proposed base of the mast would be located 5.5 metres away from the boundary fence to the rear garden of 74 Hallowell Road, the equipment cabinet would be located approximately 2.35 metre away from the boundary fence.

The immediate site and the Northwood station site is open in aspect as viewed from the surrounding land located either side of the main railway tracks. This open aspect feature contrasts with many railway lines that might be 'cut' to some degree into the topography and thereby offer a degree of natural screening of the track and its trackside operations from their wider urban surroundings. The open aspect character of the site heightens the visual prominence of the site in the surrounding neighbourhood. A limited degree of screening of the site is provided to the site from hedging and trees located in close proximity to the rear boundary fences of the gardens and properties along Hallowell Road located to the east of the site on this section of Hallowell Road. Other open views of the site are gained from the new homes being erected at the end of Highfield Close

(Mossleigh site), from the rear gardens at 2-16 Highfield Road and from the railway bridge on Highfield Road.

The mast would be located approximately 2 metres outside the eastern edge of the Old Northwood Area of Special Local Character, a boundary that follows the boundary of the gardens on the western side of Hallowell Road.

3.2 Proposed Scheme

The proposed mast structure would be 17m high and would be 1.2m wide at its base and narrowing as a cone to 0.55m at the top. Capping the main mast would be a lighter, but not solid, structure 3m in height and on top of that a thin 1m high lightning finale. The mast will be built on a base that secures it to the ground which is 0.75m in height, 6.4m long and 5.4m wide. The proposed equipment cabinet that would be located alongside the mast (would be comparable to an existing cabinet located just to the south of the site) and would be 3.75m long, 2.5m wide and 3.8m high.

The 21.75 metre mast and related equipment cabinet is required by Network Rail to serve the introduction of a new nation wide capacity for 2 way communication with the drivers on the trains, titled the Railway Communication System (RCS). In southern England the RCS are mandated to be operational by December 2011 and across the whole of UK by 2014.

These masts are usually erected under permitted development rights for railway undertakers statutory operators (under Part 17) of the General Permitted Development Order. This has occurred elsewhere in the Borough, but is not possible in this instance as the site in question is under ownership of Transport for London not Network Rail accordingly permitted development rights do not apply to Network Rail.

The applicant states 5 masts are required between Harrow on the Hill South Junction and Mantles Wood. To the south a mast is set to go in at Pinner Station and to the north Croxley Green. The masts need to be located rail side to provide the necessary coverage to the drivers and to provide a security of access for any emergency maintenance required. Smaller masts were considered, 5 metre in height but this would require 22 sites as opposed to the 5 proposed for the section of rail line in question and the applicant considered it was not feasible due to insufficient space trackside at a variety of locations on this section of track.

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant planning history for the site.

4. Planning Policies and Standards

PPG8: Telecommunications

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

PT1.11 To facilitate the development of telecommunications networks in a manner than

minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th April 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to the owner/occupiers of 190 properties in the locality including 3 local schools and educational colleges. The consultees were all re-consulted for a further 14 day period following the applicant submitting amended drawings and an amended description relating to the total height of the mast and its ground fixing structure. London Transport, Northwood Residents Association and the Old Northwood Area of Special Local Character amenity society group were also consulted.

A site notice was displayed on the street outside the front of 74 Hallowell Road.

13 individual letters of objection and a separate petition objecting to the mast signed by 62 residents of the borough have been received. The petition states:

"The siting of the monopole, rising 10m and more above the treeline, results in a considerable loss of residential amenity for adjoining dwellings. The gardens currently have an uninterrupted view of trees and the addition of a 20m pole will damage the character and amenity historically enjoyed and valued by the residents.

Desired Outcome: Re-site the proposed mast to the already commercially developed land in Northwood Station car park. The proposed mast would then be amongst the other tall poles, buildings and hardware of the station car park. If it was located by the car park it would not be adjacent to any residential accommodation."

The 13 individual letter raise the following objection:

- I. The unacceptable height of the mast and its location set away from the station car park, the latter is considered a preferential location for the mast.
- II. Concerns that the mast will be visible from properties on the eastern side of Hallowell Road.
- III. That the mast would tower over adjoining trees and gardens on Hallowell Road most markedly

during the winter months due to the trees in the gardens being deciduous trees.

IV. That the mast would be visually very intrusive.

V. Object to further non-residential development in the area that blights a residential area

VI. Would prefer to see a lower mast.

VII. The mast would detract from the character of Old Northwood Area of Special Local Character

VIII. The mast would directly impact upon No.74 Hallowell Road and neighbouring properties residential amenity at 7a to 7f Highfield Road, to Highfield Close and St Matthews Court, contrary to Councils planning policies.

IX. The mast present a safety hazard as it risks falling on No.74 and/or the adjoining properties.

X. The mast would not benefit Northwood as the Chiltern Line does not stop at Northwood station.

XI. Relocating the mast to the station car park would mean it would be amongst taller structures and commercial buildings and thereby better absorbed into the landscape and also separated from any residential buildings by commercial and religious buildings at the rear of Hallowell Road.

XII. Network Rail should take up the option of installing a series of 5 metre high masts instead on this section of the railway line.

XIII. The amendment are indicative of a lack of forethought by the applicant.

XIV. The applicants photographs are misleading and minimise the visual impact of the mast.

XV. The mast is not respectful of a historic area and designated as an Area of Special Local Character.

XVI. I and other residents would not have purchased our home if we had knowledge such a mast was going to be erected and it will lower the property value of our home.

XVII. The mast will be an eyesore.

XVIII. The mast with its radio electrical waves is a health risk and there are studies to give evidence there are health risks.

XIX. The mast will spoil tree filled vistas from our house both from upstairs and downstairs, including spoiling views of the sun setting.

London Transport: No objection to the application.

Ward Councillors object to the proposal.

The Northwood Residents Association: "that the siting of the monopole, rising some 15 metres above the treeline, results in considerable loss of residential amenity for adjoining dwellings. It could easily be located amongst the other hardware at the eastern edge of the station car park. If it was located by the car park it would not be adjacent to any residential accommodation. I have contacted Network Rail on two occasions to ask to liaise with an agent but received no replies."

Nick Hurd MP has raised concerns over the height of the mast that makes it extremely intrusive to local residents of Hallowell Road and Highfield Road.

Internal Consultees

CONSERVATION & DESIGN OFFICER:

The proposal is for the installation of a considerably high communication mast and equipment to the rear of Hallowell Road. Given its height it would be very visible from streets and as such would be considered intrusive to the visual amenity of the area.

Recommendation: It is suggested that the equipment should be relocated further away from its current location, perhaps near the Station car park. Whilst closer to the conservation areas, this area is at a lower gradient than the main streets (Green Lane) and may have lesser visual impact on the character and amenity of the area.

To assess the impact of the equipment further, it is suggested that a street view/perspective drawing showing the equipment in relation to the properties should be submitted.

CONCLUSION: Unacceptable at current location.

TREES AND LANDSCAPE OFFICER:

Background: The site is an area of trackside railway land south of Northwood Station, behind 74 Hallowell Road. The rear garden of number 74 is almost level with the trackside ground levels. There are no significant landscape features on the site which constitute a constraint on development. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. However, this residential area lies within the Northwood area of Special Local Character.

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

- While the proposal involves no loss of hard or soft landscape features, the mast will be very prominent in the landscape and have a detrimental impact on local residents.
- The mast is relatively bulky and, as indicated on drawing No. NTPO/0107/GA/A/003 Rev A, will tower over neighbouring garden trees. Furthermore, the control box will also be visually intrusive, clearly visible above garden boundary fences.
- There is little scope or opportunity to screen the unsightly views or to carry out any mitigation work to reduce the impact of the installation.

Recommendations: This proposal is unacceptable as it fails to harmonise with the adjoining properties and will have a detrimental impact on the amenity and character of this Area of Special Local Character.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is considered no objection in principle to the erection of a telecommunications mast located trackside in the Northwood area and within the environs of the Northwood Underground station, to be utilised exclusively for the purposes of meeting a UK wide program of achieving 2 way radio communication across the rail network between the rail drivers and the base rail operators.

Whilst a series of lower and less visually intrusive monopoles would be a preferential option from a visual amenity perspective, it is recognised that given the operational needs of the applicant and the constraints of space found along this particular section of track, that this option is not in this instance technically feasible. A key issue is whether the applicant has fully explored and indeed exhausted the possibility of finding an alternative site for the proposed mast within the station site. Namely to find an alternative location that meets Network Rails operational requirements, which simultaneously is considered less visually intrusive when viewed from the series of homes and gardens backing onto the Northwood station site and the track side to the south and west by being located in a generally less visually prominent location and is less intrusive upon the Old Northwood Area Special of Local Character and the wider area.

The applicants supporting statement makes reference to 2 alternative sites having been considered:

Alternative Site 1- On land behind the blank 2 storey rear elevation of the Northwood Boys Club on Hallowell Road.

Alternative Site 2- Land between the side boundaries of St Matthews Hall.

The applicant has subsequently verbally indicated to the Council that the 'Alternative Site 2' location would not meet its operational requirements.

Alternative Site 1 would meet the operational requirements of Network Rail and would have the merit of the mast and the equipment cabinet, in its entirety, being screened from the closest residential properties by the blank rear wall of the Boys Club building facing onto the station site. Additional screening outside the winters months would also be provided at this alternative location by a series of very substantial trees. 'Alternative site 1' was subsequently discounted by the applicant, as Network Rail were unable to gain consent from Transport for London to build on this land. Transport for London failed to give consent on grounds that this location may prejudice future operational and commercial redevelopment of this section of the station site. However, in your officers view, in planning terms the current location is not the most suitable site for the mast and associated equipment cabinet and it has not been demonstrated by the applicant that the 2 identified alternative sites and the proposed site are an exhaustive list of the potential sites within the larger station yard site that forms part of Northwood Underground Station.

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

The site is not located in an area of archaeological interest.

The application site is just outside the border of the Old Northwood Area of Special Local Character (ASCL). The boundary at this juncture of the ASCL is provided by the back fence of the garden at 74 Hallowell Road. However the height and overall bulk of the mast will mean the mast will have considerable detrimental impact upon the setting of the Area of Special Local Character and impact upon properties contained within the Area of Special Local Character as it would be visible from a large number of the residential rear gardens located on the western side of Hallowell Road, most markedly from No. 56 to No. 92 Hallowell Road (even numbers) and upon views into the Old Northwood Area of Special Local Character to the west of the site including the street view between No.3 and No.5 Northwood Drive, from the Mossleigh site at the eastern end of Highfield Close, from views gained of the site from No.2 to No.16 (even numbers), from 1, 2a, 2b, 3, 5 and 7 Highfield Road and and the neighbouring road bridge itself across the railway track on Highfield Road.

The applicant has provided photomontages and datum points that demonstrate, with the change of levels from the site to Hallowell Road, that the mast will not be visible over the roof tops of the properties on the western side of Hallowell Road from an individual standing on the pavement on the eastern side of Hallowell Road. However, this demonstrates that the mast would not be visible due to the existing properties on Hallowell Road, but the main issue is the view of the mast from the properties and gardens, as noted above and also the wider views available.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application as the site is not in or within close proximity to designated Green Belt.

7.06 Environmental Impact

It is not considered, given the nature and size of the development and its location on existing rail side hardstanding that the scheme will not have additional environmental impacts, other than those issues dealt with in other sections of the report.

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

7.07 Impact on the character & appearance of the area

General consideration of the matter of the impact of the development on the character and appearance of the area is dealt with in section 7.03 of the report. Given the height and bulk of the mast combined with the sites proximity to adjoining gardens and the open vistas afforded of the site from across the railway track to the west, it is considered that the mast will have a marked adverse impact upon the visual amenity of the adjoining Old Northwood Area of Special Local Character and the wider locality contrary to Policy BE13 and BE19 of the Hillingdon Unitary Development Plan saved Policies (September 2007).

7.08 Impact on neighbours

The mast and the associated equipment cabinet will be located approximately 36 metres from the rear wall of the property at No. 74 Hallowell Road and 2.35m metres from the rear garden boundary fence. A limited degree of visual screening will be provided to the scheme outside the winter months by trees and other planting on the rear boundary of this property and its adjacent neighbours. However the tree screening is not considered to be of an adequate order, given the height and general bulk of the mast and the 3.8m high equipment cabinet, to avoid the proposal resulting in an unduly visually obtrusive form of development that would detract from the amenity of adjoining residents. In summary the development in residential amenity terms constitutes an un-neighbourly form of development by reason of visual obtrusiveness and as such is contrary to Policies BE13 and BE19, of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The mast and the equipment cabinet will provide a degree of overshadowing to the back end of the rear garden at No. 74 Hallowell Road and potentially to a much more limited degree to the house itself. However given the length of the garden, the linear nature of the mast itself and the degree of shadowing that may arise from existing vegetation it is not considered the mast and cabinet would result in an unacceptable degree of overshadowing across the full length of the garden at 74 Hallowell Road and adjacent properties to prove a reason of refusal in respect of loss of daylight/sunlight/overshadowing As such the scheme complies with Policy BE20 of the Hillingdon Unitary Development Plan saved Policies (September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

The issues relating to the urban design/visual impact of the proposal are covered in other sections of this report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application currently is an area of rail side hardstanding. There are no TPO's on the site and the comments of the Council's Landscape Officer indicate that the proposal would

not have any impact upon existing trees and other vegetation in neighbouring gardens.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The mast and the functioning of the equipment cabinet are not considered to present any significant noise amenity issues to neighbouring properties.

7.19 Comments on Public Consultations

Objectors points I- XIX are addressed in the other main report with the exception of points (IX) and (X), (XVI).

With regard to point (IX), the mast is a robust engineered structure and set alongside the fact the nearest house is located a minimum of approximately 36m away is not considered the structure poses a risk of collapsing.

With regard to Points (X), the requirement for introducing a UK wide two way safety communication system with train drivers is independent of whether the specific trains stops at Northwood station.

With regard to point (XVI) the impact of a development scheme on property prices is not a material planning consideration.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

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

In conclusion, whilst it is accepted that there is a need for a mast to provide the required communication system, its size, scale, bulk and location is not considered to be acceptable as it would have a detrimental impact on the visual amenities of adjoining occupiers and the wider area including the Old Northwood Area of Special Character. It is for this reason that the application is recommended for refusal.

11. Reference Documents


Planning Policy Guidance 8: Telecommunications

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
Land rear of 74 Hallowell Road, Northwood	
Planning Application Ref:	Scale
67679/APP/2011/651	1:1,250
Planning Committee	Date
North Page 89	June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



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Report of the Head of Planning & Enforcement Services

Address 41 THE CHASE EASTCOTE

Development: Erection of a part two storey side extension, single storey rear extension and conversion of integral garage to habitable use.

LBH Ref Nos: 67626/APP/2011/412

Drawing Nos: 01
1:1250 Location Plan
02B

Date Plans Received: 22/02/2011 **Date(s) of Amendment(s):** 22/02/2011
Date Application Valid: 01/03/2011 24/05/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of The Chase and comprises a two storey semi-detached house with a two storey side extension incorporating a garage, with a conservatory at rear, front porch and part single storey rear extension. The attached house, 43 The Chase lies to the east and has a two storey side extension with integral garage, front porch and a part single storey rear extension. To the west lies 39 The Chase, a two storey semi-detached house with a two storey side extension and part single storey rear extension and conservatory. The street scene is residential in character and appearance, comprising two storey semi-detached houses, some with two storey side extensions and front extensions, and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The proposed part two storey side extension would be located to the rear of the existing two storey side extension, involving the demolition of the rear conservatory. It would measure 3m wide, set flush with the flank wall of the two storey side extension, 3.1m deep, set flush with the rear wall of the application property, and finished with a dual pitched hip end roof set 0.5m below the roof ridge of the existing part two storey side extension.

The proposed single storey rear extension would measure 9.8m wide, for the full width of the application property, 3m deep, and finished with a flat roof with a half hip end, 3m high. A central feature gable is proposed on the roof edge of the proposed rear elevation.

The existing garage would be converted to provide habitable accommodation involving the

replacement of the garage door with a window.

1.3 Relevant Planning History Comment on Planning History

There are no relevant decisions.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

11 adjoining owner/occupiers have been consulted. 4 letters of objection have been consulted making the following comments:

- (i) The proposal would result in a loss of light to 39 and 43 The Chase;
- (ii) The proposal would be out of keeping with the appearance of the street scene and surrounding area;
- (iii) The proposal would have an overdominant impact on 43 The Chase;
- (iv) The increase in hard standing will result in flooding; and
- (v) The front porch would not be in keeping with the street scene.

Officer comments: On point (iv), the application site does not lie within the flood plain and therefore it is unlikely that the proposal would result in an increase in flooding. The remaining points are addressed in the report.

Eastcote Residents' Association:

We understand that this application is to go to Committee for a decision and would ask that you include our comments.

We feel that this application should be rejected:

- The extension is too large for the site, particularly as, in the central section, it extends beyond the 3.6 metre guideline;
- It is likely to take light away from No 43, as No 43 is set back from No 41: and
- We believe that the plan, as proposed, is effectively contravening BE19, in that it will not complement and improve the amenity and character of the area.

Officer Comments: These points are addressed in the report.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

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.
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.
AM14	New development and car parking standards.
HDAS	Residential Extensions

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area, and on residential amenity.

The proposed two storey side extension, by reason of its overall size, siting, design and appearance, is considered to harmonise with the character, proportions and appearance of the original house. It would appear subordinate as it would be set below the roof ridge of the existing two storey side extension.

The proposed single storey rear extension, by reason of its overall size, design, bulk, appearance, height and length of projection is also considered to harmonise with the character, proportions and appearance of the original house. It would appear subordinate, as it would be set sufficiently below the sill of the rear first floor windows. The new front window, which would replace the garage door, would harmonise with the existing fenestration details.

Overall, the proposal is considered to relate satisfactorily with the appearance of the original house and would not have a detrimental effect on the character and appearance of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed two storey side extension would not reduce the side gap, some 1.5m wide, between it and the side boundary with 39 The Chase. Therefore, it is considered that the proposal would maintain the openness and character of the street scene in accordance with policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed single storey rear extension would not project more than 3.6m deep and 3.4m high in accordance with paragraphs 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement: Residential Extensions. This distance and height are sufficient to ensure that the proposal will not result in a visually intrusive and overdominant impact when viewed from the rear habitable room windows at 43 The Chase.

The proposed single storey rear extension would not project more than 3.6m beyond the rear extension at 39 The Chase, and 43 The Chase will not be affected by the proposed two storey side extension as it lies on the opposite side of the application property.

The proposed two storey side extension would project some 3m beyond the rear first floor wall of 39 The Chase. However, the existing 1.5m gap that would be retained between the application property and 39 The Chase, is considered to be sufficient to prevent the development from having a visually intrusive and overdominant impact on the residential amenities of the occupiers of that house, when viewed from its rear first floor habitable room window closest to the side boundary with the application property. The proposed extension would not infringe a 45 degree line of sight from the nearest first floor habitable room window within 39 The Chase and would thus comply with Section 5.20 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

No windows are proposed facing 43 The Chase and the new first floor side bathroom window facing 39 The Chase can be fitted with obscure glass to prevent overlooking. The proposal would result in an increase in overshadowing onto 39 The Chase during the morning hours and 43 The Chase over the afternoon hours, however these increases are not considered to be so significant over and above that currently created by the application property.

It is therefore considered that the proposal would not harm the residential amenities of the occupiers of the adjoining properties and as such would comply with BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Over 100sqm of private amenity space would be retained and two off-street parking spaces are retained at front, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 HH-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-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 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 39 and 43 The Chase.

REASON

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

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor side bathroom window facing 39 The Chase 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).

6 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the single storey rear 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.
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.
AM14	New development and car parking standards.
HDAS	Residential Extensions

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

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

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

Control,

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

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all

vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

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

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

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

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

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

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

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

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

hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.


- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
41 The Chase, Eastcote	
Planning Application Ref: 67626/APP/2011/412	Scale 1:1,250
Planning Committee North Page 99	Date June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address THE STABLES, MANOR FARM COMPLEX PINN WAY RUISLIP

Development: Installation of new doors and windows.

LBH Ref Nos: 38669/APP/2011/982

Drawing Nos: 1090/001
1090/005
1090/100
1090/101
1090/105
1090/010
1090/106
1090/110
1090/400
1090/401
Design and Access Statement

Date Plans Received: 13/04/2011 **Date(s) of Amendment(s):**

Date Application Valid: 13/04/2011

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 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 BE15 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 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 CAC15 External Joinery

All external joinery shall be of solid timber and finished with a dark stain. All external doors shall be constructed of traditional timber construction.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Details of any external extract duct/chimney or other mechanism used to serve the kitchen area, including scale drawings, manufacturers' information and samples where appropriate, shall be submitted to and agreed by the Local Planning Authority in conjunction with English Heritage.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 CAC10 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 CAC11 Measures to protect the building

Prior to works commencing, details of measures to protect the building from the weather, vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (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 Policy R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

BE1	Development within archaeological priority areas
BE2	Scheduled ancient monuments
BE10	Proposals detrimental to the setting of a listed building
BE15	Alterations and extensions to existing buildings
BE4	New development within or on the fringes of conservation areas
BE9	Listed building consent applications for alterations or extensions
PPS5	Planning for the Historic Environment

3. CONSIDERATIONS

3.1 Site and Locality

The Manor Farm Stables are located towards the physical centre of the much larger historic Manor Farm, Ruislip complex. The site is set to the north of Ruislip town centre and to the east of Bury Street. The location of the stables building at the heart of the Manor Farm complex means it is not visible from the surrounding streets. The wider site incorporates the medieval barn dating back to the 13th century and the timber framed 15th century medieval manor house. The stable building is of Victorian age and is listed by virtue of its attachment to the pigsties and Great Barn. It occupies an important location along one side of the eastern courtyard to the south west of the Grade II listed Manor House and to the north east of the Grade II* Great Barn.

The stables building is a long single storey rectangular linear building 21.7m long (running west/east) and 6m wide with an existing single toilet block attached to its south elevation. The barn and existing toilet building are attached to another single storey building described in the listing description as pigsties. The stables building is subdivided into 2 main spaces, separated by a kitchen and a store room and with a set of toilets at the western end of the building and an additional toilet block (probably a later addition) attached externally to the south west corner of the main rectangular building. Currently there exist only 2 external doors to the barn, located on the south elevation.

The site is a designated Archaeological Priority Area and is located within the Ruislip Village Conservation Area.

The stables presently are an under utilised asset within the wider historic Manor Farm community space complex. The wider site has been subject to considerable public investment in recent years, with much improved facilities for users and visitors and that has been reflected in greater usage of other parts of the site.

3.2 Proposed Scheme

The proposed scheme involves a series of internal alterations to form one main large multi purpose activity space room serviced by a new kitchen at the eastern end of the stables. The kitchen would be set apart from the main room by a new kitchen store room and furniture store room. The kitchen itself would be accessed from the main space through a newly created short corridor. At the eastern end of the stable building the scheme would create a new set of toilets that would make provision for a disabled toilet and the creation of a new main public set of doors to the stables through the existing toilet block extension. The new double door would occupy a short length of west facing wall which presently contain a small window.

The scheme would involve the demolition of a series of internal walls, alterations to all the windows, the conversion of the existing main external door into a window, 2 new stables doors replacing the existing 2 doors on the south elevation and the formation of a new timber door on the north elevation serving the new kitchen.

The proposed south elevation would have 5 window frames located in the same position and of approximately the same size as the existing 5 windows frames found on this elevation. The proposed windows would be wooden construction but would have a different opener and fenestration pattern to the existing windows. The windows would be double glazed and replace existing metal crittal windows that are not original. The proposed windows in the north elevation would be of a similar design, again replicating the number and size of the existing windows with the exception of the loss of 1 larger window by the formation of a new door with a smaller window intended to be located alongside it. The scheme would involve no alterations to the east blank flank wall of the stables or the west wall attached to the former pigsties.

3.3 Relevant Planning History

38669/APP/2011/923 The Stables, Manor Farm Complex Pinn Way Ruislip
Installation of new doors and windows. (Application for Listed Building Consent)

Decision:

Comment on Planning History

No planning history relating to this part of the Manor Farm site is of relevance to this particular application.

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.

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

Part 2 Policies:

BE1 Development within archaeological priority areas

BE2 Scheduled ancient monuments

BE10 Proposals detrimental to the setting of a listed building

BE15 Alterations and extensions to existing buildings

BE4 New development within or on the fringes of conservation areas

BE9 Listed building consent applications for alterations or extensions

PPS5 Planning for the Historic Environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

8th June 2011

6. Consultations

7. MAIN PLANNING ISSUES

7.1 Impact on Neighbours

The scheme does not involve a change of use of the building and the works proposed are minor, such that they would have no impact on adjoining residential properties, particularly given the fact that the nearest residential property is some 35m from the building. The building is also located within the centre of the wider Manor Farm complex and is screened by other buildings from any neighbouring residential or commercial buildings.

7.2 Impact on Street Scene

The proposed alterations will not be visible from any surrounding public viewpoints and will thus have no impact on the street scene or the wider character of the area.

7.3 Traffic Impact / Pedestrian Safety

Not applicable to this application.

7.4 Carparking & Layout

Not applicable to this application.

7.5 Urban Design/Access & Security

The main planning consideration with this application relates to historic heritage issues and whether the scheme demonstrates the external alterations are sympathetic to and positively enhance this listed building and whether they relate satisfactorily to the more significant listed historic buildings found within the wider Manor Farm, Ruislip complex.

The scheme involves the creation of a new public entrance made through a small existing modern extension attached to the south elevation of the Victorian stable building. It is not considered the creation of this new entrance or the formation of a smaller door entry on the north elevation (to serve the new kitchen) will have a detrimental impact upon the character and historic fabric of the stable building. The alteration and replacement to the existing windows in the north and south elevation are relatively minor and will not alter the basic pattern of solid and void on their respective elevations or impair any architectural detailing e.g. the arch surrounds above the window openings and to the window sills beneath the existing windows. The replacement of non-original metal framed windows with more traditional style wooden frame windows subject to satisfactory detailing to avoid a domestic feel, that can be dealt with appropriately by planning and listed building condition, is considered to be a marked improvement in heritage terms to the appearance of the building and thereby to the wider character and setting of the Manor Farm complex.

In security terms the new double glazing and doors will contain modern locks and these will represent an improvement in terms of a design that deters crime.

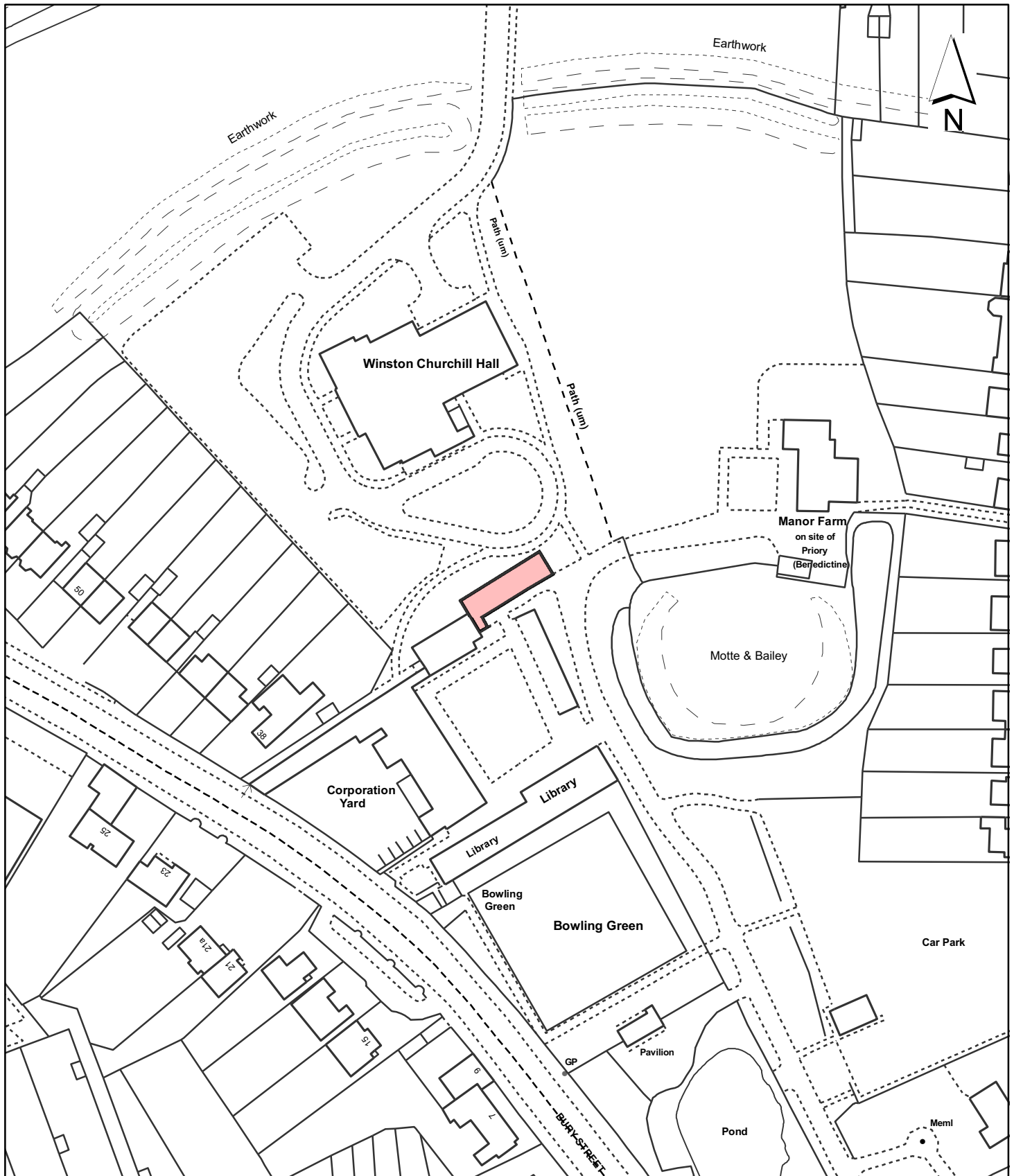
7.6 Other Issues

It is considered the scheme will bring this community facility up to modern standard improving its operational use whilst simultaneously not having a negative impact upon the historic external appearance of the stable building or upon the historic courtyard of which it forms a part of or upon any archaeological remains. Accordingly the scheme is considered to comply with Policies BE1, BE3, BE4, BE8, BE9, BE10, BE15, R7 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and is recommended for approval subject to Department of Communities and Local Government approving the associated Listed Building Consent application 38669/APP/2011/923).


08.0 Reference Documents

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
The Stables, Manor Farm Complex, Pinn Way, Ruislip	
Planning Application Ref: 38669/APP/2011/982	Scale 1:1,250
Planning Committee North Page 108	Date June 2011

LONDON BOROUGH OF HILLINGDON

Planning, Environment, Education & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address THE STABLES, MANOR FARM COMPLEX PINN WAY RUISLIP

Development: Installation of new doors and windows. (Application for Listed Building Consent)

LBH Ref Nos: 38669/APP/2011/923

Drawing Nos: 1090/001
1090/005
1090/100
1090/101
1090/105
1090/010
1090/106
1090/110
1090/400
1090/401
Design and Access Statement

Date Plans Received: 13/04/2011 **Date(s) of Amendment(s):**
Date Application Valid: 13/04/2011

1. CONSIDERATIONS

1.1 Site and Locality

The Manor Farm Stables are located towards the physical centre of the much larger historic Manor Farm, Ruislip complex. The site is set to the north of Ruislip town centre and to the east of Bury Street. The location of the stables building at the heart of the Manor Farm complex means it is not visible from the surrounding streets. The wider site incorporates the medieval barn dating back to the 13th century and the timber framed 15th century medieval manor house. The stable building is of Victorian age and is listed by virtue of its attachment to the pigsties and Great Barn. It occupies an important location along one side of the eastern courtyard to the south west of the Grade II listed Manor House and to the north east of the Grade II* Great Barn.

The stables building is a long single storey rectangular linear building 21.7m long (running west/east) and 6m wide with an existing single toilet block attached to its south elevation. The barn and existing toilet building are attached to another single storey building described in the listing description as pigsties. The stables building is subdivided into 2 main spaces, separated by a kitchen and a store room and with a set of toilets at the western end of the building and an additional toilet block (probably a later addition) attached externally to the south west corner of the main rectangular building. Currently

there exist only 2 external doors to the barn, located on the south elevation.

The site is a designated Archaeological Priority Area and is located within the Ruislip Village Conservation Area.

The stables presently are an under utilised asset within the wider historic Manor Farm community space complex. The wider site has been subject to considerable public investment in recent years, with much improved facilities for users and visitors and that has been reflected in greater usage of other parts of the site.

1.2 Proposed Scheme

The proposed scheme involves a series of internal alterations to form one main large multi purpose activity space room serviced by a new kitchen at the eastern end of the stables. The kitchen would be set apart from the main room by a new kitchen store room and furniture store room. The kitchen itself would be accessed from the main space through a newly created short corridor. At the eastern end of the stable building the scheme would create a new set of toilets that would make provision for a disabled toilet and the creation of a new main public set of doors to the stables through the existing toilet block extension. The new double door would occupy a short length of west facing wall which presently contain a small window.

The scheme would involve the demolition of a series of internal walls, alterations to all the windows, the conversion of the existing main external door into a window, 2 new stables doors replacing the existing 2 doors on the south elevation and the formation of a new timber door on the north elevation serving the new kitchen. Other internal works include the addition with a high specification insulation boards in the roof space hidden behind a plasterboard finish, the levelling of the floor level to a common level across the building, presently the space is split between 2 levels with a 100mm difference, relocation of a 'redundant truss' that currently sits directly upon a window. The resiting of the truss including the method and precise relocation of the truss is as this stage not fully known. However in discussion with English Heritage it is considered this can be dealt with by condition when exploratory works begin on site and with the condition worded so the moving of the truss is undertaken under supervision and with the prior written agreement of both the Council's Conservation Team and English Heritage. Externally other minor works include providing a cast iron guttering to the eaves of the roof, as the existing roof lack them, meaning there is no means to capture the water run off currently, resulting in ground level water damage to the surrounding area and footings of the buildings.

The proposed south elevation would have 5 window frames located in the same position and of approximately the same size as the existing 5 windows frames found on this elevation. The proposed windows would be wooden construction but would have a different opener and fenestration pattern to the existing windows. The windows would be double glazed and replace existing metal crittal windows that are not original. The proposed windows in the north elevation would be of a similar design, again replicating the number and size of the existing windows with the exception of the loss of 1 larger window by the formation of a new door with a smaller window intended to be located alongside it. The scheme would involve no alterations to the east blank flank wall of the stables or the west wall attached to the former pigsties.

1.3 Relevant Planning History Comment on Planning History

No planning history relating to this part of the wider Manor Farm site that is of relevance to this particular application.

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 adjoining owners/occupier were consulted. In addition the Ruilip Residents Association, Ruilip Village Conservation Area Panel and the local history society were consulted.

English Heritage - Listed Building Section: Subject to relevant conditions no objections

English Heritage - Archaeology Advisor, GLAAS: The present proposals are not considered to have an affect on any significant archaeological remains.

I would therefore advise that any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the current application could be waived.

CONCLUSION: Acceptable

INTERNAL:

CONSERVATION OFFICER:

Background: This is a single storey Victorian stables building, listed by virtue of its attachment to the pigsties and Great Barn. It occupies an important location along one side of the eastern courtyard, making the appropriate treatment of new doors and windows very important.

Following two pre-application meetings on site, and subsequent e-mails, the location of the new doors, and their design and finish, together with that of the windows, has been carefully considered. None of the existing windows are original, or worthy of retention, although it was important that the original window openings, and original door opening, were retained.

The designs shown in this application are considered to be the most appropriate to the historic character and appearance of the building.

Recommendations: Acceptable, with a condition that the doors and windows should be of dark stained timber, colour of stain to be agreed.

4. 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.
- PT110 PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- BE1 Development within archaeological priority areas
- BE4 New development within or on the fringes of conservation areas
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE15 Alterations and extensions to existing buildings
- PPS5 Planning for the Historic Environment

5. MAIN PLANNING ISSUES

The main consideration with this application concerns the impact of the scheme upon the historic fabric, appearance and setting of this listed building and to its more significant neighbouring listed buildings located within the Manor Farm, Ruislip Complex. It is considered by the Conservation Officer and officers of English Heritage that the scheme will not have a negative impact upon either the integrity or character of any of the historic building features internally or upon the general external appearance or original external architectural features of the building. The scheme is considered sympathetic to its setting most notably to the historically important group of courtyard buildings of which the stable forms a constituent part. In conclusion the scheme is considered to comply with Policies BE1, BE3, BE4, BE8, BE9, BE10, BE15, R7 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

RECOMMENDATION:

As the application is for works to a Listed Building and the building is owned by the London Borough of Hillingdon, the application needs to be referred to the Secretary of State for Communities and Local Government for a formal decision. Thus it is recommended that the committee do not raise objection to the grant of Listed Building Consent and the application is thus referred to the Secretary of State for Communities and Local Government.

6. 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 CAC1 Time Limit (3 years) - Conservation Area Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 CAC10 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 CAC11 Measures to protect the building

Prior to works commencing, details of measures to protect the building from the weather, vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 CAC12 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 CAC13 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 CAC14 Further Details (Listed Buildings)

Details of any external extract duct/chimney or other mechanism used to serve the kitchen area, including scale drawings, manufacturers' information and samples where appropriate, shall be submitted to and agreed by the Local Planning Authority in conjunction with English Heritage.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 CAC15 External Joinery

All external joinery shall be of solid timber and finished with a dark stain. All external doors shall be constructed of traditional timber construction.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 NONSC Non Standard Condition

Work on relocation of the 'redundant truss' should not be undertaken without prior exploratory investigations and should be carried out under supervision and with the prior written agreement of both the Council's Conservation Team and English Heritage.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority and English Heritage within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 1 The decision to GRANT Listed Building Consent 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 Listed Building Consent 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.

