



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 4 OCTOBER
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
John Morgan
David Payne

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1149&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 previous meeting - 25 August 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.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	39 Highfield Drive, Ickenham 67201/APP/2010/1803	Ickenham	Erection of a 6 bedroom single family dwelling involving demolition of the existing dwelling. Recommendation: Refusal	7 - 16
7	Land at 30-32 Chester Road, Northwood 13800/APP/2011/1140	Northwood	Demolition of 30 - 32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping (Resubmission) Recommendation: Approval	17 - 46

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Harefield Hospital, Hill End Road, Harefield 9011/APP/2011/1603	Harefield	Single storey Hospital Ward with associated plant and storage buildings and associated works for a period of three years. Recommendation: Approval	47 - 62
9	Harefield Hospital Bowling Club, Hill End Road, Harefield 46815/APP/2010/1826	Harefield	Erection of a single storey side extension with access ramp and new door to existing clubroom, to provide new changing facilities (involving demolition of existing changing room building and outbuildings). Recommendation: Approval	63 - 74
10	William Old Centre, Ducks Hill Road, Northwood 67902/APP/2011/1594	Northwood	Change of use of ground floor from Use Class B1(a) (Offices) to D1 (Non-Residential Institutions) for use as a health clinic involving alterations to rear elevation Recommendation: Approval	75 - 86
11	Land rear of Northwood Boys Club, 54 Hallowell Road, Northwood 67999/APP/2011/2021	Northwood	Installation of railway only communications site comprising of 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 Carpark and rear of the Northwood Boys Club (E.509381 N.191136). Recommendation: Approval	87 - 98

12	Land adjacent to Halfords and opposite 777 Field End Road, Ruislip 67973/ADV/2011/59	South Ruislip	Installation of 6m x 3m advertisement hoarding on 1m high base. Recommendation: Approval	99 - 104
13	Land opposite junction of Queens Walk, Victoria Road Ruislip 67976/ADV/2011/61	South Ruislip	Installation of 6m x 3m billboard on 1m high base. Recommendation: Approval	105 - 110

14 Any Items Transferred from Part 1

Plans for North Planning Committee

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Minutes

NORTH PLANNING COMMITTEE

25 August 2011

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



HILLINGDON
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	<p>COMMITTEE MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Alan Kauffman (Vice-Chairman) David Allam Jazz Dhillon Michael Markham Carol Melvin David Payne John Morgan</p> <p>Also present: Malcolm Ellis (Vice-Chairman) Standards Committee</p>
	<p>OFFICERS PRESENT:</p> <p>James Rodger (Head of Planning) Meg Hirani (North Team Leader) Syed Shah (Principal Highways Engineer) Sarah Hickey (Planning Lawyer) Charles Francis (Democratic Services)</p>
236.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
237.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor David Payne declared a prejudicial interest in Item 6 as he was a school Governor at Bishop Ramsey Church of England School, Eastcote Road, Ruislip and left the meeting whilst the item was discussed.</p>
238.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING - 14 JULY 2011 (<i>Agenda Item 3</i>)</p> <p>Were agreed as a correct record subject to adding the amendment – For Clarification: That the legal agreement stopping further building at Highgrove House would remain in force until the planning is resolved.</p>
239.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>

240.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in Public.</p>
241.	<p>BISHOP RAMSEY CHURCH OF ENGLAND SCHOOL, EASTCOTE ROAD, RUISLIP - 19731/APP/2006/1442 (<i>Agenda Item 6</i>)</p> <p>In introducing the report, officers drew the Committee's attention to the changes in the Addendum.</p> <p>The Legal Officer explained that it was necessary to amend the legal agreement that had been entered into by the Council and the applicant in accordance with the officer's report. The amendment did not alter any of the heads of terms imposed by the Planning Committee but just brought the terms of the agreement in line with current drafting in respect of mortgagee clauses and was necessary to enable the applicant obtaining funding.</p> <p>The recommendation for the approval of variation to the Section 106 Agreement was moved, seconded and on being put to the vote was approved.</p> <p>Resolved – That the variation to Section 106 Agreement be Approved.</p>
242.	<p>DAY CENTRE - PLOT 1, ACOL CRESCENT, RUISLIP - 65847/APP/2011/1132 (<i>Agenda Item 7</i>)</p> <p>In introducing the report, officers drew the Committee's attention to the changes in the Addendum.</p> <p>Officers highlighted that in relation to the application there were three central issues which required consideration, namely:</p> <ol style="list-style-type: none"> 1. The loss of community use 2. The impact on the visual amenity 3. The impact on adjoining properties <p>Officers confirmed that the development complied with above conditions. The recommendation for approval of the Section 106 Agreement / Statement of Intent was moved and seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved subject to a Section 106 agreement and Statement of Intent</p>
243.	<p>22 THE AVENUE, ICKENHAM - 67376/APP/2010/2483 (<i>Agenda Item 8</i>)</p> <p>At the beginning of the item the Planning Officer introduced the report and drew the Committee's attention to amended conditions 4, 15, 17 and 18 as set out in the Addendum.</p> <p>In accordance with the Council's constitution a representative of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioner made the following points:</p>

	<ul style="list-style-type: none"> • The Avenue is a private residential road situated within the Ickenham Village Conservation area. Most of the homes in the road were built between 1920 and 1940 and although many of these had been extended, the core structures were original housing stock which defined the character of the Conservation Area. No homes had been demolished to date. • If one of the original houses were to be demolished and replaced with a larger modern structure, any new structure would be discordant with the area and set a dangerous precedent which would not preserve or enhance the Conservation Area. • The proposed development was significantly larger than the existing or surrounding properties and would visually dominate this part of the Avenue and would therefore be out of keeping with the street scene. • The proposed development would increase the risk of flooding in the immediate area. <p>The applicant made the following points:</p> <ul style="list-style-type: none"> • Initially he had sought to extend his property and replicate the visual characteristics of surrounding properties. Unfortunately none of the designs submitted met his needs and none of the designs were carbon efficient. • The proposed design would complement existing properties within the Conservation Area. • The proposed design would meet sustainability targets. • The proposed design took account of flooding concerns and incorporated undercroft void areas which would increase drainage. <p>In discussing the application, the applicant informed the Committee that no trees would be felled and the Avenue would remain unchanged. While the Committee agreed the proposed development would be a substantial site, it did not appear to have a larger footprint than a number of surrounding dwellings. Referring to the comments made by the Urban Design / Conservation officer, the Committee noted that overall the revised scheme was considered to be in keeping with the conservation area.</p> <p>The recommendation for Approval was moved, seconded and on being out to the vote was agreed with 5 in favour, with two abstentions.</p> <p>Resolved – That the application be Approved for the reasons set out in the officer’s report and Addendum.</p>
244.	<p>22 THE AVENUE, ICKENHAM - 67376/APP/2010/2487 (Agenda Item 9)</p> <p>Officer’s introduced the report and drew the Committee’s attention to the changes listed in the Addendum.</p> <p>The recommendation for Approval was moved, seconded and on being out to the vote was agreed with 5 in favour, with one against and one abstention.</p> <p>Resolved – That the application be Approved for the reasons set out in the officer’s report and Addendum.</p>

245.	<p>1-2 BELL CLOSE, RUISLIP - 63635/APP/2011/909 (<i>Agenda Item 10</i>)</p> <p>At the beginning of the item the Planning Officer introduced the report and drew the Committee's attention to the amendments in the Addendum.</p> <p>Although there was a petition in objection, neither the petitioner nor the agent attended the meeting.</p> <p>Having heard the officer presentation, Members agreed that the application represented an over-development of the site, which would result in a cramped, intrusive, visually prominent and inappropriate form of development. The proposal was also deemed to be out of character with the surrounding area.</p> <p>Members raised concerns about vehicular access to the site. The Highways Engineer confirmed that this was inadequate and there was also inadequate provision for car parking for the proposed development. In relation to amenity space, Members agreed this was inadequate and requested officers to add this as an additional reason for refusal.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the Officer's report with an additional reason relating to the usability of the amenity space to be agreed with the Chairman and Labour lead.</p>
246.	<p>15 MOOR PARK ROAD, NORTHWOOD - 314/APP/2011/1151 (<i>Agenda Item 11</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 petitioners made the following points:</p> <ul style="list-style-type: none"> • The proposal has been submitted to increase the value of the property and will not be used for habitation by the current occupiers. • The proposed development will result in an extension which would be significantly larger and extend further than any others in the road • The proposed development will be not be in keeping with the character of the area • The size, scale, bulk, height and design are out of keeping and disproportionate to the existing building. • The proposed development will contravene the current Unitary Development Plan. <p>The agent made the following points:</p> <ul style="list-style-type: none"> • The applicant had been in dialogue with the Council about the design • Contrary to the comments made by the petitioners, the client wished to remain in the property • The design would be sympathetic to the street scene • The agent suggested that the case officer had not been consistent ion their comments and urged Members to defer the decision until a site

	<p>visit had been made</p> <p>The Chairman explained that whether or not the client chose to use the proposed extension was not a material planning consideration.</p> <p>Having discussed the application in detail, the Committee agreed that the proposal would not be subordinate to the original scheme, was an over development of the site and would be detrimental to the street scene.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer’s report.</p>
247.	<p>2 HILLIARD ROAD, NORTHWOOD - 34684/APP/2011/359 (<i>Agenda Item 12</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 proposed development did not incorporate sufficient parking spaces for the 2 flats. • Parking in Hilliard Road was already problematic and the proposed development would add to traffic congestion locally. • The proposed car parking space in the front garden would adversely affect the residential amenity currently enjoyed by Number 4 Hilliard Road. • The main reason for the objection concerned the loss of a three bedroom family home, which if approved, would set a dangerous precedent and lead to the conversion of other family sized properties in the road. <p>The agent did not attend the meeting.</p> <p>Having discussed the application in detail, the Committee agreed that the application be refused for the reasons stated in the officer report.</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>
248.	<p>12 KEWFERRY ROAD, NORTHWOOD - 33988/APP/2011/684 (<i>Agenda Item 13</i>)</p> <p>Officer’s introduced the report which concerned an application for a single storey front extension.</p> <p>The application was recommended for Refusal in the officer report. As</p>

	<p>requested, an email from a Ward Councillor in support of the application was read out at Committee which questioned why the proposed design was out of keeping with the area given the proximity of some flats which dated to the 1970's.</p> <p>On the balance of the information provided, Members requested officers to arrange a site visit to inform the future decision.</p> <p>On being put to the vote, it was moved seconded and agreed that a site visit be arranged.</p> <p>Resolved – that the application be Deferred for a site visit.</p>
249.	<p>BUILDERS YARD, JOEL STREET, NORTHWOOD, 16194/APP/2010/2780 <i>(Agenda Item 14)</i></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved as set out in the Officer's report.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.40 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556464. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning & Enforcement Services

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Demolition of existing dwelling and erection of new 6 bedroom dwelling

LBH Ref Nos: 67201/APP/2010/1803

Drawing Nos: Design & Access Statement
01A (Location & Block Plan)
01B
02A
03A - Proposed Plans & Elevations

Date Plans Received: 03/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 29/09/2010

1. **SUMMARY**

Planning permission is sought for the erection of a 6 bedroom detached house. The proposed house, whilst it would provide a satisfactory standard of accommodation for future occupiers and would not harm the amenities of nearby residents, is not considered to relate satisfactorily with the character and appearance of other houses in the street, the street scene and surrounding area generally.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed house, by reason of its size, scale and design including a large crown roof, would appear as an incongruous addition failing to harmonise with the established character of the surrounding area. It would therefore be detrimental to the visual amenities of the street scene and the character and appearance of the surrounding area generally. The proposal is therefore contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS:: Residential Layouts.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Residential Developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.3	(2011) Sustainable design and construction
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 7.1	(2011) Building London's neighbourhoods and communities

3

The applicant is informed that there are inaccuracies in the drawings provided in relation to the position of the dwelling in comparison to the position of the adjoining dwellings and in the event of any resubmission completely accurate plans should be provided.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Highfield Drive and comprises a detached 3 bedroom house. To the north lies 37 Highfield Drive and to the south lies 41 Highfield Drive, both detached houses. The street scene is residential in character and appearance comprising large detached houses set within spacious plots and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a six bedroom detached house, involving demolition of the existing house.

The proposed house would be set some 8m from the front boundary and 1m off the side boundaries. At ground floor level, it would measure 11.7m wide, 12m deep and be

finished with a crown roof 5.6m high at eaves level and 8.6m high at ridge level. At front, the proposed house would incorporate a two storey front gable projection set flush with the southern flank wall, measuring 4.5m wide, extending 2.1m from the front wall, and finished with a hipped ridged roof set 0.3m below the main roof ridge.

At first floor level, a centrally positioned first floor extension supported by columns, creating an entrance porch below, is proposed attached to the inner flank wall of the front projection. It would project 0.6m beyond the front projection and would measure 3.4m wide, 2.4m deep and finished with a hipped ridged roof set 1m below the main roof ridge. At rear, a part first floor rear extension is proposed set flush with the northern flank wall. It would measure 7.2m wide and 4.1m deep. The main crown roof would extend over this extension. The proposed part single storey rear element would be finished with a flat roof 3.2m high.

Two dormer windows are proposed in the rear roofslopes, one on the main roof and the other on the first floor rear extension. They would each measure 1.5m wide, 1.7m deep and finished with a canopy roof 1.9m high. They would be set 0.9m from the eaves, over 1m from the edges and 0.5m from the ridge, of the main roof.

A chimney stack is proposed along the north facing roofslope, casement windows are proposed at front and rear and French windows are proposed at ground and on the first floor rear elevation; the first floor window of which, has a Juliet balcony.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history associated with this site.

4. Planning Policies and Standards

The London Plan (2008) under Policy 3.4 (Maximising the potential of sites) seeks to ensure that development proposals achieve the maximum intensity of use compatible with local context, the design principles in Policy 7.1 and with public transport capacity. The London Plan: Interim Housing Supplementary Planning Guidance dated April 2010 provides further guidance on the interpretation of density guidelines, emphasising the importance of considering local context.

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.
H7	Conversion of residential properties into a number of units
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
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LPP 5.3	(2011) Sustainable design and construction
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 7.1	(2011) Building London's neighbourhoods and communities

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

13 adjoining owner/occupiers and the Ickenham Residents' Association have been consulted. 3 letters of objection (2 from the same occupier) and a petition with 21 signatories have been received making the following comments:

Letters of objection:

- (i) The proposal would result in a significant increase in overshadowing;
- (ii) The proposal would result in direct overlooking onto 37 Highfield Drive;
- (iii) The existing plans are inaccurate;
- (iv) Increase noise/disturbance and parking problems during construction.

Petition:

- (i) The proposed extension completely destroys the privacy to garden and outside eating areas of 39 and 41 Highfield Drive;
- (ii) Significant overshadowing onto the rear garden of 37 Highfield Drive;
- (iii) The submitted plans are inaccurate.
- (iv) The proposed house would be out of character with the existing houses in the street;

Ickenham Residents' Association:

"The vagueness of the application does not allow us to make a constructive comment, and there should be an indication on the drawings where the footprint of the existing house (to be demolished) is located in relation to this current application.

Clarification of this point would be helpful.

This proposal represents a massive change from a 3-bedroom to a 6-bedroom dwelling (we assume the 2 dormers in the roof at the rear indicate the planned 2 extra bedrooms) and would be creating a 3-storey house, if approved.

Your assistance in clarifying the above mentioned queries would be appreciated."

Internal Consultees

Trees/Landscape:

The site is not covered by a TPO, nor within a Conservation Area. There are no trees of merit on site, however in terms of landscaping, it appears that, unlike the original house, the proposed dwelling will not incorporate a garage. There may, therefore, be an increased pressure to park in the front garden.

A landscaping scheme should be provided to show the car parking details and soft landscaping for the front garden, and should take into account HDAS and SUDS recommendations.

Therefore, subject to conditions TL5 (car parking details and materials; and soft landscaping) and TL6, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

EPU (Contamination):

No objections subject to an importation of fill condition, should planning permission be granted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This proposal is for a replacement dwelling and in this context the principle of development is not at issue.

7.02 Density of the proposed development

The proposed scheme would have a density of 134 habitable rooms per hectare. This is below the London Plan density range of 150-250 habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 1. However, this is considered to be acceptable as it would be compatible within the local context and would result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): New Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene is characterised by detached houses of varying sizes and design, some set within long, spacious plots with mature trees in the front. It is considered that the position of the dwelling is considered acceptable, in principle. The first floor front extension is supported by columns and this type of front gable projection is a characteristic feature to houses in the street. However, the proposed crown roof design would not harmonise with the character and appearance of other dwellings in the vicinity and would introduce a roof form that would be substantially different from that of the

original house and other house in the street scene. Furthermore, the roof design when read with the quite substantive massing of the house would give the appearance of a bulky and excessively large dwelling to the detriment of the character and appearance of the street scene.

The proposed house would retain sufficient gaps between it and side boundaries and this together with the overall size of the plot, would result in a form of development that would not appear cramped in the street scene.

Overall, it is considered that the proposed house would detract from the character and appearance of the street scene and the surrounding area generally, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.23 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed house would not project beyond the front wall of 41 Highfield Drive. However the ground floor of the new house would project 0.7m beyond the existing rear extension and 6m beyond the rear first floor elevation, of that house, while the proposed first floor rear wall would project 2.1m beyond the rear first floor wall of 41 Highfield Drive. These distances, together with the retention of a 2m wide gap between the new house and 41 Highfield Drive, are sufficient to ensure that the proposal will not have a visually intrusive or overdominant impact on the residential amenities of the occupiers of that house. Furthermore, as 41 Highfield Drive lies to the south, no overshadowing will result. There are no habitable room windows facing 41 The Drive.

The proposed house would be constructed on the front building line of the existing house, which is set some 3m beyond the front wall of 37 Highfield Drive. At rear, the submitted plans show the rear wall of the new house in line with the rear wall of 39 Highfield Drive, however it would appear from the site inspection that the proposed house would project some 0.5m beyond the rear wall of that house. The applicant was advised of the inaccuracies in the submitted plans, however amendments have not been received. Notwithstanding this, sufficient information has been submitted to determine this application, subject to an informative clarifying that had the application been considered acceptable, the local planning authority would have had to condition precisely the dimensions that were being approved. Thus any resubmission should contain completely accurate plans.

The proposed house would retain a 2m wide gap between it and the flank wall of 37 Highfield Drive and this distance is sufficient to ensure that the proposal will not have a visually intrusive or overdominant impact on the residential amenities of the occupiers of that house. With regards to the increase in overshadowing, a sun on the ground diagram as at the 21st March has been carried out at 10.00, 12.00 14.00 and 16.00 hours to assess the increase in shadow over and above that currently created by the existing

house. At 10.00 hours, the increase in shadow will be to the front of 37 Highfield Drive. At midday, it will be to the front and along the side of that house, and at 1400 hours, the increase in shadow would be over 37 Highfield Drive itself and partly to the side/rear. At 1600 hours, the existing house creates a shadow over the side and rear garden of that house. The proposed house would extend this shadow into the rear garden, however, it is considered that this increase is not considered to be so significant over and above that created by the existing house.

The proposed rear dormer windows would overlook the rear garden and would not result in an increase in overlooking over and above that from the existing house onto the adjoining properties. Furthermore, as the new house projects beyond the rear wall of the adjoining houses, the proposed first floor French window would not result in direct overlooking onto the private amenity spaces of the adjoining houses. No windows are proposed facing 37 Highfield Drive.

The properties to the rear in Lodore Green are over 70m from the rear wall of the new house.

Overall, it is considered that the proposed house would not cause an unacceptable impact on the residential amenities of the occupiers of the adjoining properties through overdominance, visual intrusion, overshadowing or overlooking. The proposals are therefore in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy and Policy BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The internal size of the proposed house would be in excess of 250sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 600sq.m would be retained and this would meet the recommended standards of 100sq.m for 4 or more bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The area has a PTAL accessibility rating of 1, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for the proposed dwelling.

The proposed front driveway can accommodate 2 off-street parking spaces. As such, it is considered that the proposal would not result in an increase in on-street demand for parking to the detriment of highway and pedestrian safety, and would meet sustainability objectives, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.11 Urban design, access and security

London Plan Policy requires all new housing to be built to 'Lifetime Homes' standards. The

Hillingdon Design & Accessibility Statement: Accessible Hillingdon also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house would not fully comply with these standards. In particular, the ground floor WC is not wheelchair accessible. However, this can be overcome by a suitably worded planning condition. Therefore, the proposal could satisfy 'Lifetime Homes' standards, subject to an appropriate condition, in accordance with policy 3.8 of the London Plan (2008) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'

7.19 Comments on Public Consultations

With regard to the third party comments, construction noise and disturbance is incidental to the grant of planning permission. The remaining points are addressed in the report.

7.20 Planning obligations

The proposed house would not result in a net increase of 6 habitable rooms and therefore would not fall within the threshold for seeking a contribution towards school places.

8. Observations of the Borough Solicitor

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

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

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

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

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

10. CONCLUSION

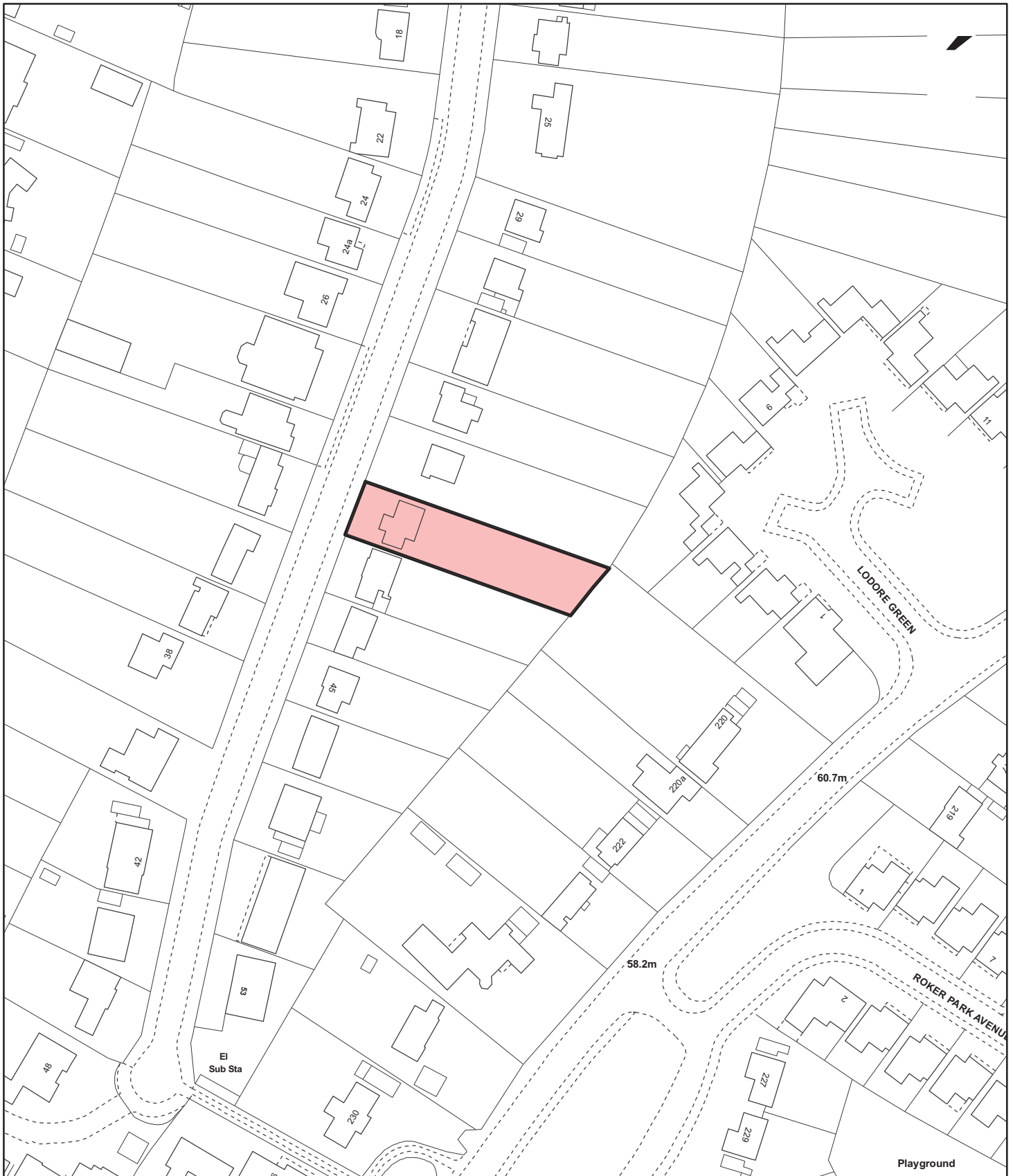
For the reasons outlined above and that the proposed development fails to comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Hillingdon Design & Accessibility Statement: Residential Layouts, this application is recommended for refusal.


11. Reference Documents

London Plan 2011
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Hillingdon Design & Accessibility Statement: Residential Layout
Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">39 Highfield Drive, Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">67201/APP/2010/1803</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Page 16</p>	<p>Date</p> <p align="center">September 2011</p>	



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND AT 30 - 32 CHESTER ROAD NORTHWOOD

Development: Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping

LBH Ref Nos: 13800/APP/2011/1140

Drawing Nos: Tree Survey Report
13/10/2011
04A/10/2011
04/10/2011 Rev. A
05/10/2011 Rev. A
09/10/2011 Rev. A
Design and Access Statement
Access Statement
Planning Statement
Crime Impact Statement
Transport Assessment
Renewable Energy Assessment
03/10/2011
06/10/2011
01/11/2010
07/10/2011
08/10/2011
10/10/2011
12/10/2011
23/10/2011
02/10/2011

Date Plans Received: 11/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 01/06/2011

1. SUMMARY

This application follows on from a previous refusal for a similar form of development for a care home, subsequently dismissed on appeal earlier this year.

The application now seeks permission to demolish the pair of semi-detached houses whose last authorised use was as a children's home, to be replaced by a two storey block with a part lower ground floor and accommodation in the roof to provide a 22 bedroom care home for the elderly with three parking spaces, including a disabled space to the front.

The site falls within the Old Northwood Area of Special Local Character.

The proposal would be adjacent to two care homes that have both been allowed at appeal and are currently under construction, replacing three former houses.

A previous scheme for a 24 bedroom care home on the application site was refused by the Council in 2010, and a subsequent appeal was also dismissed earlier this year. The Inspector found that that scheme would have resulted in a development that would fail to

harmonise adequately with its context creating a locally incongruous and cramped streetscene, thereby harming the character and appearance of Chester Road and the Area of Special Local Character. He did however find that there would be no harm to highway safety, that the Council's renewable energy requirements could reasonably be controlled by condition, that access for the disabled was satisfactory, and that a health care contribution was appropriate. He also found that the relationship with the adjoining neighbours in terms of the impact on their amenities would be acceptable. Therefore the only reason for refusal of the Council that he supported was in respect of the impact on the character of the area.

This further planning application amends the previous appeal scheme through alterations to the width and design of the building, and in particular the removal of a mansard roof that was previously proposed.

It is considered that this revised scheme satisfactorily addresses the Inspectors concerns, and it is therefore recommended that planning permission be granted for the development.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

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

3 M1 Details/Samples to be Submitted

No development shall take place until details and/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. This shall include the design details of the decorative balcony features, the detailed design of the windows (including bay windows), dormers and external doors. The details shall be implemented as approved prior to the first occupation of the development.

REASON

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

4 M3 Boundary treatment - details

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

and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

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

5 MCD10 Refuse Facilities

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

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan 2011 Policy 7.1.

6 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the parking area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

REASON

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

7 NONSC Non Standard Condition

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL1 Existing Trees - Survey

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

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

REASON

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

10 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.

11 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter

implemented in accordance with the approved method statement.

REASON

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

12 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

13 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 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).

14 TL6 Landscaping Scheme - implementation

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

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

REASON

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

15 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).

16 SUS5 Sustainable Urban Drainage

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

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 5.13 of the London Plan 2011.

17 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy

generation contained within the submitted report entitled Renewable Energy Assessment shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7, 5.9, and 5.10 of the London Plan 2011.

18 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how local healthcare facilities will be provided within a 3 miles radius of the site in order to address the need for such facilities arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale shall then be implemented in accordance with the agreed scheme.

REASON:

To ensure the development provides an appropriate contribution to healthcare facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance.

19 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 exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 7.1 and 7.3 of the London Plan.

20 DIS1 Facilities for People with Disabilities

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

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3.1, 3.8 and 7.2.

21 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for staff have been submitted to and approved in writing by the

Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

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

22 NONSC Non Standard Condition

Notwithstanding the submitted plans, further details of a refuge area for fire safety which is adequately signed and a fire rated lift shall be submitted to and approved in writing prior to the commencement of any work on site.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3.1, 3.8 and 7.2.

23 TL20 Amenity Areas (Residential Developments)

None of the rooms/units hereby permitted shall be occupied, until the outdoor amenity area serving the development as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

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

INFORMATIVES

1

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

2 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).

3 I53 Compulsory Informative (2)

The decision to GRANT/REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE5	New development within areas of special local character
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
H10	Proposals for hostels or other accommodation for people in need of care
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.17	(2011) Health and social care facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
PPS3	Housing
PPS5	Planning for the Historic Environment
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

4 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.

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6 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.

7 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 125A 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.

9 13 Building Regulations - Demolition and Building Works

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

10 16 Property Rights/Rights of Light

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Chester Road, some 50m to the west of its junction with Reginald Road. It comprises a pair of large semi-detached, two storey houses that are internally linked and appear to be currently in use as multiple occupation. No. 30 has a two storey side and rear extension and No. 32 has a side garage. There are a number of mature trees in the rear gardens.

The adjoining site to the east, formally occupied by No. 34, is currently a vacant site with permission for redevelopment to provide a 12 bedroom Care Home. The applicant has stated that this development has already commenced with foundations and drainage in place. This development would comprise a detached three storey building with a mansard roof and dormer windows.

The redevelopment of 36 and 38 Chester Road has also recently taken place to provide a 24 bedroom Care Home. This is now substantially complete. This development was allowed on appeal and again comprises a three storey building with mansard roof and dormer windows in the upper level.

26-28 Chester Road are two storey, semi-detached houses with accommodation in the roofspace.

Chester Road forms part of a traditional residential area mainly dating from the Victorian and Edwardian periods with large detached and semi-detached houses of varied design, a number of which have been converted to flats with some plots having been re-developed with more modern flatted blocks and town house schemes. However, two-storey detached and semi-detached properties with small front gardens but overall generous plots tend to dominate. The overall impression is of an established traditional residential area, with

individual detached and semi-detached properties, with a regular pattern and distinctive separation gaps between each building.

The site forms part of the Old Northwood Area of Special Local Character.

3.2 Proposed Scheme

This application seeks permission to demolish the existing pair of semi-detached houses (their last authorised use being a children's home) and to erect a 22-bedroom residential care home for the elderly. There is therefore a reduction of two beds in comparison to the previous appeal scheme.

One of the primary concerns of the Inspector in respect of the previous appeal was that it would have only a narrow separation from its side boundaries. This current application therefore seeks to address this concern through the revised design of the development, and an increase in the separation distance with the flank wall of No.34 to 2.1m (previously 1.25m).

The proposed two storey building would have accommodation in the roof space and incorporates a lower ground floor/basement level towards part of the rear of the building.

The building would be set back 6.595m from the back edge of the pavement, broadly in line with the existing building, and in line with that at Nos. 34-38. It would protrude slightly in front of No.28.

To the front, the building would have the appearance of two storeys with accommodation in the roofspace, and would be similar to Nos. 26 and 28 adjoining. To the rear a basement level would be created, including a central two storey rear wing that would protrude into the rear garden to the same depth as that allowed on the adjoining properties.

The building would have a tiled, hipped roof, incorporating a flat roof element. There would be four gable dormers on the front elevation, two on the rear elevation of the main building, and a further one on the rear of the projecting wing.

Three off-street car parking spaces including a disabled persons space are proposed to the front of the new building, with cycle and bin storage provision being made in the rear garden. Pedestrian access would be provided either side of the building. A patio area is also proposed to the rear of the projecting rear wing.

3.3 Relevant Planning History

13800/APP/2010/623 Land At 30 - 32 Chester Road Northwood

Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping.

Decision: 01-09-2010 Refused

Appeal: 10-02-2011 Dismissed

Comment on Relevant Planning History

With respect to the application property, No. 30 Chester Road, permission for a two storey side and rear extension to a residential home was approved on the 2/6/89 under reference 4152/B/89/436. This was followed on the 5/3/97, when permission was granted to extend the home again, by allowing the change of use of the adjoining attached property, No. 32

Chester Road from Class C3 (residential) to Class C2 (children's home), incorporating an internal link (ref. 3800/A/96/1624).

In September 2010 the Council refused planning permission for the erection of a 24 bed residential care home on the site under reference 13800/APP/2010/623. This was refused by the Council for the following reasons:

1. The site forms part of the Old Northwood Area of Special Local Character, which denotes that the area is a designated heritage asset for the purposes of PPS5. This advises that there should be a presumption in favour of the conservation of designated heritage assets and in the absence of any information that justifies the demolition of the pair of semi-detached houses and that their re-use/adaptation has been thoroughly explored, the proposal is contrary to PPS5.

2. The proposal would result in the demolition of two further houses adjacent to a row of three former houses that have already been demolished, to be replaced by a row of three similarly designed blocks which would incorporate large mansard roofs with oversized dormers and would now occupy an extensive 50m wide frontage on Chester Road, with only narrow, sub-standard undeveloped gaps to break up the building mass. As such, the proposal would add another incongruous building to this part of Chester Road, the cumulative impact of which would be to create a symmetrical architectural 'set piece' around the central block at No. 34, resulting in a very cramped and overdeveloped street scene. The proposal therefore fails to harmonise with the mixed architecture and spacious character and appearance of the Old Northwood Area of Special Local Character, contrary to Policies BE5, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: 'Residential Layouts'.

3. The submitted transport statement fails to provide correct information on the Council's car parking requirements and does not deal with the issue of parking demand and availability. In the absence of an accurate, comprehensive and current transport statement, the Local Planning Authority has been unable to assess the individual and cumulative highway impact of the proposal, having regard to the adjoining care homes at Nos. 34 - 38 Chester Road that are currently being implemented. There are real concerns that the proposal could cause on-street parking problems to the detriment of highways and pedestrian safety. The proposal therefore fails to comply with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (February 2008).

4. The application has failed to demonstrate that the development would integrate sufficient measures to minimise emissions of carbon dioxide, including provision of a 20% reduction in carbon dioxide emissions through on site renewable energy generation, in accordance with the Mayor's Energy Hierarchy. The proposal is therefore contrary to Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of the London Plan (February 2008).

5. The development is estimated to give rise to additional demands being placed on local health care facilities and additional provision would need to be made in the locality to maintain the existing service provision. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

6. The proposed layout fails to satisfactorily consider fully the needs of disabled people, as such the proposal is contrary to policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document: Accessible Hillingdon (January 2010).

As detailed in the summary of this report a subsequent appeal was dismissed. However, the Inspectors concern was only with regard to the design of the development and its impact on the character of the area.

As noted by the Inspector, it was/is important to consider the application in respect of the adjoining developments that are now being implemented at Nos.34 and 36-38 Chester Road. This can be summarised as follows:

Permission was refused on the 14/9/04 for a 43-bedroom residential care home on this site (ref. 50613/APP/2004/1907). Following the Council's initial refusal of permission for the erection of a 24-bedroom care home with refurbishment and alterations to No. 34 Chester Road (involving the demolition of Nos. 36 and 38), a subsequent appeal was allowed on the 27/7/06 under reference 50613/APP/2005/758. This was followed by an application for the erection of a new 32-bedroom care home, involving the demolition of all three properties, but this application was withdrawn. Subsequently, permission for the erection of a three storey building with mansard roof to provide 12 single en-suite rooms for use as a residential care home, involving the demolition of No. 34 Chester Road was initially refused, before an appeal was allowed on the 17/9/07 under reference 50613/APP/2006/2768.

Subsequently, two applications, one for a new 40-bedroom care home, the other for a new 36-bedroom care home on the entire site at Nos. 34 to 38 Chester Road, both involving the demolition of No. 34 Chester Road (Application Nos. 50613/APP/2007/395 and 397 refer respectively) were both refused. Subsequent appeals were both dismissed on the 17/9/07.

A residential scheme, comprising 3 terraced and 2 semi-detached three storey houses with mansard roofs and lower ground floors to 3 of the dwellings was refused on the 25/9/08 under reference 50613/APP/2008/2051.

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:

- | | |
|------|---|
| BE5 | New development within areas of special local character |
| 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.
OE1	Protection of the character and amenities of surrounding properties and the local area
H10	Proposals for hostels or other accommodation for people in need of care
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.17	(2011) Health and social care facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
PPS3	Housing
PPS5	Planning for the Historic Environment
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

65 neighbouring properties have been consulted. 4 petitions objecting to the proposal have been received, together with 14 individual responses.

The first petition with 84 signatories states:

"This application supersedes application 13800/APP/2010/623 which was rejected by LBH. Seymour Homes' appeal against this rejection was dismissed by the Planning Inspectorate on 10 February 2011.

We the undersigned, urge the London Borough of Hillingdon North Planning Committee to reject this current application for the following reasons:

The flanks of the building are bulkier in depth than the adjoining property at 28 Chestern Road and exceed the scale of the present buildings at Nos.30-32 in that respect. This will have negative implication for the quality of life of those living at No 28, also upon the privacy of Roy Road residents whose gardens also border the site.

If approved, the proposed care home will bring the total occupancy of all three care homes to 58, plus staff. The impact will be a massive increase in road traffic, not only visitors' parking problems but also staff, delivery and emergency vehicles arriving and departing, creating considerable disturbance to existing residents. Parking is already "tight" after working hours and is exacerbated at weekends and on many occasions when weekend services and other mid-week functions are held at Emmanuel Church.

Chester, Halowell, Roy and Reginald Roads form part of an area designated as being of "Special Local Character". A large commercial enterprise in a residential area is hardly sympathetic to this designation and will further erode the character of this road."

A further petition with 37 signatories repeat the above concerns with an additional paragraph stating "In the planning application no account has been taken of visitor parking (visitors may be too old or infirm to use public transport and walk from Northwood centre), service and supply vehicles and medical vehicles".

A further petition with 46 signatories states:

"We the undersigned are opposed to Application 13800/APP/2011/1140 claimed by the appellant to be a resubmission of application 13800/APP/2011/623 dated 18/3/2010, which was refused by both the London Borough of Hillingdon Planning Committee and the Government Inspector.

It is important to note that if this application is successful five perfectly sound Edwardian houses will have been demolished to provide limited space for a combination of three Care Homes with 58 bedrooms"

A fourth petition with 85 signatories states the following:

"We the undersigned are opposed to the above proposal on the grounds that the advent of a further 22 elderly residents plus care staff (in addition to the 36 residents plus care staff. Already sanctioned by the Planning Inspectorate in respect of Nos. 34 - 38), will inevitably cause traffic chaos in Chester Road and surrounding streets when extra delivery vehicles and visitors try to access the already difficult parking conditions in this residential area.

If approved, this additional development will further impinge on the fairly peaceful environment enjoyed by existing residents in an area already designated as being of "Special Local Character".

The individual responses object to the application and raise the following concerns:

1. The proposal is too large, high and imposing with the extent of the rear element presenting a huge wall which would remove light and appear ugly.
2. Overdevelopment with excessive bulk to the rear.
3. Detrimental to the amenities of the occupiers of No.28.
4. Visually intrusive from the properties at the rear of the site in Roy Road.
5. The combination of three care homes together is unacceptable.
6. Adverse impact arising from increased traffic generation and demand for parking.
7. Overlooking and blocking of light from other properties.
8. Noise and vibration disturbance from underground plant, laundry etc.
9. Impact on trees within the site.
10. Clearly a commercial use in a residential area.
11. Loss of two original character houses.
12. There are already too many care homes in the area.
13. Local infrastructure (water and sewerage etc) will not be able to cope.
14. A more acceptable solution would be to convert the existing building.
15. The designated Area of Local Character should be retained as it is.
16. The property would not be an independent residential care home in that there is no kitchen or laundry shown on the plans. It would appear to be the intention of the applicant to use the kitchen or laundry at 34 or 36/38 Chester Road and this is unacceptable.
17. The Council need to consider this application in the context of the outstanding application for 36/38 Chester Road (ref 50613/APP/2011/397).

NORTHWOOD RESIDENTS ASSOCIATION:

The Northwood Residents' Association wishes to object to this application on the grounds that is ostensibly a repetition of the application refused by the Council in 2010. We believe it fails to comply with the UDP (Saved Version) policies BE5, BE13, BE19, BE22, H10 and OE1.

WARD COUNCILLOR:

I would like to register my objections to the above planning application for the same reasons stated in the petition recently submitted, namely:

1. The flanks of the proposed building are bulkier in depth than the adjoining property at No 28 and exceed the present building, affecting the privacy of residents in Roy Road and exacerbated by the removal of trees.
2. The proposed car home will bring total occupancy to 58 people plus staff, causing an increase in road traffic with little off-road traffic catered for.
3. A large commercial enterprise in a wholly residential area is not sympathetic to the area.

THAMES WATER:

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.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

COMMENTS: The site, which currently includes a pair of semi detached early 20th century two storey houses, is located in the Old Northwood Area of Special Local Character. This part of Chester Road is characterised by large mostly semi-detached, substantial good quality late Victorian and Edwardian houses of varied design. Whilst Nos. 30-32 are quite modest, they are nevertheless attractive and contribute positively to the general character and appearance of the street. In a recent decision notice, a Planning Inspector, did not however agree with this view and as such it would be difficult to sustain an objection to the demolition of these buildings. The Inspector did, however, agree that the design of the previous scheme was not acceptable as it did not maintain the architectural variety and interest of the street, or the characteristic spaces between the properties.

The current scheme is considered to be a significant improvement on the previous proposals and no objection is raised in principle to the design, height and massing of the new building. If photovoltaic cells are to be used at roof level, then these should be shown on the drawings at this stage so that their impact on the appearance of the building can be assessed.

If considered acceptable, then conditions should be attached to the approval covering the agreement of samples of all external materials, the submission of design details of the decorative balcony features, the detailed design of the windows (including bay windows), dormers and external doors; the landscape and layout of the frontage area (including hard landscaping materials, means of delineating parking bays and signage) and boundary treatment.

CONCLUSION: No objection subject to the above.

TREE OFFICER:

There is a mass of trees on and close to the site, behind the existing houses. The trees have been surveyed and those in the middle of the site(rear garden) have low or very low values and are not, in terms of Saved Policy BE38, features of merit and do not constrain the development of the site. In contrast, with the exception of one poor quality Chestnut(tree 2), the larger trees on and close to the southernmost part of the site are features of merit and should be retained as part of any development. The trees in the rear gardens of neighbouring properties provide some screening of the site.

The site layout plan details the retention of all of the valuable trees on the southernmost part of the site, and two trees of lower value nearer to the proposed building. In that context, there is no objection to the loss of the trees, mostly conifers, in the middle of the site.

The layout of the parking at the front of the site, and the landscape concept for the whole site, are similar to the schemes for the development of 34-38 Chester Road.

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

HIGHWAY ENGINEER:

The proposals include three off-street car parking spaces including a disabled bay at the front and cycle parking to the rear of the proposed building.

There have been parking problems along Chester road and neighbouring streets, resulting in the establishment of a parking management scheme in parts of this locality.

Whilst the site is considered to be sustainable from the public transport point of the view, which would be useful to mitigate the shortfall in staff car parking and may also cater for some visitors trips as well. However, given the type of the visitor trips likely to be associated with the proposals, the proposals could have a parking demand, which would inevitably result in on street parking.

The previous application on this site for a 24 bed residential car home was refused on a number of grounds including Highways/Parking. The Appeal Inspector found the proposals to be satisfactory from the Highways point of view.

The revised application proposes a 22 bed residential car home instead of 24 bed previously proposed, keeping the car parking provision to 3 spaces and cycle parking to the rear as previously proposed, which was considered acceptable by the Planning Inspector.

A 6.4m wide vehicular crossover is proposed, which is considered to be excessively long and should be reduced to 3.5m (max). Pedestrian visibility splays of 2.4m x 2.4m should be provided on both sides of the proposed access. Hardstanding area must be designed and constructed in such a way that no surface water from private land drains onto the highway or discharge into the highway drainage system.

Given the Inspector's comments on the appealed application, if this application was to be refused on highways ground, the refusal is unlikely to be sustained at a future appeal.

The following conditions and informatives should be applied:

Conditions

1. The development hereby approved shall not be occupied until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

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

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

Informatives

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

2. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

ACCESS OFFICER:

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

The following observations are provided:

1. Accessible parking bays should be sited within 50m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300:2009.

2. Given the nature of the proposed development, at least one enlarged accessible parking bay, 3m x 6m, should be provided. In accordance with BS 8300:2009, clause 4.2.1.1, a setting down point and parking space, 4.8m x 8m, for taxis, Dial-a-Ride and accessible minibus vehicles with tail lifts, should be provided in close proximity to the main entrance.

3. A proportion of ensuite bathrooms should be designed to allow independent use by wheelchair users. Reference to BS 8300:2009 should be made.

4. A refuge area does not appear to be shown on plan. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.

5. A fire rated lifts should be incorporated into the scheme. The lift should be designed and integrated to support Horizontal Evacuation and:

- a. must be clearly identifiable and have appropriate signage.
- b. should be situated within a protected enclosure.
- c. should consist of lift well and protected lobby at every level.
- d. should be provided with a switch marked "Evacuation Lift" at Exit level. (This switch should cause the lift to return to the final exit & then become controllable.) Alternatively, the lift could be interfaced to the fire alarm system, returning to ground when the alarm sounds.
- e. must feature an exclusive primary electricity supply from a sub-main circuit.
- f. must have an alternative back-up power that should start automatically in an emergency to prevent potential interruption to the electricity supply. The cables should be separate from those of the primary supply and routed through an area of low fire risk.
- g. must have power switches or isolators that are clearly identifiable and labeled at the main switchboard and alternative power supply to indicate the location of the other supply.
- h. must connect to any electrical sub-station, distribution board, generator, hydraulic pump or other apparatus that is fire protected for a period not less than that of the lift shaft.
- i. have a minimum load capacity of not less than 400kg.
- j. should have doors that have a minimum of 2 hours fire resistance.

6. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

WASTE SERVICES:

I would make the following comments on the above application regarding waste management.

a) I would estimate the waste arising from the development to be as follows assuming the waste produced is equivalent to a one star rating of hotel:

Projected Weekly Waste per bedroom - 150 litres

Waste produced from all bedrooms - 3,000 litres

Number of 1,100 litre eurobins required - 3

I would therefore recommend that at least three bulk bins are used to contain the waste arising from the development.

- b) Recyclable waste should be separated; in particular glass, paper, cardboard, metal cans, and plastic bottles. Some of the waste containers should be allocated to collect recyclable items.
- c) The bin enclosure must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins.
- d) Arrangements should be made for the cleansing of the waste storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.
- e) The material used for the floor of the waste storage area must be able to withstand the weight of the bulk bins 100 mm. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.
- f) If 1,100 litre bulk bins are used for the collection of certain waste streams these should not have to be moved more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).
- g) The gradient of any path that the bulk bins (1,100 litre) have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.
- h) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that in order to safeguard the traditional residential character of residential roads, it is unlikely that proposals will be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms of more intensive housing, including care homes. Chester Road already greatly exceeds this figure, being at approximately 25%. However, it is considered that as the authorised use of these two properties is already as a children's care home, the proposal would not result in any increase in the proportion of properties which have been converted, redeveloped for flats or being used for other uses such as care homes.

The previous application was not refused on the principle of loss of family dwellings and the appeal Inspector did not object to the principle of the development, and considered the application in the context of recent planning policy and guidance relating to backland and garden development. As before, it is considered that the additional take up of garden land would not be so significant as to justify a reason for refusal and an adequate and extensive area of rear garden would remain.

Thus, the principle of a care home on the site is considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Given the authorised use of the pair of semi-detached buildings as a children's home, it is unlikely that the use of the site as a care home for the elderly would have a greater material impact in terms of the character of the Old Northwood Area of Special Local Character.

The proposed building would maintain the general building line in Chester Road and align with the two approved adjoining care home buildings so as not to appear unduly prominent in the street scene.

The proposed gaps between the buildings would be consistent with that considered acceptable by the Inspectors on the adjoining development, as would the parking arrangements to the front of the property.

The application site is within the Old Northwood Area of Special Local Character. Whilst it is noted that such a designation does not afford any statutory protection to the area, it does denote that the area is a designated heritage asset for the purposes of the Government's latest policy guidance, PPS5: Planning for the Historic Environment, which was published on 23 March 2010. At Paragraph HE9.1, PPS5 states that there should be a presumption in favour of the conservation of designated heritage assets which can have cultural, environmental, economic and social impacts and loss affecting any designated heritage asset should require clear and convincing justification.

The previous appeal Inspector made significant comment on the status of the area, it's character, and the cumulative effect of the three consecutive developments as follows:

"7. Nevertheless, the effect of the appeal scheme upon the character and appearance of Chester Road and the ASLC remains important. Chester Road is a traditional residential street containing a predominance of apparently Victorian and Edwardian dwellings. A pleasant residential characteristic is maintained with well proportioned buildings positioned towards the front of their relatively generous plots; the majority are set-back from the road with a broadly consistent building line and larger rear gardens. There is a notable variety in the design styles and details of buildings albeit with a broad similarity in their scale; the separation gaps between buildings, particularly at first floor level, play an important role in the articulation of the streetscene, breaking up the form of the buildings and providing views through to the rear thereby enhancing the residential spaciousness of the locality.

8. I have noted the planning history of the site and its surroundings. The appeal scheme would replace Nos 30-32 Chester Road with a new building very similar to that approved and under construction at Nos 36-38. In between, a detached building has been allowed to replace No 34 (now demolished) which would reflect closely the scale and design elements of the appeal scheme and its eastern neighbour; it is apparent from the submitted evidence that the appellant anticipates the full implementation of the latter development. In reaching their respective decisions on the above nearby schemes, my colleagues noted the residential character of the locality including the variety in the size, type and design of properties; albeit, in the assessment of the scheme at No 34, with a preponderance of two storey detached and semi-detached houses with a distinctive separation between buildings.

9. The previous appeal decisions are an important material consideration but, unlike my colleagues, I am considering a proposal which represents the third consecutive redevelopment site in Chester Road which would erect a building to broadly replicate the form of the buildings under construction at Nos 36-38 and that allowed at No 34. I consider the cumulative effect of such schemes to be important.

10. Based upon the available evidence, it would seem that Nos 30-32 could be demolished without the need for the permission of the local planning authority. Nevertheless, they do reflect the typical building types of the locality, albeit eroded in their value to the streetscene by previous alterations. As individual structures they make a broadly neutral contribution to the streetscene but share positive and locally distinctive traits, particularly in that they reflect the form of local buildings and, in the case of No 32, the two storey flank wall is generously set back from its side boundary.

11. The proposal would have an essentially two storey mass with accommodation in the mansard roof. Whilst following the established front building line, the proposal would create deep, two storey flank walls facing each side boundary that would uncharacteristically narrow the degree of separation between buildings and their property boundaries. Mansard roofs, whilst present within the ASLC, are not common. No acceptable local precedents for developments which would have the collective frontage length of Nos 30-38 Chester Road have been identified to me and certainly none which would contain buildings of such a similarity of design and finished materials and which would reflect the appellants' design aspirations for a symmetrical section of streetscape.

12. Notwithstanding the proposed quality of finished materials and associated detailing, the scheme would create a repetitive building form that would not be characteristic of the distinctive and pleasant variety seen within Chester Road and the wider locality. The proposal would have only a narrow separation from its side boundaries, particularly towards the building proposed at No 34 at first floor level and, although less obvious, towards No 28 at the rear. Unlike the current scenario, the degree of separation would be narrow and rather tunnel like, extending at full height for the full depth of the new building. Whilst the allowed building at No 34 was found to be adequately separated from its neighbours, the current appeal scheme would alter this situation further; I am not persuaded that the proposal before me would have anything other than a cumulatively corrosive effect upon the locally distinctive spacious residential character of the locality."

The scheme has been revised so that it now reduces the width of the building, replaces a mansard type roof with a more traditional roof form, increased the separation between the site and the adjoining property and the design has been amended which whilst reflecting the traditional appearance of the Victorian/Edwardian properties would add variety to the streetscene in a manner that would now respect it. Given these changes the Council's Conservation Officer does not now object to the design, scale or massing of the proposal, which is now considered to comply with Policies BE5, BE13, BE19 and BE22 of the saved UDP.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Apart from the impact of the proposal upon existing trees on and close to the site, which is discussed below, no other material environmental impacts are raised by this development.

7.07 Impact on the character & appearance of the area

This is considered in Section 7.03.

7.08 Impact on neighbours

As before, the proposed building would align with the rear building lines of the adjoining care homes at Nos. 34 and 36-38. Furthermore, the approved care home at No. 34 does not contain any habitable room windows in its side elevation that would face the application site. As such, the future residents of the care home would not be adversely affected by the proposal.

The Inspector in respect of the previous application considered the impact of that development on the occupants of No.28 Chester Road. He concluded that the effect of the flank wall was to some extent mitigated by a reduction in the overall length of the building and as such did not warrant grounds for refusal in isolation.

The existing two storey rear extension at No. 30 already projects by approximately 5m beyond the main two storey rear elevation of the neighbouring residential property and approximately 1.5m from its extended ground floor on this side.

With this revised scheme, which includes a larger gap between properties and the removal of the mansard roof, the impact would be less than the previous scheme and thus less than that which the Inspector considered did not warrant a reason for refusal.

The projecting two storey rear wing, although it projects further into the rear garden, would be set in 8.6m from the side of No.28. At this distance, the rear wing would not appear unduly dominant and the proposed building would not encroach upon any 45° line of sight taken from No.28's rear facing windows.

The flank elevation of No. 28 does contain a ground floor projecting bay window feature which serves a kitchen/dining area. Although this room also has a rear facing window, this is small, the side window is the principal window serving this room due to its size and the bay also has small front and rear facing windows in its sides. The flank wall of the existing property is some 4m away from this window, this would close to approximately 3m with the proposal. However, as before, it is considered that such an impact would not be so significant as to justify an additional reason to refuse the application, particularly as the window would receive some benefit from the reduction in the depth of the building on this side. All the other windows in the side elevation of this property either serve non-habitable rooms or are secondary windows such as the side dormer.

Given the relationship of adjoining properties, the proposal would not result in any significant loss of sunlight to justify a refusal of permission.

The proposed care home would only contain non-habitable side windows that can be conditioned to be non-opening and obscure glazed to protect the privacy of the neighbouring properties.

As regards the properties that front Roy Road and adjoin the application site at the rear, the rear elevations of these properties are typically some 80m away from the rear elevations of properties on Chester Road so that they would be too remote from the proposal to be affected by overlooking, greatly in excess of the Council's recommended 21m distance, and the rear boundary is also marked by mature trees that would screen the proposal. A garden depth of 37m would be maintained from the rear of the main building.

The proposed 22 bedroom elderly person care home would replace the authorised use of the pair of semi-detached houses as a 12 bedroom children's home. It is considered that the potential for additional noise and general disturbance over and above that generated by the children's home would not be so significant as to justify a refusal of permission.

As before, it is considered that the proposal would not adversely affect the amenities of surrounding residential properties by reason of noise and general disturbance, dominance, loss of sunlight or overlooking, in accordance with policies OE1, BE20, BE21 and BE24 of the saved UDP.

7.09 Living conditions for future occupiers

The residents' bedrooms would be of a reasonable size, typically over 16m² and face to the front and rear so that they would have an adequate outlook and natural lighting.

A good sized dining room and lounges are provided on the ground floor, together with an activity room in the basement. A separate servery is also proposed at ground floor level adjacent the dining room, and there would be further service rooms within the basement area.

The applicant has not suggested that the kitchen facilities would be provided in a different building or that the uses would be combined with those to be provided next door. Whilst it can be assumed that there will be some interaction between the 3 sites, it is assumed that all cooking facilities would be provided within each individual site, and in this case in the servery area indicated.

The development would also retain an extensive rear garden in excess of 37m in length and 600m² in area. Although there are no adopted standards for care homes, this provision would exceed the shared amenity space required for 22 one-bedroom flats.

It is therefore considered that the proposal would provide suitable accommodation for its residents.

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to highway and parking issues the Inspector commented as follows:

"The Supplementary Transport Assessment submitted by the appellant identifies the existing parking arrangements along Chester Road, the availability of public transport, the proximity of services and facilities and the absence of prescriptive parking standards within the development plan for the proposed use. This evidence, which considers the individual and cumulative effects of the proposal and includes the results of a parking survey, is persuasive. I therefore find, with due regard to the advice of Planning Policy Guidance Note 13 'Transport', that the proposal would be sustainably located, reasonably well served by public transport with adequate arrangements for parking such that the scheme would not harm highway safety. I find no conflict with UDP Policies AM7 and AM14."

Given these conclusions, the Council's Highway Engineer considers the proposals to be acceptable in the light of the Inspector's decision, subject to appropriate conditions.

7.11 Urban design, access and security

The issue relating to urban design is considered in Section 7.03.

As regards security, the proposals are considered acceptable. Whilst there would be pedestrian access to the side of the new building, gates and fences can be erected to maintain an adequate level of security for the new residents and the adjoining properties.

7.12 Disabled access

The Access Officer has made a number of comments on issues relating to accessibility arrangements and these are noted. The majority of the comments made are in respect of internal arrangements and the Inspectors comments on this issue stated:

"16. The appellants Access Statement identifies that the proposal would comply with the relevant legislation, including the criteria of the Health and Social Care Act 2008 and Building Regulations, and would be implemented accordingly. Based upon this information and other available details, the proposed layout would address adequately the needs of disabled people and thus would not contravene the objectives of the UDP, particularly as expressed by Policy R16 as supported by the Council's Accessible Hillingdon Supplementary Planning Document."

Thus, the Inspector concluded that the proposal would provide adequate access and facilities for the disabled and the applicants Access Statement, in support of the current proposal, also identifies that the proposal would comply with the relevant legislation, including the criteria of the Health and Social Care Act 2008 and Building Regulations and is thus considered acceptable. Conditions are included to address the particular issues raised by the Access Officer.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Trees Officer advises that the layout of the parking at the front of the site, and the landscape concept for the whole site, are similar to the care home schemes for the re-development of Nos. 34-38 Chester Road.

Furthermore, the Tree Officer does not raise any objection to the Tree Survey submitted with the application which advises that the trees in the middle of the site (rear garden) have low or very low amenity value and, in terms of Saved Policy BE38, are not features of merit and do not constrain the development of the site. In contrast, with the exception of one poor quality Chestnut (tree 2), the larger trees on and close to the southernmost part of the site are features of merit and should be retained as part of any development.

The site layout plan details the retention of all of the valuable trees on the southernmost part of the site, and two trees of lower value nearer to the proposed building. In this context, there is no objection to the loss of the trees, mostly conifers, in the middle of the site.

Subject to appropriate conditions, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

A condition can be attached to any planning permission to require appropriate facilities to be provided for the secure and covered storage for waste recycling.

7.16 Renewable energy / Sustainability

In the appeal scheme the Inspector commented on this issue:

"15. With regard to renewable energy, the appellant has provided a Renewable Energy Assessment. I have no reason to doubt its content or its conclusion that a 20% reduction in CO2 emissions could be secured by the recommended use of a biomass boiler and/or solar photovoltaic panels. Such an outcome could be secured by the use of reasonable and necessary planning conditions and therefore the provisions of the development plan, as expressed by Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of The London Plan would be satisfied."

Thus, the Inspector concluded that the proposal would meet the sustainability objectives required by the development and the applicants Renewable Energy Assessment, in support of the current proposal, also concludes that a 20% reduction in CO2 emissions could be secured by the use of a biomass boiler and/or solar photovoltaic panels and this 20% reduction in CO2 emissions is secured by condition.

7.17 Flooding or Drainage Issues

This is not an area that has been identified as a flood risk area.

7.18 Noise or Air Quality Issues

The proposed development as a care home for the elderly within an established residential area does not raise any issues in terms of noise or air quality.

7.19 Comments on Public Consultations

The comments raised by the petitioners and objectors have been addressed as appropriate in this report, taking into account the comments made by the previous appeal Inspector.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to mitigate against the impacts of development upon the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations. This UDP Policy is supported by more specific supplementary planning guidance.

It is likely that the re-development of this site as a care home for the elderly would place an additional demand for services from local health care facilities. The applicant has submitted a Unilateral Undertaking in this respect.

7.21 Expediency of enforcement action

The proposal does not raise any specific enforcement issues.

7.22 Other Issues

This application does not raise any other relevant planning 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

This is not applicable to this application.

10. CONCLUSION

The proposal has been sufficiently revised to make it of an acceptable form in the light of the previous appeal decision.

It is considered that it would therefore not be harmful to the character of the area, and that there are no other material planning considerations that would enable the Council to refuse planning permission for a scheme that previous appeal Inspectors have otherwise found acceptable.

The application is therefore recommended for approval.

11. Reference Documents

PPS3: Housing (as amended)

PPS5: Planning for the Historic Environment

London Plan 2011

Hillingdon Unitary Development Plan Saved Policies (September 2007)

Mayor's Interim Housing Supplementary Planning Guidance, April 2010

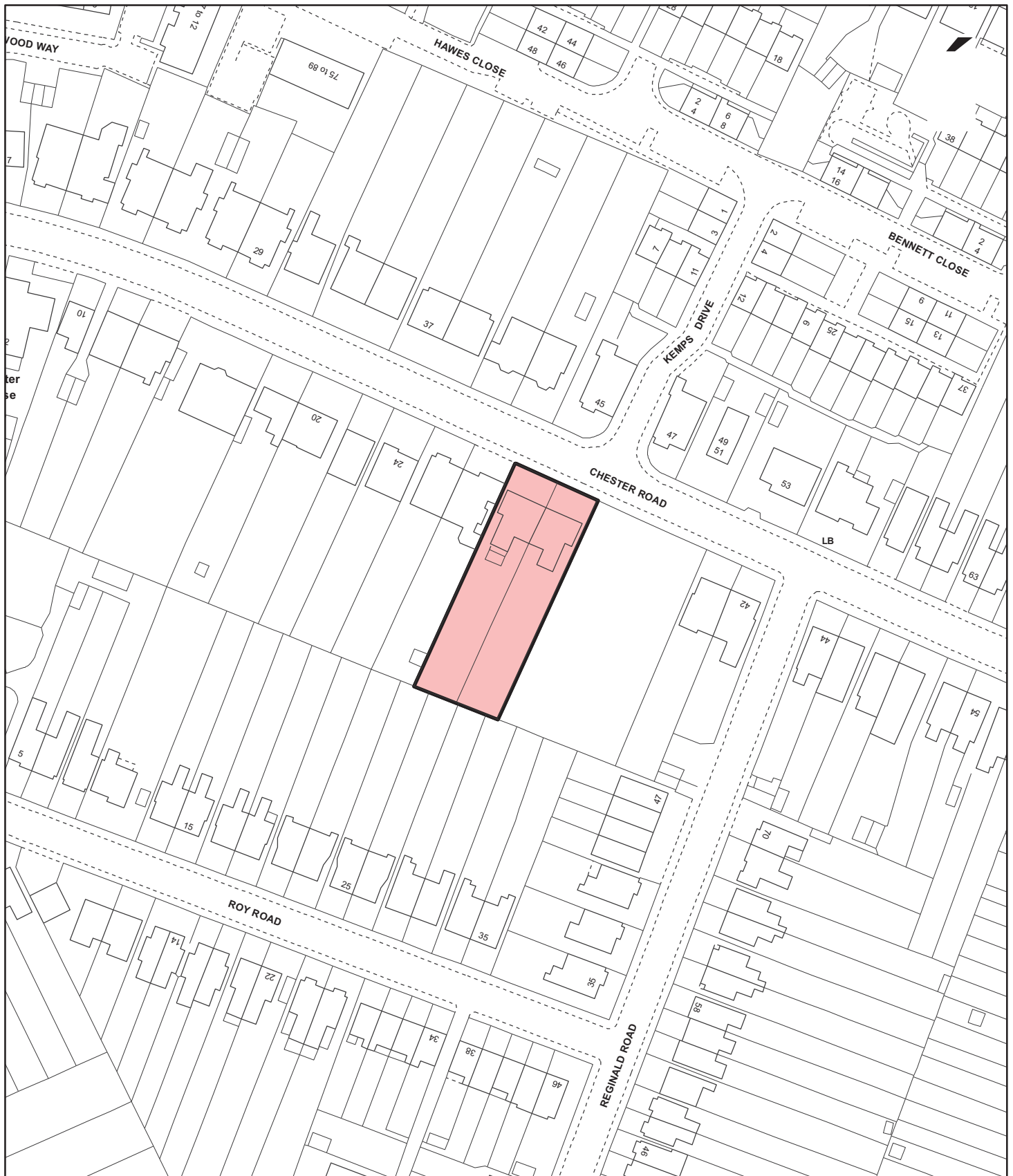
Council's HDAS: Residential Layouts (July 2006) & Accessible Hillingdon (January 2010)

Council's Planning Obligations Supplementary Planning Document, July 2007

Consultation responses

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at 30 - 32 Chester Road,
Northwood**

Planning Application Ref:

13800/APP/2011/1140

Planning Committee

North Page 45

Scale

1:1,250

Date

**September
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 HAREFIELD HOSPITAL HILL END ROAD HAREFIELD

Development: Single storey Hospital Ward with associated plant and storage buildings and associated works for a period of three years

LBH Ref Nos: 9011/APP/2011/1603

Drawing Nos: PL008 (Rev B)
PL006 (Rev B)
PL007 (Rev B)
PL005 (Rev B)
PL004 (Rev B)
PL002 (Rev B)
PL003 (Rev B)
PL001 (Rev B)
GBA 0911.02 Tree Appraisal
Supporting Planning Statement
Design & Access Statement
Arboricultural Report

Date Plans Received: 01/07/2011 **Date(s) of Amendment(s):**

Date Application Valid: 19/07/2011

1. SUMMARY

Planning permission is sought for the erection of a temporary ward building and storage and plant room buildings to the rear of the main hospital building and adjacent to existing temporary buildings and rear wings.

The proposed development is considered to satisfactorily integrate with the existing buildings without causing material harm. The proposed siting of the buildings would be adjacent to existing buildings and would not result in any adverse impact on the wider area.

It is considered that the proposed development would not result in any adverse impact on the Colne Valley Park, the Conservation Area or the Listed Buildings within the site. Furthermore, the development would not result in a disproportionate change or a material increase in the built up appearance of the site and as such it is considered to comply with the all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The buildings hereby permitted shall be removed and the land and the existing building restored to their former condition on or before 3 years from the date of this permission, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON

The proposed buildings are not acceptable as a permanent feature of the site, by reason of their design, size and location. The long term retention of these buildings would not make a positive contribution to the character and appearance of Harefield Village Conservation Area, or the Green Belt, and would therefore be contrary to Policies BE4 and OL4 of the Unitary Development Plan (Saved Policies September 2007).

2 NONSC Non Standard Condition

The buildings hereby approved shall be used for purposes solely in connection with the functioning of the Hospital and for no other purpose which is independent of and unrelated to the Hospitals activities.

REASON

To ensure that no occupier independent of the Hospital becomes established on the site and to comply with Policy PR20 of the Unitary Development Plan (Saved Policies September 2007).

3 NONSC Non Standard Condition

The development hereby approved shall be carried out in strict accordance with the submitted application documents, except where expressly varied by other conditions of the planning permission.

REASON

To maintain control over the development, which is located within the Green Belt and the Harefield Village Conservation Area to comply with Policies OL1, OL4 and BE4 of the Unitary Development Plan (Saved Policies September 2007).

4 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 to show the 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).

5 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.

6 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

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

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works (including replacement trees) 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.

REASON

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

8 TL6 Landscaping Scheme - implementation

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

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

REASON

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

9 DIS2 Access to Buildings for People with Disabilities

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (2011) Policies 3.1 and 7.8.

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3 I3 Building Regulations - Demolition and Building Works

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

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

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

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

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

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

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

is reasonable.

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

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

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

5 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).

6 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
	Energy conservation and new development

OE12
LPP 5.3 (2011) Sustainable design and construction
PPG2 Green Belts

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Harefield Hospital. The hospital site is within the Green Belt, Harefield Village Conservation Area and the Colne Valley Regional Park. A number of the buildings on the site are statutorily listed as Grade II. The site is designated as a major development site within the Unitary Development Plan (UDP) (Saved Policies September 2007).

The main block at Harefield Hospital comprises two, three storey elliptical 1930's wings, loosely in the style of Art Deco, with the central Anzac Centre. The temporary building to which this application relates is located within a grassed area to the south of the western wing (Wards B, C and D) and would be immediately to the west of the Anzac Centre building. To the south of the proposed building are the buildings associated with Ward A. The new building would link with an existing temporary ward building that already exists in this location.

3.2 Proposed Scheme

Planning permission is sought for a new ward building and ancillary plant room building and storage building. The total gross external floorspace of the development would be 624 square metres.

The temporary ward building would be 30.5m in width and 36.7m in length with a slightly pitched roof at a maximum height of 3m. It would provide a total of 18 bed spaces, and is required to enable the Trust to meet the increased demand for health care at the hospital in light of the completion of the new MRA scanner and theatre.

The storage buildings would have a maximum height of 3.5m and overall dimensions of 1.9m by 5.9m.

The plant room building would have a maximum height of 3.5m and overall dimensions of 6.0 by 8.1m.

External materials would comprise grey-coloured plastisol walls with grey coloured UPVC window frames. Roofs would be finished in felt.

The buildings would be sited on a grassed area fronting the Anzac Centre and immediately adjacent to an existing temporary ward building. The proposed building would be linked into the existing temporary linking corridor of the existing temporary ward building to the main hospital block and Wards B, C and D.

The proposals would involve the removal a Lime tree and a Pine tree.

The Trust's requirement for these buildings is for a temporary period of 3 years. Post this period it is anticipated that the Trust will have commenced work on its proposed new capital expenditure programme for the development of permanent new ward

accommodation and other hospital facilities at Harefield. On cessation of this time period these buildings and corridors will be removed and the land and elevations will be re-instated unless subject to a subsequent permission for the redevelopment of the Harefield Hospital site.

3.3 Relevant Planning History

9011/APP/2010/1120 Harefield Hospital Hill End Road Harefield

Erection of 1 single storey temporary hospital building and clinical waste bin store, involving demolition of existing temporary office and clinical waste bin store.

Decision: 05-08-2010 Approved

Comment on Relevant Planning History

The hospital site has an extensive planning history. Of particular relevance to this application is planning permission 9011/APP/2009/2546 which granted permission for a temporary ward building of 36 bed spaces. This ward building is immediately adjacent to that now proposed and would be linked to the proposed development.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
OE12	Energy conservation and new development
LPP 5.3	(2011) Sustainable design and construction
PPG2	Green Belts

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in the 3rd August 2011 edition of the Uxbridge Gazette and a site notice displayed on 10th August 2011. No responses have been received.

Harefield Tenants and Residents Association:

We recognise the need for more bed provision at this major heart hospital and have no objection to the temporary permission of this modular ward building. There was some concern as to whether the Green Belt footprint would be impacted on in the future if a permanent rebuild of the hospital did not proceed. Could this aspect be covered under personal approval to the Trust? We note the loss of two trees to provide space for the building and would like to see replacements provided elsewhere on the site if possible.

Harefield Village Conservation Panel:

The Panel had no objection to the application in that it was for a temporary building only. The Panel was pleased at the increasing work load at the Hospital that was necessitating the additional accommodation.

Internal Consultees

Conservation Officer:

No objection on design grounds, but there are a number of trees within the site. No details of the pad foundations have been provided, however, given the mature size of the trees the possible impact of these on their root systems would need to be considered by the Tree Officers. It is likely that some trees will also need to be trimmed back to accommodate the proposed buildings.

Trees and Landscape Officer:

There are ten mature trees on this site in the middle of the hospital site, which are protected by virtue of their location in the Harefield Village Conservation Area. In terms of Saved Policy BE38, the trees form a large-scale and valuable landscape feature and contribute to the visual amenity and character of this part of the Conservation Area.

The application includes an arboricultural report, which describes and grades/categorises the seven trees on/closest to the site according to the guidelines in BS 5837:2005. Two of the trees are rated as 'A' and have very high amenity values, and three are rated as 'B'. The scheme makes provision for the retention of the two best trees and two of the B category trees. The building will be outside the root protection area of all but one of the retained trees, and it is proposed that raft foundations will be designed (and used) to ensure that the other will not be affected. There is also space for the planting of two new trees.

In that context, the loss of two trees (B grade Lime and C grade Cypress) to facilitate the proposed development will not be harmful to the visual amenity and character of the Conservation Area. Furthermore, it will be possible to plant two trees in replacement of the two trees that will be lost.

Subject to conditions TL1 (services ONLY), TL2, TL3 (modified to also require details of the

foundations), TL5 (tree planting and hard surfacing associated with the building ONLY), TL6, TL7 and TL21 (modified to require that the method statement shall also refer to the foundations - see conditions TL3).

Environmental Protection Unit:

I do not wish to object to this proposal. Should planning permission be granted, please ensure the construction site informative is added.

Access Officer

The following observations are provided:

1. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.5m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths should include suitably dropped kerbs at key crossing points.

2. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.

3. It is strongly recommended that consideration be given to the use of an automatic opening door device.

4. The accessible toilets should be signed either Accessible WC or Unisex. Alternatively, the use of the wheelchair symbol and the words "Ladies and Gentlemen" or "Unisex" would be acceptable.

5. A combination of both left and right hand transfer spaces should be provided, as more than one unisex toilet facility is proposed.

6. The proposed shower rooms with WC should be designed and fitted in accordance with specification detailed in BS8300:2009, section 12.3. Importantly, the facility should be designed to allow people using mobile shower chairs to gain unhindered level access to the showering area; i.e. a recessed shower tray measuring no less than 1200 x 1200mm should be installed below the finished floor surface. In addition, a tip-up seat that folds flush against the wall should be selected.

7. The internal doors proposed along the circulation corridor should be held open using fire alarm activated magnetic closers whilst the building is in use.

8. Alarm systems should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)

Conclusion: The above observations should be fully explored and discussed in a revised Design and Access Statement, with amendments shown on plan as relevant.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policy guidance in relation to development within Green Belts is set out in PPG2: Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Harefield Hosital is identified in the UDP as a Major Developed site within the Green Belt. As such, limited in-filling of the site, subject to certain criteria, is appropriate. Given that the proposal involves much needed accommodation to be used for an activity directly related to the existing/current use of the site the proposed development is considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

The application is within Harefield Village Conservation Area, however, the location of the new buildings would be largely contained by the buildings that surround it on three sides. The new building would only be seen in the context of and against the background of the significantly larger buildings around it.

The development would therefore have little impact on the character and appearance of the Conservation Area. Given the number of ad hoc additions already within this area, the proposal would also have little effect on the appearance and setting of the listed hospital buildings.

The proposal is, therefore, considered to comply with Policies BE4 and BE8 of the UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Policy OL1 defines the types of development considered acceptable within the Green Belt. The proposal at this Hospital does not conform to those types, however, the hospital use is well established on this site.

PPG2 states that the construction of new buildings within the Green Belt are inappropriate unless they are for certain specified purposes. The proposal relates to the provision of temporary ward accommodation associated with the existing use. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. In terms of visibility, the development would be contained within the built-up area of the site, being contained by buildings on three of its sides. It would not therefore result in sprawl beyond the built up area of the hospital and would be considered to be "limited infilling" of this Major Developed Site that is allowed by PPG2.

Furthermore, given that the buildings are only required for a temporary period of three years, it will be possible to reinstate the land at a date in the future.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2 Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Due to the nature of their construction, the buildings are not considered acceptable as permanent features of the site. However, as planning permission is sought for a limited period of 3 years, the visual impact will be limited, as set out above, the development is considered acceptable. Therefore, subject to conditions controlling their use and removal, the proposal is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the distance of the proposal to the nearest residential properties, it is considered that the development would not impact on any adjoining neighbours.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to traffic impact, the Design and Access Statement submitted with the application states the replacement buildings would not result in a material intensification of activities at the Hospital and the layout plans show the existing parking and access arrangements to remain unchanged by the proposal. Therefore the proposal would be in accordance with Policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See above.

7.12 Disabled access

The Council's Access officer has considered the proposals and made a number of suggestions to the internal layout and a condition is recommended requiring details to be submitted, however, it is assumed that a hospital development would fully cater for the needs of disabled people.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees and Landscaping Officer has been consulted, and subject to appropriate conditions (as recommended) the application is considered acceptable in this respect and in compliance with policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The application site is also located within the Colne Valley Park and Policy OL9 states that the authority will keep the condition and use of areas of open land under review, where appropriate seek improvements to protect these areas and consider with other land owners positive improvements. The proposal is considered to comply with the intentions of this policy. As the development would not result in a detrimental impact to the site and would not increase the built development further into the open Park area it would comply with Policy OL9 of the UDP (Saved Policies September 2007)

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

It is considered that the overriding need of the Hospital Trust to maintain the operational development at the site whilst continuing to prepare a masterplan for its redevelopment, outweighs any harm, which is limited in any event, to the character and appearance of the Harefield Village Conservation Area and to the openness of the Green Belt. As such, temporary approval is recommended, subject to conditions requiring the structure to be removed after 3 years.

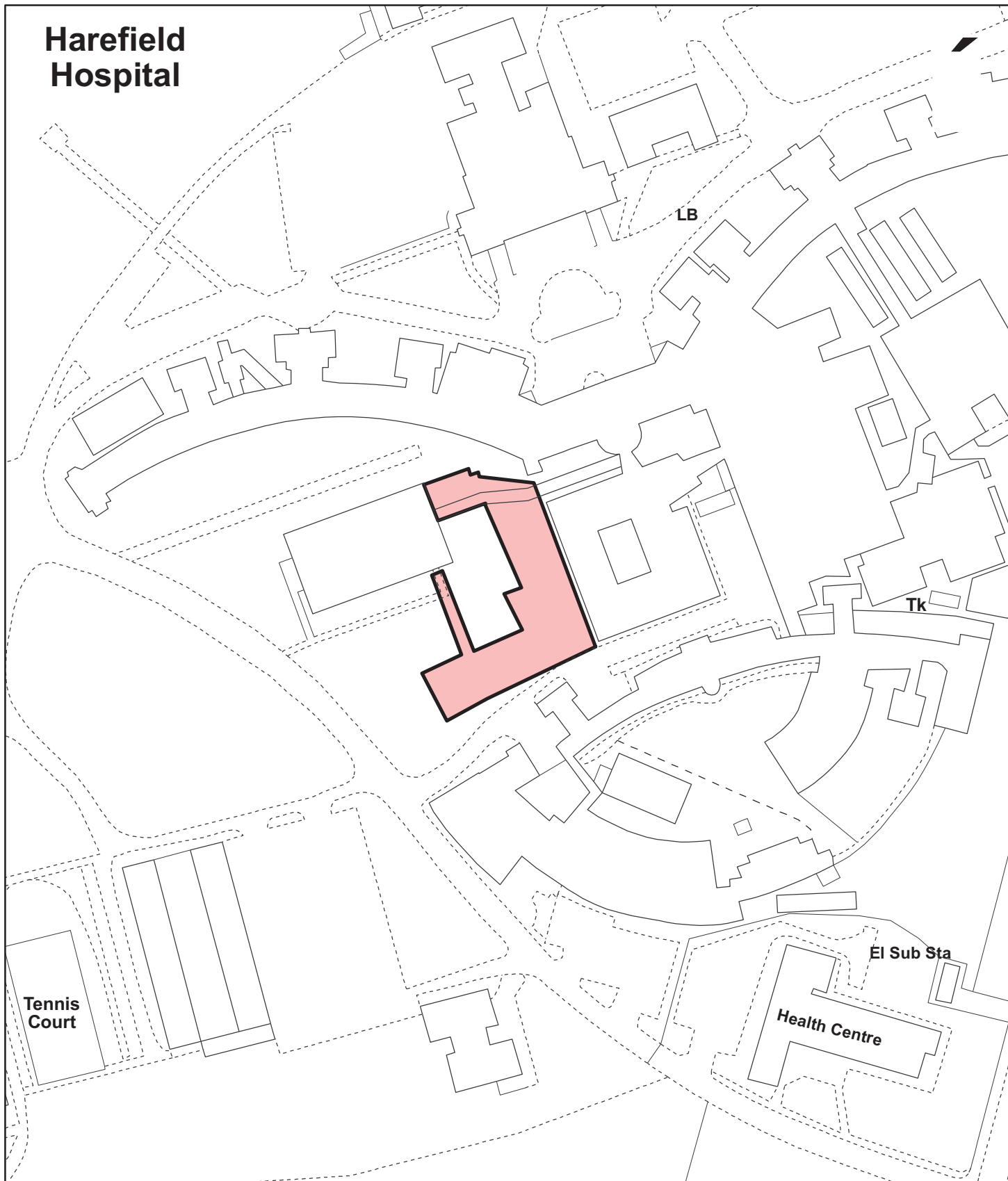
11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2011)
PPG2: Green Belts

Contact Officer: Warren Pierson

Telephone No: 01895 250230

Harefield Hospital



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harefield Hospital,
Hill End Road,
Harefield**

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

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

Planning Application Ref:

9011/APP/2011/1603

Scale

1:1,250

Planning Committee

North Page 61

Date

**September
2011**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL BOWLING CLUB, TAYLORS MEADOW HILL END ROAD HAREFIELD

Development: Erection of a single storey side extension with access ramp and new door to existing clubroom, to provide new changing facilities (involving demolition of existing changing room building and outbuildings).

LBH Ref Nos: 46815/APP/2010/1826

Drawing Nos: 10-864-03
Photographs
1.01b (Block Plan)
10-864-01
10-864-02
10-864-04
Location Plan to Scale 1:1250

Date Plans Received: 06/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 20/08/2010

1. SUMMARY

Planning permission is sought for the erection of an extension to the existing club house building. The proposed extension would be an appropriate form of development in the Green Belt being an extension that improves the facilities of a recreational resource and providing a building that would be appropriate within its setting.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.

4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

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

No development shall take place until a landscape scheme providing full details of the extent of the tree/hedge removal and the location/spacing of the new trees 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,

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).

4 TL6 Landscaping Scheme - implementation

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

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

REASON

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

5 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).

6 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).

7 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 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/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan 2011 Policies 3.1 and 7.2.

9 DIS2 Access to Buildings for People with Disabilities

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan 2011

Policies 3.1 and 7.2.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
R4	Proposals that would involve the loss of recreational open space
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 7.2	(2011) An inclusive environment
PPG2	Green Belts

3 11 Building to Approved Drawing

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

4 13 Building Regulations - Demolition and Building Works

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

5 16 Property Rights/Rights of Light

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 145 Discharge of Conditions

Your attention is drawn to conditions 2, 3, 5, 7 & 9 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). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

8 146 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is within the Green Belt and situated to the north east of properties in Hill End Road, Harefield. The site is accessed via a track that leads to a dwelling known as The Lodge, the local Scout Hut, pavilion to the Taylor's Meadow open space and the

bowling green to which this application relates.

The application site measures approximately 47m x 46m. The Club House is situated to the south eastern corner of the site adjoining the south western boundary of the bowling green. It has a shallow pitched roof and is rectangular in form. Immediately to the north east of this building are the existing changing rooms.

3.2 Proposed Scheme

Planning permission is sought for the erection of an extension to the existing club house, involving demolition of the changing rooms, the re-siting of the existing stores, erection of new fencing and replacement tree planting.

The proposed extension would be the same depth as the existing building (10.25m) and would be 10.05m wide. It would be finished with a shallow pitched roof, some 3.5m high, effectively matching the height and doubling the footprint of the existing main club room.

The proposed extension is to supplement the existing Bowling Club and provide toilet facilities with a disabled persons toilet and ramped access into the building, with associated bar and kitchen. The proposed fence will be timber and would match existing.

The proposal is identical, in scale and bulk, to that previously approved in 2007.

3.3 Relevant Planning History

46815/APP/2006/2668 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road, Har
ERECTION OF A SINGLE STOREY EXTENSION TO REAR OF EXISTING BOWLING CLUB
BUILDING (INVOLVING DEMOLITION OF EXISTING TIMBER CHANGING ROOM
BUILDING).

Decision: 24-04-2007 Approved

Comment on Relevant Planning History

As above.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE15 | Alterations and extensions to existing buildings |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of buildings |
| R4 | Proposals that would involve the loss of recreational open space |

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 7.2	(2011) An inclusive environment
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 adjoining owner/occupiers and the Ickenham Residents Association have been consulted. No comments have been received.

Harefield Village Conservation Panel: No objections.

Internal Consultees

Trees & Landscape:

The hornbeam hedge with four small hornbeam trees close to the fence on this part of the bowling green/site will be removed. The rest of the hedge around the bowling green should be retained.

The block/layout plan should be revised to show the outline of the extension, the relocated fence, the trees/hedge noted for removal, the section of retained hedge, and a new hornbeam hedge to link with the retained section (inside the new fence around the extended building).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PPG2: Green Belts states that the construction of new buildings, which includes extensions, within the Green Belt is inappropriate unless it is for a number of specified purposes, which includes essential facilities for outside sport and recreation.

The proposal is consistent with the aims of PPG2 in that the proposal is appropriate as an essential facility for outside sport and recreation and thus the principle of an extension is acceptable.

7.05 Impact on the green belt

Paragraph 3.5 of PPG 2 states that essential facilities should be generally required for uses of land which preserves the openness of the Green Belt and do not conflict with the purposes within the Green Belt.

Paragraph 3.6 then goes on to say that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of existing buildings is not inappropriate within the Green Belt.

This PPG2 advice is reflected in Policy OL1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) which states that the local planning authority will not grant planning permission for new buildings other than for purposes

essential for and associated with the uses specified, which includes open-air recreational facilities. Policy OL4 will only permit the replacement or extension of buildings within the Green Belt if:

- i. The development would not result in any disproportionate change in the bulk or character of the original building;
- ii. The development would not significantly increase the built-up appearance of the site;
- iii. Having regard to the character of the surrounding area, the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The extension itself, which almost doubles the existing Club Room, does nonetheless fall within the same siting of the existing timber frame changing room, which is to be demolished. It is sited in the same position to that previously approved in 2007. Therefore, the overall net increase in built form of the site would not be so significant.

It is considered that the visual impact of the building would not be harmful to the character and openness of the Green Belt as the view from the Green belt area across Taylor's Meadow to the proposed development would be softened by the existing landscaping. The applicant states that they are to be replanting trees (conifers to be removed, two in number in order to make room for the extension) and this is to be enforced by way of the imposition of a condition. Nonetheless, this proposal would improve the existing facilities of a local recreational resource and would provide ramped access into the building with disabled toilets to the far side of the proposed new locker rooms. Therefore the proposal is in accordance with policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and also with PPG2: Green Belts.

7.07 Impact on the character & appearance of the area

Policy BE15 states that proposals for extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed extension is of no particular architectural merit, however it is considered to be sympathetic to the existing building. One of its attributes is that it would unobtrusive in its setting. Therefore the proposal is considered to accord with Policy BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The nearest residential properties are over 60m to the south west in Hill End Road. This distance is sufficient to ensure that the proposal would not harm the residential amenities of nearby properties through overdominance, visual intrusion, overshadowing and noise and disturbance, The proposal would accord with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal will not generate the need for additional off-street car parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.12 Disabled access

The proposal involves the construction of a disabled ramp along the northern erection of the proposed extension. A condition is recommended to ensure that the proposed ramp complies with the standards set out in the Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

7.14 Trees, Landscaping and Ecology

The proposal involves the loss of Cherry tree which is proposed to be replaced within the site, and the hornbeam hedge with four small hornbeam trees close to the fence.

The Trees/Landscape Officer has recommended that full details of the extent of the tree/hedge removal and the location/spacing of the new trees should be provided in the form of a plan. This can be secured by way of a suitable planning condition.

7.22 Other Issues

Policy R4 is concerned with the protection of public open space and states that permission will not normally be granted for proposals which include the loss of land used for recreational open space, particularly if there is or would be a local deficiency in accessible open space.

It is considered that the proposal would not be contrary to Policy R4, as there is no loss of recreational open space.

8. Observations of the Borough Solicitor

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

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

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

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

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

10. CONCLUSION

It is considered that the proposed extension would be an appropriate form of development in the Green Belt being an extension that improves the facilities of a recreational resource and providing a building that would be appropriate within its setting . The proposal will also not be contrary to the policies and in particular to the Green Belt policies as referred to in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) It is recommended that planning permission be approved.

11. Reference Documents

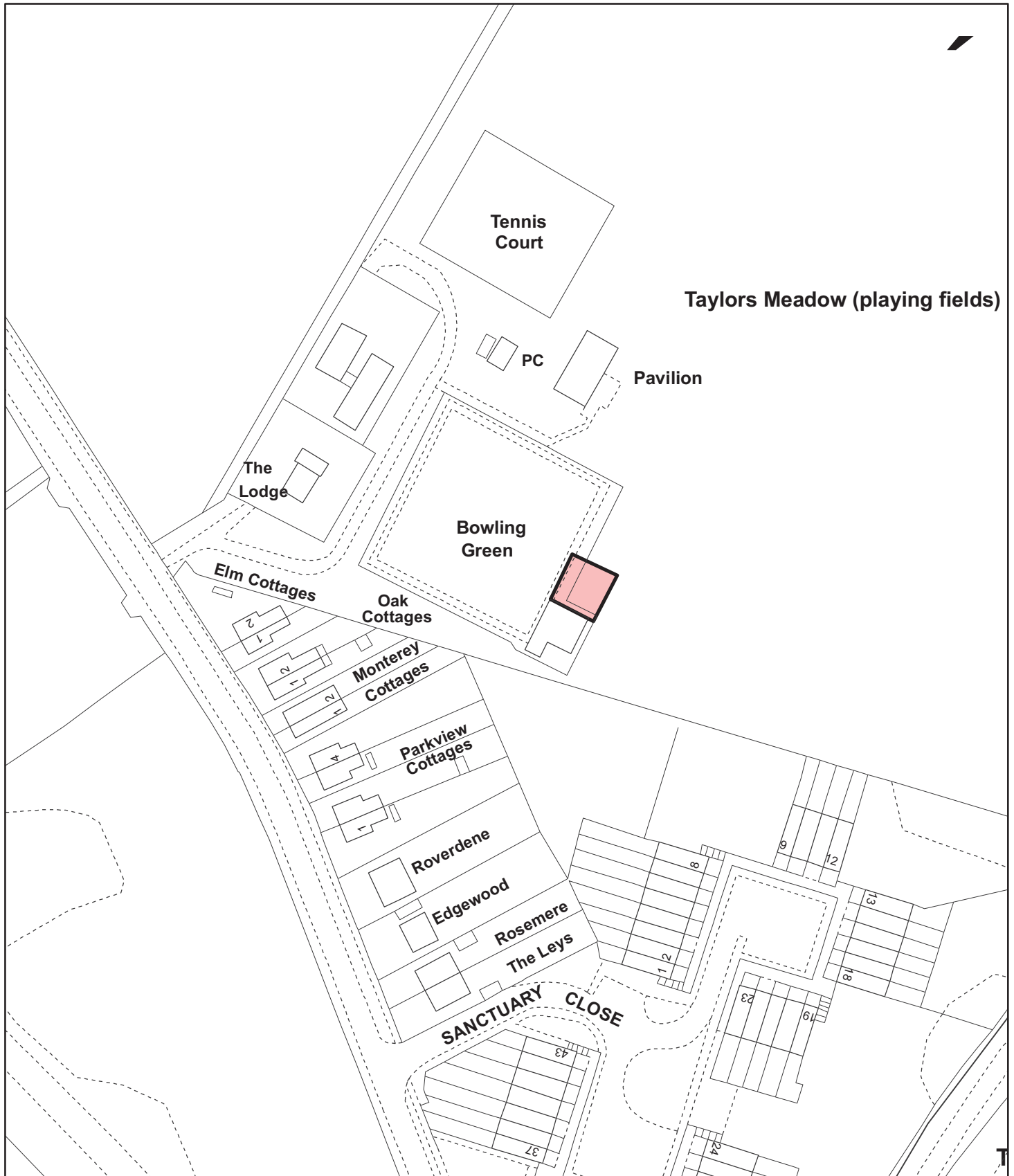
PPG2: Green Belts

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harefield Hospital Bowling Club,
Hill End Road,
Harefield**

Planning Application Ref:

46815/APP/2010/1826

Planning Committee

North Page 73

Scale

1:1,250

Date

**September
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 WILLIAM OLD CENTRE DUCKS HILL ROAD NORTHWOOD

Development: Change of use of ground floor from Use Class B1(a) (Offices) to D1 (Non-Residential Institutions) for use as a health clinic involving alterations to rear elevation.

