



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 21 FEBRUARY
2012

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)
Allan Kauffman (Vice-Chairman)
David Allam (Labour Lead)
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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Published: Thursday, 9 February 2012

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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 - 2 February 2012
- 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	Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling. Deferred from North Committee 20/12/2011 Recommendation: Approval	7 - 24
7	Oakwood, Catlins Lane, Pinner - 67139/APP/2011/2005	Northwood Hills	Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side. Deferred from North Committee 10/01/2012 Recommendation: Approval	25 - 40

8	St John's School, Potter Street Hill, Northwood - 10795/APP/2011/2627	Northwood Hills	Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limited pupil numbers at the school to 350 and staff to no more than 40 FTE) to allow for the retention of the current staff numbers (65 full-time equivalent staff). Recommendation: Approval	41 - 66
9	5 Poplars Close, Ruislip - 61775/APP/2011/1204	West Ruislip	Single storey side/rear extension. Recommendation: Approval	67 - 76
10	Any Items Transferred from Part 1			
11	Any Other Business in Part 2			

Plans for North Planning Committee

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Minutes

NORTH PLANNING COMMITTEE

2 February 2012

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam Jazz Dhillon Michael Markham Carol Melvin Dominic Gilham Michael White</p> <p>LBH Officers Present: James Rodger (Head of Planning) Meg Hirani (North Team Leader) Manmohan Ranger (Principal Traffic Engineer) Sarah White (Planning Lawyer) Charles Francis (Democratic Services)</p> <p>Also Present: Cllr Richard Lewis</p>
115.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors John Morgan and David Payne with Councillors Dominic Gilham and Michael White acting as substitutes.</p>
116.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
117.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 20 December 2011 and 10 January 2012 were agreed as accurate records.</p>
118.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
119.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS</p>

	MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)	
120.	<p>KINGS COLLEGE PLAYING FIELDS, KINGS COLLEGE ROAD, RUISLIP 2414/APP/2011/2661 (<i>Agenda Item 6</i>)</p> <p>The application was withdrawn by the applicants.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
121.	<p>LAND AT 30 - 32 CHESTER ROAD, NORTHWOOD 13800/APP/2011/1140 (<i>Agenda Item 7</i>)</p> <p>Officer's introduced the report and drew the Committee's attention to the changes as set out in the addendum.</p> <p>Officer's highlighted that the application had been deferred at the Committee meeting held on 4th October 2011 and had also been the subject of a site visit by the Committee.</p> <p>Officers explained that 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.</p> <p>The Inspector found that that scheme would have resulted in a development that would fail to harmonise with the area and would create a cramped street scene, thereby harming the character and appearance of Chester Road and the Area of Special Local Character.</p> <p>The Inspector 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 healthcare contribution was appropriate.</p> <p>The Inspector also found that the relationship with the adjoining neighbours in terms of the impact on their amenities would be acceptable. Therefore the Committee were informed that the only reason for refusal of the Council that he supported was in respect of the impact on the character of the area.</p> <p>In accordance with the Council's constitution, a ward Councillor spoke in objection to the item.</p> <p>The ward councillor made the following points:</p> <ul style="list-style-type: none"> • The flanks of the proposed building were bulkier in depth than the adjoining property at No 28 and exceeded the present building, affecting the privacy of residents in Roy Road and this would be exacerbated by the removal of trees. • The proposed care home would bring total occupancy to 58 people plus staff, causing an increase in road traffic with little off-road traffic catered for. • The traffic survey commissioned by the applicants had been 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>held at strange times which did not coincide with the times at which local roads would be busiest.</p> <ul style="list-style-type: none"> • The traffic survey had only been conducted on the main roads and had ignored the likely impacts (of displaced parking) on side roads. • A large commercial enterprise in a wholly residential area would not be sympathetic to the area <p>In discussing the application, officer's confirmed that no parking survey had been conducted on a Sunday. Officer's reported that the Council's own parking survey had yielded the following results:</p> <ul style="list-style-type: none"> • Chester Road : 31 parked, 46 vacant, and 40% occupied • Kemps Drive: 3 parked, 5 vacant, and 38% occupied • Wychwood Way: 16 parked, 9 vacant, and 64% occupied <p>and this survey re-inforced the information provided by the applicants that indicated the parking situation in the area was not so severe that the application could be refused.</p> <p>With reference to access and temporary parking for emergency vehicles, it was noted that there was parking available to the front of the site and emergency services could park in the access point of the proposed development should this need arise.</p> <p>The recommendation: the application would have been approved had an appeal not been received was moved, seconded and on being put to the vote was agreed with 6 votes in favour and 1 against.</p> <p>Resolved –</p> <p>The application would have been approved had an appeal not been received.</p>	
122.	<p>41 JOEL STREET, NORTHWOOD 22761/APP/2011/2735 (Agenda Item 8)</p> <p>Officers introduced the report and drew the Committee's attention to the changes as set out in the addendum.</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The ongoing recession meant that the change from Class A2 to Class A1 was not welcome as there already were 10 salons on the High Street and if permission were granted, then all the existing salon owners would suffer loss of trade • The street scene required a variety of shops to attract new customers to the area and a further salon was not required. • A new salon would not bring anything new (in terms of treatments) to the area. 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<ul style="list-style-type: none"> • A change of use would not safeguard the area. <p>The applicant made the following points:</p> <ul style="list-style-type: none"> • There were 6 vacant properties in the High Street which had been empty for a long time. • The proposed application intended to offer customers a wide range of supplementary treatments in addition to health and beauty care. • The catchment area of the High Street was sufficiently large to support another salon. • A further salon would provide customers with greater choice <p>Officers advised the Committee that its decision had to take account of material planning considerations and could not take retail competition into account.</p> <p>In discussing the application, the Committee agreed that no trade had a right to a monopoly, competition was necessary for any High Street to thrive and market forces would dictate that only the most successful traders would survive. Members noted that the shop unit had been vacant for some time and agreed it was better to grant a change of use rather continue to have an empty shop unit. The Committee agreed that given the current economic climate, the start-up of new businesses should be applauded.</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 per the officer’s report and the changes set out in the addendum.</p>	
123.	<p>97 FIELD END ROAD, EASTCOTE 15559/APP/2011/2885 (Agenda Item 9)</p> <p>Officers introduced the report and drew the Committee’s attention to the changes as set out in the addendum.</p> <p>In discussing the application, the Committee agreed it was preferable to have shop units in use rather than remain vacant. Officers explained that the nature of the application meant this was likely to be the last non-retail use which could be approved on the High Street.</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 per the officer’s report and the changes set out in the addendum.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
124.	<p>LAND FORMING PART OF 26A WINDMILL HILL, RUISLIP 67242/APP/2011/2651 (Agenda Item 10)</p> <p>Officer’s introduced the report. The Committee agreed that the proposal would constitute an over development of the existing site and</p>	<p>Action by</p> <p>James Rodger &</p>

	<p>be detrimental to the area, would result in the loss of amenity space for the donor property and would also result in the loss of off-street parking to that property.</p> <p>The Committee also raised concerns about the poor access to the property (given this was situated on a hill near to an elongated round about) and the lack of provision shown for the protection and long term retention of a protected Ash tree.</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 as per the officer’s report</p>	Meg Hirani
125.	<p>32 HIGH STREET, NORTHWOOD 19105/APP/2011/1749 (Agenda Item 11)</p> <p>Officer’s introduced the report. Officer’s confirmed that the application related to a change of use of an existing vacant retail unit (A1) to A2 an estate agents and this was located in an area of special local character as identified in the Hillingdon IDP.</p> <p>In discussing the application, the Committee agreed it was preferable to have shop units in use rather than remain vacant.</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 per the officer’s report</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
126.	<p>ICKENHAM CRICKET CLUB, OAK AVENUE, ICKENHAM 2556/APP/2011/2608 (Agenda Item 12)</p> <p>Officer’s introduced the report. In discussing the application, the Committee noted that the revised scheme had been reduced in size and included a slight alteration to the general internal layout.</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 per the officer’s report</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.55 pm.</p>	

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

Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

LBH Ref Nos: 67201/APP/2010/1803

Drawing Nos: Design & Access Statement
01A (Location & Existing Roof Plan) Received 29-09-2011
02A (Proposed Floor Plans and Front Elevation) Received 29-09-2011
03A (Proposed Roof Plan and Rear and Side Elevations) Received 29-09-2011
01B (Existing Survey) Received 24th January 2012

Date Plans Received: 03/08/2010 **Date(s) of Amendment(s):** 03/08/2010
Date Application Valid: 29/09/2010 29/09/2011
24/01/2012

DEFERRED ON 20th December 2011 FOR SITE VISIT .

This application was deferred at the North Planning Committee of the 20th December 2011 for a site visit. Members visited the site on the 24th January 2012.

1. SUMMARY

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

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

3 M1 Details/Samples to be Submitted

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

REASON

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

4 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM13 Demolition Protocols

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

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (July 2011) Policy 5.20

6 OM19 Construction Management Plan

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

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

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

REASON

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

7 OM2 Levels

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

REASON

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

8 RPD1 No Additional Windows or Doors

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

REASON

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

9 RPD5 Restrictions on Erection of Extensions and Outbuildings

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

REASON

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

10 RPD9 Enlargement to Houses - Roof Additions/Alterations

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

REASON

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

11 SUS4 Code for Sustainable Homes

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. The dwelling shall not be occupied until it has been issued with a final Code certificate of compliance.

REASON

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

12 SUS5 Sustainable Urban Drainage

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

REASON

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

13 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

The residential units hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

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

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

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures).

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).

15 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).

16 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of parking for 2 cars have been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the approved arrangements have been implemented. The approved details shall thereafter be installed on site and permanently retained and maintained.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

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

REASON

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

18 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).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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 I1 **Building to Approved Drawing**

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

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

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

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

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

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

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

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

5 I2 **Encroachment**

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

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

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

7 I5 **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to: carry out work to an existing party wall;

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

8 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 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, 11.8m deep and be finished with a small crown roof 5.28m high at eaves level and 8.6m high at ridge level. At front, the proposed house would incorporate a two storey front 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 at the same height as 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 1.75m 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
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

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."

Following the receipt of amended plans adjoining owner/occupiers and the Ickenham Residents Association were reconsulted. One reply has been received stating:

"We write today on behalf of our clients, who occupy the above neighbouring properties at Highfield Drive. We have been instructed to assess the impact of the above application after concerns that the proposed development will infringe on both the Daylight/Sunlight and Rights of Light currently enjoyed by their properties. (As laid down in the Building Research Establishment Site Layout Planning for Daylight and Sunlight: a good practice guide 2011 by PJ Littlefair).

Our preliminary investigations show that the proposed development breaches the preliminary tests, which is likely to lead to poor levels of daylight and sunlight. In particular, we have concerns that if the development is built as proposed it will impact severely upon the sunlight receivable by no 37's study. This is in fact a dual aspect room with a window facing West, however the south facing

apertures are the only source of sunlight to the room and we are concerned that both the further sunlight tests could be breached.

As a result of the preliminary breaches we would insist that you request the applicant undertakes the further detailed tests for daylight and sunlight before any decision is made on the application.

Should planning permission be granted without our clients' concerns being adequately addressed, we will support a Civil Legal Rights of Light claim against the applicant over an infringement to our clients' legal right of light.

As you will be aware, legal rights of light are independent of the planning system and can be enforced by civil action even if planning permission is granted for the proposed development.

It is possible that our clients may seek an injunction from the court preventing the construction of the proposed development. Any fees that our clients incur will be sought for reimbursement from the applicant. Therefore, we strongly advise that the issue is resolved during the planning stage - in particular, to avoid planning permission being granted for a development that cannot be built due to legal rights of light issues.

In summary, we insist that you request the applicant undertakes the further daylight and sunlight tests in order to evidence compliance with the BRE guidelines. We would also request that any necessary amendments are made to the proposal so that any development complies with the BRE guidelines."

Officer Comment: As the letter states, legal rights of light are independent of the planning system and are a civil matter. The impact of the proposed development on the adjoining properties, including any loss of light to habitable rooms, in planning terms, is assessed in Section 7.08.

Following the Committee meeting of the 20th December 2011 a further letter has been received from the occupier of the adjoining premises stating that:

1. The drawings of the existing premises at 39 were incorrect;
2. There was confusion over several measurements within the proposal;
3. Shadow report was irrelevant as it was applied to plans pre the year 2000;
4. Gradient of land was to be checked, along with other measurements.
5. After a lot of mis-representation we hope that councillors will be able to recognise the neighbours concerns.

OFFICER COMMENT: Point 1, amended plans have been received which are correct; Point 2, the measurements on the plan have been checked on site and found to be correct; Point 3, the shadowing diagrams have been amended to take into account the extended property at No.37; Points 4 and 5, members have visited the site and noted the position of adjoining properties, the level differences between the application site and the adjoining properties and the position and size of the new property relative to the position and size of the adjoining properties.

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.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

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 acceptable, in principle. The first floor front extension is supported by columns and this type of front projection is a characteristic feature of houses in the street. The scheme has been amended, particularly in terms of its roof design, such that it now proposes a mainly hipped roof with a very small element of crown roof, similar in size to the crown roof on the adjoining property, No.41. Given the change in the overall design of the property and the reduction in the bulk from the changes to the roof, it is now considered that the proposed dwelling would harmonise with the character and appearance of other dwellings in the vicinity and 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 not detract from the character and appearance of the street scene and the surrounding area generally and would comply with 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 3.1m beyond the existing rear extension and 6.25m beyond the rear first floor elevation, of that house. The proposed first floor rear wall of the proposed house 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 intrude within a 45 degree line of sight from the nearest habitable room window on the first floor of No.41 or to 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.

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 37 Highfield Drive.

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 side and 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 slightly over 37 Highfield Drive itself but mostly 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 as to warrant refusal.

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 Swakeleys Road and 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

7.12 Disabled access

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'

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The site is not covered by a Tree Preservation Order, nor is it within a Conservation Area. There are no trees of merit on site. The provision of an additional landscaping scheme is covered by condition. The scheme is therefore, acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

The proposed dwelling will be expected to meet Level 4 of the Code for Sustainable Homes and a condition requiring this is recommended. Subject to the condition the proposal is considered to comply with policies 5.1 and 5.3 of the London Plan (2011).

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

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.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

Article 14 states that the rights under the Convention shall be secured without

discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

For the reasons outlined above and given that the proposed development complies 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 approval.

11. Reference Documents

London Plan 2011

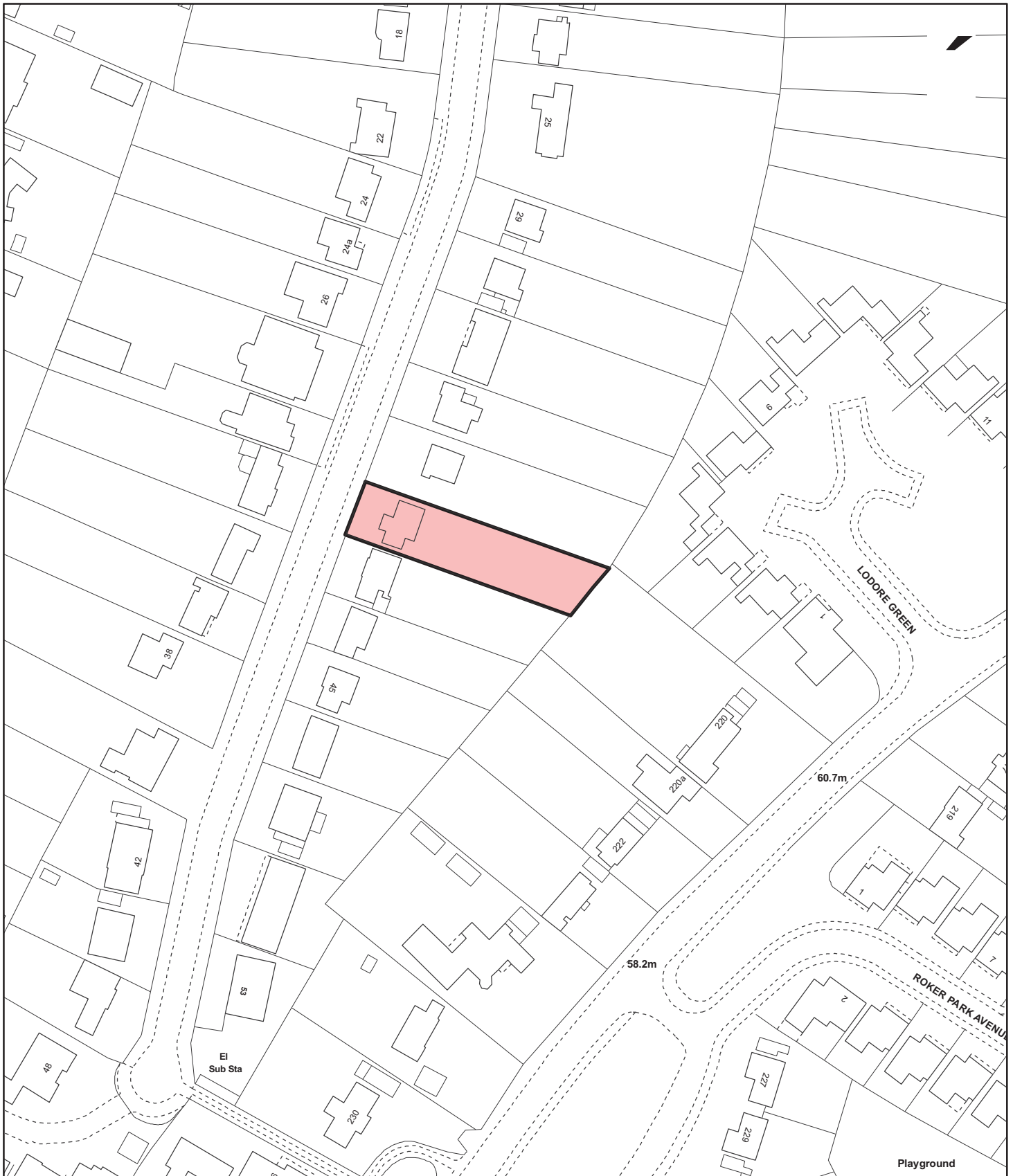
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Layout


Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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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 23	September 2011

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



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Report of the Head of Planning & Enforcement Services

Address OAKWOOD CATLINS LANE PINNER

Development: Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side

LBH Ref Nos: 67139/APP/2011/2005

Drawing Nos: BLU-105/D102 Rev. C
BLU-105/D105 Rev. A
Design and Access Statement
BLU-105/D100 Rev. C
BLU-105/D101 Rev. B
Location Plan to Scale 1:1250
BLU-105/D103 Rev. D
D104 Rev. D received 3 February 2012

Date Plans Received:	16/08/2011	Date(s) of Amendment(s):	16/08/2011
Date Application Valid:	06/09/2011		30/01/2012
			03/02/2012

DEFERRED ON 10th January 2012 FOR SITE VISIT ON

This application was deferred at the committee of the 10th January for a site visit. Members visited the site on the 24th January 2012.

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a distinctive, two storey, detached dwelling situated on the western side of Catlins Lane.

This property dates from 1904, is locally listed and within the Eastcote Village Conservation Area. It is built in an Arts and Craft style, with elevations comprising rough cast render with a tiled roof with a circular bay to the front and a tiled roof turret.