BE1 Development within archaeological priority areas

BE4 New development within or on the fringes of conservation areas

BE9 Listed building consent applications for alterations or extensions

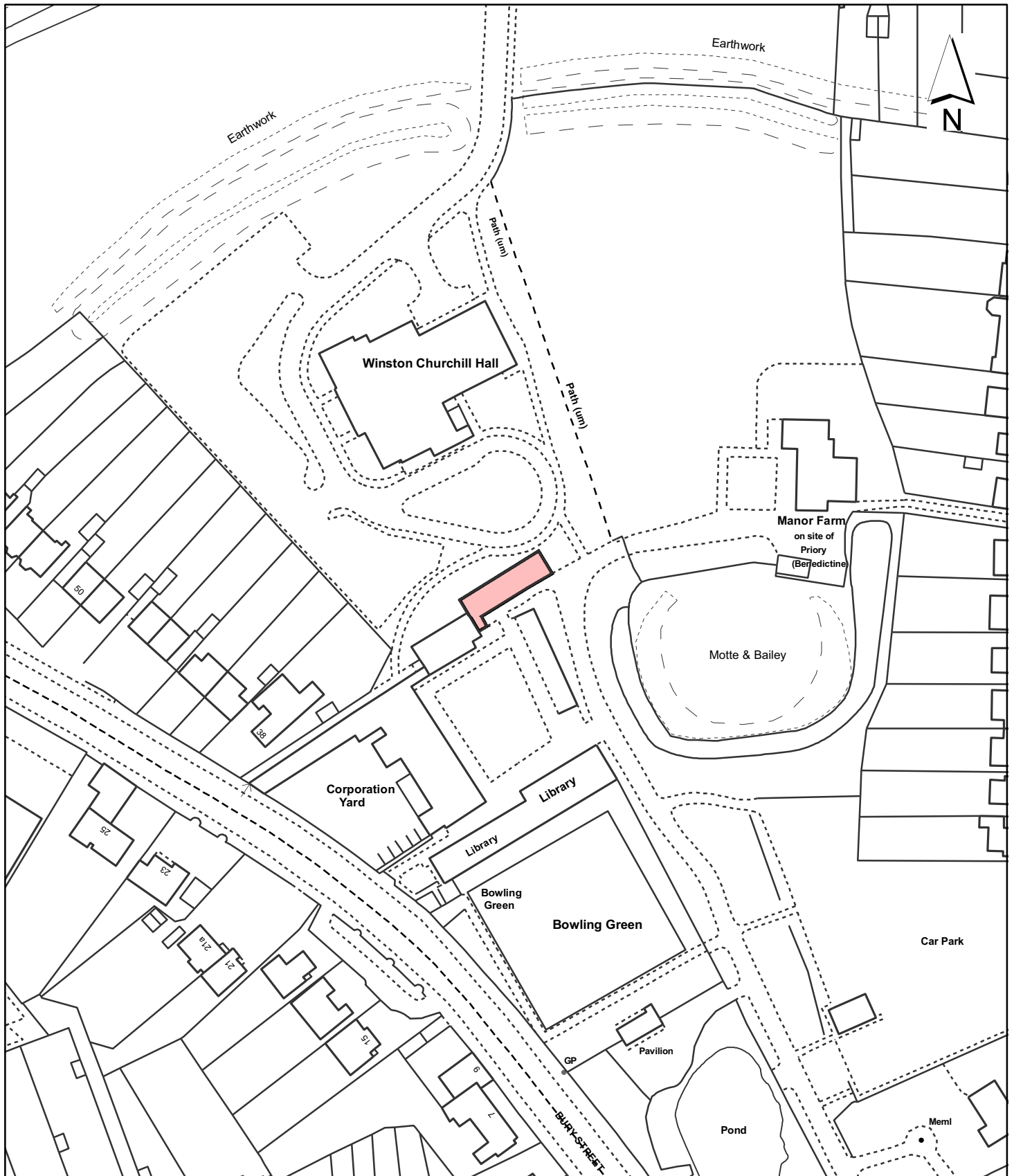
- BE10 Proposals detrimental to the setting of a listed building
- BE15 Alterations and extensions to existing buildings
- PPS5 Planning for the Historic Environment

- 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** 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).

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**The Stables, Manor Farm Complex,
Pinn Way, Ruislip**

Planning Application Ref:
38669/APP/2011/923

Planning Committee
North Page 116

Scale
1:1,250

Date
June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON
LONDON

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

23rd June 2011



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 123

Report of the Head of Planning & Enforcement Services

Address FORMER REINDEER PUBLIC HOUSE MAXWELL ROAD NORTHWOOD

Development: Erection of a part two, part three, part four storey building comprising 12 flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

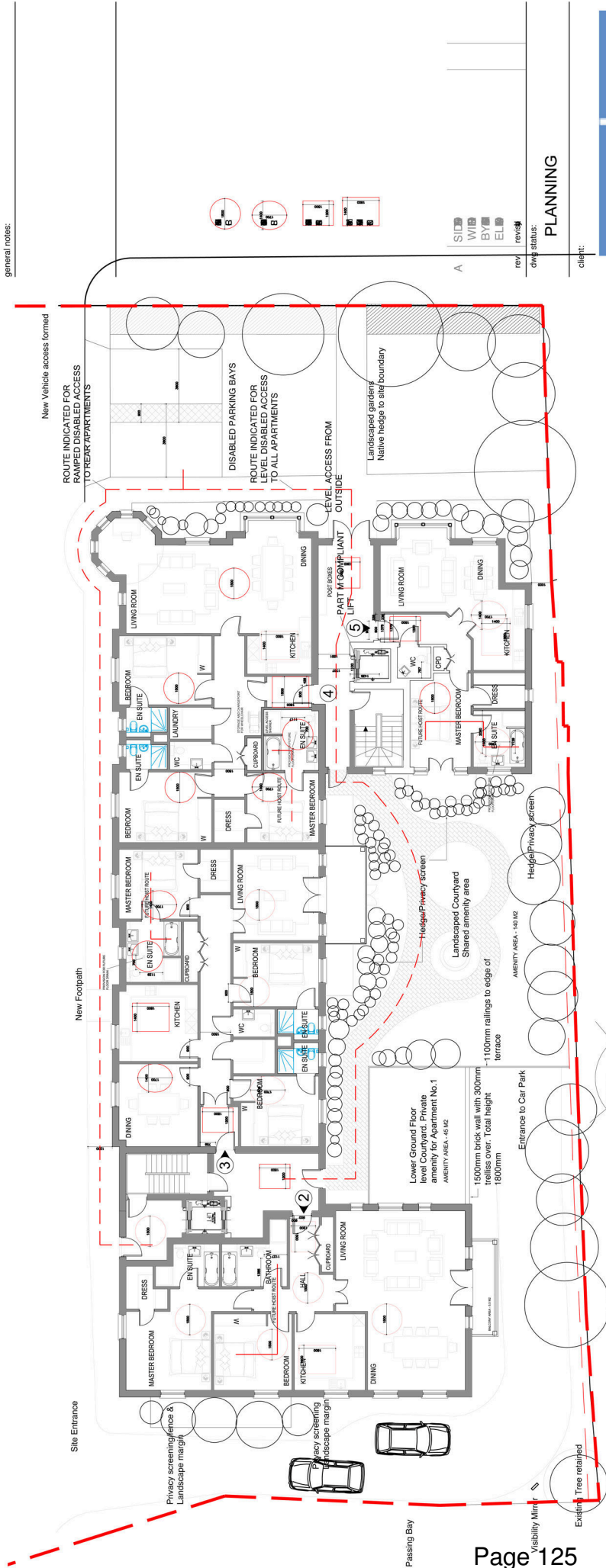
LBH Ref Nos: 18958/APP/2011/873

Date Plans Received: 06/04/2011

Date(s) of Amendment(s):

Date Application Valid: 13/04/2011

general notes:



A
 S/D
 W/B
 B/Y
 E/L
 rev
 rev/ish

dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 BG

project title:

The Reindeer
 Maxwell Road
 Northwood

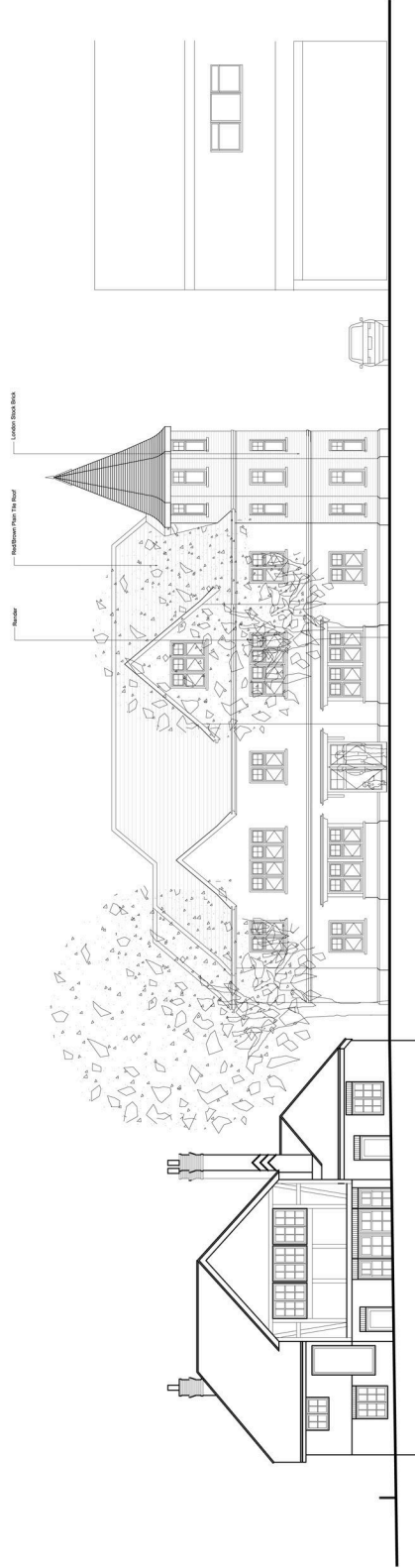
dwg title:

Floor Plan indicating DDA
 and Lifetime Homes provision

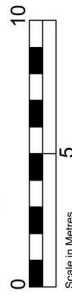
dwg no.:

112-09-PL-017 A

general notes:



STREETSCENE



A	SI	W	BY	EL
rev.	rev	rev	rev	rev

dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 BG

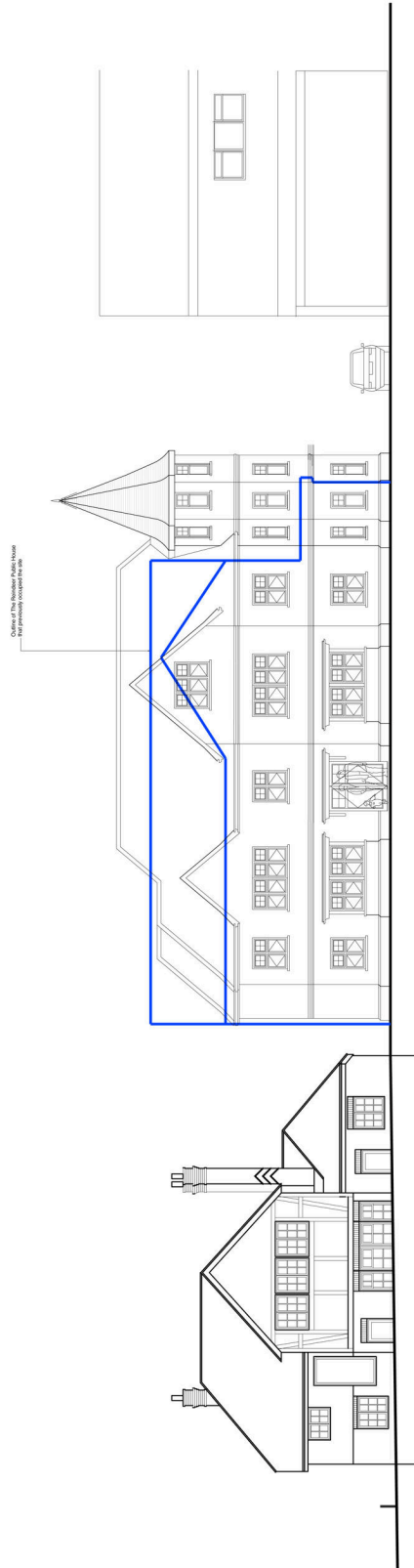
project title:

The Reindeer
 Maxwell Road
 Northwood

dwg title:
 Street Scene

dwg no.: 112-09-PL-018
 A

general notes:



STREETSCENE INDICATING PROFILE OF FORMER REINDEER PUBLIC HOUSE

A	SI	W	BY	EL
rev.				rev/iss

dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 checked by:

project title:

The Reindeer
 Maxwell Road
 Northwood

dwg title:

Street Scene indicating the
 position of the former Public
 House-The Reindeer

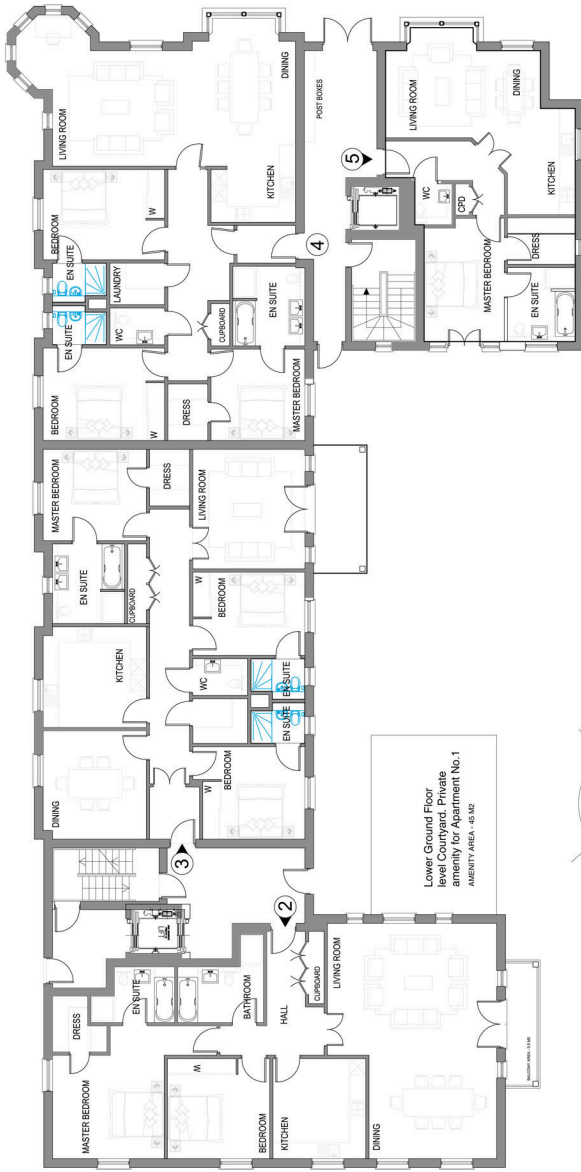
dwg no.:

112-09-PL-019

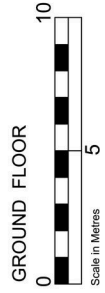
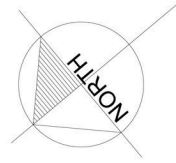
A

general notes:

NO.	DESCRIPTION	DATE
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8		
9		
10		



Lower Ground Floor Living Room for Apartment No. 1 amenity area - 42 M2



A SIDE ENTRY WIDTH OF 6 BY 450MM ELEVATION
 rev: revision notes: J

client: **PLANNING**



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

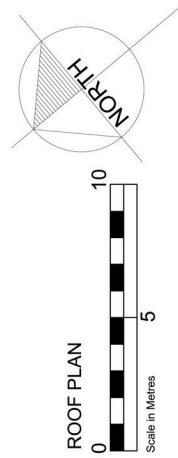
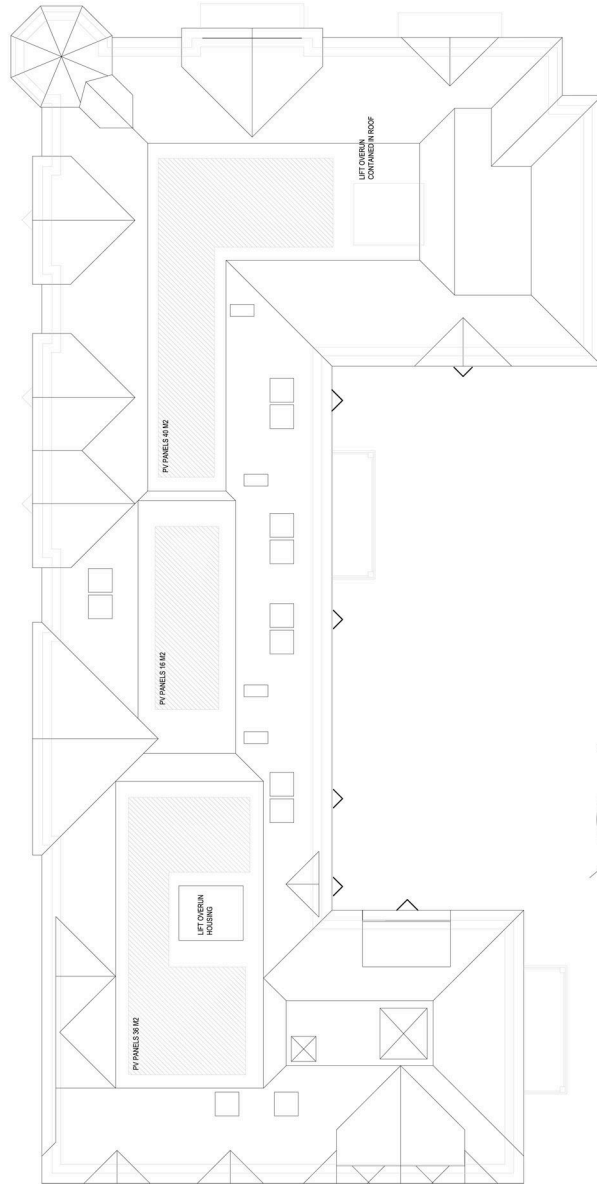
drawn by: BG
 08/08

project title:
The Reindeer
Maxwell Road
Northwood

dwg title:
Ground Floor Plan

dwg no:
112-09-PL-004
 A

general notes:



A SIDE ELEVATION
WIDTH
BY 4500
ELEV/AD
rev: revision 1/1

dwg status: **PLANNING**

client:

excelsior

EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by:
BG

project title:

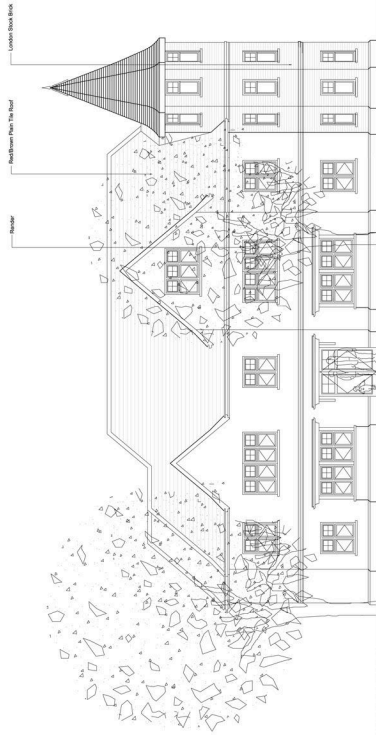
The Reindeer
Maxwell Road
Northwood

dwg title:

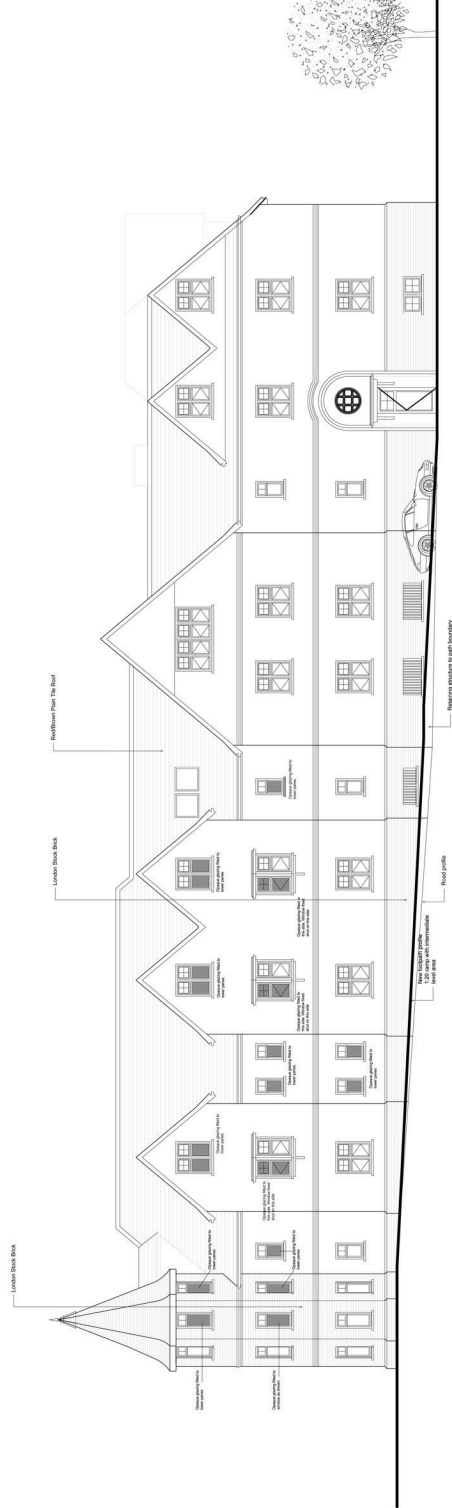
Roof Plan

dwg no: **112-09-PL-008**
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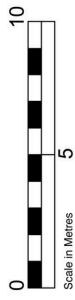
general notes:



SOUTH EAST ELEVATION AS PROPOSED



NORTH EAST ELEVATION AS PROPOSED



A	SI	W	BY	EL	rev.	rev
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dwg status:

PLANNING

Client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG

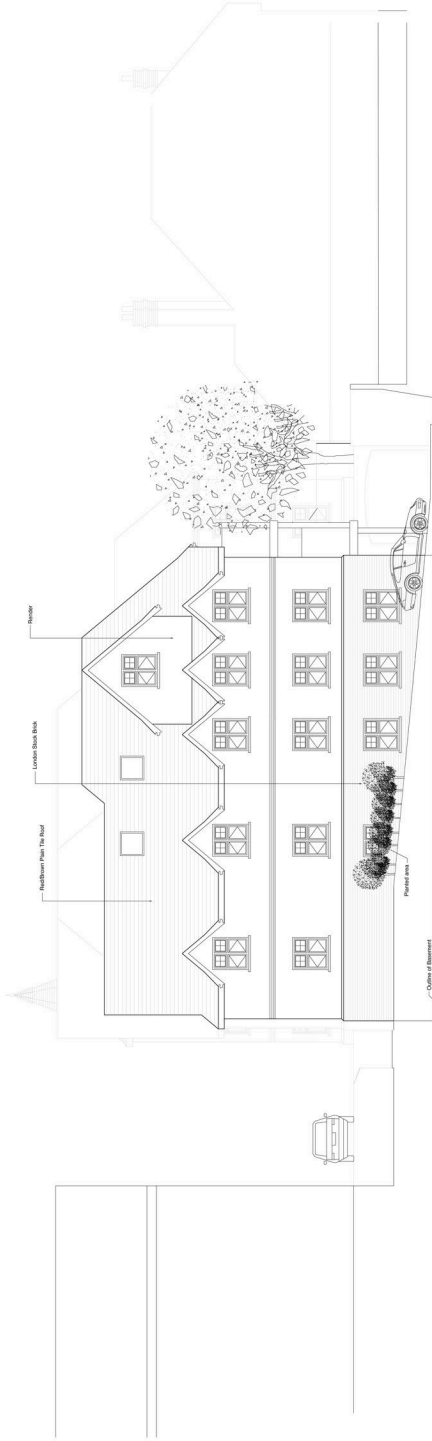
project title:

The Reindeer
 Maxwell Road
 Northwood

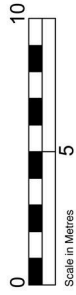
dwg title:
 South East (Maxwell Road)
 and North East Elevations

dwg no: 112-09-PL-009
 A

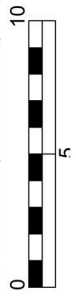
general notes:



NORTH WEST ELEVATION AS PROPOSED



SOUTH EAST (COURTYARD) ELEVATION AS PROPOSED



A	SI	W	BY	EL
	rev.	rev	rev	rev

dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 BG

project title:

The Reindeer
 Maxwell Road
 Northwood

dwg title:

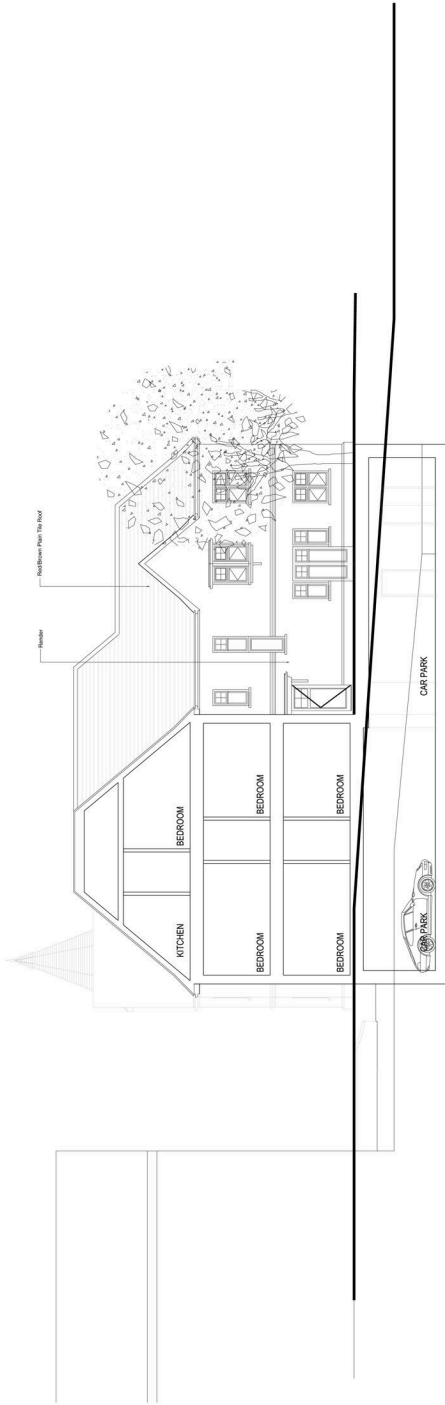
North West Elevation
 South East Courtyard Elevation

dwg no.:

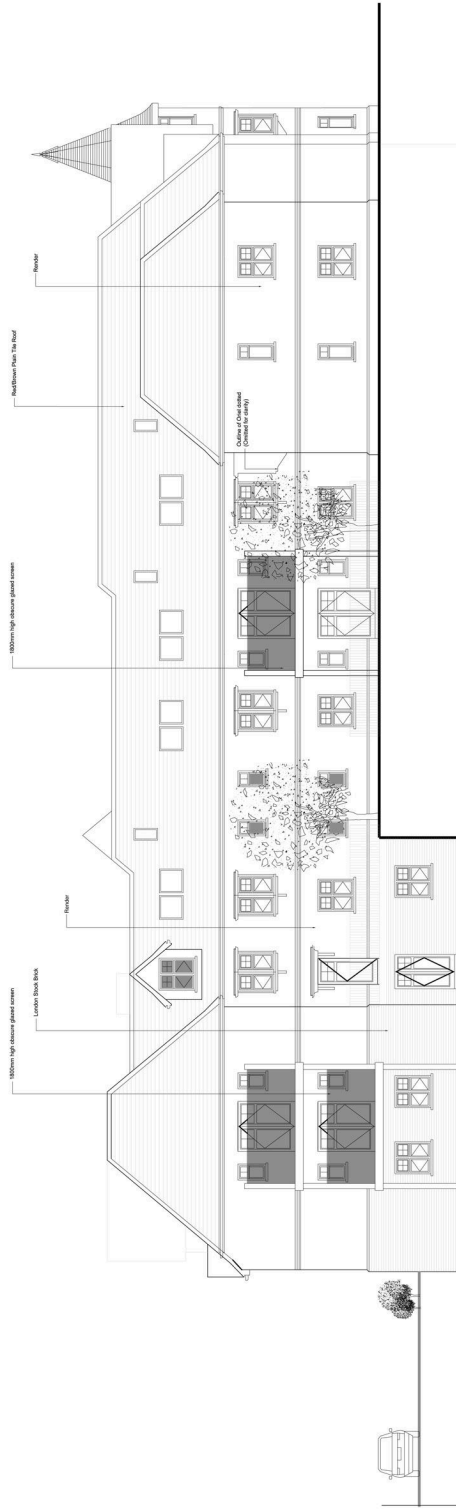
112-09-PL-010

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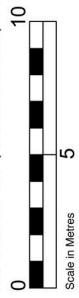
general notes:



NORTH WEST (COURTYARD) ELEVATION AS PROPOSED



SOUTH WEST (COURTYARD) ELEVATION AS PROPOSED



A	SI	
	WI	
	BY	
	EL	
rev.	rev	

dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG

project title:

The Reindeer
Maxwell Road
Northwood

dwg title:

North West (Courtyard)
South West (Courtyard)
Elevations as proposed

dwg no.:

112-09-PL-011

A

general notes:

NO.	REVISION	DATE	BY	SCALE
1	1	3	150	1:100
2	1	3	150	1:100

B DISABLED BAYS REMOVED FROM BELOW GROUND CAR PARK MAR 10

A SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION DEC 09

rev. revision notes: by: date:

PLANNING

client:



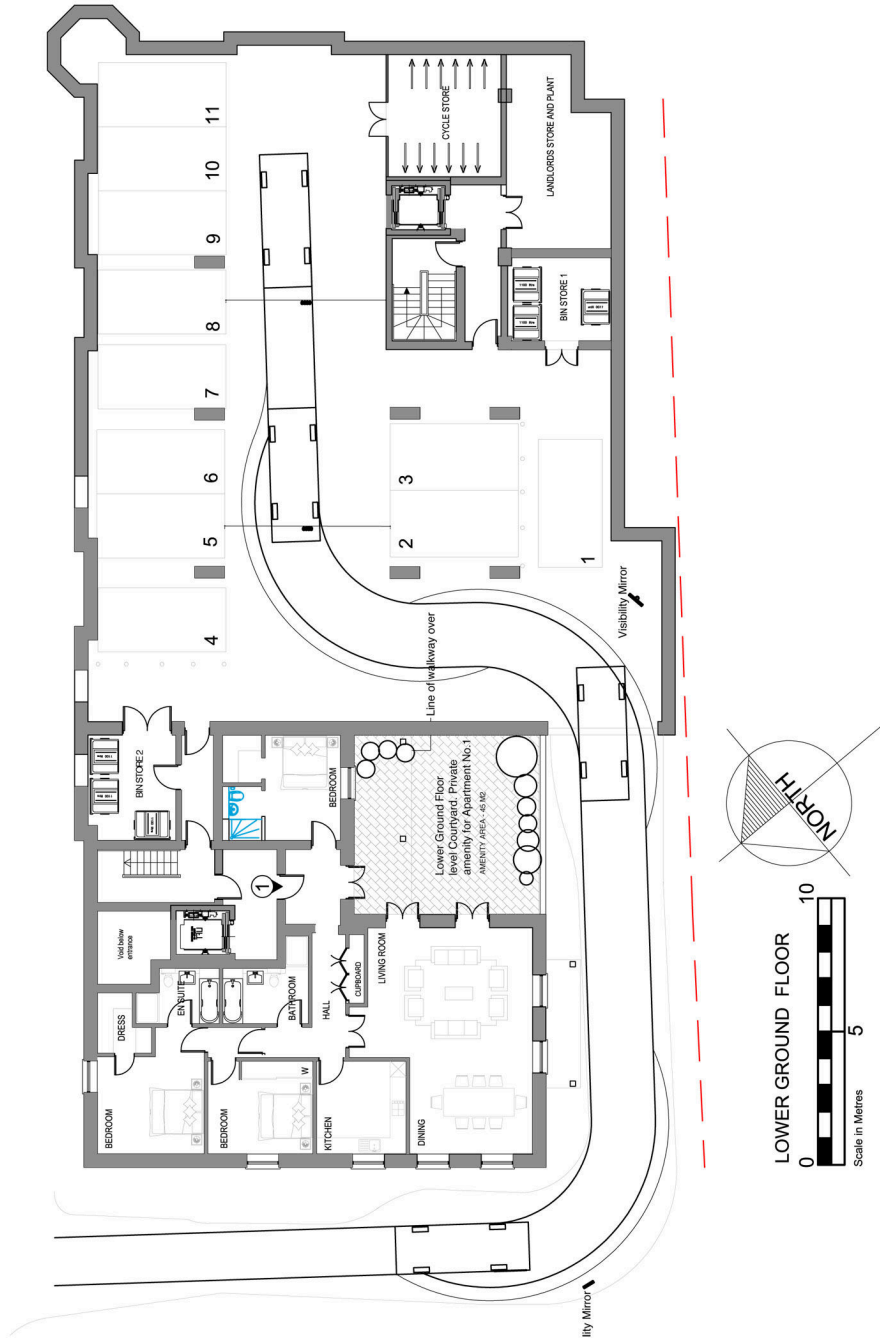
EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG
drawn date: 08/09/09
checked/approved: 1.2009/09
scale: 1:100

project title:
The Reindeer
Maxwell Road
Northwood

dwg title:
Lower Ground Floor

dwg no: 112-09-PL-007
rev: B



general notes:



LONG SECTION KEY

A	SI	W	BY	EL	rev	revision
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dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 BG

project title:

The Reindeer
 Maxwell Road
 Northwood

dwg title:

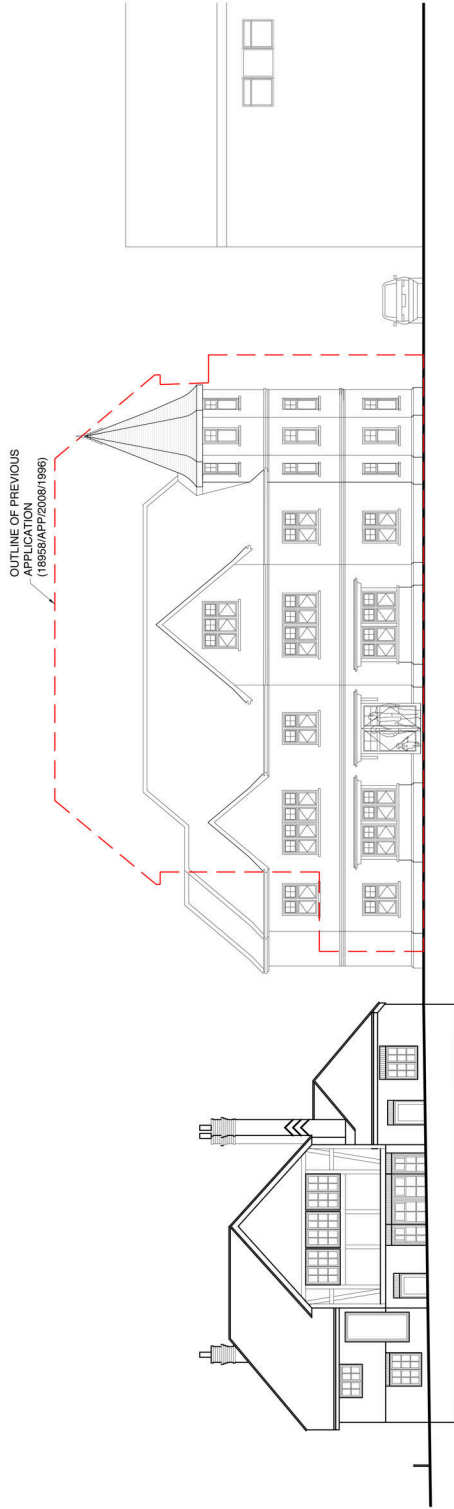
Long Section with Key Plan

dwg no.:

112-09-PL-012

A

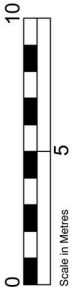
general notes:



SOUTH EAST ELEVATION AS PROPOSED WITH PREVIOUS APPLICATION INDICATED



NORTH EAST ELEVATION AS PROPOSED WITH PREVIOUS APPLICATION INDICATED



A	SI	W	BY	EL	rev.	revis
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dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 project title:

The Reindeer
 Maxwell Road
 Northwood

dwg title:

South East and North East
 Elevations as proposed with
 previous application shown

dwg no.:

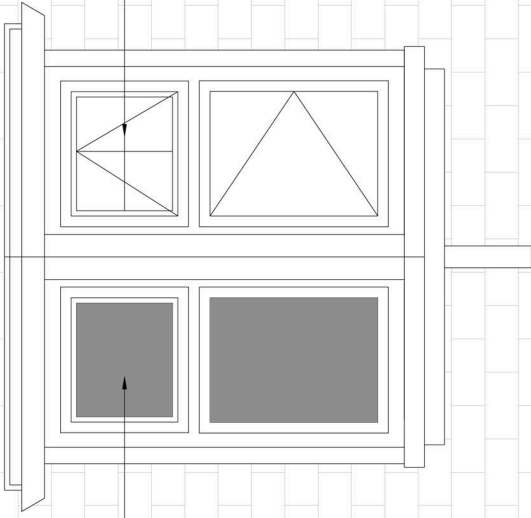
112-09-PL-013

A

general notes:

Opaque glazing fitted to this side. Window fixed shut on this side

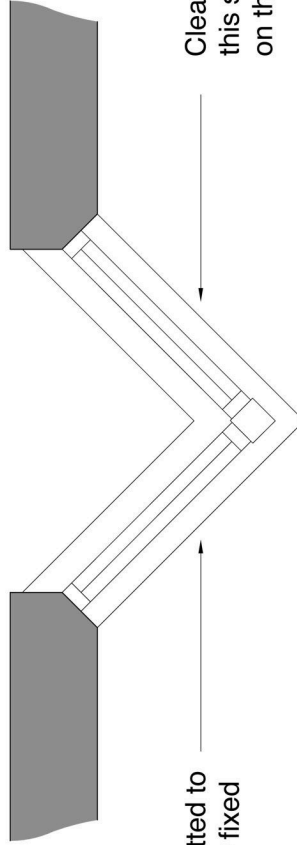
Clear glazing fitted to this side. Window openable on this side



Oriel window Elevation

Opaque glazing fitted to this side. Window fixed shut on this side

Clear glazing fitted to this side. Window openable on this side



Oriel window Plan

0

5



Scale in Metres

rev: revision notes:

dwg status:

PLANNING

by:

date:

client:



EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG

drawn date: 09-09-09

checked/approved:

scale: 1:20@A3

project title:

The Reindeer
Maxwell Road
Northwood

dwg title:

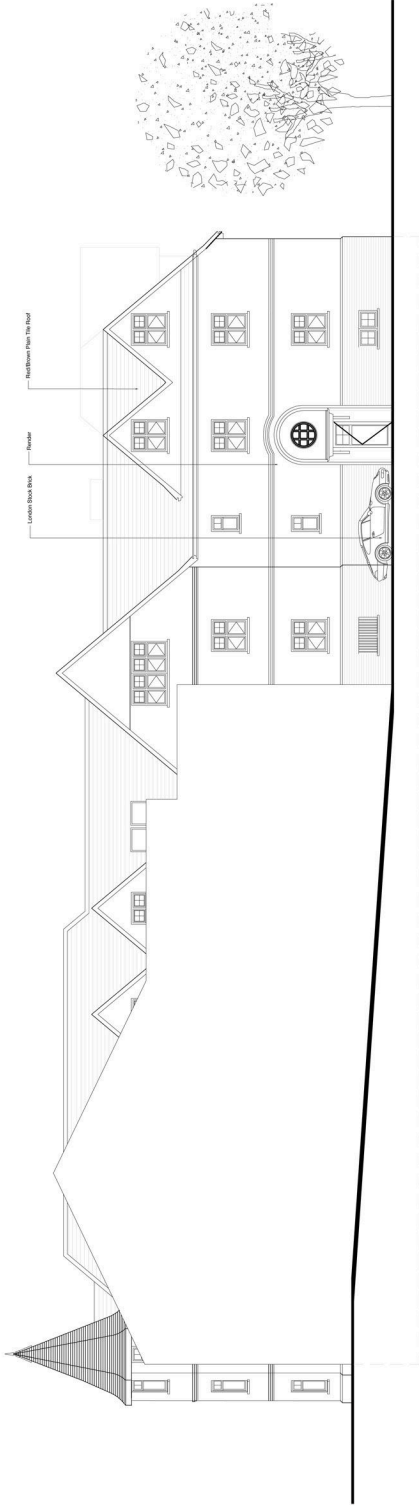
Oriel Window Detail

dwg no:

112-09-PL-014

rev:

general notes:



A	SI	W	BY	EL	REV

rev. |

dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 BG

project title:

The Reindeer
 Maxwell Road
 Northwood

dwg title:

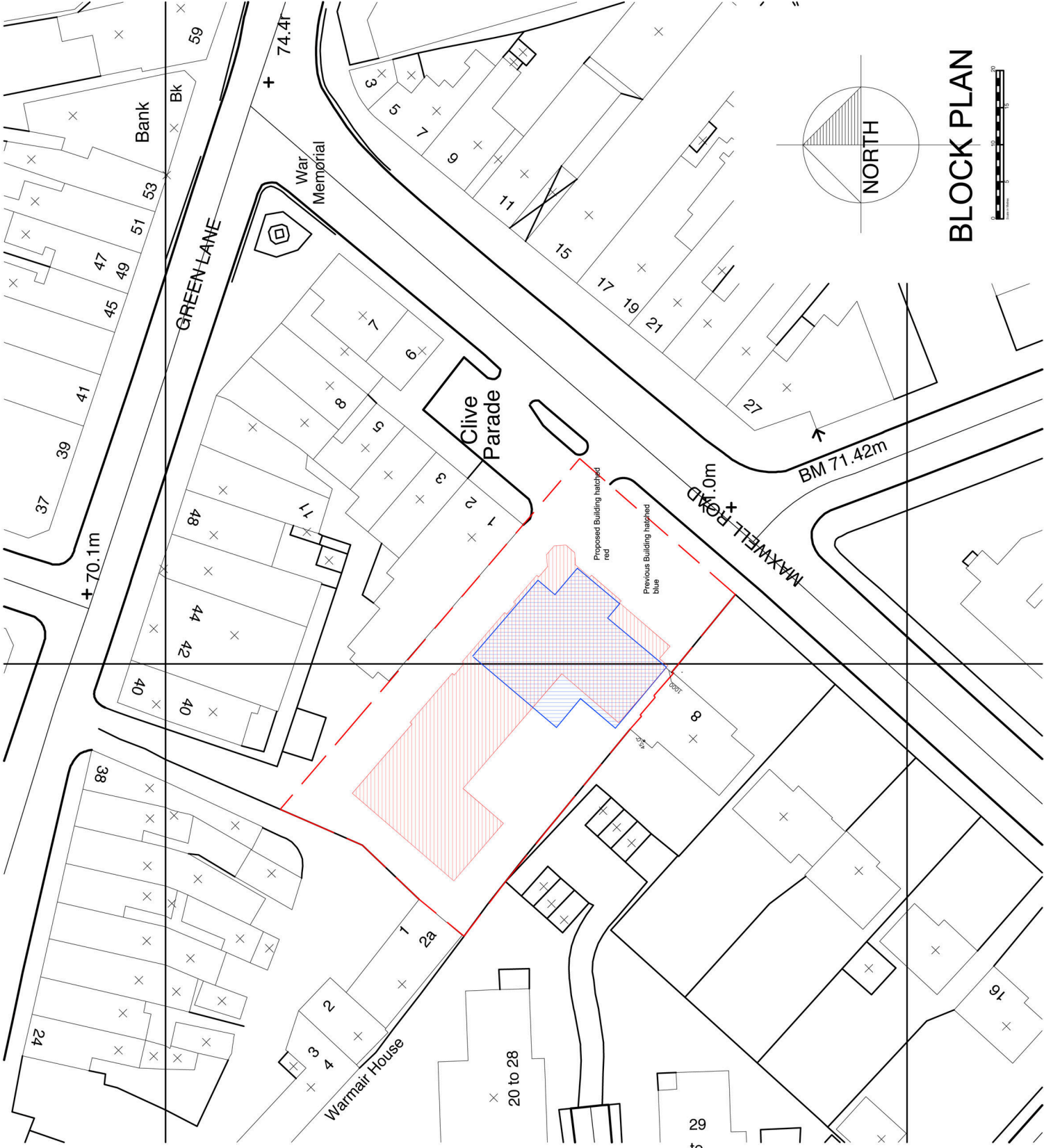
North East Elevation
 as proposed with the outline
 of Clive Parade indicated

dwg no.:

112-09-PL-015

A

general notes:



A SIDE ENTRANCE INTRODUCED
WIDTH OF BUILDING REDUCED
BY 450MM ACROSS FRONT
ELEVATION
DEC 09

rev. revision notes: by: date:
dwg status: PLANNING



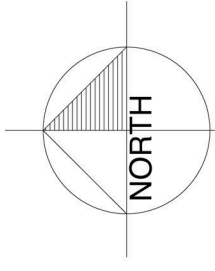
EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG
drawn date: 09-09-09
checked/approved: BG
scale: 1:500@A3

project title:
The Reindeer
Maxwell Road
Northwood

dwg title:
Block Plan
Indicating position of former
Public House - The Reindeer

dwg no: 112-09-PL-016
rev: A



BLOCK PLAN



general notes:

Level surface min. 5metres from junction of service road
Bin collection area
This window is at ground floor level 2500mm above GL
Planted Area

Ramp Gradient 1:15 max.

Visibility Mirror | Existing Tree (retained)



PLANNING

rev: rev01
dwg status:

client:

EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG

project title:
The Reindeer
Maxwell Road
Northwood

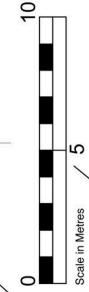
dwg title:
Site Plan indicating Visibility
splay on access road

dwg no: 112-09-PL-020

Existing vehicular access blocked



SITE PLAN



general notes:

rev: revision notes: by: date:
 dwg status: PLANNING



client:
 EXCELSIOR PROPERTIES LTD
 3RD FLOOR SOVEREIGN HOUSE
 1 ALBERT PLACE
 FINCHLEY CENTRAL
 LONDON - N3 1QB

drawn by: BG
 checked/approved:
 scale: 1:200@A1

project title:
 The Reindeer
 Maxwell Road
 Northwood

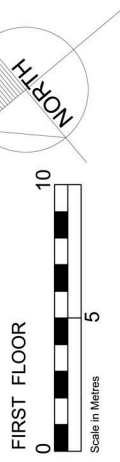
dwg title:
 Site Plan indicating Refuse
 vehicle turning

dwg no: 112-09-PL-021
 rev:



General notes:

Rev	Description
1	
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7	
8	
9	



A SIDE ELEVATION
WIDTH BY 4500
ELEV/AD
rev: revision 1/18
dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by:
BG

project title:

The Reindeer
Maxwell Road
Northwood

dwg title:
First Floor Plan

dwg no:
112-09-PL-005
A

General notes:

REV		
1	CP	
2	UCP	
3		
4		
5		



1 & 2 CLIVE PARADE

Window Window Window Window Window

These windows are obscure glazed

NOTE: Cill Levels of Proposed development are 1360mm above cill level in Clive Parade. The lower panels of the windows indicated will be obscure glazed

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

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Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

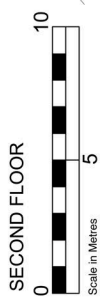
Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels

Obscure glazing fitted to lower panels



A SIDE E
WIDTH
BY 450
ELEV/AD
rev: revision 1/1

PLANNING

client:



EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG

project title:

The Reindeer
Maxwell Road
Northwood

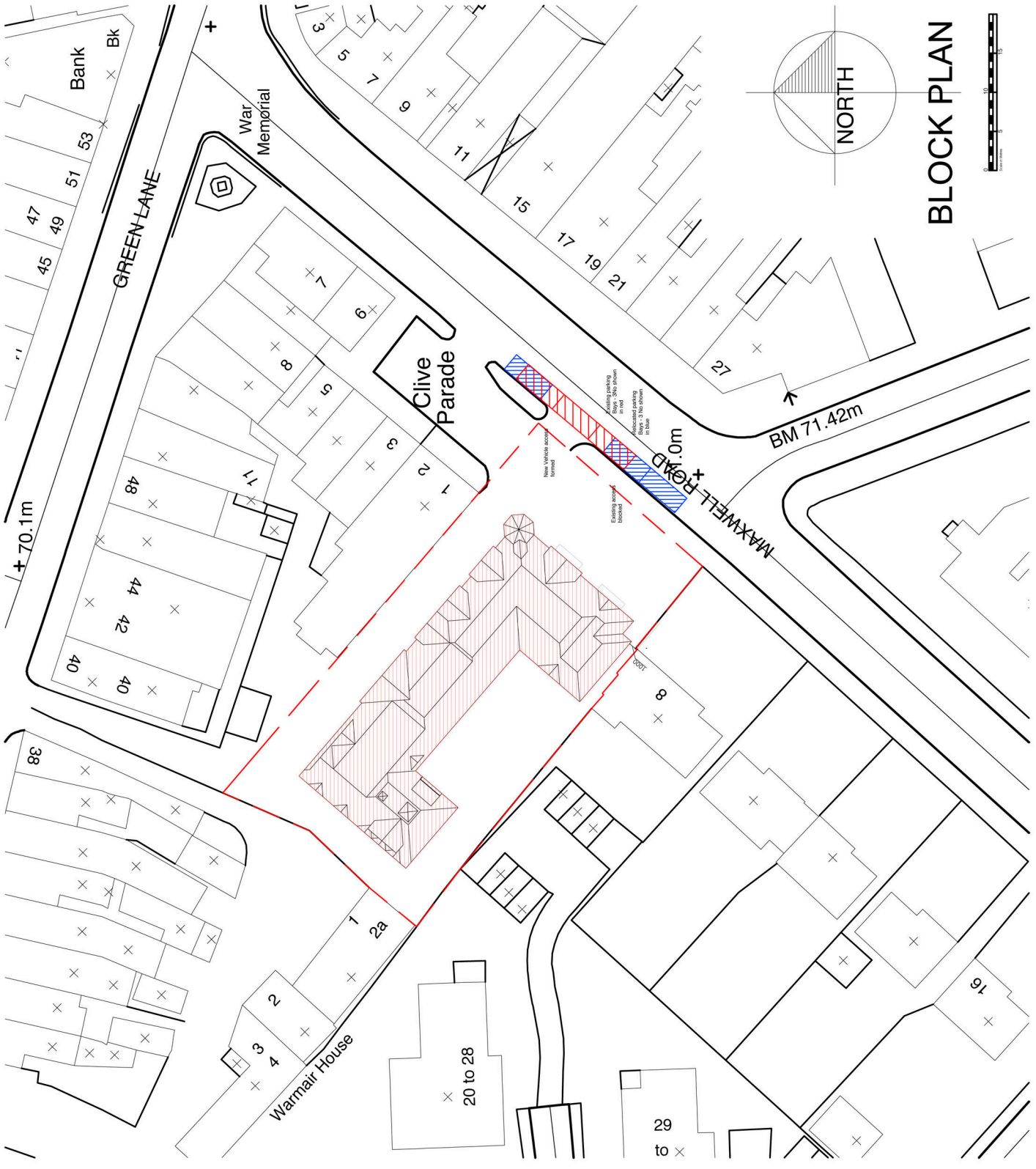
dwg title:

Second Floor Plan

dwg no: 112-09-PL-006

A

general notes:



A SIDE ENTRANCE INTRODUCED
WIDTH OF BUILDING REDUCED
BY 450MM ACROSS FRONT
ELEVATION
rev: revision notes: by: date:
dwg status: PLANNING



EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG
drawn date: 09-09-09
checked/approved: scale: 1:500@A3

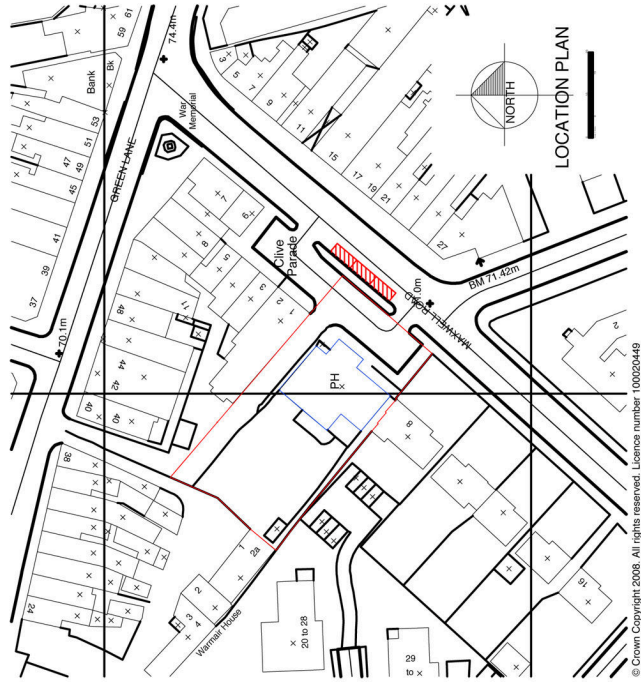
project title:
The Reindeer
Maxwell Road
Northwood

dwg title:
Block Plan

dwg no: 112-09-PL-002
rev: A

BLOCK PLAN

general notes:



rev: revision notes:
dwg status:

by: _____
date: _____

PLANNING

client:



EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:1250@A3

project title:

The Reindeer
Maxwell Road
Northwood

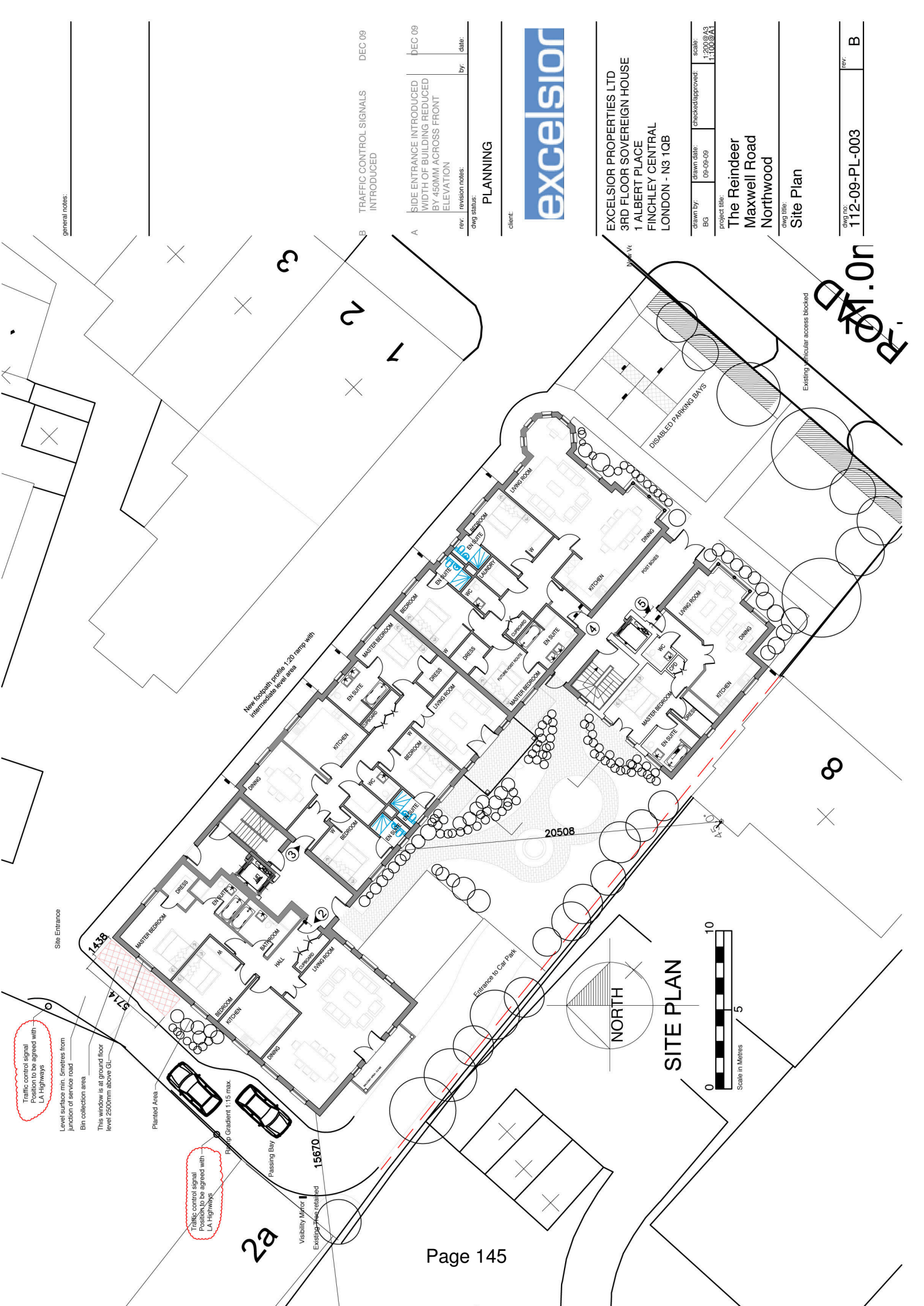
dwg title:

Location Plan

dwg no:

112-09-PL-001

rev:



general notes:

Traffic control signal
Position to be agreed with
LA Highways

Level surface min. 5metres from
junction of service road
Bin collection area
This window is at ground floor
level 2500mm above GL

Traffic control signal
Position to be agreed with
LA Highways

TRAFFIC CONTROL SIGNALS
INTRODUCED DEC 09

SIDE ENTRANCE INTRODUCED
WIDTH OF BUILDING REDUCED
BY 450MM ACROSS FRONT
ELEVATION
rev: by: date:
dwg status:

PLANNING

client:



EXCELSIOR PROPERTIES LTD
3RD FLOOR SOVEREIGN HOUSE
1 ALBERT PLACE
FINCHLEY CENTRAL
LONDON - N3 1QB

drawn by: BG
checked/approved: BG
drawn date: 09-09-09
scale: 1:200 @ A3
1:100 @ A1

project title:
The Reindeer
Maxwell Road
Northwood

dwg title:
Site Plan

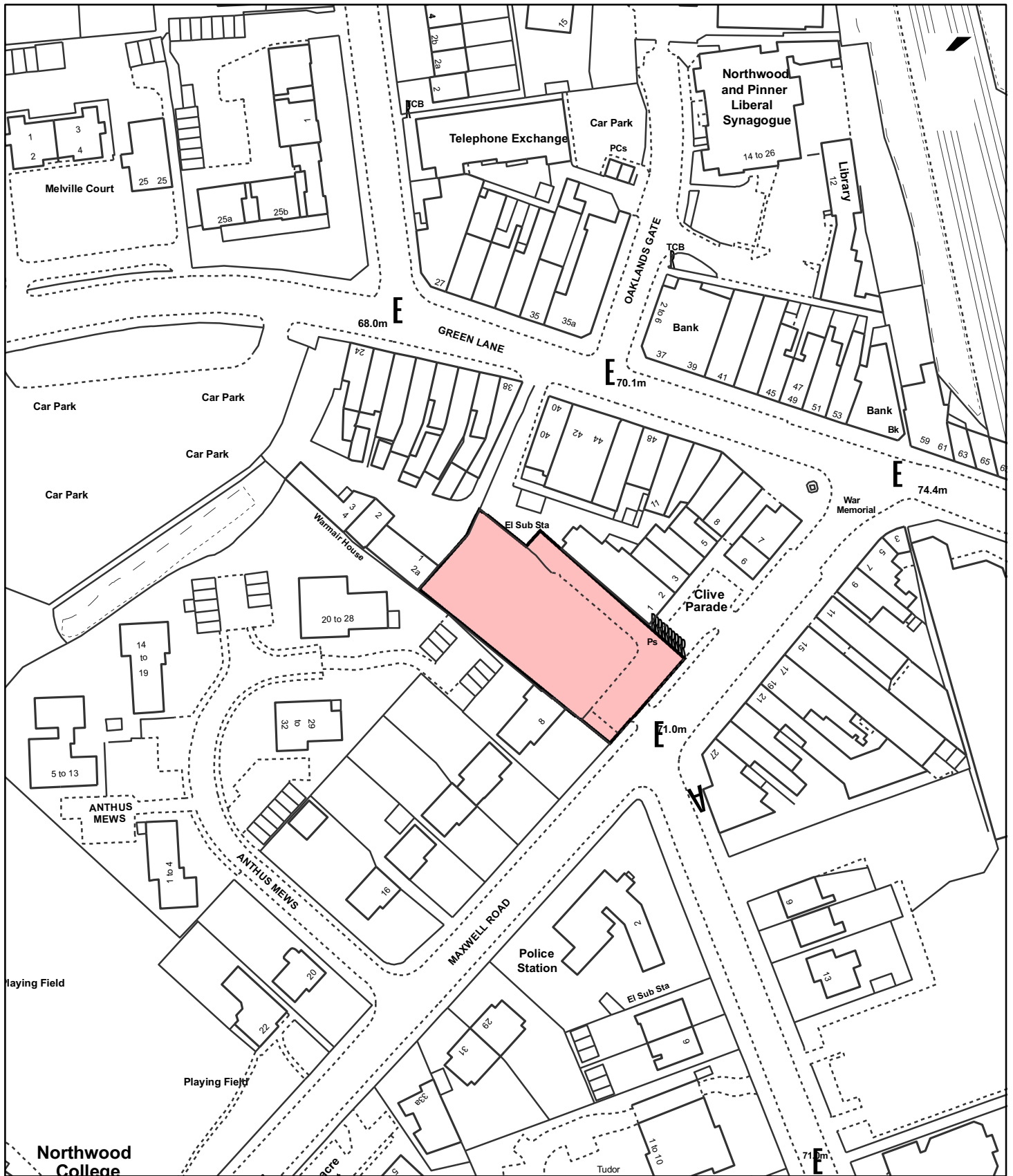
dwg no: 112-09-PL-003
rev: B

SITE PLAN




Existing vehicular access blocked

FORWARD



Notes

 Site boundary

For identification purposes only.

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Site Address	
Former Reindeer Public House, Maxwell Road, Northwood	
Planning Application Ref: 18958/APP/2011/873	Scale 1:1,250
Planning Committee North Page 146	Date June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP

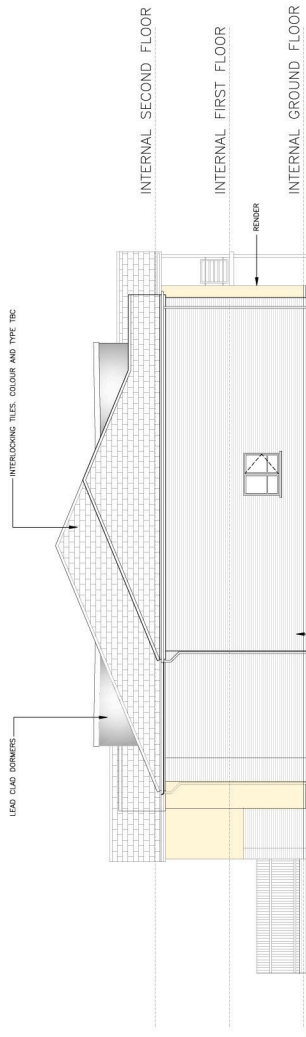
Development: Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building.

LBH Ref Nos: 66033/APP/2011/918

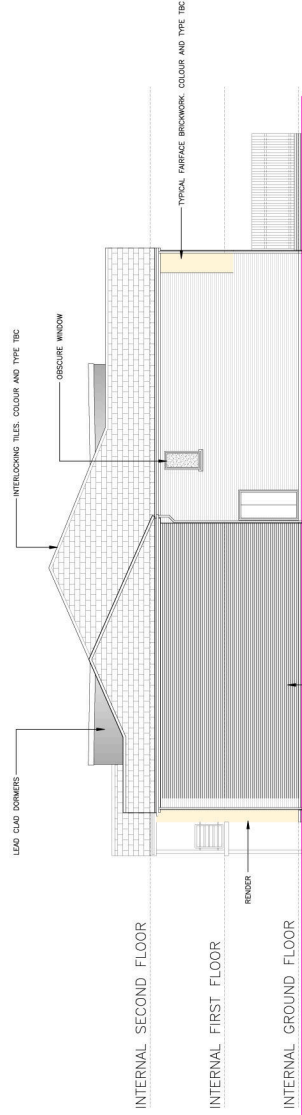
Date Plans Received:	12/04/2011	Date(s) of Amendment(s):	12/04/2011
Date Application Valid:	12/04/2011		03/05/2011
			01/06/2011

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Revised	Revision note	Date	Signed/Checked
P1	PRELIMINARY ISSUE	22nd Dec '19	
P2	ELEVATIONS REVISED TO ACCOUNT FOR REINFORCED BASE. SEE 16th Apr '20	16th Apr '20	
P3	DOOR WINDOW REFERENCES ADDED TO G. DOWNERS ADDED.	22nd Apr '20	
P4	WINDOW REFERENCES ADDED TO UPPER FLOORS	16th Apr '20	
P5	ELEVATIONS REVISED. IMP'S ADDED TO ELEVATIONS.	16th Apr '20	
P6	AMENDED TO PLANNING REQUIREMENT	09th Dec '20	
P7	ELEVATIONS REVISED	03rd Dec '21	
P8	ELEVATIONS REVISED	07th Mar '21	
P9	NOT TOP DOWNERS PROPOSED. IMPEDED AND DOWNERS OBTAINED. BULKY WORK REVISED.	22nd Mar '21	



TYPICAL FINISHES: BRICKWORK, COLOUR AND TYPE TBC
LEFT ELEVATION (Facing Plot No. 47)



TYPICAL FINISHES: BRICKWORK, COLOUR AND TYPE TBC
RIGHT ELEVATION (Facing No's 163-175)



CECAL HOUR CONSULTANTS
TEL: (01845) 272 446
FAX: (01845) 272 440
JANAKI BHATTACHARJEE

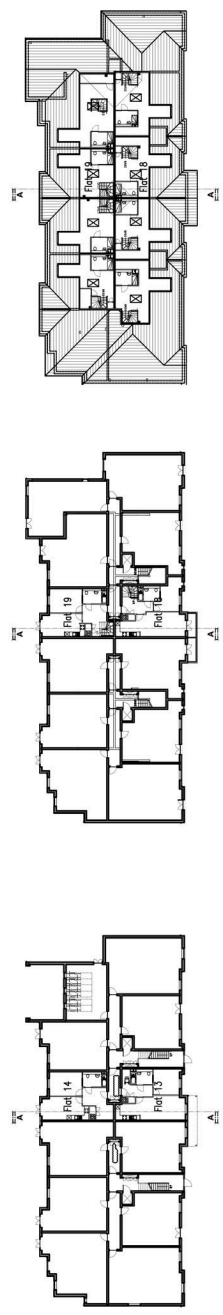
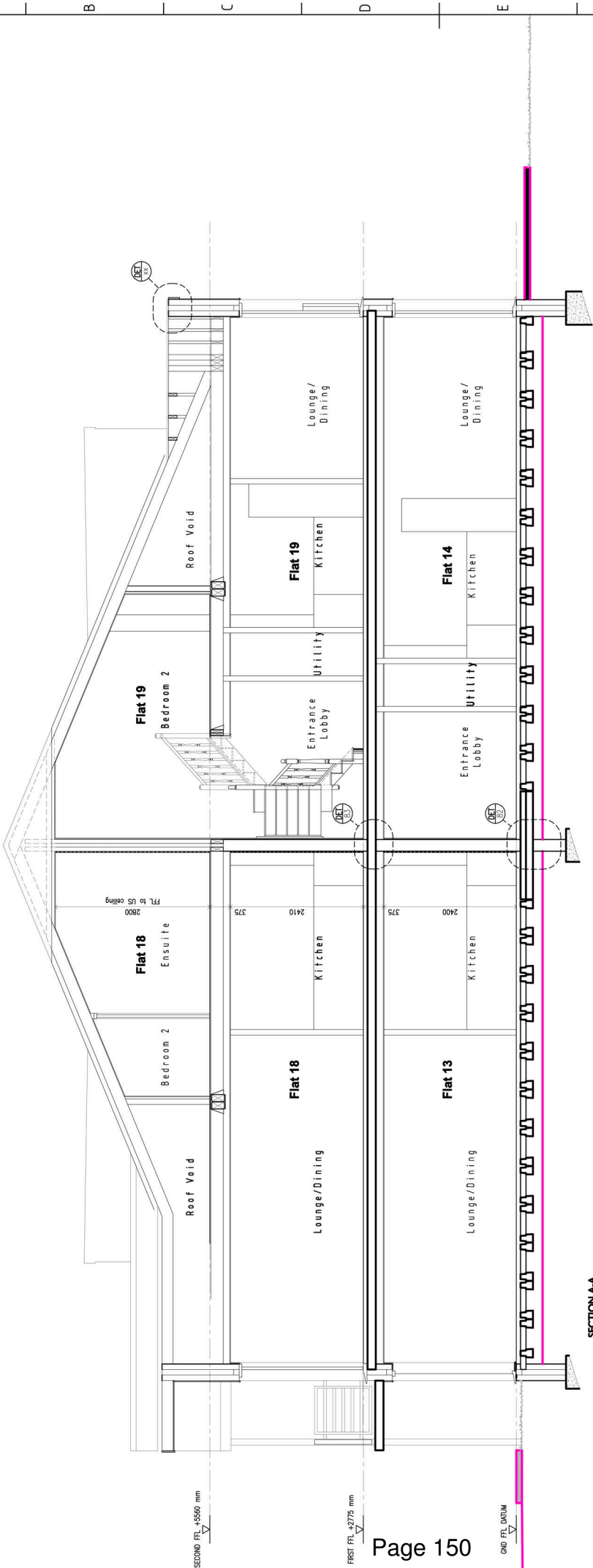
JOB TITLE
16 ELOFT, AVONDALE, HULLINGTON, NUSUP/HOUSE/EX
INTERNAL ELEVATIONS

JOB TITLE
PROPOSED ECI ELEVATIONS - option 2

SCALE	DATE	DATE
1:1000/0/1	11/10/20/21	Dec '19
JOB NO.	DRAWING NO.	REV
15024	41	0

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Rev/No	Date	Revision note
P1	22nd Feb '10	PRELIMINARY ISSUE
P2	16th Mar '10	REFERENCES ADDED. EXTERNAL WORKS TO BE COMPLETED. NOTE ADDED AS INDICATED.
P3	02nd June '10	LAYOUT UPDATED TO STRUCTURAL ENGINEERS DRAWING PACKAGE
P4	12th Apr '11	SECTION UPDATED TO CURRENT SCHEME



JOB TITLE
161 ELLIOTT AVENUE,
HILLINGDON, RUISLIP
MIDDLESEX

DRG TITLE
SECTION A-A
SCALE
1:50/1:500 @ A2
JOB NO.
10424
DWG NO.
50

CREATOR BOBBA
DESIGNER WILKINSON
DATE 12/04/11
TEL (01895) 774 44
FAX (01895) 774 44
EMAIL info@ipb.co.uk
WEBSITE www.ipbarchitects.co.uk

Second Floor Plan @ 1:500

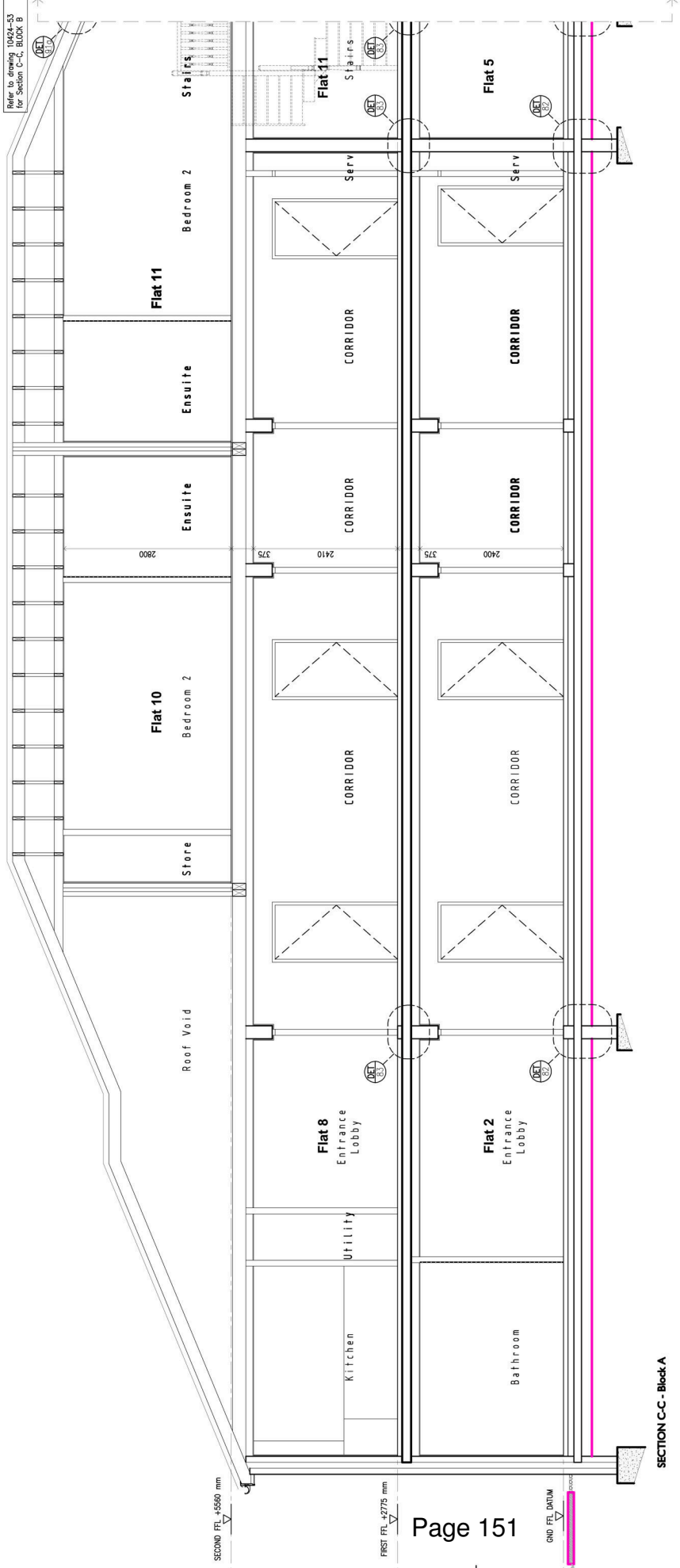
First Floor Plan @ 1:500

Ground Floor Plan @ 1:500

DATE
Feb '10
REV
P4

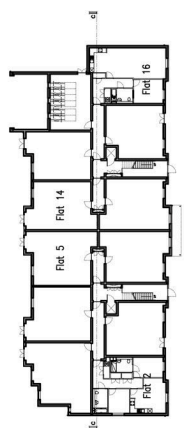
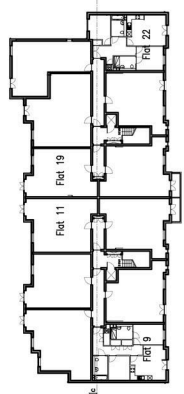
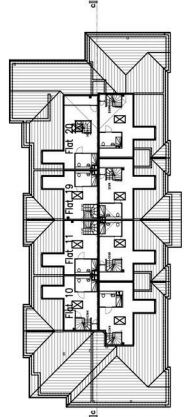
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Date	Rev/No	Revision note
22nd Feb '10	P1	PRELIMINARY ISSUE
16th Mar '10	P2	REFERENCES ADDED. EXTERNAL GROUND LEVELS AVAILABLE ADDED. NOTE ADDED AS INDICATED
02nd June '10	P3	LAYOUT UPDATED TO STRUCTURAL ENGINEERS DRAWING PACKAGE
12th Apr 11	P4	SECTION AMENDED TO CURRENT SCHEME



REFER TO SHEET FOR DRAWINGS 10424 - 10426 FOR FINISH FLOOR LEVELS

ipb architects



ipb architects
 CONSULTING ARCHITECTS
 161 ELLIOTT AVENUE,
 HILLINGDON, RUSSLIP
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 TEL: (01895) 275 446
 FAX: (01895) 275 446
 E-MAIL: info@ipbarchitects.co.uk
 WWW: www.ipbarchitects.co.uk

JOB TITLE
 161 ELLIOTT AVENUE,
 HILLINGDON, RUSSLIP
 MIDDLESEX

DRG TITLE
 SECTION C-C - BLOCK A, 1 of 2

SCALE
 1:50/1:500 @ A2

DATE
 Feb '10

JOB NO.
 10424

DRG NO.
 52

REV
 P4

Second Floor Plan @ 1:500

First Floor Plan @ 1:500

Ground Floor Plan @ 1:500



Tree No	Species	HR (m)	Branched Spread (m)	Stem Dia (cm)	Height to crown clearance (m)	Category grading	Estimated remaining contribution (pts)	Physiological / Structural Condition	Tree Works
1	Fragariae	6	1.1	1.1	10	0.5	Y	C1 >10	Good form and condition. Could be transplanted if desired.
2	Fragariae	4	1.1	1.1	7	0.5	Y	C1 >10	Good form and condition. Could be transplanted if desired.
3	Fragariae	4	1.1	1.1	6	0.5	Y	C1 >10	Good form and condition. Could be transplanted if desired.
4	Fragariae	3	1.1	1.1	4	0.5	Y	C1 >10	Good form and condition. Could be transplanted if desired.
5	Fragariae	5	1.1	1.1	6	0.5	Y	C1 >10	Good form and condition. Could be transplanted if desired.
6	Fragariae	5	1.1	1.1	6	0.5	Y	C1 >10	Good form and condition. Could be transplanted if desired.
7	Conocarpus	2.5	1.1	1.1	10	0.5	Y	C1 >10	Reasonable form and condition. Multi-stemmed form.
8	Fragariae	4	1.1	1.1	15	0.5	Y	C1 >10	Reasonable form and condition. Multi-stemmed form.
9	Fragariae	5	1.1	1.1	8	0.5	Y	C1 >10	Reasonable form and condition. Multi-stemmed form.
10	Fragariae	6	2	2	11	2	Y	BL >20	Reasonable form and condition.
11	Norway maple	6	2	2	11	2	Y	BL >20	Reasonable form and condition.
12	Norway maple	6	2	2	11	2	Y	BL >20	Reasonable form and condition.
13	Norway maple	6	2	2	11	2	Y	BL >20	Reasonable form and condition.
14	Norway maple	6	2	2	10	2	Y	BL >20	Reasonable form and condition.
15	Norway maple	6	2	2	10	2	Y	BL >20	Reasonable form and condition.
16	Norway maple	6	2	2	10	2	Y	BL >20	Reasonable form and condition.
17	Norway maple	6	2	2	10	2	Y	BL >20	Reasonable form and condition.
18	Norway maple	6	2	2	10	2 <td Y	BL >20	Reasonable form and condition.	