LBH Ref Nos: 67902/APP/2011/1594

Drawing Nos: ALPL0001 Rev. A
ALGA0003 Rev. A
ALGA0001 Rev. A
ALGA0002 Rev. A

Date Plans Received: 29/06/2011 **Date(s) of Amendment(s):**
Date Application Valid: 12/07/2011

1. SUMMARY

The application is for the change of use of a recently constructed building that has a permitted use for office purposes (B1a), to a D1 clinic use. The proposal also involves the installation of an additional window in the rear elevation of the building, the provision of two additional disabled parking spaces and the provision of a waste disposal area.

The proposed change of use of the ground floor is considered acceptable and the use would not generate any significant amount of activity and vehicle movements compared with that of the permitted office use. There would be no impact on the openness of the Green Belt and no adverse impact on the amenities of the neighbouring properties and uses.

2. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 H7 **Parking Arrangements (Residential)**

The parking provision shown on the approved plans, shall be constructed, designated and allocated for the sole use of all users associated with the building (including patients and visitors), prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

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

3 HLC3 **Hours of Use**

The use hereby approved shall only operate between the hours of 08.00 hours and 20.00 hours Mondays to Fridays, between 08.00 hours and 14.00 hours on Saturdays and at no time on Sundays and Bank Holidays.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 E3 Use Within Same Use Class

That part of the building hereby permitted to be used as a health clinic shall only be used for such purposes and with no more than 7 treatment rooms and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes Order 1987).

REASON

To ensure that the nature of the use is appropriate to the site and to ensure that the parking provision is appropriate in accordance with Policies BE19, AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 DIS2 Access to Buildings for People with Disabilities

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (July 2011).

6 RPD12 Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building shall not be extended without the prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess all the implications of the development in relation to the Green Belt and the amenities of the adjoining occupiers, and in accordance with Policy OM1, BE13 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of surrounding areas, 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

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R15	Use of residential accommodation for medical/health care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 11 Building to Approved Drawing

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

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5 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.

6 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site relates to a newly constructed building located on the north-western side of Ducks Hill Road, opposite Rising Hill Close. The site is known as the William Old Centre and comprises a two storey brick built building, recently constructed for B1(a) purposes. It reads in conjunction with a more historical building located to the east, in use as a solicitors office.

The building is substantially complete, although at the time of writing this report construction works are still on-going and the landscaping works around the building have not been implemented.

The new building backs onto a cricket ground, and a car parking area associated with the proposed building lies to the southwest. This car park is linked to a significantly larger car park associated with a substantial health and fitness centre/golf course that lies to the south of the site and which utilises the same access off Ducks Hill Road as the application site. The site is within Green Belt land.

3.2 Proposed Scheme

The proposal is for the change of use of a building that has recently been constructed. The building was originally proposed to be used for purposes associated with B1(a) uses (although the applicant indicates that it was to be used for A2 financial and professional services), as granted under reference 272/EK/99/0802. The building is substantially complete with the exception of internal fitting out and external landscaping works.

The current proposal seeks to change the use of the ground floor of the building into a D1 non-residential institution to be used as a clinic. 6 treatment rooms are indicated, together with 2 waiting areas and a consultation room. The application does not indicate the nature of the clinic although the agent has verbally confirmed that the proposed use would be as a dermatology clinic. The upper floor would remain as office accommodation.

The only external change proposed is the installation of an additional window in the upper rear elevation of the building. 2 disabled parking spaces are also proposed, together with a waste store.

3.3 Relevant Planning History

272/APP/2004/2800 Park Farm House Ducks Hill Road Northwood
ERECTION OF A TWO STOREY SIDE/REAR EXTENSION TO OFFICE BUILDING

Decision: 03-05-2005 Approved

272/APP/2004/3233 Park Farm House Ducks Hill Road Northwood
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 8 OF PLANNING
PERMISSION REF:272EK/99/0802, DATED 29/05/2002 (DEMOLITION OF EXISTING 411M²
OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF
418M²)

Decision: 09-12-2004 Approved

272/EG/98/0941 Park Farm House Ducks Hill Road Northwood
Demolition of existing 411m² office building and erection of a two storey office building of
450m²

Decision: 04-09-1998 Refused

272/EK/99/0802 Park Farm House Ducks Hill Road Northwood
DEMOLITION OF EXISTING 411 SQ.M OFFICE BUILDING AND ERECTION OF DETACHED

TWO STOREY OFFICE BUILDING OF 418 SQ.M

Decision: 29-05-2001 Approved

Comment on Relevant Planning History

272/EK/99/0802 granted planning permission for the demolition of an existing 411m² office building and the erection of a detached two storey office building of 418m². The site at that time was known as Park Farm House. It is the development under that application that has been substantially completed on site. That permission is also subject to a number of conditions, notably in relation to the permitted hours of use and landscaping.

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:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R15	Use of residential accommodation for medical/health care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

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

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

11 adjoining and neighbouring occupiers have been notified of the application, no representation have been received.

The Northwood Residents Association have also been notified of the application, although no comments have been received.

Internal Consultees

ACCESS OFFICER:

Drawings for the above application have been examined and the following comments are provided either as advisory statements, or with reference to specific areas requiring changes in terms of creating or improving on access and facilities for disabled people.

The information provided does not show sufficient detail to allow detailed comments to be made.

Plans submitted would suggest that this building and its facilities would be inaccessible to disabled people using wheelchairs. Whilst it is appreciated that this is an existing building, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

The following observations are provided:

1. Accessible car-parking bays should be sited within 40m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300.
2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths should include suitably dropped kerbs at key crossing points.
3. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.
4. Accessible toilets should be designed in accordance with the guidance given in Approved

Document M to the Buildings Regulations 2004.

5. The accessible toilet should be signed either Accessible WC or Unisex. Alternatively, the use of the wheelchair symbol and the words Ladies and Gentlemen or Unisex would be acceptable.

6. Layout of treatment rooms should be conducive to the access needs of wheelchair users.

7. The waiting area should be laid out to provide a convenient space for wheelchairs to sit alongside a non-disabled companion.

8. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

9. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

Recommended Informatives

10. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

11. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

12. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion:

Further details to clarify the above observations/recommendations should be requested and a prerequisite to any planning approval.

(OFFICER COMMENT: The majority of the external arrangements as indicated above can be secured via an appropriate condition on any planning permission.)

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal does not result in the creation of any additional development within the Green Belt, moreover it is a change of use of an existing building previously granted.

The proposed nature of the use is consistent with that previously approved and would not have any further impact on the Green Belt than the approved use. Similarly the Council does not have any policies to protect office uses in this type of location.

Therefore, subject to other material planning considerations the principle of a change of use is considered acceptable in this location.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application given that it is a change of use of an existing building.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The proposal does not result in any fundamental changes to the building, and as such there would be no impact on the openness of the Green Belt.

The new window opening, disabled parking spaces and bin store would have no appreciable impact on the Green Belt.

7.06 Environmental Impact

The proposed change of use would not have any significant environmental impact over and above that already considered acceptable in the granting of the original building.

7.07 Impact on the character & appearance of the area

The proposal does not result in any fundamental changes to the building, and as such there would be no impact on the character and appearance of the area.

The proposal does include an additional window to the rear first floor, overlooking the cricket green. This is considered acceptable and would cause no harm to the character and form of the building, or its appearance when viewed from the surrounding area (the cricket green).

similarly the refuse store and disabled parking arrangements would have no appreciable impact.

7.08 Impact on neighbours

The proposed use would sit comfortably with the commercial and recreational premises nearby, including solicitors office, health and fitness/golf club and the cricket green.

There would be no adverse impact on the amenities of the adjoining occupiers through loss of light privacy or outlook, nor would there be any overlooking concerns.

The potential change in activity on the site is unlikely to cause any significant disturbance, although it is recommended that appropriate conditions be imposed to restrict the hours of use of the premises (as per the previous permission) and the nature of the D1 use to that specified.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is adjacent to a large car park, and the proposal envisages a slight change to the layout of the car park spaces allocated to the development site to provide an additional two disabled parking spaces. This is considered acceptable.

12 parking spaces plus 2 disabled parking spaces are proposed for the development (an addition of 2 disabled spaces compared with the approved office building). This is considered appropriate for the 7 consulting rooms and staff associated with both the ground and the unchanged first floor uses. There would also appear to be some flexibility in terms of the possible use of the adjoining car park if required.

7.11 Urban design, access and security

The slight changes to the rear of the building and the car parking layout are negligible and would have no adverse impact on the design and form of the overall building and its surroundings.

The access arrangements to the building are considered satisfactory, as granted under the previous permission.

The proposal does not give rise to any safety or security concerns.

7.12 Disabled access

The change of use of the building would not result in any additional requirements for disabled access provision, although an appropriate condition is recommended to address the concerns of the Access Officer.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

There would be no impact on trees, and the detailed landscaping around the building will be implemented as per the conditions relating to the original planning permission.

The refuse area and additional two disabled parking spaces now proposed would not unduly affect the extent or form of the landscaping around the building.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

Not applicable to this development.

7.18 Noise or Air Quality Issues

The proposed change of use would not result in concerns in relation to noise or air quality.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this development.

7.21 Expediency of enforcement action

Not applicable to this development.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

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

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

9. Observations of the Director of Finance

Not applicable to this development.

10. CONCLUSION

The proposed change of use of the ground floor is considered acceptable and the use would not generate any significant amount of activity and vehicle movements compared with that of the permitted office use. There would be no impact on the openness of the Green Belt and no adverse impact on the amenities of the neighbouring properties and uses.

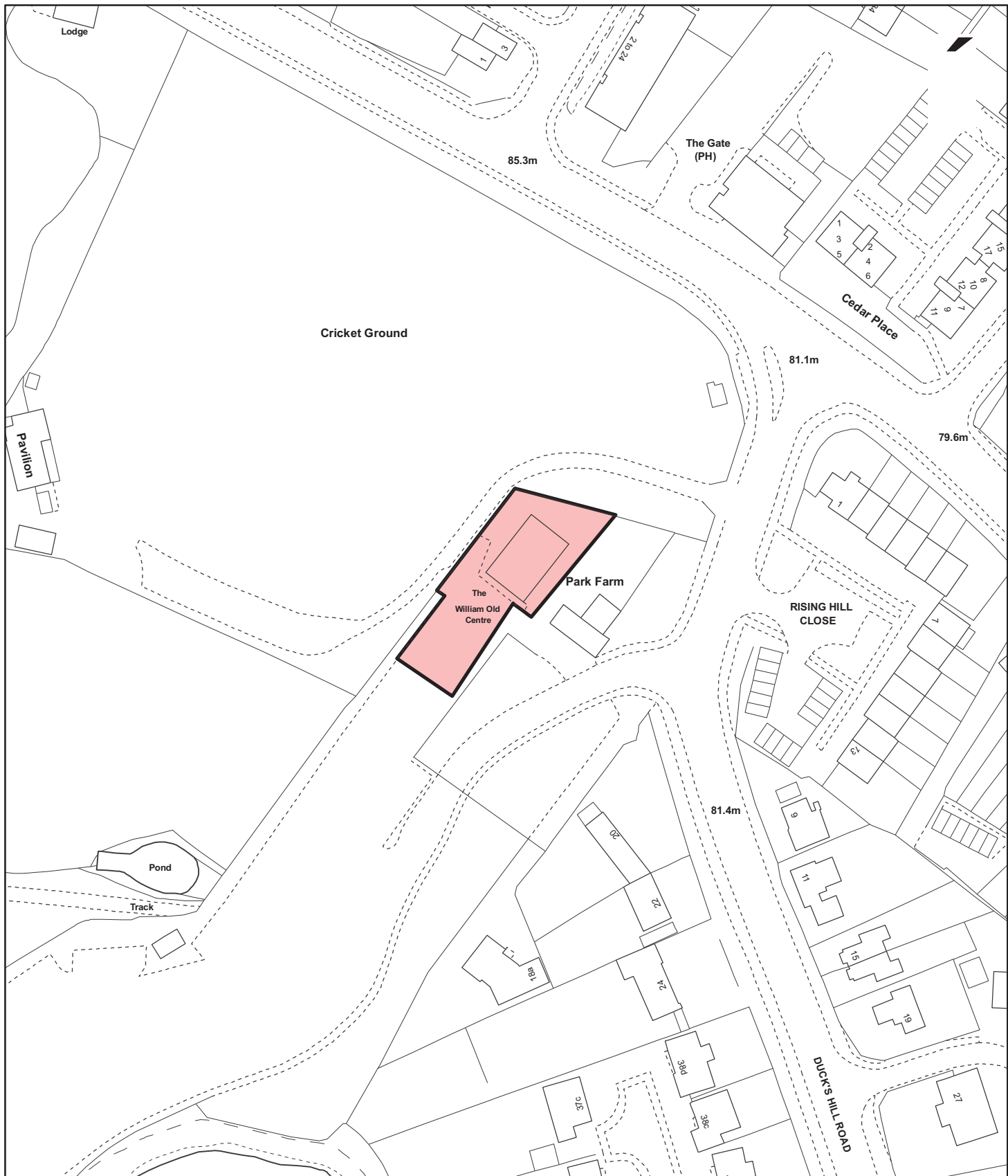
Subject to appropriate conditions to control the extent and the nature of the use, the proposal is recommended for approval.



11. Reference Documents

London Plan 2011.
Hillingdon Unitary Development Plan (Saved Policies September 2007).
Planning Policy Guidance Note 2 - Green Belts.

Contact Officer: Warren Pierson

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>William Old Centre, Ducks Hill Road, Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p> HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>67902/APP/2011/1594</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 86</p>	<p>Date</p> <p>September 2011</p>	

Report of the Head of Planning & Enforcement Services

Address LAND REAR OF NORTHWOOD BOYS CLUB 54 HALLOWELL ROAD
NORTHWOOD

Development: Installation of railway only communications compound comprising of 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 railway land south of Northwood Station Carpark and rear of the Northwood Boys Club (E.509381 N.191136)

LBH Ref Nos: 67999/APP/2011/2021

Drawing Nos: Supporting Statement
Tree Survey
Location Plan to Scale 1:1250
NTPO/0107/GA/A/003
Design and Access Statement (Ref: 0107(5))
NTPO/0107/GA/A/004 Rev. B
NTPO/0107/GA/A/002 Rev. B
Site Services Plan
Exchange of e-mails between Network Rail and TfL of 21 September 2011
E-mail from applicant of 21 September 2011

Date Plans Received: 16/08/2011 **Date(s) of Amendment(s):** 16/08/2011
Date Application Valid: 16/08/2011 21/09/2011

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.

In view of the requirement for Network Rail to erect a mast on the Northwood station site for 2 way communication purposes and the practical restrictions of locating a mast elsewhere on the station site it is considered this location minimises the visual impact on adjoining occupiers and the wider area including the Old Northwood Area of Special Character and therefore is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the

plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

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

3 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 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,
- Minor artefacts and structures
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

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).

4 TL6 Landscaping Scheme - implementation

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

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

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in

compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM8 Personal Permission

The mast and associated equipment hereby permitted shall be used only by Network Rail for railway communications purposes and at such time that it is no longer required for this purpose all materials and equipment in connection with it shall be removed.

REASON

To ensure that the mast is removed when no longer required and that it is used only for its specified purpose.

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 I12 Notification to Building Contractors

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

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the

policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

PPG8	Telecommunications
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.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

5 152 Compulsory Informative (1)

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located within the Northwood Underground Station site (under Transport for London ownership) just south of a former coal yard, presently used as a rail industry staff car park. The proposed base of the mast would be located 7.2 metres away from the boundary fence to the rear of the Northwood Youth Club and 9.3 metre from the rear wall of the Northwood Youth Club. The mast would be located 48 metres from the nearest section of back wall of the residential dwelling at No. 56 Hallowell Road and 54 metres from the rear wall of the residential dwelling houses at No. 54 Hallowell Road.

The immediate site is open in aspect as viewed from the rear gardens of the residential properties located to the west side of the main railway tracks and the site is largely open in aspect from the back gardens of the closest residential properties to the site on the west side of Hallowell Road bar for the screening provided by the sizeable trees located close to the rear boundary fences to the rear gardens and the screening provided from the Northwood Youth Club building. A notable feature in the topography of the site where the mast would be erected is that it is set on significantly higher ground than the ground level of the adjoining rear gardens on Hallowell Road.

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 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.

The applicant has provided a section drawing showing a 2 metre fall in the land from the location of the proposed mast compared to the site boundary fence behind the Northwood

Youth Club.

The mast would be located approximately 7 metres outside the eastern edge of the Old Northwood Area of Special Local Character.

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 3.3m 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.

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 be installed 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 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.

To minimise the visual impact the applicant has stated a willingness to finish the mast and cabinet in green, BS4800 12D45 Dark Laurel is suggested.

3.3 Relevant Planning History

Comment on Relevant Planning History

A previous planning application (67679/APP/2011/651) for a virtually identical mast and equipment cabinet was refused on 23 June 2011. The previously refused mast was also located within the Northwood Station site and that mast was proposed to be located approximately 85 metres to the south west of the current site, to the rear of No. 74 Hallowell Road. The mast and associated equipment was refused by reason of its siting, size, scale and bulk that 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).

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:

- PPG8 Telecommunications
- 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.
- 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:- **13th September 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 all the residents consulted within the previous scheme (67679/APP/2011/651), 3 local schools and educational colleges and the local constituency Member of Parliament. 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 to the front of 54 Hallowell Road.

7 written responses were received from the owner/occupiers of 5 neighbouring properties. 4 of the individuals writing object to the scheme, the 5th respondent commented but did not wish to object.

The grounds of objection and other comments received in writing can be summarised as follows:

- (i) The height of the mast is excessive especially given the level of the embankment where the mast would be located compared to the level of the land in the adjoining rear gardens.
- (ii) The height of the mast is not consistent with height of the roof of the Northwood Youth Club and Section 6.16 and 6.19 of the Supporting Statement.
- (iii) The previous reasons of refusal are valid to this application; especially given the change of levels of the site compared to the adjoining gardens with this application in contrast to the previous application.
- (iv) The impact of an alternative site cited by the applicant to the rear of St Matthews Court on the residents of this flatted development would be limited.

- (v) An alternative site (not cited by the applicant) next to an existing site building within the station car park would not impact upon the residents of St Matthews Court.
- (vi) An alternative site on opposite side of railway track adjacent to the state and near Waitrose is a better location.
- (vii) A location near the de-icing tanks would be better, since this location would be further away from the rear gardens on Hallowell Road.
- (viii) Why have no other sites north of the railway station and Green Lane not been considered?
- (ix) Should the scheme be approved, a regular pruning and maintenance programme should be included given the existing neglect of the vegetation on railway land resulting in overshadowing to neighbouring gardens.
- (x) Rail commuter safety should be paramount.
- (xi) Health concerns raised over safety from radio waves emitted to both local residents and to the young users of the youth centre.
- (xii) The mast is located in the one gap in the thickening screening of the trees behind the Northwood Youth Club so it will be visible from the house at No. 48 Hallowell Road.
- (xiii) Raise no formal objection as consider the force of any argument will not counter the strength of argument for this necessary type of development.
- (xiv) The new site offers more substantial screening than the previous site, however it will only screen lower two thirds of the mast as viewed from No. 52 Hallowell Road.
- (xv) The Northwood Youth Club although a 2 storey building, the lower storey sits below the level of the mast so the screening effect this level of the building provides is considerably lessened.
- (xvi) Wish any issues of noise from air conditioning units with the scheme to be address in the officers report.
- (xvii) A 15 metre high mast would be less visually intrusive than 21 metre, why so high?
- (xviii) Find it hard to believe there is no other location in the station car park that can be found for this mast.
- (xix) For 6 months of the year there will not be any leaves on the trees to provide screening of the mast.
- (xx) What happens if the trees ever get diseased or for other reasons have to be cut down?
- (xxi) Why have the applicant not looked at other sites other than the 3 sites they previously looked at, as the North planning committee previously requested the applicant to do?

London Transport: No objection.

Internal Consultees

LANDSCAPE TEAM:

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

Landscape Context: The site is to the east of the railway land, south of Northwood Station car park and to the rear of the Northwood Boys Club on Hallowell Road. There are no landscape features on the railway land to pose a constraint on the development. There are, however, a number of offsite trees immediately off-site to the rear of the Hallowell Road properties, an Area of Special Local Character. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. A tree survey has been submitted in support of the application.

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 assessed the quality and value of 10 No. nearby (off-site) trees, a group which includes Ash, Field Maple, Hawthorn and Common and Large-leaved Limes. Several of these trees are large-growing species with current heights of between 15-20 metres. The quality and value of

the assessed trees includes an A graded specimen (good), 4 No. B grades (moderate) and 5 No. C (poor).

The only impact of the development on these trees is the proposed of one overhanging stem from a 16 metre high Ash. Therefore most of the beneficial screening provided by existing trees (at a higher level) will be retained. Drawing Nos. NTPO/0107/GA/A/002 and 003 indicate the siting and design of a bulky control cabinet associated with the mast. This cabinet sits approximately 3 metres in height above the ground level of the railway corridor, which in turn is approximately 2 metres above that of the adjacent ground level of the rear gardens. It is also offset from the rear of the Boys Club and likely to be visible from the rear of 56 Hallowell Road (above the rear garden boundary). Evergreen screening of this cabinet should be planted, established and maintained to screen views of the cabinet from Hallowell Road. A landscape management/maintenance plan should be submitted to ensure that the landscape is established and maintained in accordance with good practice.

CONSERVATION TEAM:

Background: The site is located within the Old Northwood area of special local character. This is an area of very traditional, good quality housing from the late Victorian period onwards.

Comments: There have been previous discussions re the above site. The mast has been relocated to the rear of a single storey building, at the edge of the ASLC. Given its distance from Hallowell Road, it would not be considered visually intrusive to the area and would be acceptable in this instance.

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. The applicants supporting statement refers to a 460 metre length Search Area that has been explored resulting in 3 potential sites being identified as possible practical locations from the applicant's operational perspective. The applicant has provided a site plan for the whole of the station showing the majority of the station yard and car park area was not an option for location as the site owners Transport for London excluded these areas.

1 of these 3 identified sites is located behind the rear of 74 Hallowell Road and was the subject of a previous planning application (67679/ASPP/20011/651) that was refused in June 2011.

The 2nd of the identified sites is between the side boundaries of St Matthews Hall and No. 36 Hallowell Road, which subsequently emerged was not practical as it blocked a railside access road.

The 3rd identified site is the subject of this application.

7.02 Density of the proposed development

Not applicable to this application.

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

This issue is covered in Section 7.07

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

The site is located some 8m from the nearest adjoining gardens. Given the partial screening from the youth club building and the substantive trees located in close proximity to the site and the distance from the site from the site boundary it is not considered the mast will have a significant detrimental impact upon the visual amenity of the adjoining Old Northwood Area of Special Local Character or nearby residential properties such as to justify a reason for refusal.

7.08 Impact on neighbours

The mast and the associated equipment cabinet will be located approximately 48 metres from the rear wall of the nearest residential property at 56 Hallowell Road (in contrast to 36 metres to the nearest property at 74 Hallowell Road with the previous refused scheme) and approximately 7.5 metres from the nearest rear garden boundary fence at No. 54 (compared to 2.35 metres to the nearest garden boundary fence with the previously refused scheme).

The lower section of the mast will also be screened from the nearest residential properties by the rear wall of the youth club. Notwithstanding that the mast would be located on higher ground than the neighbouring gardens (in contrast to the previously refused scheme) the combination of the presence of the Youth Club building and the mature and substantive trees located to the back of the nearest gardens will provide a fair degree of screening towards the base of the mast and the associated equipment cabinet. The mast is not proposed to be set square behind the cabinet, as would have been preferential from a screening perspective, due to the presence of a buried culvert, thus the 3.4 metre high equipment cabinet is more visible from the rear gardens at No. 56 and No. 58 Hallowell Road than might otherwise have been the case. The Council's Landscape Officer has suggested that, should the application be approved, the scheme be conditioned to include the insertion of some evergreen planting (e.g. laurel) set between the equipment cabinet and the adjoining boundary fence to the rear gardens to thicken the visual screening provided to neighbours.

In summary given the partial screening provided by the Northwood Youth Club, given the proposed mast would be of a greater distance to both the rear garden boundary fences

and to the rear walls of the nearest residential properties (compared to the previously refused scheme) and with the inclusion of additional planting to assist with screening of the equipment cabinet from the residential properties on Hallowell Road it is considered the mast would not present a degree of over dominance to constitute an un-neighbourly form of development such as to refuse the scheme.

Given the length of the gardens, 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 nearest gardens at 54 and 56 Hallowell Road and adjacent properties to provide a reason for refusal in respect of loss of daylight/sunlight/overshadowing. The scheme is therefore considered to be in compliance 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 section 7.07.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application currently is an area of rail side hardstanding. There are no TPO's on the site and Council's Landscape Officer has reviewed the arboricultural report submitted by the applicant and is satisfied the mast can be erected without threatening the trees or the root zone of any of the trees and the planting in the immediate vicinity that presently contribute to the visual amenity of the area and would provide valuable screening of the mast outside the winter months.

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

No air conditioning units or other plant is proposed within the scheme that give rise to potential noise or air quality issues.

7.19 Comments on Public Consultations

The individual issues raised by objectors are dealt with in the body of this report.

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

10. CONCLUSION

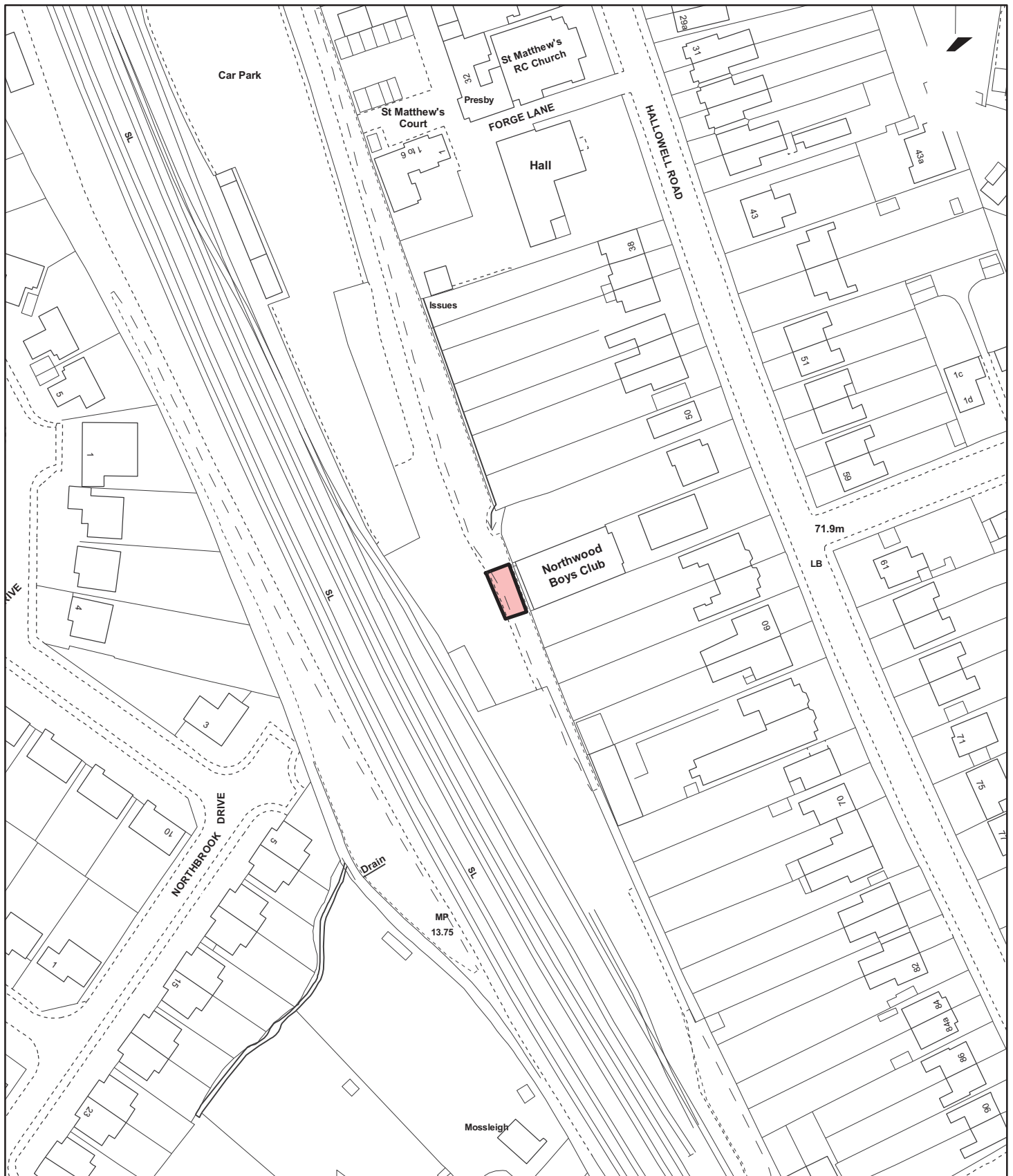
In conclusion, it is considered the revised scheme has sought to address the previous reasons of refusal for the mast and associated equipment cabinet. The scheme would not have such a degree of visual impact to adjoining occupiers to constitute un-neighbourly development or to impact visually upon the wider area to provide a reason of refusal. Accordingly the scheme is considered to comply with Policies BE13, BE19 and BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11. Reference Documents

Planning Policy Guidance 8: Telecommunications
Unitary Development Plan Saved Policies September 2007
Consultation responses

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Land rear of Northwood Boys Club,
54 Hallowell Road,
Northwood**

Planning Application Ref:

67999/APP/2011/2021

Planning Committee

North Page 98

Scale

1:1,250

Date

**September
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 ADJACENT TO HALFORDS AND OPPOSITE 777 FIELD END ROAD
RUISLIP

Development: Installation of 6m x 3m advertisement hoarding on 1m high base.

LBH Ref Nos: 67973/ADV/2011/59

Drawing Nos: 2011D87P/01
2011D87P/02
2011D87P/03

Date Plans Received: 03/08/2011

Date(s) of Amendment(s):

Date Application Valid: 03/08/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a 14m deep grass verge, situated on the western side of Field End Road close to its junction with Eastcote Lane and Victoria Road.

The grass verge is set behind the pavement, and is set in front of the eastern elevation of the Halfords superstore, which itself is one of a number of out-of-town retail units accessed off Victoria Road. The land slightly to the south of the verge is enclosed by palisade fencing, and forms the service yard for the superstore.

There is a bus stop with stand to the front of the grass verge, and immediately to the north is the egress point for vehicles leaving the adjoining retail park.

On the opposite side of the road is a small parade of retail premises with residential accommodation above. Commercial premises are generally prevalent in this part of the road, although there is more of a residential character further to the south.

The application site lies within the developed area as identified in the saved UDP, September 2007.

1.2 Proposed Scheme

The application is for the installation of a non-illuminated, 6m x 3m advertisement hoarding (a 48 sheet advertisement panel) on a 1m high plinth, making the overall height of the structure 4m.

The hoarding would be located centrally within the grass verge, approximately 7m away from the back edge of the pavement and 8m away from the vehicle egress point to the

north. It would be parallel to the side elevation of the Halfords superstore.

1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 25th August 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The application was advertised by means of a site notice displayed on 10/08/2011. 25 adjoining and nearby properties were also notified of the application, no representation have been received.

The South Ruislip Residents Association have been consulted although no comment has been received.

The Ministry of Defence and the National Air Traffic Services (NATS) have been consulted on the application and both have confirmed that there are no objections.

The London Borough of Harrow have been consulted on the application as nearby local authority and they have confirmed that they have no objections.

Highway Engineer: No objections.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE19 New development must improve or complement the character of the area.

BE21 Siting, bulk and proximity of new buildings/extensions.

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

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

BE30 Advertisement hoardings enclosing sites under construction

5. MAIN PLANNING ISSUES

The application is for consent to display an advertisement and in such cases the Council can only give due regard to the impact of the advertisement on "amenity" and "public safety".

In considering these issues the Council can refer to its planning policies as contained within the Hillingdon Unitary Development Plan (Saved Policies, September 2007). The most pertinent of these policies is Policy BE30 that suggests that such hoardings can be acceptable where they do not detract from the residential and visual amenities of the surrounding area, where they do not introduce an inappropriate commercial presence and where they are in accordance with standard advertisement conditions as set out in Planning legislation.

AMENITY

The proposed siting of the panel would be seen against the backdrop of the adjoining superstore, which is of no great architectural merit. The building comprises a brick and grey clad elevation and there are no windows within it. The hoarding would sit comfortably against this backdrop and would not look unduly out of place in this commercial area.

The amenities of the residential properties opposite the site would not be adversely affected by the hoarding given that they are on the opposite side of the road and some distance removed from the site. There would be no loss of outlook, privacy or visual intrusion. The proposal would not therefore be significantly harmful to local amenity.

PUBLIC SAFETY

The proposal would not be harmful to public safety. The structure would be set in from the edge of the road so as not to result in loss of visibility for vehicles and there would be no impact in terms of pedestrian safety.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADV2 Non-illumination (Signs)

The advertisement(s) hereby permitted shall not be illuminated.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

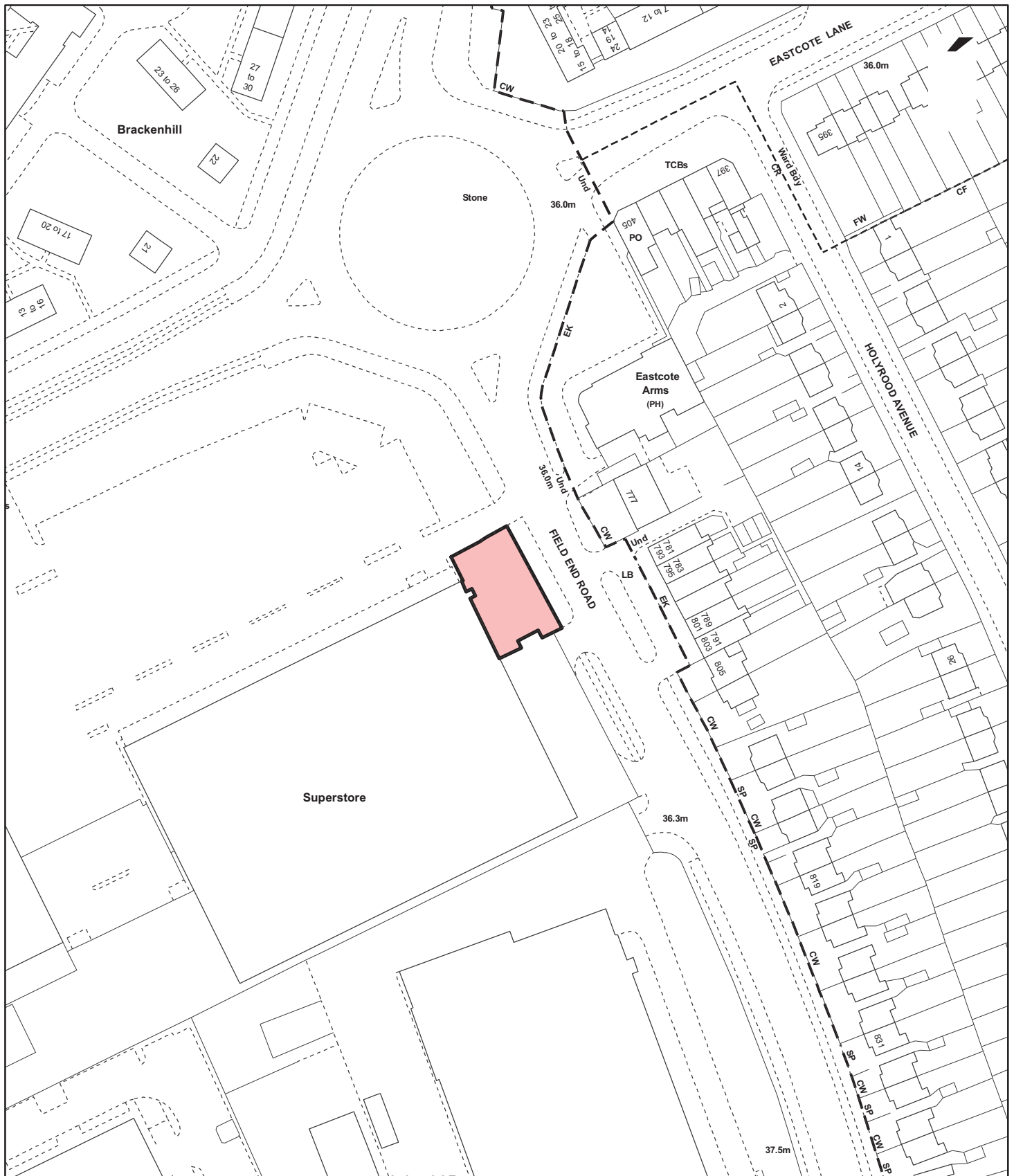
INFORMATIVES

- 1 The decision to GRANT advertisement 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 advertisement 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 (July 2011) and national guidance.

- BE19 New development must improve or complement the character of the area.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE27 Advertisements requiring express consent - size, design and location
- BE29 Advertisement displays on business premises
- BE30 Advertisement hoardings enclosing sites under construction

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

Land adjacent to Halfords and opposite 777 Field End Road, Ruislip

Planning Application Ref:

67973/ADV/2011/59

Planning Committee

North Page 103

Scale

1:1,250

Date

September 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 LAND OPPOSITE JUNCTION OF QUEENS WALK VICTORIA ROAD
RUISLIP

Development: Installation of 6m x 3m advertisement hoarding on 1m high base.

LBH Ref Nos: 67976/ADV/2011/61

Drawing Nos: 2011D88P/01
2011D88P/02
2011D88P/03

Date Plans Received: 03/08/2011

Date(s) of Amendment(s):

Date Application Valid: 03/08/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to an 8-9m grass verge situated on the southern side of Victoria Road opposite its junction with Queens Walk. The verge is bounded to the south by 1m high metal railings and soft planting/hedging that forms the boundary of Victoria Retail Park. The retail park comprises a number of out-of-town superstores that run along the southern side of Victoria Road.

The main vehicular entrance to the retail park is to the west of the site, accessed via a roundabout junction with Victoria Road.

The opposite side of the road has more of a residential character with two and three storey blocks of flats. Queensmead Comprehensive School also lies opposite the site on the western side of Queens Walk.

The application site lies within the developed area as identified in the saved UDP, September 2007.

1.2 Proposed Scheme

The application is for the installation of a non-illuminated, 6m x 3m advertisement hoarding (a 48 sheet advertisement panel) which would sit on a 1m high plinth, making the overall height of the structure as 4m.

The hoarding would be located towards the rear of the grass verge, approximately 6m away from the back edge of the pavement. It would be broadly parallel to the main road.

1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 25th August 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The application was advertised in the 04/08/2011 edition of the Uxbridge Gazette and a site notice displayed on 10/08/2011. 20 adjoining and nearby properties were also notified of the application and one letter of has been received objecting to the proposal on the grounds that the size and location of the hoarding will create a major eyesore and is therefore a completely unwanted addition in an area which is already very industrial with a number of shops/stores displaying large signage. The views from living room windows or on leaving residential properties opposite will be an eyesore.

The South Ruislip Residents Association have been consulted although no comment has been received.

The Ministry of Defence and the National Air Traffic Services (NATS) have been consulted on the application and both have confirmed that there are no objections.

The Environment Agency object on the grounds that insufficient information has been provided to determine whether or not the proposal involves building over and/or within eight metres of the culverted Yeading Brook East Arm Main River. The installation and its foundations could adversely affect the construction and stability of the culvert. This would compromise its function and may potentially increase the risk of flooding in the locality. The applicant will need to undertake a survey to determine the exact location of the culvert. They will need to demonstrate that neither the proposed billboard or its foundations will be located over it. The distance between the billboard and the outer wall of the culvert should be maximised. The applicant will also need to demonstrate that any foundations or loadings from the billboard will not adversely affect the culvert stability.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|--|
| BE19 | New development must improve or complement the character of the area. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE27 | Advertisements requiring express consent - size, design and location |
| BE29 | Advertisement displays on business premises |
| BE30 | Advertisement hoardings enclosing sites under construction |

5. MAIN PLANNING ISSUES

The application is for consent to display an advertisement and in such cases the Council can only give due regard to the impact of the advertisement on "amenity" and "public safety".

In considering these issues the Council can refer to its planning policies as contained within the Hillingdon Unitary Development Plan (Saved Policies, September 2007). The most pertinent of these policies is Policy BE30 that suggests that such hoardings can be acceptable where they do not detract from the residential and visual amenities of the surrounding area, where they do not introduce an inappropriate commercial presence and where they are in accordance with standard advertisement conditions as set out in Planning legislation.

AMENITY

The proposed siting of the panel would be seen against the backdrop of the vegetation behind and the superstores beyond, which are of no great architectural merit.

The amenities of the residential properties opposite the site would not be adversely affected by the hoarding given that they are on the opposite side of the road and some distance from the site. Whilst the hoarding would be clearly visible from these properties there would be no significant loss of outlook, privacy or visual intrusion. The proposal would not therefore be significantly harmful to local amenity.

PUBLIC SAFETY

The proposal would not be harmful to public safety. The structure would be set in from the road so as not to result in loss of visibility for vehicles and there would be no impact in terms of pedestrian safety, given its distance away from the pavement and backing onto a non-accessible landscaped area.

With respect to the concerns of the Environment Agency, the Council is required to use the Environment Agency's standing advice when determining a suitable approach to flood risk. In this instance, the development is in flood zone 2 (medium probability).

The Environment Agency object on the grounds that insufficient information has been provided to determine whether or not the proposal involves building over and/or within eight metres of the culverted Yeading Brook East Arm Main River. However, the development does not appear to be within 8m of the culvert, and a rough measurement indicates that it is over 10m away, and it is considered unlikely that the hoarding would be detrimental to the culvert, or that appropriate installation methods could not be devised to ensure that there is no damage. Accordingly it is recommended that an appropriate condition be imposed to ensure that this remains the case.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 NONSC Non Standard Condition

Prior to the commencement of any works in connection with the installation of the hoarding the applicant shall provide further details to the Local Planning Authority to demonstrate that the installation and its foundations would not adversely affect the construction and stability of the culverted Yeading Brook East Arm Main River which runs within the vicinity of the installation. This shall include a survey to determine the exact location of the culvert to demonstrate that neither the proposed advertisement hoarding or its foundations will be located over it. The applicant will also need to demonstrate that any foundations or loadings from the advertisement hoarding will not adversely affect the culvert stability. The development shall be carried out in accordance with the details, once approved by the Local Planning Authority, in writing.

REASON: In order to ensure the protection of valuable water resources and to prevent the risk of flooding in accordance with the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the London Plan 2011.

3 ADV2 Non-illumination (Signs)

The advertisement(s) hereby permitted shall not be illuminated.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

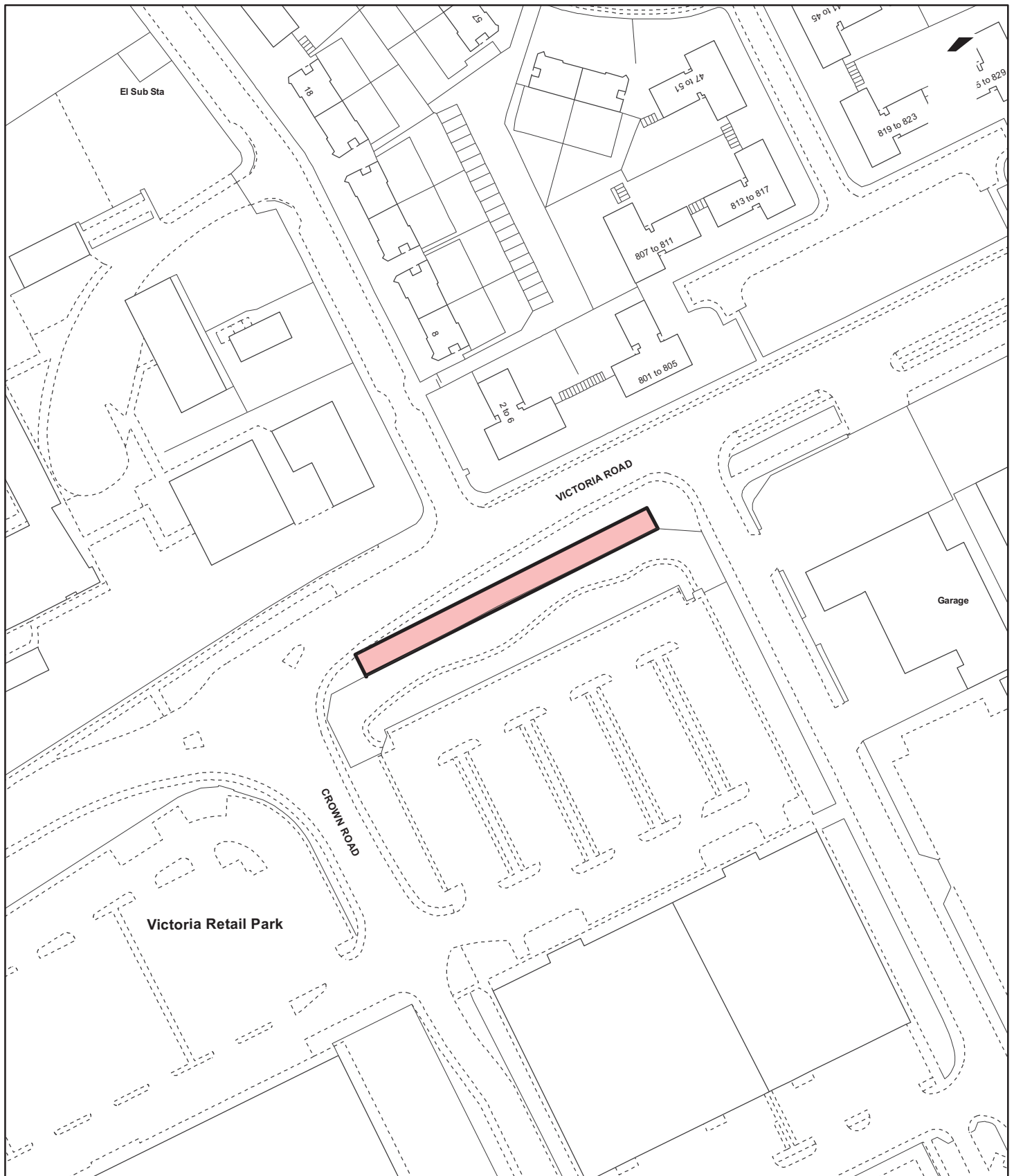
INFORMATIVES



- 1 The decision to GRANT advertisement 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 advertisement 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 (July 2011) and national guidance.