To the rear, the two storey elements of the building are broadly "L" shaped with a two storey element extending out to the rear at the northern end of the building, adjacent to an existing garage and outbuildings that are set behind the rear elevation. A large single storey (original) conservatory structure occupies the area to the south of this return, extending to the same depth.

The building is located opposite St Catherine's Farm which is a Grade II Listed Building.

The streetscene is verdant and semi-rural in nature. It is primarily residential with large two storey individually designed houses, generally set in large plots, with the buildings set well back from the road.

1.2 Proposed Scheme

The application is for the erection of a two storey side extension to the southern side of the building, a rear extension and a replacement garage. It should be noted that the plans have been amended from that originally submitted, principally resulting in changes to the proposed siting of the garage, a reduction in the width of the proposed two storey side extension, the location of the side boundary to Westcott, alterations to the extent and the height of the proposed patio/terrace area at the rear and alterations to the proposed landscaping at the front of the property.

The existing minimum distance between the flank wall of Oakwood and the flank wall of Westcott is 4.595m. The two storey side extension would be 3.334m wide and set back from the main front elevation of the house by 1m. It would extend beyond the rear elevation of the two storey element to which it is attached by 4.8m. This would be 1.2m beyond the existing conservatory and broadly in line with the rear elevation of Westcott that lies to the south. No windows are proposed in the flank elevation and external materials would be to match the existing house.

To the rear of the house a two storey extension is proposed at its northern side, closest to the garage. This element would be 3.5m in depth, with the width reflecting that of the gable above. The extension would continue the existing roof form, extending out further from the house than that existing. The extension would be finished in a smooth render, as would the whole of the house. There would be no windows in the northern flank wall.

The gap created by the two storey extensions either side at the rear would be infilled with a single storey rear extension, extending to the same depth as the southern most two storey extension adjacent to Westcott.

The existing garage would be removed and replaced with a larger garage that would be 6m deep and 3.7m wide. It would feature a hipped roof with front and rear gables, with a ridge height of 3.3m. Land levels drop to the rear of the garage and within the rear garden.

A patio area is proposed to be created to the rear of the rear extension and would be at the same height as the existing rear patio area and accessed from the rear of the dwelling by steps. The patio area would be some 4.2m from the boundary with Westcott meaning that to the rear of the proposed side extension, no change of levels is proposed and 3 steps are provided to allow access to the rear garden from the new dining/living area. Additional hedging is proposed close to the boundary to Westcott, within the rear garden, to address potential privacy issues and on the boundary a section of temporary fence no greater than 2m in height will provide screening whilst the hedging grows to the full maintained height. The front garden area would be partly finished in permeable bonded gravel to provide a parking and turning area. Some of the front garden area would be retained as soft landscaping, with additional trees and feature shrub beds proposed.

1.3 Relevant Planning History

67139/APP/2011/2006 Oakwood Catlins Lane Pinner

Demolition of existing garage. Proposed double storey side and rear extension. Relandscape of front drive with new trees and shrubs to be planted.

Decision Date: 07-09-2011 Withdrawn **Appeal:**
67139/TRE/2010/49 Oakwood Catlins Lane Pinner
Tree work

Decision Date: 05-10-2010 NFA **Appeal:**

Comment on Planning History

There is no recent planning history of significant relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 12th October 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

The application was advertised in the 21st September 2011 edition of the Uxbridge Gazette and a site notice displayed on 26th September 2011. 6 adjoining and nearby properties, Northwood Hills Residents Association and the Eastcote Residents Association notified of the application by means of a letter dated 9th September 2011. Individual written responses have been received from occupants of 5 neighbouring properties, including responses received following the deferral of the application from the committee of the 20th December, objecting to the proposal on the following grounds:

1. This extension is very large and will be out of keeping with the existing house.
2. The side infill goes against the character of the individual houses in the lane, as it will make two properties very close to one another and will fail to provide the 1m set back from the side boundary that is 1 foot (0.3048m) from the flank wall of Westcott, in-line with Westcott's front laurel hedge and concrete fencepost holes at the rear. The 1m gap should be taken from the roof overhang.
3. The alterations will significantly alter the look of this property, architectural features and detailing would be lost, to the detriment of the locally listed building and the conservation area.
4. The proposed development is not in keeping with the open character of the conservation area.
5. The nearby houses have retained their original character and the proposed development will spoil the unique character of this part of Catlins Lane.
6. The development on the side of the property will go too close to the adjacent house and will therefore lose the effect of spacious detached houses.
7. The side development and the raising up of the patio right across to the south side boundary will be very intrusive into the next door property causing a loss of privacy. Planting trees or hedging is not a solution as it results in physical damage to the neighbours property.
8. As the land levels vary greatly and there are many underground streams, we are concerned that a development of this nature will cause flooding problems within this particular area.

9. The Council has tried to protect the house in the past, it must do so for the future.
10. Overdominance and loss of privacy and light in relation to Westcott, creation of damp problems for the adjacent property,
11. Building such a tall and imposing extension so close to neighbouring Westcott would eliminate the visual separation, and detract from the overall impression of the road.
12. The proposed extension requires significant elevation of the floor level of Oakwood to such an extent that the full height of the building would be out of all proportion with the existing and neighbouring properties. Oakwood's position on a sloping plot should require any plans for extension to give due care and attention to the overdominance this will cause to properties at a lower level.
13. The details suggest a lack of respect for the original features of the property.
14. An over-large extension that does not consider the sensitivities of the site, coupled with the brutal removal of many of the exterior period features that give the building its charm, speak of an application that is ill thought-out and unsympathetic to the character of the area.
15. The proposed trees should be planted further away from Westcott to avoid damage, we ask a condition be added that any new planting is kept to minimum recommended distances from houses, as specified by the Association of British Insurers.
- 16) Should permission be granted a condition is added to protect the neighbours laurel hedge during construction ad a condition added relating to the protection of the flank wall of Westcott and its easily damageable lip and to protect the channel at foot of the flank wall from debris that will bridge the damp course and cover air vents as has previously occurred.

A Petition of objection has been received, with 118 signatories opposing the application on the grounds of overdominance of the side extension in relation to Westcott, loss of privacy to Westcott, creation of damp problems and flooding, loss of daylight to Westcott, loss of residential amenity to Westcott, adverse impact on the Conservation Area due to loss of visual separation, visual amenity, terracing effect, and an excessive extension out of keeping with the area. The proposed trees are in unsuitable positions, the extension is too wide, and the proposal is detrimental to the locally listed building and the Conservation Area.

NORTHWOOD HILLS RESIDENTS ASSOCIATION:

The character of this part of Catlin's Lane is known for the detached houses set in large plots. This development would seriously impact the character of the road and set a precedent for other development which we would not wish to see especially as we are not aware that permission has been granted for any other double storey side extensions to other houses nearby. This proposed development would also disrupt the open character of the conservation area. We also note that the side extension would be out of keeping and that the development would give the unwanted perception of the properties being terraced. We ask that this application in the current form be refused.

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL:

Oakwood is situated within the Eastcote Village Conservation Area, and has Locally Listed Building status. The character of this part of Catlin's Lane is known for the detached houses set in large plots giving an open aspect and fine views. To date there have not been any other double storey side extensions erected to the nearby houses.

This proposed development will disrupt the open character of the conservation area. The

proposed changes to doors, windows and render will cause loss of character to the dwelling. The front door is the wooden original and to change to aluminium would not enhance the character of the house.

Likewise with the change to smooth render, the current finish is pebbledash.

The proposed side extension although set back from the building line will be out of keeping with original design of the house. The front elevation with the gable and turret is well proportioned the side addition will destroy that harmony and the character of Oakwood. There is just a 1 metre set back from the boundary with Westcott, this will give a perception of terracing.

The land levels vary greatly Oakwood being considerably higher than Westcott. The proposal is to raise the rear patio area to the same floor level as the house, with five steps down to the garden. This will result in any person standing on the Oakwood patio will be able to look straight over the 6 foot boundary fence into the rear habitable room of Westcott. Screening here is not an answer as that would cause loss of light to the habitable room of Westcott.

The proposed new garage will be set on the boundary with Harewood, there is no indication as to whether this will cause damage to any trees and shrubs on Harewood land. A full tree survey should be requested.

We ask that this application in the current form be refused and a more sympathetic scheme, especially the height of the patio, be put forward.

WARD COUNCILLOR: Requests that the application is considered by the North Planning Committee.

INTERNAL:

URBAN DESIGN AND CONSERVATION OFFICER:

This is an attractive detached house dating from 1904, locally listed within the Eastcote Village Conservation Area. Built in Arts and Craft style, the house is two storeys in rough cast render with tiled roof with a circular bay to front and a tiled roof turret. The building is located opposite St Catherine's Farm which is grade II listed. Any extension should be carefully designed to retain the architectural integrity of the main house, the character and appearance of the conservation area and the setting of the listed building.

To the side, the scheme proposes a two storey extension, set back from the main front elevation of the property and reduced in height. From a conservation point of view, this would appear subordinate to the main house, and as such would not be considered detrimental to the locally listed building, the character and appearance of the conservation area and the setting of the listed building. It is, therefore, acceptable.

To the rear, the scheme proposes single storey extension and part two storey extensions to either side. Whilst extensive, the proposal would retain part of the original elevation, with the attractive stained glass window. Other architectural details such as the tile crease arches over windows would be replicated on the new elevation. From a conservation point of view, this would not be considered detrimental to the architectural integrity of the main building and would be acceptable.

We would, however, query the proposed height of bedroom 4 (closest to the proposed garage). The height of the extension appears to be the same as the main house in side elevation, and much reduced on the rear elevation drawing. From a conservation point of view, reduced height would be more appropriate as it would appear subordinate to the main house.

The scheme also proposes a permanent garage structure to replace a timber shed to the rear. This would be solid in appearance and much larger in size, sitting on the side boundary. Given its position on the boundary, would not be in accordance with the HDAS guidance (paragraph 4.4). It is therefore suggested that the size of the garage is reduced, and the structure is clad in timber, to retain its ancillary and temporary appearance.

CONCLUSION: Extensions acceptable from a conservation point of view. Side elevation and height to bedroom 4 to be corrected. Garage to be revised and reduced in size as suggested above.

TREES AND LANDSCAPE OFFICER:

This site is not covered by a TPO, however, it is within the Eastcote Village Conservation Area. Therefore, all trees on-site are protected by virtue of their location within it.

There is a large ivy-covered tree on the south-eastern corner of the site, which stands at the end of a boundary hedge (mainly Laurel). The hedge provides a good visual screen between this and the neighbouring property (Westcott) and should be retained as part of the scheme. There is also a small Wild Cherry to the rear of the house and a small goat willow close to the proposed garage. Both trees are low value and it is likely that the willow will need to be removed to facilitate the proposed garage. All existing trees on-site should be shown on the plans/landscaping scheme and it should be made clear which are to be retained/removed. Protective fencing should also be shown along the front boundary hedge (approximately 2m away from its northern edge).

Several mature trees were recently removed from the site's frontage and the plans indicate that five new (unspecified) trees will be planted. To avoid overcrowding this area, it would be preferable to plant three medium-sized species of tree.

The plans also show three proposed 'beds' within the parking area, which appear to consist of a small tree surrounded by hedging. However, to incorporate soft landscaping into the proposed scheme, it would be preferable to reduce the size of the parking area and retain some of the existing lawn and/or provide a larger single shrub bed between the proposed parking area and the proposed new trees and existing boundary hedge. All of these matters can be dealt with by condition.

The layout plan shows a large area of car parking within the front garden. This does not appear to conform to HDAS guidelines to retain at least 25% of a front garden soft landscaped. The area of proposed hard landscaping should be reduced in size. This matter can be dealt with by condition.

A landscaping plan should be submitted to cover the following points:

- 1.The boundary (Oakwood/Westcott) hedge should be shown as retained.
- 2.The location of three (rather than five) new trees should be shown at the front of the site. The species (Wild Cherry, Field Maple or Silver Birch) and specification (standard size and short-staked) should be shown.

3.A reduced-size proposed driveway (to conform to HDAS recommendations) should be shown.

OFFICER COMMENT: Amended plans have since been provided to address the comments of the Trees and Urban Design Officers and some of the comments made by objectors. The comment from the Design Officer regarding the height of the rear extension (bedroom 4) has been clarified by the applicant as being correct in the submitted drawings, there are differing eaves levels and ridge heights across the building, but the submitted plans are nevertheless correct. Some of the comments from objectors in relation to drainage are not material considerations in relation to this planning application, although the applicant is aware of the concerns and is proposing a rainwater harvesting system to ensure that such matters are addressed.

4. 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
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main planning issues are the impact of the development on the character of the house and the area in general, and also the impact on the amenities of the adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

The proposed two storey side extension meets with the requirements of the Council's Supplementary Planning Document HDAS: Residential Extensions in that it is set back from the front elevation of the house by 1m and a gap would be retained to the boundary with Westcott that meets the minimum 1m gap required by the Council's Supplementary Planning Document HDAS: Residential Extensions.

The flank wall of Westcott is of no great architectural quality and presents a blank rendered facade to the streetscene. The proposed side extension would help mask this facade, although the gap between buildings would be reduced. However, on balance it is considered that the reduction in the gap between buildings would not be so harmful to the character of the area as to justify a refusal of planning permission.

With regard to the impact on the amenities of the adjoining occupiers, the southern two storey side extension would be in close proximity to Westcott. Given the largely blank facade of Westcott it is considered that there would be no adverse impact on the amenities of the occupiers of that property. There are two obscured glazed windows in the north facing facade of Westcott, serving a landing area utilised by its occupants for telephone calls and internet use and stairs to the top floor. Given that the extension would not protrude beyond the rear elevation of Westcott and given its siting to the south of the development, there would therefore be no significant adverse impact in terms of loss of light, privacy and overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

With regard to the rear patio/terrace area, amended plans have been submitted which result in a greater gap to the adjoining properties, a lowering of the patio area to the same height as the existing patio and opportunities for soft landscaping and fencing in this gap. There would, therefore, be no adverse overlooking or loss of privacy arising from the patio/terrace area.

With regard to the impact on Harewood to the north, there is a greater separation afforded between the two properties, but there are a number of windows facing to the side and rear of that property. Given the separation that exists and that the two storey rear extension would extend 3.5m from that existing it is considered that there would be no adverse harm arising to the amenities of the occupiers of that property.

Amended plans have been received in respect of the proposed garage which bring it 0.5m away from the side boundary. It would therefore accord with the Council's HDAS guidance which seeks to ensure that outbuildings are set away from the boundary so as to not harm the character of the area or be imposing on the adjoining occupiers.

The comments made by residents in respect of flooding, drainage and damp are not in themselves matters for consideration as part of this planning application. Nevertheless the amended plans introduce a greater amount of soft landscaping and the installation of a "rainwater harvesting system" which would assist in such matters. Conditions are recommended requiring details of sustainable urban drainage and landscaping.

The amount of amenity space retained in the rear garden would still be sufficient and appropriate to the extended dwelling in accordance with paragraph 6.18 of the HDAS: Residential Extensions and Policy BE23 of the saved UDP.

The proposed landscaping (as amended) of the front garden would be satisfactory and would include the provision of new trees to replace those that have recently been

removed. It is considered that the setting of the building would be maintained and that there would be no adverse impact arising from the landscaping proposals.

The proposal would replace the existing garage with a larger garage that would be more suited to modern day vehicles than the existing garage. In addition the front driveway would provide sufficient parking for a number of vehicles whilst retaining a significant amount of soft landscaping. This could be controlled by condition if planning permission were to be granted. With respect to car parking arrangements the proposal would therefore be in accordance with Policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 HH-OM1 Development in accordance with Approved Plans

The development, including the retention/re-provision of the existing chimney stacks, shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

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

3 M1 Details/Samples to be Submitted

Notwithstanding the submitted plans and details, 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. The development shall be carried out in accordance with the approved details.

REASON

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

4 HH-RPD1 No Additional Windows or Doors

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

REASON

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

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)

Notwithstanding the submitted plans, 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,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed.

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 SUS5 Sustainable Urban Drainage

Notwithstanding the submitted plans, no development shall take place on site until details of the incorporation of sustainable urban drainage, including any rainwater harvesting

system, have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan (July 2011) Policy 5.12 and PPS25.

INFORMATIVES

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 5.3 (2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

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

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

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

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

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

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

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

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

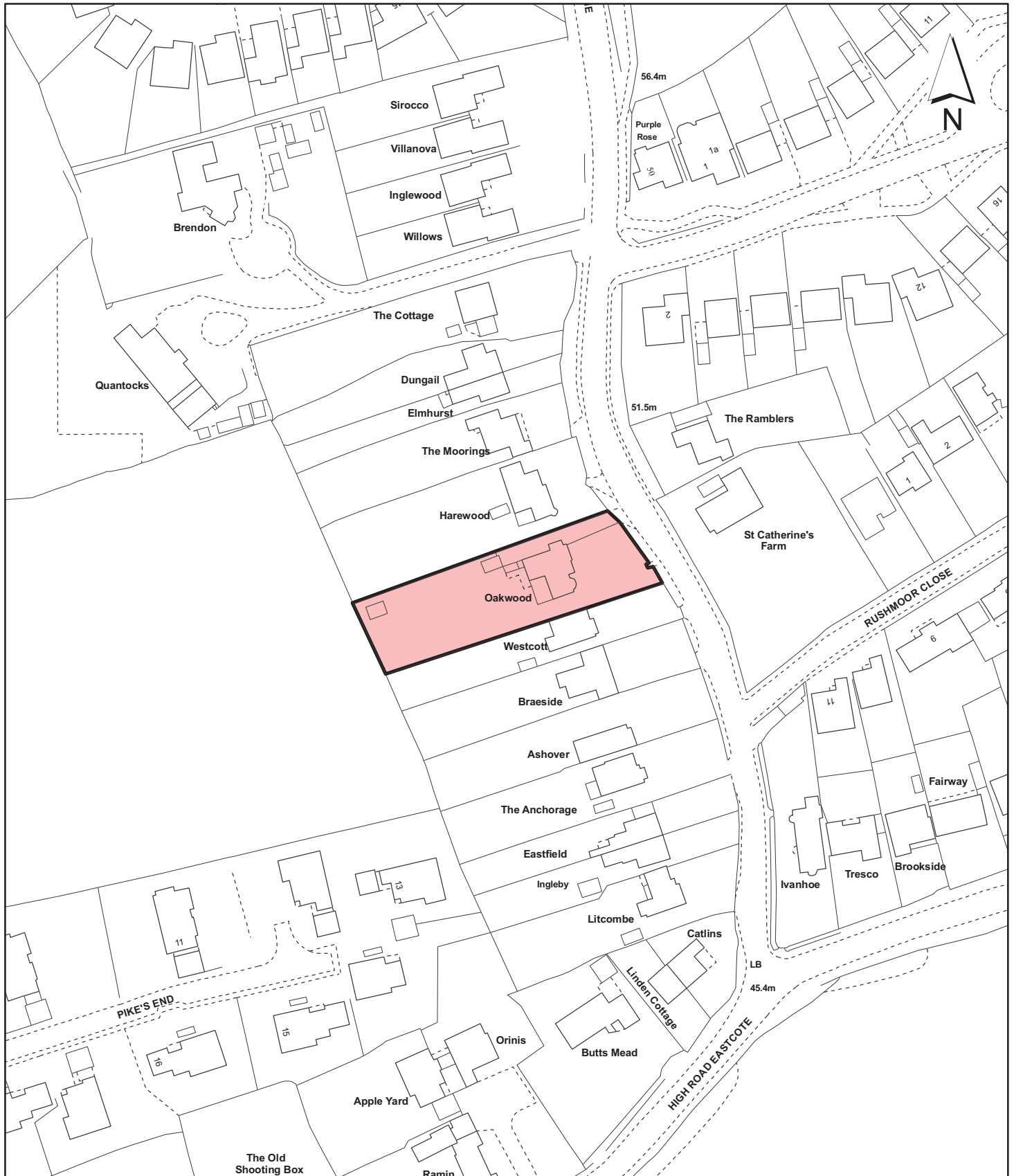
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could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

action being taken under the Highways Act.