Key to Schedule of Trees

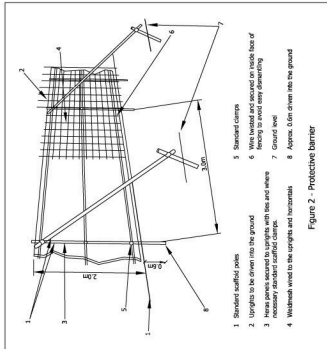
Tree No. = Unique number corresponding with number on plan
 HR = Height in metres
 BS = Branch spread in metres
 SD = Stem diameter at 1.3m above ground level in centimetres
 HFC = Height to crown clearance in metres
 Y = Young tree (less than 10 years old)
 M = Mature tree (10 to 20 years old)
 O = Over-mature tree (20 to 30 years old)
 D = Dead tree
 A, B, C, D = Degree of tree condition
 C1 = Good
 C2 = Fair
 C3 = Poor
 C4 = Very poor
 Y, M, O = Degree of tree condition
 Y = Young tree (less than 10 years old)
 M = Mature tree (10 to 20 years old)
 O = Over-mature tree (20 to 30 years old)
 D = Dead tree

Key:

- Existing site features
- Proposed structures
- Trees retained
- Trees transplanted
- 2.0m high fencing as detail in Fig 2
- Root Protection Area (RPA)



Client: J.A. Stott Carpentry Ltd
 Project: SOUTHBOURNE DAY CENTRE, ELLIOTT AVENUE, RUISLIP
 Title: TREE PROTECTION PLAN
 Drawing Number: 7297/02
 Status: FOR INFORMATION
 Date: FEB 2010
 Drawn: ML
 Scale: 1:200 @ A1
 Checked: DK
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 IAN KEEN LIMITED
 160, The Old Rectory, Ruislip, Middlesex, Ux8 3EJ, UK
 Tel: 01895 831111 Fax: 01895 831112 Email: ian@iankeen.co.uk



Peter Lyell Court

2 Storey Sheltered Block

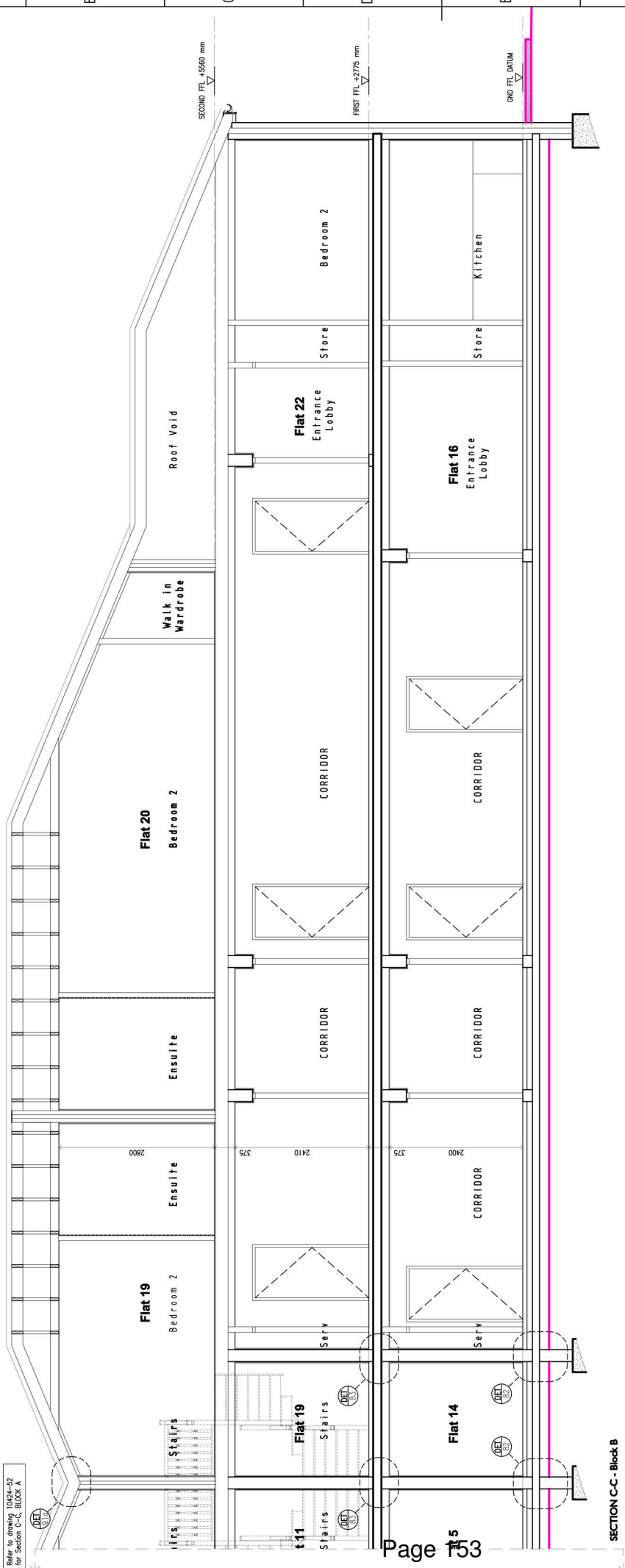
Single Storey Day Centre

Vacant Plot
 All trees and shrubs in area A take up and transplant in area B using a tree spade.

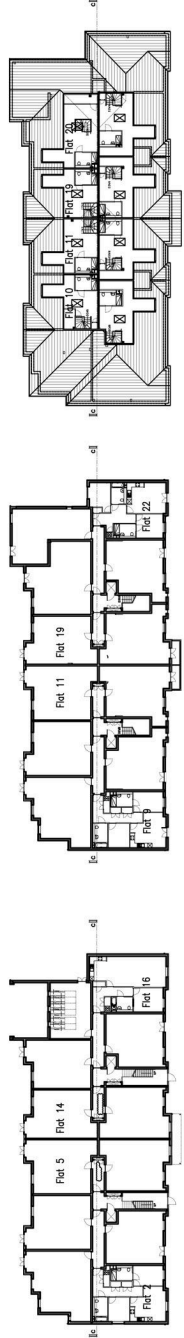
- NOTES**
- All tree works are to be completed by approved contractor working to standards set out in BS 3998 before any other works take place on site. Upon grant of planning consent based on this drawing only those trees shall be sought from the Local Planning Authority prior to commencement.
 - After completion of the tree works and before any plant, equipment or materials enter the site the protective fencing as shown shall be erected. No activity, storage of materials, liquids or any sort of heavy machinery is to be permitted within the fenced area.
 - The site agent is to inspect the protective fencing daily and make good any defects immediately on discovery.
 - The protective fencing may only be removed after the main construction works are complete. The fencing is to be taken down by hand equipment only and taken off site.
 - Where necessary, the ground surface is to be reinstated by hand or with hand operated equipment only. Cultivation of soils is to be kept within the top 100mm of the existing soil profile within former protected areas except for the planting of larger plants and trees.

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Refer to drawing 10424-S2 for Section C-C, Block A



REFER TO HEIGHT AND DRAWINGS 10424-S1 AND S2 FOR FINISH FLOOR LEVELS



Ground Floor Plan @ 1:500

First Floor Plan @ 1:500

Second Floor Plan @ 1:500



JOB TITLE
161 ELLIOTT AVENUE,
HILLINGDON, RUSSLIP
MIDDLESEX

CEDRAN BODEN
VERLEBEN WIRTSCHAFT
ENTWURF

TEL: (01893) 274 444
FAX: (01893) 274 444
EMAIL: info@cedran.co.uk
WWW: www.cedran.co.uk

DRG TITLE
SECTION C-C - BLOCK B. 2 of 2

SCALE
1:50/1:500 @ A2

JOB NO.
10424

DRG NO.
53

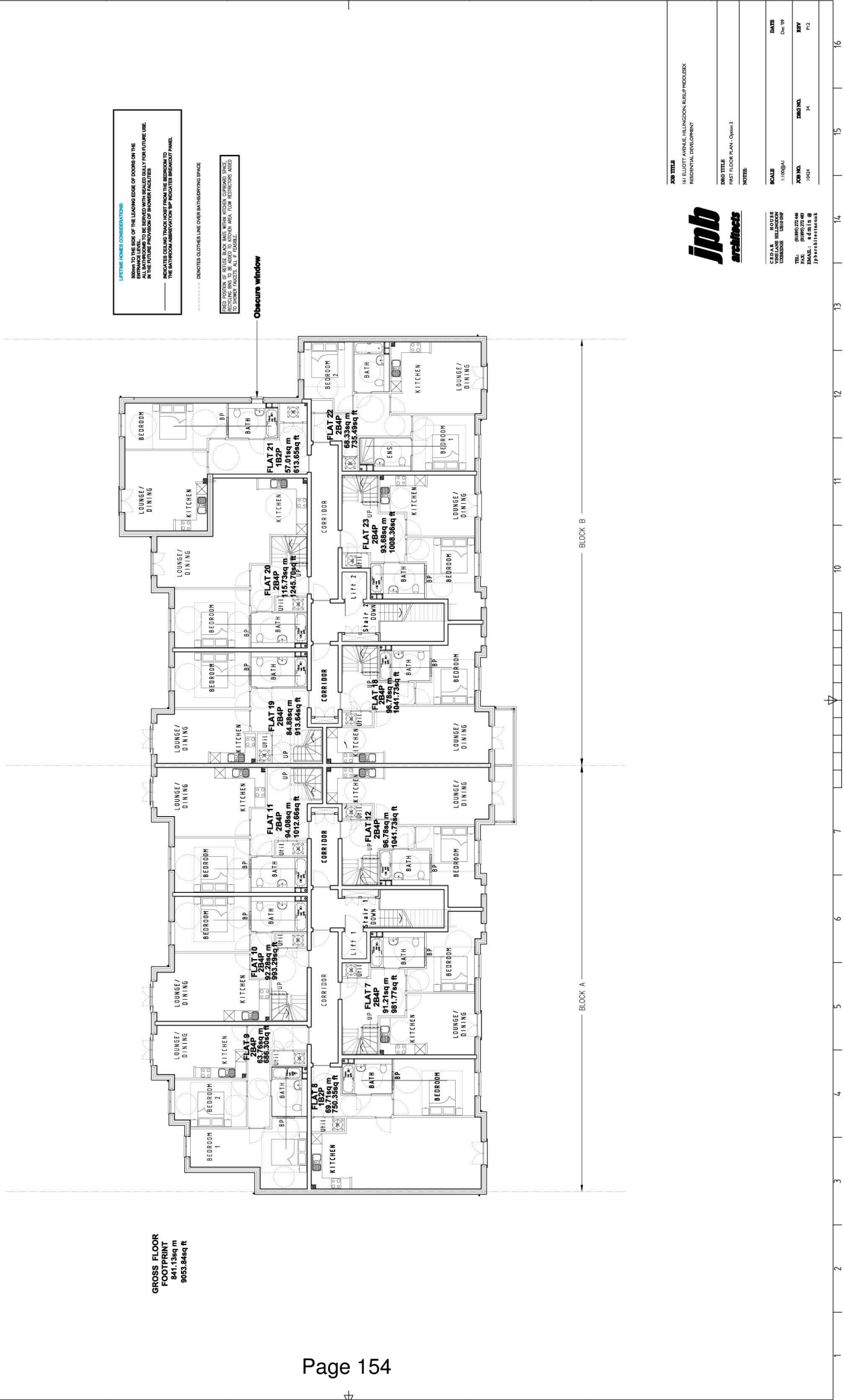
DATE
Feb '10

REV
P4

Date	Rev/No	Revision note
22nd Feb '10	P1	PRELIMINARY ISSUE
16th Mar '10	P2	REFERENCES ADDED. EXTERNAL CONSULTANTS IDENTIFIED. NOTE ADDED AS INDICATED.
02nd June '10	P3	LAYOUT UPDATED TO STRUCTURAL ENGINEERS DRAWING PACKAGE
12th Apr 11	P4	SECTION AMENDED TO CURRENT SCHEME

SECTION C-C - Block B

Revised	Revision note	Date	Signature	Checked
P1	PRELIMINARY ISSUE	15th Apr '10		
P2	INTERNAL COMPARTMENT WALLS REVISED. FLAT TYPES REVISED.	22nd Apr '10		
P3	UTILITY CAPACITIES REVISED. DOORS TO BATHROOMS/ENSUITES TO OPEN OUT	09th May '10		
P4	FLAT TYPES REVISED	15th May '10		
P5	FLAT 21 LAYOUT & AREA REVISED. FLAT 20 INTERNAL STAIRS RELOCATED.	21st May '10		
P6	ROOFING REFINED RELOCATED.	18th Jun '10		
P7	COMMON AREAS REVISED. NOTES ADDED TO CORRECT TO OSH.	09th Jun '10		
P8	SCHEME REDESIGNED	02nd Sep '11		
P9	BOOKING BAYS REVISED	07th Nov '11		
P10	BALCONY ADDED TO FLAT 12 & 18	22nd Nov '11		
P11	COMMON AREAS REVISED	01st Dec '11		
P12	ADJUSTMENT OF WINDOWS TO SECONDARY BAYS	08th Apr '11		



LIFTING PANELS CONSIDERATIONS:
 THE LEADING EDGE OF DOORS ON THE APPROACH TO LIFT SHAFTS MUST BE RELOCATED TO BE OPEN TO THE SHAFTHOUSE AT ALL TIMES PRIOR TO COMMENCEMENT OF WORKS.
 THE WATER CLOSET TRAP MUST BE RELOCATED TO BE OPEN TO THE SHAFTHOUSE AT ALL TIMES PRIOR TO COMMENCEMENT OF WORKS.

DOOR POSITION OF RELIEF BLIND MUST BE OPEN UPWARDS TO ALLOW FOR THE RELOCATING BAY TO BE ADDED TO ROOM AREA. LOW RESTRICTIONS SHOULD BE APPLIED TO ALL DOORS.

----- DENOTES CLOTHESLINE OVER BATHING SPACE

Obscure window

GROSS FLOOR FOOTPRINT
 841.18sq m
 9053.34sq ft

JOB TITLE
 16 ELDOFF AVENUE, HILLINGDON, Herts, MK45 2DQ, UK
 RESIDENTIAL DEVELOPMENT

JOB TITLE
 FIRST FLOOR PLAN - Option 2

NOTES:

SCALE
 1:1000(A1)

DATE
 Dec '09

JOB NO.
 1504

DATE
 Dec '09

JOB NO.
 1504

REV
 P12

ipb architects

CEDEAL HOUSE
 111000/A1

TEL: (01895) 272 446

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IPB ARCHITECTS LTD



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GROSS FLOOR FOOTPRINT
 803.44sq m
 8645.18sq ft

Outline of flat above

BLOCK B

BLOCK A

WHEELCHAIR ACCESSIBLE FLATS

LIFETIME FIXTURE CONSIDERATIONS:

- DOWN TO THE EDGE OF THE LEADING EDGE OF FLOORS ON THE ALL ENTRANCES TO BE SERVED WITH HEATED GULLY FOR FUTURE USE IN THE FUTURE PROVISION OF SHOWERS FACILITIES
- INDICATES CEILING TRACK LIGHT FROM THE BEDROOM TO THE MAIN ENTRANCE TO BE SERVED WITH HEATED GULLY FOR FUTURE USE IN THE FUTURE PROVISION OF SHOWERS FACILITIES
- INDICATES WHEELCHAIR ACCESSIBLE FLAT
- INDICATES WHEELCHAIR ACCESSIBLE FLAT
- PROVISION OF ADAPTING TO THE FUTURE

..... DENOTES CLOSET LINE OVER ANY SERVING SPACE

FIXED FURNITURE OR FINISHES TO BE MAINTAINED WITHIN VICTORY AWARDWARD STAGES TO REMAIN IN PLACE FOR THE ENTIRE LIFE OF THE BUILDING

..... DENOTES CLOSET LINE OVER ANY SERVING SPACE

- Revised** | **Revision date** | **Date** | **Revised by**
- P1 PRELIMINARY ISSUE 15th Dec '09
 - P2 GROUND FLOOR PLAN REVISIONS, FLAT TYPES ADDED, OUTLINE OF FLAT AREA REVISIONS ADDED TO SHEET 15th Dec '09
 - P3 REVISED SHEET 15th Dec '09
 - P4 REVISED SHEET 15th Dec '09
 - P5 REVISED SHEET 15th Dec '09
 - P6 REVISED SHEET 15th Dec '09
 - P7 REVISED SHEET 15th Dec '09
 - P8 REVISED SHEET 15th Dec '09
 - P9 REVISED SHEET 15th Dec '09
 - P10 REVISED SHEET 15th Dec '09
 - P11 REVISED SHEET 15th Dec '09
 - P12 REVISED SHEET 15th Dec '09
 - P13 REVISED SHEET 15th Dec '09
 - P14 REVISED SHEET 15th Dec '09

ipb architects

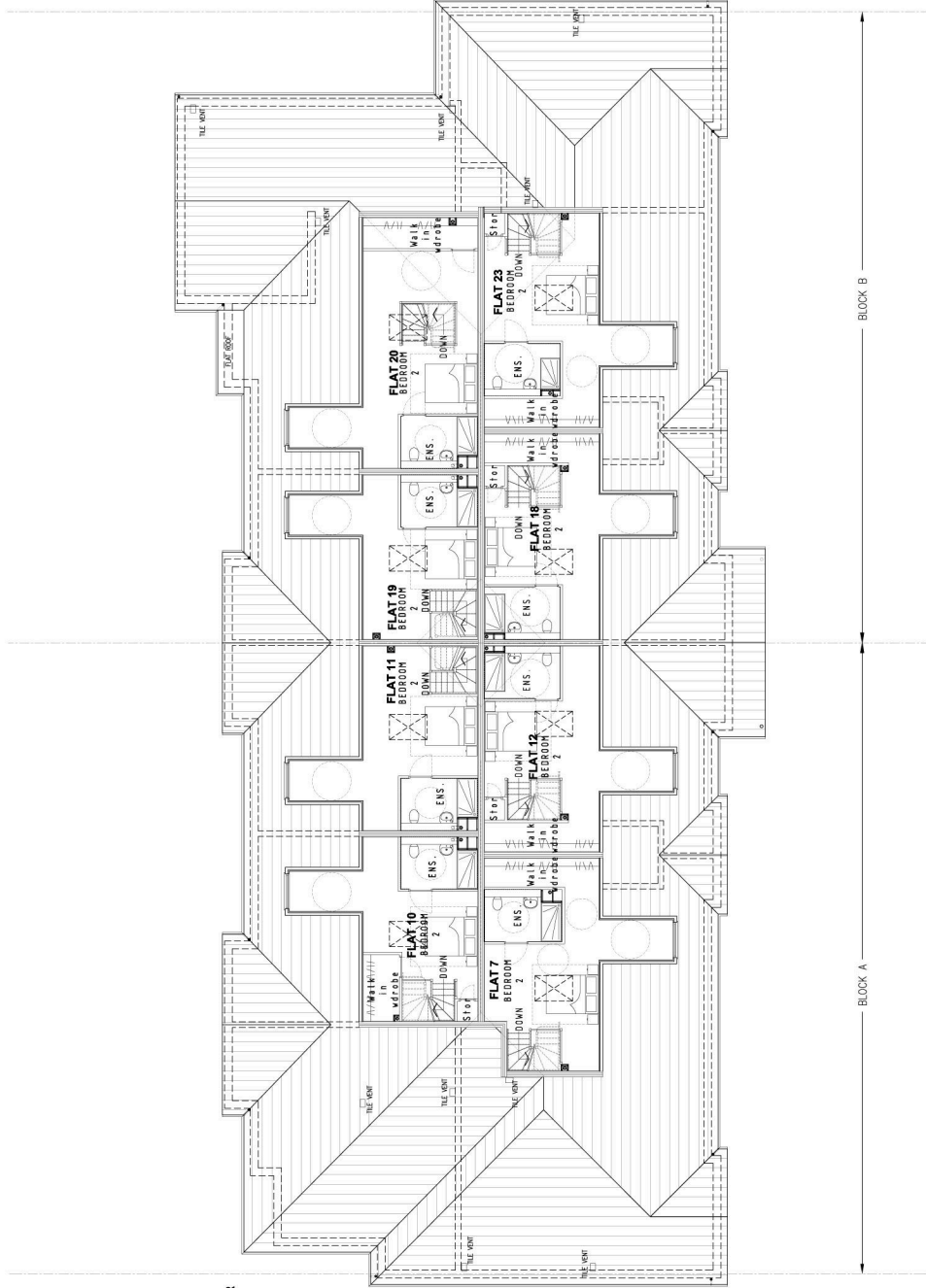
ARCHITECTS

11 BELLOTT AVENUE, MILLWOOD, NSW 2110

TEL: (01845) 272 444
 FAX: (01845) 272 440
 WWW.IPBARCHITECTS.COM

DATE	REVISION
15th Dec '09	P1
22nd Dec '09	P2
15th Jan '10	P3
22nd Feb '10	P4
09th Mar '10	P5
12th Apr '10	P6
18th Jun '10	P7
09th Aug '10	P8
07th Sep '10	P9
07th Nov '10	P10
22nd Nov '10	P11
02nd Dec '10	P12
02nd Dec '10	P13
02nd Dec '10	P14

Revised	Revision note	Date	Signed/Checked
P1	RELEVANT ISSUE	22nd Apr '10	
P2	1:50 & 1:100mm LINE OF CEILING SKILING ADDED. FINE LAYOUT REMOVED.	22nd Apr '10	
P3	DOORS TO BATHROOMS/TOILETS TO OPEN OUT	15th Mar '10	
P4	STAIRS RELOCATED. BRIDGE ROOF OVER FLAT 71 REISED. FLAT 20 INTERNAL STAIRS RELOCATE	21st Apr '10	
P5	AMENDED TO PLANNING REQUIREMENT	08th Dec '10	
P6	SOME REDESIGNED	05th Mar '11	
P7	BEDROOM WAYS REDESIGNED	07th Mar '11	
P8	STAIRS REDESIGNED	07th Mar '11	
P9	FLAT UPPER FLOOR LAYOUTS REISED	01th Apr '11	
P10	GENERAL AMENDMENTS	08th Apr '11	



GROSS FLOOR FOOTPRINT
 525.06sq m
 5685.37sq ft

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED WORKS. IF IN DOUBT, ASK. THIS DRAWING IS COPYRIGHT.

JOB TITLE
 1/1 ELDTY AVENUE, HILLINGDON, MIDDLESBROUGH
 RESIDENTIAL DEVELOPMENT

JOB TITLE
 SECOND FLOOR PLAN - Option 2

NOTES

SCALE
 1:100/0/0/1
 Dec '09

DATE
 Dec '09

JOB NO.
 1004

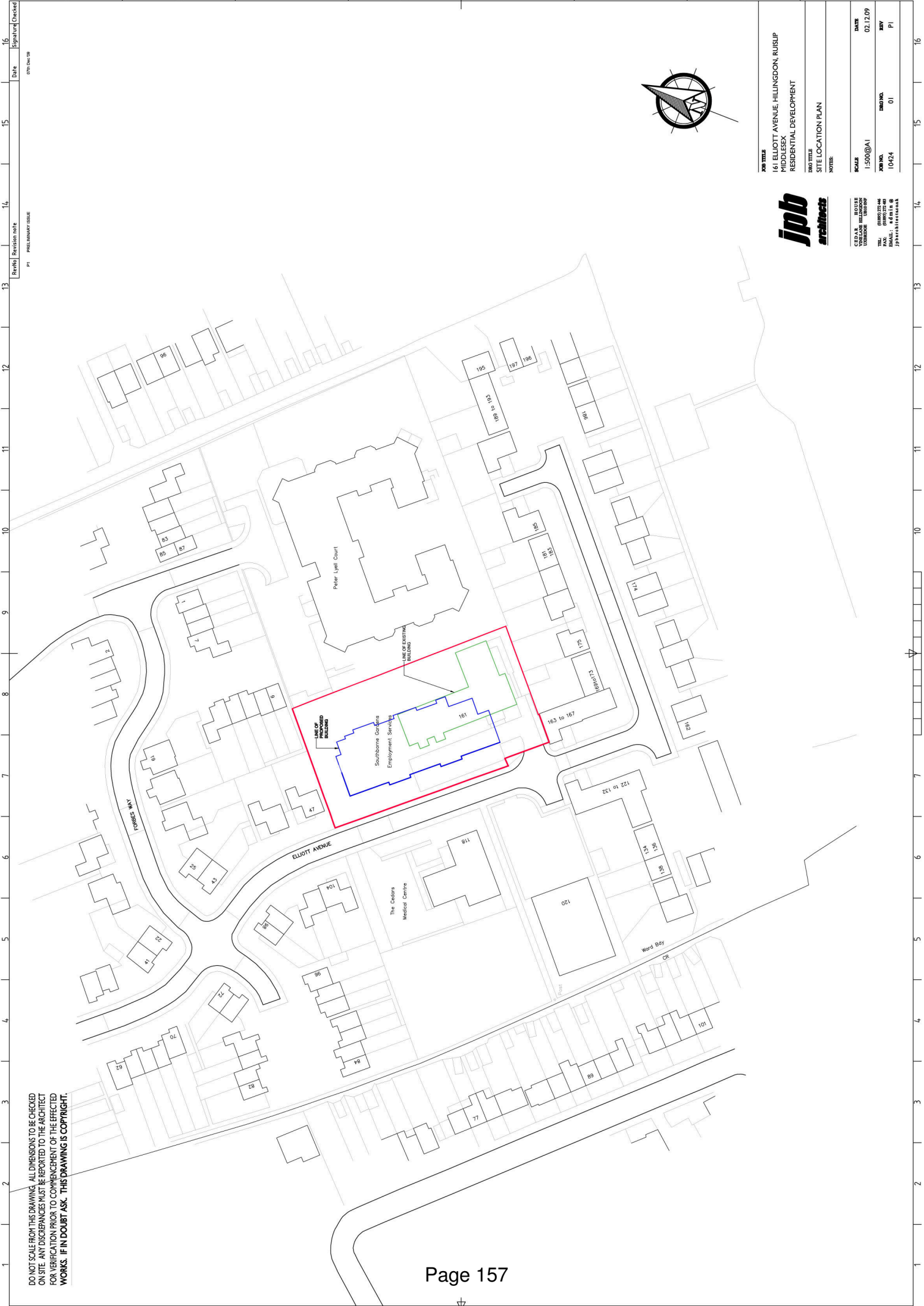
DATE NO.
 JS

REV
 P10

ipb architects

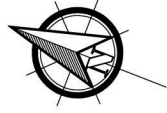
CEPAL - HOUSE DEVELOPER
 11100/0/0/1
 Dec '09

TEL: (01845) 222 444
FAX: (01845) 222 440
EMAIL: info@ipb.co.uk
IPB ARCHITECTS



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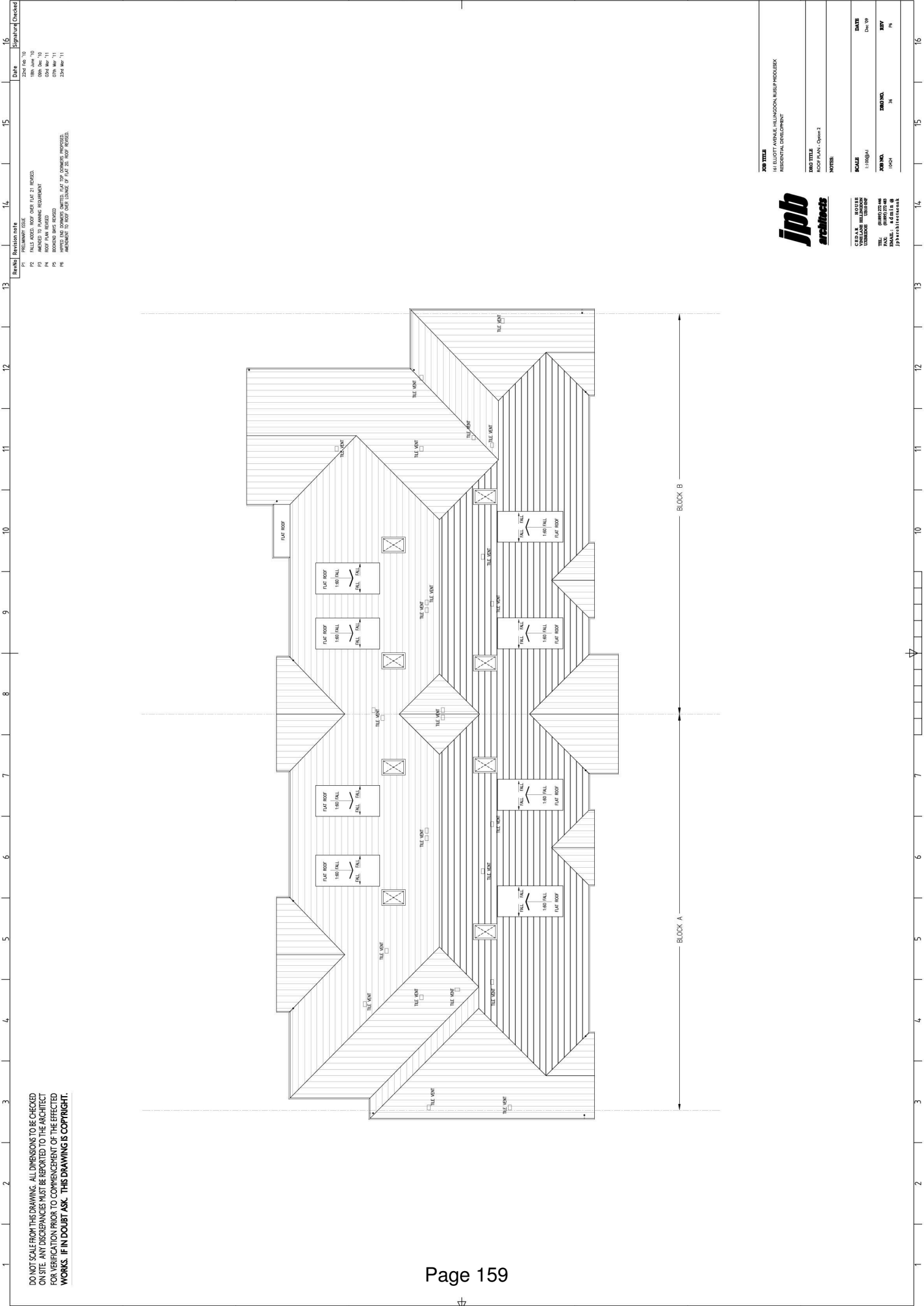
15	Date	15/06/2019	15	Signed/Checked
14	Revision note		14	
13	Revision note	P1 PRELIMINARY ISSUE	13	



JOB TITLE		161 ELLIOTT AVENUE, HILLINGDON, RUISLIP	
		MIDDLESEX RESIDENTIAL DEVELOPMENT	
DWG TITLE		SITE LOCATION PLAN	
NOTES:			
SCALE	1:500@A1	DATE	02.12.09
DWG NO.	10424	DWG NO.	01
REV		REV	



CEBA - HOUSE
LONDON
TEL: (01893) 2244
FAX: (01893) 2244
WWW.IPBARCHITECTS.CO.UK



Revised	Revision note	Date	Signature/Checked
P1	REGULATORY ISSUE	22nd Apr '10	
P2	FALLS ADDED ROOF OVER FLAT 21 REPOSED.	18th June '10	
P3	AMENDED TO PLANNING REQUIREMENT	08th Dec '10	
P4	ROOF PLAN REVISED	03rd Mar '11	
P5	ROOF PLAN REVISED	03rd Mar '11	
P6	IMPACTED THE DOMINICUS OMITTED FLAT TOP DOMINICUS PROPOSED.	22nd Apr '11	
P6	AMENDMENT TO ROOF OVER CORNER OF FLAT 20 ROOF REVISED.		