- BE19 New development must improve or complement the character of the area.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE27 Advertisements requiring express consent - size, design and location
- BE29 Advertisement displays on business premises
- BE30 Advertisement hoardings enclosing sites under construction

Contact Officer: Warren Pierson

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Land opposite junction of Queens Walk, Victoria Road, Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p> HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>67976/ADV/2011/61</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 110</p>	<p>Date</p> <p>September 2011</p>	

Plans for North Planning Committee

4th October 2011



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 111

Report of the Head of Planning & Enforcement Services

Address 39 HIGHFIELD DRIVE ICKENHAM

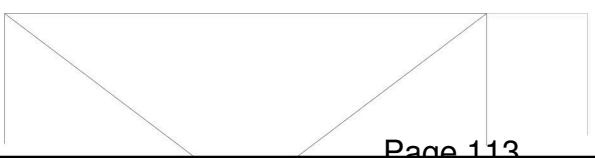
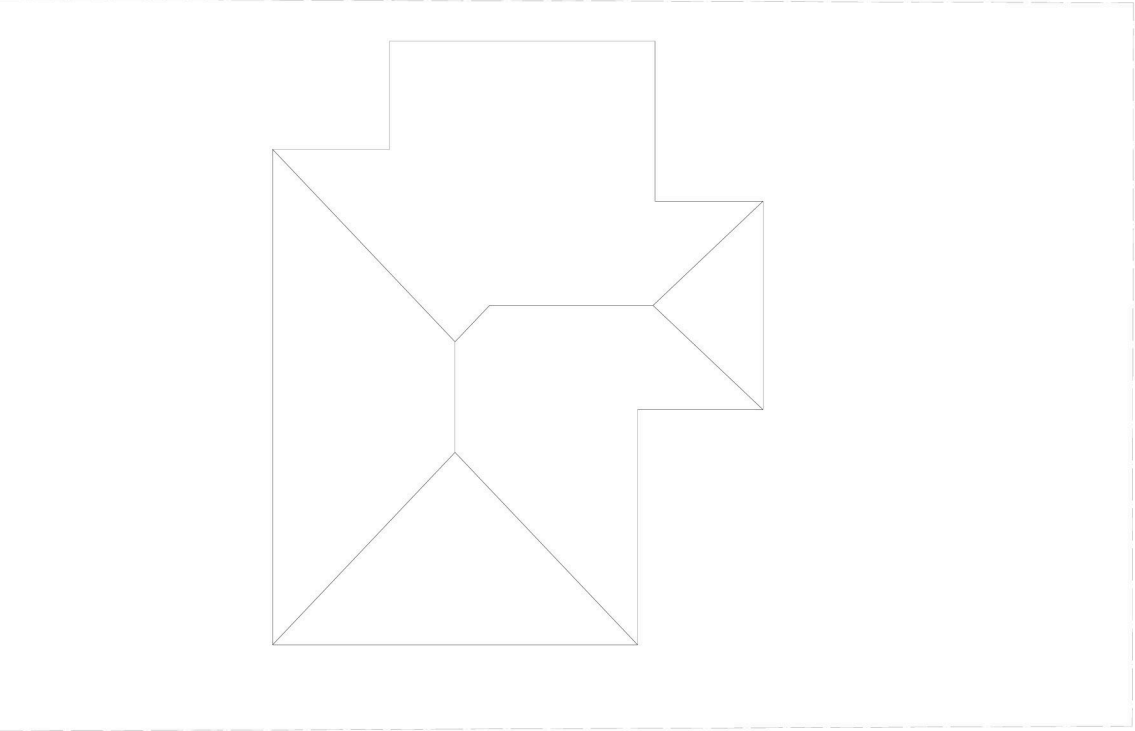
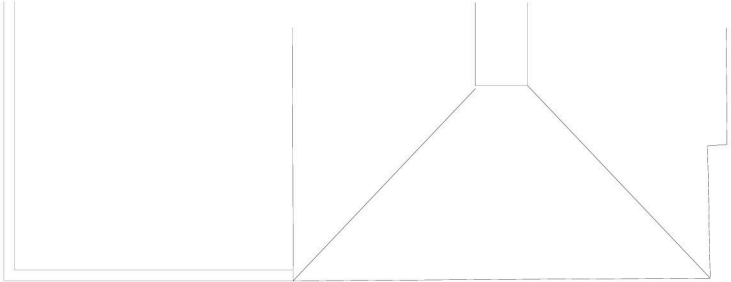
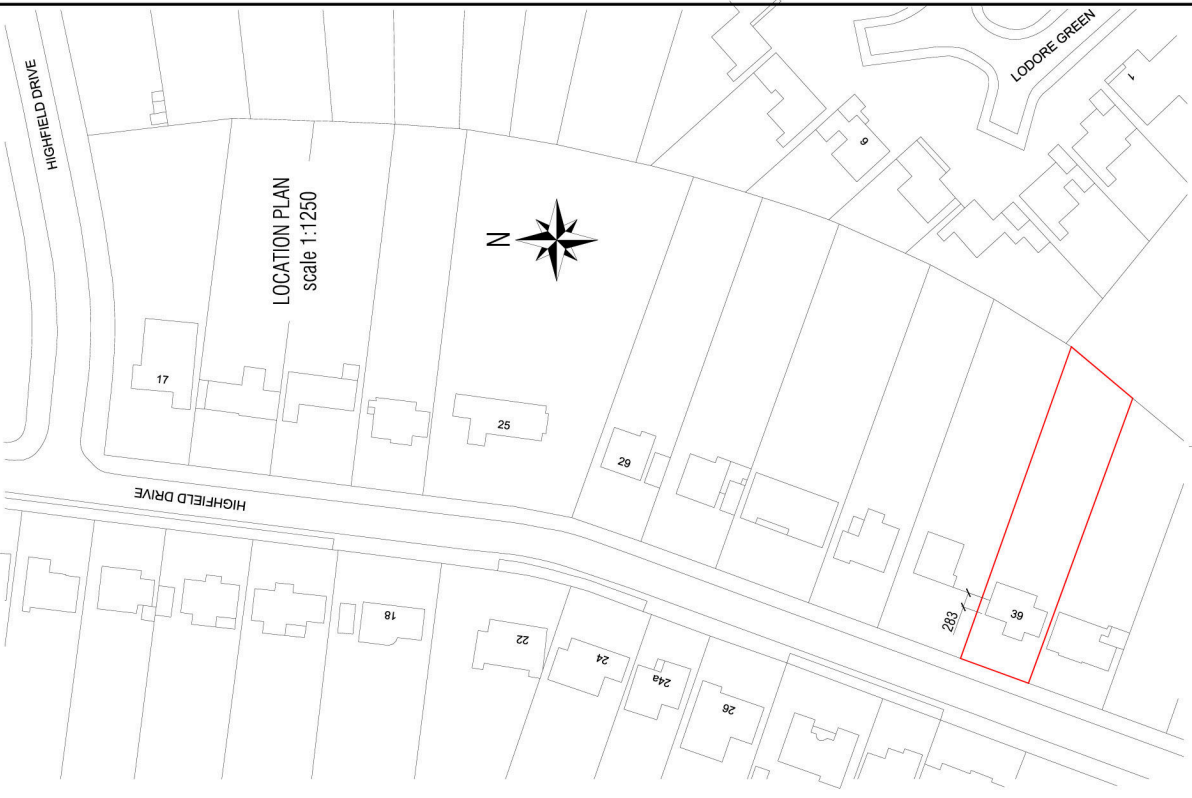
Development: Demolition of existing dwelling and erection of new 6 bedroom dwelling

LBH Ref Nos: 67201/APP/2010/1803

Date Plans Received: 03/08/2010

Date(s) of Amendment(s):

Date Application Valid: 29/09/2010



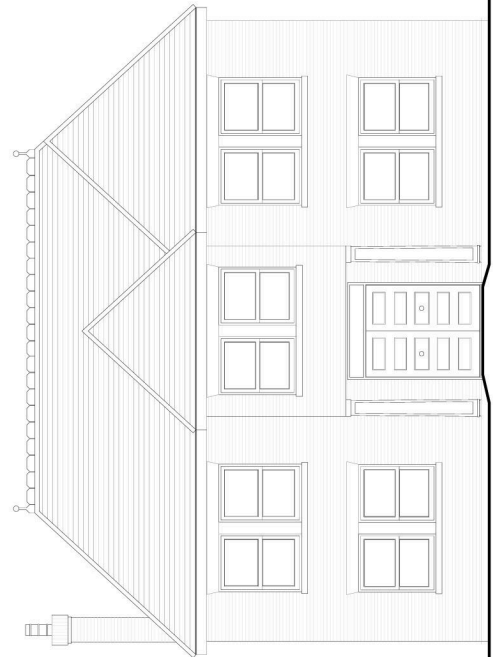
MANN ASSOCIATES
 Town Planning & Development
 "Samy Knapp", 45 Palmer Drive, Gernika Cross,
 Buntingford, SG9 7JG Tel: 01763 661733

Client	MR R VRING
Details	EXISTING SURVEY
Job Title	39 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AW
Drawing	ERECTION OF REPLACEMENT DWELLINGHOUSE
Dwg No	01A
Date	AUG 2010
Scale	1:100

FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



MANN ASSOCIATES
Town Planning & Development
"Samby Knapp", 45 Palmer Drive, Gerrards Cross,
Buckinghamshire, SL9 7JG. Tel: (0756) 965 733

Client: **MR R VRRING**
Job Title: **39 HIGHFIELD DRIVE
ICKENHAM
MIDDLESEX UB10 8AW**

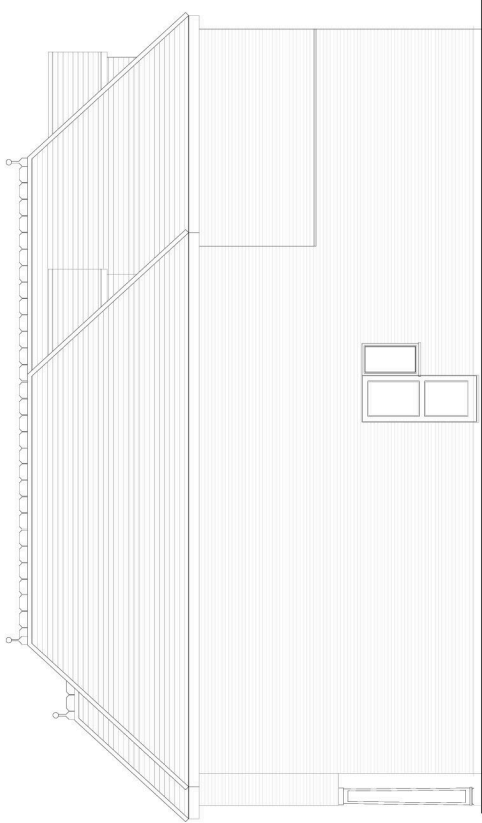
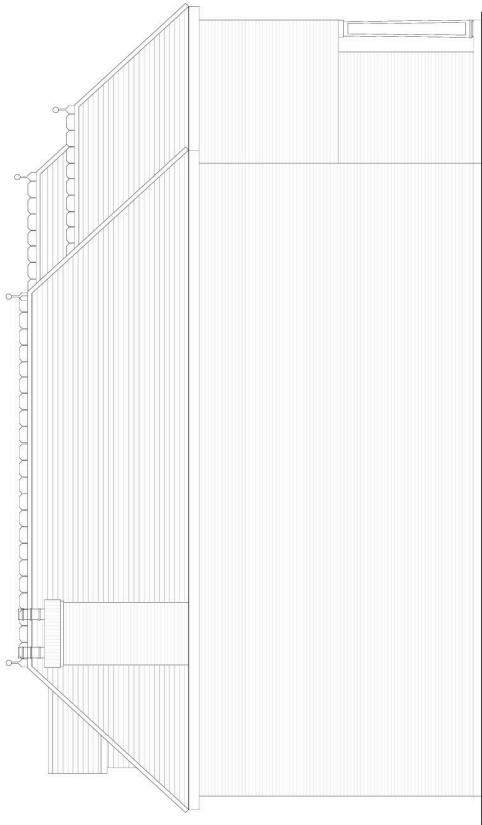
Details: **PLANS & ELEVATIONS**
Drawing: **ERECTOR OF REPLACEMENT
DWELLINGHOUSE**

Date: **AUG 2010**

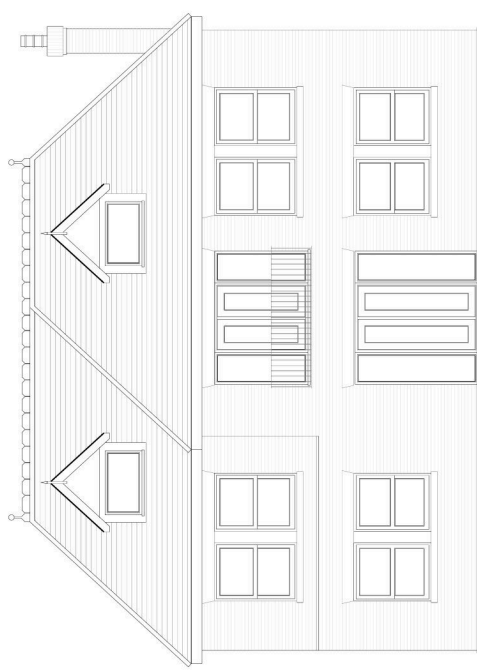
Dwg No: **02A**

Scale: **1:100**

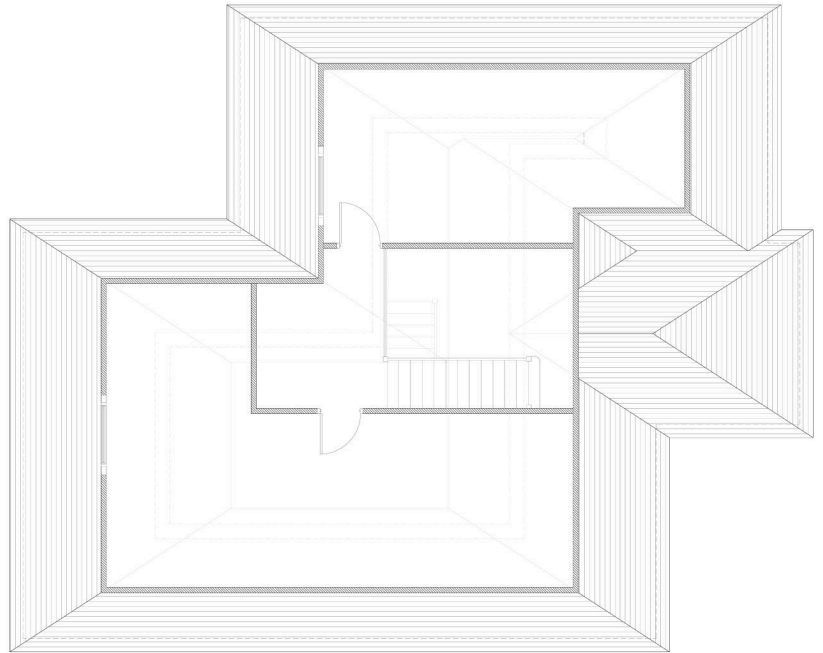




SIDE ELEVATION



REAR ELEVATION



MANN ASSOCIATES
Town Planning & Development
"Samy Knapp" - 45 Palmer Drive, Gerrards Cross,
Buckinghamshire, SL9 7JG T: 0756 945 733

Client:

MR R VRRING

Details:

PLANS & ELEVATIONS

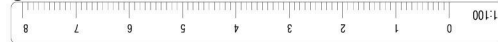
Job Title:
**39 HIGHFIELD DRIVE
ICKENHAM
MIDDLESEX UB10 8AW**

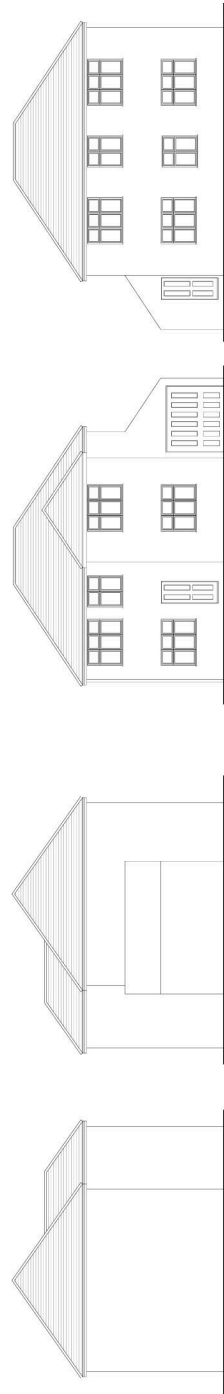
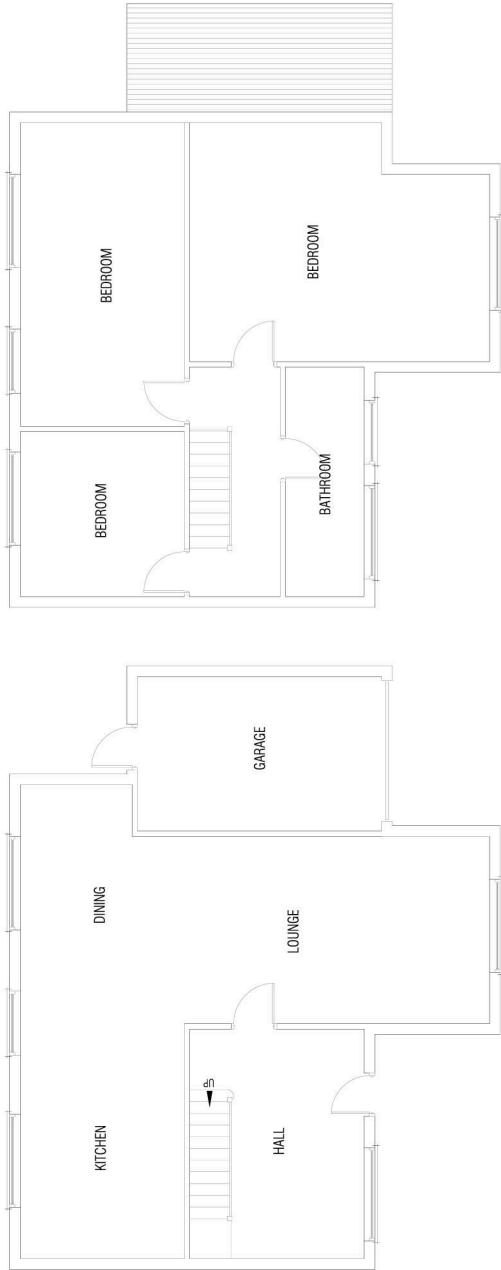
Drawing:
**ERECTION OF REPLACEMENT
DWELLINGHOUSE**

Date:
AUG 2010

Dwg No:
03A

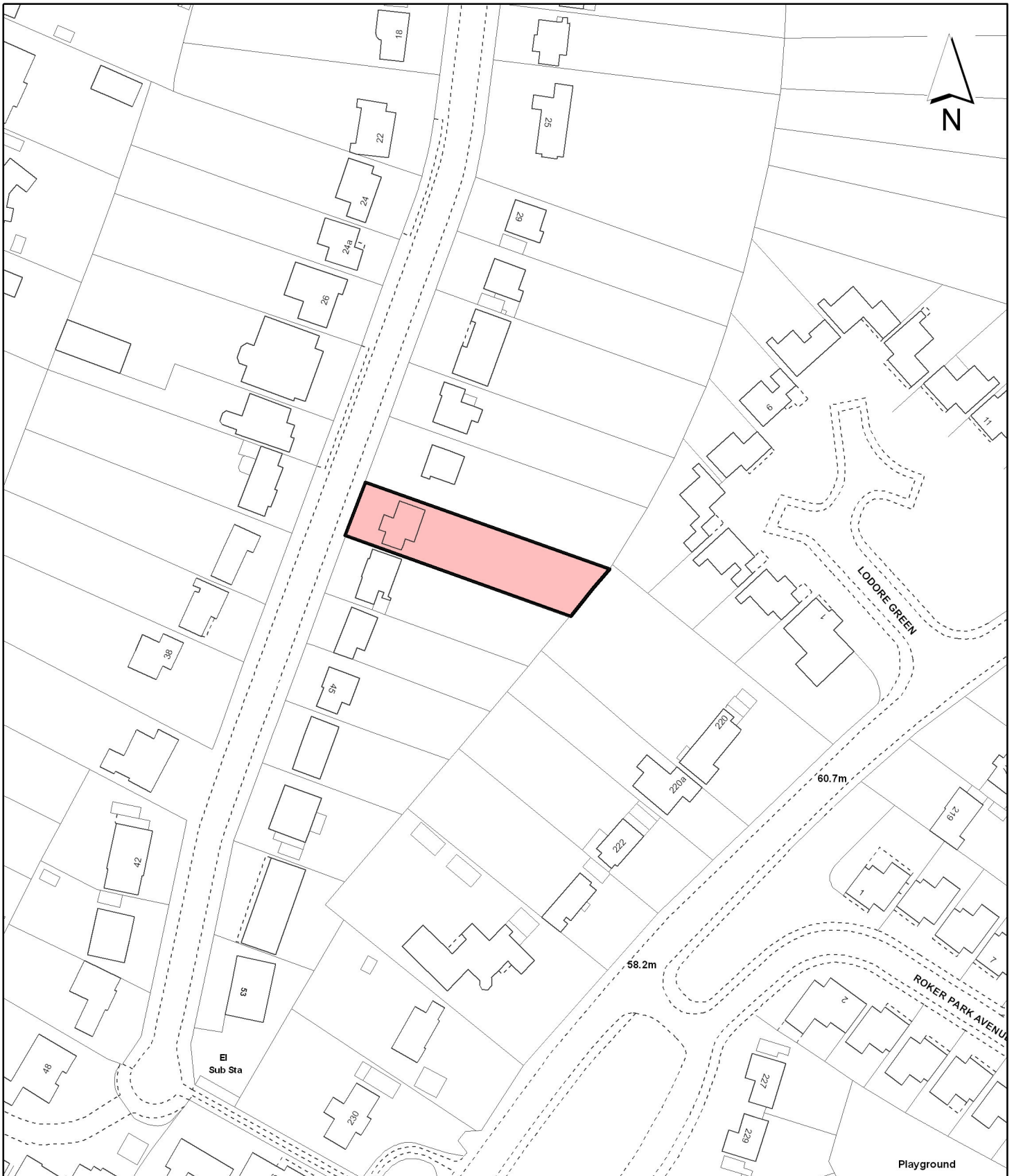
Scale:
1:100






MANN ASSOCIATES
 Town Planning & Development
 "Samy Knapp", 45 Palmer Drive, Gerrards Cross,
 Buckinghamshire, SL9 7JG. Tel: 0756 965 733

Client	MR R VRING	Details	EXISTING SURVEY
Job Title	39 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AW	Drawing	ERECTION OF REPLACEMENT DWELLINGHOUSE
Date	AUG 2010	Dwg No	01B
		Scale	1:100 & 1:200



Notes

 Site boundary

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Site Address	
39 Highfield Drive, Ickenham	
Planning Application Ref:	Scale
67201/APP/2010/1803	1:1,250
Planning Committee	Date
North Page 117	September 2011

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

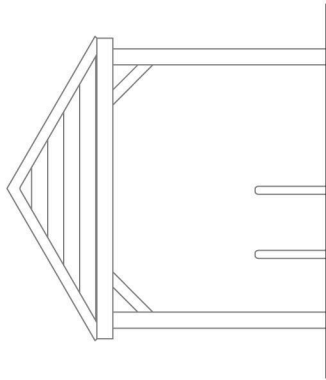
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



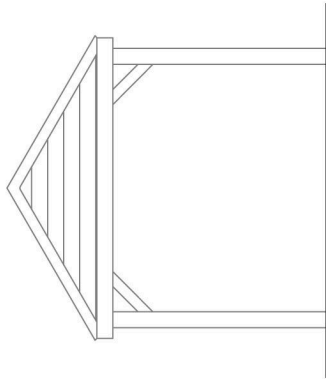
Report of the Head of Planning & Enforcement Services

Address LAND AT 30 - 32 CHESTER ROAD NORTHWOOD
Development: Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping
LBH Ref Nos: 13800/APP/2011/1140

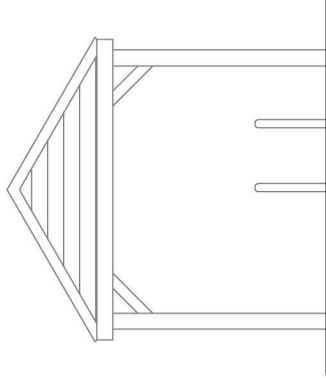
Date Plans Received: 11/05/2011 **Date(s) of Amendment(s):**
Date Application Valid: 01/06/2011



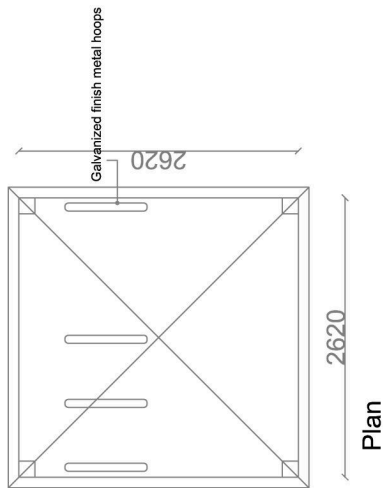
Front elevation



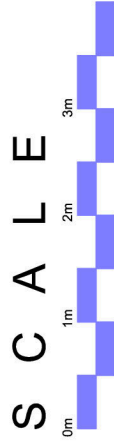
Side elevation (typical)



Rear elevation



MATERIALS
 Roof: Smooth synthetic grey slates
 Frame: Timber posts stained dark brown
 Facia/soffit: White UPVC



1/50 A3
CYCLE/MOTORCYCLE STORE

PROJECT Proposed development,
 30-32 Chester Road,
 Northwood,

Tel 01304 619333
 Fax 01304 611539
 E - mail designs_arc_plan@rhd.co.uk

ARCHITECTURE - PLANNING - SURVEYING - CONTRACT MANAGEMENT
 The Old School, School Road, Tilmanstone, Kent CT14 0JL

TITLE CYCLE/MOTORCYCLE STORE

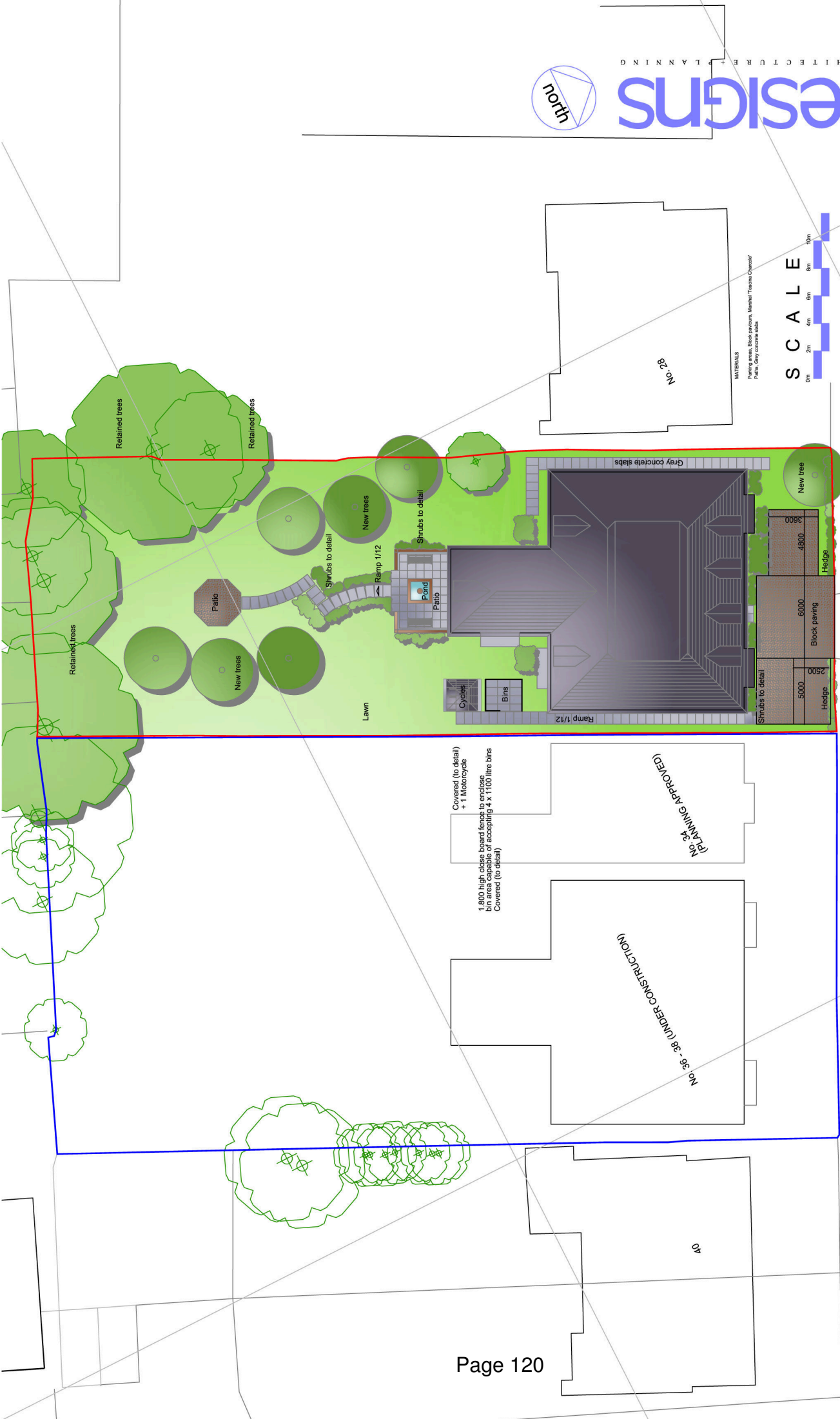
CLIENT Seymour House Residential Care Homes Ltd.

SCALE 1/50

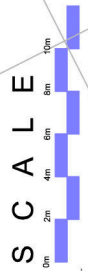
DATE MARCH 2011

DRAWING 23/10/2011

REVISION 0/6



MATERIALS
New trees: Bosc pear, Masha Tintina, Coccinelle
Patio: Grey concrete slabs



1/250 A3
SITE LAYOUT PLAN

PROJECT	Proposed development, 30 - 32 Chester Road, Northwood, London.
TITLE	SITE LAYOUT PLAN
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/250
DATE	MARCH 2011
DRAWING	04/10/2011
REVISION	A. revised to planners req.

Covered (to detail)
+ 1 Motorcycle
bin area capable of accepting 4 x 1100 litre bins
Covered (to detail)

No. 24 (PLANNING APPROVED)

No. 36 - 38 (UNDER CONSTRUCTION)

04

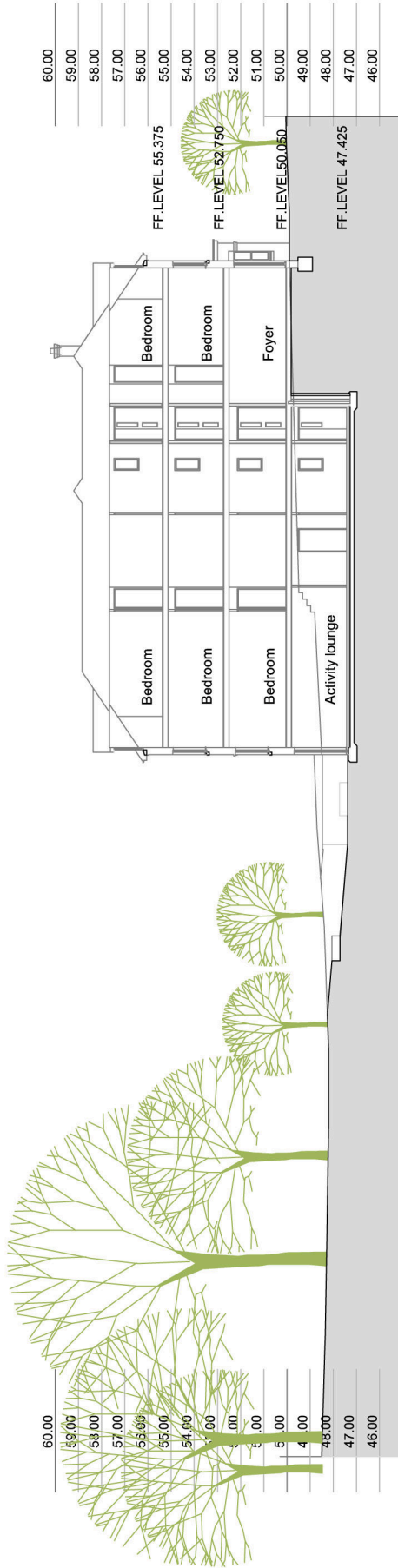
Revise existing access
Provide 2,000 x 2,000 vision splays each side of bays

CHESTER ROAD

Timber palisade fence 900mm high between parking bays etc.

49.24

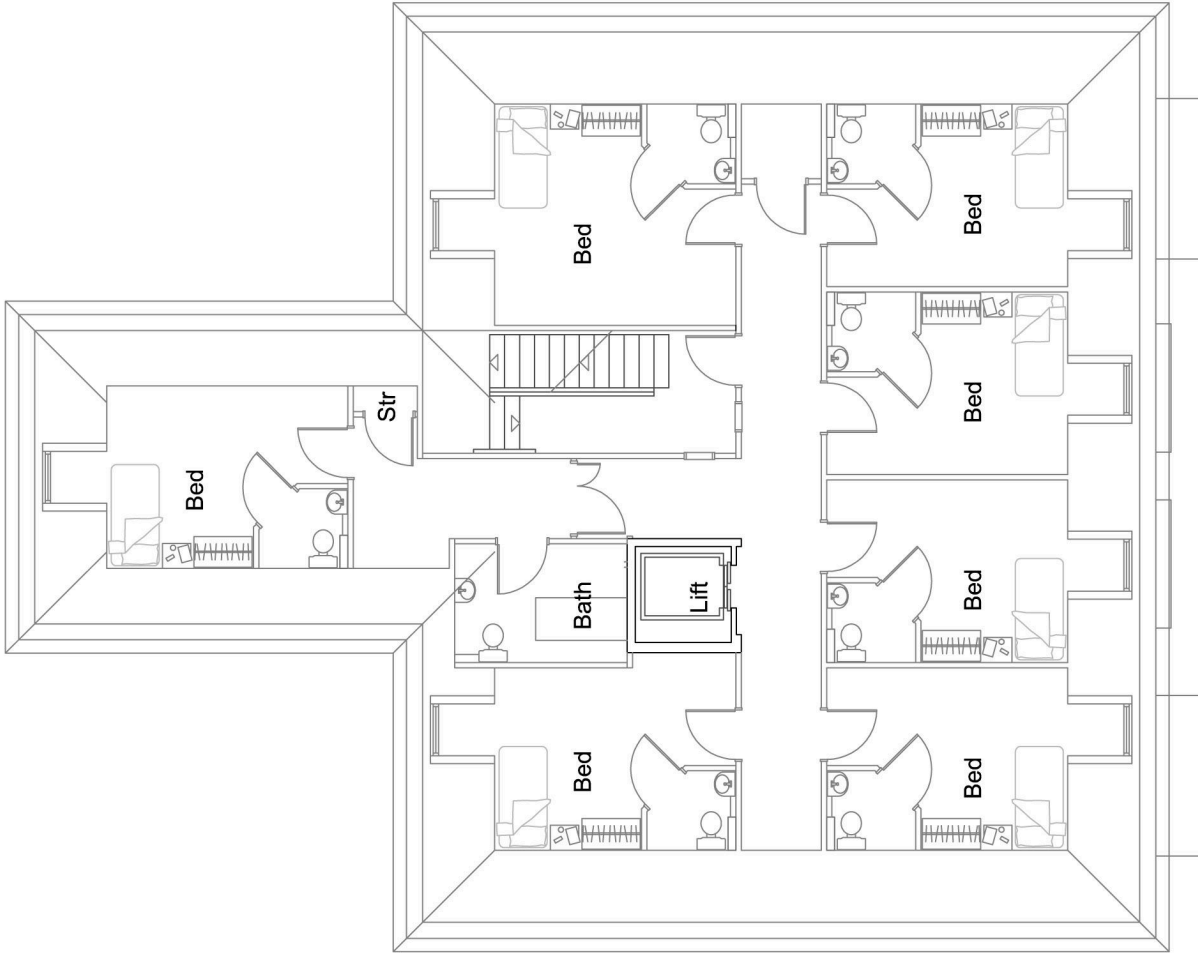
49.22



SECTION AND FINISHED FLOOR LEVELS

SECTION & FLOOR LEVELS
1/200. A3

PROJECT	Proposed development, 30 - 32, Chester Road, London, London.	Tel: 01304 615333 Fax: 01304 611539 E: info@designs.planning.co.uk
TITLE	SECTION & FLOOR LEVELS	Tel: 01304 615333, 01304 611539, 01304 611539
CLIENT	Seymour House Residential Care Homes Ltd.	
SCALE	1/200	
DATE	10/02/2011	
DRAWING	101/02/011	
REVISION	N/A	



S C A L E
1.000 2.000 3.000 4.000 5.000

**FIRST & SECOND FLOOR
PROPOSED PLANS
1/100. A3**

Second Floor

SCHEDULE

Accommodation 22 bedrooms
Dayspace 114m (5.1m/person) + quiet room
3 Bathrooms

PROJECT Proposed development,
30-32 Chester Road,
Northwood,
London.

TITLE FIRST & SECOND FLOOR PLANS

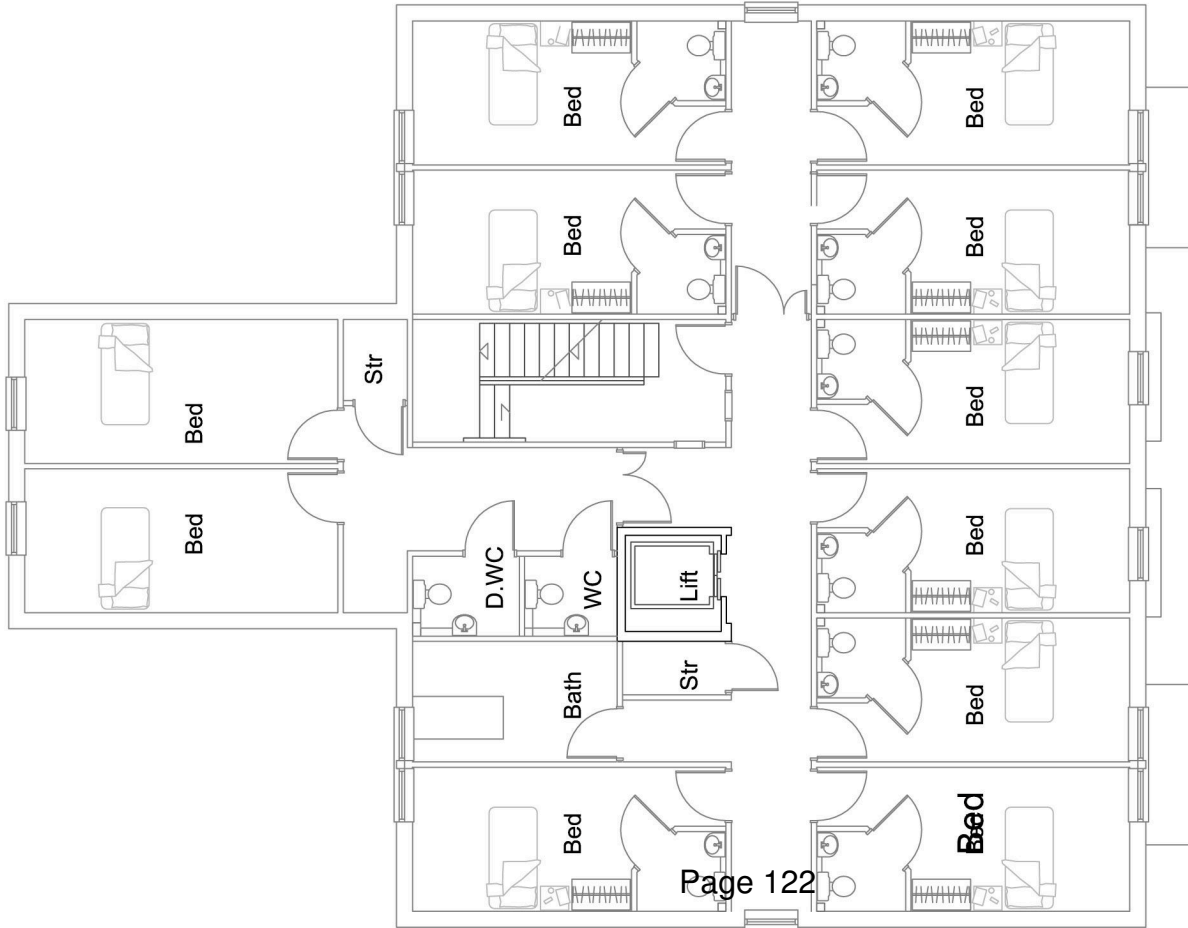
CLIENT Seymour House Residential Care Homes Ltd.