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

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Oakwood
Catlins Lane
Pinner**

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

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

Planning Application Ref:

67139/APP/2011/2005

Scale

1:1,250

Planning Committee

North Page 40

Date

**October
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limited pupil numbers at the school to 350 and staff to no more than 40 FTE) to allow for the retention of the current staff numbers (65 full-time equivalent staff)

LBH Ref Nos: 10795/APP/2011/2627

Drawing Nos: 201
202
203
204
Planning, Design and Access Statement, October 2011
200

Date Plans Received: 26/10/2011 **Date(s) of Amendment(s):**

Date Application Valid: 26/10/2011

1. SUMMARY

Members may recall that an earlier application (10795/APP/2009/1560) to retain a single storey extension to the school which is sited within the Green Belt without complying with condition 4 of the original permission dated 21st November 2001 (10795/APP/2001/1600) which limited pupil and staff numbers at the school to 350 and 40 full time equivalent (FTE) respectively so as to allow current numbers of 405 pupils and 65 FTE staff to be retained was refused at the North Planning Committee on 29th April 2010. A subsequent appeal was dismissed. The School has however made a legal challenge to the Inspector's decision which is still pending.

Before the appeal was due to be heard, a further application was submitted with up-dated information (10795/APP/2011/91). This application was due to be considered at a special North Planning Committee meeting on the 9th March 2011, but the School withdrew the application before the committee could consider it.

A breach of condition notice was subsequently served on the 20th September 2011. This was also the subject of judicial review but this has now been quashed.

This application seeks to retain the single storey extension to the school whilst allowing the School to retain the existing 65 FTE compliment of staff only at the School. The School states that plans are in hand to reduce existing pupil numbers.

This application is therefore substantially different from the previous application. Furthermore, Counsel opinion has been obtained and they advise that the determination of this application will not affect the continuing legal effect of the BCN.

The Inspector dismissed the previous appeal due to traffic queuing on Potter Street Hill, which is prejudicial to highway and pedestrian safety and the free flow of traffic.

It is considered that adequate evidence has been submitted by the School to demonstrate that existing staff levels do not materially contribute to these traffic queues which only occur during peak parent pick up and drop off times. It is also noted that there is significant support from the wider community that St John's should be allowed to retain existing staff numbers.

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The total number of pupils at the school shall not exceed 350 and the total number of staff shall not exceed 65 full-time equivalent.

REASON

To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 NONSC Non Standard Condition

The temporary car park/playground adjoining and accessed from Potter Street Hill shall not be used for staff parking.

REASON

In order to comply with the terms of this application in order to ensure that highway and pedestrian safety is not prejudiced, in compliance with policy AM17(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

3 MCD1 Ancillary Uses

The floorspace hereby permitted shall be used only for purposes ancillary to the school and shall not be used by the general public.

REASON

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill, in accordance with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

Within 1 month of the date of this permission, details of covered and secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved provision shall have been implemented on site within 3 months from the date of this permission and thereafter permanently retained.

REASON

To ensure that appropriate cycle parking facilities are provided, in accordance with policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

5 NONSC Non Standard Condition

Within 1 month of the date of this permission, details of the opening and closing times of the shared use playground/parents car park shall be submitted to and agreed in writing by the Local Planning Authority. The temporary car park shall thereafter be made available for car parking by parents in accordance with the approved details.

REASON

To ensure that the temporary car parking is available for appropriate periods during the peak morning drop-off and afternoon pick-up periods to safeguard highway and pedestrian safety, in accordance with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

PPS1	Delivering Sustainable Development
PPG2	Green Belts
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
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
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 7.16	(2011) Green Belt

3. **CONSIDERATIONS**

3.1 Site and Locality

St John's School is located on the western side of Potter Street Hill, near the top of the hill, close to the borough boundaries with the London Borough of Harrow and Three Rivers District Council. It is on a predominantly steeply sloping site between Potter Street Hill and Wieland Road to the west on the adjoining Gatehill Estate, with views over the lower ground to the south looking across a wide area of London.

The school comprises an original house dating from the 1920s, with purpose built school buildings constructed since 1970 sited towards the north of the site on an approximate 1.05 hectare area of relatively flat ground on which all the existing school buildings are sited. The main vehicular access to the school is also taken at this point from Potter Street Hill, with the main access road crossing the site, which links to Wieland Road through an arched entrance building. School buildings front the access road to the north and south, with a hard-surfaced playground/car-park immediately to the north of the main entrance on Potter Street Hill. The extension, the subject of this application is sited behind the buildings which front the northern side of the access road and the western side of the playground/temporary car park.

The extension is well screened from nearby residential properties to the west and Potter Street Hill is densely lined with trees which obscure views of the school from the east. To the north of the site there is one house with a view over the school complex.

Potter Street Hill is blocked to vehicular traffic at its northern end, adjacent to the northern boundary of the school. From its junction with Hillside Road/Potter Street to the south, the road has a footpath along most of its length on the eastern side, with the exception of a 150m long central section.

The school forms part of the Green Belt as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Part of the school grounds to the south also form part of a Nature Conservation Site of Borough Grade II or Local Importance.

3.2 Proposed Scheme

This application seeks to retain a single storey building for use as an additional classroom and assembly area with library for the pre-prep school, together with a first aid room and staff toilet, while allowing 65 full time equivalent staff numbers to be retained at the school, to enable existing staff numbers to be retained.

The building is sited to the rear of the school buildings which front the northern side of the access road and also return to front the playground/temporary car park to the east. The building is single storey and comprises an L-shaped main block, with a maximum width of 10.0m and depth of 18.25m and a maximum roof ridge height of 4.3m and 2.7m eaves height. This building projects by approximately 4.6m further north than the adjoining school building. A 6.6m square, 2.7m high flat roofed link extension provides internal access to the building from the adjoining school buildings abutting the playground/car park to the east. The covered play area is sited to the front of the link extension, within the courtyard formed by the surrounding buildings.

A planning, design and access statement has been prepared in support of the application. This describes the site and the surrounding area. It highlights that the total school site extends to 12.44ha of which 14% is the main developed area, playing fields account for 55% and woodland and nature conservation 31%. It goes on to describe access and

parking arrangements at the School, namely that the main access is from Potter Street Hill and an 'in' and an 'out' arrangement provides access to an area of car parking adjoining Potter Street Hill which has demarcated bays for 53 vehicles which is also used as a playground outside drop-off and pick-up times. It goes on to say that the access leads to the main staff parking area between the main buildings of which there are a total of 50 demarcated spaces with other small areas of parking used by staff that can accommodate a further 17 vehicles. There is also dedicated cycle and motorcycle parking areas and a turning and waiting space for coaches near the entrance.

The statement then describes the planning history on site. It highlights the Statement of Common Ground that was agreed between the School and the Council prior to the opening of the Inquiry when the Council agreed that there was sufficient parking on site for 65 FTE staff. The statement goes on to provide a breakdown of staff at the school and advises it has a complement of 35 teaching staff (34.4 fte), 10 teaching assistants (9.0 fte), 28 non-teaching staff (20.9 fte) to give a total of 73 staff (64.3 fte). It further advises that total staff numbers have been in the order of 60-65fte for approximately 10 years and that when the condition was imposed, it had approximately 60fte total staff and 40fte teaching staff, including teaching classroom assistants. The School therefore consider that the term 'staff' therefore did not include support and administration staff.

The Statement then goes on to advise that it has had 40-45fte teaching staff for the last ten years and currently has a pupil/teaching staff ratio of 1:9 which the School believes to be both the minimum and an acceptable ratio for a preparatory school with this age range. A similar ratio is found at St. Martins (Northwood) and Northwood Preparatory Schools. The statement goes on to advise that it would not be possible to run a school, 40fte total staff and that with a reduction to 350 pupils, at a ratio of 1:9, the School would still require 39fte teaching staff, together with support staff.

The statement goes on to advise that even if the School were able to reduce pupil numbers to 350 as of September 2012, the School, applying the 1:9 ratio would still require 39 teaching staff, ie a maximum reduction of around 6fte. However, in practice, this would not be achievable due to wide range of subjects taught at preparatory schools and use of subject specialist teachers. Only class sizes would reduce. At paragraph 4.10, the Statement advises that even with reduced pupil numbers, the need to maintain and clean the buildings and grounds, provide food, administration and other support would not significantly reduce.

The Assessment then goes on to deal with traffic issues and the impact upon the Green Belt. The assessment then goes on to consider the educational and financial implications of reducing staff numbers.

3.3 Relevant Planning History

Comment on Relevant Planning History

The original application (10795/APP/2001/1600) for the erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet was granted on 21st November 2001. Condition 4 of this application states:

The total number of pupils at the school shall not exceed 350 and the total number of staff shall not exceed 40 full time equivalent.

Reason:

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill.

10795/APP/2009/1560 - Retention of single storey building, without complying with condition 4 which limited pupil and staff numbers to 350 and 40 FTE respectively to enable the school to retain current pupil and staff numbers of 405 pupils and 65 FTE staff - Refused on 13th May 2010 and a subsequent appeal dismissed on 31st May 2011, although this decision is currently subject to judicial review.

10795/APP/2011/91 - Retention of single storey building, without complying with condition 4 which limited pupil and staff numbers to 350 and 40 FTE respectively to enable the school to retain current pupil and staff numbers of 405 pupils and 65 FTE staff - Withdrawn 3rd March 2011.

Other relevant building history at the school:

10795/AJ/91/714 - Erection of a two storey classroom block (including staff facilities) and associated car parking - Approved 29/11/91.

10795/AN/94/972 - Details of scheme of landscaping in compliance with condition 5 of planning permission ref. 10795/AN/94/872 dated 29/11/91 - Approved 23/06/94.

10795/AR/97/436 - Erection of a part two storey, part single storey detached building to provide assembly hall, four new classrooms, music practice rooms and toilets - Approved 10/06/98.

10795/APP/2009/199 - Erection of a two storey extension to existing junior school block to provide new teaching spaces and associated staff, toilet and cloakroom facilities, and erection of a single storey to dining hall/kitchen facilities to provide new storage and catering staff welfare facilities - Refused 06/04/09.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|---|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.31 | To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps. |

Part 2 Policies:

- | | |
|------|--|
| PPS1 | Delivering Sustainable Development |
| PPG2 | Green Belts |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of buildings |

EC2	Nature conservation considerations and ecological assessments
BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
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
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th November 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

128 neighbouring properties consulted, the application has been advertised as not being in accordance with the provisions of the development plan and two notices have been displayed on site. Individual responses have been received from 326 neighbours and interested persons, of which 8 object and 318 support the proposal. A total of 34 petitions have also been submitted, which includes an on line petition and 4 'petitions' which only have 19 signatures. These all support the proposal. The 'paper' petitions have a total of 1,013 signatories which increases to 1,089 with the 4 'petitions' with 19 signatures. The total figure rises to 3,009 with the on line petition.

The first petition in support has 104 signatories. Although no reason given on the petition, the covering letter states:

'The 104 undersigned are residents of the London Borough of Hillingdon, living close to the St John's School, Northwood site on the Gatehill Farm Estate. We support the School's planning application 10795/APP/2011/2627.

This application is a reasonable move to confirm the School's staffing numbers with regard to the total full-time equivalent (FTE) staff. We note the following:

* That this application is an open and transparent move to clarify total staff numbers, rather than

limiting such recognition to teachers only.

- * This application is not an attempt to increase the overall staff body above its current number.
- * This application is not an attempt to alter the footprint of the School's existing buildings and that the School is on record as having no such intention.
- * The School has contacted local residents to explain its reasons for making this planning application.
- * The original condition laid out by LB Hillingdon in 2001 did not distinguish between teaching staff and total staff. The School has provided evidence that the original condition was intended to refer only to teaching staff, not all staff.
- * Teaching and non-teaching staff numbers remain in line with those provided by the school in 2001.
- * Not all teachers drive to the School and those that do arrive and depart at different times to the pupils. Staff do not, therefore, contribute to traffic congestion in the surrounding area.
- * St John's is simply seeking to provide staff numbers in line with comparable local schools, as evidenced in their application.

We therefore petition the members of the North Planning Committee to give consent to this application.'

A further set of 17 petitions have a total of 520 signatories. If 2 'petitions', both with 19 signatories are included, this increases to 558. The petitions all state:

'The undersigned are either residents of the Borough of Hillingdon, or parents of pupils being educated at St John's School, Northwood. We support the School's planning application 10795/APP/2011/2627.

This application is a reasonable move to confirm the School's staffing numbers with regard to the total full-time equivalent (fte) staff. We note the following:

- * That this application is an open and transparent move to clarify total staff numbers, rather than limiting such recognition to teachers only.
- * This application is not an attempt to increase the overall staff body above its current number.
- * This application is not an attempt to alter the footprint of the School's existing buildings and that the School is on record as having no such intention.
- * The School has contacted local residents to explain its reasons for making this planning application.
- * The original condition laid out by LB Hillingdon in 2001 did not distinguish between teaching staff and total staff. The School has provided evidence that the original condition was intended to refer only to teaching staff, not all staff.
- * Teaching and non-teaching staff numbers remain in line with those provided by the school in 2001.
- * Not all teachers drive to the School and those that do arrive and depart at different times to the pupils. Staff do not, therefore, contribute to traffic congestion in the surrounding area.
- * St John's is simply seeking to provide staff numbers in line with comparable local schools, as evidenced in their application.

We therefore petition the members of the North Planning Committee to give consent to this application.'

A further set of 6 petitions have been received with 3 x 20, 22, 29 and 47 signatories. Another 'petition' has 19 signatories. These all state:

'We, the staff at St John's School, Northwood, are under threat of losing teaching and non-teaching staff. A Council decision will be made in the next few days in which a number of us may lose our

jobs.

The main issue is that the Council feel that staff numbers have added to the traffic congestion on Potter Street Hill, which has caused a few local residents to complain.

We disagree with this because of the following points:

- * Most of the staff at the school do not use Potter Street Hill and therefore do not add to the congestion at all.
- * The vast majority of full-time teaching staff arrive well before the parents, and leave long after the end of the school day.
- * Parking is provided for all staff on the school premises, away from any parental traffic zones.
- * Some staff actually live on the school premises or are close enough to walk.
- * Teaching and non-teaching staff numbers have remained in line with those provided by the school in 2001.
- * St John's is simply seeking to maintain the current staff numbers in line with comparable local schools.

Without the current staff numbers, our school cannot continue to thrive and provide the boys with the opportunities to grow and develop into responsible members of the community. In the words of the latest ISI Report (Independent Schools Inspectorate Report): Boys.....in discussion with Inspectors.....were overwhelmingly supportive of their school.'

A further group of 4 petitions have been submitted with 64, 48, 20 and 30 signatories. Another 'petition' had 19 signatories. They all state:

'We support the School's planning application 10795/APP/2011/2627.

This application is a reasonable move to confirm the School's staffing numbers with regard to the total full-time equivalent (fte) staff. We note the following:

- * That this application is an open and transparent move to clarify total staff numbers, rather than limiting such recognition to teachers only.
- * This application is not an attempt to increase the overall staff body above its current number.
- * This application is not an attempt to alter the footprint of the School's existing buildings and that the School is on record as having no such intention.
- * The School has contacted local residents to explain its reasons for making this planning application.
- * The original condition laid out by LB Hillingdon in 2001 did not distinguish between teaching staff and total staff. The School has provided evidence that the original condition was intended to refer only to teaching staff, not all staff.
- * Teaching and non-teaching staff numbers remain in line with those provided by the school in 2001.
- * Not all teachers drive to the School and those that do arrive and depart at different times to the pupils. Staff do not, therefore, contribute to traffic congestion in the surrounding area.
- * St John's is simply seeking to provide staff numbers in line with comparable local schools, as evidenced in their application.

We therefore petition the members of the North Planning Committee to give consent to this application.'

Another petition was signed by 69 pupils at the School. This states:

'The undersigned are pupils of St John's School and as such are educated in the Borough of

Hillingdon. We support the School's planning application 10795/APP/2011/2627.

This application is a reasonable move to confirm the School's staffing numbers with regard to the total full-time equivalent (fte) staff. We note the following:

- * That this application is a move to clarify total staff numbers.
- * This application is not an attempt to increase the overall staff numbers.
- * The original planning condition laid out by London Borough of Hillingdon in 2001 did not distinguish between teaching and non-teaching staff.
- * It is our understanding that the original planning condition laid out in 2001 intended to limit teaching staff numbers and did not include non-teaching support staff.

We therefore petition the members of the North Planning Committee to give consent to this application.'

The on line petition has 1,920 signatories. This states:

'We, the staff at St John's School, Northwood, are under threat of losing teaching and non-teaching staff. A Council decision will be made in the next few days in which a number of us may lose our jobs.

The main issue is that the Council feel that staff numbers have added to the traffic congestion on Potter Street Hill, which has caused a few local residents to complain.

We disagree with this because of the following points:

- * Most of the staff at the school do not use Potter Street Hill and therefore do not add to the congestion at all.
- * The vast majority of full-time teaching staff arrive well before the parents, and leave long after the end of the school day.
- * Parking is provided for all staff on the school premises, away from any parental traffic zones.
- * Some staff actually live on the school premises or are close enough to walk.
- * Teaching and non-teaching staff numbers have remained in line with those provided by the school in 2001.
- * St John's is simply seeking to maintain the current staff numbers in line with comparable local schools.

Without the current staff numbers, our school cannot continue to thrive and provide the boys with the opportunities to grow and develop into responsible members of the community. In the words of the latest ISI Report (Independent Schools Inspectorate Report): Boys.....in discussion with Inspectors.....were overwhelmingly supportive of their school.'