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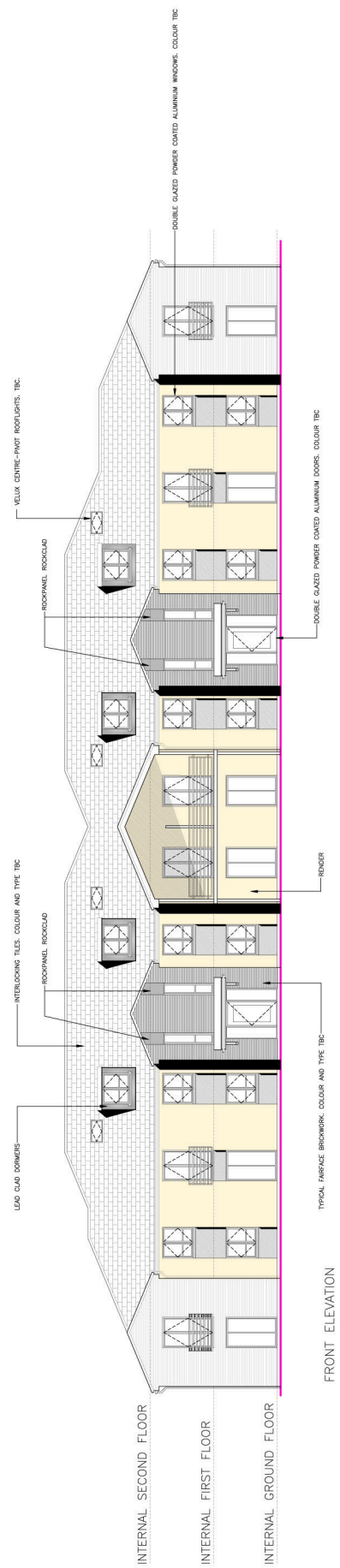
JOB TITLE		16 ELDOFT AVENUE, HILLINGDON, Herts, MK45 2JX	
		RESIDENTIAL DEVELOPMENT	
TRNG TITLE		ROOF PLAN - Option 2	
NOTES			
SCALE	HOURE	DATE	REV
	1:1000/0/1	Dec '09	
JOB NO.	TRNG NO.	DATE	REV
15004	JA		16



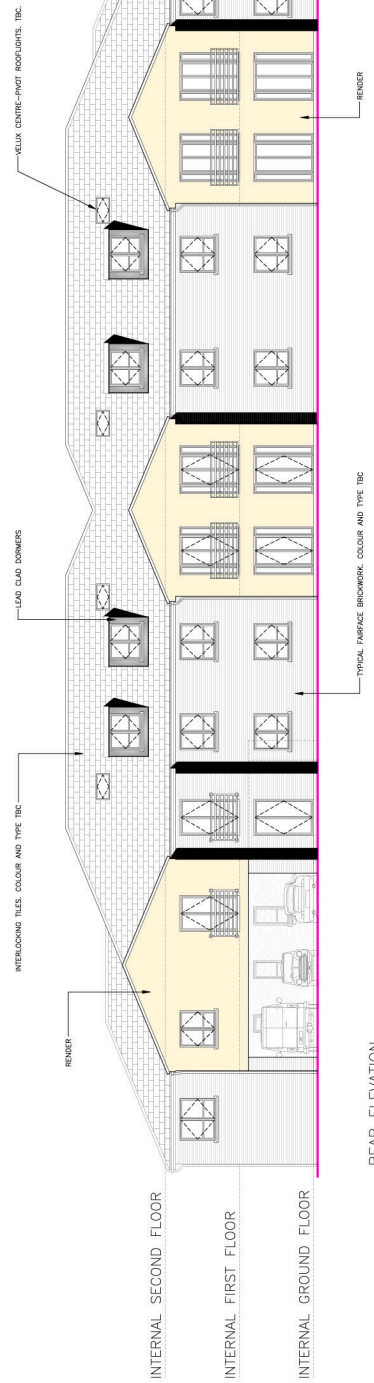
CEBAL - **HOURE**
 CONSULTANT
 11100/0/0/1
 TEL: 01895 272 446
 FAX: 01895 272 440
 11100/0/0/1
 11100/0/0/1

Revised	Revision date	Date	Signature/Checked
P1	PRELIMINARY ISSUE	15th Apr '10	
P2	DORMERS AND ROOFLIGHTS ADDED, WINDOW AND DOOR REFERENCES TO BE ADDED	22nd Apr '10	
P3	WINDOW AND DOOR REFERENCES ADDED TO UPPER FLOORS, EXTERIOR GLAZING/PANELS	15th May '10	
P4	DORMER WINDOWS REVISED	16th May '10	
P5	ELEVATIONS REVISED, RW'S ADDED TO ELEVATIONS, REVISED TO 3RD OFFICERS	18th June '10	
P6	ELEVATIONS REVISED	03rd Sep '11	
P7	ROOFING DRAWS REVISED	07th Nov '11	
P8	FLAT TOP DORMERS PROPOSED, IMPROVED DNO DORMERS OMITTED BILGUY ADDED ROOF	23rd Nov '11	
P9	FRONT ELEVATION REVISED	09th Apr '11	

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FRONT ELEVATION



REAR ELEVATION

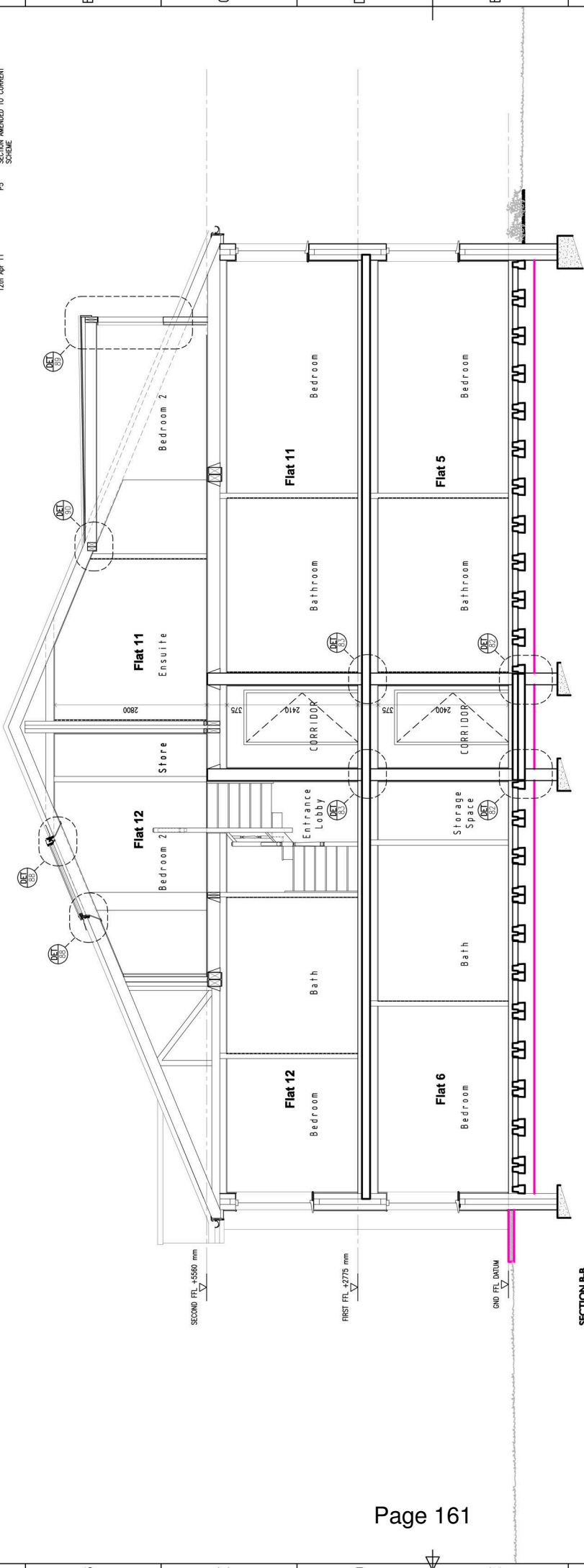


CEDEAL HOUSE
11100/04/1
TEL: (01845) 272 446
FAX: (01845) 272 440
WWW.IPBARCHITECTS.CO.UK
11100/04/1

JOB TITLE	SCALE	DATE
111 ELEVATION, BRICKWORK, ROOFLIGHTS, ROOFLIGHTS, TBC	1:100/04/1	Dec '09
JOB TITLE	DATE	
PROPOSED FRONT AND REAR ELEVATIONS - Option 2	Dec '09	
JOB NO.	DRAWING NO.	REV
10024	42	0

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Date	Rev/No	Revision note
22nd Feb '10	P1	PRELIMINARY ISSUE
16th Apr '10	P2	REFERENCES ADDED. EXTERNAL GROUND FLOOR PROFILE ADDED. NOTE ADDED AS INDICATED.
02nd June '10	P3	LAYOUT UPDATED TO STRUCTURAL ENGINEERS DRAWING PACKAGE
09th Dec '10	P4	AMENDED TO PLANNERS REQUIREMENTS
12th Apr 11	P5	SECTION AMENDED TO CURRENT SCHEME



REFER TO HEIGHT AND DRAWINGS 10424 AND 5046 FOR FINISH FLOOR LEVELS

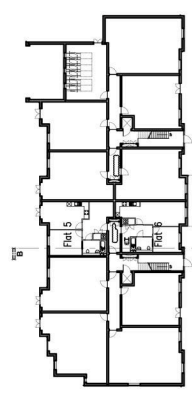
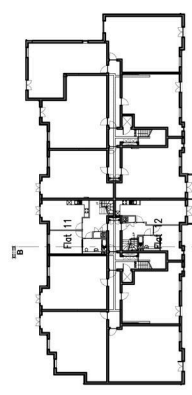
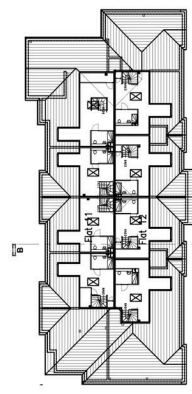


JOB TITLE
161 ELLIOTT AVENUE,
HILLINGDON, RUSSLIP
MIDDLESEX

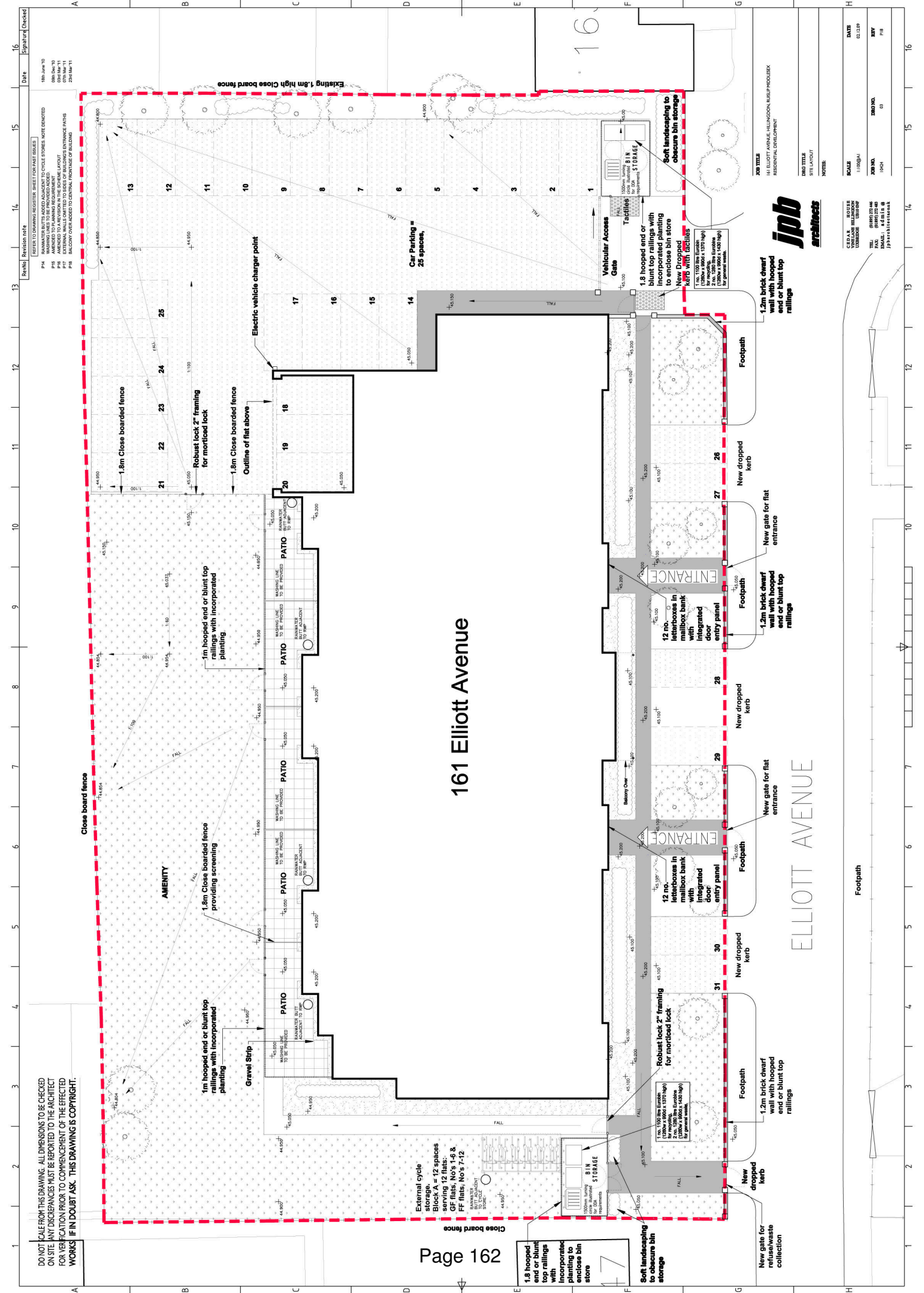
DRG TITLE
SECTION B-B
SCALE
1:50/1:500 @ A2
JOB NO.
10424

CREATOR BOBBI
DESIGNER VIKI
CHECKER VIKI
DATE 09/09/2010
TEL 01895 275 244
FAX 01895 275 244
EMAIL info@jpb.co.uk
WEBSITE jpb.co.uk

DATE Feb '10
REV P5
DRG NO. 51



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161 Elliott Avenue

ELLIOTT AVENUE

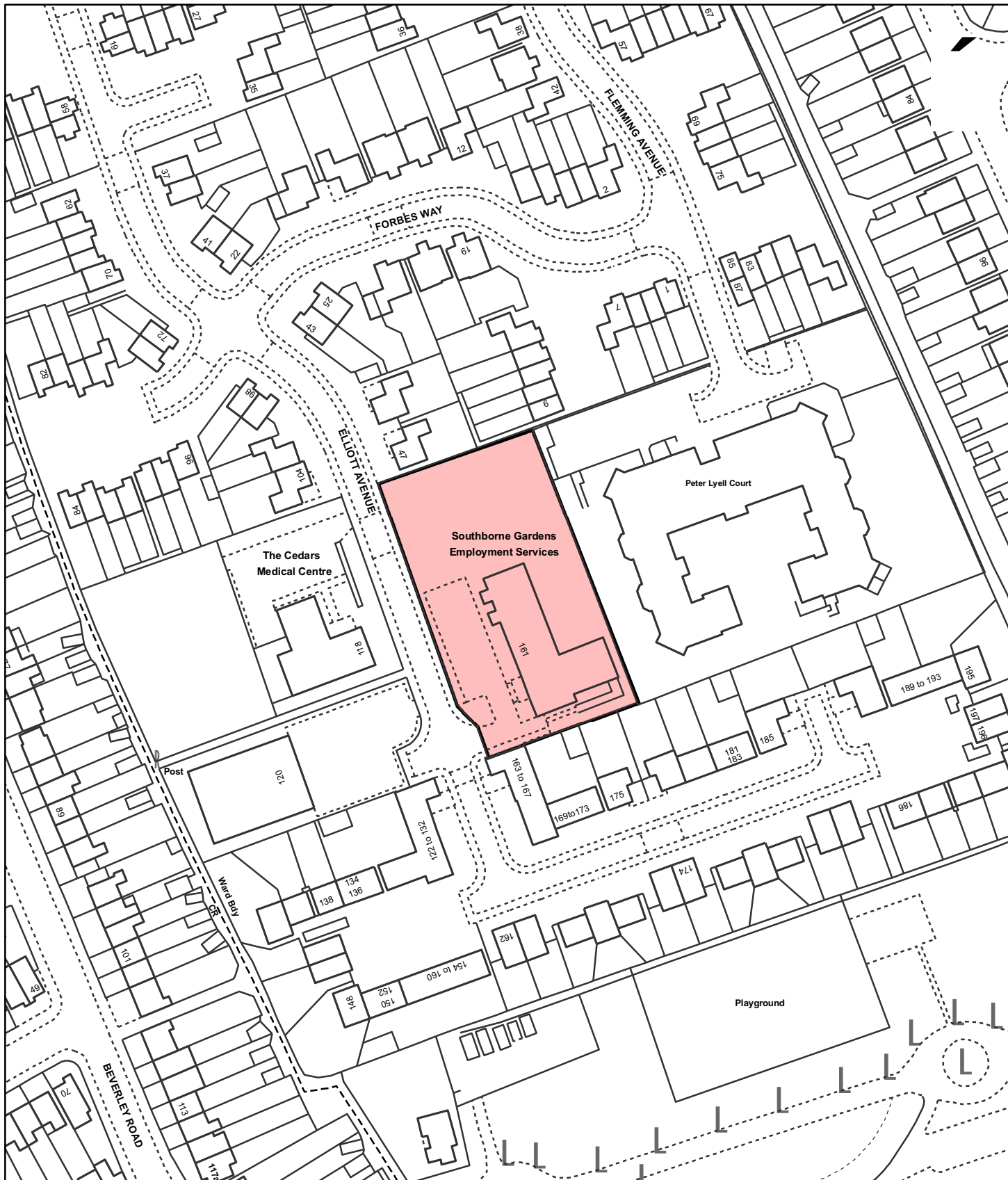
Revised	Revision note	Date	Signature	Checked
16		18th Jun '20		
15		08th May '21		
14		08th May '21		
13		22nd Apr '21		

- P14 REVISIONS TO DRAWING REGISTERED SHEET FOR EAST BRIDGES
- P15 REVISIONS TO DRAWING REGISTERED SHEET FOR EAST BRIDGES
- P16 REVISIONS TO DRAWING REGISTERED SHEET FOR EAST BRIDGES
- P17 REVISIONS TO DRAWING REGISTERED SHEET FOR EAST BRIDGES
- P18 REVISIONS TO DRAWING REGISTERED SHEET FOR EAST BRIDGES
- P19 REVISIONS TO DRAWING REGISTERED SHEET FOR EAST BRIDGES
- P20 REVISIONS TO DRAWING REGISTERED SHEET FOR EAST BRIDGES




DATE	REVISION	BY
02.11.20		
03.11.20		
04.11.20		
05.11.20		
06.11.20		
07.11.20		
08.11.20		
09.11.20		
10.11.20		
11.11.20		
12.11.20		
13.11.20		
14.11.20		
15.11.20		
16.11.20		

ipb architects
 CEDALE HOUSE
 111/109/101
 TEL: (01845) 272 44
 FAX: (01845) 272 40
 EMAIL: info@ipb.co.uk
 161 ELLIOTT AVENUE, HULLWOOD, HULL, HU6 8JL



Notes

 Site boundary

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Site Address	
Southborne Day Centre, 161 Elliott Avenue, Ruislip	
Planning Application Ref:	Scale
66033/APP/2011/918	1:1,250
Planning Committee	Date
North Page 163	June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON

LONDON

Report of the Head of Planning & Enforcement Services

Address LAND REAR OF 74 HALLOWELL ROAD NORTHWOOD

Development: Installation of railway only communications site comprising a 20 metre high monopole, with a 1 metre high lightning finale, 0.75 metre high ground frame (total height 21.75 metres), radio equipment cabin and equipment on the railway land south of Northwood Station Underground Car-park.

LBH Ref Nos: 67679/APP/2011/651

Date Plans Received:	15/03/2011	Date(s) of Amendment(s):	15/03/2011
Date Application Valid:	15/03/2011		06/04/2011
			04/05/2011
			06/05/2011
			20/05/2011

NOTES:

DO NOT SCALE FOR CONSTRUCTION PURPOSES



Title: NORTHWOOD STATION LUL 0107(2)
SITE ADDRESS: HA6 1DS
SECTION A-A

Scale @ A3: 1:100 Date: May '11 Approved:

Drawing No: NTPO/0107/GA/A/003 Rev B



Mast details:
Wind speed = 27m/s.
Mast height = 20m.
Mast type = FLI hinged
monopole

REB. Sign D1 fixed to the
cabin door at 1.5m above
ground level.

Boundary
offset

Siding

SECTION A - A

(1:100)

Difference in land levels indicative and not to scale

Drawn by: 13 miles 61 ch E/R: MC/J2	Site co-ordinates: E 509420, N 191051	Project No: 0107(2)	Project Name: FTN GSM-R
	Site name: NORTHWOOD STATION LUL Route/Scheme: WP 19-04		

NOTES:

DO NOT SCALE FOR CONSTRUCTION PURPOSES



Title: NORTHWOOD STATION LUL 0107(2)
SITE ADDRESS: HA6 1DS
SECTION A-A

Scale @ A3: 1:100 Date: Mar '11 Approved:

Drawing No.: NTPO/0107/GA/A/003 Rev A



Mast details:
Wind speed = 27m/s.
Mast height = 20m.
Mast type = FLI hinged
monopole

REB. Sign D1 fixed to the
cabin door at 1.5m above
ground level.

Boundary
office

Siding

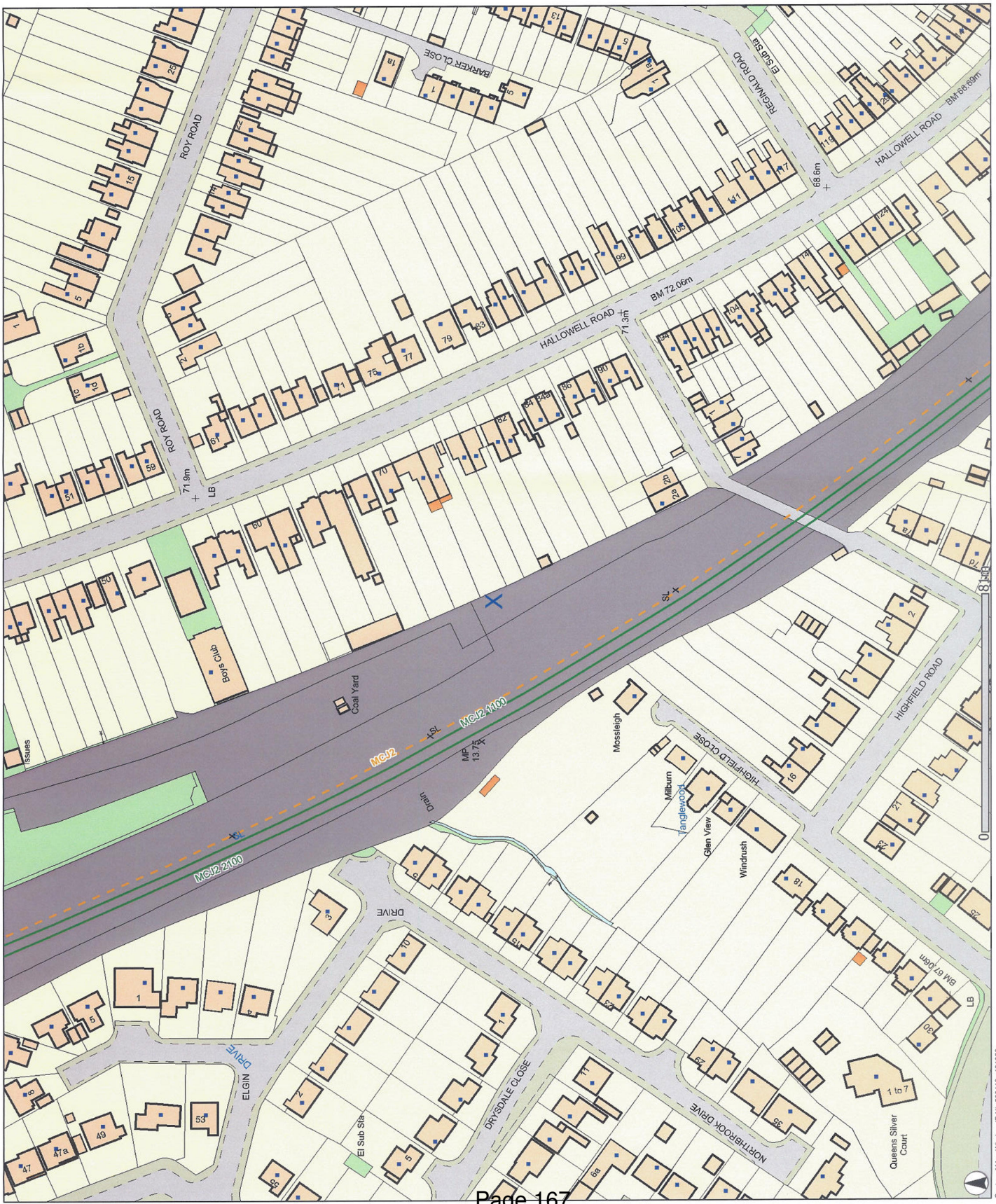
SECTION A - A

(1:100)

Change: 13 miles 61 ch	Site co-ordinates: E 509420, N 191051	Project type: FTN GSM-R
EUR: MC-J2	Route/scheme: WP 19-04	
	Site name: NORTHWOOD STATION LUL	
	Route/scheme: WP 19-04	
	FTN Reference: 0107(2)	

- General Feature
 - Glasshouse
 - Height Control
 - Historic Interest
 - Landform
 - Slope
 - Cliff
 - Natural Environment
 - Network
 - Path - Step
 - Political or Admin Boundary
 - Rail
 - Road or Track
 - Roadside
 - Mammade Structure
 - Upper Level of Communication
 - Archway
 - Pylon
 - Terrain and Height
 - Inland Water
 - Tide Water - Foreshore
 - Tide Water
 - Unclassified
-
- Addresses
 - Coastline (Detailed)
 - Track Node
 - Cartographic Text
 - Cartographic Symbol
 - Bench Mark
 - Boundary Half Mering
 - Culvert
 - Direction Of Flow
 - Road Related Flow
 - Site Of Heritage
 - Switch
 - Topographic Point
 - Bench Mark
 - Boundary Post Or Stone
 - Culvert
 - Disused Feature
 - Overhead Construction
 - Positioned Boulder
 - Positioned Coniferous Tree
 - Positioned Nonconiferous Tree
 - Spot Height
 - X Structure
 - Triangulation Point Or Pillar
 - Boundary
 - County
 - Electoral District
 - Parliamentary
 - Parish
 - Track Link
 - Measure Lines
 - Topographic Text
 - Topographic Area
 - Building
 - Building or Structure
 - Built Environment
 - General Feature - Mammade
 - General Feature - Multi-
 - General Feature - Step

NORTHWOOD STN	
Plot Scale	1:1250
Plot Date	2/11/2010
	



NOTES:

DO NOT SCALE FOR CONSTRUCTION PURPOSES
LAND GENERALLY FLAT

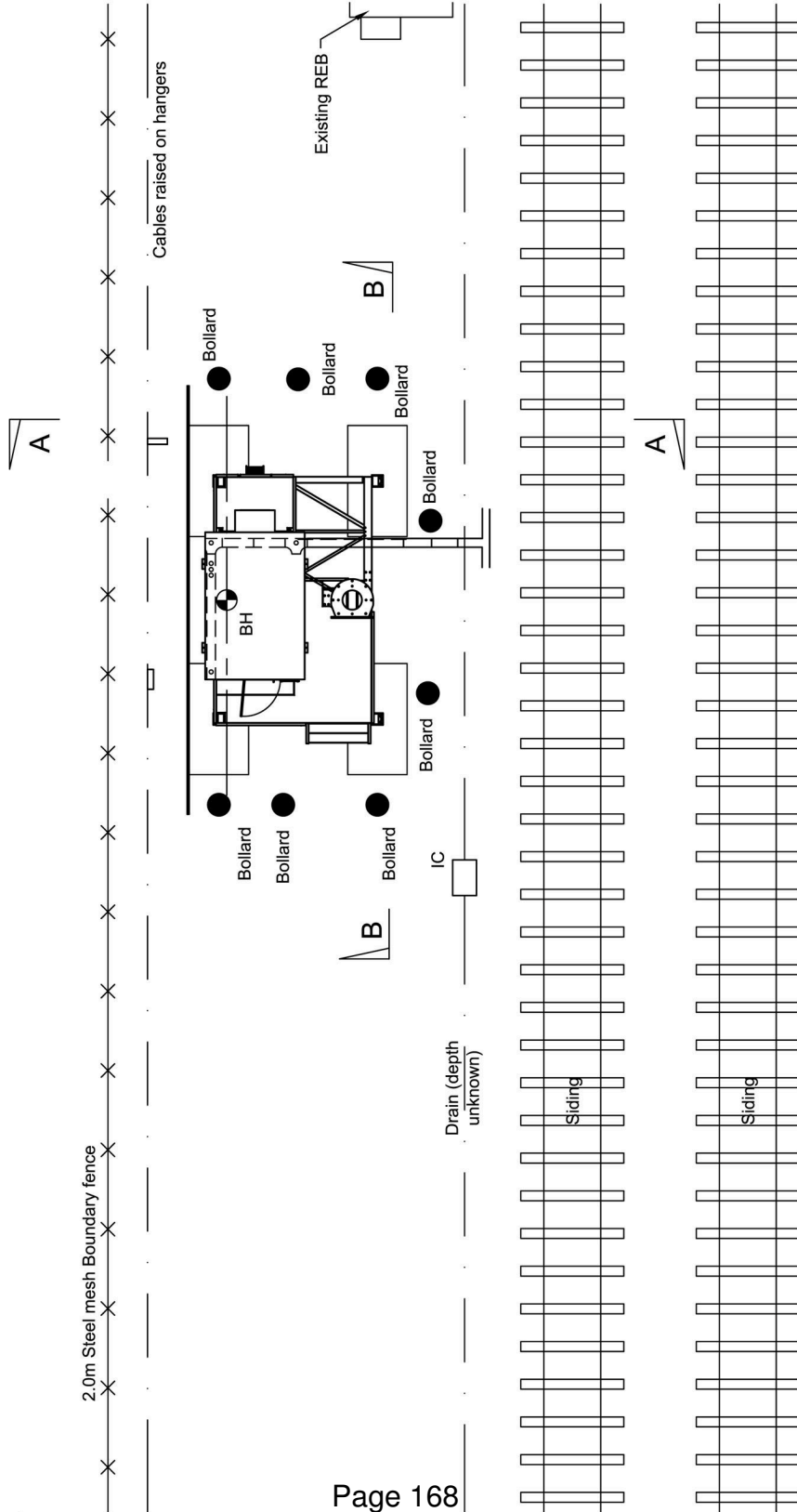


Title: NORTHWOOD STATION LUL 0107(2)
SITE ADDRESS: HA6 1DS
SITE LAYOUT

Scale @ A3: 1:100 Date: Feb '11 Approved:
Drawing No.: NTP0/0107/GA/A/002



This site has been checked with the Environmental Agency and the risk of flooding is low



PLAN
(1:100)

Change: 13 miles 61 ch	Site name: NORTHWOOD STATION LUL	MWR Reference: 0107(2)	Project type: FTN GSM-R
ELR: MCJ2	Site co-ordinates: E 509420, N 191051	Route/scheme: WP 19-04	

NOTES
DO NOT SCALE FOR CONSTRUCTION PURPOSES



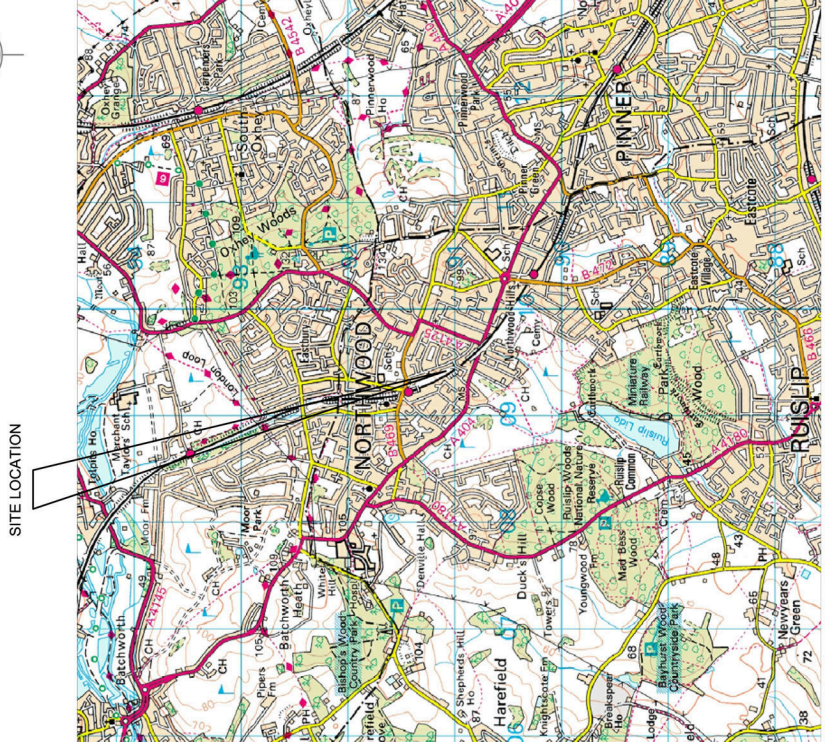
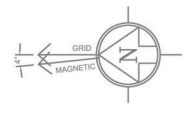
SITE ADDRESS
NORTHWOOD STN LUL
HA6 1DS

DRAWING TITLE
NORTHWOOD STN LUL
0107(2)
MAP LOCATION PLANS

SCALE
AS SHOWN @ A3

DATE
Feb. 2011

DRAWING NUMBER
NTPO/0107/GA/A/001

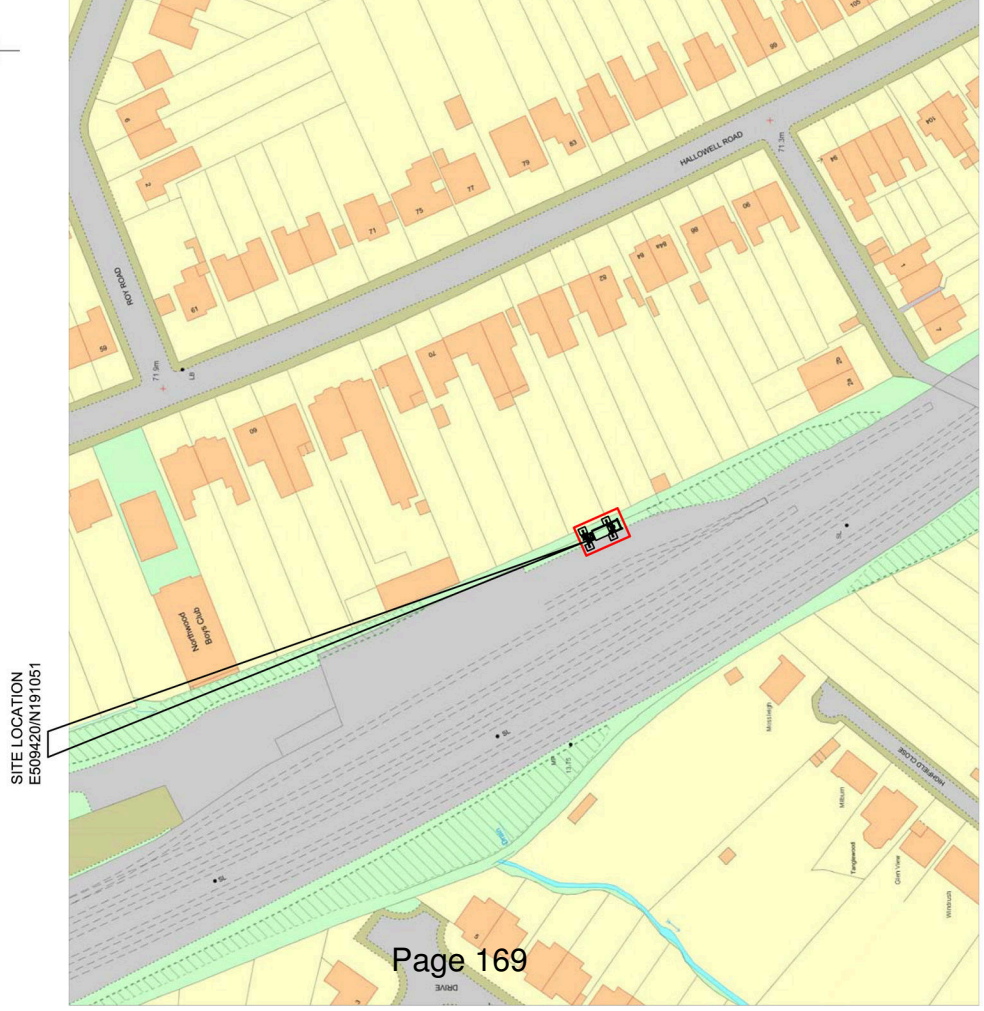
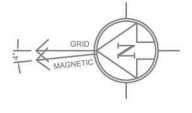


SITE LOCATION PLAN (1:50,000)

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PROJECT TYPE
GSM-R FTN

0107(2)



SITE LOCATION PLAN (1:1250)

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CHANGING
13 miles + 61 ch
MC-J2

SITE NAME
NORTHWOOD STN LUL

CONTRACT AREA
WP 19-04

GRID COORDINATE (CENTRE OF CABINET)
E509420/N191051

LINE SPEED

NWR REFERENCE

NOTES:

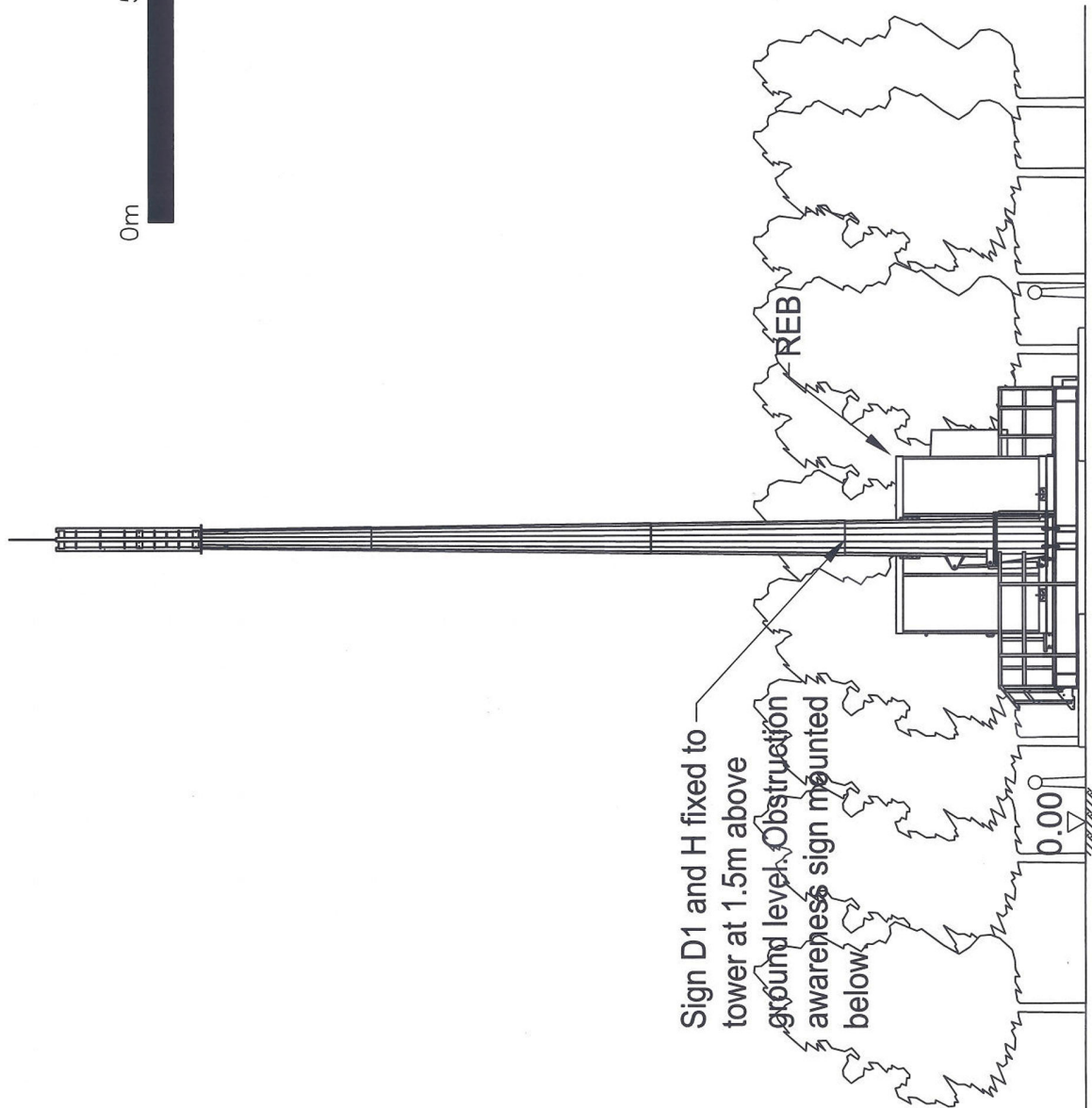
DO NOT SCALE FOR CONSTRUCTION PURPOSES



Title: NORTHWOOD STATION LUL 0107(2)
SITE ADDRESS: HA6 1DS
SECTION B-B

Scale @ A3: 1:100 Date: Mar '11 Approved:

Drawing No: NTPO/0107/GA/A/004 Rev A




SECTION B - B

(1:100)

Challenge: 13 miles 61 ch	Site co-ordinates: E 509420, N 191051	Site name: NORTHWOOD STATION LUL	NWR Reference: 0107(2)	Project type: FTN GSM-R
EUR: MC-J2		Route scheme: WP 19-04		



Notes

 Site boundary

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Site Address

**Land rear of 74 Hallowell Road,
Northwood**

Planning Application Ref:
67679/APP/2011/651

Planning Committee
North Page 171

Scale
1:1,250

Date
June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 41 THE CHASE EASTCOTE

Development: Erection of a part two storey side extension, single storey rear extension and conversion of integral garage to habitable use.