SCALE 1/100

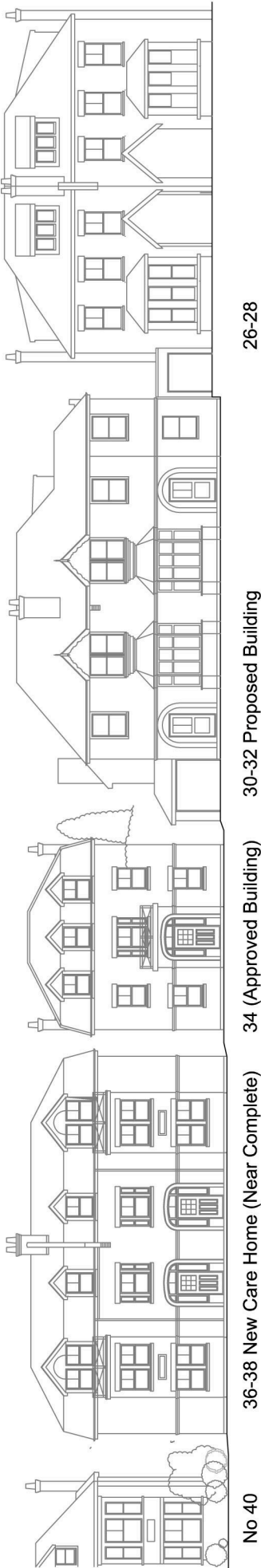
DATE MARCH, 2011

DRAWING 07/10/2011

REV. 08/08/08



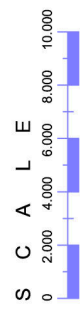
First Floor



STREET ELEVATION EXISTING



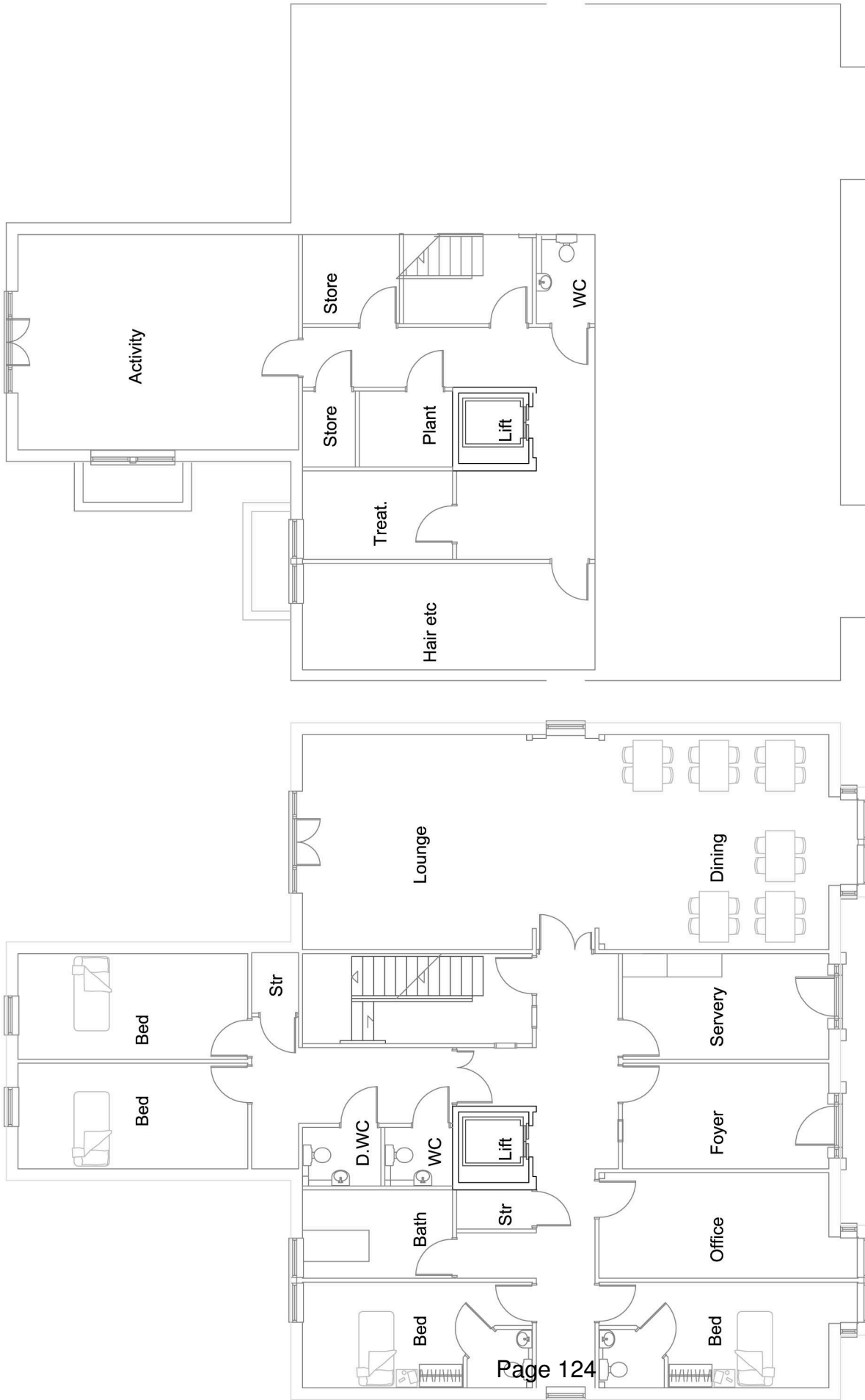
STREET ELEVATION PROPOSED



ARCHITECTURE + PLANNING
DESIGNS

STREET ELEVATIONS
 1/200. A3

PROJECT	Proposed development, 30 - 32 Chester Road, Northwood, London.	Tel: 01304 619333 Fax: 01304 611539 E: info@designs-arc.com
TITLE	STREET ELEVATIONS	
CLIENT	Seymour House Residential Care Homes Ltd.	
SCALE	1/200	
DATE	MARCH 2011	
DRAWING	9/10/2011	
REVISION	A	



S C A L E
 1,000 2,000 3,000 4,000 5,000

**GROUND & LOWER GROUND
 PROPOSED PLANS
 1/100, A3**

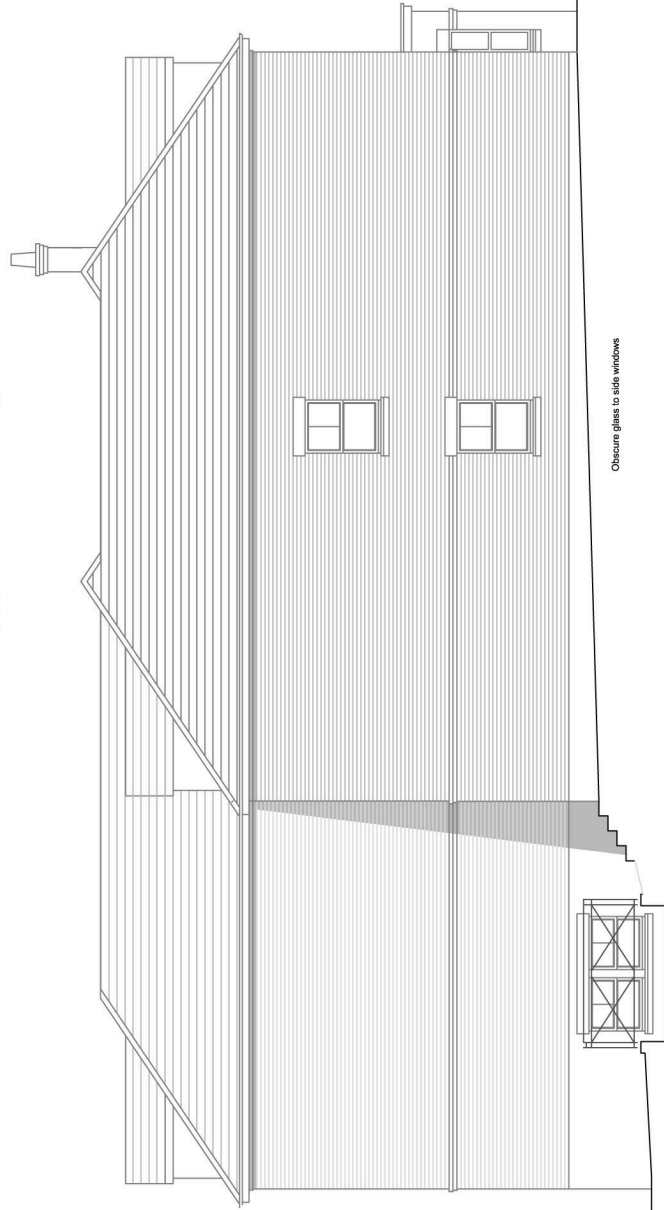
SCHEDULE

Accommodation 22 bedrooms
 Dayspace 114m (5.1m/person) + quiet room
 3 Bathrooms

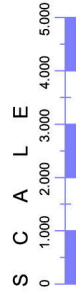
PROJECT	Proposed development, 30-32 Chester Road, Northwood, London.
TITLE	GROUND AND LOWER GROUND
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DATE	MARCH, 2011
DRAWING	08/10/2011
REVISION	NA



Rear elevation



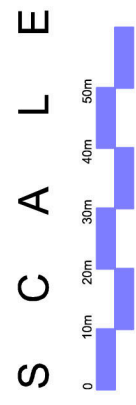
South East elevation



MATERIALS
 Roof: Smooth Earth Tiles
 Walls: Multi Red stock facing bricks to approval
 Painted: White
 Windows: UPVC
 Windows: White UPVC
 Gutters: Black UPVC

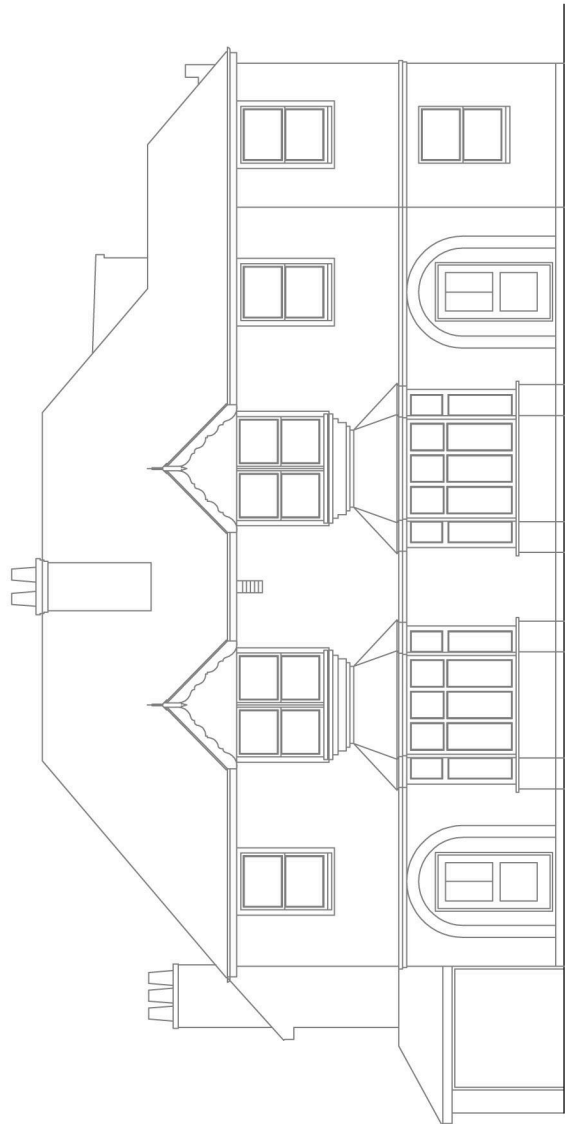
PROPOSED ELEVATIONS 2
1/100. A3

PROJECT	Proposed development, 30-32 Chester Road, Northwood, London.
TITLE	PROPOSED ELEVATIONS 2
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DATE	MARCH 2011
DRAWING	06/10/2011
REVISION	N/A

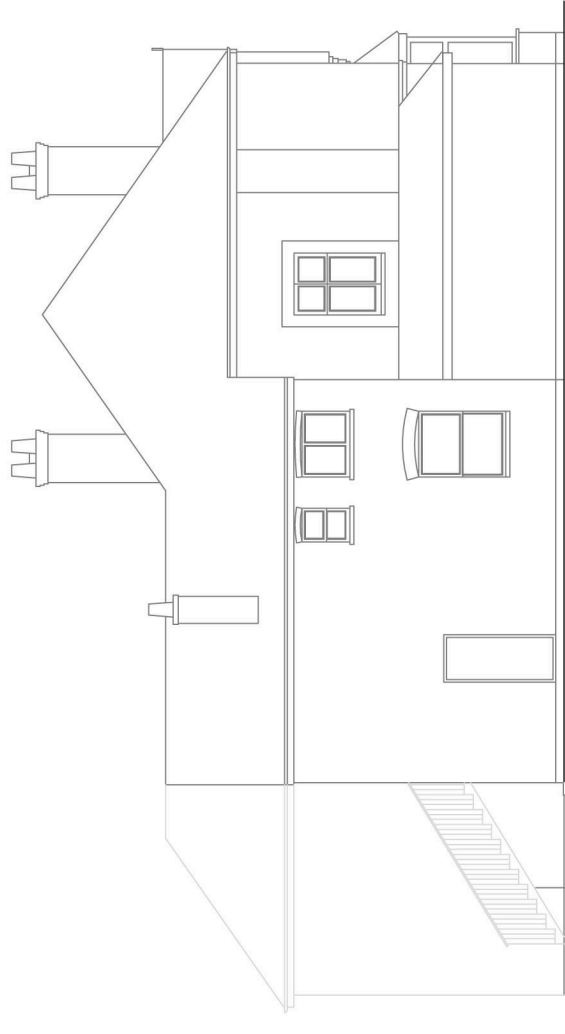


1/1250 A4 LOCATION PLAN

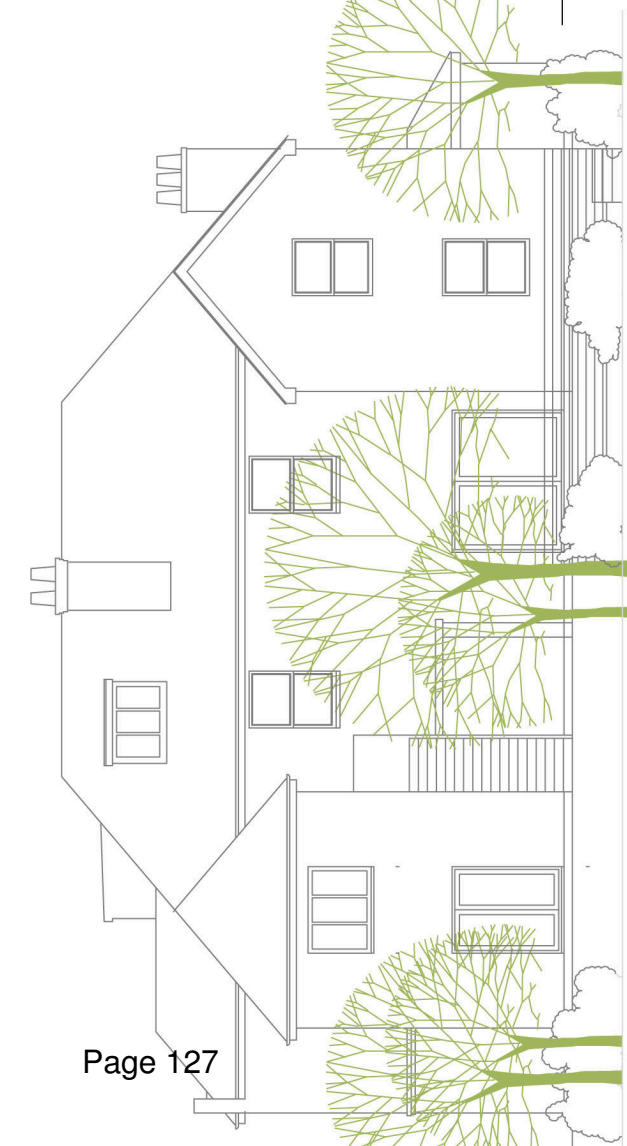
PROJECT	Proposed development, 30 - 32 Chester Road, Northwood, London.	Tel 01304 619333 Fax 01304 611539 E - mail designs_arc_plan@yahoosk
TITLE	LOCATION PLAN 1/1250	ARCHITECTURE - PLANNING - SURVEYING - CONTRACT MANAGEMENT The Old School, School Road, Tilmanstone, Kent CT14 0JL
CLIENT	Seymore House Residential Care Homes Ltd.	01/11
SCALE	1/1250	
DATE	FEB. 2010	
DRAWING	01/1/2010	
REVISION	N/A	



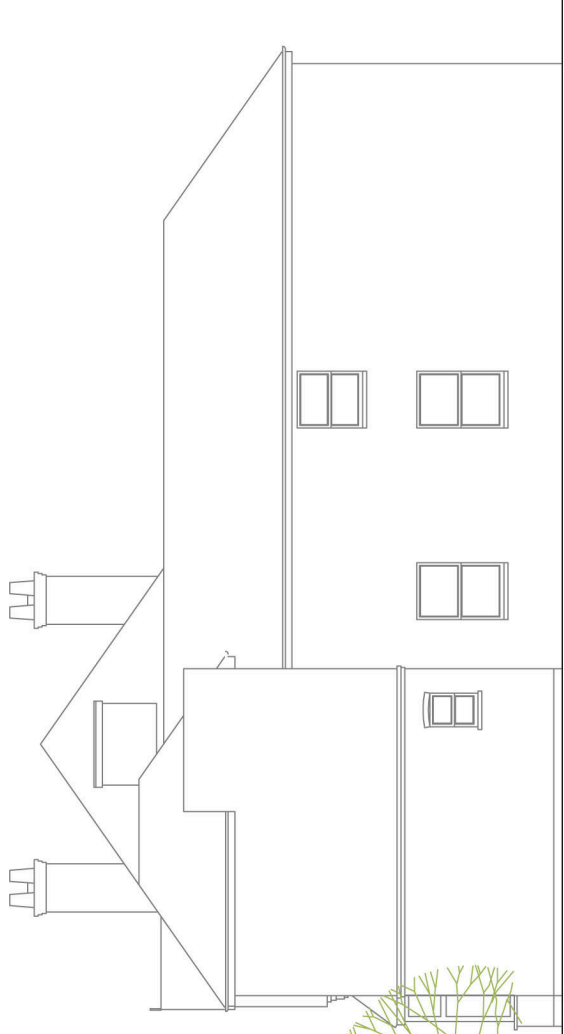
Existing front elevation



Existing east elevation



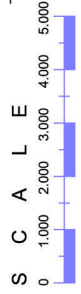
Existing rear elevation



Existing west elevation

EXISTING ELEVATIONS
1/100. A3

DESIGNS
ARCHITECTURE + PLANNING

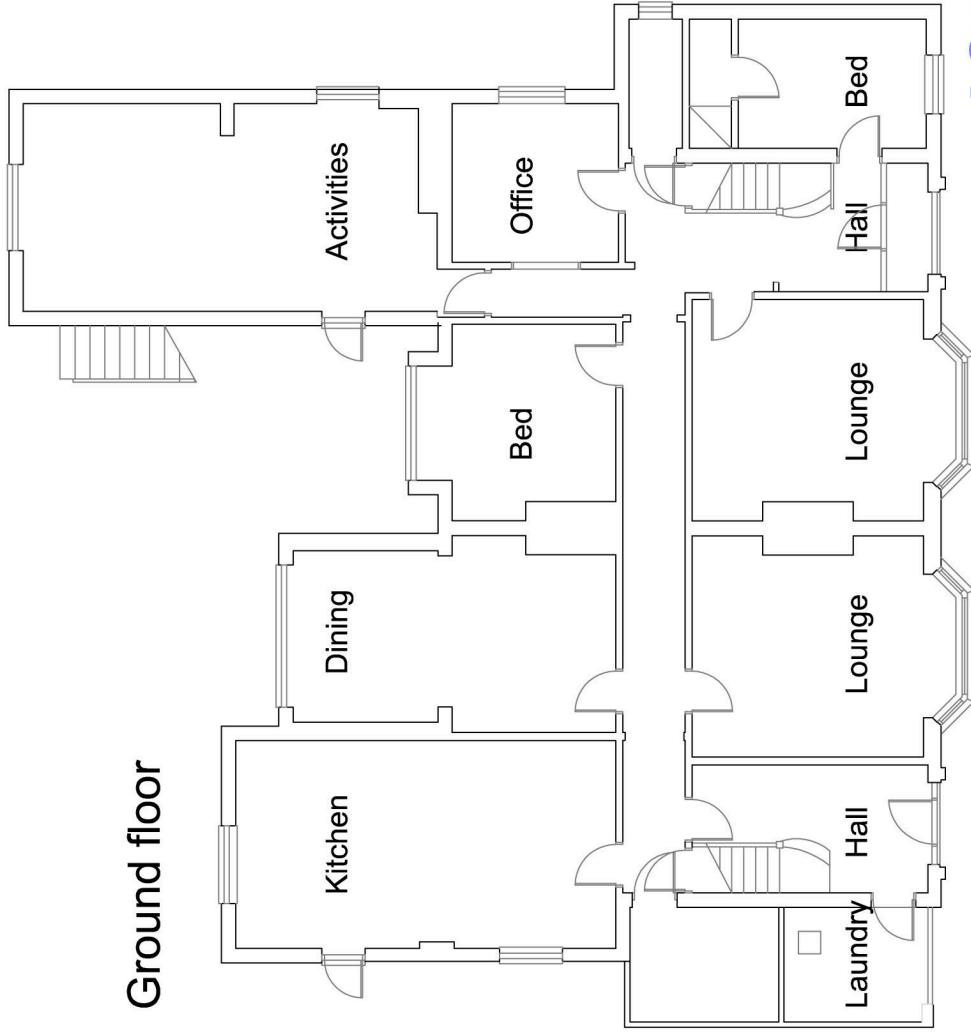


PROJECT	Proposed development, 30-32 Chester Road, London, E16 3JG
TITLE	EXISTING ELEVATIONS
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DRAWING	13/10/2011
REVISION	N/A

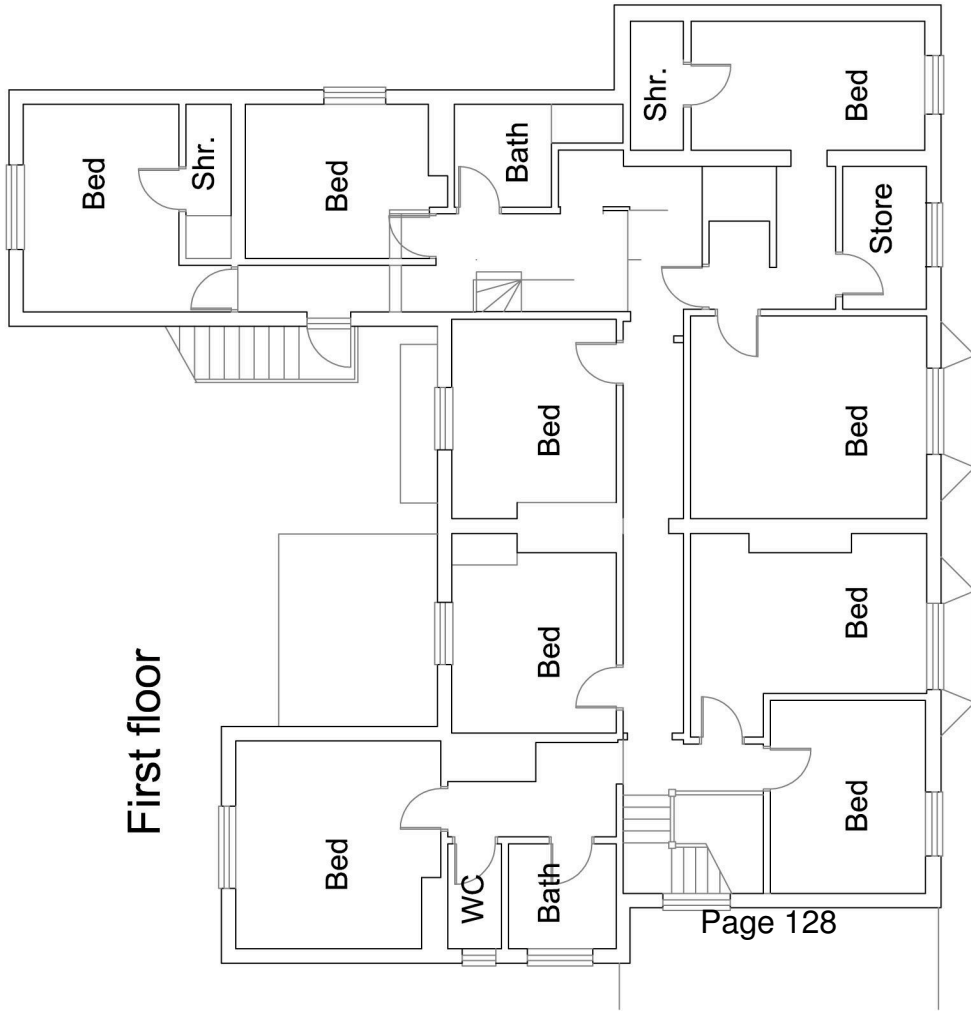
Tel 01304 619333
Fax 01304 611539
E mail designs@designs.co.uk

The Old School, Church Road, Hammersmith, West CT14 6LE

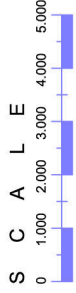
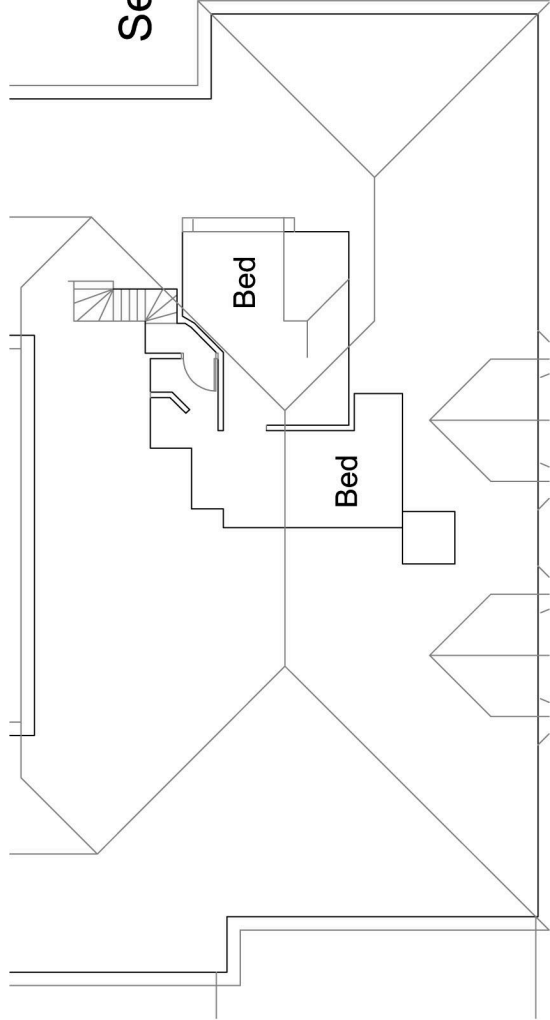
Ground floor



First floor

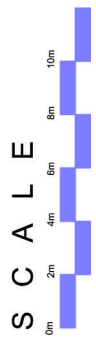
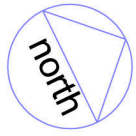


Second floor



EXISTING FLOOR PLANS 1/100. A3

PROJECT	Proposed development, 30 - 32 Chester Road, London, UK
TITLE	EXISTING FLOOR PLANS
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DATE	03/12/2011
DRAWING	03/12/2011
REVISION	N/A



1/200 A3 PARKING/CROSSOVER PLAN

PROJECT Proposed development,
30-32 Chester Road,
Northwood,
London.

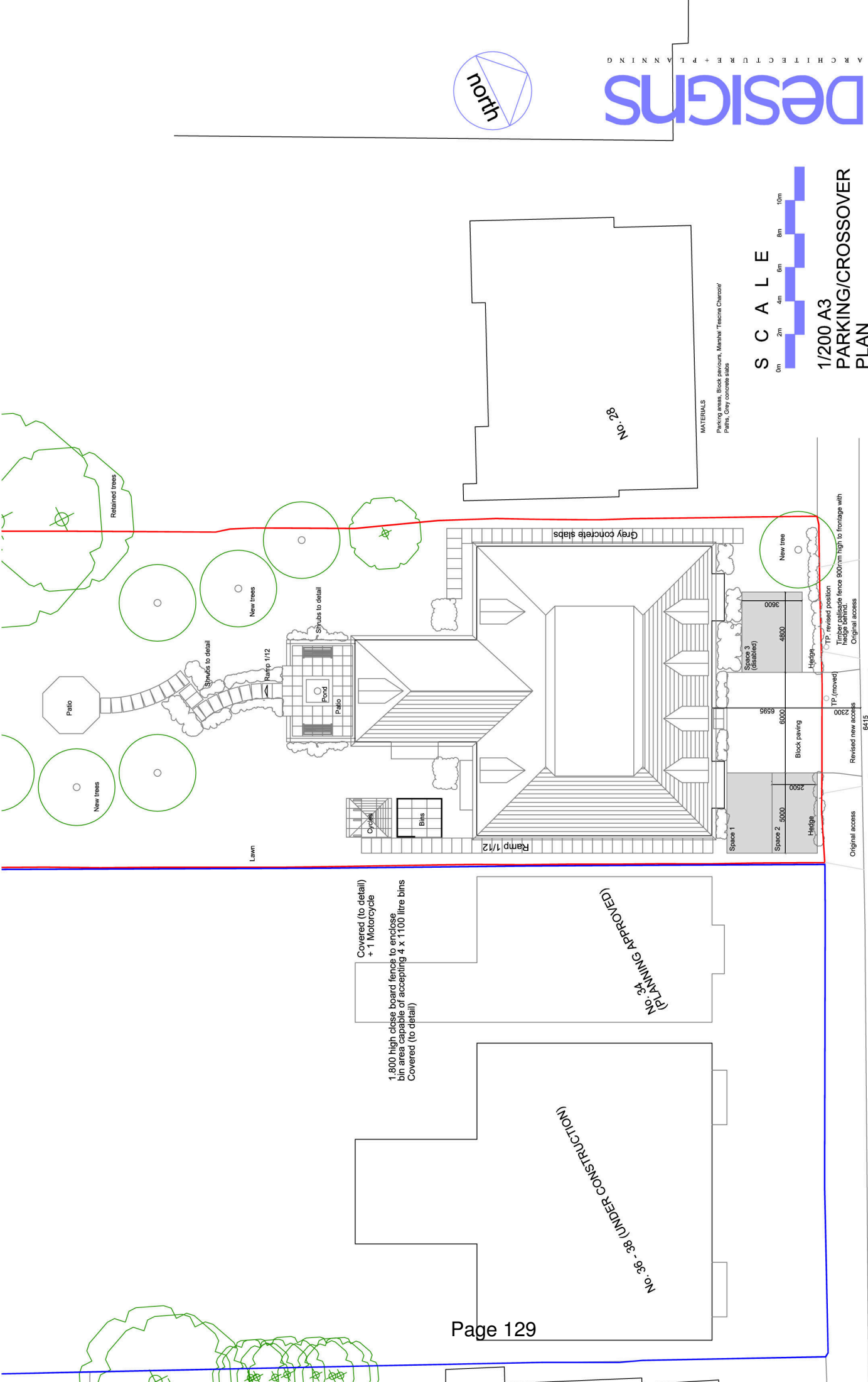
TITLE SITE LAYOUT PLAN

CLIENT Slaymour House Residential Care Homes Ltd.

SCALE 1/200

DRAWING DATE 04A/10/2011

REVISION N/A



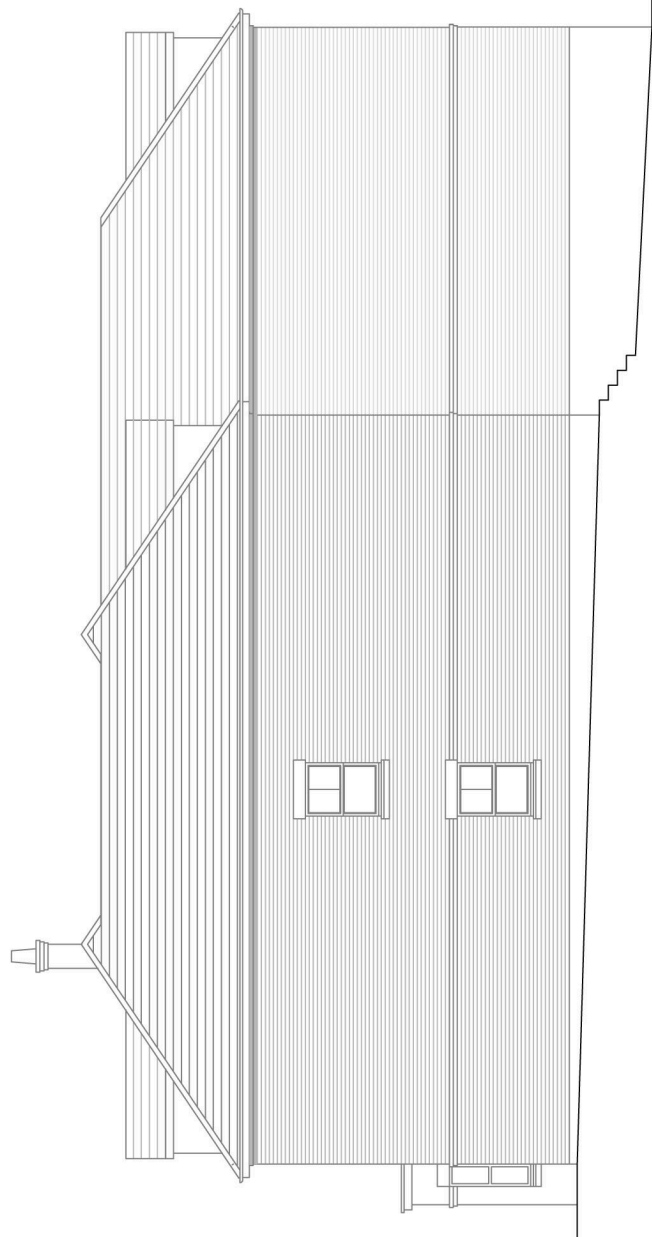
MATERIALS
Paving, Bricks, Block pavers, Marble Tiles, Concrete
Paths, Grey concrete slabs

Provide 2,000 x 2,000 vision splays each side of bays

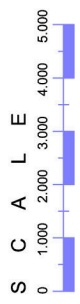
CHESTER ROAD



Front elevation



North West elevation



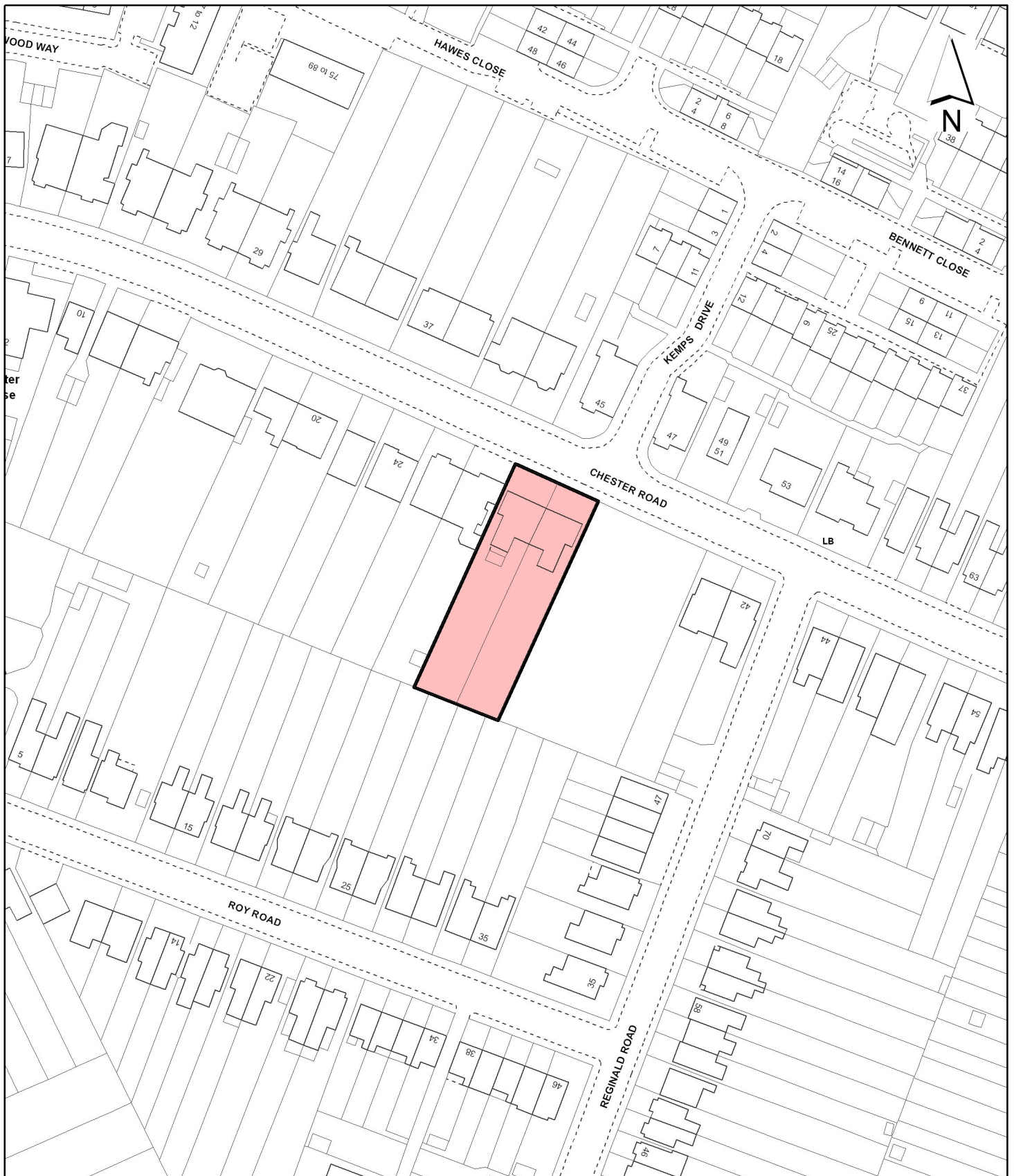
MATERIALS
 Roof: Smooth Earth Tiles
 Walls: Multi Red stock facing bricks to approval
 Painted render to gable etc
 Windows: White UPVC
 Gutters: Black UPVC

PROPOSED ELEVATIONS 1
1/100. A3


PROJECT	Proposed development, 30, The Old Water Road, Northwood, London.
TITLE	PROPOSED ELEVATIONS 1
CLIENT	Seymour House Residential Care Homes Ltd
SCALE	1/100
DATE	MARCH 2011
DRAWING	05/10/2011
REVISION	A: front door revised

Tel: 01304 619333
 Fax: 01304 619339
 E: info@designs.co.uk

The Old School, School Road, Thimbleton, Kent CT14 0LE



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at 30 - 32 Chester Road,
Northwood**

Planning Application Ref:

13800/APP/2011/1140

Planning Committee

North Page 131

Scale

1:1,250

Date

**September
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

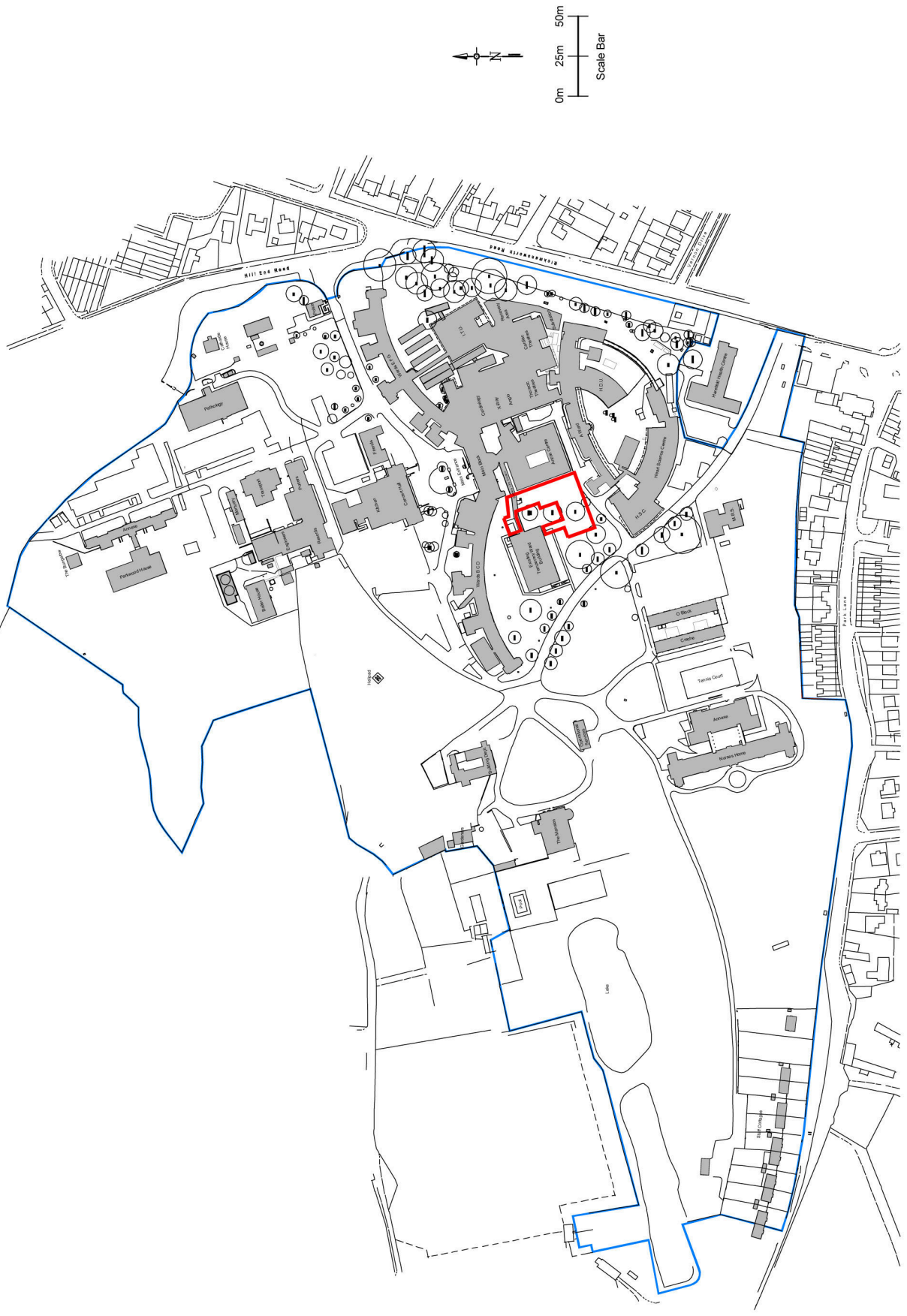
Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD
Development: Single storey Hospital Ward with associated plant and storage buildings and associated works for a period of three years
LBH Ref Nos: 9011/APP/2011/1603

Date Plans Received: 01/07/2011 **Date(s) of Amendment(s):**
Date Application Valid: 19/07/2011

REASON

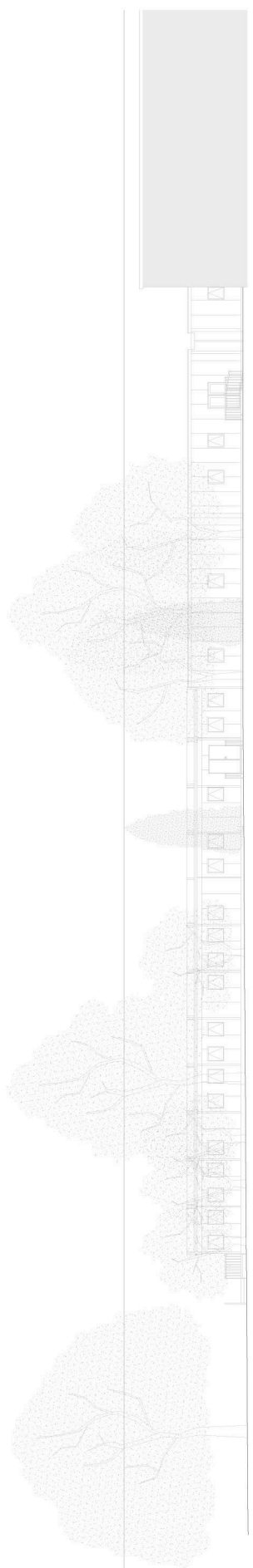
NOTES:
 1. ALL DIMENSIONS TO BE CHECKED ON SITE.
 2. ALL DIMENSIONS TO BE CHECKED ON SITE.
 3. ALL DIMENSIONS TO BE CHECKED ON SITE.
 4. ALL DIMENSIONS TO BE CHECKED ON SITE.