Individual Responses

Objection comments:

- (i) The description of the development is wrong - it states the original application was dated 21/11/2011 which should read 21/11/2001,
- (ii) This application is vexatious and frivolous, the subject matter has already been considered by the Council and ultimately rejected by the Planning Inspectorate,
- (iii) Application contravenes the Breach of Condition notice that has been served,
- (iv) Potter Street Hill is narrow, steep and winding which is totally unsuited to the level of traffic that the school generates which includes multiple trips by school coaches on a daily basis. Traffic is chaotic and dangerous and results in around 40 cars queuing on a daily basis which blocks the

road. This results in conflict with residents and pedestrians, with drivers being rude and threatening with the hooting horns trying to get parked vehicles and pedestrians off the road when parked cars and the lack pavement space gives them no alternative. The intervention of the Headmaster and the school caretaker has had no/little impact. There has been a number of accidents recently, and on one occasion, an emergency vehicle could not gain access unimpeded. Staff are contributing to traffic congestion and this is having a material impact on highway and pedestrian safety which was upheld by the Planning Inspectorate. (photographs showing traffic have been submitted),

(v) School is placing traffic cones on the highway in an attempt to manage the very significant traffic congestion which is not their remit or responsibility and further narrows the road (photograph supplied),

(vi) Refute school's claim that there is adequate parking on site. The parking fails to meet the Council's adopted standards in terms of marking of spaces, bay sizes, manoeuvring space and disabled spaces, suggesting site/use is overcrowded and resulting in many staff and visitors having to park for long periods on Potter Street Hill,

(vii) School does not meet standards for cycle parking spaces. There should be at least 100 at the School. Both the School and LPA can not continue to ignore this requirement,

(viii) Staff are more likely to drive to school so incidence of roads usage and parking problems likely to be higher,

(ix) The increase in full time equivalent staff is very significant, 40 to 65 equals an increase of 63%. However, real increase is more as many staff are part time. In recent Financial Audit accounts, school had a total of 81 staff, hence new staffing level is plus 81%,

(x) Staff also add to congestion. There are over 80 staff currently at the School and a reduction in staff numbers to 40FTE would almost halve journeys by staff and thus reduce traffic congestion and improve vehicular and pedestrian safety,

(xi) In paragraph 4.4, School claims a pupil:teaching staff ratio of 9:1 is regarded as a minimum and acceptable ratio but by whom? They only provide comparables with 2 other independent schools and jump to conclusion that can not operate at higher ratios. By contrast, the Education Review Trust in a recent court case based on much larger sample size showed that the average ratio in private schools was 11.2 and in state schools it was 21.3 (compared to an OECD average of 23.7). The ratio is 26.2:1 in state maintained primary schools and 20.9:1 in secondary schools. Even if we were to accept a 'minimum' desirable ratio of 11.2 (which we do not), this would mean a necessary staff compliment of 31.25 FTE teachers. This compares with current teaching staff at School of 43.4 FTE teachers. A reduction of 12.15 teaching staff is easily possible to reach average ratios in the independent sector and as an average, there must be many independent schools operating with much higher ratios. For instance, independent schools in Bury had ratio of almost 20:1 in 2006, Gateshead has 14.3:1 and Portsmouth 14:1,

(xii) With 350 pupils and 40 FTE staff, staff ratio is 9:1. Most independent schools operate comfortably on 9:1. This application would be for ratio of 5:1, nearly double that of comparable independent schools so the school's argument that they can not operate with fewer teachers is false,

(xiii) Clear from reading the original files that the condition limiting numbers was so fundamental that without it, permission would not of been granted,

(xiv) Permission effectively limits total numbers at the school to 390 people. Whether the numbers comprise pupils or staff is not a planning matter - the total number of people on site is the relevant planning point. If for operational reasons, the school considers that it cannot operate with less than 65 staff, then it can still comply with the condition by reducing by a corresponding amount the number of pupils,

(xv) Refute school's contention in paragraph 1.3 of the Planning, Design and Access Statement that "neither the Council nor the Planning Inspector at the planning appeal raised specific objections to the retention of the staff numbers". Both did and ultimately rejected the school's application which specifically included an application to retain staff numbers,

(xvi) Object to the schools contention at paragraph 1.4 regarding meaning of staff. Staff can only have one meaning, ie all people working at the school. Any other interpretation is meaningless. Whether staff are teachers or other staff is not a material planning consideration but an operational

issue for the school. Headmaster at the time of original permission referred to 32 full time and 13 part time staff which includes non-teaching staff,

(xvii) Staff numbers submitted by the School are not reliable, repeating the false and misleading statements made by the school in earlier applications. Numbers currently submitted with the application do not tally with other independent sources. For example, the Charities Commission report 60 staff. On the other hand, statutory accounts filed by the School declare 81 staff for 2009 and 80 for 2010. In the schedule provided by the School in 6.10, there are 73 staff,

(xviii) Refute school's claim at 1.5 that it cannot operate with 40 FTE staff in total even if pupil numbers reduce to 350. School operated adequately in the past with fewer staff so to argue now that this can not be done is disingenuous. No evidence has been submitted to support school's claim that "the educational and economical damage arising from forcing the school to reduce staff could make the school incapable of operation altogether. Quality of education influenced by many factors and not just teacher:pupil ratio,

(xix) Staff reductions could include non-teaching staff which would have negligible effect on quality of teaching at the School. In 6.10, the School has given a breakdown of 35 teachers, which if all were to be retained would give a teacher:pupil ratio of 1:10 following the reduction in pupils to 350. School states that there are 21 FTE non-teaching staff comprising 28 individuals with 10 teaching assistants, 2 administrative staff, 7 cleaners, 8 catering staff, 2 maintenance, 4 grounds, 2 IT and 2 DT & art staff. Teaching assistants are not qualified teachers so a reduction of 25 FTE could easily be achieved from these categories of staff by for example outsourcing the cleaning and made out of hours, not serving or reducing choice of hot meals etc.,

(xx) Research suggests that average fees in independent schools rose by more than 40% since 2003 and that class sizes in some schools must increase to keep fees under control and secure the future of the school, fuelling need for lower pupil/teaching ratios. Otherwise, higher costs would mean some schools are pricing themselves out of the market,

(xxi) State sector harmed by loss of experienced teachers to the private sector. Private schools also increasingly take on newly qualified teachers, thus reducing supply available to state sector (private sector took nearly 8% of newly qualified teachers in 2006). Independent sector employs approximately 13% of teachers but teaches only 7% of children. Retaining higher teacher numbers at a 5:1 ratio is against the public interest. There is a shortage of good teachers, particularly in certain subjects where private schools can use premium pay to attract staff. Teacher reduction here would benefit the wider community,

(xxii) Teachers are trained at the taxpayer's expense so that smaller teacher numbers would reduce the state subsidy as the private sector does not train or give experience to teachers themselves. This would reduce the state subsidy already going to this enormously wealthy private school,

(xxiii) School have previously insisted they could not afford to run with fewer pupils. The reduction in pupil numbers without a corresponding reduction in staff numbers could threaten financial viability of the School and result in pressure for School to maintain pupil numbers,

(xxiv) School has an appalling record of breaching planning conditions. There is legal precedent to suggest that school should not benefit from these breaches,

(xxv) The school seeking to remove the condition now is clearly incorrect. The application should be rejected on legal grounds,

(xxvi) It would appear from school records that increase in pupil numbers did not lead to rise in staff numbers and they never had any intention of complying with the condition,

(xxvii) To date, have not received notification of the application and various notices give different dates for receipt of responses,

(xxviii) Refute assertions made by School in Paragraph 4.9 that a reduction in pupils would not reduce the number of classes and lessons to be taught. School could consider moving nursery to Merchant Taylors site as was their original plan in 2002 and/or limit pupils to 11 yrs old with 12 and 13 year old boys being educated elsewhere (again, possibly Merchant Taylors) which could reduce teacher numbers,

(xxix) Charities Commission is challenging the charitable status of all independent schools. In reality, this is a profit making organisation that seeks to maximise profits at the expense of planning

principles and guidelines,

(xxx) What section has this application been made,

(xxxii) Errors in application regarding the description of the site. The site itself is Grade II Importance and the adjoining Potter Street Hill golf estate is a conservation area,

(xxxiii) Applicant has previously admitted there are 17 informal car parking spaces which presumably means they do not have permission, which are inappropriate within the Green Belt and contrary to policies and objectives of the UDP which seek to reduce and manage additional demand for movement and RPG3 which sets maximum levels of car parking. On a previous application, Highway Engineer clearly questions whether the overspill parking has planning consent and this has not been confirmed,

(xxxiv) Overspill parking at both peak and non-peak times suggesting that this may be due to some staff parking on Potter Street Hill, resulting in pedestrian and highway safety issues,

(xxxv) Education is an important consideration and whilst there are some benefits enjoyed by a few pupils from the independent sector, these are in the main limited to a mainly privileged upper middle class and rich families. Data from School's own travel plan shows the vast majority of pupils who attend St John's come from outside Hillingdon and the vast majority travel by car as there is no public transport to this site,

(xxxvi) From a simple mathematical perspective, 40 staff out of 390 (350 pupils plus 40 staff) represents 10% of the journeys attributable to staff which contradicts the School's unfounded assertion at Paragraph 6.15 that staff account for only 6.6% of traffic movements. If instead there were 65 staff, the percentage of car journeys attributable to staff would be 65 out of 415 (350 pupils plus 65 staff) or 15.7%. This is a significant increase so the impact of staff numbers on Green Belt and traffic generation is large and significant and reduction in 25 FTE staff numbers would have a significant and beneficial reduction of at least 200 car journeys to this site each week,

(xxxvii) Do not agree with School's view expressed at 6.23 that the parking does not amount to inappropriate development. Despite building being immune from enforcement, the application still has to be considered afresh as a whole, (including the building) and the fact that the building is now immune from enforcement should not weigh in favour of the applicant,

(xxxviii) This is inappropriate development in terms of PPG2 and no very special circumstances exist to justify the development. Schools no longer enjoy any preferential treatment in PPG2 terms. School is too big for the site and represents overdevelopment in the Green Belt. Additional informal car parking spaces are one example. A proper interpretation of the guidelines in PPG2 and leading case law shows that any development that has an impact on adjoining neighbourhoods is a material planning matter,

(xxxix) Council's policy is not to rely on privately run facilities to secure the educational facilities required in the locality. In any event, there are surplus spaces in the state schools which have additional capacity of over 8%,

(xl) Education Review Group state that independent schools have changed and become ever less charitable with each passing decade. Many independent schools originally established to educate poor boys and girls prior to the creation of the state education system,

(xli) Applicants claims about bursaries is questioned as these should be to meet a charitable need. Of the 7 bursaries given, no details are given and whilst School claim 5% of gross fee income is set aside for bursaries, in most cases, class sizes could be increased by 1 or 2 pupils for minimal cash cost,

(xlii) School has drifted from its charitable mission. Building of golf course is a case in point. Main reason for improving facilities is to compete for pupils from affluent families,

(xliii) Education seen as an essential tool in tackling inequality and enabling social mobility, but structures and dynamics of educational systems can inhibit and prevent social mobility. Independent schools create cycle of advantage, reinforcing inequalities across generations, thus impeding social mobility. Any institutional structure that encourages the separation of committed, able or socially/ economically advantaged pupils from their peer group causes a risk of harm to the majority of children who remain at other schools. The UK's fragmented education system has been described as 'educational apartheid,'

(xliv) Private sector targets pupils with particular aptitude, whether academic, in music or sports,

thwarting the development of school specialisms and centres of excellence in the state sector. This has a positive effect on the school's reputation through league tables and other mechanisms, allowing them to 'compete' more successfully for fee-paying pupils,

(xxxxiv) There is a shortage of good teachers and therefore the majority of the staff would easily find alternative employment,

(xxxxv) The 2010 audited accounts for the School shows total employee costs of approx. £2.6m for 80 staff (57 full time and 23 part-time). A reduction of 55 pupils will income of circa £600,000 per annum and a reduction of 25 FTE staff will reduce costs of a similar magnitude

(xxxxvi) School, threatening potential closure if it is to reduce staff numbers is a fallacy - the School, even with lower pupil numbers is a very profitable business and will continue to thrive once it grasps that it has to comply with the law and reduce both pupil and staff numbers,

(xxxxvii) This is greed and School is never going to be satisfied,

(xxxxviii) Traffic congestion on Potter Street Hill is putting off potential buyers,

(ii) School's stated hours of opening are 07:30 to 18:00 hours, Mondays to Fridays and occasional use on Saturdays, till 13:00, but school gates open well before 07:00 for large food lorry to deliver at around 06:45, parents start arriving well before 07:30 to drop off children, cars still arrive well past 18:00 and school is used on Sundays from 09:00 to 13:00 hours, teachers known to work till 23:00, school clubs finish after 21:00. This unlawful activity is causing additional noise and general disturbance to residents,

(i) Higher pupil and staff numbers has led to generation of other activities such as plays, concerts, sports matches, holiday camps etc. which has led to additional traffic, disruption and detriment to the residential amenities of residents on Potter Street Hill. Cars also park at such times on Gatehill Estate,

(ii) An unlawful building has been erected by the School, which is again evidence of the intensification of the use due to pressure from higher staff numbers,

(iii) School has lost its S288 action in the High Court. This has confirmed at highest level of legal authority that staff numbers means all staff employed at the school and not just teachers as the School argued and upheld Planning Appeal Inspectorates conclusions that traffic and safety considerations were very relevant and Council was right to strike the balance in favour of public interest, thus High Court has supported the view of the need for total reduction in numbers for safety reasons - strongly urge refusal of this application,

(liii) School has sent round a circular urging parents to write in and guiding them on what to say. The letter is misleading as the facts are incorrect and response should be discounted,

(liv) Signage has been erected at rear entrance,

Supporting comments

(i) School is a business and does not employ staff unnecessarily and needs current staff levels for high quality education and pastoral care, together with grounds and building maintenance, catering, administration and other vital services. The need for non-teaching staff is often independent of pupil numbers. Even reducing to 350 pupils, School could not operate successfully with 40% less fte staff which would reduce the high standards of educational achievement and could put the School's very existence in jeopardy which is foolish and irresponsible.

(ii) If school did have to lose ground and maintenance staff, no doubt some residents would object when school became tired and unkempt,

(iii) FTE is not a useful measure as could have alot more staff working less hours in the day which could dramatically increase traffic,

(iv) Proposed staff to pupil ratio with 40 fte teaching staff and 350 pupils would be 1:9, commensurate with ratios found at other local schools with similar pupil numbers. Harlyn Primary School for instance, is a Hillingdon school and has 62 staff for 369 pupils,

(v) Planning application not seeking to increase staff above their present figure, just continue current levels which have been similar since 2001 when the original condition imposed,

(vi) There appears to have been confusion over meaning of staff as inconceivable that Council would have allowed building to go ahead in 2001 whilst attaching this condition and then not taking

remedial action to reduce staff numbers by 40% to ensure compliance. Not surprising the view was taken that the 40 fte only applied to staff numbers. This could be seen as estopping the Council from enforcing,

(vii) School could not have operated with a 40 fte staff compliment back then. Why seek change now when school operated before and some 8 years after the 2001 permission with similar staff numbers with no problems/complaints.

(viii) Current footprint or format of the School will not be changed,

(ix) Many of staff, possibly as much as 50%, do not use Potter Street Hill entrance. Also, vast majority of staff arrive and depart the school at different times of the day than the pupils, with teachers contractually obliged to be at the school when pupils are. Some staff walk/cycle to school, others car share and 5 live on site. There is also sufficient parking within the school grounds. School staff therefore do not contribute to congestion or park on Potter Street Hill and reducing staff numbers will not alleviate queues (photographs supplied),

(x) School staggers pupil drop off and pick up times, with older boys starting earlier and leaving later to ease congestion and ensure car park is fully utilised by parents. There are also many well attended extra curricular activities,

(xi) Reduction in 25 staff would not be significant in terms of alleviating traffic congestion,

(xii) St John's is an excellent school and has been an asset to the Northwood community for more than 50 years which it has and continues to support in many ways from excellent education, turning out capable and well behaved boys, employment in the local area and charitable works, such as raising funds (some £136,900 over last 9 years), working links to local elderly care home and special needs school and helping out at community events. Vital to School, community and reputation of area that application is passed,

(xiii) Reduction of pupil and staff numbers at the school will greatly increase pressure on local state and/or independent schools, including their special needs provision, which are often very pressurised at present. Traffic congestion will also increase at these sites, thereby not solving problem, just shifting it elsewhere. The Council has gone on record to state that there is a shortage of primary school places in the Borough. Alternative staff and pupil places need to be provided by the Council, including those for the more vulnerable for all those displaced,

(xiv) St John's is arguably the best Preparatory school in the county, possibly the country and received an outstanding Ofsted report last year. It is heavily oversubscribed' indicating support it enjoys in the wider community. The high pupil:staff ratio and commitment of all the staff are the drivers of this success,

(xv) St John's is completely independent and requires no support from the Council,

(xvi) In times of economic difficulty with 2 million out of work, it is incredulous that cutting 25 jobs is even being considered, together with the unnecessarily anxiety that this causes. To put any member of staff out of work because of this issue would be a travesty of justice. Older and more experienced staff will find it harder to find new jobs when cheaper to employ younger teachers. This is not a good use of planning powers which will reflect badly on Hillingdon - both locally and nationally,

(xvii) Reduction in staff/pupil numbers is excessive when alternative solutions could tackle the limited congestion, such as car pooling. Some parents are willing to set up car pools, whereby one parent picks up 3 or 4 boys each day, thereby reducing amount of traffic,

(xviii) The School may not have handled the overall situation very well, but consequences of refusing application need to be considered very carefully and hopefully common sense will prevail at the next meeting,

(xix) Reduction of pupil and staff numbers could be extremely disruptive for all concerned, including reduction in academic performance at school which has taken years to build up and a detrimental impact on pupil's education, both those retained and displaced which is paramount. Human rights of staff and pupils need to be considered. Pupil numbers should only be reduced if schooling of existing pupils is not affected and adjustments happen on reasonable time frame,

(xx) This is a planning debacle wasting much time and resources which is shocking when there is only a small but vocal number of ill-informed and irresponsible local residents who oppose the school's application as compared to the vast majority who fully support the school,

(xxi) Traffic in recent months has been made significantly worse by cars/vans/skips parked/positioned outside houses on Potter Street Hill, despite these properties having ample parking on their large empty drives, which disrupts the normal two-way traffic flow. It would appear that much of this could be deliberate and orchestrated to exacerbate the problem, as cars do not park on the road so frequently during school holidays, some residents have been seen moving their cars onto the road just before peak times and instruct visiting trades people to park on road. The few people complaining are contributing to problems and then photographing the results for own personal ends,

(xxii) Unlike most schools, there are no parking restrictions outside school which would prevent parking on the road near the school entrance,

(xxiii) Unless residents decide to park outside their houses, there is only congestion coming up the hill to get into the School, leaving the side of the road adjoining the houses clear so residents are not obstructed,

(xxiv) Very many examples where buildings in breach of planning conditions and/or without consent, in particular the extensive use of sheds as living accommodation where breaches cause far greater harm for those living in these areas. Have rarely seen such heavy handed enforcement action as that being taken here,

(xxv) Reduction of pupil numbers which the School has undertaken to do will be sufficient to reduce traffic on Potter Street Hill,

(xxvi) Council is prejudiced against fee paying schools. If Council secretly trying to close the school, should be honest and say so,

(xxvii) School has well maintained grounds due to ground staff that enhance the character of the area and amenity of adjoining properties. St John's has not tried to overcrowd its grounds and has plenty of fields, woodland, ponds and has just planted 400 trees so cares about its environment, surrounding community and benefits the area,

(xxviii) School, as of last year, has won awards for their work undertaken through the School Travel Plan putting various strategies into place to improve traffic flow and will continue to work with residents to alleviate traffic problems. It has also set up an eco-council with pupils to reduce use of the car and encourage alternatives means of getting to School,

(xxix) Schools, like all successful enterprises, will grow and population growth increases the need for schools places and staff numbers. The school probably existed before the majority of the residents arrived so that residents should have been aware that a school operated in the area which was likely to expand when they bought their properties. Houses adjoining schools are often discounted to reflect any inconvenience from school traffic,

(xxx) If every objection/complaint against a school or hospital in Hillingdon taken so seriously would set dangerous precedent and most schools and hospitals would have ceased to exist,

(xxxi) Properties on Potter Street Hill are large and residents here should not be given special treatment. If they do not like the current situation they can easily afford to move,

(xxxii) Vast majority of parents at the school struggle to pay the school fees and can only manage this by sacrificing bigger homes, holidays etc.