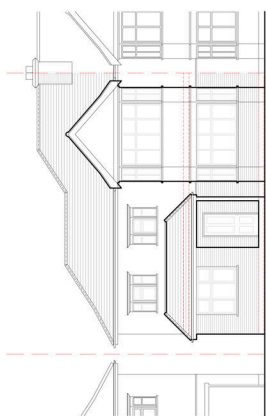
LBH Ref Nos: 67626/APP/2011/412

Date Plans Received: 22/02/2011

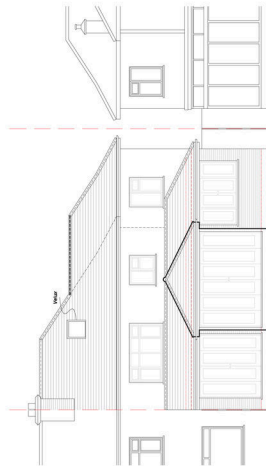
Date(s) of Amendment(s): 22/02/2011

Date Application Valid: 01/03/2011

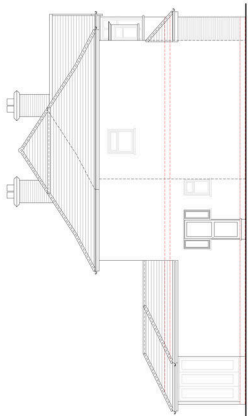
24/05/2011



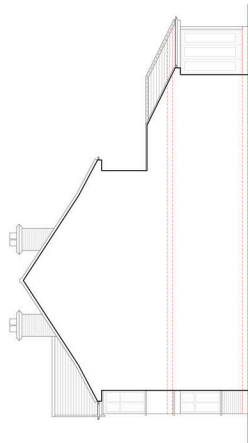
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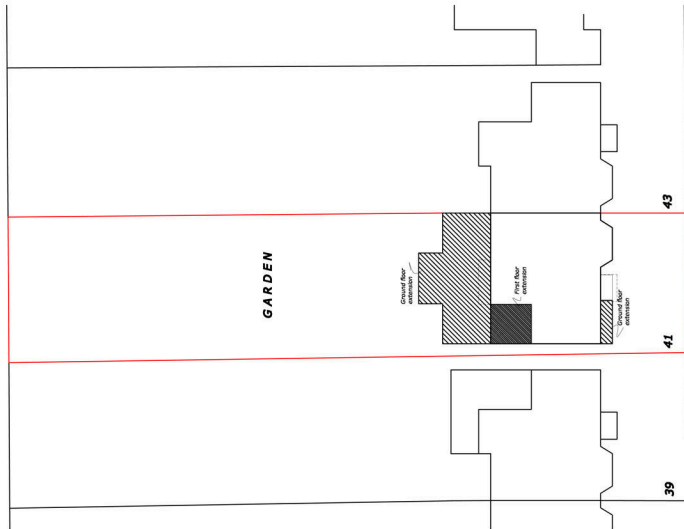
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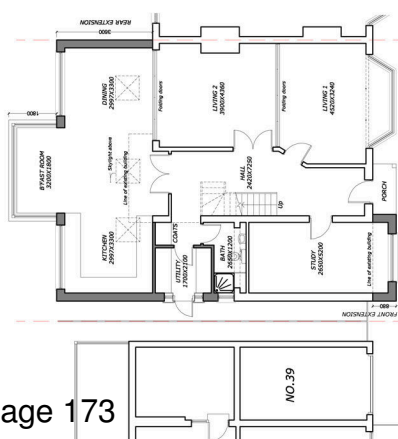
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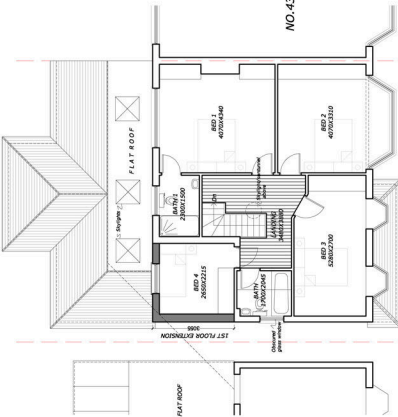
SIDE ELEVATION



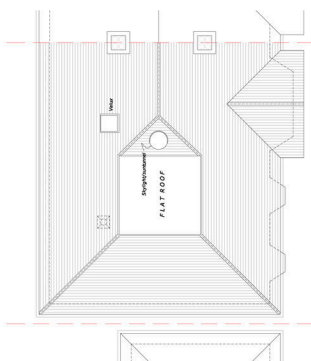
PROPOSED SITE PLAN
1:200



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



PROJECT	DWG NO.	SCALE	DETAIL	PLANS, ELEVATIONS AND SITE PLAN	22-05-2011 CITY OF HILKINGDON PLANNING DEPT. HILKINGDON	A	B	C	D	PROJECT NO.	11.01
41 THE CHASE, PINNER.	02	1:100									
PROPOSED EXTENSIONS											

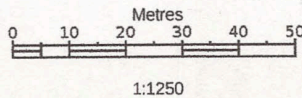
PR Architecture Ltd.
Chartered Architect
120, Pinner Road, Harrow, HA1 4JD.
Tel: 020 8686 3038



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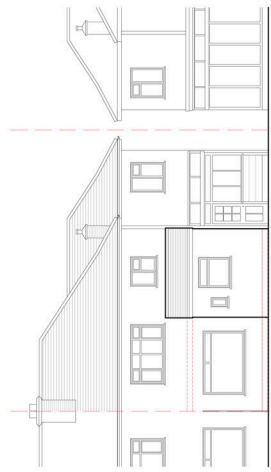


41 THE CHASE
PINNER
HA5 1SH

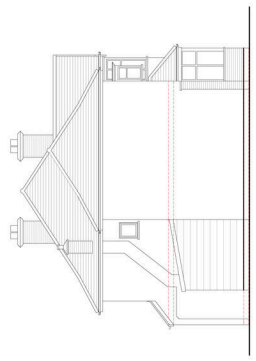
Supplied by: **Stanfords**
 Reference: OI238290
 Centre coordinates: 511248 188415



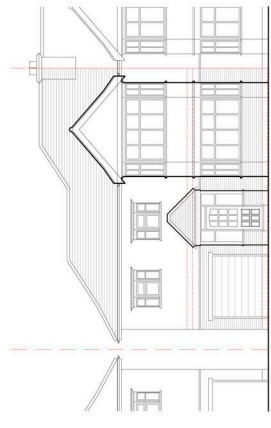
EXISTING SITE PLAN
1:200



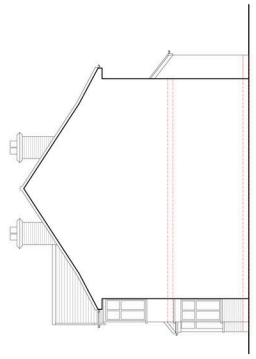
FRONT ELEVATION



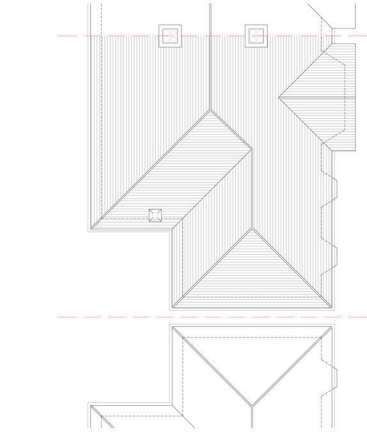
SIDE ELEVATION



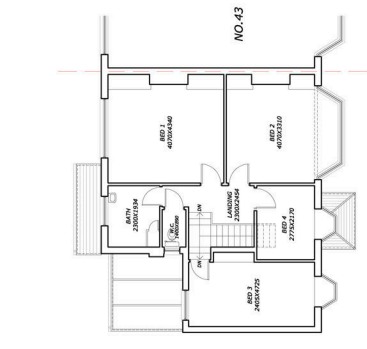
REAR ELEVATION



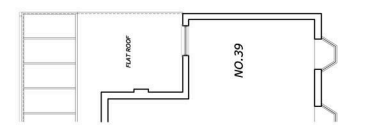
SIDE ELEVATION



ROOF PLAN




FIRST FLOOR PLAN




GROUND FLOOR PLAN



PROJECT 41 THE CHASE, PINNER. EXISTING BUILDING	DWG NO.	SCALE	DETAIL	A	B	C	D	PROJECT NO. 11.01	 PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 020 8686 3038
	01	1:100	PLANS, ELEVATIONS AND SITE PLAN						



Notes

 Site boundary

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Site Address	
41 The Chase, Eastcote	
Planning Application Ref:	Scale
67626/APP/2011/412	1:1,250
Planning Committee	Date
North Page 176	June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON

LONDON

Report of the Head of Planning & Enforcement Services

Address THE STABLES, MANOR FARM COMPLEX PINN WAY RUISLIP

Development: Installation of new doors and windows.

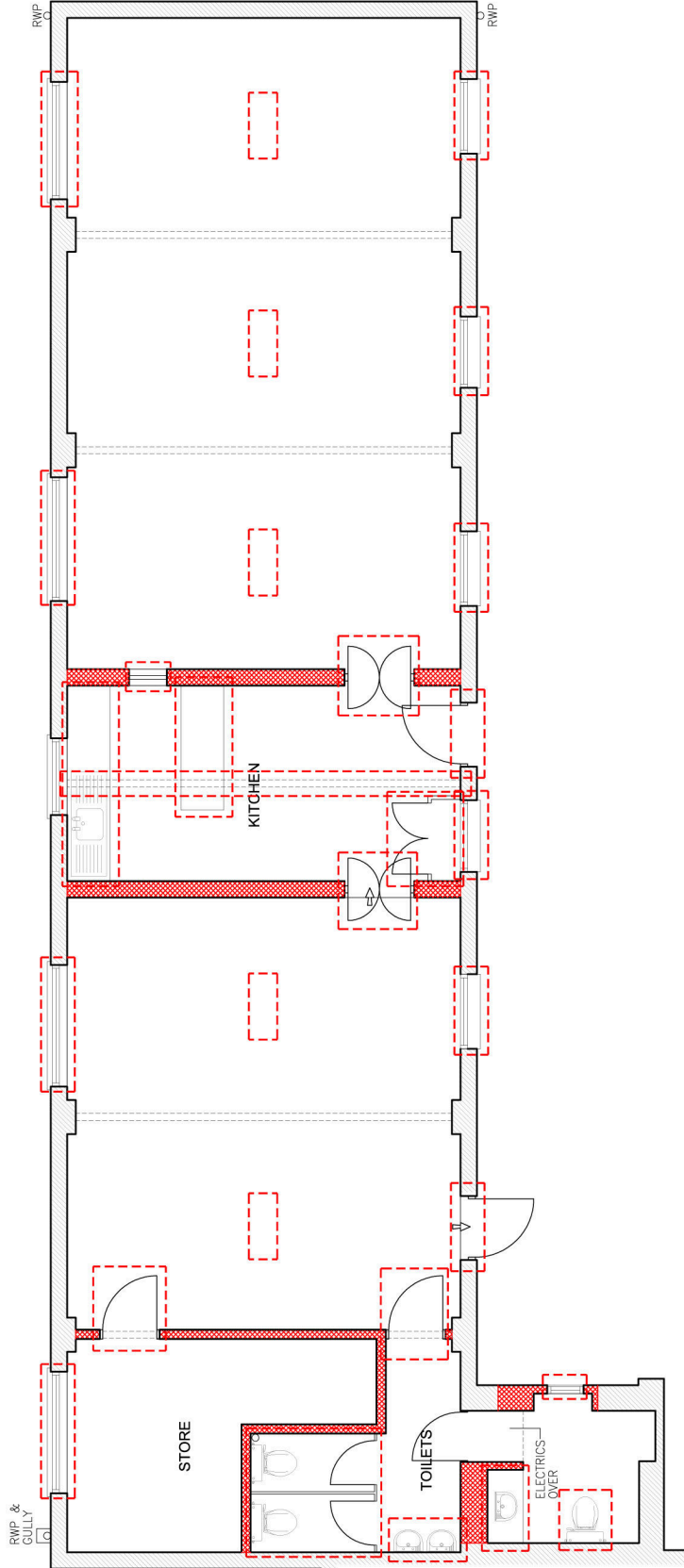
LBH Ref Nos: 38669/APP/2011/982

Date Plans Received: 13/04/2011

Date(s) of Amendment(s):

Date Application Valid: 13/04/2011

LEGEND	
	Existing Wall
	Wall for demolition
	Area of demolition / alteration
	Existing single 13A switched socket
	Double switched socket
	Single light switch
	Gas Boiler
	Electrical inlets / lighting
	Fire Alarm Panel



PLANNING

mackenzie wheeler
 ARCHITECTS & DESIGNERS
 100, Market Street, The Embankment, London, SW9E 1UB
 T: +44 (0)20 8795 5000 F: +44 (0)20 8795 5001

Client: LONDON BOROUGH OF HILLINGDON
 Project: MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7OL

Drawing: EXISTING FLOOR PLAN

Drawing No.	1090/001	Rev	/
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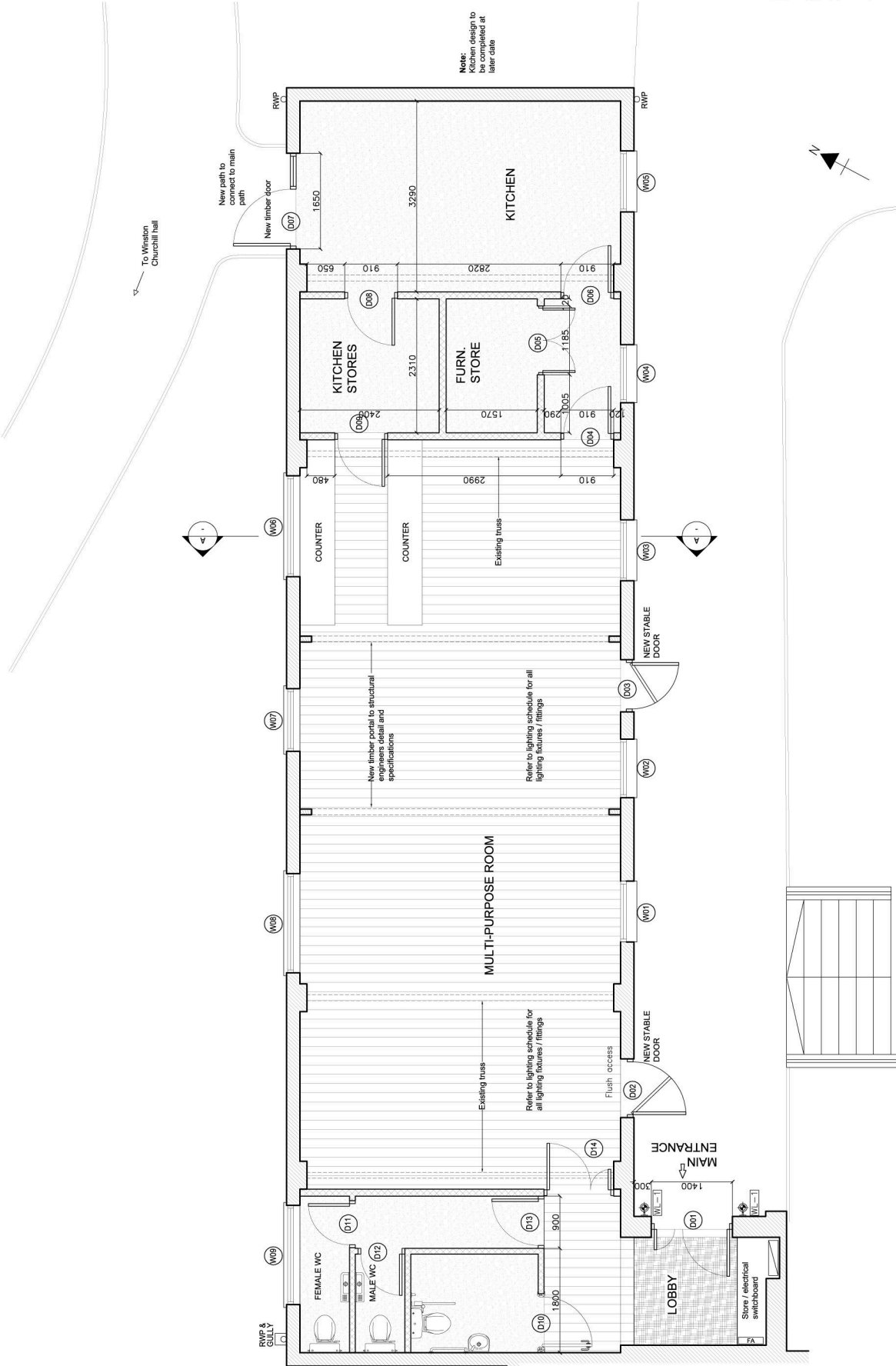
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LEGEND	
Existing Wall	
New Wall	
Existing single 13A switched socket	
Existing double switched socket	
New double switched socket (8/6 cover)	
Wall light	
External wall light fitting	
Trunking	
Skirting lighting detail (see dwg)	
Foul Drainage	
Gas Boiler	
Electrical intake / lighting	
Fire Alarm Panel	
Timber floor	
Vinyl floor covering	
Entrance Mat	

Notes:
 The position of fire and safety equipment as shown on the plan or such other position as agreed from time to time in consultation with the fire authority
 Any services passing through any fire resisting walls should not impair fire resistance. Dampers, intumescent collars etc should be used to maintain required fire resistance
 New brushed stainless steel covers to all existing sockets / switches in foyer.

Note:
 Kitchen design to be completed at later date



PLANNING

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Client: **LONDON BOROUGH OF HILLINGDON**

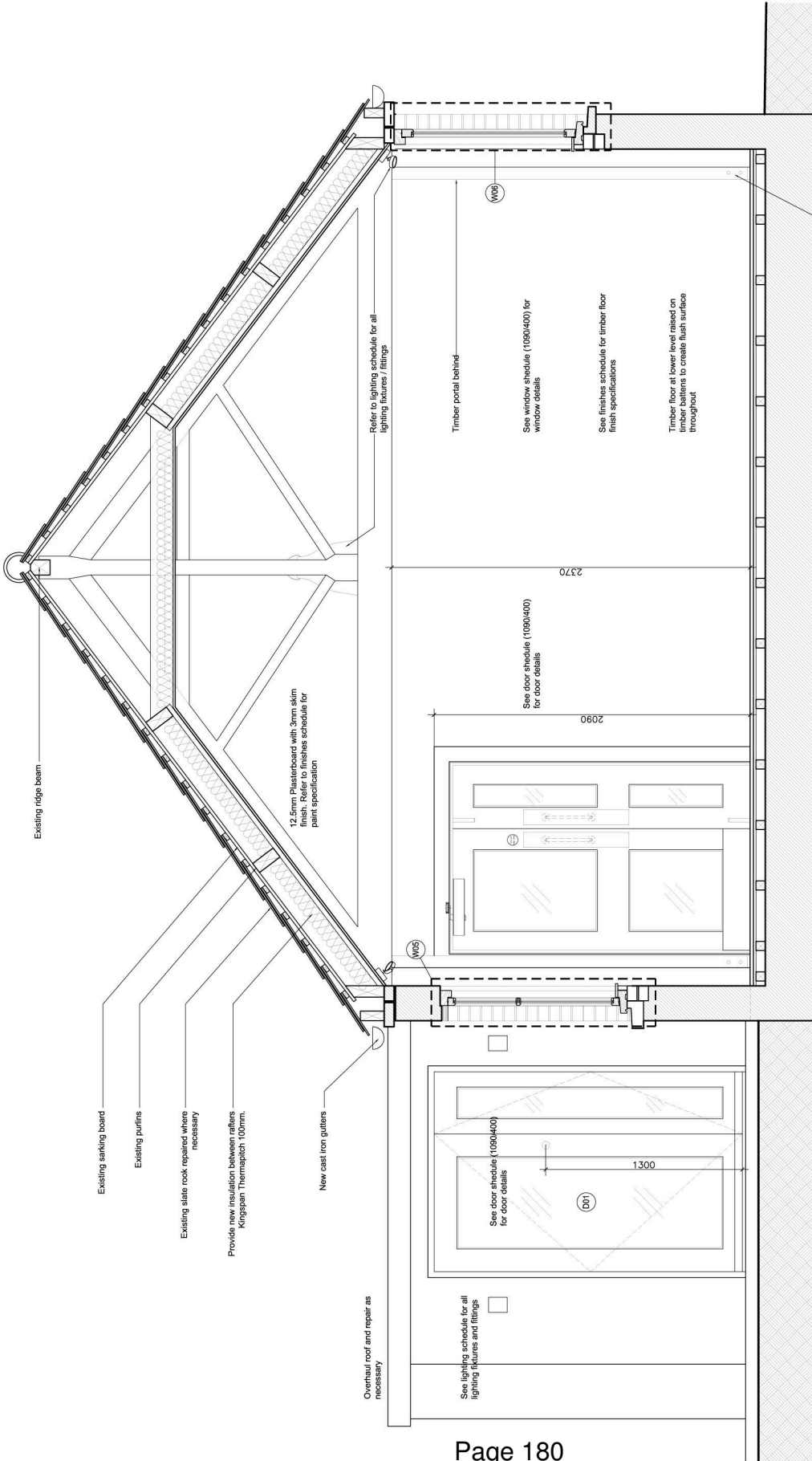
Project: **MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7OL**

PROPOSED FLOOR PLAN

Drawing No.	Rev
1090/101	/

Scale	Size	Drawn	Date
1:50	A2	GS	JAN. 2011

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Existing ridge beam

Existing sarking board

Existing purlins

Existing slate roof repaired where necessary

Provide new insulation between rafters Kingspan Thermaplath 100mm

New cast iron gutters

12.5mm Plasterboard with 3mm skim finish. Refer to finishes schedule for paint specification

Overhaul roof and repair as necessary

Refer to lighting schedule for all lighting fixtures / fittings

See lighting schedule for all lighting fixtures and fittings

See door schedule (1090/400) for door details

See door schedule (1090/400) for door details

See window schedule (1090/400) for window details

See finishes schedule for timber floor finish specifications

Timber floor at lower level raised on timber battens to create flush surface throughout

No timber portals to be supported by foundation / padstones to structural engineers detail, design and specification

DETAIL SECTION
Scale 1:20

PLANNING

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100, The Embankment
London, WC2R 0BH
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www.mackenzie-wheeler.com

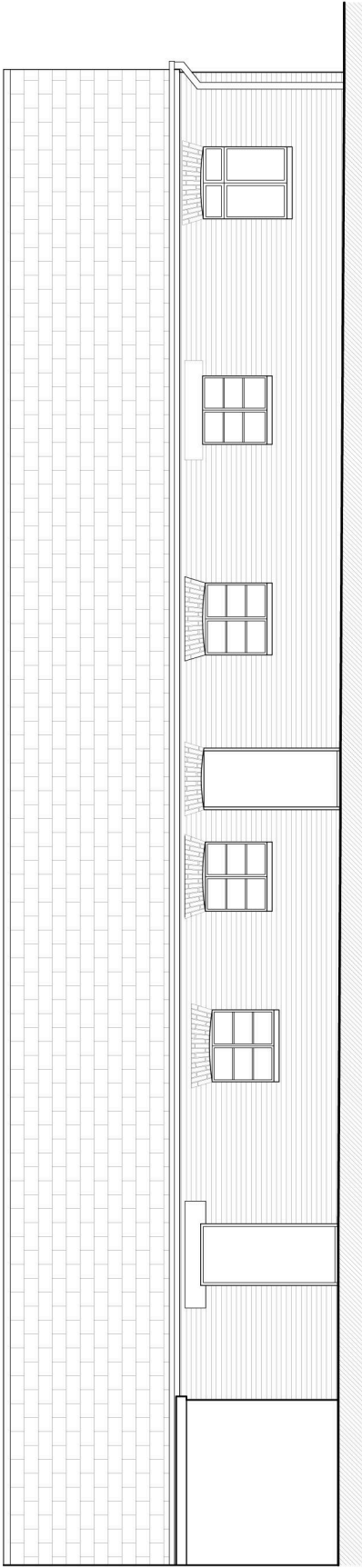
Client
LONDON BOROUGH OF HILLINGDON
Project
**MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7OL**

PROPOSED SECTION

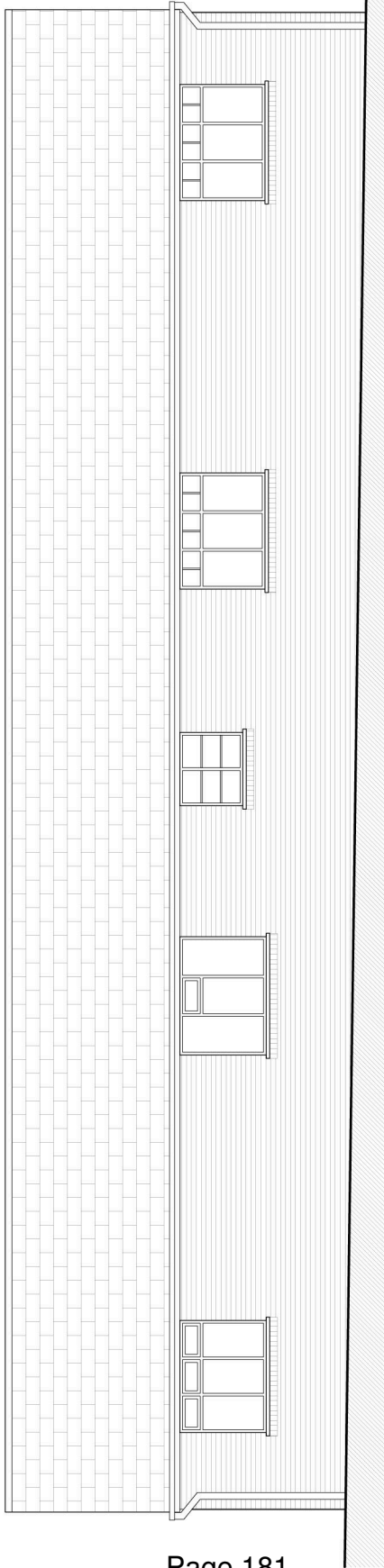
Drawing No.	Rev
1090/106	/

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Size	Drawn	Date
A2	GS	JAN. 2011

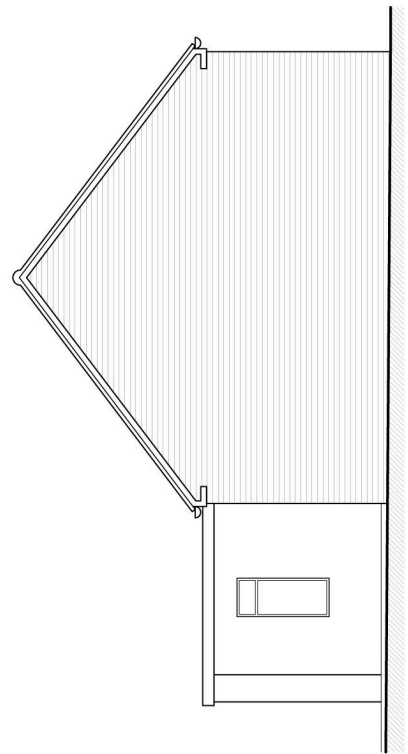
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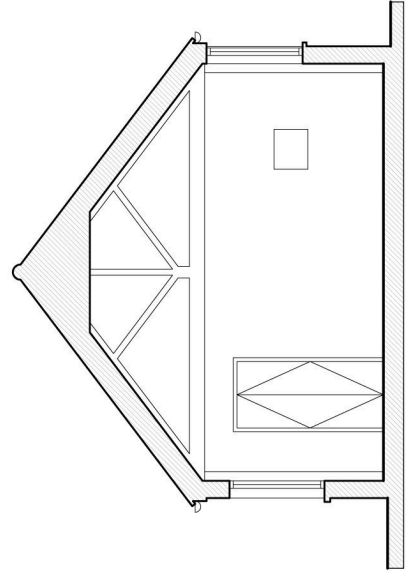
⊖ SOUTH ELEVATION
Scale 1:50



⊖ NORTH ELEVATION
Scale 1:50



⊖ EAST ELEVATION
Scale 1:50



⊖ CROSS SECTION
Scale 1:50

PLANNING

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Client
LONDON BOROUGH OF HILLINGDON

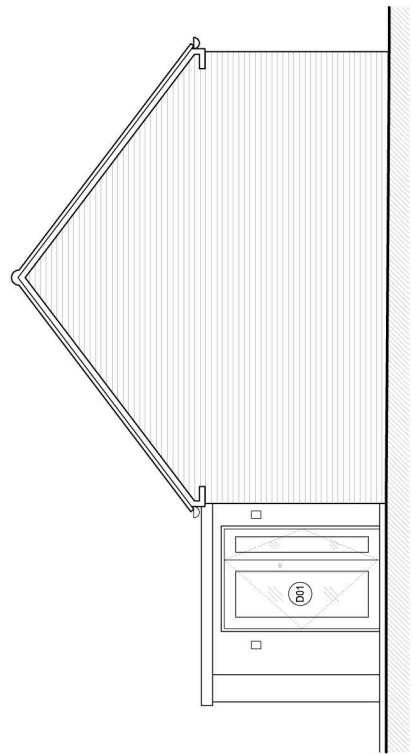
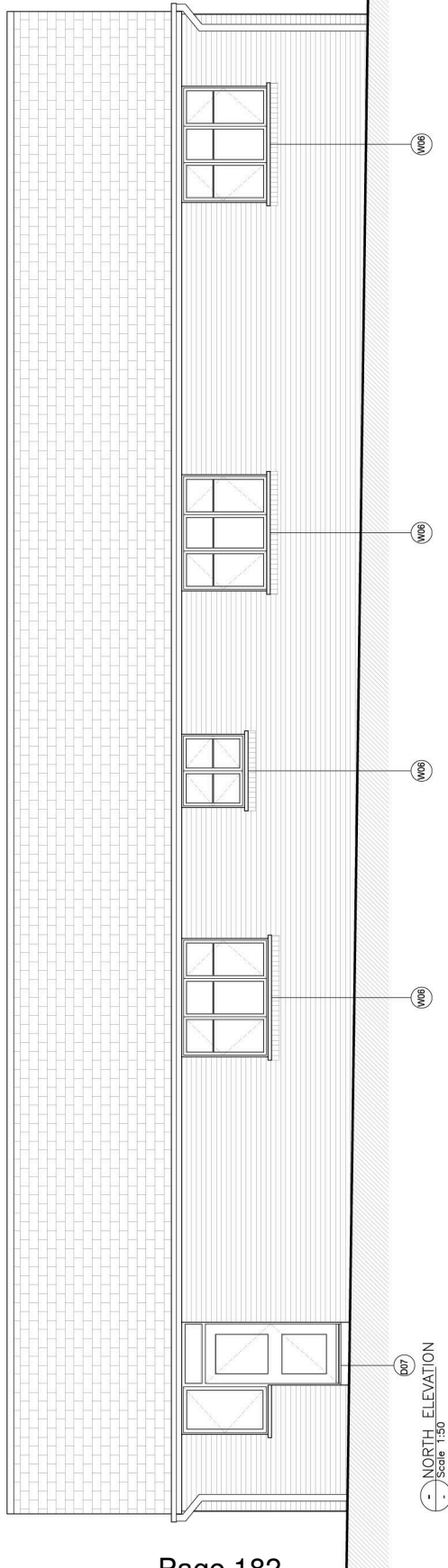
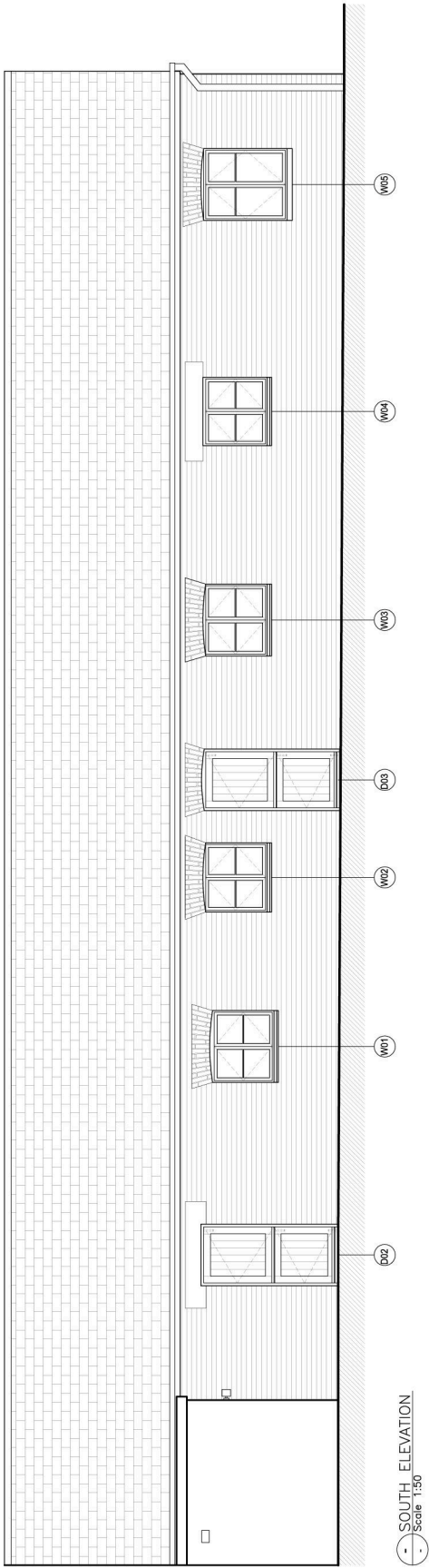
Project
**MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7DL**

Drawing
**EXISTING ELEVATIONS
& SECTION**

Drawing No.	Rev
1090/005	/

Scale	Drawn	Date
1:50	GS	JAN. 2011
A2	GS	

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PRELIMINARY

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Client
LONDON BOROUGH OF HILLINGDON
 Project
MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7QL