KEY:
 Hospital Site Boundary
 Planning Application Site Boundary

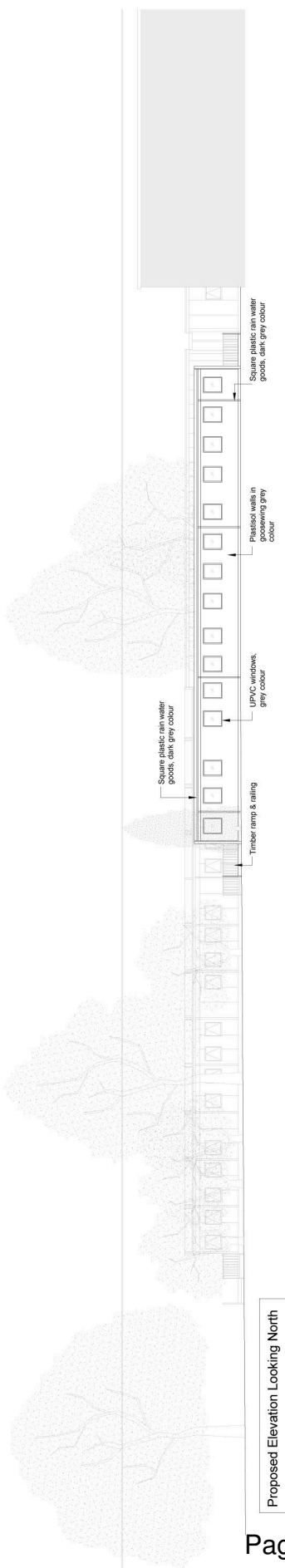


FLOYD SLASKI ARCHITECTS PLANNERS CONSULTANTS	
PARTNERSHIP	
COMMERCIAL FLOYS SLASKI PARTNERSHIP	
Royal Brompton & Harefield NHS Trust	
Harefield Hospital Additional Ward Space	
Site Location Plan	
Scale	1:1250
Date	31.05.11
Drawn	BUN
Checked	B
Disc No.	PL 001
Sheet	B
Drawn	DN

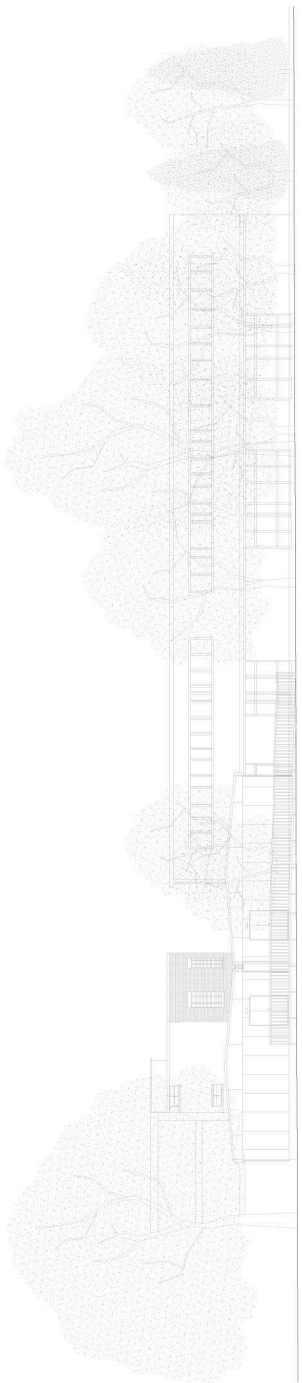
Existing Elevation Looking North



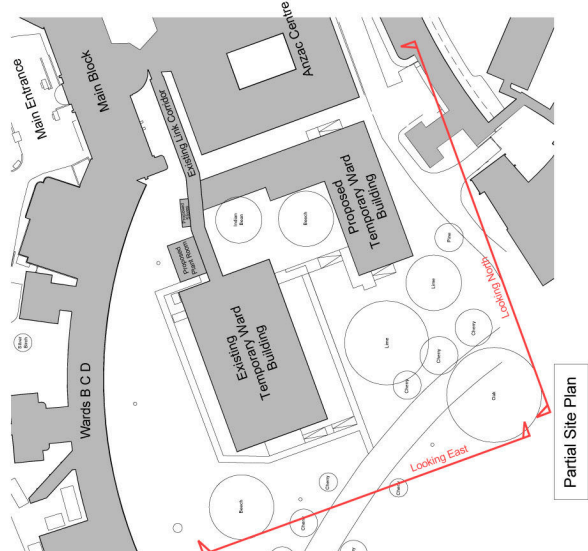
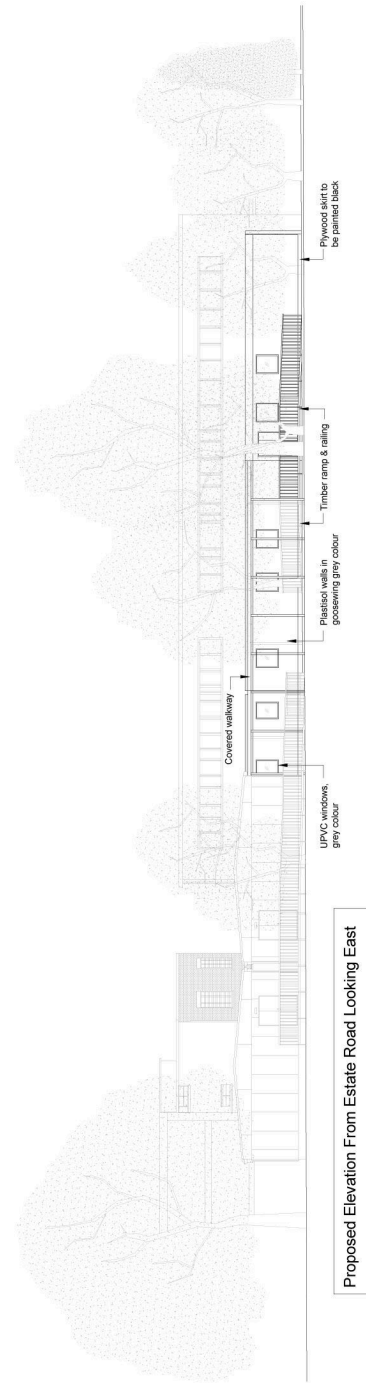
Proposed Elevation Looking North



Existing Elevation From Estate Road Looking East



Proposed Elevation From Estate Road Looking East

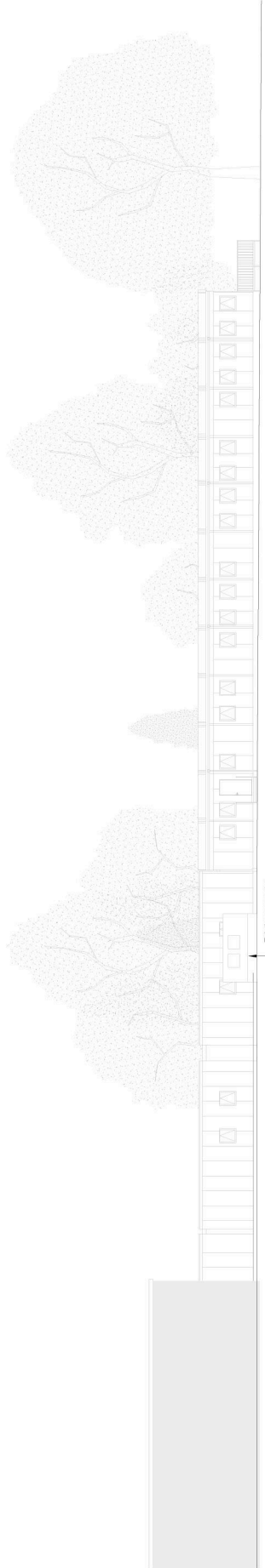
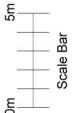


Partial Site Plan

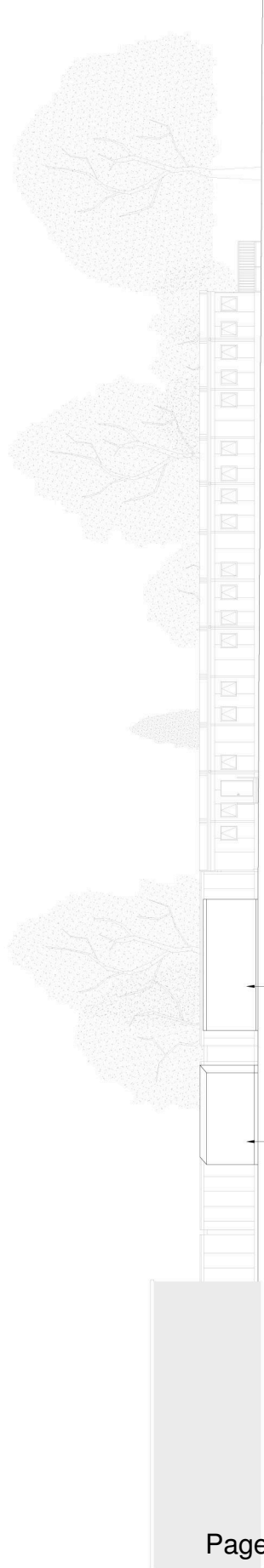
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3	11.07.11	Final design	JM	JM
4	11.07.11	Final design	JM	JM
5	11.07.11	Final design	JM	JM
6	11.07.11	Final design	JM	JM
7	11.07.11	Final design	JM	JM
8	11.07.11	Final design	JM	JM
9	11.07.11	Final design	JM	JM
10	11.07.11	Final design	JM	JM

FLOYD SLASKI PARTNERSHIP
ARCHITECTS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

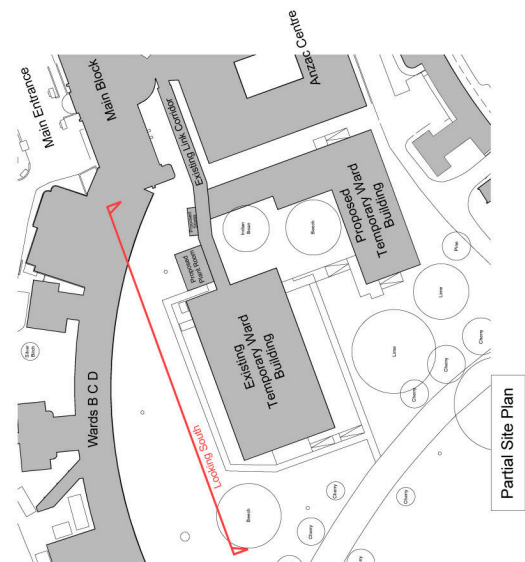
NOTES:



Existing Elevation Looking South



Proposed Elevation Looking South

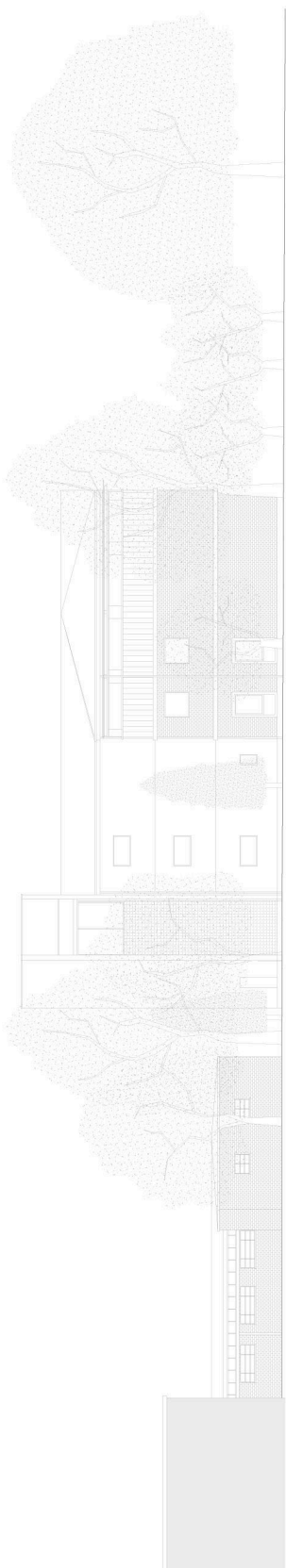


Partial Site Plan

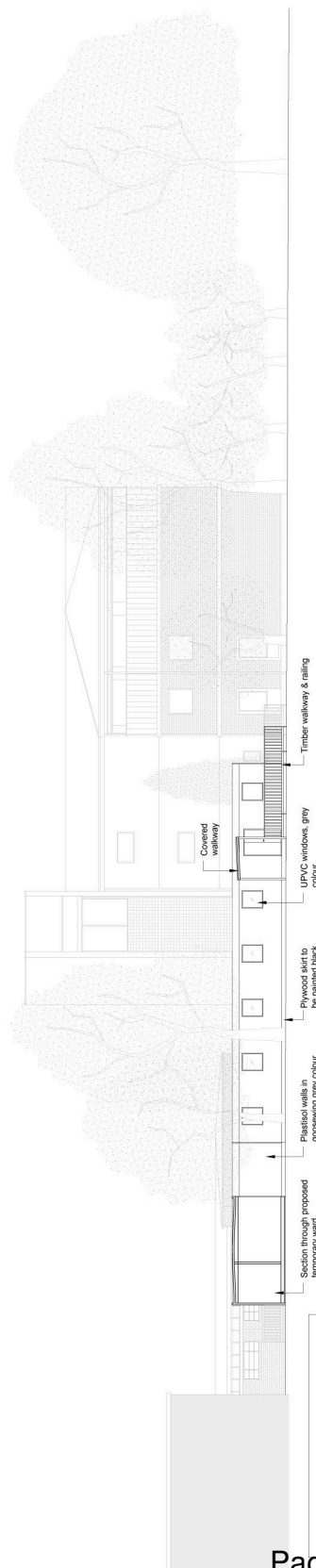
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3	Issue for Construction	11/05/11
4	Issue for Construction	11/05/11
5	Issue for Construction	11/05/11
6	Issue for Construction	11/05/11
7	Issue for Construction	11/05/11
8	Issue for Construction	11/05/11
9	Issue for Construction	11/05/11
10	Issue for Construction	11/05/11

FLOYD SLASKI
ARCHITECTS
PARTNERSHIP
10000 100th Street, Suite 1000
Royal Bank Plaza
Edmonton, Alberta T6E 6B1
Canada
Tel: 780.443.1111
Fax: 780.443.1112
www.floydslaski.com

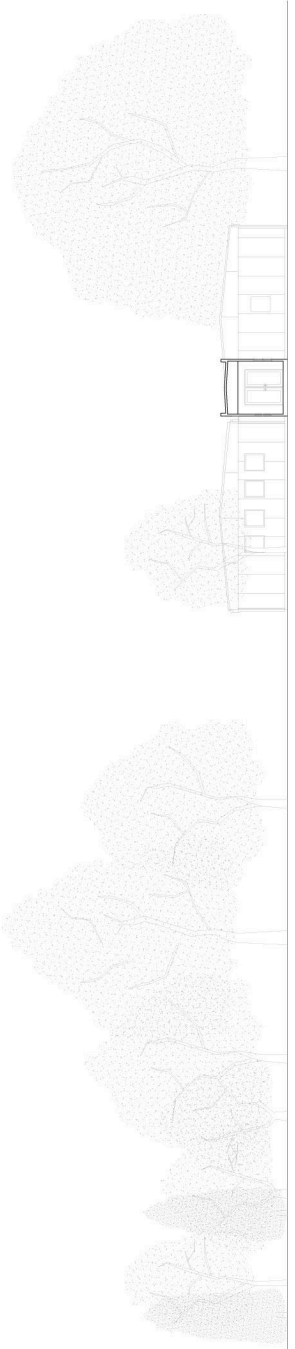
Existing and Proposed
Site Plans
Scale: 1:100 @ A0
Sheet: 5-008 | PLD08 | 1/11



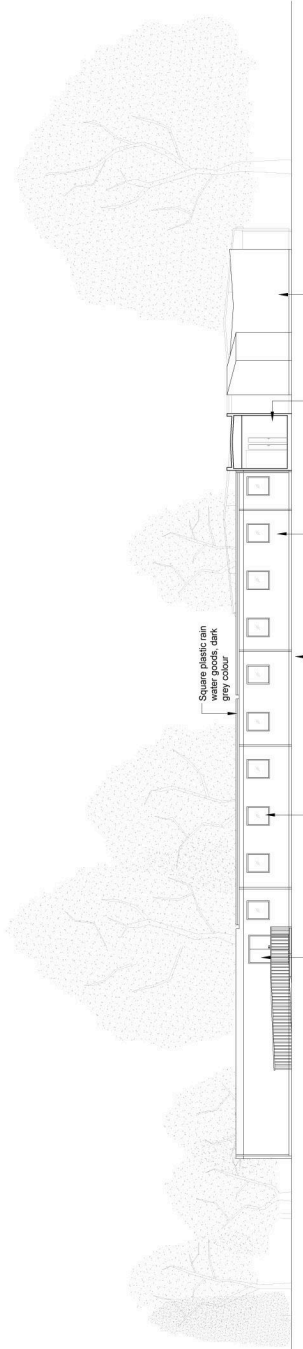
Existing Elevation Looking South



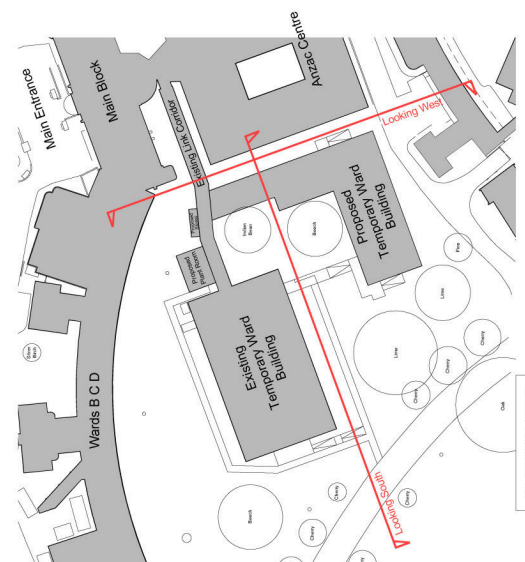
Proposed Elevation Looking South



Existing Elevation Looking West

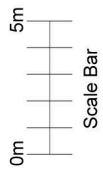


Proposed Elevation Looking West



Partial Site Plan

NOTES:
 DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT



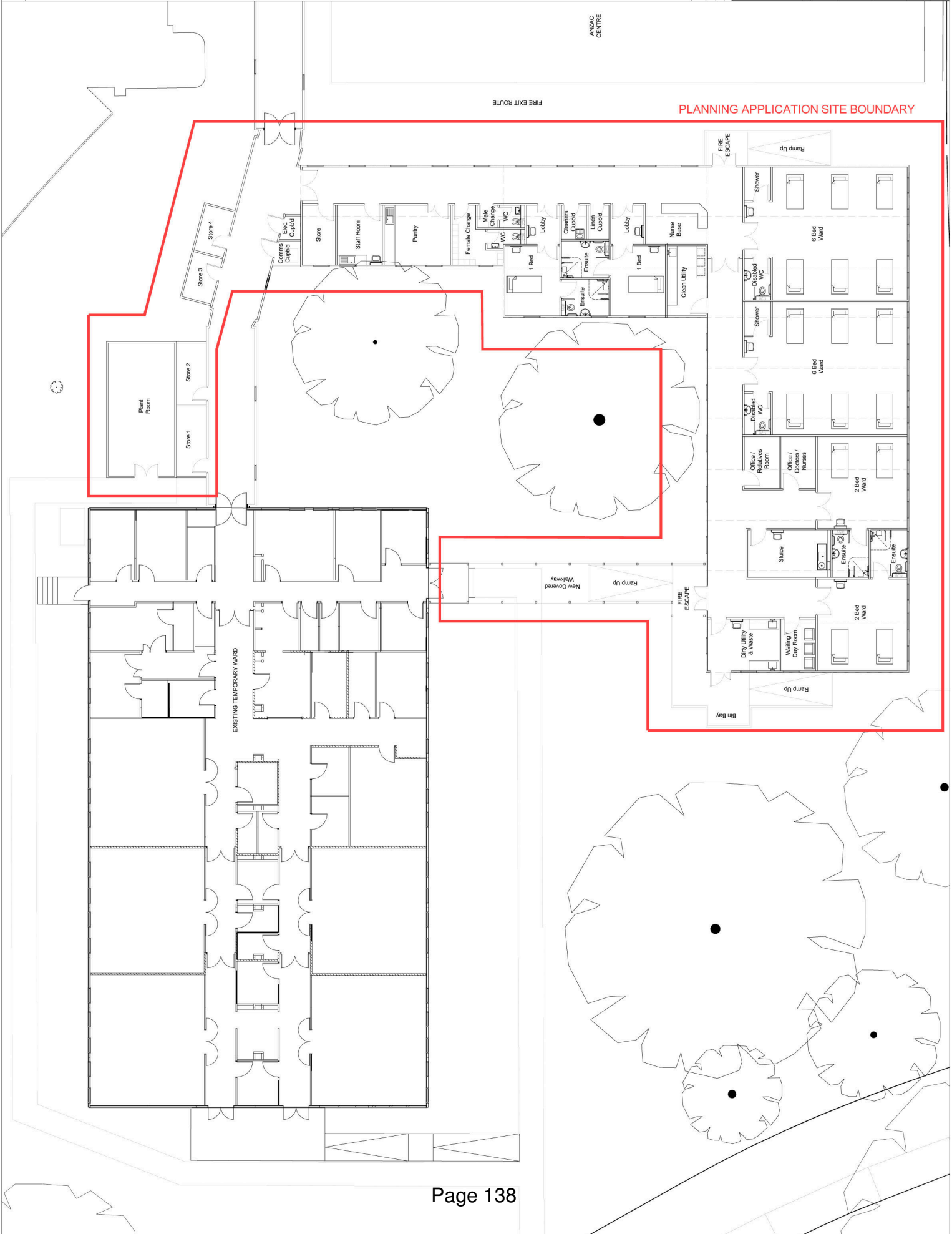
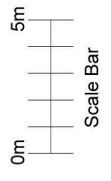
Scale Bar



PLANNING APPLICATION SITE BOUNDARY

REV	DATE	DESCRIPTION	BY
B	12.07.11	Scale Bar shown	DW
A	21.08.11	Covered walkway indicated	DW
J	17.08.11	Issued for Planning	DW
FLOYD SLASKI			
ARCHITECTS FOR HEALTHCARE PARTNERSHIPS			
PARTNERSHIP			
COMPRISING FLOYD SLASKI PARTNERSHIP			
Royal Brompton & Harefield NHS Trust			
Harefield Hospital			
Additional Ward Space			
New Roof Plan			
Scale	1:100 @ A1	Date	31.05.11
Rev	3008	Drawn	BUM
Proj No	FLO05	By	B
Sheet		Checked	DW

NOTES:
 1. ALL DIMENSIONS TO BE CHECKED ON SITE.
 2. ALL DIMENSIONS TO BE CHECKED ON SITE.
 3. ALL DIMENSIONS TO BE CHECKED ON SITE.
 4. ALL DIMENSIONS TO BE CHECKED ON SITE.



PLANNING APPLICATION SITE BOUNDARY

REV	DESCRIPTION	DATE
B	13.07.11	Scale Bar, Internal layout amended.
A	21.08.11	Additional ramp introduced
J	17.08.11	Issued for Planning

ARCHITECTS
FLOYD SLASKI
 PARTNERSHIP
 ARCHITECTS
 CONSULTANTS

15 St. Andrew's Lane
 22, Park Road, East
 London, E15 2JF
 Tel: 020 8844 2721
 Fax: 020 8844 2728

COMPIRED FLOYD SLASKI PARTNERSHIP

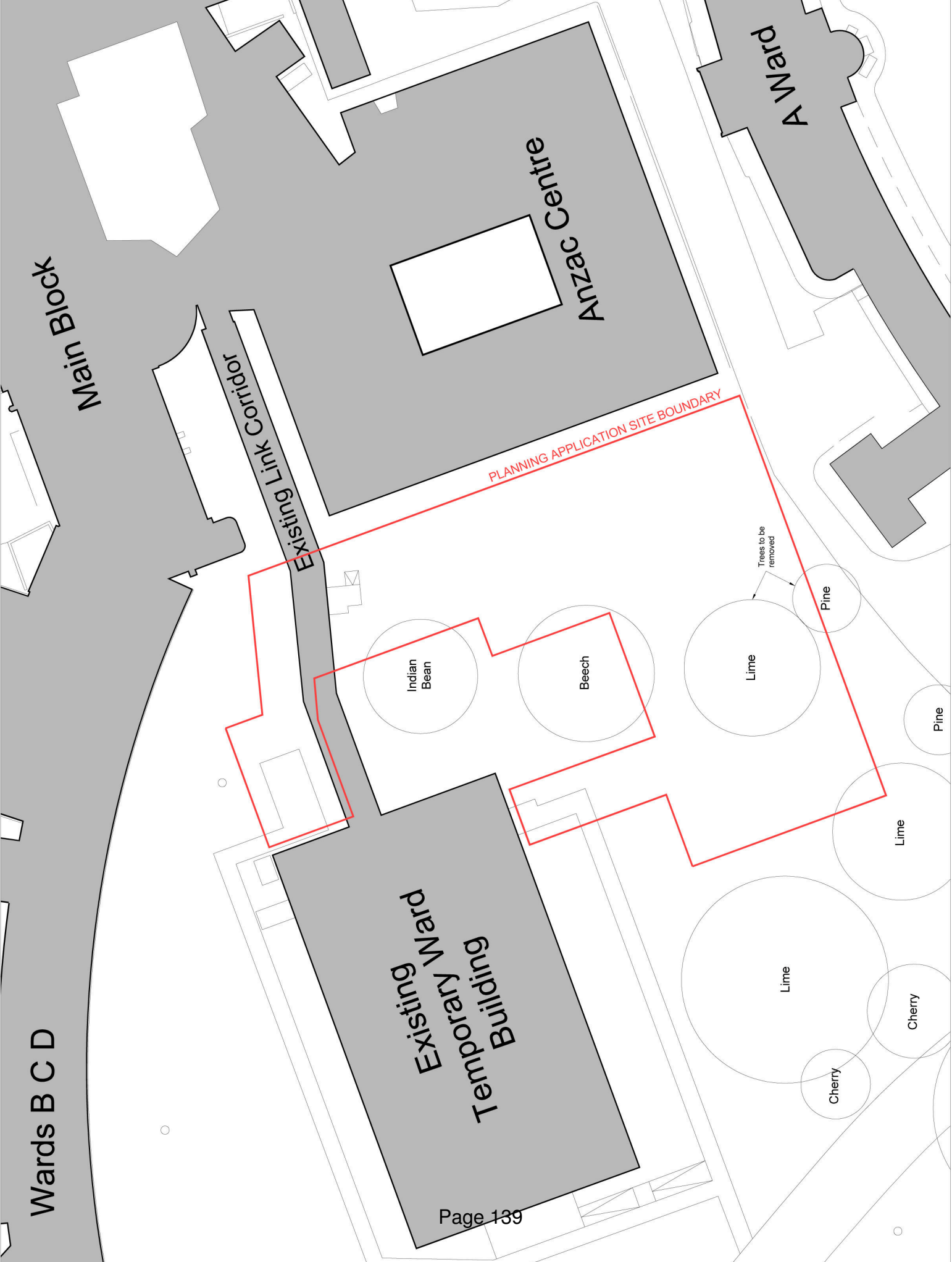
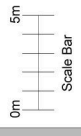
Royal Brompton &
 Harefield NHS Trust

Harefield Hospital
 Additional Ward Space

Proposed New Ward
 and Storage Buildings
 Internal Layout Arrangements

Scale: 1:100 @ A1
 Date: 31.05.11
 Drawn: BJM
 Rev: B
 Sheet: FLOOR4

NOTES:



DATE	BY	FOR
15/12/21	S.M.	Site Plan
16/12/21	S.M.	Final Design
17/12/21	S.M.	Final Design
18/12/21	S.M.	Final Design
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30/02/22	S.M.	Final Design
31/02/22	S.M.	Final Design

FLOYD SLOSKI CONSULTANTS
 PARTNERSHIP
 Royal Brompton, 48
 Royal Brompton Road
 London W1K 2NP
 Tel: 020 7638 0000
 Fax: 020 7638 0001
 Email: info@floyd-sloski.co.uk
 Website: www.floyd-sloski.co.uk

Wards B C D

Main Block

Existing Link Corridor

PLANNING APPLICATION SITE BOUNDARY

Existing Ward Building Temporary

A Ward

Indian Bean

Beech

Lime

Pine

Pine

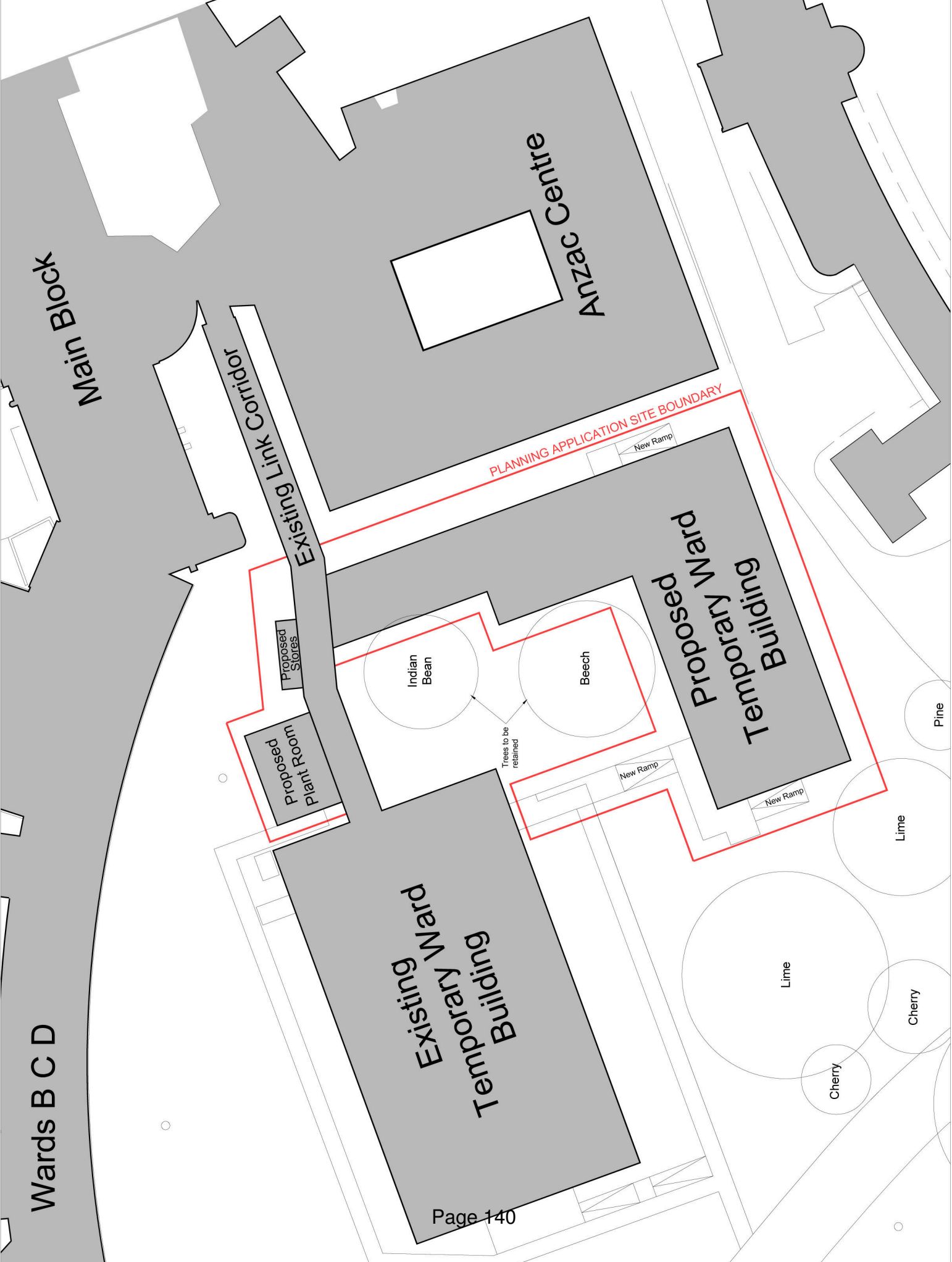
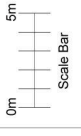
Lime

Lime

Cherry

Cherry

NOTES:



Main Block

ANZAC Centre

Existing Link Corridor

PLANNING APPLICATION SITE BOUNDARY

Proposed Stores

Proposed Plant Room

Indian Bean

Beech

Trees to be retained

Proposed Ward Temporary Building

Existing Ward Temporary Building

New Ramp

New Ramp

Lime

Cherry

Cherry

Lime

Pine

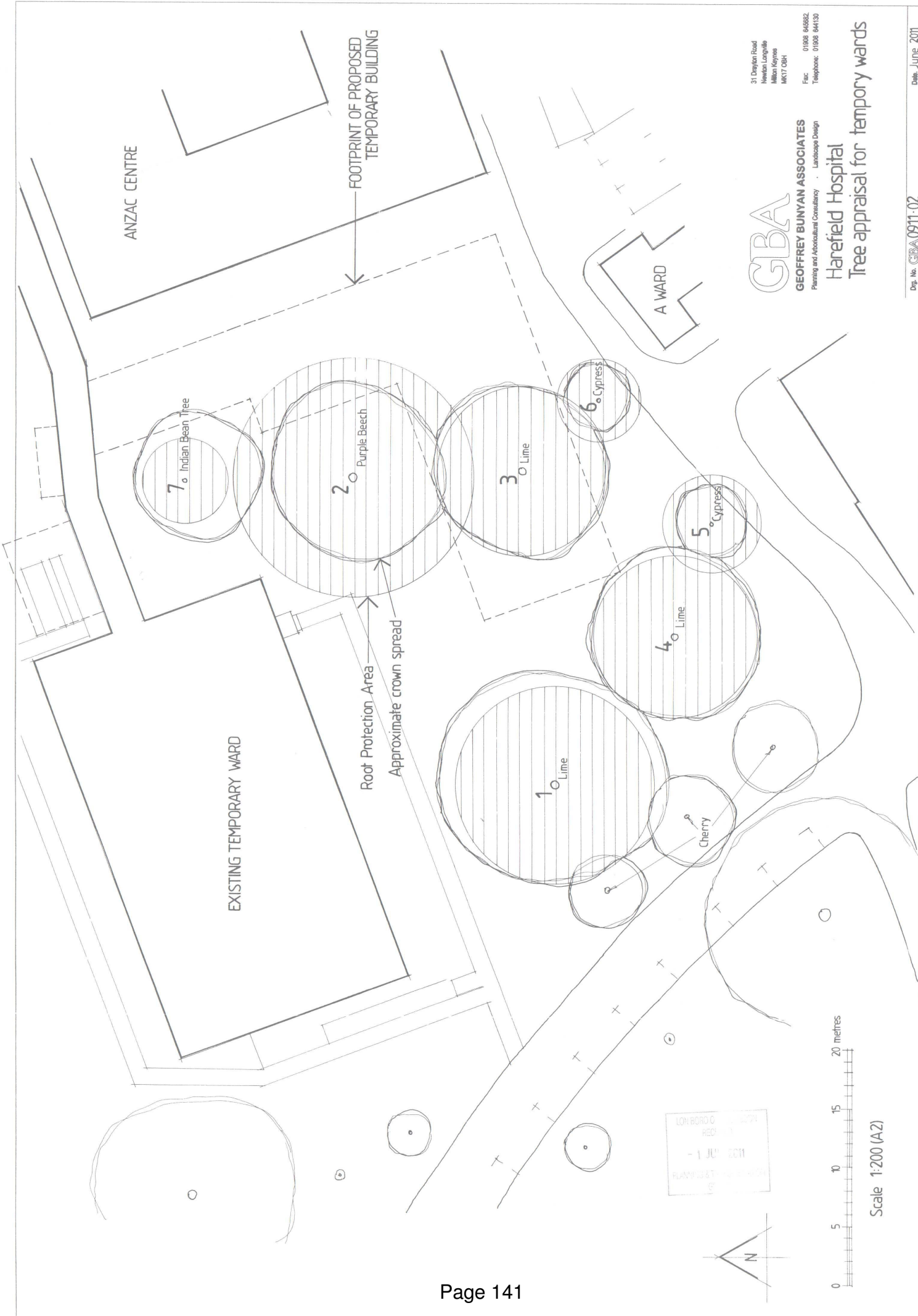
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FLOYD SLASKI CONSULTANTS
 AND PARTNERSHIP
 15 St. James Street
 Brisbane QLD 4000
 Phone: 07 3251 1111
 Fax: 07 3251 1112
 Email: floyd.slaski@floydslaski.com.au

PARTNERSHIP
 Royal Brisbane & Women's Hospital
 40 St. James Street
 Brisbane QLD 4000
 Phone: 07 3251 1111
 Fax: 07 3251 1112
 Email: floyd.slaski@floydslaski.com.au

COMPILED FROM: SLASKI PARTNERSHIP
 Proposed Site Layout Plan
 Date: 21/05/11
 Scale: 1:100 @ A0
 Drawing No: 5008 | R1.003 | B | 10W



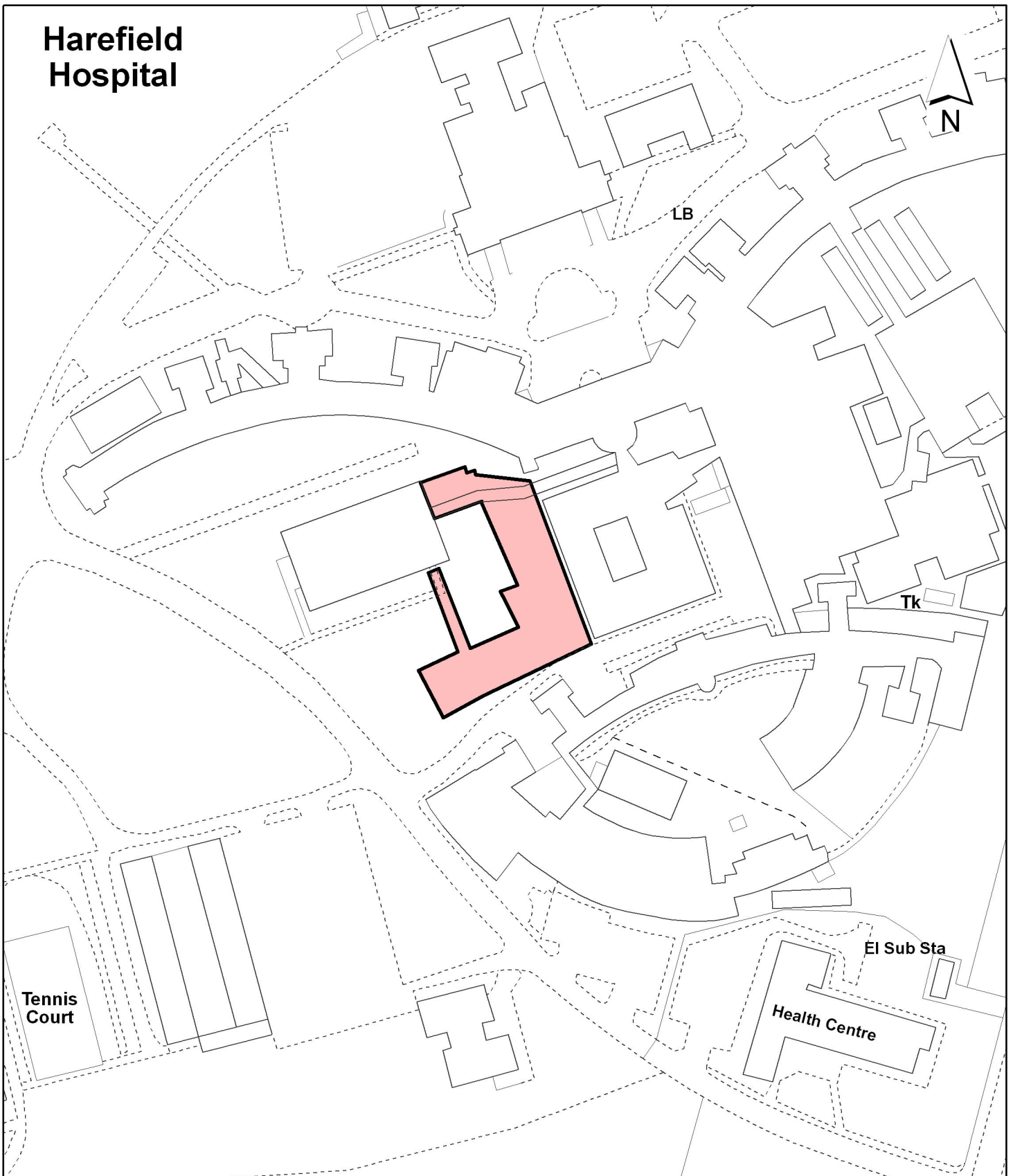
31 Dreyton Road
Newton Longville
Milton Keynes
MK17 0SH

Fac: 01908 646832
Telephone: 01908 644130

GBA
GEOFFREY BUNYAN ASSOCIATES
Planting and Arboricultural Consultancy · Landscape Design

Harefield Hospital
Tree appraisal for temporary wards

Harefield Hospital



Notes

 Site boundary

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Site Address

**Harefield Hospital,
Hill End Road,
Harefield**

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

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

Planning Application Ref:

9011/APP/2011/1603

Scale

1:1,250

Planning Committee

North Page 142

Date

**September
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

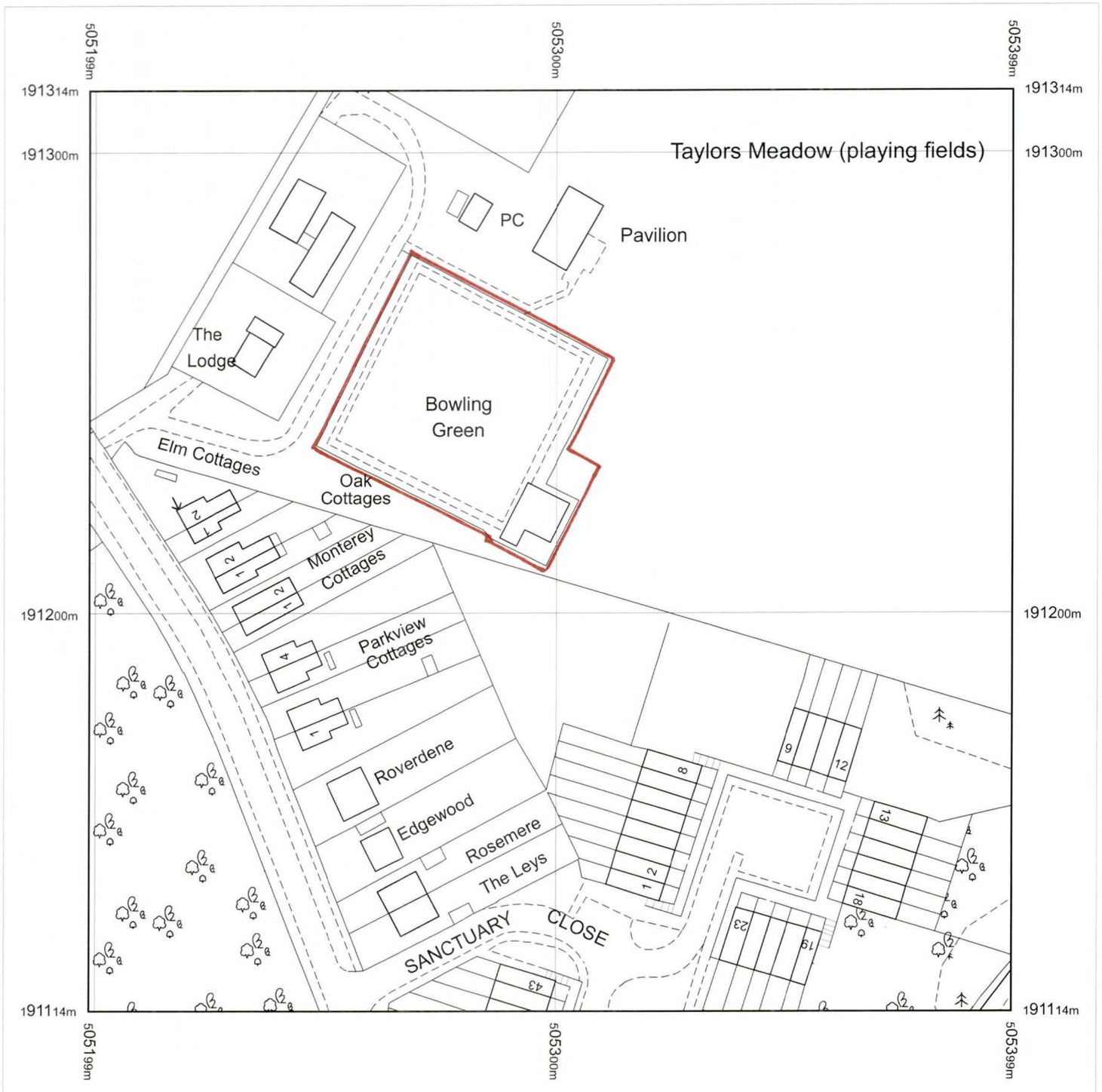
Address HAREFIELD HOSPITAL BOWLING CLUB, TAYLORS MEADOW HILL END ROAD HAREFIELD

Development: Erection of a single storey side extension with access ramp and new door to existing clubroom, to provide new changing facilities (involving demolition of existing changing room building and outbuildings).

Date Plans Received: 06/08/2010

Date(s) of Amendment(s):

Date Application Valid: 20/08/2010



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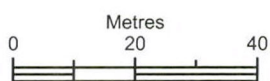
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Scale 1:1250

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 Serial number: 00147300
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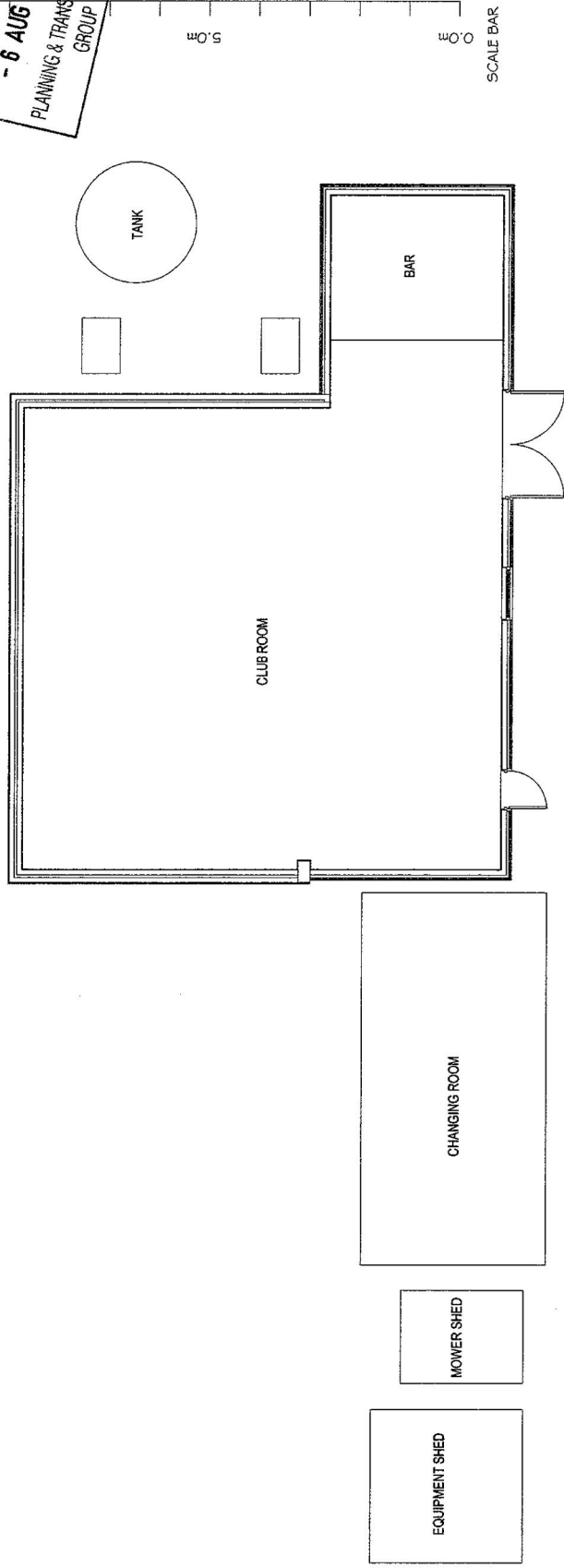
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site.
www.ordnancesurvey.co.uk



Tree and Shrubs to be removed to enable the Club House extension development. Old Changing Room to be dismantled and the Store and Locker Shed to be recited

(B) Shows the line of three Cherry Trees to be planted outside the compound and parallel to the existing fence. Only one tree shown here due to the coverage of this drawing.