(xxxiii) As local residents living close to the school, do not have any issues with traffic or other activities at the school and this fine establishment has a very positive impact on the area,

(xxxiv) London is crowded and there are traffic problems almost everywhere associated with the school run. Compared with other schools in the area, such as Northwood School, Pinner Wood School, Hillside Primary School, Newnham Infant & Junior Schools, Northwood College, St Helens and St Martin's, St John's is a small school which benefits from a parents car park, the traffic is much less than surrounding schools and generally flows relatively freely and has a very minimal impact on Potter Street Hill. Safety record of St John's is also exemplary, unlike other schools where there have been serious accidents and fatalities. Residents on Potter Street Hill are being petty and are overreacting,

(xxxv) As Potter Street Hill is a cul-de-sac, traffic does not affect the wider traffic flow in the area,

(xxxvi) Lack of a continuous footpath on Potter Street Hill is more dangerous than the amount of traffic using it,

(xxxvii) Council's planning officers supported previous application,

(xxxviii) Improving the quality of education is a primary policy of both central and local governments. Current social make-up needs to be strengthened and reduction of numbers at the school goes against the Coalition Government's vision of the 'Big Society',

(xxxix) Condition restricting pupil and staff numbers should never have been applied in the first instance. Other schools do not have such restrictions, even those that cause more traffic congestion such as Haydon School. Council should not be discriminatory,

(xxxx) Drop off and collection at the school is a smooth process since the practical measures taken by the school,

(xxxxi) Reducing staff numbers may increase sub-contracting at the site which may increase traffic,

(xxxxii) The Council's failure to act on the breach of the 2001 permission for such a considerable length of time is a strong argument in favour of the school on the current application,

(xxxxiii) During school holidays, ie 15 weeks a year, no traffic on Potter Street Hill,

(xxxxiv) If ceased to be a school, site would be re-developed and this could generate more traffic,

(xxxxv) Queues on Potter Street Hill at Peak times often due to a number of contributory factors, including resident's delivery vans, resident's parking on road and refuse collections,

(xxxxvi) Many people move to area because of St John's School and this a big selling point for local properties,

(xxxxvii) Parents and School ensure that disturbance to residents is kept to a minimum

(xxxxviii) A few local residents have an axe to grind with headmaster and bursar,

(ii) St Johns has been very accommodating so that I can teach and also care for my disabled sons. If made redundant would not be able to find alternative employer prepared to offer same working conditions and concessions so likely that would not be able to afford the mortgage on my house which has been specially adapted to meet the needs of disabled son,

(i) School is already taking steps to reduce pupil numbers

(ii) At the recent planning appeal, the Inspector agreed, as did the Council, that there is sufficient parking within the site for the current numbers of staff,

(iii) Potter Street Hill used to be a through road leading to Watford but is now a cul de sac, so the daily volume of traffic has in any case been greatly reduced,

(iiii) As a teacher that lives on site, could loss my accommodation, not just my job,

(iv) Over the years, have had nothing but praise for Hillingdon Council, but now its judgement has to be seriously questioned,

(v) Urge the Council to reconsider the BCN served on the School,

(vi) Council and Government should be investing in better road infrastructure to support institutions like St John's and not seek to curtail their investment,

(vii) The objections of a few residents to short-lived traffic queues on Potter Street Hill does not come close to providing adequate justification to loss 25 jobs,

(viii) As a member of the Pinner Hill Residents' Association, I do not agree with the Association supporting the few residents on Potter Street Hill who object to this application,

(ix) Many compromises could be reached, such as moving nursery back off site - 80 less cars up and down Potter Street Hill, 20 less children and at least 3 less staff, increasing size of existing School car park or converting one of sports grounds at the lower end of Potter Street Hill into a drop-off car park so that older boys can walk up a safe path, reducing traffic on Potter Street Hill,

(x) Council Plan states it wants 'a borough of learning and culture'

(xi) Bad enough that 40 potential pupils will be denied the opportunity of attending this school. Any reduction in staff numbers and resultant loss of pupils would have a massive impact on local businesses,

(xii) Council should ensure footpath the whole length of Potter Street Hill is provided, install zebra crossing, provide bus routes, no parking zones and roads are gritted so people can walk safely before considering this draconian measure of making 25 people redundant

(xiii) All residential building over last 10 years would have placed additional pressure on local schools. How can the Council be so liberal with the granting of permission for new housing which adds to congestion on the one hand, whilst seeking to enforce the BCN which is clearly against the interests of the wider community,

(xiv) Decision could affect 1,000 voters directly for the claimed benefit of only a few,

- (I xv) Most working people will have left before the morning congestion and return after the evening congestion,
- (I xvi) Living within 150 yards of the School and using Potter Street Hill at all times of the day, there is no traffic queuing on the approach to the School other than when residents have deliberately parked a car or positioned a skip,
- (I xvii) Tried to access original 2001 planning file but only available by post so would not receive it until too late,
- (I xviii) Why has Council wasted good money taking this to court when on three icy mornings, my road is ungritted?
- (I xix) Huge percentage of boys from St John's go on to many great schools high in the top 100 schools in England,
- (I xx) As regards Grammar Schools, Government has plans to prevent local authorities retaining control over their expansion and will allow them to expand and take on extra pupils after ministers abandoned plans to let hostile local parents object as the number of places in a school are best determined by the schools themselves,
- (I xxi) Concerned about changes to speaking rights at committee,
- (I xxii) Not all responses have been logged at the Council,
- (I xxiii) Education is dynamic and constantly changing and staffing levels need to be flexible,
- (I xxiv) As Headmaster of Orley Farm School, I can advise that staffing levels sought are not excessive,
- (I xxv) Pinner Hill Residents' Association Code of Conduct clearly states that residents should not leave their cars or skips on the road,
- (I xxvi) St John's School, through the Merchant Taylor's Educational Trust provides indirect support to the Harefield Academy through substantial financial contributions and guidance,
- (I xxvii) Staff have been harassed by objectors to the School's application.

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

Northwood Residents' Association: No response

Northwood Hills Residents' Association: No response

Northwood (Gatehill) Residents' Association: No response

Pinner Hill Residents' Association:

The Pinner Hill Residents' Association (PHRA) represents the interests and views of residents of the Pinner Hill Estate. Some residents in both Park View Road and Potter Street Hill have expressed concerns that any expansion of the school could result in increased traffic to and from the school resulting in further congestion in the area. PHRA asks the London Borough of Hillingdon to take these concerns into account in determining the application.

Harrow Council:

Raises no objection to the development.

Three Rivers District Council:

The proposal would not have any adverse impacts upon residents within Three Rivers District Council and therefore no objection is raised.

Internal Consultees

HIGHWAY ENGINEER:

A previous application proposing retention of 405 pupils and 65 full-time equivalent staff was refused by the Council and the appeal was dismissed. Paragraph 9 of the Inspector's decision notice dated 31/5/11 states 'It is common ground between the Council and the appellant that there is sufficient parking on site for the number of staff presently employed,..... Having regard to the evidence before me, I agree with this conclusion'.

On the current application, the applicant's parking area drawing shows 50 designated and 17 informal car parking spaces for staff. During my site visit carried out on the previous application, staff parking provision was noted to be in the order of 52 marked and 10+ informal car parking spaces. Notwithstanding some differences between parking numbers mentioned above, it is considered that there is sufficient parking on site for the number of staff presently employed, which the Inspector also agreed with.

Turning to the vehicular movements associated with staff numbers, the applicant has submitted information on arrival and departure times of staff, which shows that most of these movements occur outside the school's peak pickup and drop off times.

In light of the above considerations, the proposal to retain the current numbers of 65 full-time equivalent staff is not considered to merit refusal on highways ground.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In considering the previous appeal to retain existing pupil and staff numbers, the Inspector in the decision letter dated 31 May 2011 considered whether the development represented inappropriate development in terms of PPG2: Green Belts. At paragraph 5, the letter states:

'Most of the appeal site lies within the Metropolitan Green Belt. PPG2 expresses a general presumption against inappropriate development in the Green Belt. The Council and the appellant are agreed that, whatever conclusion is reached in this decision, the building would remain and I have no reason to take a different view. Thus there would be no new development in terms of the building. The effects on the Green Belt of the activities and intensification of use arising from the increase in staff and pupil numbers, as a result of non-compliance with Condition 4, are de minimus in the context of the use of the site. Therefore the continuance of the development in its current form does not constitute inappropriate development.'

Similarly, this application to only retain staff numbers does not represent inappropriate development and no objections are raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

In considering the previous appeal to retain existing pupil and staff numbers, the Inspector stated that the building would remain, so its impact upon its surroundings would be neutral so that in itself, the building would have no further effect on the openness of the Green Belt or the character and appearance of the area.

Turning to numbers, the Inspector witnessed that the current pupil and staff levels result in

traffic queues of up to 20 vehicles and longer developing along Potter Street Hill at school start and finishing times. However, the Inspector also noted that these queues are transitory and only occur in term time so as to have a minimal impact on the openness and visual amenity of the Green Belt. At paragraph 8, the Inspector concludes: 'the continuance of the development in its current form would result in no appreciable harm to the openness of the Green Belt or the character and appearance of the area and there be no conflict with the objectives of Policy OL4 of the London Borough of Hillingdon Unitary Development Plan (UDP).'

The traffic queues associated with staff movements only would similarly have had no appreciable harm upon the Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The single storey building is well screened by surrounding buildings to the south and east and has been recessed into the sloping ground level to the north and west. It harmonises with the scale and design of surrounding school buildings.

The Inspector on the previous appeal did not object to the building itself. As such, the building complies with policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The impact of the extension upon the residential amenities of surrounding properties was originally considered at the Ruislip/Northwood Committee meeting on the 20th November 2001 and re-considered at the more recent North Planning Committee meetings and also by the Inspector.

The only impact of concern is the impact that increased pupil and staff numbers have had on Potter Street Hill. The impact of existing staff numbers on this is considered at Section 7.10.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This application has been supported by the submission of a Planning, Design and Access Statement. At paragraph 6.4, this refers to a car parking survey carried out on the morning of 16th November 2009 as part of the previous planning application which revealed 51 staff vehicles parked on site. A further survey carried out on 4th October 2011 at 9:30, 11.15 and 14:00 revealed the presence of 56, 59 and 57 cars respectively on site, including visitors. It goes on at paragraph 6.6 to state that these figures are consistent with a recent travel survey undertaken as part of the School Travel Plan which recorded 81% of staff driving to school. Taking a total staff complement of 73 gives a total parking requirement of 59 spaces which is consistent with the recent survey given that not all staff are on site at the same time.

The Council's Highway Engineer does not object to these findings and has also inspected the site as part of the consideration of previous applications and does not raise any objection to the overall level and arrangement of parking on site. Furthermore, in considering the previous appeal, the Inspector stated at paragraph 9:

'It is common ground between the Council and the appellant that there is sufficient parking on site for the number of staff presently employed, and that the sole area of contention

between them is the impact of the non compliance with condition 4 on the traffic and parking on Potter Street Hill. Having had regard to the evidence before me, I agree with this conclusion.'

The Inspector then went on to consider the impact of traffic queues on Potter Street Hill. At paragraph 12, the Inspector states:

'The queues of traffic on Potter Street Hill mean that the road is effectively reduced to single file for part of its length in peak periods. At times the queues extend to the part in the road where it is particularly narrow and there is no footpath. At this point there is insufficient space for 2 cars and a pedestrian to pass safely, unless drivers are particularly thoughtful. The tailbacks also introduce the potential for vehicle conflict and the possibility of vehicles mounting the footpath, or being so close to the footpath that wing mirrors could impact with pedestrians. These are potential hazards for car drivers and passengers, cyclists and pedestrians.'

The Inspector concluded her assessment of the impact of pupil and staff numbers on highway and pedestrian safety and the free flow of traffic at paragraph 18 by stating:

'Therefore, although the queues are infrequent, and the number of local residents affected is limited, the consequential harm would be of such magnitude that the scheme must be considered detrimental to highway and pedestrian safety and the free flow of traffic. Thus the development conflicts with the provisions of the development plan, in particular UDP Policy AM7 which aims to safeguard highway and pedestrian safety and the capacity for free flow of traffic.'

Since the Inspector's decision in May 2011, there have been no changes at the School to suggest that the on-site parking is no longer available. The fundamental issue that needs to be assessed, therefore, is the contribution that the staff make to the formation of traffic queues which restrict the free flow of traffic on Potter Street Hill.

The submitted statement advises at paragraph 6.14 that taking a purely numerical perspective, based upon the recent travel plan survey, staff contribute a total of 118 vehicle movements a day (81% of 73 staff arriving and departing). Automatic traffic counters have been used and estimate that the School generates approximately 1,800 traffic movements a day. If all staff traffic movements are assumed to use Potter Street Hill, staff account for only 6.6% of total traffic movements (118/1800). A reduction of 25 staff or 34% would in turn represent a pro-rata reduction in traffic by 40 two-way movements or approximately 2.2% reduction (40/1800) on total volumes on Potter Street Hill which would have a negligible impact.

However, perhaps of more importance are the timings of staff movements and the implications for the queuing on Potter Street Hill. The Statement advises at paragraphs 6.11 and 6.12 that as set out in the transport evidence presented to the public inquiry, based upon surveys on six separate days, the peak periods when queuing occurs is from 08:20 to 08:40 in the morning and around two peaks in the afternoon, at 15:30 and 15:50 hours, reflecting the staggered departure time of the pupils.

At paragraph 6.10, the statement provides a breakdown of staff arrival and departure times. This advises that 4 teachers are on site, with the remaining 31 arriving between 07:30 and 08:10 and these usually depart between 16:30 and 18:00. The 10 teaching assistants arrive between 07:45-08:10 and leave between 15:30 and 17:00. The Bursar and two administrative staff normally arrive before 08:30 and leave between 16:00 and

17:00. The 7 cleaning staff tend to have staggered arrival times throughout the day, although 3 normally arrive at 15:30 with 6 of the 7 staff departing at 18:00. Three of the eight catering staff arrive on the hour between 07:00 and 09:00, with 3 more arriving at 09:30 and the last two at 11:00. These all tend to depart at 14:30 and 15:00. Of the two maintenance staff, one resides on site the other arrives at 06:00 and departs at 14:30. Of the four ground staff, 3 arrive at 08:00, the remaining one at 09:00 and all leave at 17:00 or 18:00. This leaves four Information Technology and Design and Technology/Art staff, who arrive between 07:30 and 08:30 and depart between 16:00 and 17:00.

The statement concludes that from this analysis, it can be seen that very few staff vehicle movements take place at the same time as when traffic queues typically form on Potter Street Hill. Reducing staff numbers would therefore have little discernible impact on the traffic queues.

Furthermore, the statement also advises that a number of staff do not use Potter Street Hill and a number of the school staff advise that this figure could be as much as 50%. A number of the teachers also make the point that they are contractually obliged to be present at the school before pupils arrive and after they depart.

The Council's Highway Engineer does not raise any objections to this analysis and advises that the proposal to retain the current numbers of 65 full-time equivalent staff is not considered to merit refusal of permission on highways ground. As such, the proposal is considered to comply with policies AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban design is dealt with at Section 7.07 above. Access is dealt with in Section 7.10 above and as an extension to the school, there are no additional security considerations.

7.12 Disabled access

The extension, including the provision of an access ramp was previously considered to provide adequate facilities for people with disabilities. As the building has already been built on site, and the fall back position is that the school could benefit from the original permission by limiting pupil and staff numbers to comply with condition 4, no objections can be raised now to the disabled facilities provided. As such, the scheme complies with policy R16 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Parts of the school grounds to the south of the main area of school buildings are designated as a Nature Conservation Site of Borough Grade II or Local Importance. The school extension has not involved and has not been sited close to this designated land. Furthermore, the additional activity at the school represented by the increase in staff numbers over and above the levels authorised at the November 2001 committee is not likely to have had a demonstrable adverse impact upon the ecology of this area. As such, the development is considered to have complied with policy EC2 of the adopted Hillingdon Unitary Development Plan 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

See Section 7.

7.19 Comments on Public Consultations

The material planning points made by the petitioners have been dealt with in the main report.

As regards the objectors comments, as regards point (i), this was a typing error and has now been corrected. As regards point (ii) and (lii), this application to retain just staff numbers is materially different from the previous application. Point (iii) is noted and legal opinion has been sought on this point. Points (iv), (vi) (viii) (ix) (x) (xxxiii) are considered in the main report. Point (v) regarding the placing of cones on the highway is being dealt with by the Council. Point (vii) regarding cycle spaces is dealt with by condition. As regards points (xi), (xii), (xviii), (xix), (xx) and (xxviii) (xxxiv), (xxxv), (xxxviii)-(xxxviii) these are noted but it is existing staff numbers and the impact they have had on the traffic queues which is of far greater relevance to this application which is considered in the main report. As regards point (xiii), each application has to be treated on its individual merits. In terms of point (xiv), this is noted but wording of original condition did distinguish between pupils and staff. Point (xv) is noted but this application is materially different and needs to be considered on its individual merits. Point (xvi) is noted. As regards point (xvii), the discrepancies cited would not be significant in terms of queue formation and a condition would be attached requiring school to not exceed 65fte staff. Points (xxi) and (xxii) are not directly relevant and material to the consideration of this application. Point (xxiii) is noted but any increase in pupil numbers would require planning permission which would be considered on its merits at that time. As regards point (xxvi) there is still the requirement to treat applications on their merits. As regards consultation (point xxvii), the application has been extensively advertised. Different dates on notices etc. reflect dates when notices displayed/put in paper etc. Points (xxix) and (xxxi) are noted. As regards point (xxx), it is S73(1) of the TCPA 1990. As regards point (xxxii), vast majority of staff car parking has been show on previous applications. AS regards points (xxxvi) and (xxxvii), Green Belt issues were considered by the Inspector who did not consider the proposal represented inappropriate development. As regards points (xxxix) and (l), there are no conditions which control school opening hours, just some that restrict hours of use of some of the playing fields. Points (li) and (liv) are noted directly relevant to this application and are being investigated by the Anti-social Behaviour Team. Point (liii) is noted.

The comments in support of the application are noted.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other relevant issues raised by this application.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it

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

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

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

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

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

The School has been able to demonstrate that the existing staff do not materially contribute to the traffic queues which form on Potter Street Hill, the only concern raised by the previous Inspector.