Drawing
PROPOSED ELEVATIONS

Drawing No.	Rev
1090/105	/

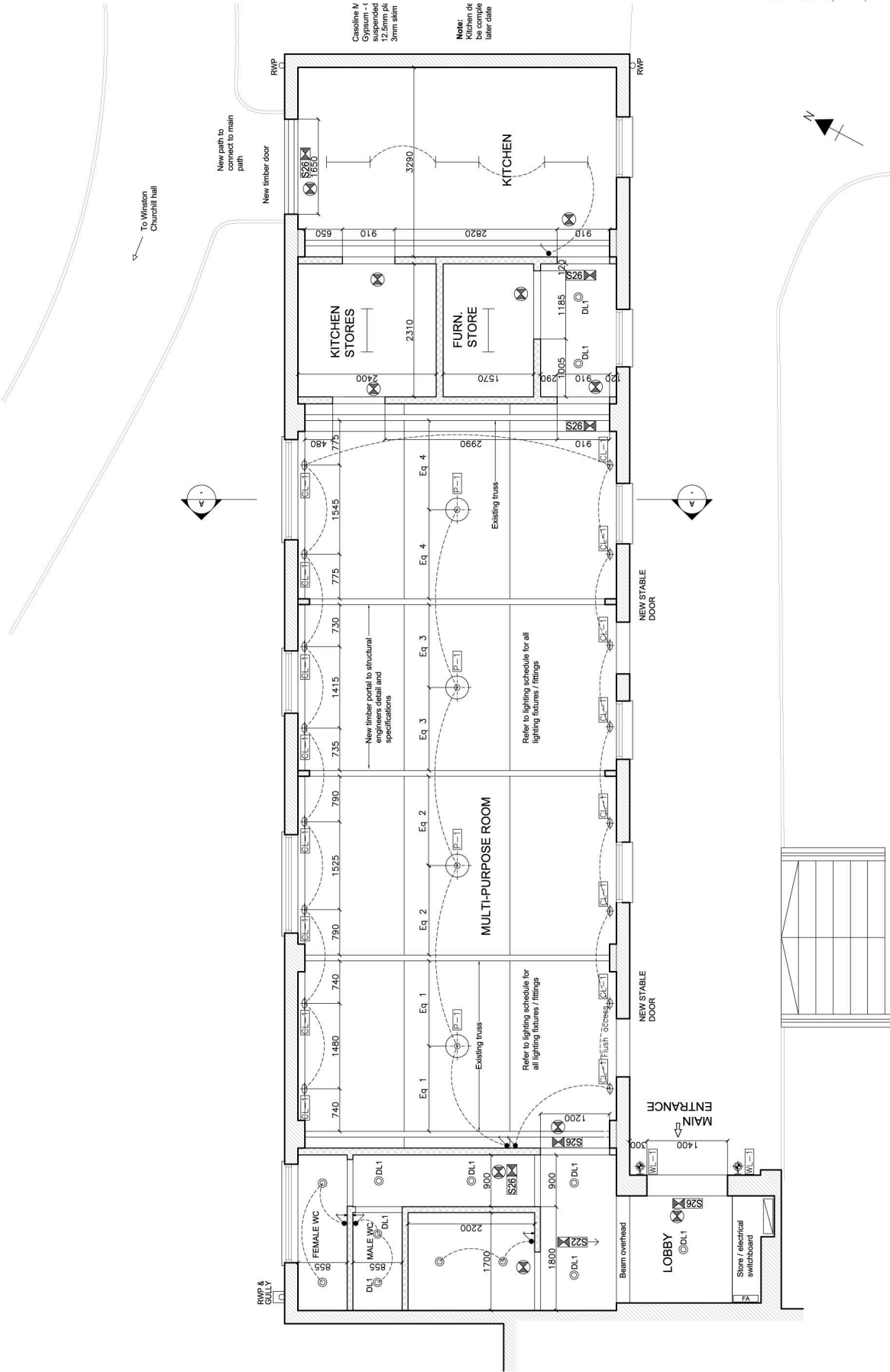
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Size	GS	
A2		

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LEGEND	
	Existing Wall
	New Wall
	Existing Fluorescent lighting
	Ceiling mounted Fluorescent lighting
	Ceiling mounted light fitting
	Wall light
	Uplight fitting
	Fixed downlight
	Directional Spotlight
	Single light switch
	Pull Cord Switch
	Cable / Conduit
	Emergency lighting
	Area of general emergency lighting
	Smoke Detector
	CCTV
	Gas pipe
	Fire Exit Internally illuminated
	Directional Arrow (green) Internally illuminated

Ceilingline V
Ceilingline V1
Ceilingline V2
suspended
12.5mm pit
3mm skim

Note:
Kitchen de
be complete
later date



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 ARCHITECTS & DESIGNERS
 100, The Embankment
 London, SW8 5JF
 T +44 (0)20 8795 5000 F +44 (0)20 8795 5001
 Client: LONDON BOROUGH OF HILLINGDON

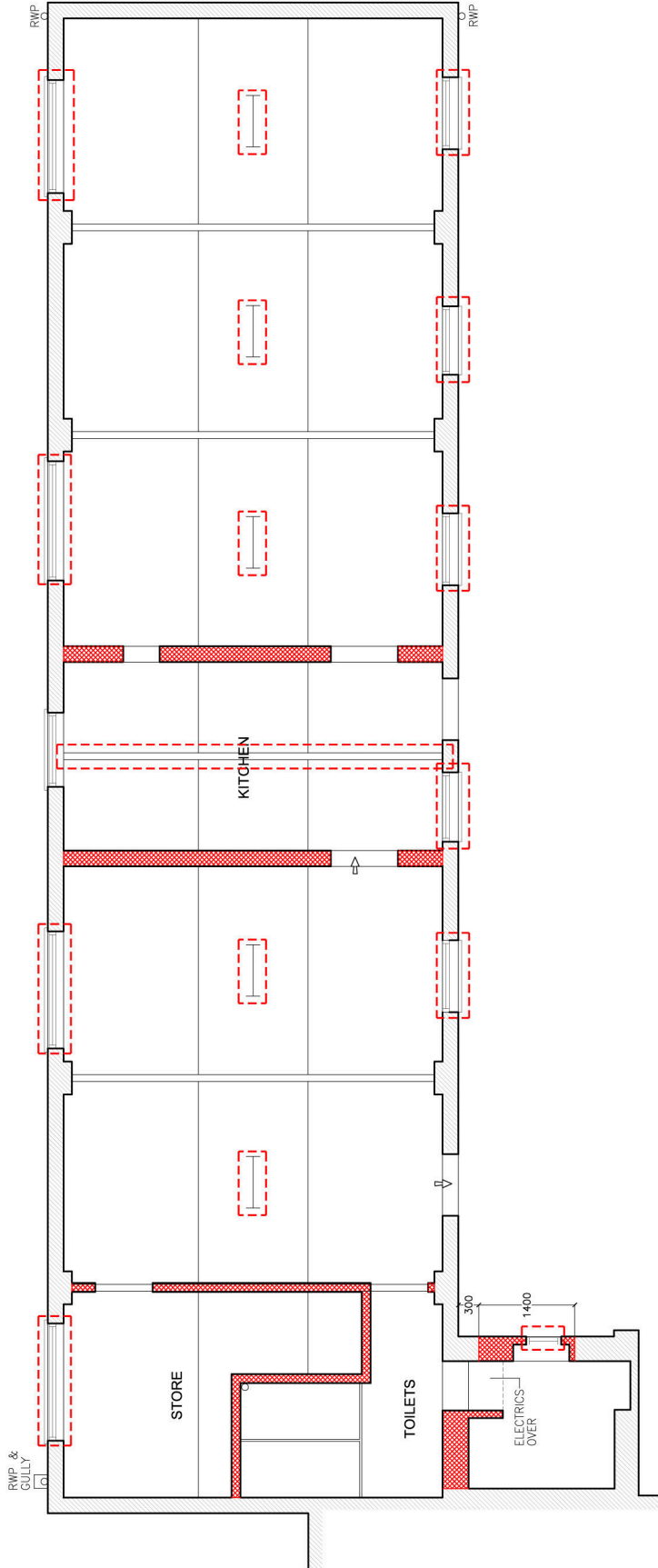
Project:
 MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7DL

PROPOSED REFLECTED CEILING PLAN

Drawing No.	1090/110	Rev	/
Scale	1:50	Drawn	GS
Size	A2	Date	JAN. 2011

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LEGEND	
	Existing Wall
	Wall for demolition
	Area of demolition / alteration
	Fluorescent light fitting
	Ceiling mounted light fitting
	Ceiling mounted light fitting
	Emergency lighting
	Smoke Detector
	CCTV
	Gas pipe



PLANNING

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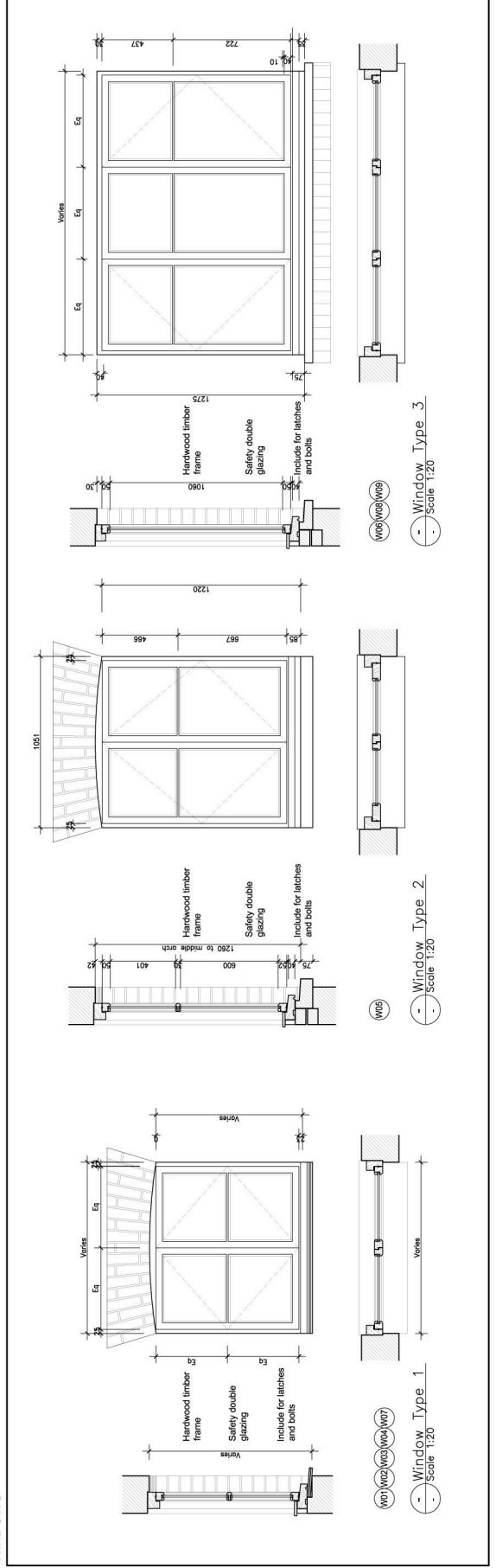
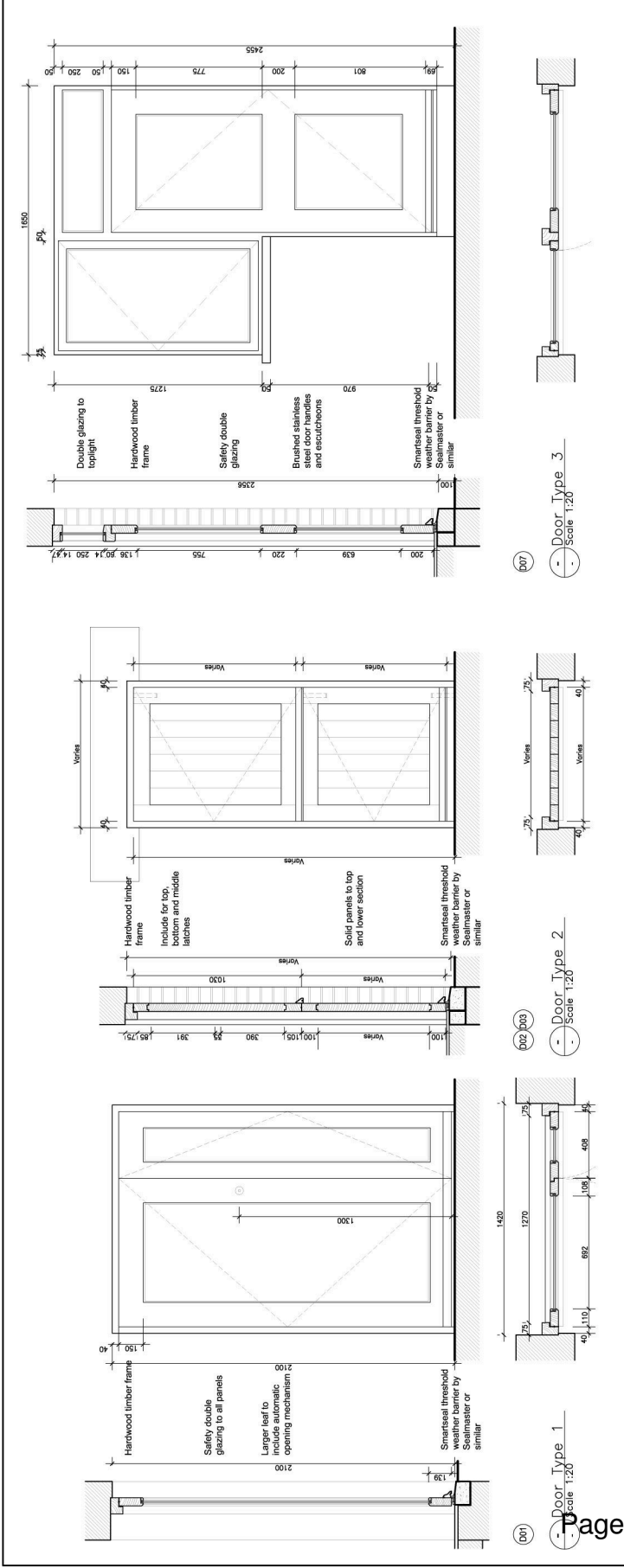
Client: LONDON BOROUGH OF HILLINGDON
 Project: MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7GL

Drawing: EXISTING REFLECTED CEILING / DEMOLITION PLAN

Drawing No.	Rev
1090/010	/

Scale	Size	Drawn	Date
1:50	A2	GS	APR. 2011

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ARCHITECTS & DESIGNERS
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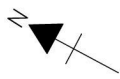
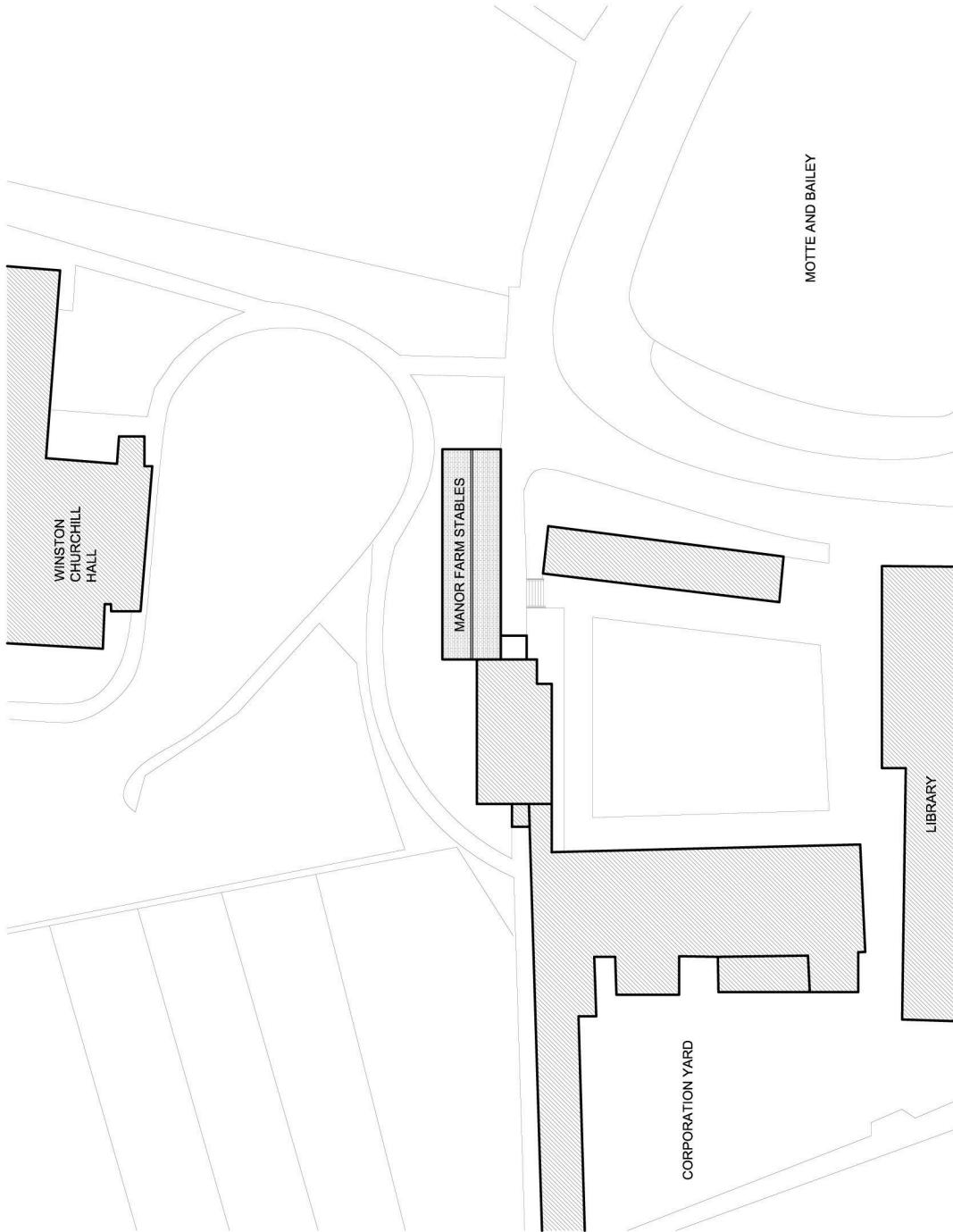
Client
LONDON BOROUGH OF HILLINGDON
Project
**MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7GL**

Drawing
WINDOW AND DOOR SCHEDULE

Drawing No.	Rev
1090/400	/

Scale	Drawn	Date
1:20	GS	MAR. 2011
Size	A2	

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 T +44 (0)20 7786 5000 F +44 (0)20 7786 5001

Client
LONDON BOROUGH OF HILLINGDON
 Project
MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7QL

Drawing
PROPOSED SITE PLAN

Drawing No.	Rev
1090/100	/

Scale	Size	Drawn	Date
1:500	A2	GS	JAN. 2011

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 London, SW15 2NU
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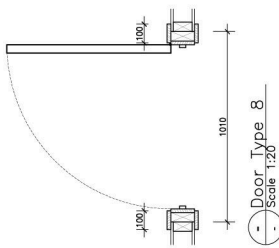
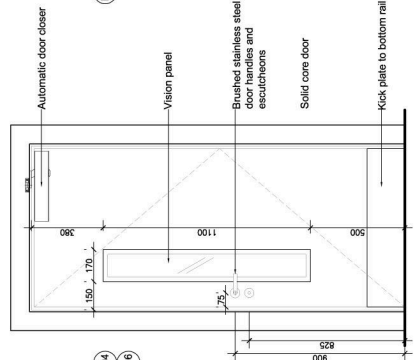
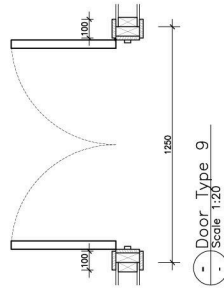
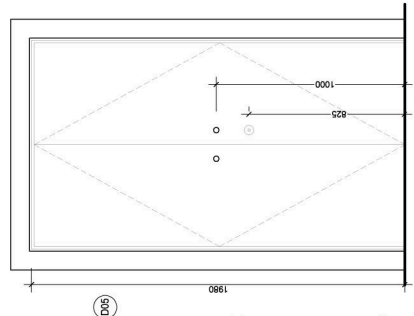
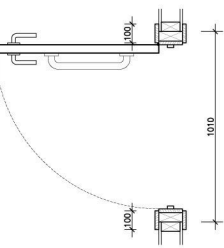
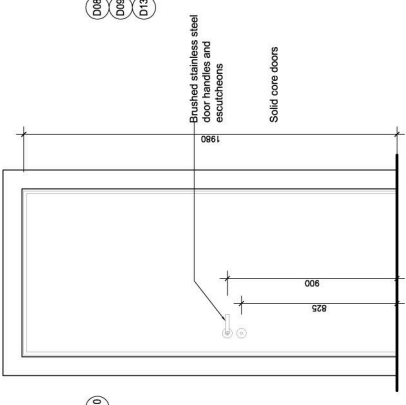
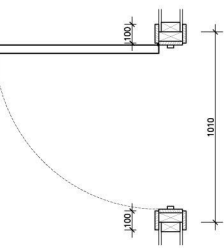
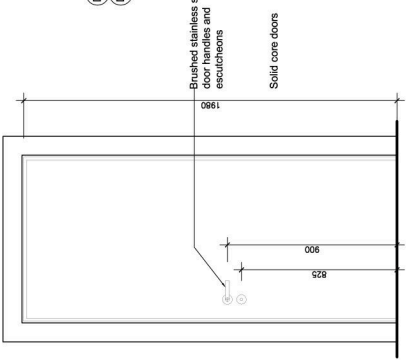
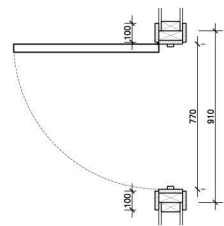
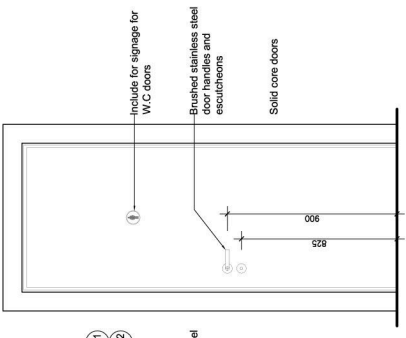
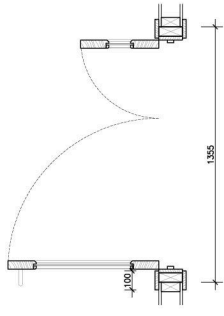
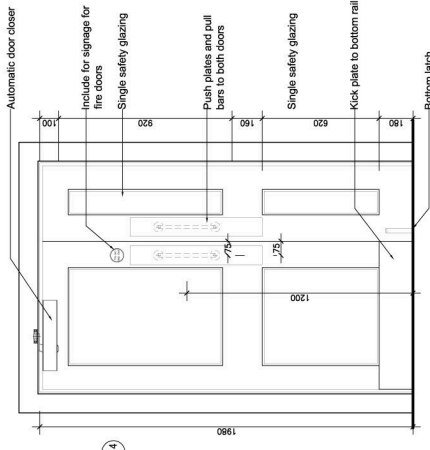
Client
 LONDON BOROUGH OF HILLINGDON
Project
 MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7OL

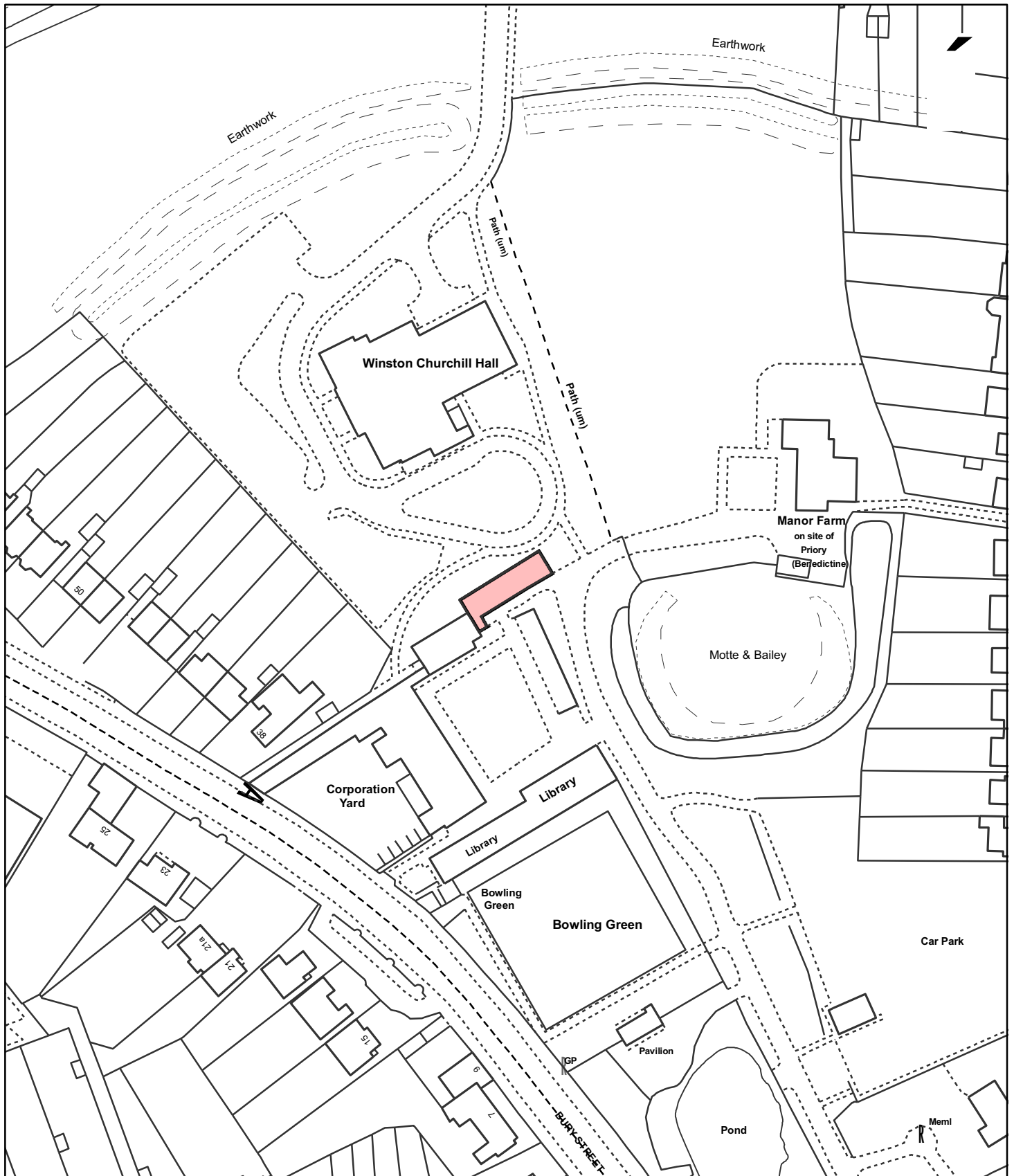
Drawing
 INTERNAL DOOR SCHEDULE

Drawing No.	Rev
1090/401	/

Scale	Drawn	Date
1:20	GS	MAR 2011
Size	A2	

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Site Address

**The Stables, Manor Farm Complex,
Pinn Way, Ruislip**

Planning Application Ref:
38669/APP/2011/982

Planning Committee
North Page 188

Scale
1:1,250

Date
June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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

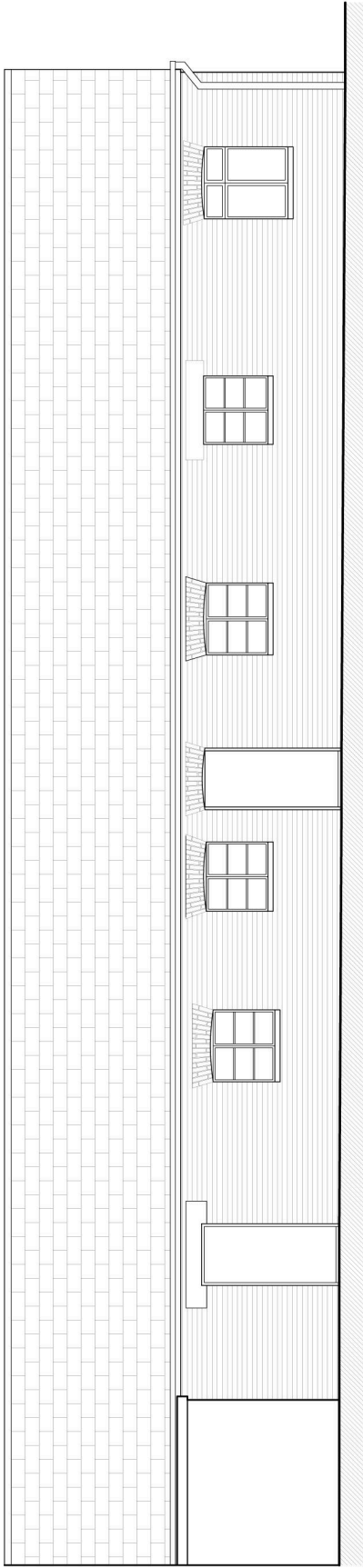


HILLINGDON
LONDON

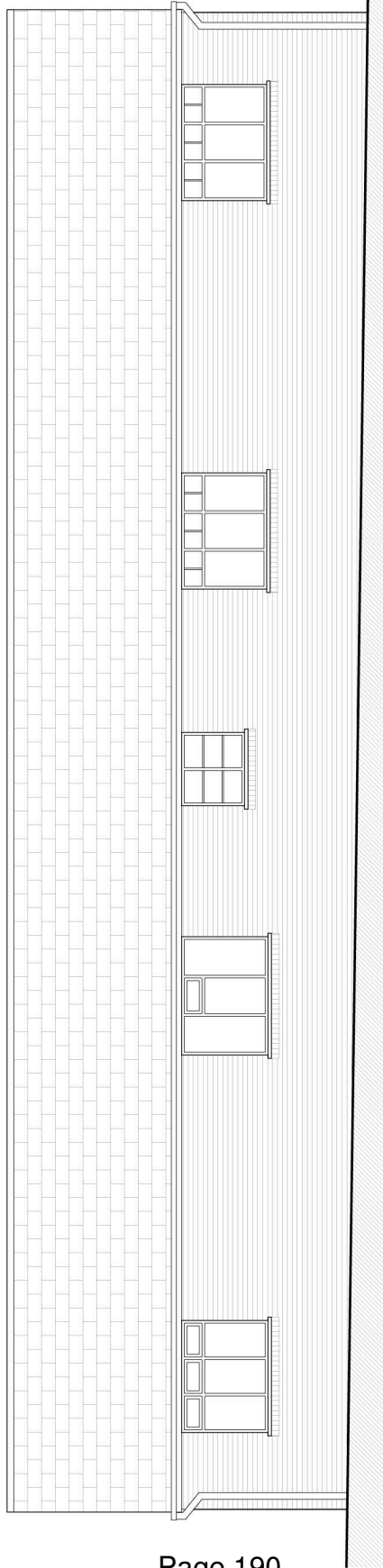
Report of the Head of Planning & Enforcement Services

Address THE STABLES, MANOR FARM COMPLEX PINN WAY RUISLIP
Development: Installation of new doors and windows. (Application for Listed Building Consent)
LBH Ref Nos: 38669/APP/2011/923

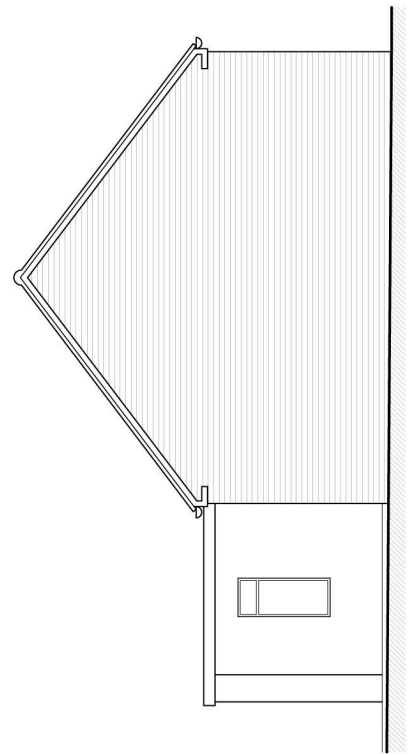
Date Plans Received: 13/04/2011 **Date(s) of Amendment(s):**
Date Application Valid: 13/04/2011



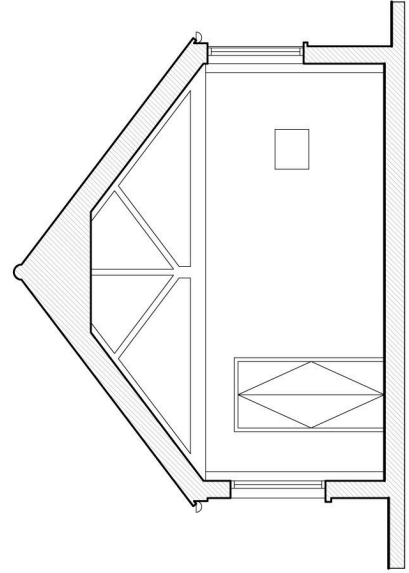
⊖ SOUTH ELEVATION
Scale 1:50



⊖ NORTH ELEVATION
Scale 1:50



⊖ EAST ELEVATION
Scale 1:50



⊖ CROSS SECTION
Scale 1:50

PLANNING

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Client: LONDON BOROUGH OF HILLINGDON
Project: MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7OL

Drawing: EXISTING ELEVATIONS & SECTION

Drawing No.	Rev
1090/005	/

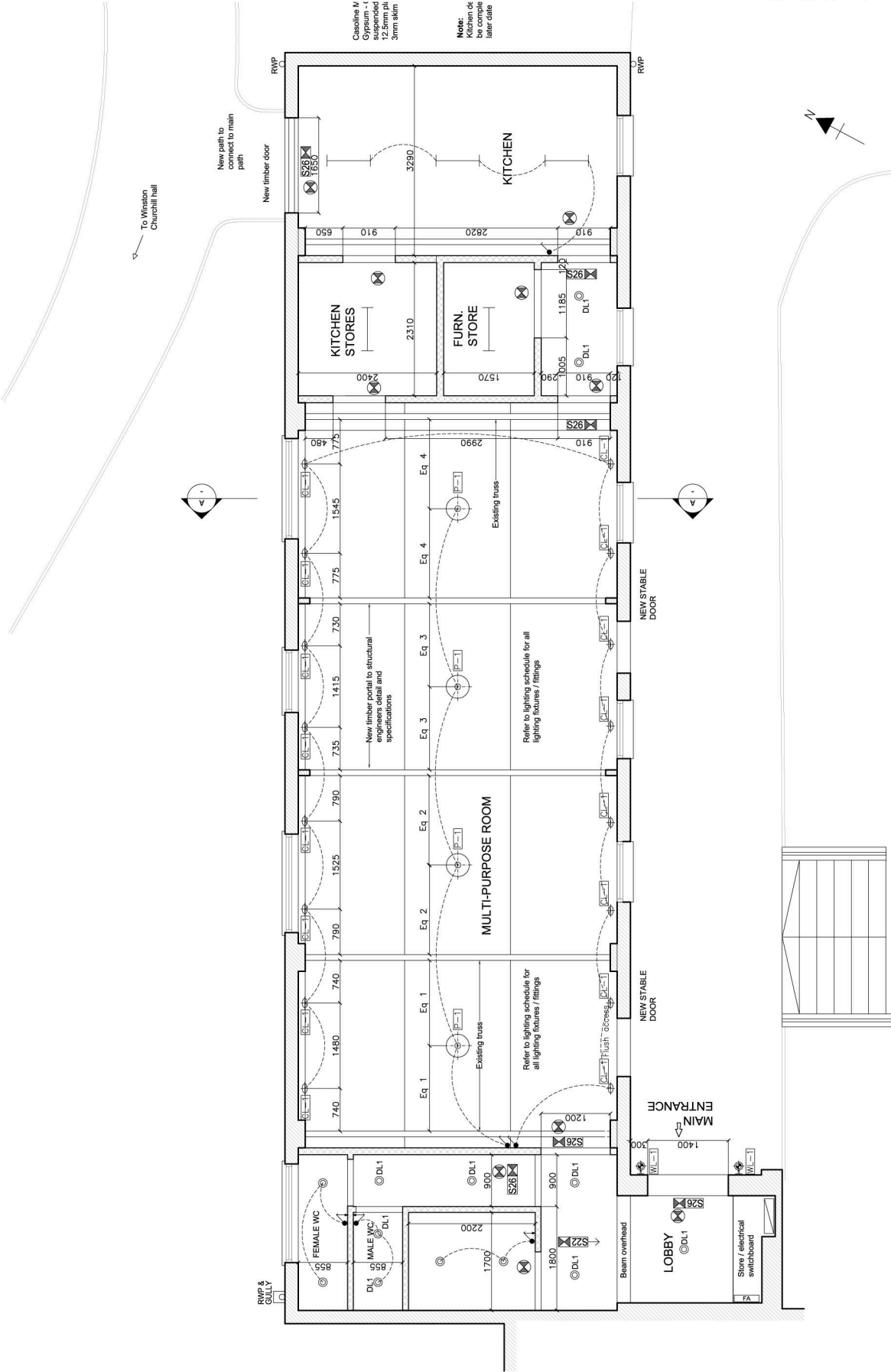
Scale	Size	Drawn	Date
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LEGEND	
	Existing Wall
	New Wall
	Existing Fluorescent lighting
	Ceiling mounted Fluorescent lighting
	Ceiling mounted light fitting
	Wall light
	Uplight fitting
	Fixed downlight
	Directional Spotlight
	Single light switch
	Pull Cord Switch
	Cable / Conduit
	Emergency lighting
	Area of general emergency lighting
	Smoke Detector
	CCTV
	Gas pipe
	Fire Exit Internally illuminated
	Directional Arrow (green) Internally illuminated