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- 6 AUG 2010
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GROUP



Project:
Proposed Single Storey Clubhouse Extension

Client:
Harefield Bowls Club

Client Address:
Harefield Hospital Bowls Club
Harefield
Middx

Drawing Title:
Existing Ground Floor plan

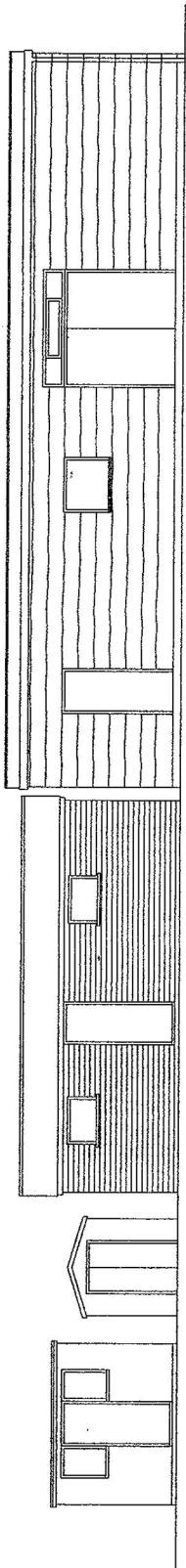
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Drawing No: 10-864-01
Date: May 2010
Drawn by: ILJ
Checked by: SMB

Paper size:
A3

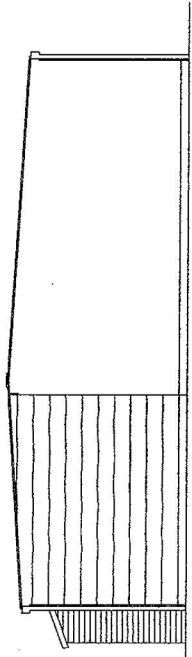
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1:100

82 Pickford Road, Markyate, Herts. AL3 8RW
Tel No: 01582 841568
email: smb_designservices@hotmail.co.uk

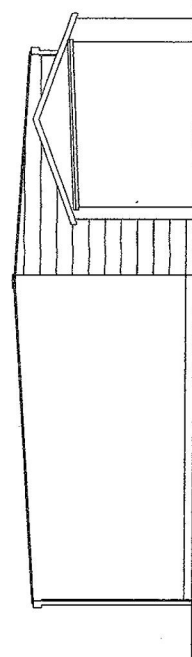
EXISTING FLOOR PLAN



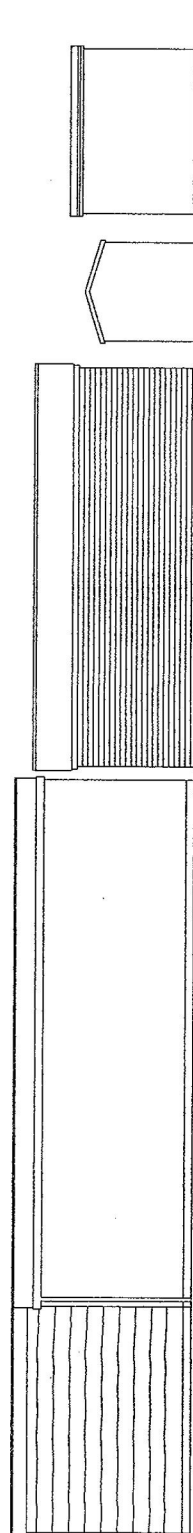
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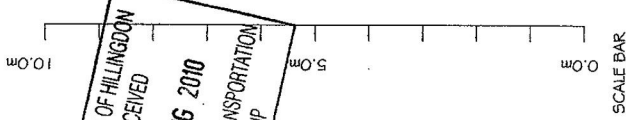
EXISTING SIDE A ELEVATION



EXISTING SIDE B ELEVATION



EXISTING REAR ELEVATION



Project:
Proposed Single Storey Clubhouse Extension

Harefield Hospital Bowls Club
Harefield
Middx
Drawing Title:
Existing Elevations

Client:
Harefield Bowls Club
Drawing No:
10-864-02
Date:
May 2010
Drawn by:
ILJ
Checked by:
SMB
Paper size:
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Scale:
1:100

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Tel No: 01582 841366
email: smb_designservices@hotmail.co.uk

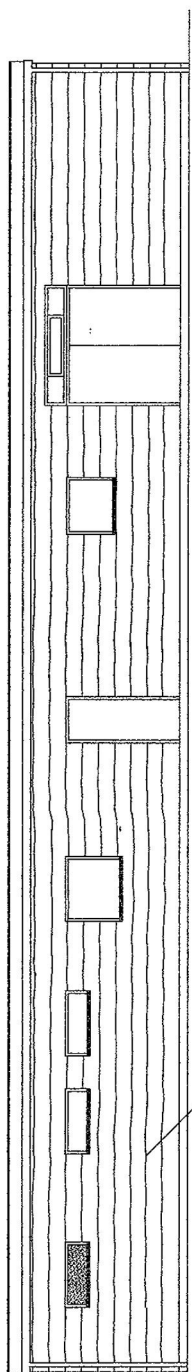
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GROUP

10.0m
5.0m
SCALE BAR

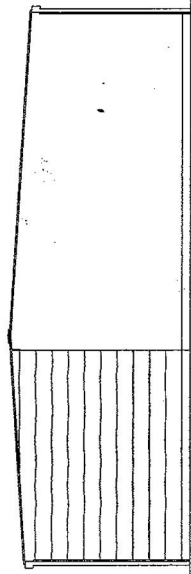
smb design services

Project: Proposed Single Storey Clubhouse Extension
 Client: Herefield Hospital Bowls Club
 Drawing No: 10-864-04
 Date: May 2010
 Drawn by: LJ
 Checked by: SMB
 Paper size: A3
 Scale: 1:100

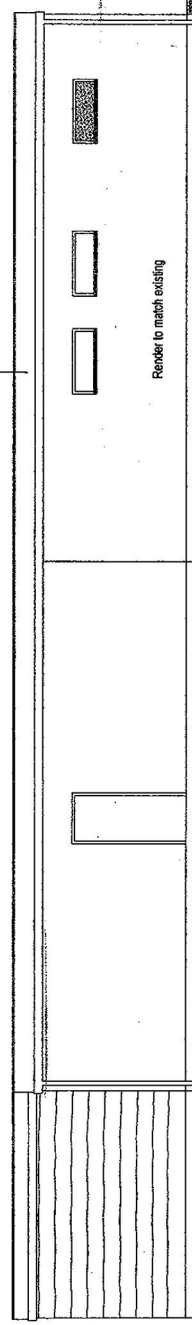
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 Tel No: 01582 84368
 email: smb_designservices@hotmail.co.uk



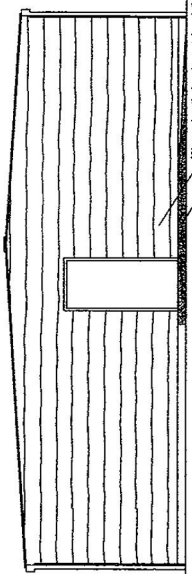
PROPOSED FRONT ELEVATION



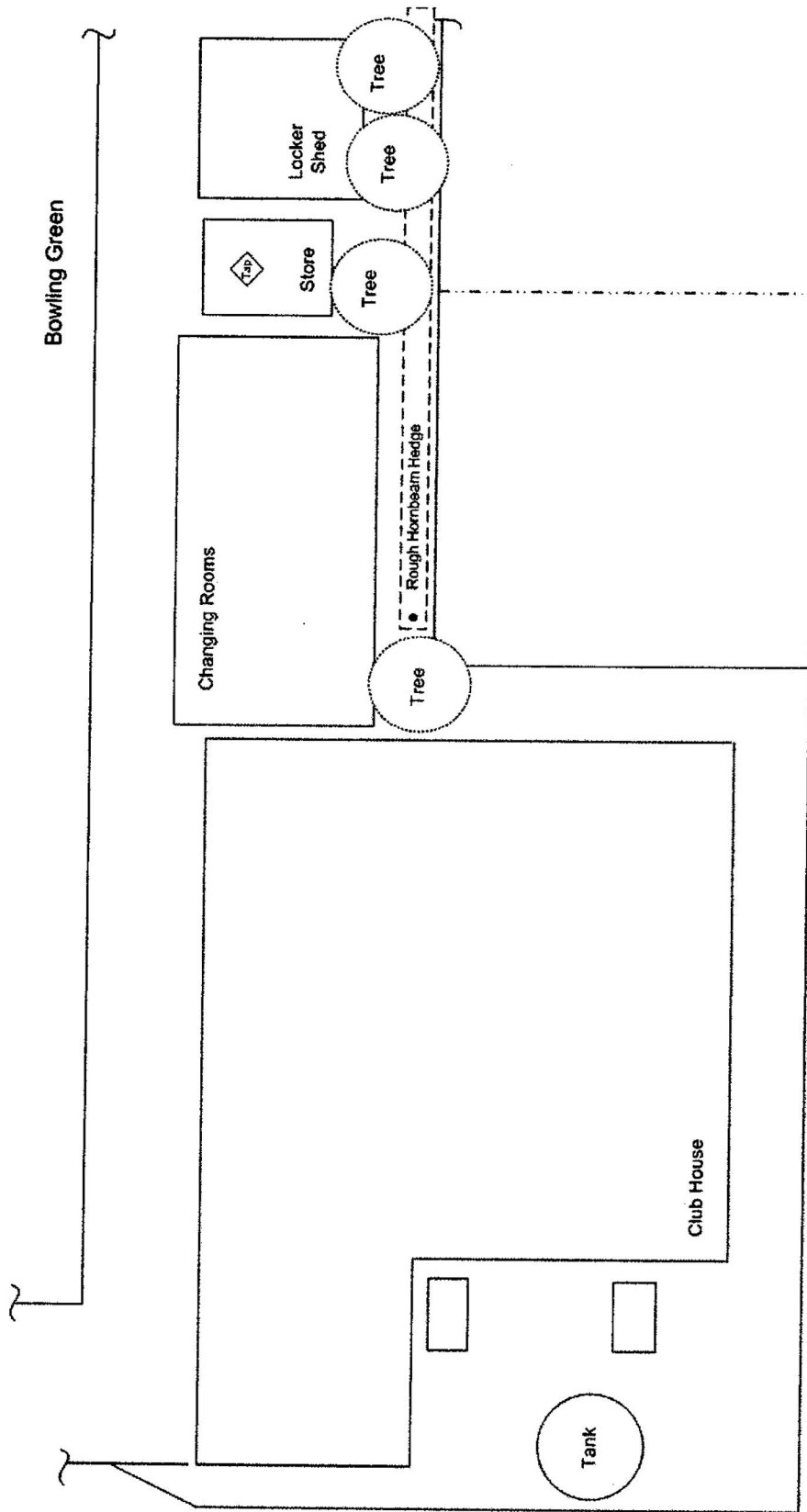
PROPOSED SIDE A ELEVATION



PROPOSED REAR ELEVATION



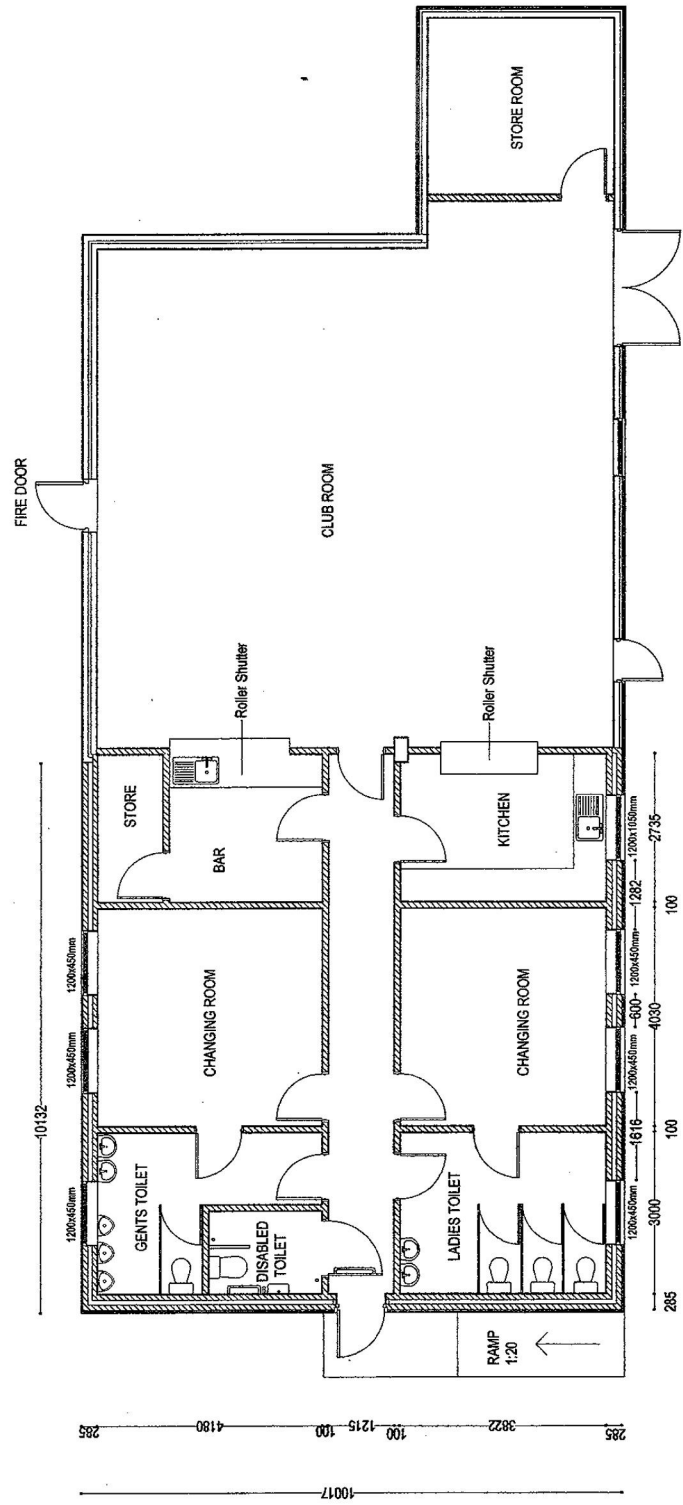
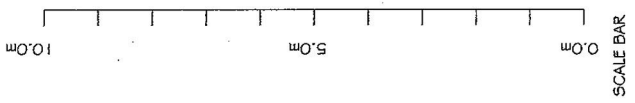
PROPOSED SIDE B ELEVATION



Issue 1.01b Aug 2010

Harefield Hospital Club House site area (scale 1cm = 1m)

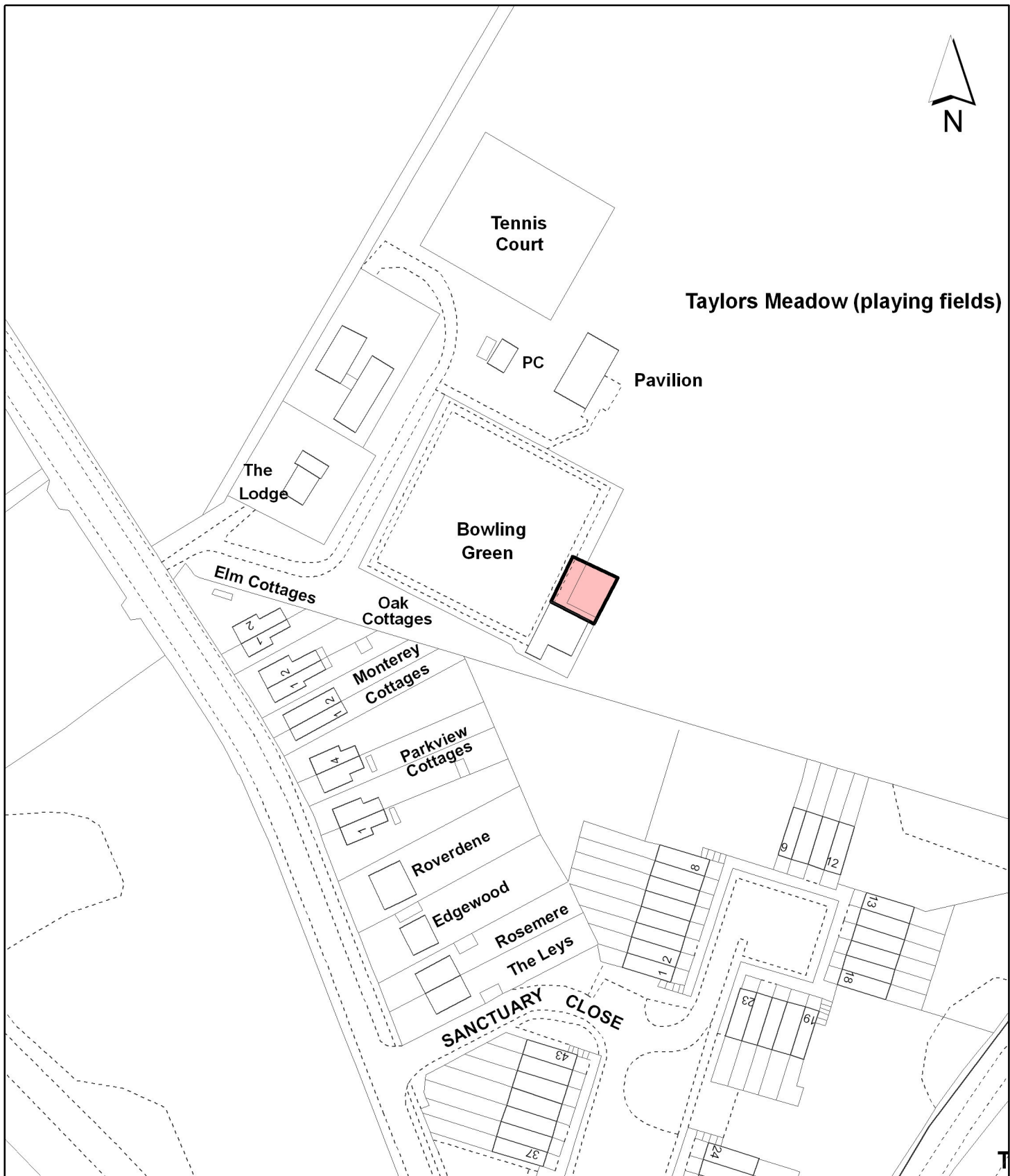
LOW BORO OF HILLINGDON
 RECEIVED
 - 6 AUG 2010
 PLANNING & TRANSPORTATION
 GROUP





Project: Proposed Single Storey Clubhouse Extension
Client: Harefield Bowls Club
Drawing Title: Proposed Ground Floor Plan
Drawing No: 10-864-03
Date: May 2010
Drawn by: LJ
Checked by: SMS
Paper size: A3
Scale: 1:100

82 Pickford Road, Markyate, Herts. AL3 8RW
 Tel No: 01582 843368
 email: smb_designservices@hotmail.co.uk

PROPOSED GROUND FLOOR PLAN



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	<p>Planning Application Ref:</p> <p>46815/APP/2010/1826</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 151</p>	<p>Date</p> <p>September 2011</p>	
			

Report of the Head of Planning & Enforcement Services

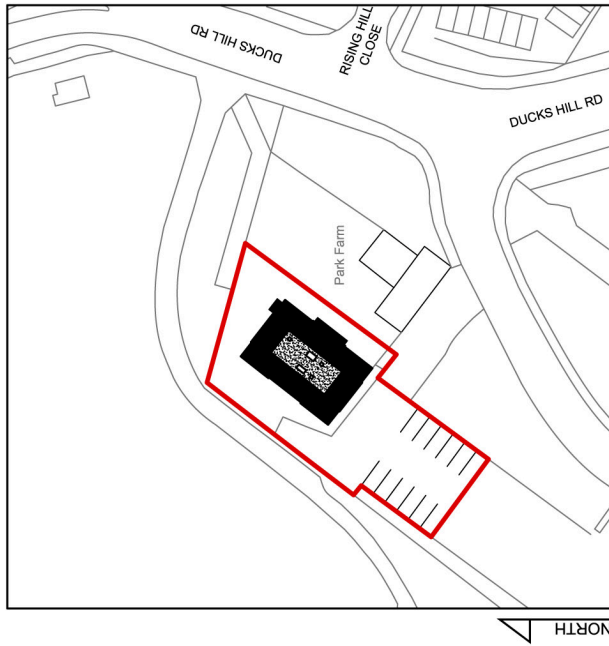
Address WILLIAM OLD CENTRE DUCKS HILL ROAD NORTHWOOD

Development: Change of use of ground floor from Use Class B1(a) (Offices) to D1 (Non-Residential Institutions) for use as a health clinic involving alterations to rear elevation.

LBH Ref Nos: 67902/APP/2011/1594

Date Plans Received: 29/06/2011 **Date(s) of Amendment(s):**

Date Application Valid: 12/07/2011



Rev	Date	Description	JD	Int.
A	08/07/2011	Revision For Validation		

Client

Mr. Karim
The William Old Centre, Ducks Hill Rd
Northwood, Middlesex, HA6 2SP

Project Title

Proposed Dermatologists Clinic To Ground Floor Only

Drawing Title

LOCATION PLAN

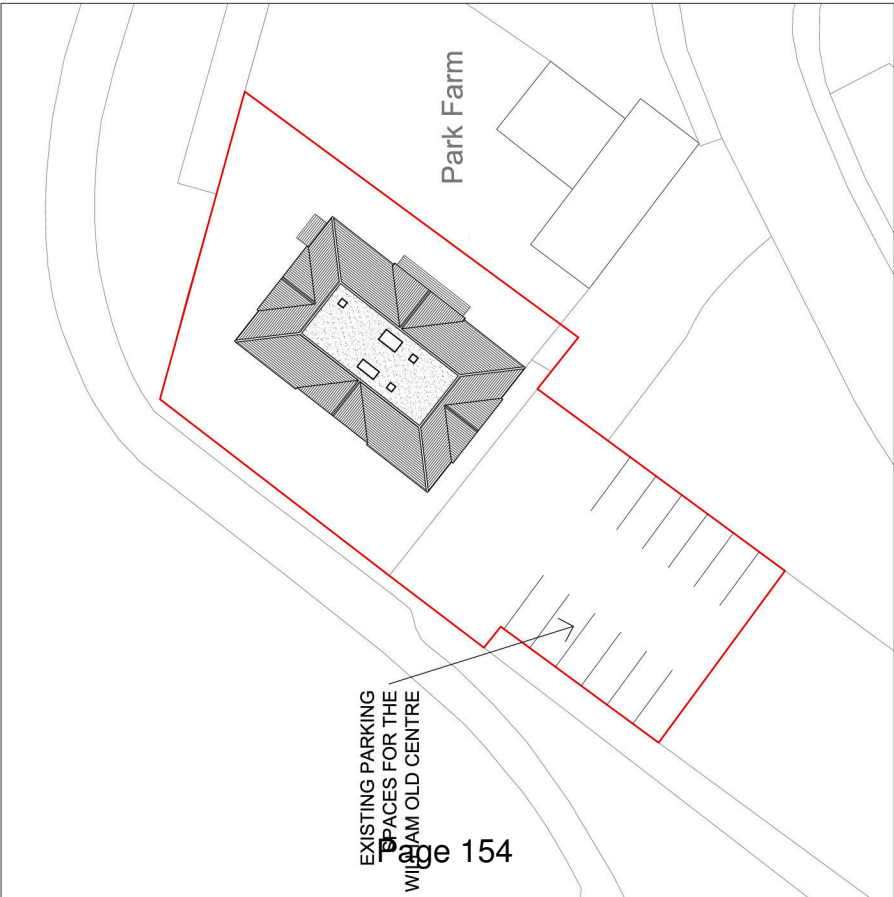
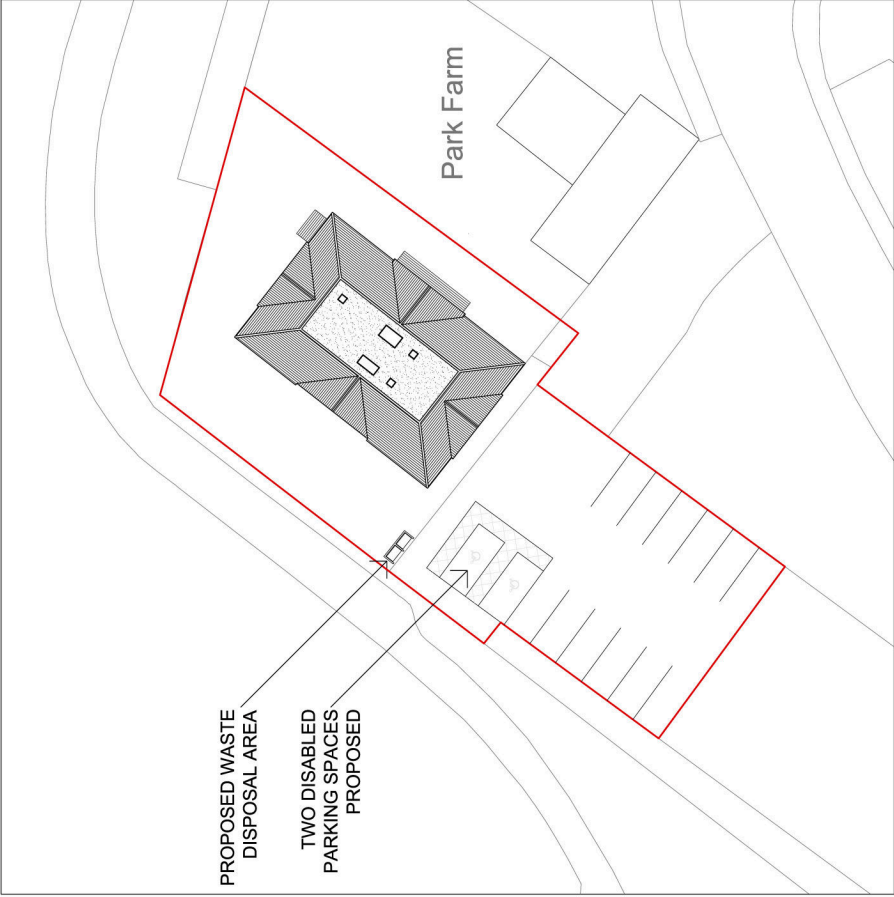
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Drawn by	Drawing Date	Approved by
JD	JUN 2011	NJ
Project No.	Drawing No.	Revision
1300	ALPL0001	A



ARGYLE HOUSE,
100-102, NORTHWOOD HILLS,
MIDDLESEX, HA6 1LN,
Telephone - 01823 840077
Fax - 01823 840076

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PLANNING ISSUE



Rev	Date	Description	By	CHK
A	18/05/2011	Revision for Validation		

Mr. Karim
 The William Old Centre, Ducks Hill Rd
 Northwood, Middlesex, HA2 2SP
 Project File

Proposed Dermatologists Clinic To Ground Floor Only

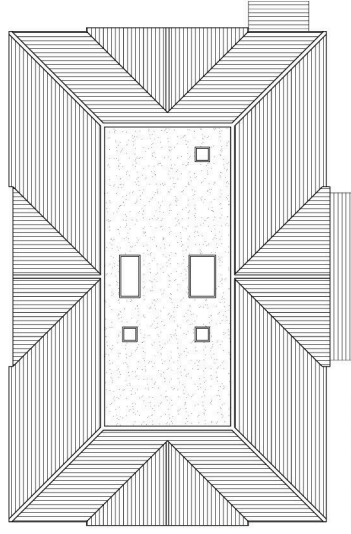
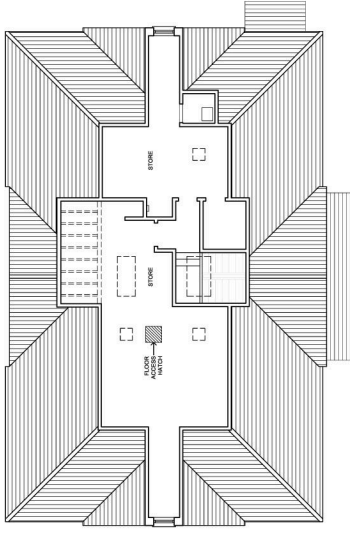
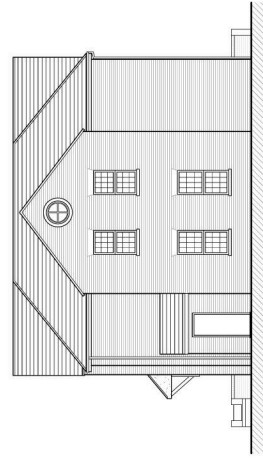
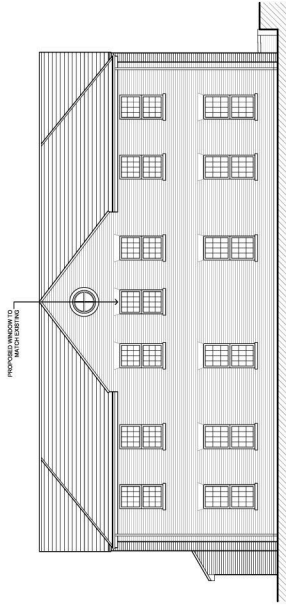
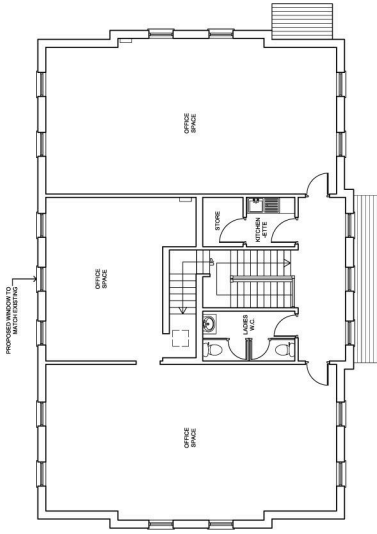
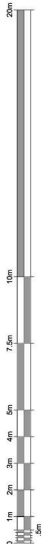
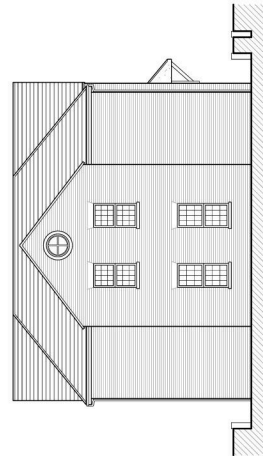
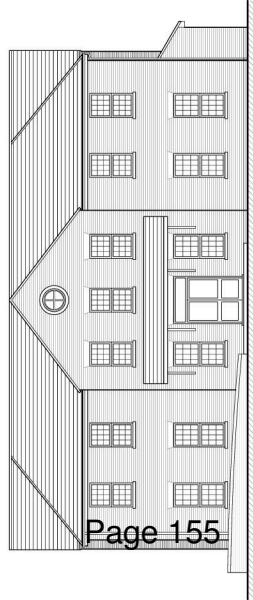
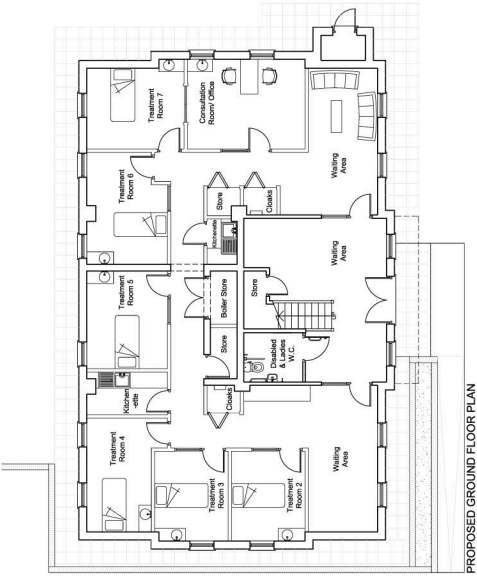
Drawing Title

Cell File	Sheet Size	Scale
ALGA0001	A1	1:200
Drawn by	Checked by	Approved by
JD	MAY 2011	NJ
Project No.	Drawing No.	Revision
1300	ALGA0003 A	

SCP ARCHITECTS LTD
 ARGYLE HOUSE,
 200, NORTHWOOD HILLS,
 NORTHWOOD, MIDDLESEX, HA2 8JY
 Tel: 0181 840077
 Fax: 0181 840078

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 or by any means, electronic, mechanical, photocopying, recording,
 or otherwise, without the prior written permission of SCP Architects Ltd.
 This drawing was produced using AutoCAD 2008.

PLANNING ISSUE



Rev	Date	Description	By	CHK
A	18/07/2011	Revision for Validation		

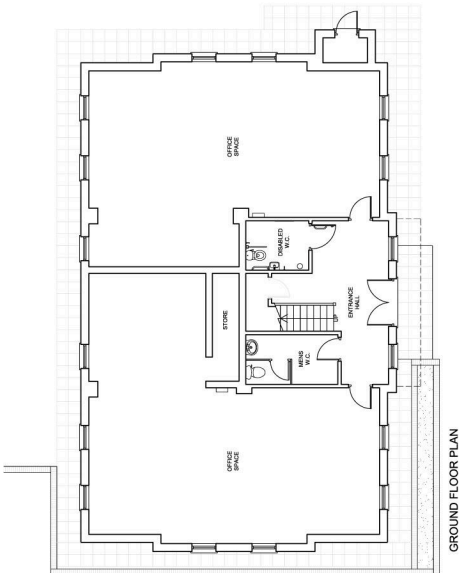
Mr. Karim
 The William Old Centre, Ducks Hill Rd
 Northwood, Middlesex, HA6 2SP
 Project Title
 Proposed Dermatology Clinic To Ground Floor Only
 Drawing Title
 Proposed Plans & Elevations

Call No.	Scale
AA000001	1:100
Drawn by	Approved by
JD	MAY 2011
Project No.	Revision
1300	ALGA0002 A

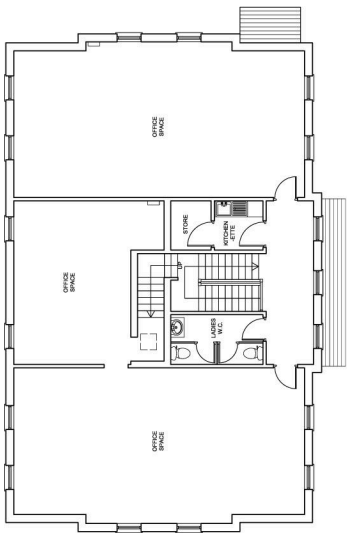
SCP ARCHITECTS LTD
 ARGYLE HOUSE,
 NORTHWOOD HILLS,
 MIDDLESEX, HA6 1AD
 Tel: 01883 840077
 Fax: 01883 840078

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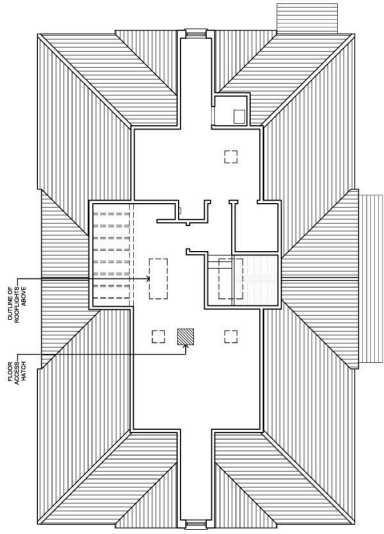
PLANNING ISSUE



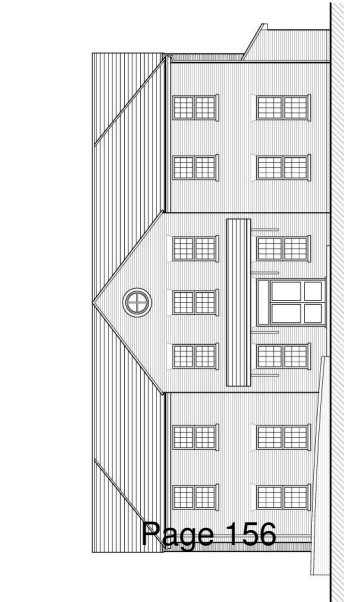
GROUND FLOOR PLAN



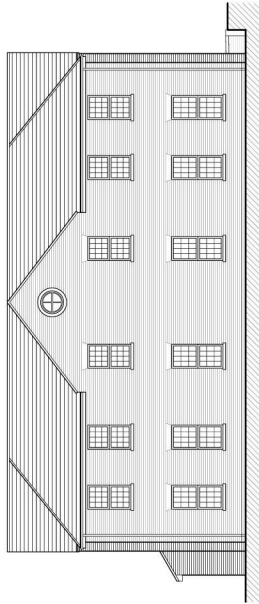
FIRST FLOOR PLAN



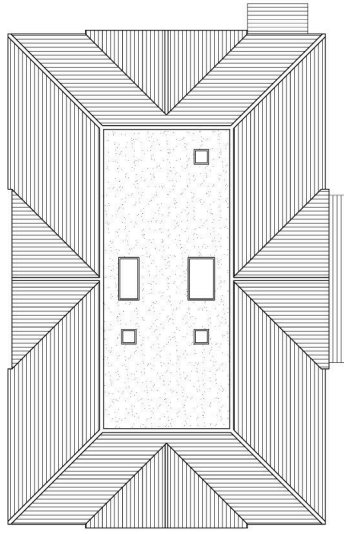
SECOND FLOOR PLAN



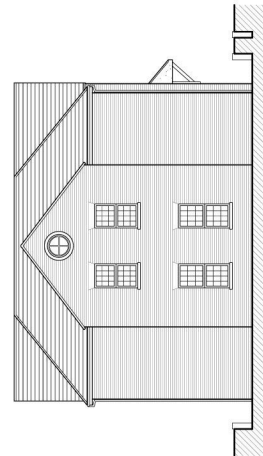
EXISTING FRONT ELEVATION



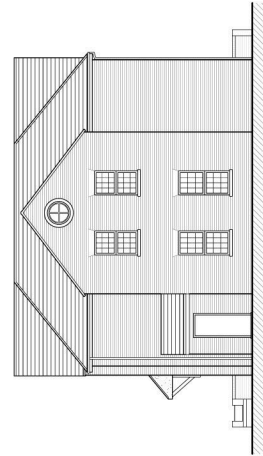
EXISTING REAR ELEVATION



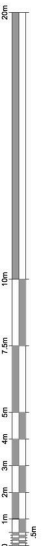
EXISTING ROOF PLAN



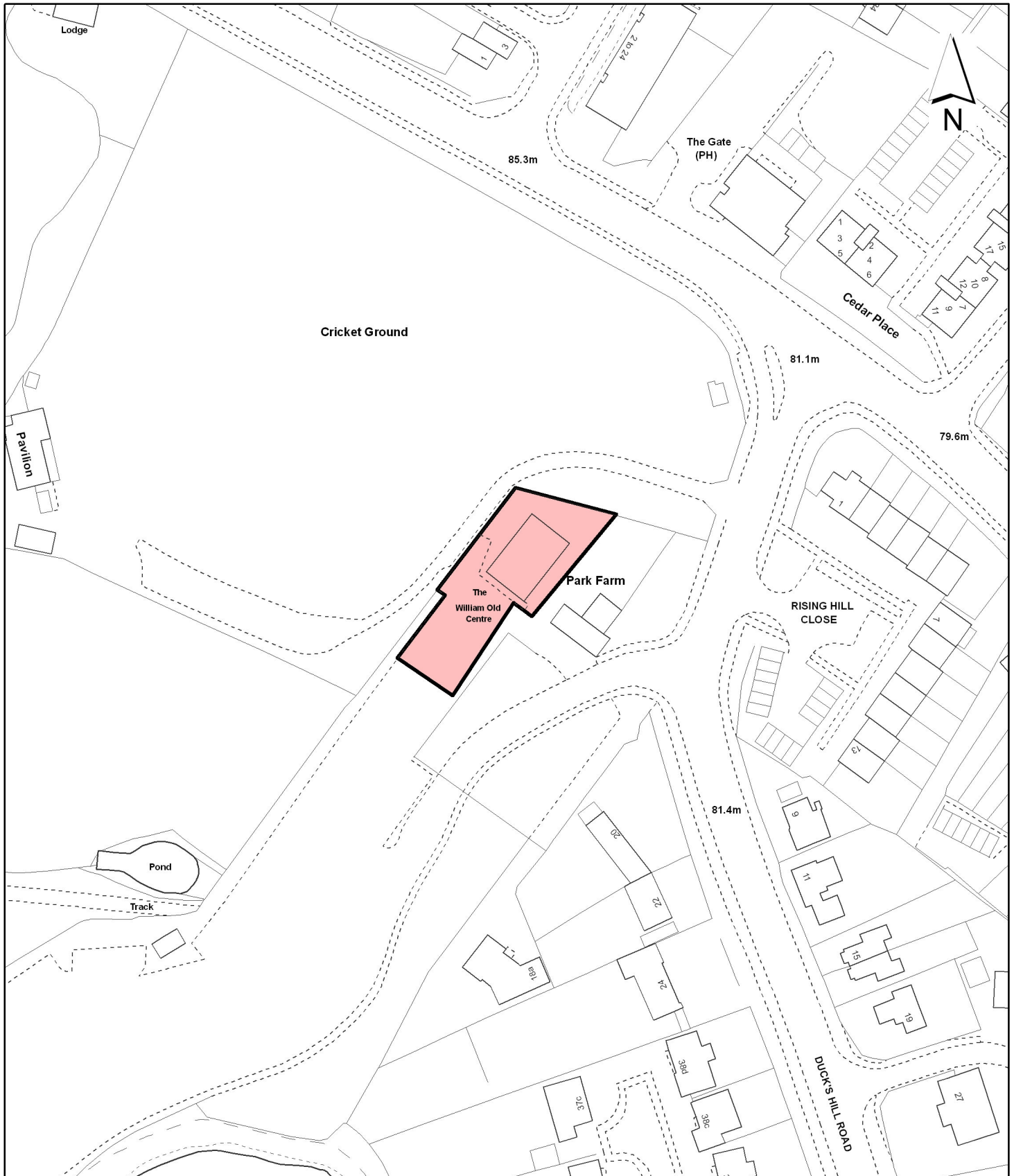
EXISTING SIDE ELEVATION





EXISTING SIDE ELEVATION



A	18/05/2011	Revision for Validation	JD
Rev	Date	Description	By
1			JK
Mr. Karim The William Old Centre, Ducks Hill Rd Northwood, Middlesex, HA6 2SP Project Title Proposed Dermatology Clinic To Ground Floor Only			
Drawing Title			
Existing Plans & Elevations			
Col File	Sheet Size	Scale	
ALGA0001	A1/A3	1:100	
Drawn by	Issue Date	Approved by	
JD	MAY 2011	NJ	
Project No.	Drawing No.	Revision	
1300	ALGA0001 A		
SCP ARCHITECTS LTD ARGYLE HOUSE, 200-202 WINDY HILLS, NORTHWOOD, MIDDLESEX, HA6 2SP TEL: 01883 840077 FAX: 01883 840078			
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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>William Old Centre, Ducks Hill Road, Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>67902/APP/2011/1594</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 157</p>	<p>Date</p> <p>September 2011</p>	
		 HILLINGDON <small>LONDON</small>	


Report of the Head of Planning & Enforcement Services

Address LAND REAR OF NORTHWOOD BOYS CLUB 54 HALLOWELL ROAD
NORTHWOOD

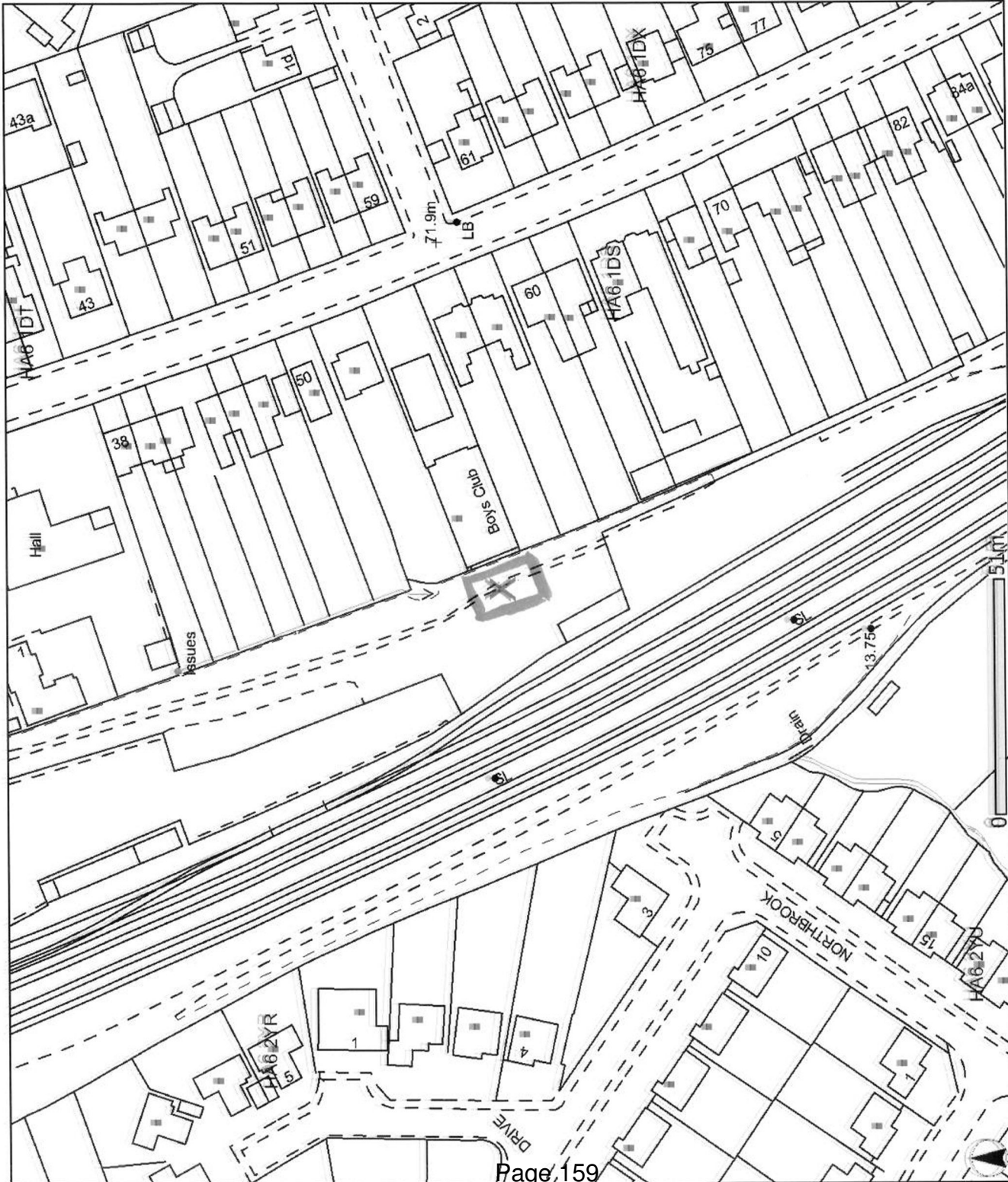
Development: Installation of railway only communications compound comprising of a 20 metre high monopole, with a 1 metre high lightning finale, 0.75 metre high ground frame (total height 21.75 metres), radio equipment cabin and equipment on railway land south of Northwood Station Carpark and rear of the Northwood Boys Club (E.509381 N.191136)

LBH Ref Nos: 67999/APP/2011/2021

Date Plans Received:	16/08/2011	Date(s) of Amendment(s):	16/08/2011
Date Application Valid:	16/08/2011		21/09/2011

LRO NORTHWOOD BOYS CLUB	
1:1250 Scale Location Plan	
Plot Scale	1:1250
Plot Date	12/8/2011
	

Output Created from the GI Portal - A4 Landscape



NOTES:

DO NOT SCALE FOR CONSTRUCTION PURPOSES

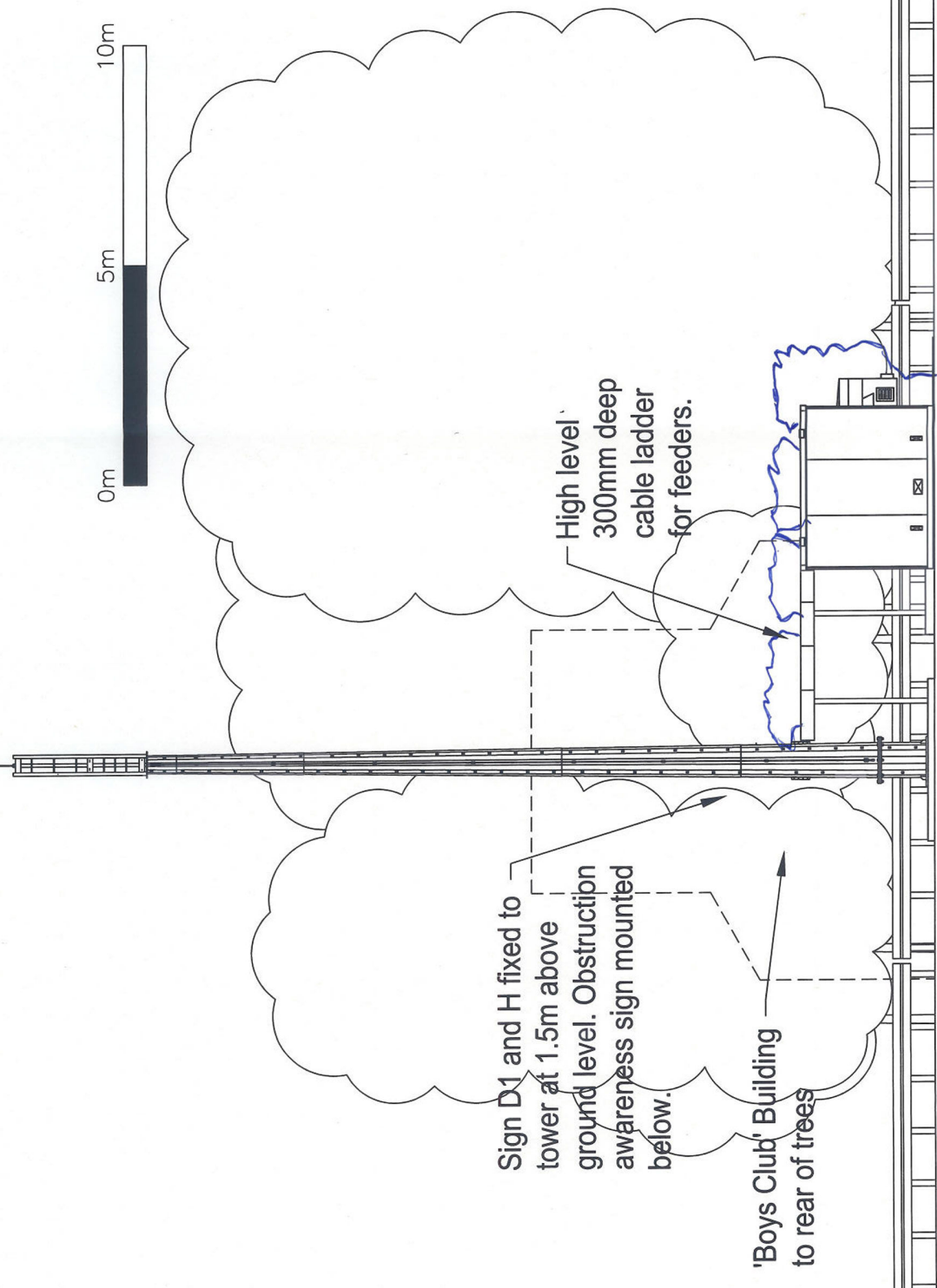
HEDGE / SHRUB
 TO BE
 PLANTED TO
 SCREEN CABINET-
 IN COMPLIANCE WITH
 LVL GUIDANCE