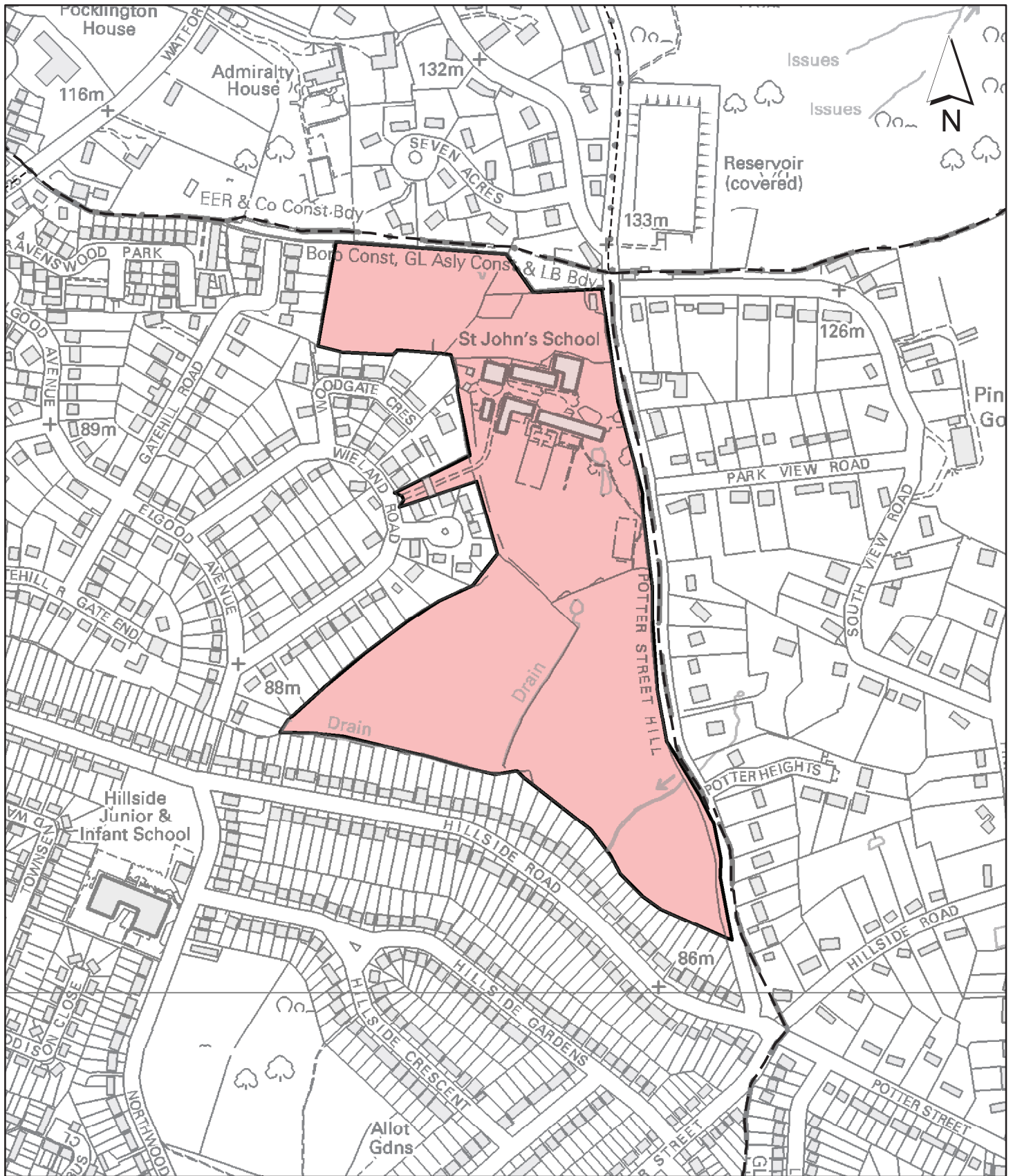
Therefore no objections are raised to retaining the current staff level to 65fte and the application is recommended for approval.

11. Reference Documents

Planning Policy Statement 1 (Sustainable Development)
PPG2 (Green Belts)
The London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007).
Consultation responses
Planning history

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**St. John's School
Potter Street Hill
Northwood**

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

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

Planning Application Ref:

10795/APP/2011/2627

Scale

1:5,000

Planning Committee

North Page 65

Date

**February
2012**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 5 POPLARS CLOSE RUISLIP

Development: Single storey side/rear extension.

LBH Ref Nos: 61775/APP/2011/1204

Drawing Nos: 0634/Rev. 1 A S1 of S6 (Existing Floor Plans)
Design & Access Statement
0634/Rev. 1 A S1 of S6 (Location Plan and Existing Elevations)
Proposed Ground Floor Plans and Elevations Rev 1/B received 5 January 2012
Proposed First Floor Plan Rev 1/A received 25 November 2011

Date Plans Received: 19/05/2011 **Date(s) of Amendment(s):** 25/11/2011

Date Application Valid: 01/06/2011 05/01/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a semi-detached house dating from the 1930's on the south-western side of Poplar Close, a cul-de-sac serving eleven dwellings and a scout hall. Poplar Close is off Ickenham Road, near the junction of Ickenham Road with High Street.

The site is within the Developed Area as identified in the Hillingdon Unitary Development Plan (UDP) and the Ruislip Village Conservation Area.

1.2 Proposed Scheme

The proposal is for a side and rear extension that would wrap around the rear of the existing house. The forwardmost wall of the side extension would be set 3m back from the front corner of the house. The side extension would be 2m wide. The rear extension would be 8.82m wide and 3.43m deep where it would adjoin the boundary with the attached neighbour, No. 7 and would have a sloping lean-to tiled roof with a maximum height of 3.36m, sloping down to 2.3m at the eaves. The proposal would provide accommodation as a family room linked internally through extended width to the dining room and kitchen.

1.3 Relevant Planning History

61775/APP/2006/1154 5 Poplars Close Ruislip

CONVERSION OF ROOF FROM HIP TO GABLE END AND INSTALLATION OF A REAR DORMER AND TWO FRONT ROOF LIGHTS (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)

(APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR

DEVELOPMENT)

Decision Date: 14-06-2006

GPD

Appeal:

Comment on Planning History

The house has been extended in the past with a hip to gable roof alteration for a loft conversion under Permitted Development rights. This was undertaken prior to the property being included within the Ruislip Village Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 23rd September 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The occupiers of nine neighbouring properties together with the Ruislip Village Conservation Area Advisory Panel and the Ruislip Residents Association were originally consulted. A site notice was also posted and the application was advertised in the press on 15th June 2011. A further consultation took place on 9th January, when 12 neighbours were consulted.

A petition signed by forty-five local residents has been received, objecting on the grounds that the proposal would be visually detrimental to the Conservation Area, overdevelopment, would overbear and infringe on neighbouring properties, would create a terrace effect, would generate noise, disturbance and other inconvenience, intrusion to private gardens and would create parking chaos.

Following the re-consultation, a total of 9 individual representations have been received, 2 of which followed the re-consultation, objecting to the proposal on the following grounds:

- 1) Problems caused by past development of the application property;
- 2) Plans are of poor quality, of a poor design with tapered side wall & shallow roof form and lack detail;
- 3) Useable size of rear garden has been reduced by a very large brick outbuilding built in 2008 at the bottom of the rear garden, the plans of the garden size indicate the garden is bigger than it actually is and plan fails to show the outbuilding;
- 4) Application property already sizeably extended and this scheme adds to the effect of cumulative over-development of the site;
- 5) Irregular shape on plot would be incompatible with surroundings and conservation area status;
- 6) Roof would reduce daylight to No. 7 Poplars Close;
- 7) Hemming in effect to No. 7 Poplars Close;
- 8) Would extend well beyond existing building line;
- 9) Does not maintain existing spaces between properties;
- 10) Significantly reduces amenity space;
- 11) Terracing effect;
- 12) Obtrusive, incongruous and cramped overdevelopment of the site, out of keeping with the layout and open character of the surrounding area;
- 13) Loss of a significant amount of light and suffer a blockage of the open aspect;
- 14) History of noise and congestion caused by last extension;

- 15) No consultation with direct neighbours;
- 16) Would cause disruption to neighbours and increase risk of road accidents during construction as site traffic blocks access to the close. The road is used by nursery and cubs youth club.
- 17) Overbearing and overcrowd No 7 Poplar Close and result in loss light/privacy, create a 'terrace view' of the Close.
- 18) There is an existing large Chestnut tree in the rear garden that is within falling distance of the existing house contrary to what is suggested on the application form.

Officer Comments: Points 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 16, 17 are covered in the main report. With regard to point 2, the plans are sufficiently detailed to be able to make a decision on the application, point 1, 14 and 15 are not planning matters.

Ruislip Residents Association: The proposals would have a claustrophobic affect, the rear extension would project well beyond the building line of adjacent properties, the character of dwelling would be altered to its detriment and an unfavourable aspect would be created for nearby residents.

Nick Hurd MP has written to register his concerns following contact by a constituent.

Ward Councillor: Has requested that the application be considered at committee.

Conservation and Urban Design Officer:

BACKGROUND: This is an attractive semi-detached property from 1930s, and has been added to the Ruislip Village Conservation Area in 2009. The house has been extended in the past with a loft conversion and hip to gable end under permitted development rights. This was undertaken prior to the area being designated as a conservation area. Following the designation, any new extension should be designed to enhance the character of the conservation area.

COMMENTS: The amended drawings address previous concerns and are considered acceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main considerations are the design and impact of the extension on the house and wider locality, the impact on the amenities of adjoining occupiers and car parking considerations.

With regard to impact on neighbouring amenity, Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) is relevant and should be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The Supplementary Planning Document (SPD) HDAS: Residential Extensions provides the following guidance in respect of house extensions:

With regard to loss of light or outlook to adjoining occupiers, Section 3 of the SPD sets out criteria to assess single storey rear extensions against. This includes the following thresholds:

- Para 3.4: Extensions should not exceed 3.6m in depth on a semi-detached plot with a width greater than 5m;
- Para 3.7: The roof should not exceed 3.4m in height in the case of a pitched roof, including a mono-pitch.

The plot is some 11m wide at the position of the proposed rear extension and the proposed single storey rear extension would not exceed 3.6m in depth and would in fact be below this at a depth of 3.4m and would also be within the standard guidance height of 3.4m. It is therefore, considered that the proposal would not result in unacceptable loss of sunlight or outlook such as to warrant a refusal of permission. Therefore this aspect of the proposal is considered to comply with Policies BE19, BE20 and BE21 of the UDP (Saved Policies, September 2007).

With regard to any loss of privacy, it is considered that the proposal would not have an adverse affect on the amenity of adjoining residents. The proposal would involve no additional side facing windows. The proposal is thus, considered to accord with Policy BE24 of the UDP Saved Policies, September 2007 and the Supplementary Planning Document HDAS: Residential Extensions.

It is considered that all of the proposed habitable rooms, and those altered by the development, would maintain an adequate outlook and source of natural light. Most of a rear kitchen wall and a rear dining room wall would be removed to create 2 archways enabling adequate natural light to be maintained to these existing rooms. The rear extension would have three units of glazing that would face a southerly direction. The

proposal is considered to comply with Policy BE20 of the UDP (Saved Policies, September 2007).

With regard to the design and appearance of the proposal, Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) requires that the layout and appearance must harmonise with the existing street scene and Policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building.

The application is considered acceptable in general design approach with its regular shaped proposed side and rear single storey extension finished with a tiled pitched roof built to a depth of the back wall and width of the original flank wall of the house to comply with the respective relevant paragraphs 3.1 and 4.5 of the Supplementary Planning Document HDAS: Residential Extensions. The scale of glazing on the rear elevation is not considered excessive or out of character to the property and its surrounding neighbours. Accordingly the scheme is considered to preserve the character of the Conservation Area in which it is set and therefore complies with Policies BE4, BE13, BE15 and BE19 of the UDP (Saved Policies, September 2007).

The house has at least four bedrooms and as such would require 100sq.m garden space to meet the standard set out at paragraph 3.13 of the Supplementary Planning Document HDAS: Residential Extensions. Taking into account an outbuilding in the back garden, an amenity area of some 144sq.m would remain. The proposal is acceptable with regard to Policy BE23 of the UDP (Saved Policies, September 2007).

Policy AM14 of the UDP (Saved Policies September 2007) refers to the Council's car parking standards contained under Annex 1. The standards indicate that a maximum of 2 car parking spaces would be permitted in order to comply with the policy. The former front garden of the application property has been hardsurfaced and can accommodate two cars. The proposal would comply with Policy AM14 of the UDP (Saved Policies, September 2007).

6. 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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September

2007).

3 M2 External surfaces to match existing building

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

REASON

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

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 3 and 7 Poplars Close.

REASON

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

INFORMATIVES

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street,

Uxbridge, UB8 1UW (Tel. 01895 250190).

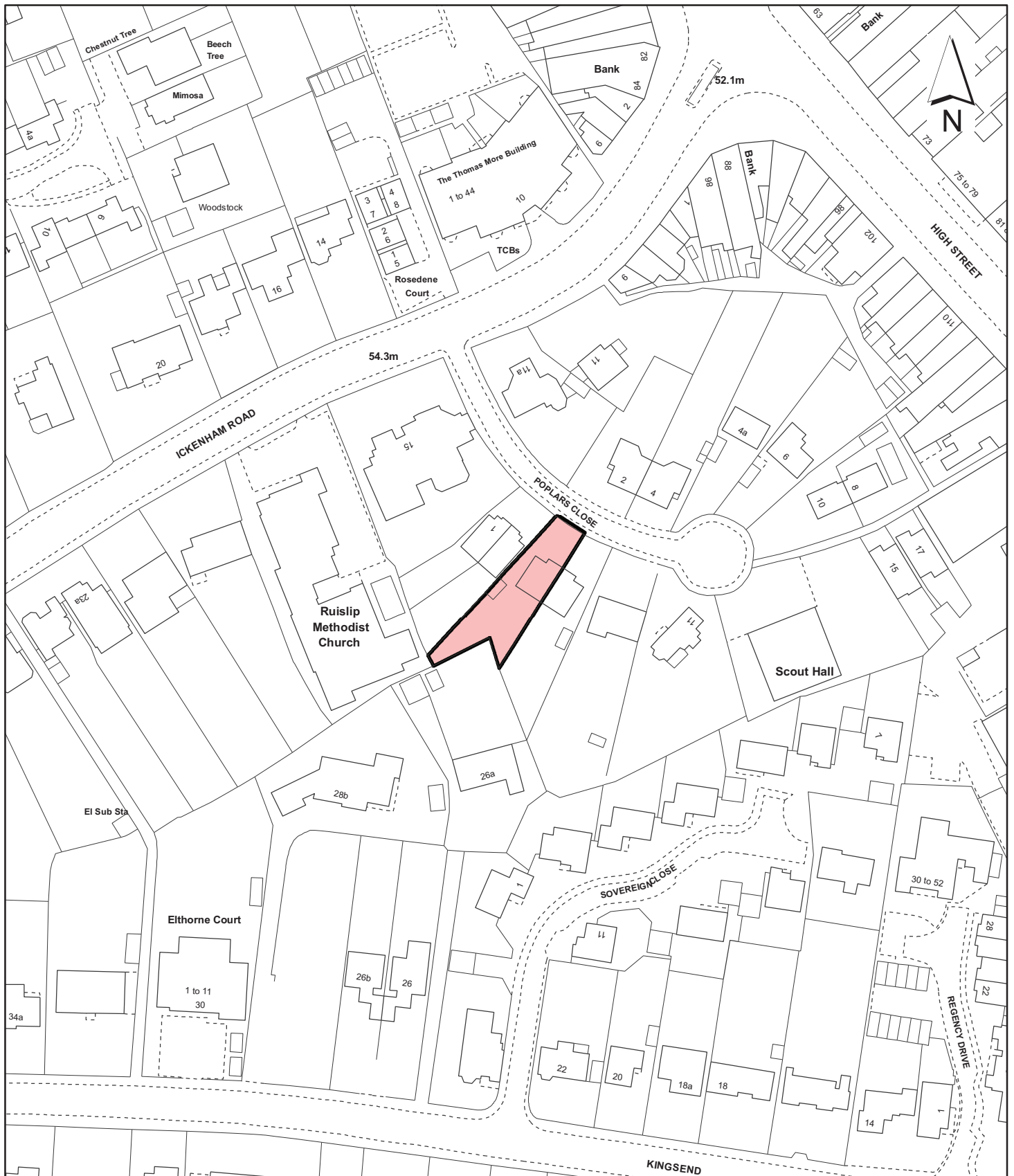
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the

pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

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

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



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Site Address

**5 Poplars Close
Ruislip**

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

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

Planning Application Ref:
61775/APP/2011/1204

Scale
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Planning Committee
North Page 76

Date
**February
2012**



HILLINGDON
LONDON

Plans for North Planning Committee

21st February 2012



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning & Enforcement Services

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

LBH Ref Nos: 67201/APP/2010/1803

Date Plans Received: 03/08/2010

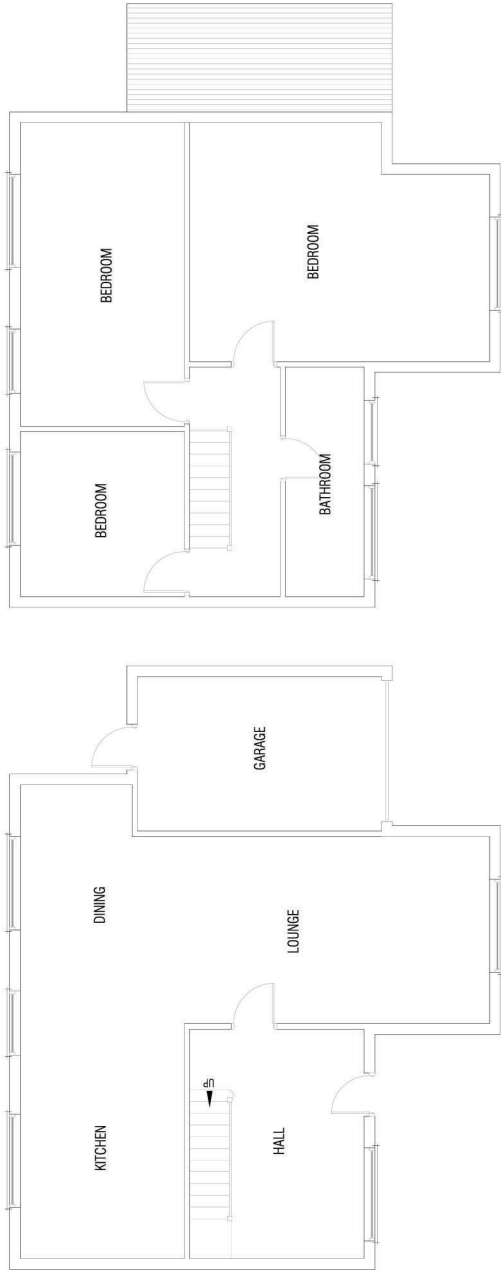
Date(s) of Amendment(s):