Gasline N
Gasline V
Gasline W
suspended
12.5mm pit
3mm skim

Note:
Kitchen de
be comple
later date



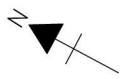
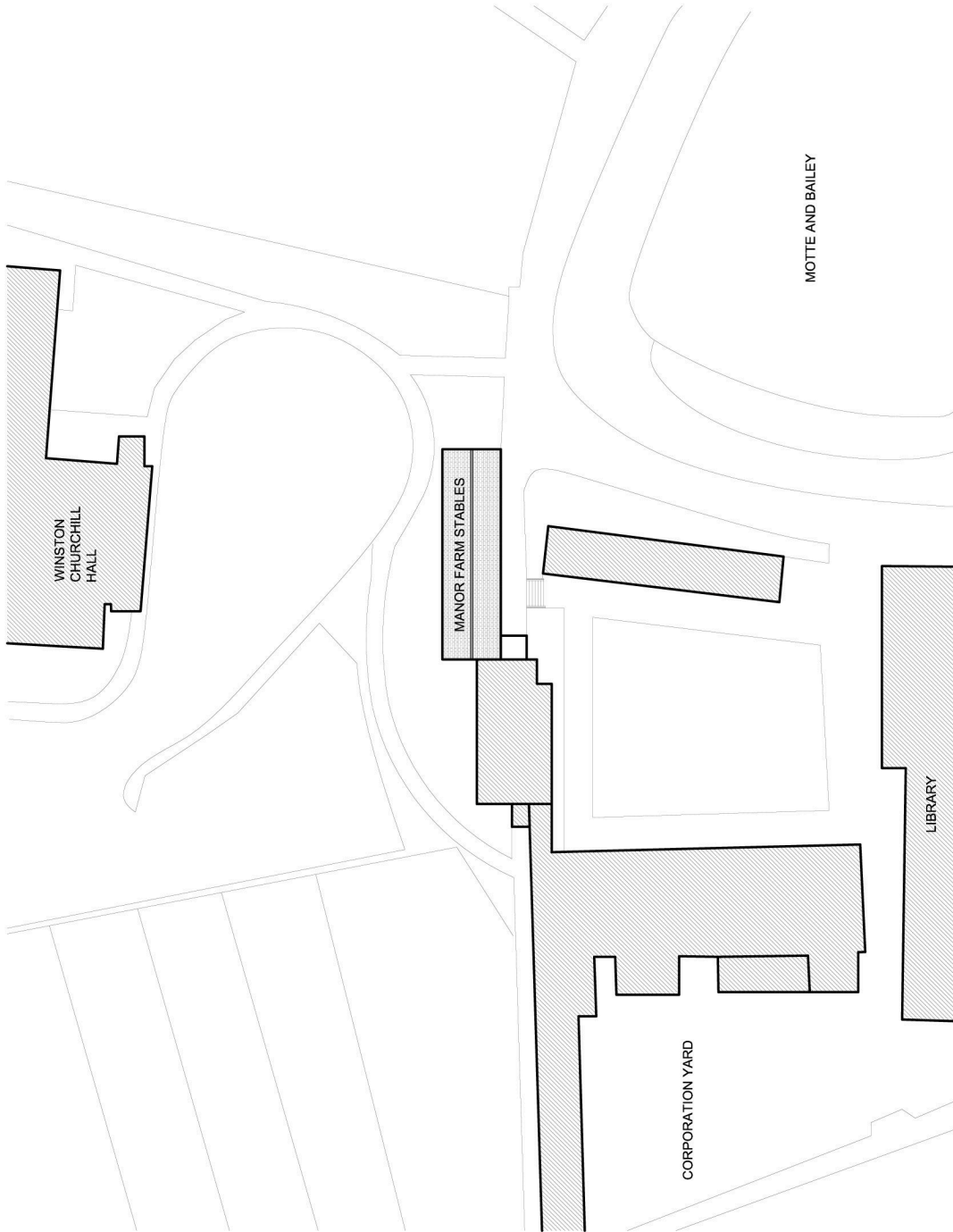
PLANNING

mackenzie wheeler
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 100, The Embankment, London, SW8 5JF
 T +44 (0)20 8795 5000 F +44 (0)20 8795 5001
 Client: LONDON BOROUGH OF HILLINGDON
 Project: MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7DL

PROPOSED REFLECTED CEILING PLAN

Drawing No.	1090/110	Rev	/
Scale	1:50	Drawn	GS
Size	A2	Date	JAN. 2011

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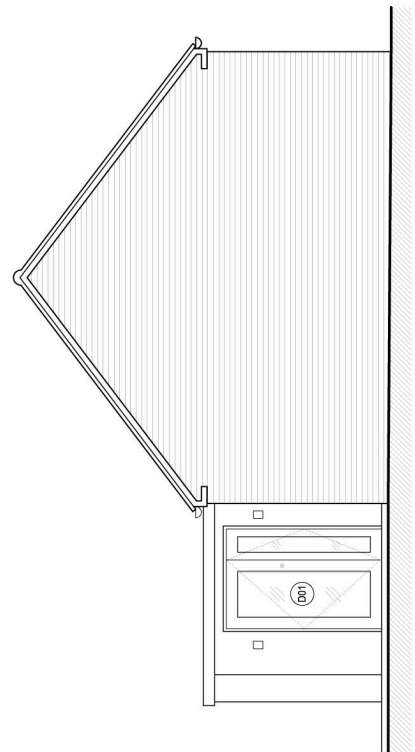
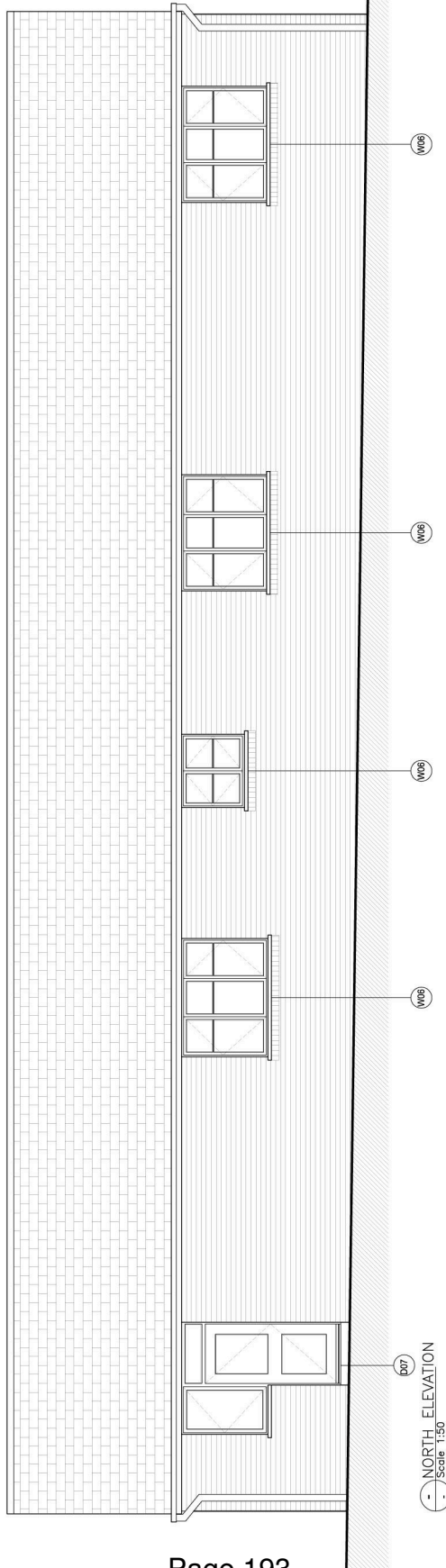
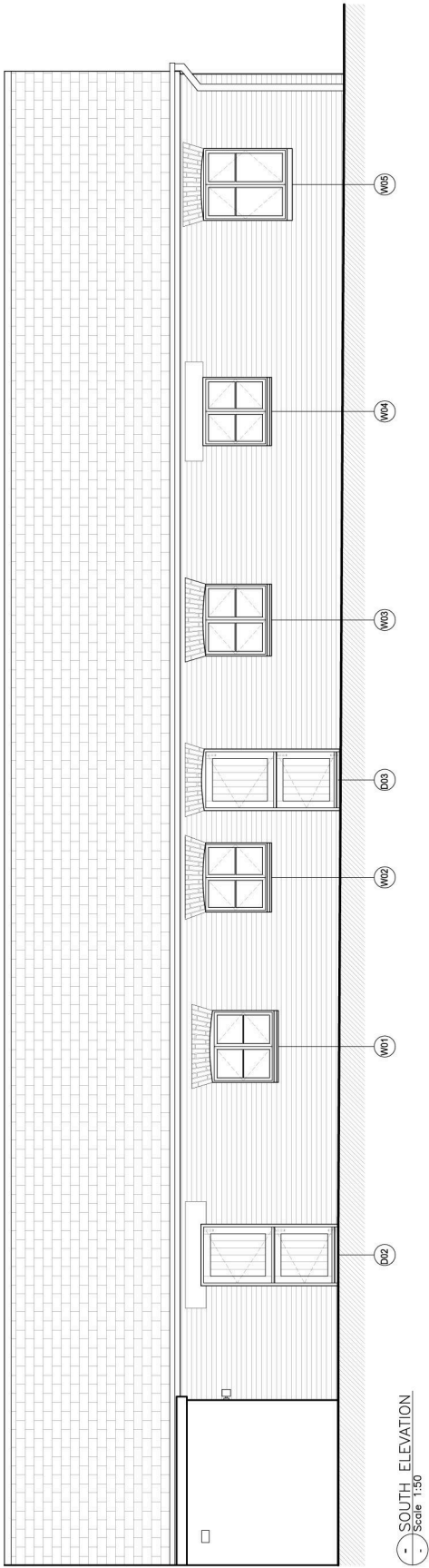
Client
LONDON BOROUGH OF HILLINGDON
 Project
MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7QL

Drawing
PROPOSED SITE PLAN

Drawing No.	Rev
1090/100	/

Scale	Size	Drawn	Date
1:500	A2	GS	JAN. 2011

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PRELIMINARY

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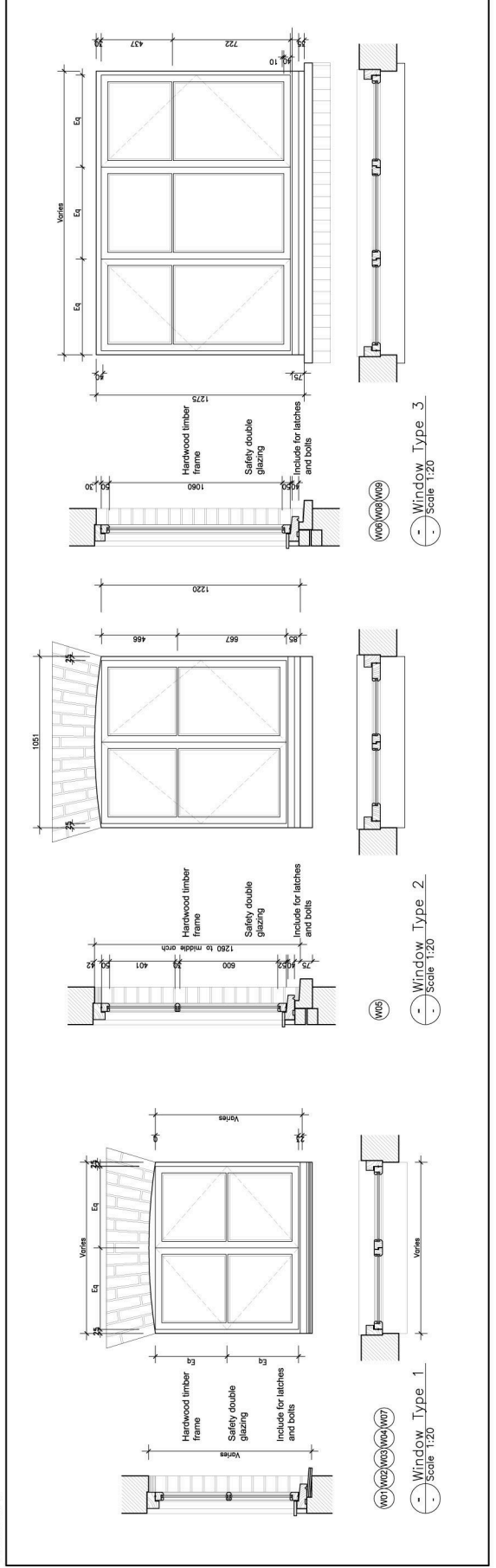
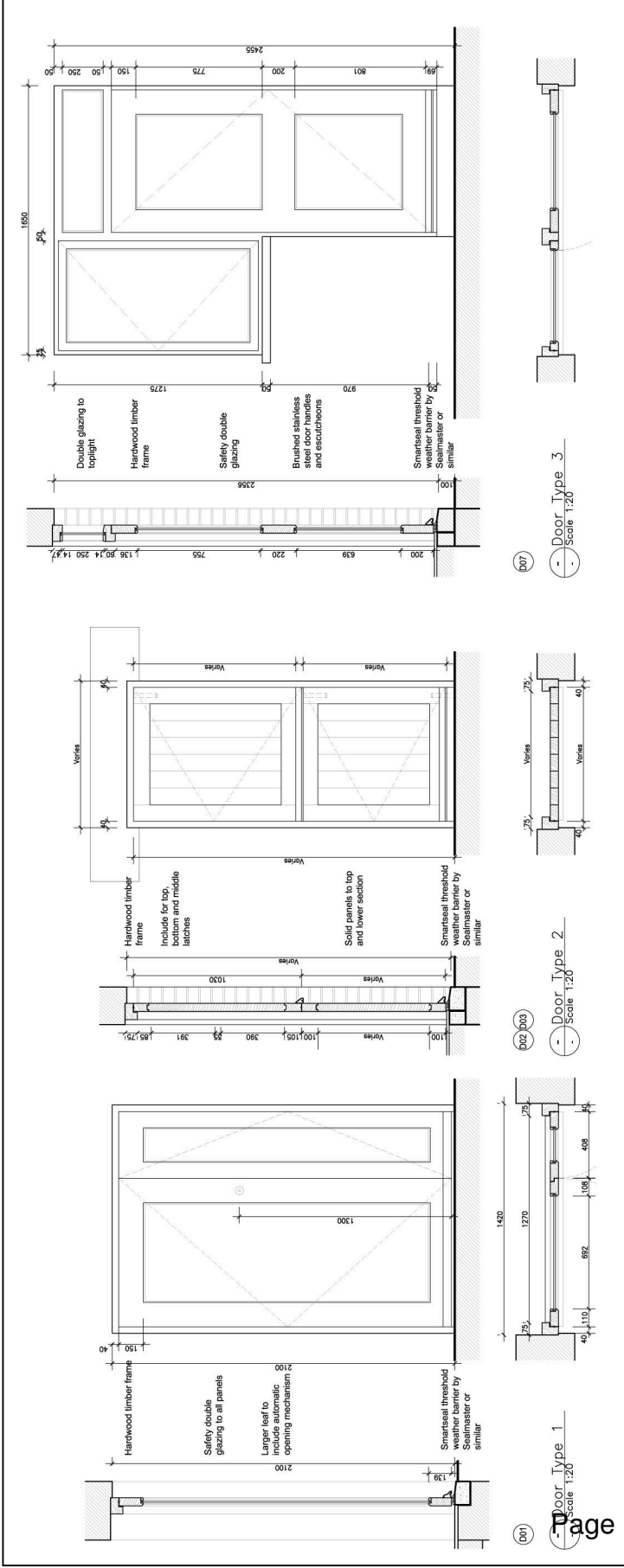
Client
 LONDON BOROUGH OF HILLINGDON
 Project
 MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7QL

Drawing
PROPOSED ELEVATIONS

Drawing No.	Rev
1090/105	/

Scale	Drawn	Date
1:50	GS	JAN. 2011
Size	GS	
A2		

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Client
LONDON BOROUGH OF HILLINGDON

Project
**MANOR FARM STABLES
MANOR FARM
RUISLIP HA4 7GL**

Drawing No. **1090/400** Rev /

Scale 1:20
Drawn GS
Size A2
Date MAR 2011

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Drawing
WINDOW AND DOOR SCHEDULE

PLANNING

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Client
LONDON BOROUGH OF HILLINGDON

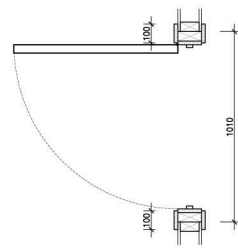
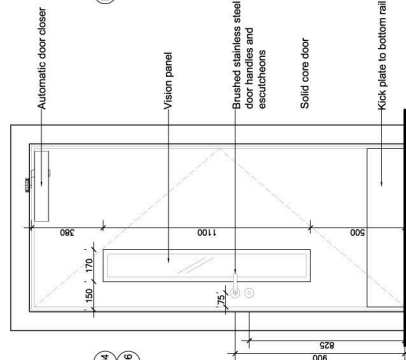
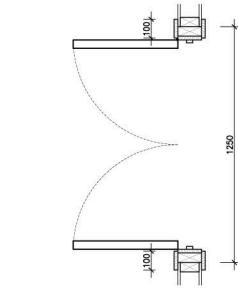
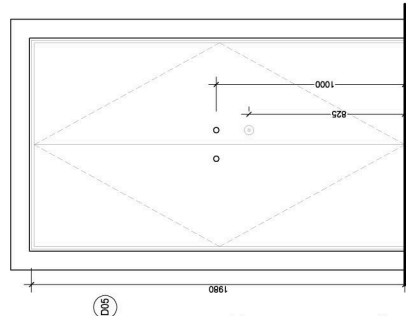
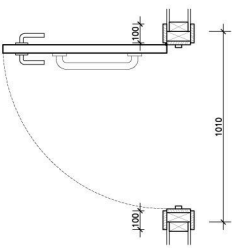
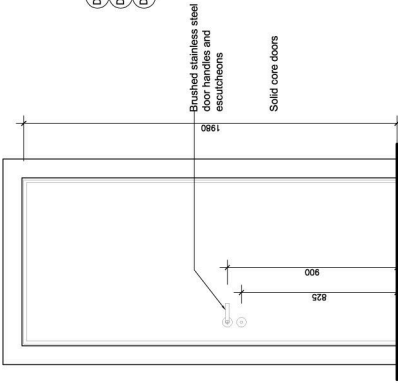
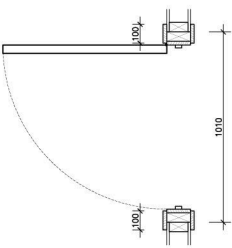
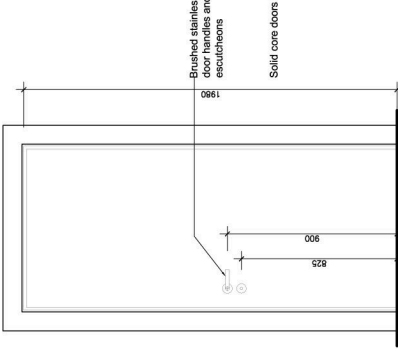
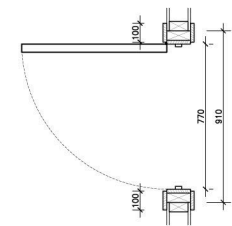
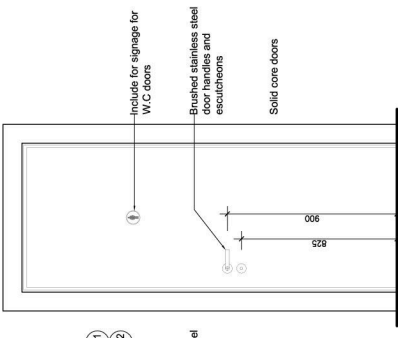
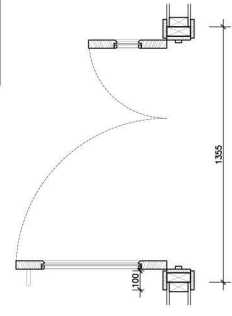
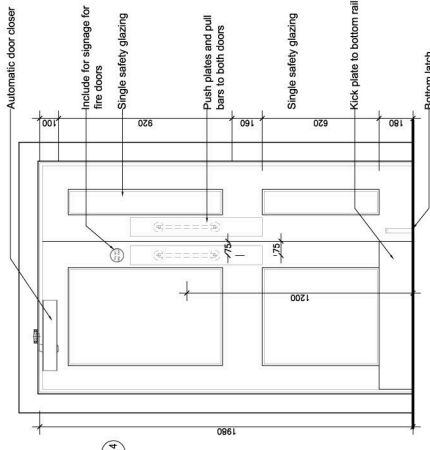
Project
**MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7OL**

Drawing
INTERNAL DOOR SCHEDULE

Drawing No.	Rev
1090/401	/

Scale	Drawn	Date
1:20	GS	MAR 2011
Size	A2	

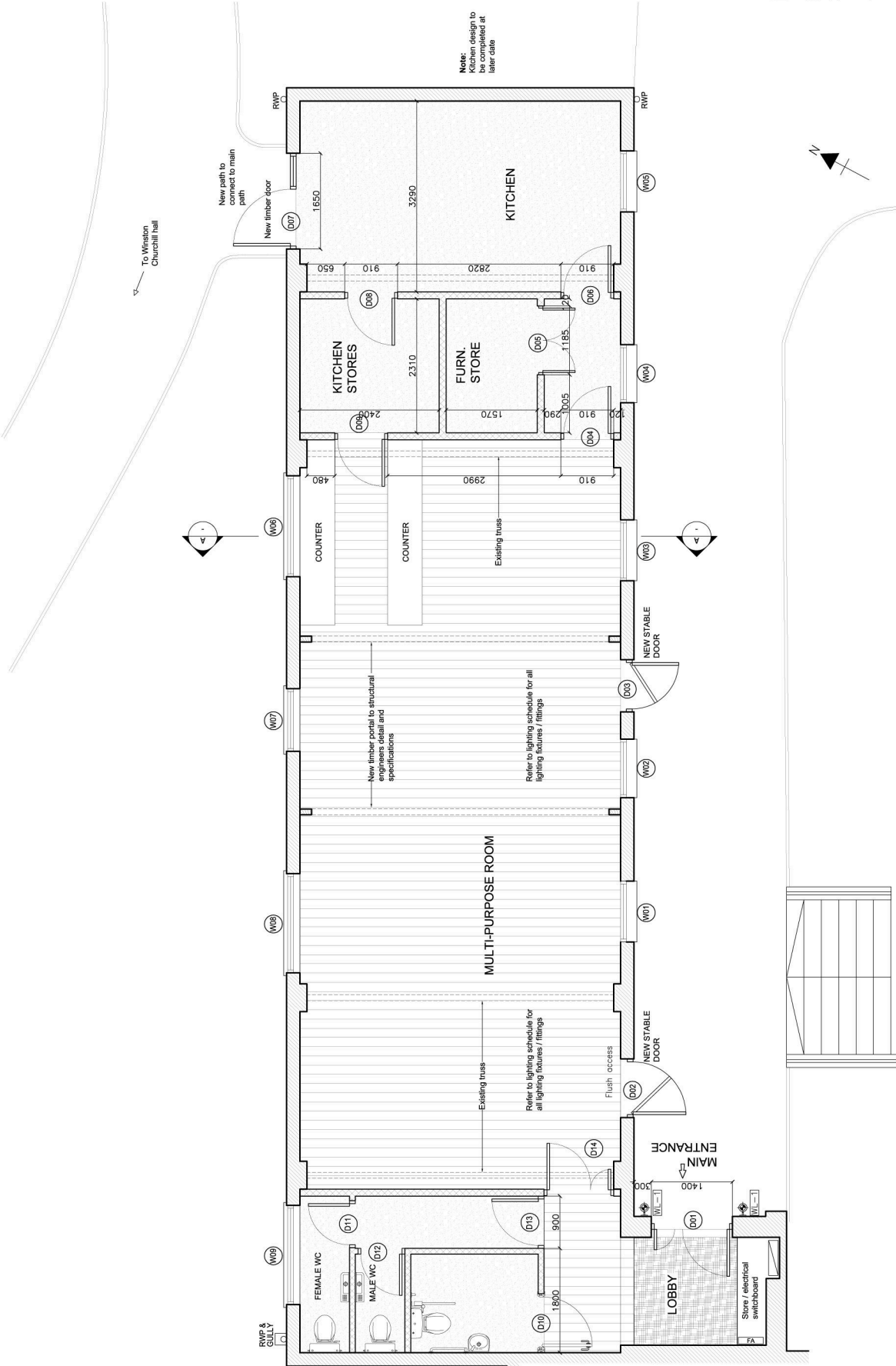
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LEGEND	
Existing Wall	
New Wall	
Existing single 13A switched socket	
Existing double switched socket	
New double switched socket (8/6 cover)	
Wall light	
External wall light fitting	
Trunking	
Skirting lighting detail (see dwg)	
Foul Drainage	
Gas Boiler	
Electrical intake / lighting	
Fire Alarm Panel	
Timber floor	
Vinyl floor covering	
Entrance Mat	

Notes:
 The position of fire and safety equipment as shown on the plan or such other position as agreed from time to time in consultation with the fire authority
 Any services passing through any fire resisting walls should not impair fire resistance. Dampers, intumescent collars etc should be used to maintain required fire resistance
 New brushed stainless steel covers to all existing sockets / switches in foyer.

Note:
 Kitchen design to be completed at later date



PLANNING

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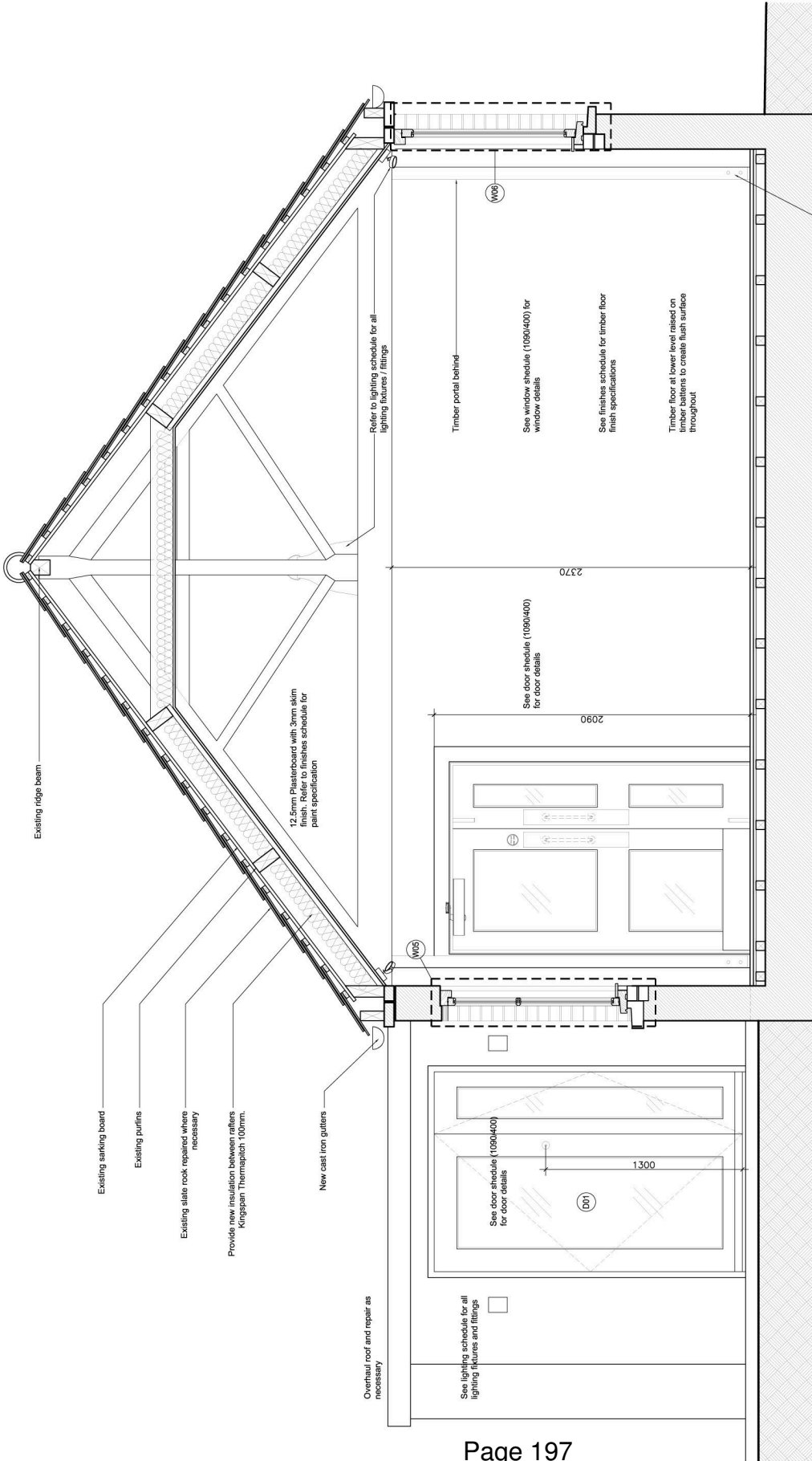
Client: **LONDON BOROUGH OF HILLINGDON**
 Project: **MANOR FARM STABLES**
MANOR FARM
RUISLIP HA4 7OL

PROPOSED FLOOR PLAN

Drawing No.	Rev
1090/101	/

Scale	Size	Drawn	Date
1:50	A2	GS	JAN. 2011

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DETAIL SECTION
Scale 1:20

PLANNING

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Client
LONDON BOROUGH OF HILLINGDON
 Project
**MANOR FARM STABLES
 MANOR FARM
 RUISLIP HA4 7OL**

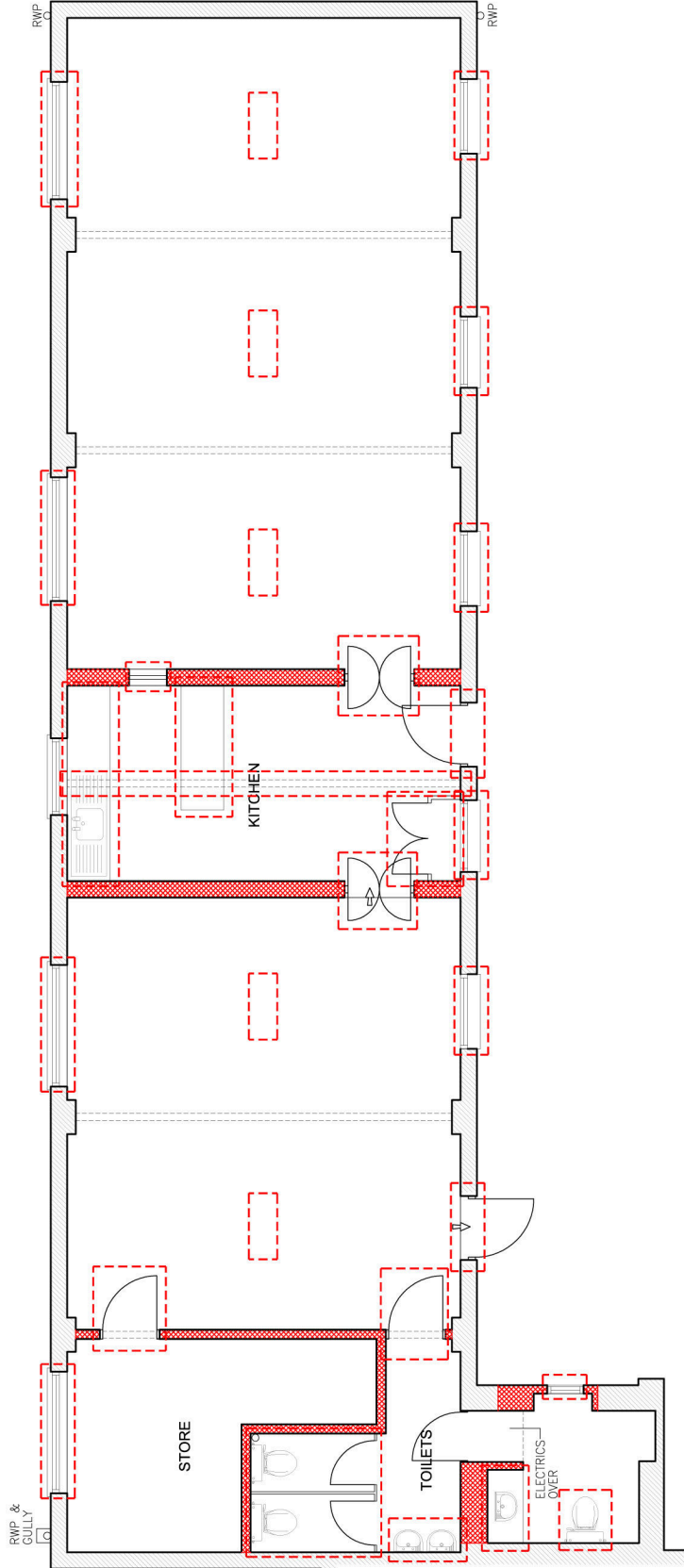
Drawing
PROPOSED SECTION

Drawing No.	Rev
1090/106	/

Scale	Drawn	Date
1:20	GS	JAN. 2011
Size	A2	

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LEGEND	
	Existing Wall
	Wall for demolition
	Area of demolition / alteration
	Existing single 13A switched socket
	Double switched socket
	Single light switch
	Gas Boiler
	Electrical inlets / lighting
	Fire Alarm Panel



PLANNING

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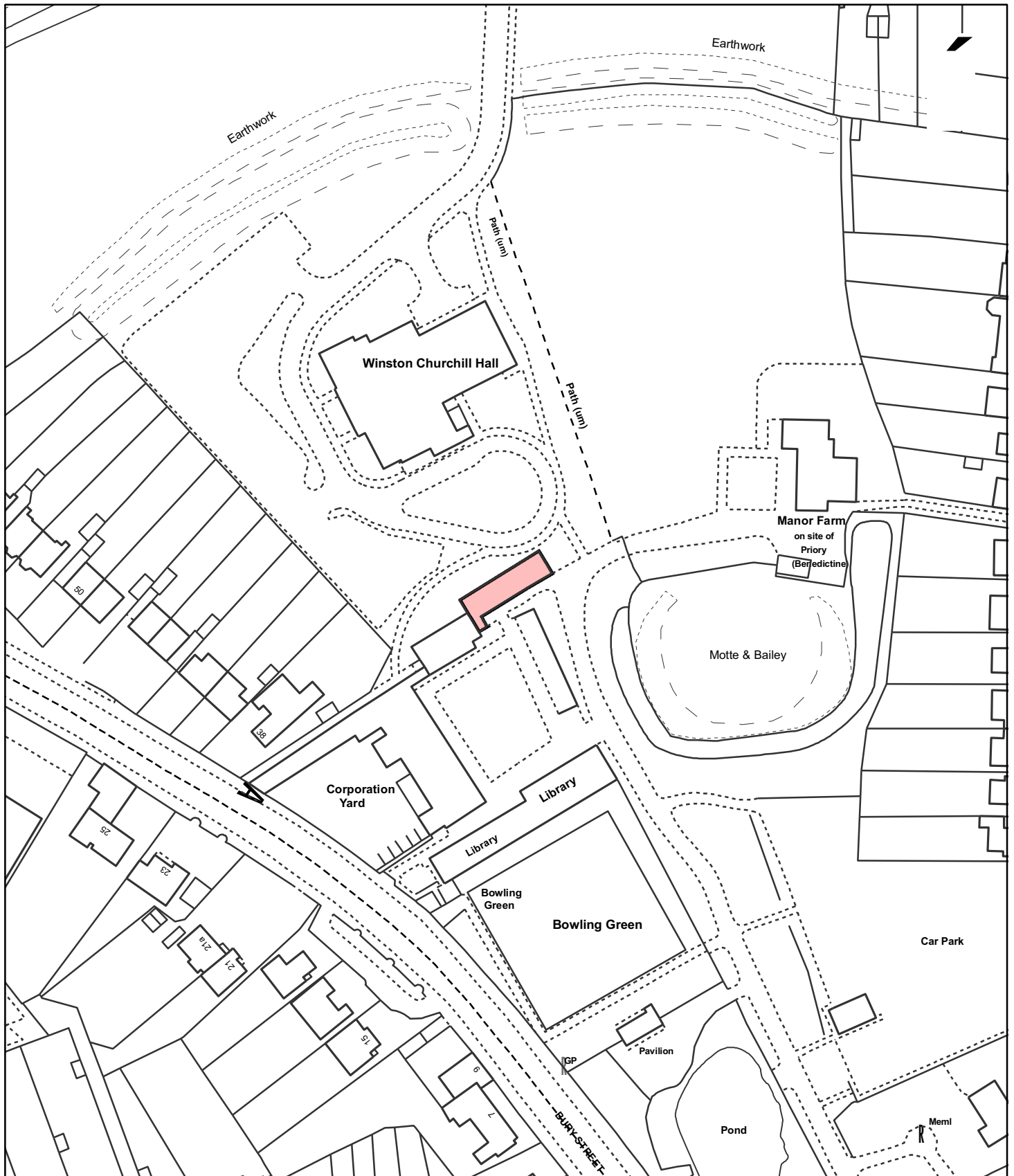
Client: **LONDON BOROUGH OF HILLINGDON**
 Project: **MANOR FARM STABLES**
MANOR FARM
RUISLIP HA4 7OL

Drawing: **EXISTING FLOOR PLAN**

Drawing No.	Rev
1090/001	/

Scale	Size	Drawn	Date
1:50	A2	KN	JAN. 2011

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Notes

 Site boundary

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Site Address

**The Stables, Manor Farm Complex,
Pinn Way, Ruislip**

Planning Application Ref:
38669/APP/2011/923

Planning Committee
North Page 199

Scale
1:1,250

Date
June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON
LONDON

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