Title: NORTHWOOD STATION LUL 0107(3)
 SITE ADDRESS: HA6 1DS
 SECTION B-B

Scale @ A3: 1:100 Date: **SCPT** '11 Approved:

Drawing No.: NTPO/0107/GA/A/0004 **REVA** *REV B*



SECTION B - B

(1:100)

Change: 13 miles 65 ch	Site name: E 509387, N 191110	WRR Reference: 0107(3)	Project type: FTN GSM-R
ELR: MCJ2	Route scheme: WP 19-04		

NOTES:
DO NOT SCALE FOR CONSTRUCTION PURPOSES
LAND GENERALLY FLAT

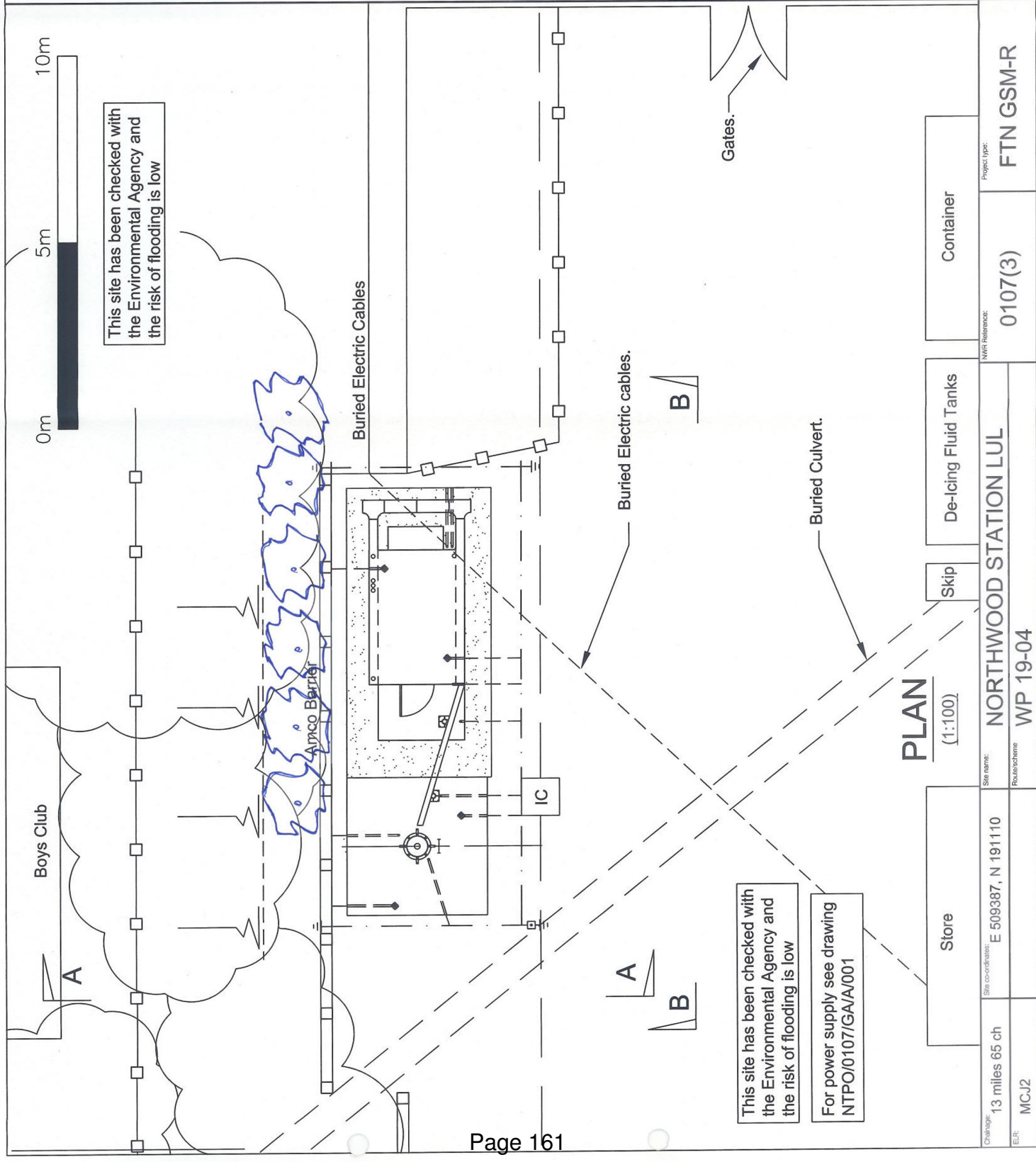
HEDGE/SHRUB
PLANTED TO BE
CABINET - IN
COMPLIANCE WITH
LUL GUIDANCE



Title: NORTHWOOD STATION LUL 0107(3)
SITE ADDRESS: HA6 1DS
SITE LAYOUT

Scale @ A3: 1:100 Date: **SEP 11** Approved:

Drawing No.: NTPO/0107/GA/A/002 ~~REV A~~ **REV B**



Challenge: 13 miles 65 ch	Site name: NORTHWOOD STATION LUL	Project type: FTN GSM-R
E/R: MCJ2	Site coordinates: E 509387, N 191110	NWR Reference: 0107(3)
	Route scheme: WP 19-04	

NOTES:

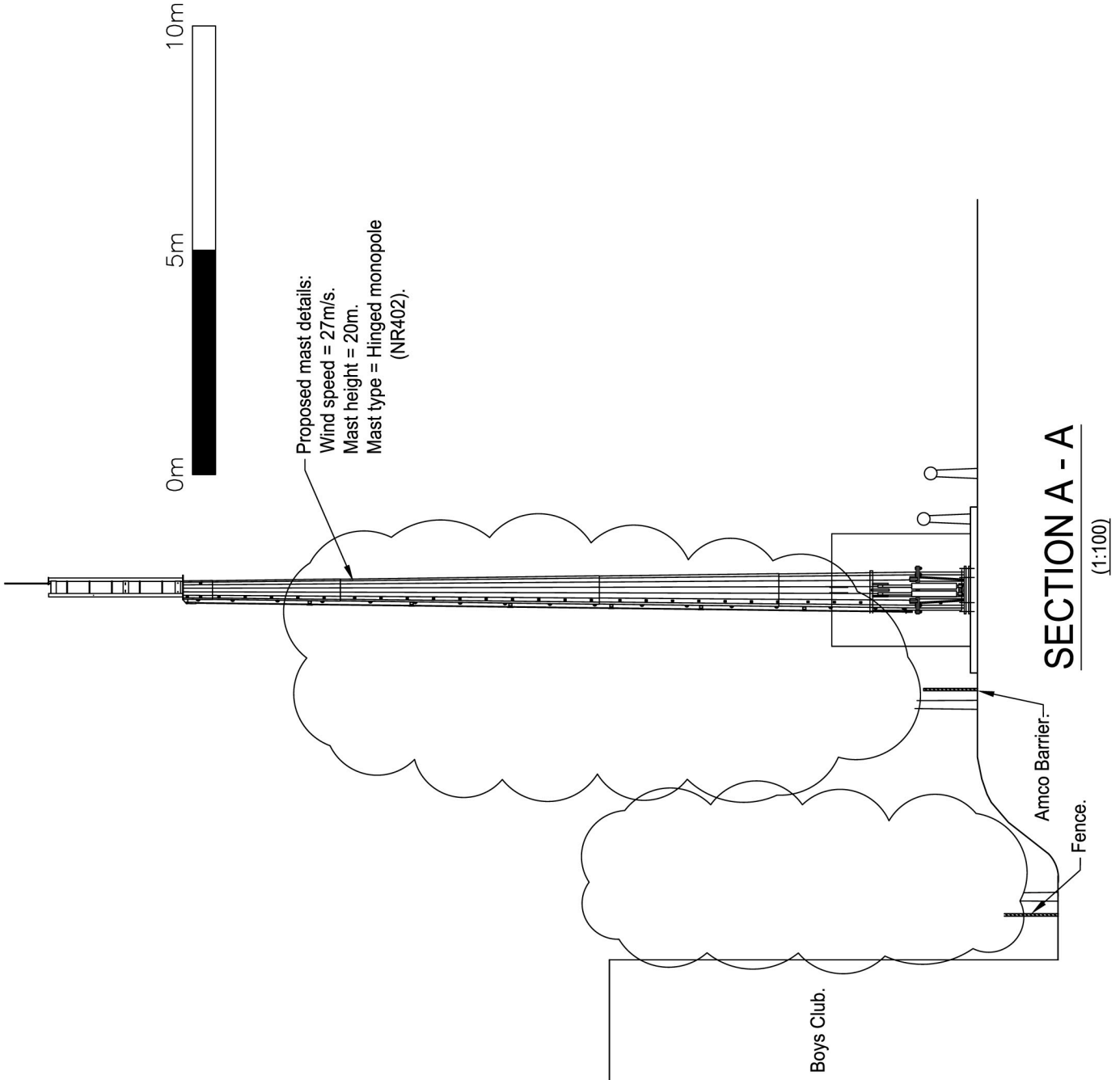
DO NOT SCALE FOR CONSTRUCTION PURPOSES



Title:
NORTHWOOD STATION LUL 0107(3)
SITE ADDRESS: HA6 1DS
SECTION A-A

Scale @ A3: 1:100 Date: Jun '11 Approved:

Drawing No.:
NTPO/0107/GA/A/003



Project type:
FTN GSM-R

NMP Reference:
0107(3)

Site name:
NORTHWOOD STATION LUL
 Route/scheme:
WP 19-04

Site co-ordinates:
E 509387, N 191110

Challenge:
13 miles 65 ch
 E.L.R.:
MCJ2



Notes

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Site Address

**Land rear of Northwood Boys Club,
54 Hallowell Road,
Northwood**

Planning Application Ref:

67999/APP/2011/2021

Planning Committee

North Page 163

Scale

1:1,250

Date

**September
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 ADJACENT TO HALFORDS AND OPPOSITE 777 FIELD END ROAD
RUISLIP

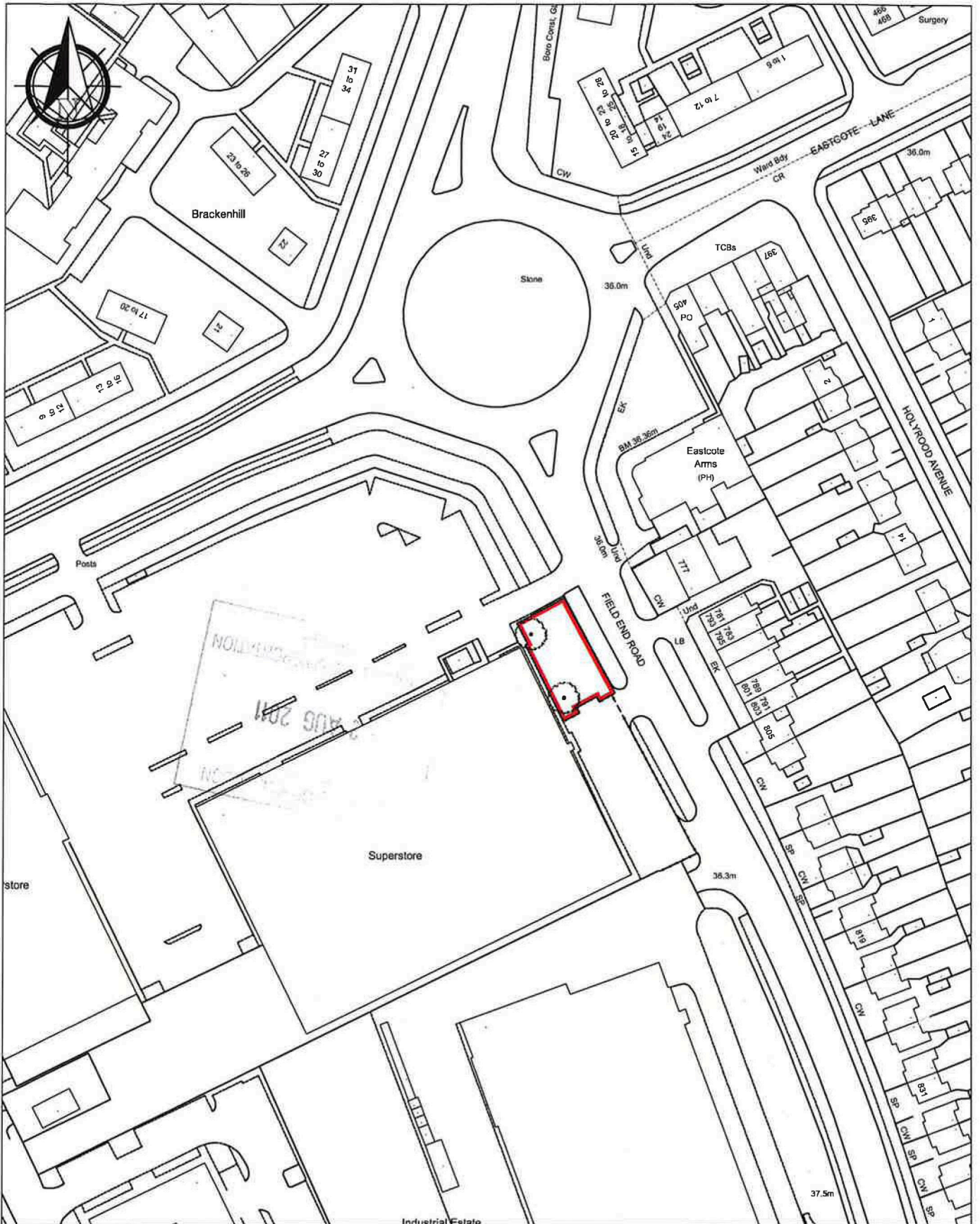
Development: Installation of 6m x 3m advertisement hoarding on 1m high base.

LBH Ref Nos: 67973/ADV/2011/59

Date Plans Received: 03/08/2011

Date(s) of Amendment(s):

Date Application Valid: 03/08/2011



CORPORATE LANDLORD GROUP
 4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
 Tel: 01895 250111
 Fax: 01895 277224

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.



Rev	Revision notes	Initials	Date
-	-	-	-
Project FIELD END ROAD BILLBOARD SITE		Scale 1:1250 @ A4	
Description SITE LOCATION PLAN		Date 16/06/11	
Page 165		Drawing No. 2011D87P/01	
		Drawn by SAM	
		Checked by SV	
		Rev.	

NOTES

The Contractor must verify all dimensions at site before starting work. Commencing work to modify any dimensions for any reason without the approval of the Planning Department is prohibited. DO NOT SCALE FROM THIS DRAWING.

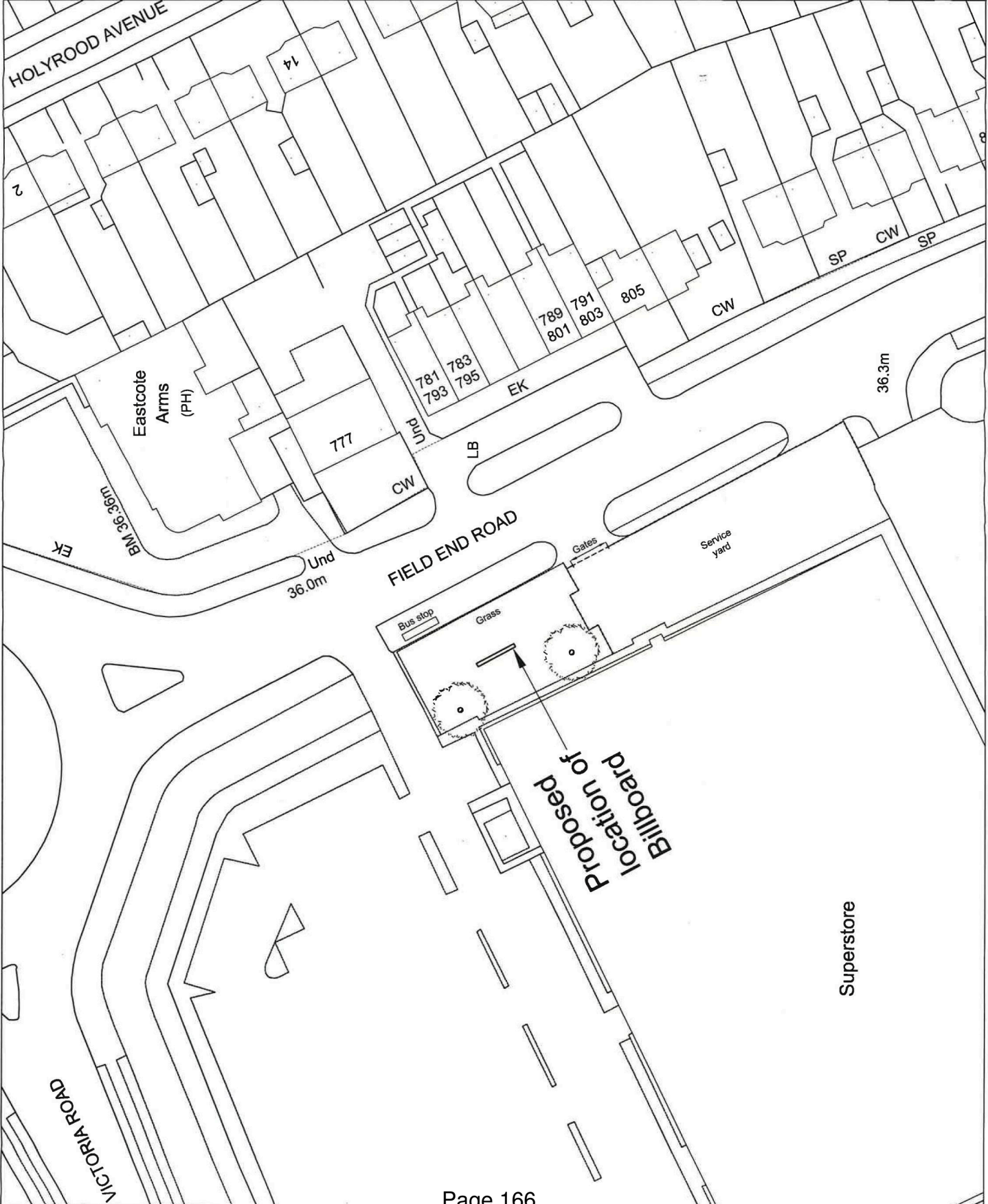
LONDON COUNTY COUNCIL
- 3 AUG 2011
PLANNING DEPARTMENT

Rev	Revised	By	Date

HILLINGDON
LONDON

CONCRETE LANDSCAPE GROUP
44/11, KING CENTRE, URBROOK, WOLLESEY, URB LUW
Tel: 01895 255 111
Fax: 01895 277 224

PROJECT	FIELD END ROAD BILLBOARD SITE
SCALE	1:500 @ A3
DATE	16/06/11
DRAWN BY	SV
CHECKED BY	SV
PROJECT NO.	2011D87P/02



NOTES

The Contractor shall verify all dimensions at site and before advertising. All dimensions shall be taken from the face of the billboard structure. All dimensions must be referred to the Common Administrator of the advertising structure. DO NOT SCALE FROM THIS DRAWING

LOW SCALE OF PROJECTION
 1: 2000
 - 3 AUG 2011
 PLANNING AND REGISTRATION
 DEPT.

Rev	Revised notes	Issued	Date
-	-	-	-

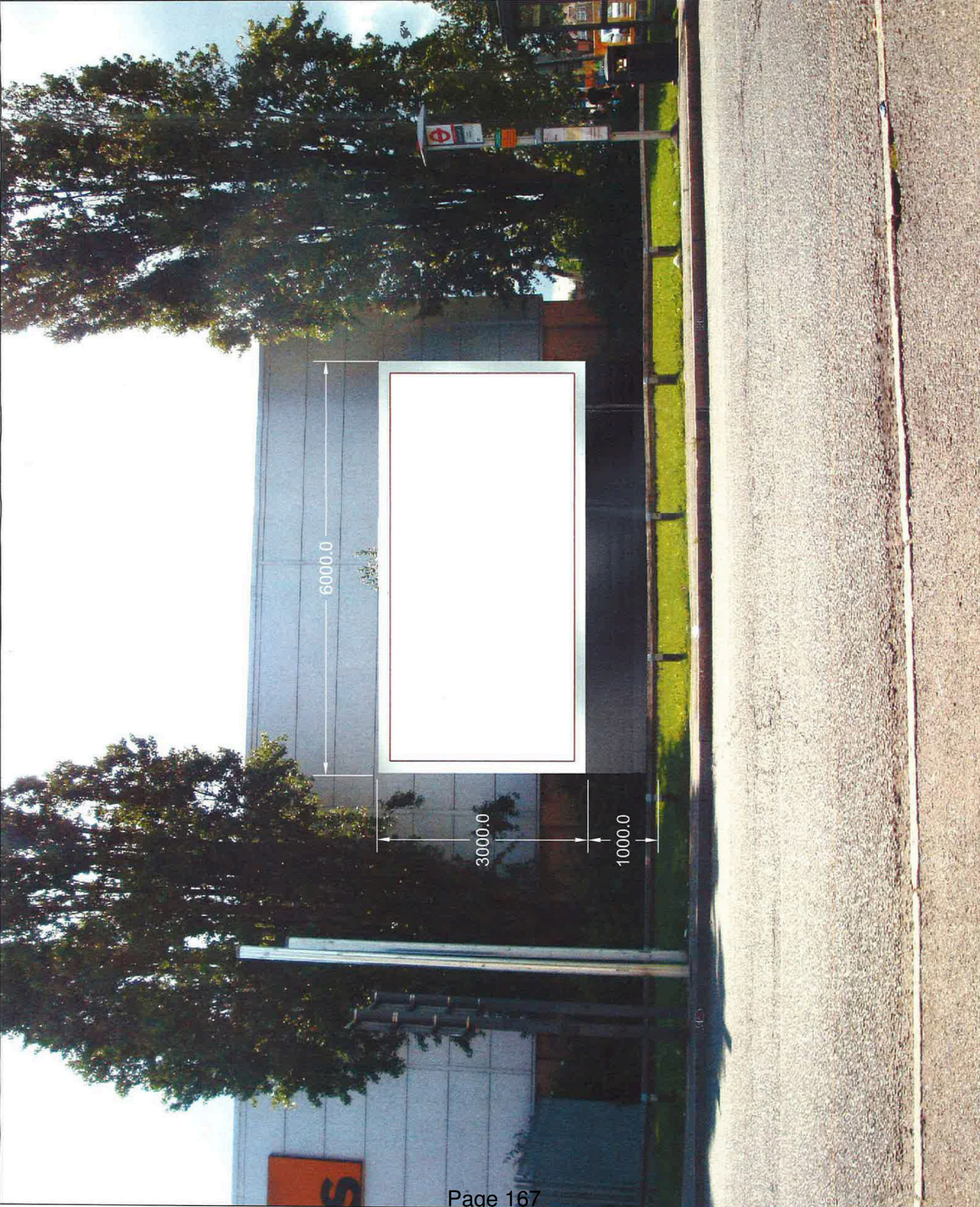


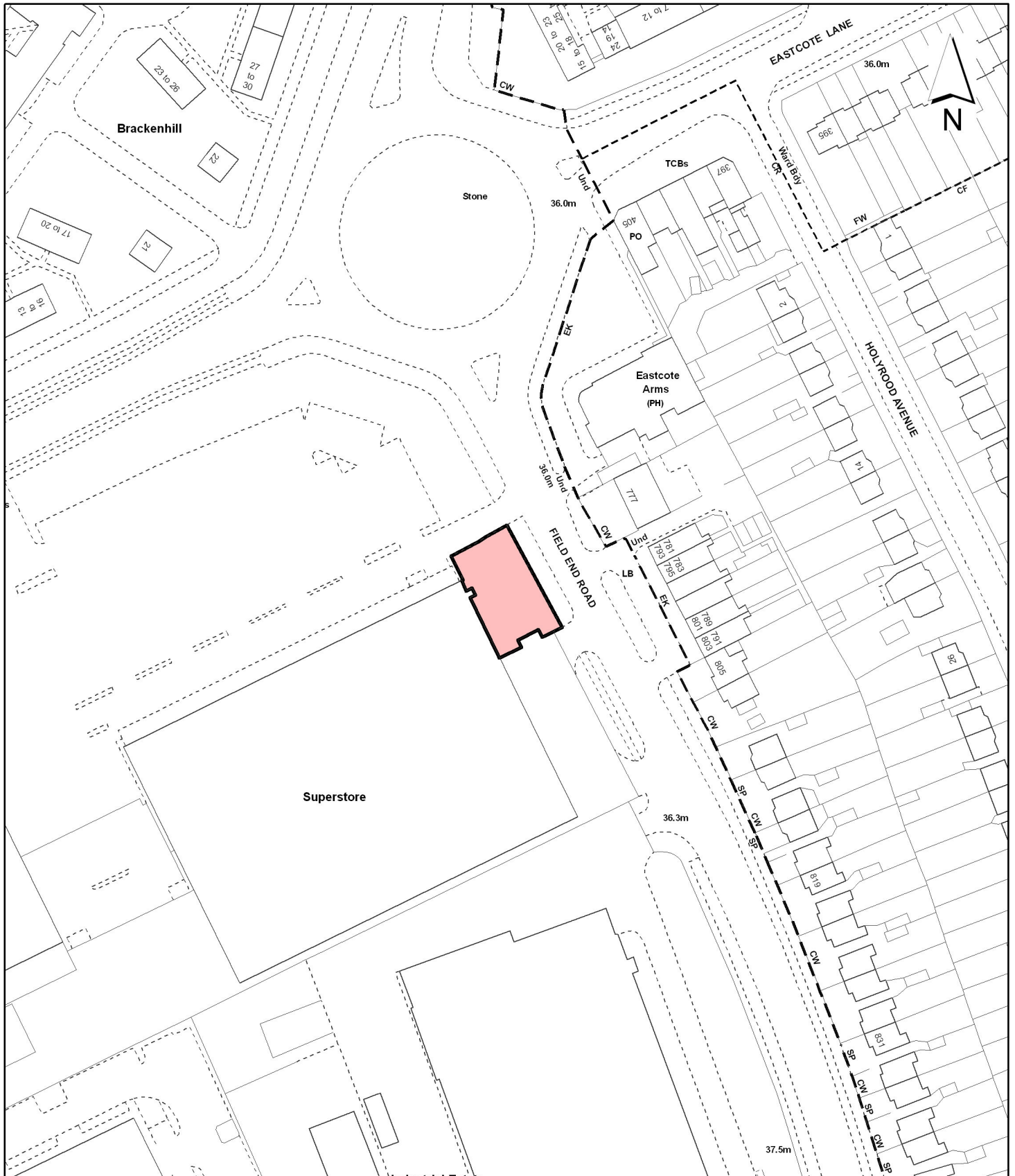
HILLINGDON
 LONDON
 CORPORATE LANDLORDS GROUP
 4N/11, CIVIC CENTRE, UXBIDGE, MIDDLESEX, URB LUX
 Tel: 01895 230 111
 Fax: 01895 277 224

PROJECT
 FIELD END ROAD BILLBOARD SITE


DESCRIPTION
 PROPOSED ELEVATION OF BILLBOARD

SCALE	1:50 @ A3	DRAWN BY	db	CHECKED BY	SV	DATE	17/07/11
DRAWING NO.	2011D87P/03						





Notes

 Site boundary

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Site Address	
Land adjacent to Halfords and opposite 777 Field End Road, Ruislip	
Planning Application Ref:	Scale
67973/ADV/2011/59	1:1,250
Planning Committee	Date
North Page 168	September 2011

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

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



Report of the Head of Planning & Enforcement Services

Address LAND OPPOSITE JUNCTION OF QUEENS WALK VICTORIA ROAD
RUISLIP

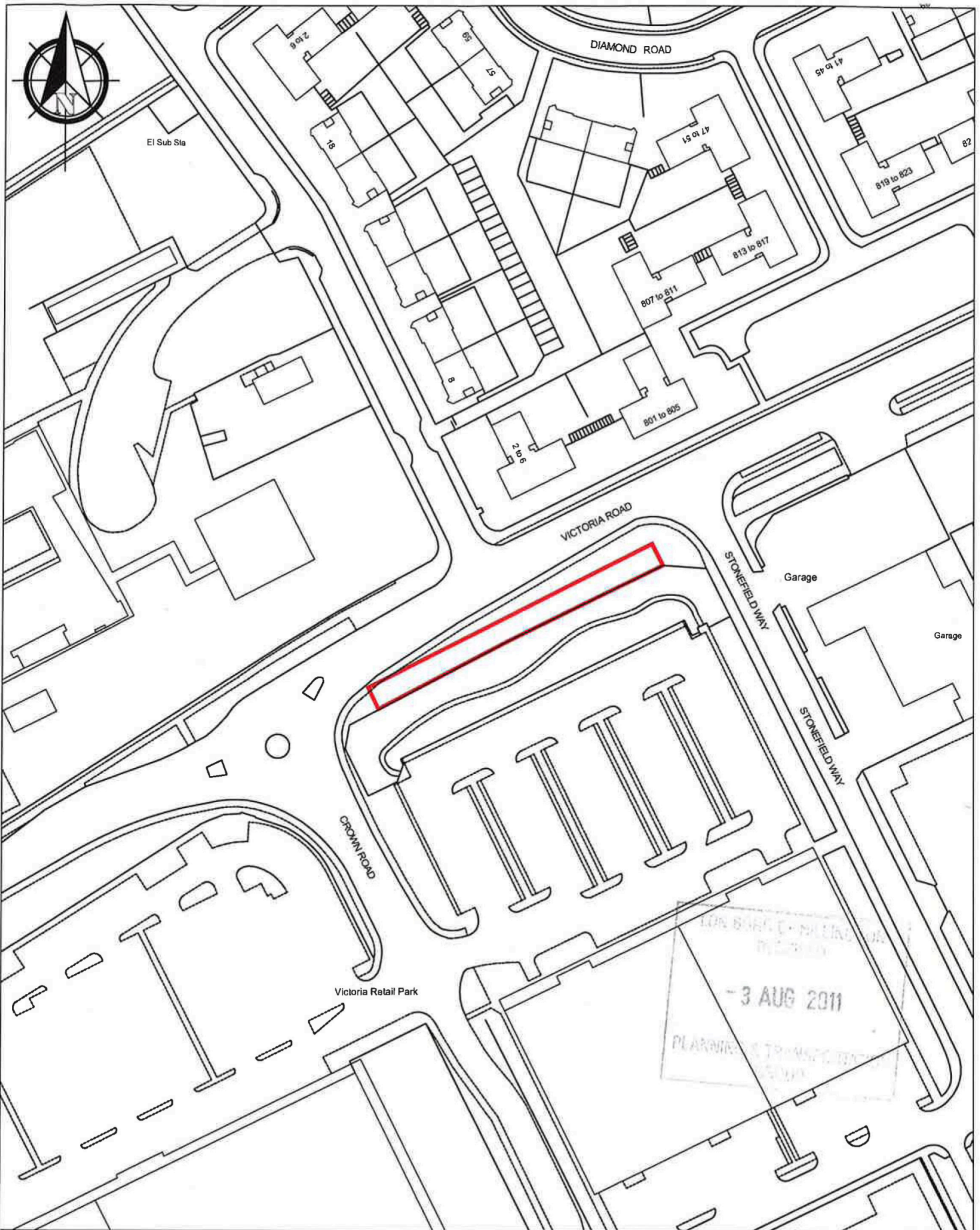
Development: Installation of 6m x 3m advertisement hoarding on 1m high base.

LBH Ref Nos: 67976/ADV/2011/61

Date Plans Received: 03/08/2011

Date(s) of Amendment(s):

Date Application Valid: 03/08/2011



CORPORATE LANDLORD GROUP
 4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, U88 1UW
 Tel: 01895 250111
 Fax: 01895 277224

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project VICTORIA ROAD BILLBOARD SITE		Scale 1:1250 @ A4	Drawn by SAM
Description SITE LOCATION PLAN		Date 24/06/11	Checked by SV
		Drawing No. 2011D88P/01	Rev.



NOTES

The Contractor must verify all dimensions of the site before setting out commencing work, or making any other arrangements. Any discrepancies must be reported immediately to the architect for their instructions. DO NOT SCALE FROM THIS DRAWING

2 AUG 2011
REVISED

Rev	Revision notes	Initials	Date



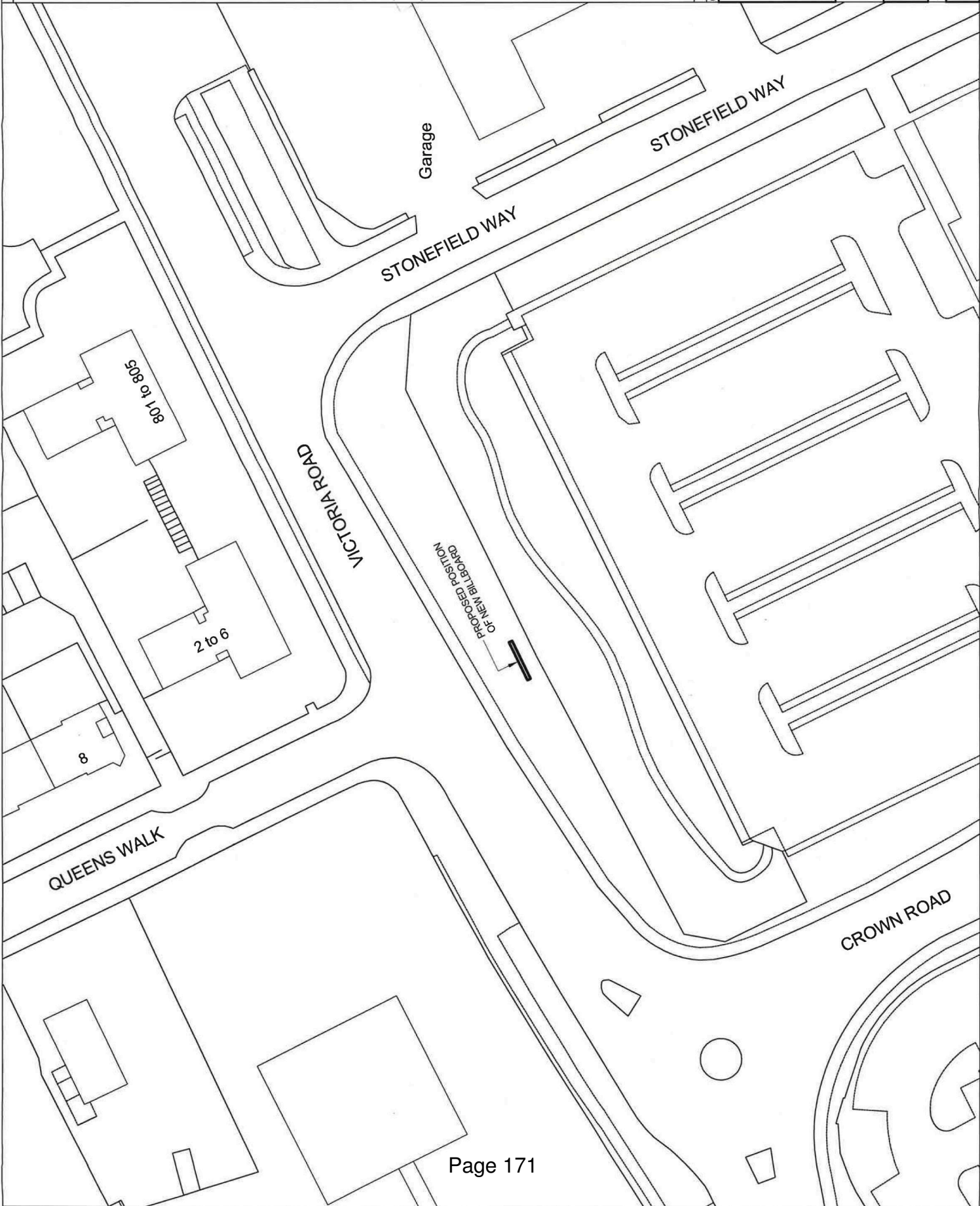
HILLINGDON
LONDON

COMPONENT LONDON GROUP
100, THE CENTRAL BUILDING, 100B, 107B
Tel: 01895 255 111
Fax: 01895 277 224

PRODUCT
VICTORIA ROAD, RETAIL PARK

DATE	CHECKED BY	SCALE	DESCRIPTION
24/06/11	SV	1:500 @ A3	EXISTING SITE LAYOUT SHOWING LOCATION OF PROPOSED BILLBOARD
	SAM		

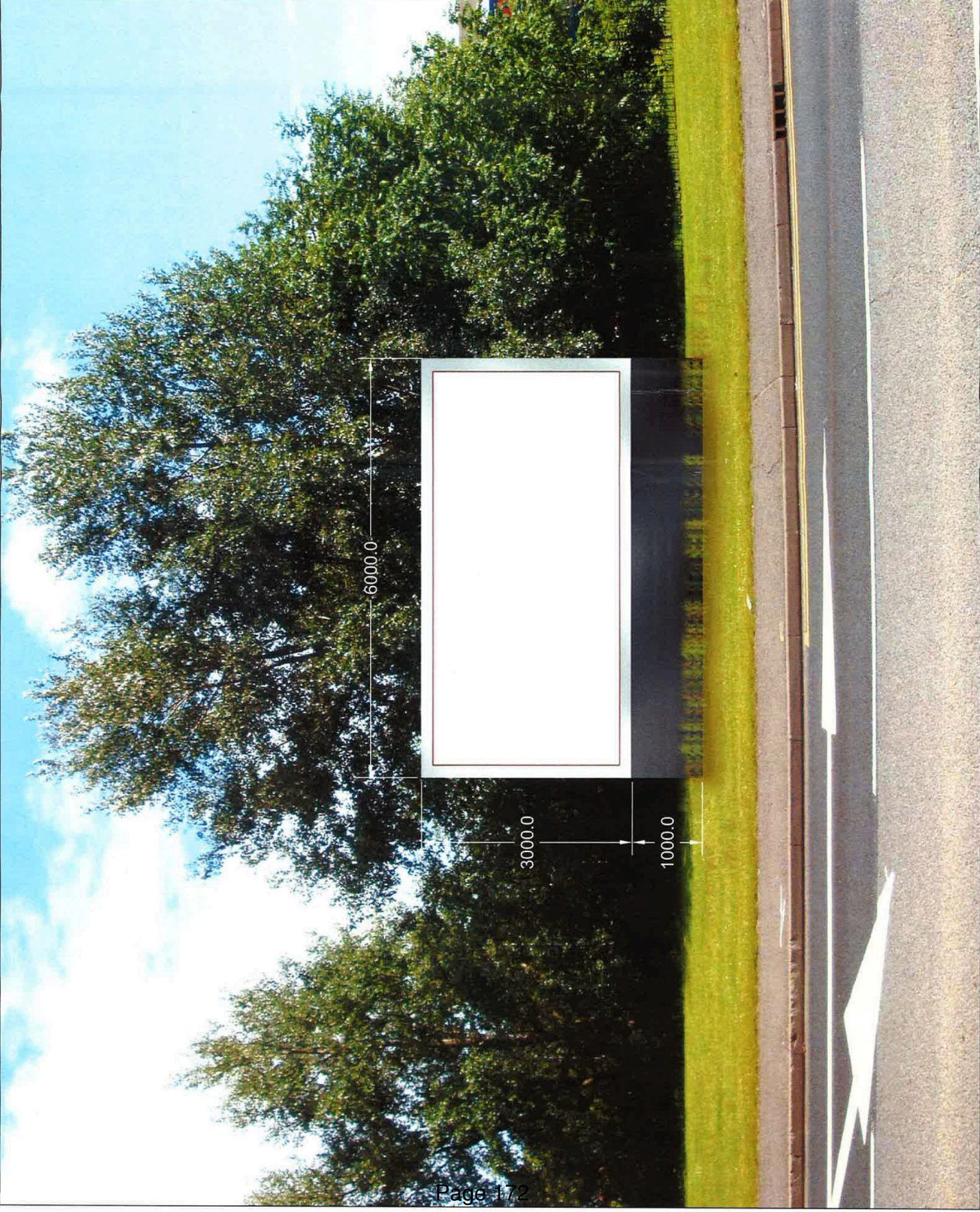
DRAWING NO.
2011D88P/02



NOTES

The Contractor shall be responsible for the safety, stability, and security of the site, including any and all access, and shall be responsible for the safety of the site and the safety of the public. Do not touch the site.

3 AUG 2011
HILLINGDON CORPORATION



REV	DESCRIPTION	DATE	BY	CHKD
1				

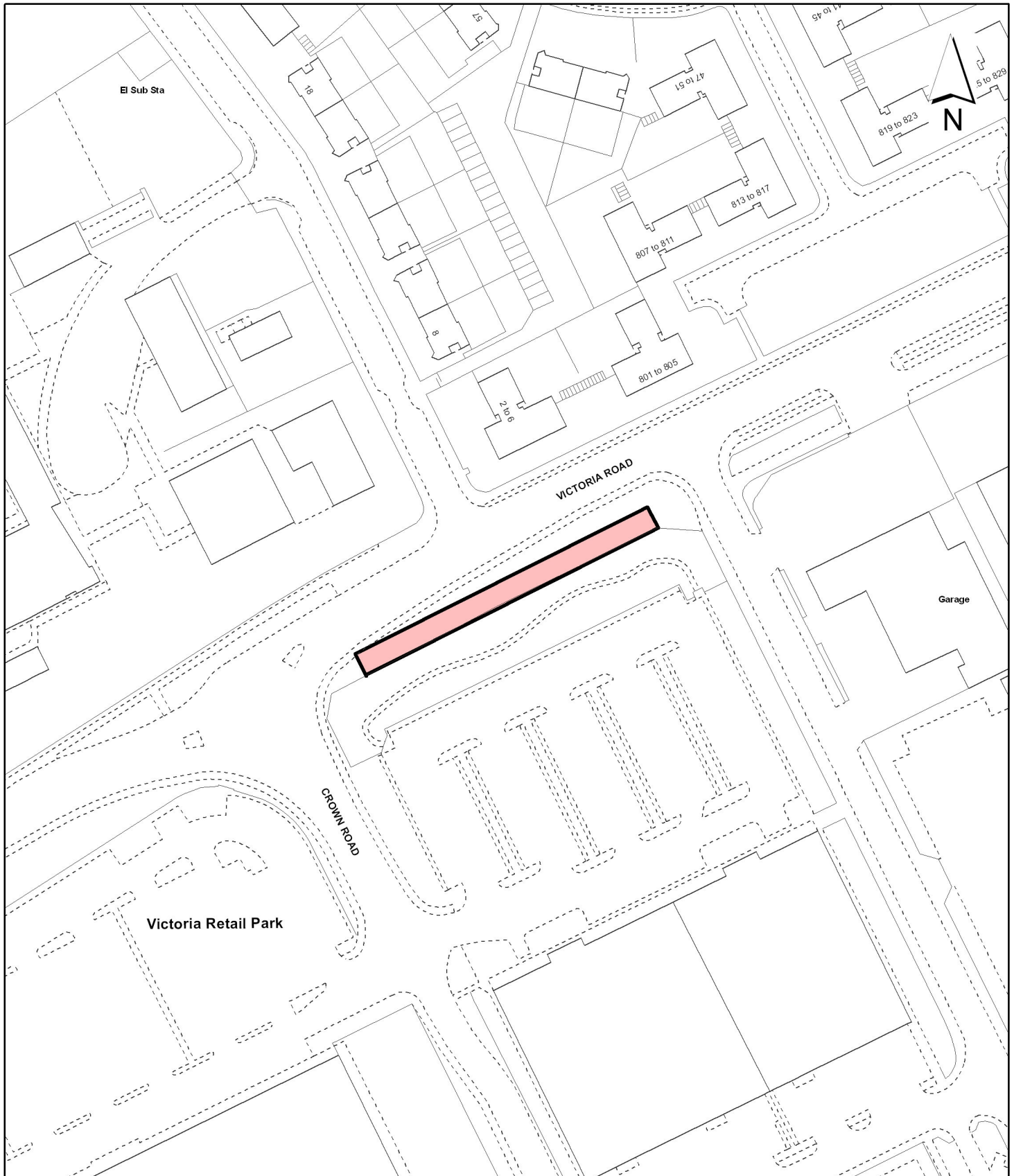
HILLINGDON
CORPORATION



46/71, CIRCULAR DRIVE, HILLINGDON, MIDDLESEX, URBAN TOWNSHIP
TEL: 01895 290 311 FAX: 01895 277 224

PRODUCT: VICTORIA ROAD, RETAIL PARK

DESCRIPTION: PROPOSED ELEVATION OF BILLBOARD

SCALE: 1:50 @ A3	DATE: 17/07/11
DRAWN BY: SIV	CHECKED BY:
PROJECT NO: 2011D88P/03	REV:



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	<p>Planning Application Ref:</p> <p>67976/ADV/2011/61</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 173</p>	<p>Date</p> <p>September 2011</p>	
		 HILLINGDON <small>LONDON</small>	

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