03/08/2010

Date Application Valid: 29/09/2010

29/09/2011

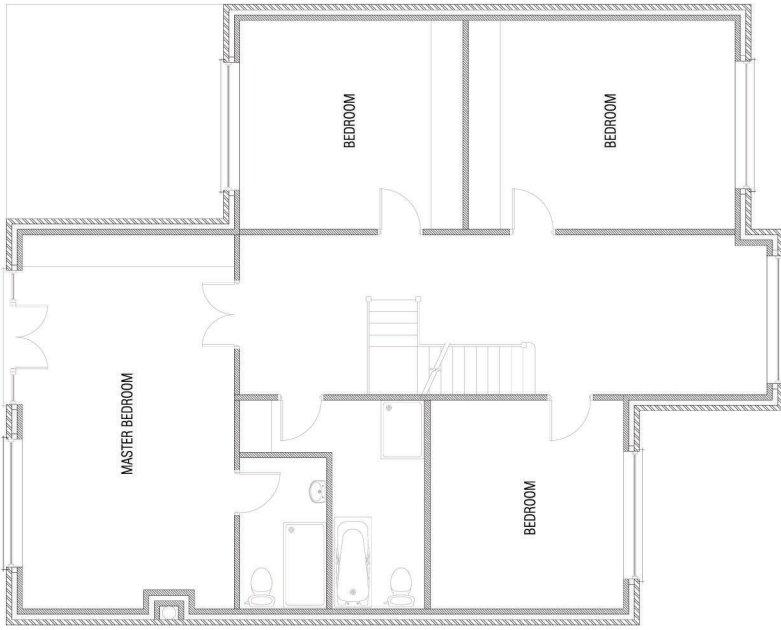
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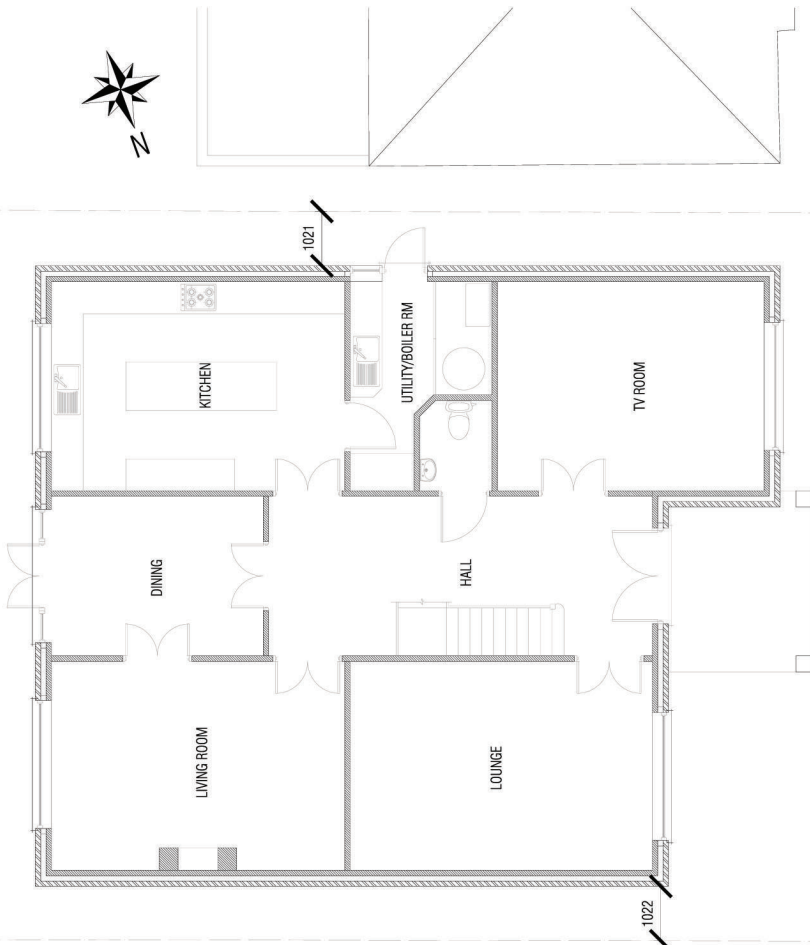
MA
MANN ASSOCIATES
 Town Planning & Development
 "Samy Knapp" - 45 Palmer Drive, Gerrards Cross,
 Buckinghamshire, SN9 7JG Tel: 0756 945 733

Client	MR R VIRING	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

FIRST FLOOR PLAN



GROUND FLOOR PLAN

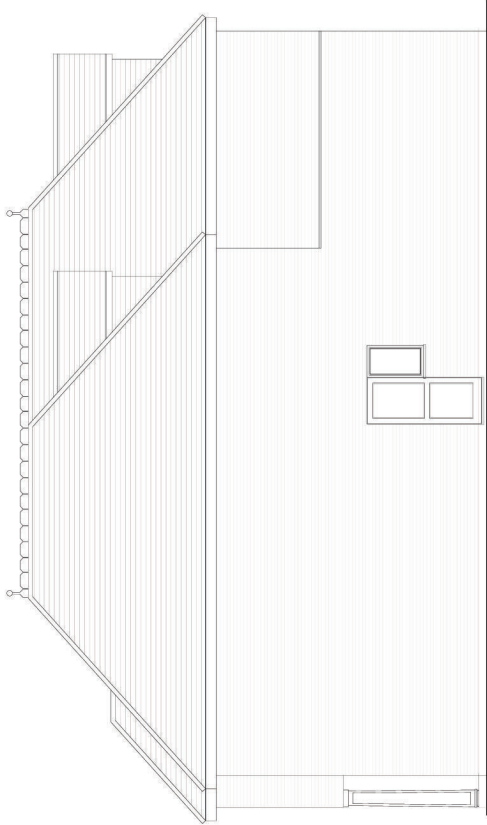
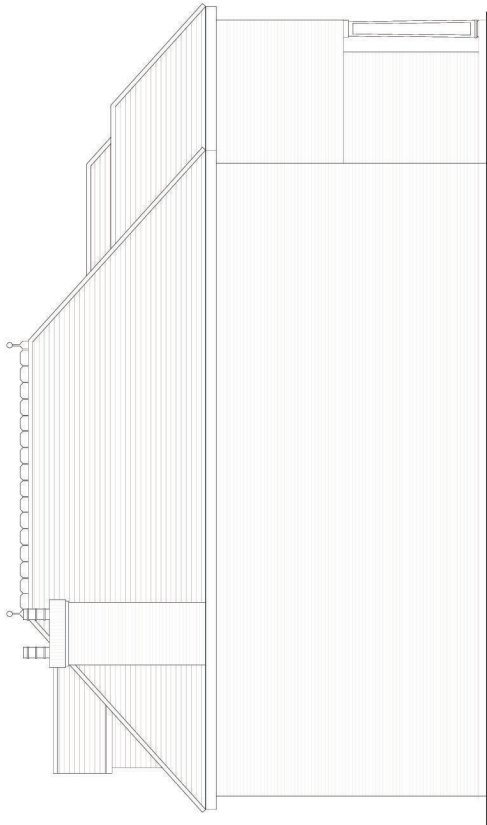


FRONT ELEVATION

MANN ASSOCIATES
Town Planning & Development
"Samy Knapp", 45 Palmer Drive, Gernika Cross,
Buckinghamshire, SL9 7JG. Tel: (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	02A
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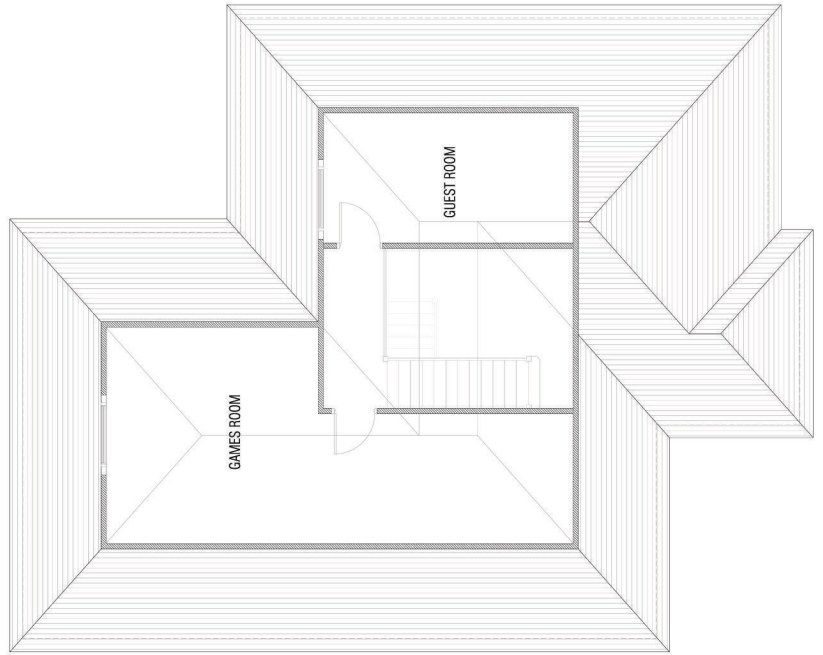




SIDE ELEVATION



REAR ELEVATION



MANN ASSOCIATES
Town Planning & Development
"Sandy Knapp" - 45 Palmer Drive, Gerrards Cross,
Buckinghamshire, SL9 7JG Tel: (0753) 945 733

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

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

Date: **AUG 2010**

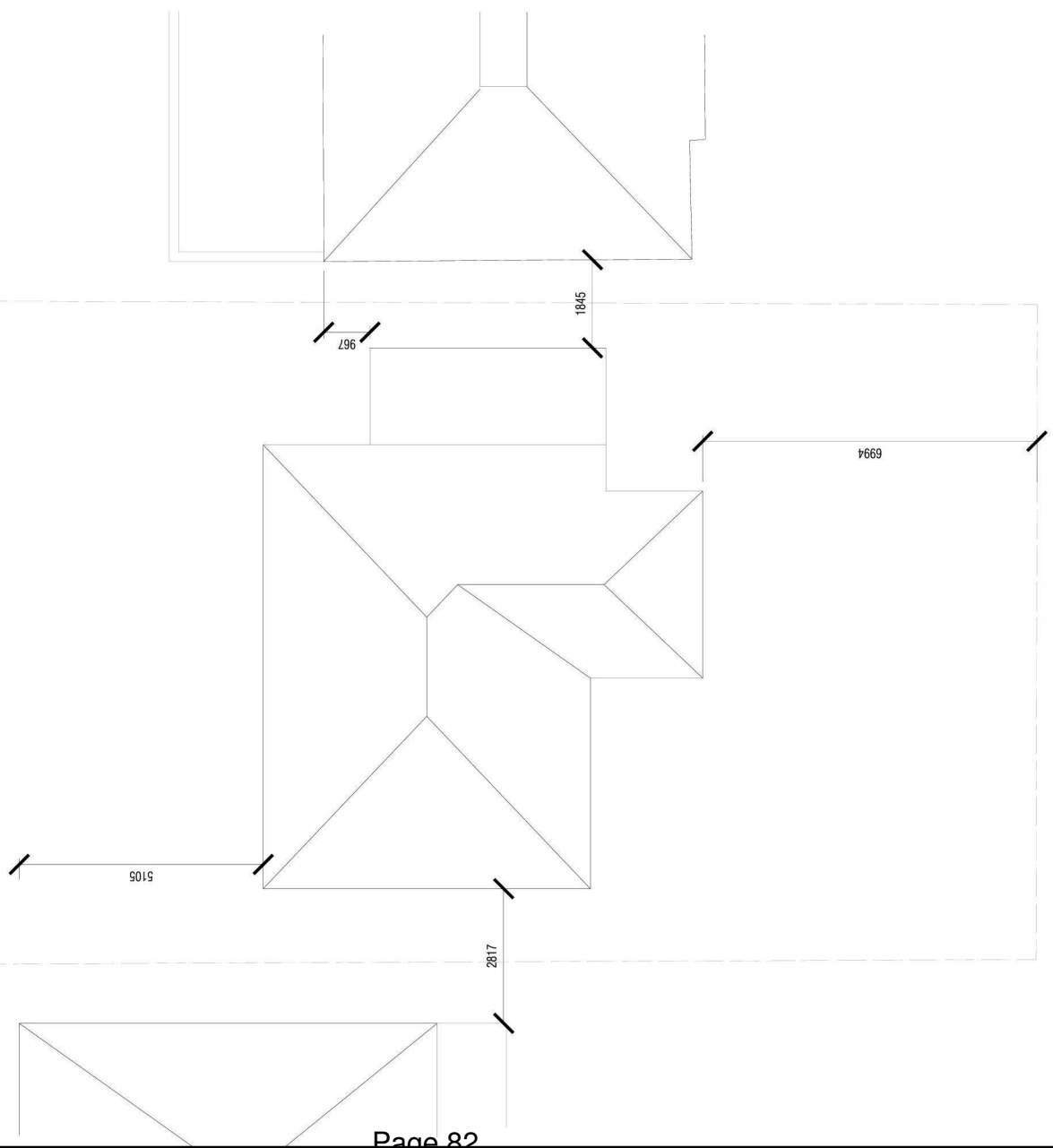
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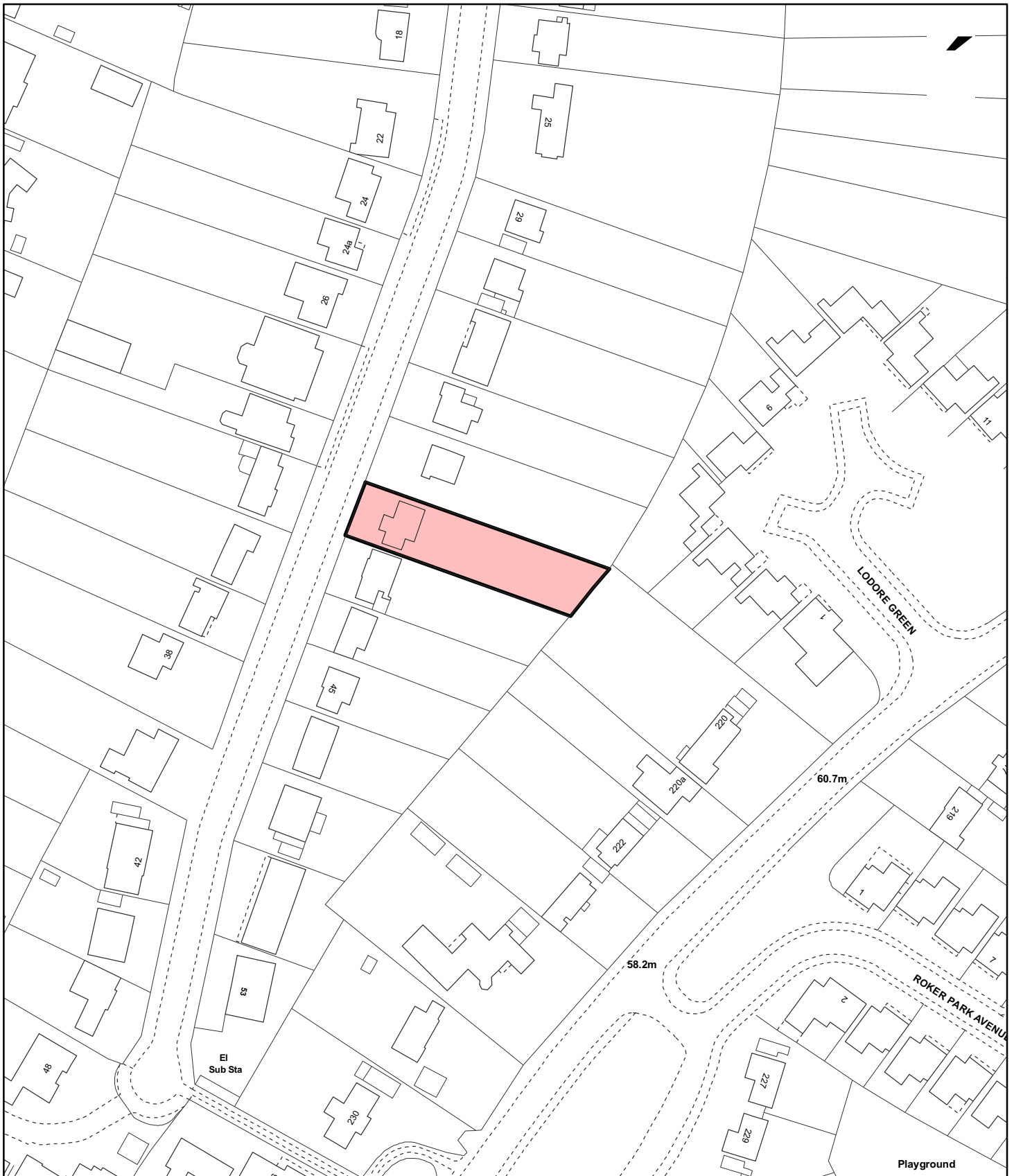





MANN ASSOCIATES
 Town Planning & Development
 "Sandy Knapp", 45 Palmer Drive, Gernah Cross,
 Buntingford, SG9 7JG Tel: 01360 645 733

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





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Site Address

**39 Highfield Drive,
Ickenham**

Planning Application Ref:

67201/APP/2010/1803

Planning Committee

North Page 83

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

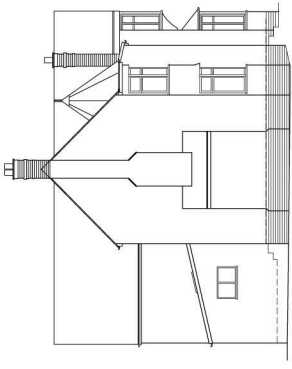
Report of the Head of Planning & Enforcement Services

Address OAKWOOD CATLINS LANE PINNER

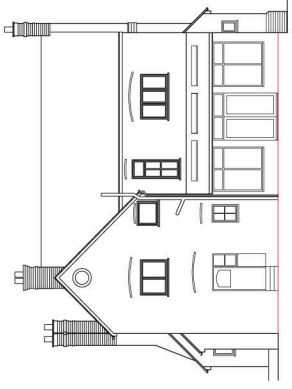
Development: Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side

LBH Ref Nos: 67139/APP/2011/2005

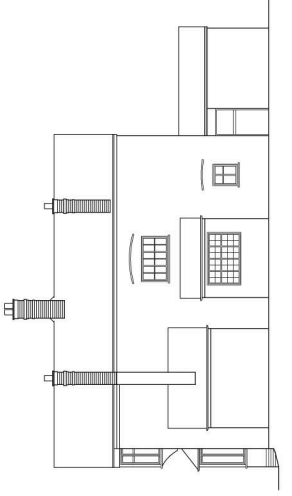
Date Plans Received:	16/08/2011	Date(s) of Amendment(s):	16/08/2011
Date Application Valid:	06/09/2011		30/01/2012
			03/02/2012



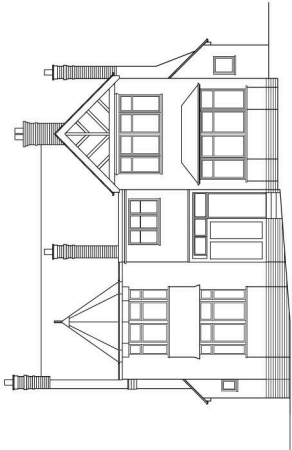
EXISTING SIDE ELEVATION A



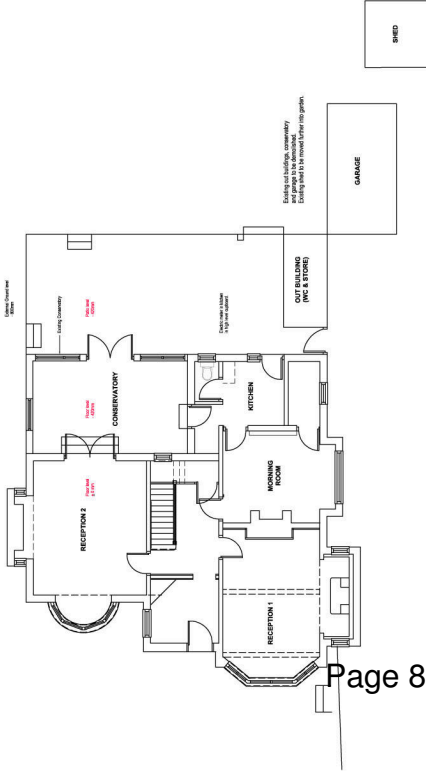
EXISTING REAR ELEVATION B



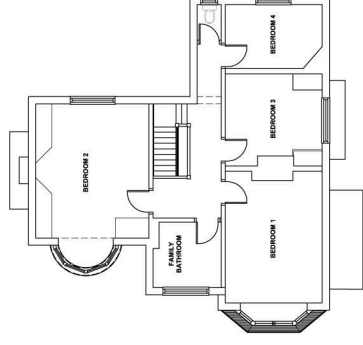
EXISTING SIDE ELEVATION B



EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION



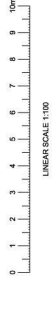
EXISTING REAR ELEVATION 1

1 This drawing must not be scaled

2 The contractor must check all levels and dimensions on site.

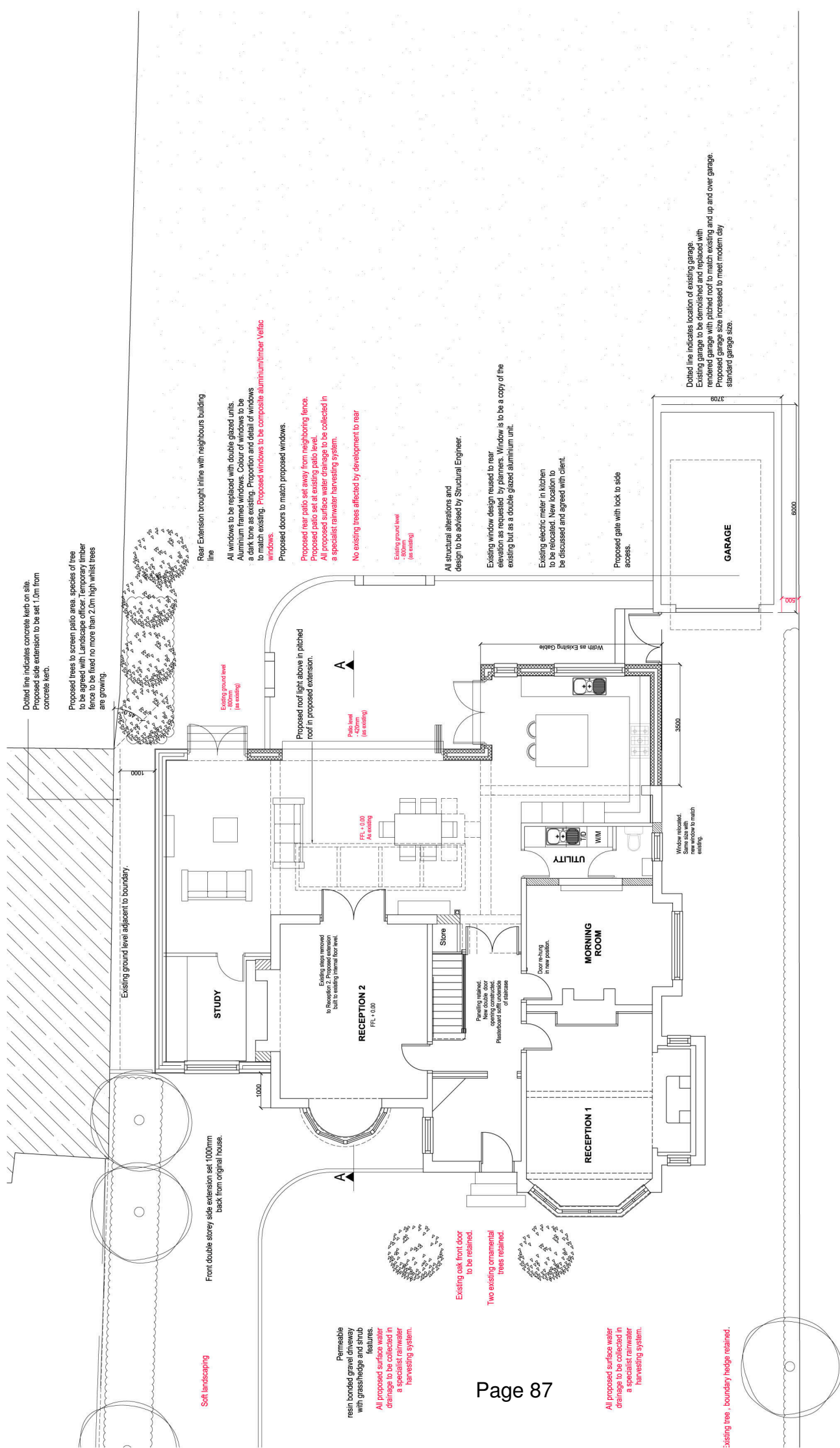
3 All works are to be to the satisfaction of Local and Statutory Authorities and in accordance with current Building Regulations and Codes of Practice

4 The drawing is the property of Blueink Architects. Copyrights reserved by them and the drawing is issued on the condition that it shall not be copied, reproduced, retained or disclosed to any unauthorised person, neither wholly or in part without the consent of Blueink Architects.



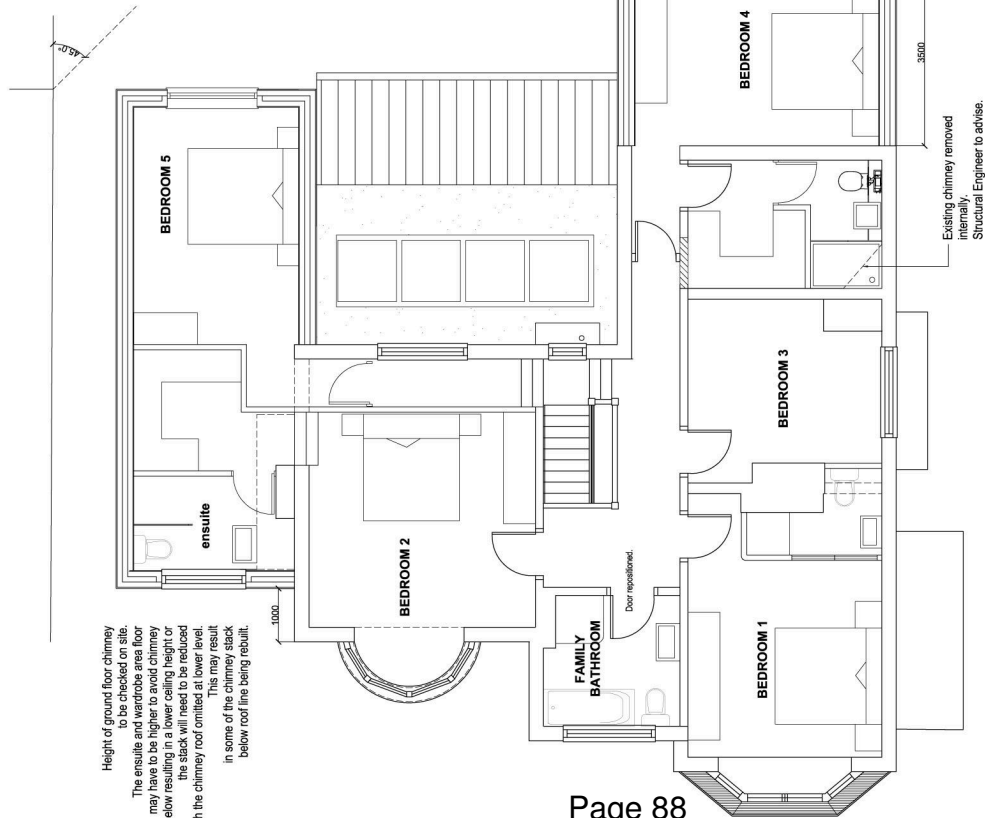
PLANNING

blueink architects 8 The Gardens, Watford, Hertfordshire, WD17 3DS. t: 07837 101 434 e-mail: info@blueinkarchitects.co.uk		project Mr & Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.
client file Double Storey Side & Ground Floor Extension & Ground Floor Single Storey Extension: Existing Plans, Elevations and Photos.	scale 1:100@A1 date 01.08.11 drawn by PL	project number BLU-105 drawing number D105 revision A

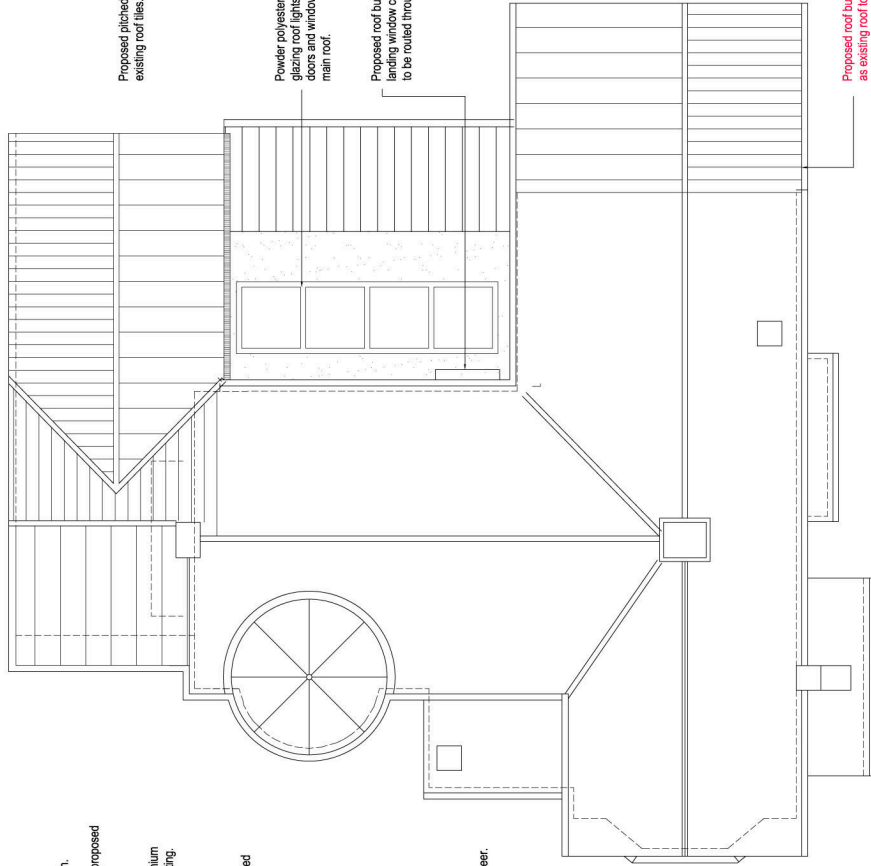


PROPOSED GROUND FLOOR PLAN

blueink architects 8 The Gardens, Watford, Hertfordshire, WD17 3DS. m: 07837 101 634, e-mail: info@blueinkarchitects.co.uk		Project Mr & Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.	
Client Double Storey Side & Ground Floor Extension & Ground Floor Single Storey Extension: Proposed		Scale 1:50@A1	
Revision Rev B, 19.01.12 Levels and steps added to patio, width of side elevation reduced. Notes added regarding concrete kerb... Rev A, 29.11.11 Garage and landscaping amended.		Project number BLU-105 D100	
Planning		Drawing number C	



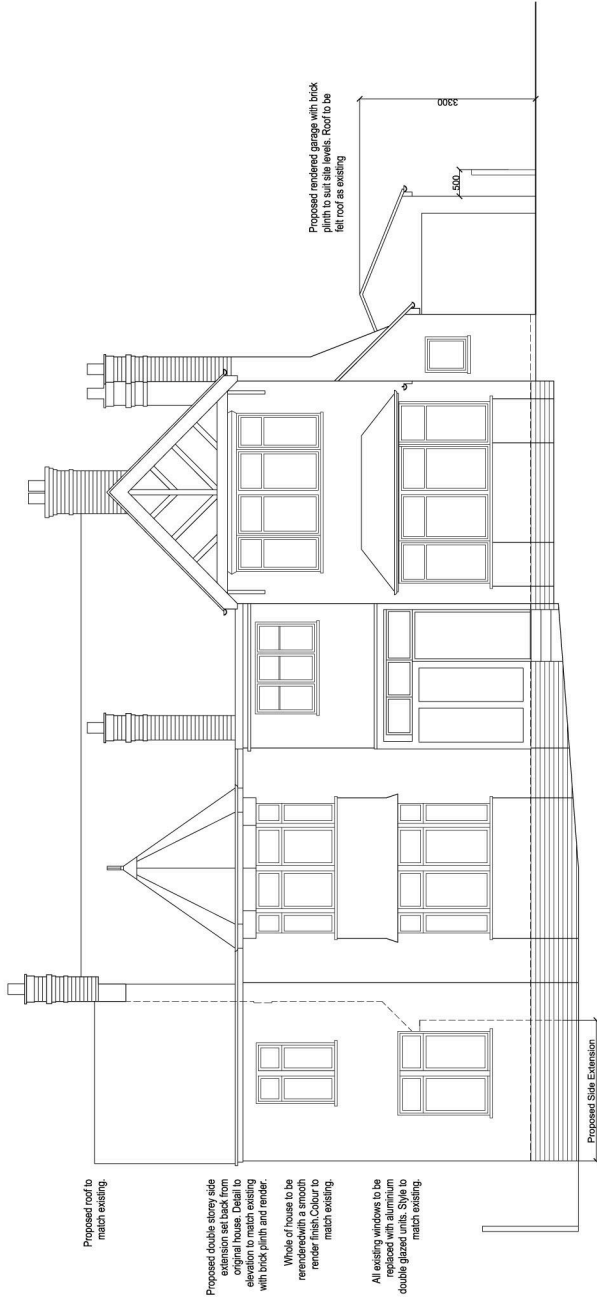
PROPOSED FIRST FLOOR PLAN



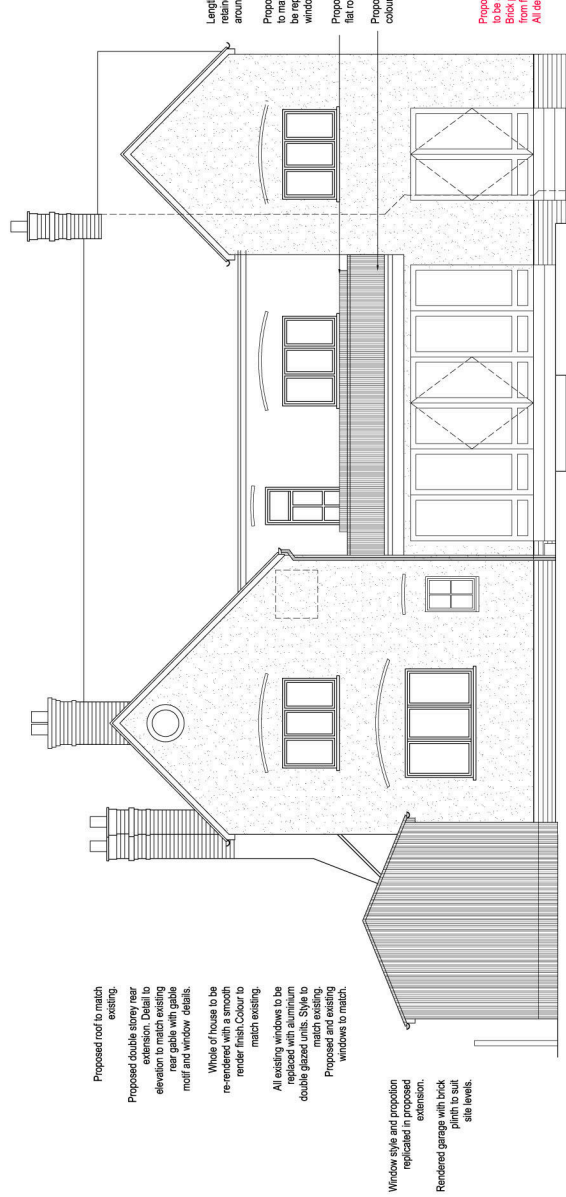
PROPOSED ROOF PLAN

<p>blueink architects 8 The Gardens, Watford, Hertfordshire, WD17 3DS. m: 07837 101 634, e-mail: info@blueinkarchitects.co.uk</p>	<p>project Mr & Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.</p>
	<p>scale 1:50@A1 date 01.08.11 drawn by PL</p>
<p>client Double Storey Side & Ground Floor Extension & Ground Floor Single Storey Extension: Proposed First Floor and Roof Plan.</p>	<p>project number BLU-105 D101</p>
<p>Rev B, 19.01.12, width of side elevation reduced. Notes added regarding concrete kerb. Rev/A, 28.11.11, Note added.</p>	<p>revision B</p>
<p>PLANNING</p>	

- 1:50 M 0 1 2 3 4 5 6 7 8 9 10
- This drawing must not be scaled
 - The contractor must check all levels and dimensions on site.
 - All works are to be to the satisfaction of Local and Statutory Authorities and in accordance with current Building Regulations and Codes of Practice
 - The drawing is the property of Blueink Architects. Copyrights reserved by them and the drawing is issued on the condition that it shall not be copied, reproduced, retained or disclosed to any unauthorised person, neither wholly or in part without the consent of Blueink Architects.

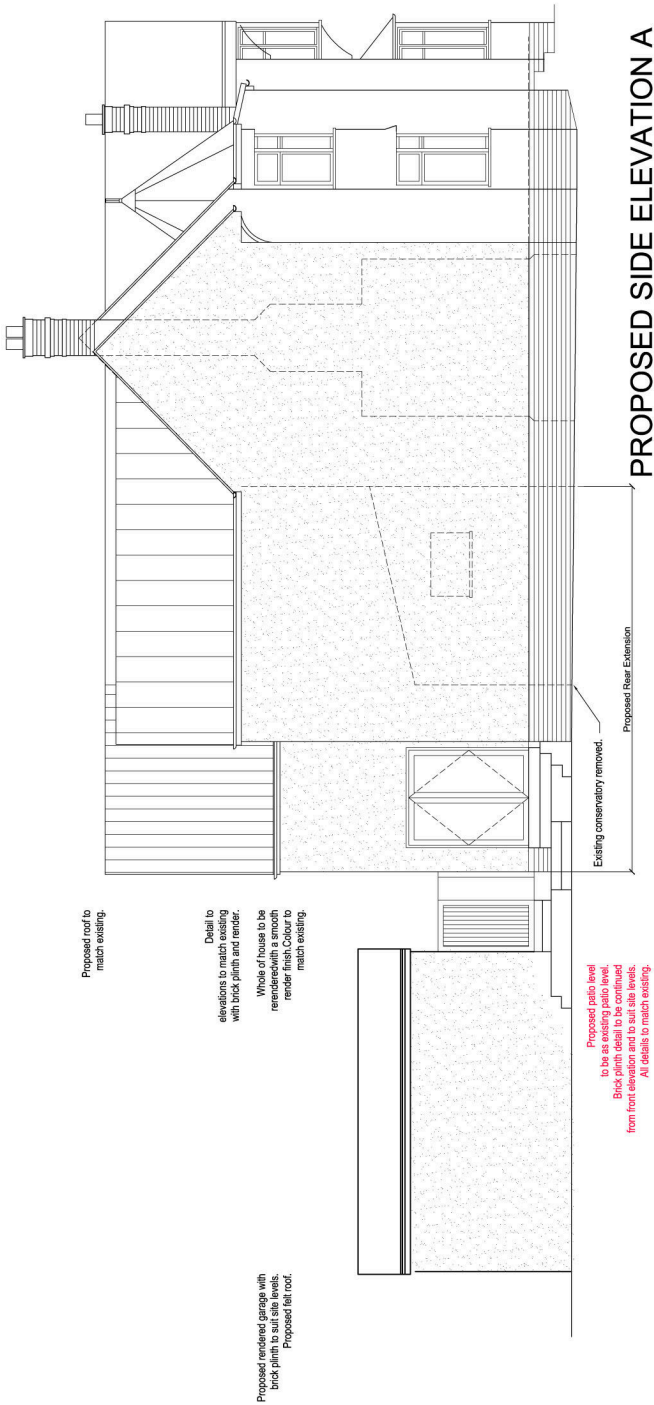


PROPOSED FRONT ELEVATION

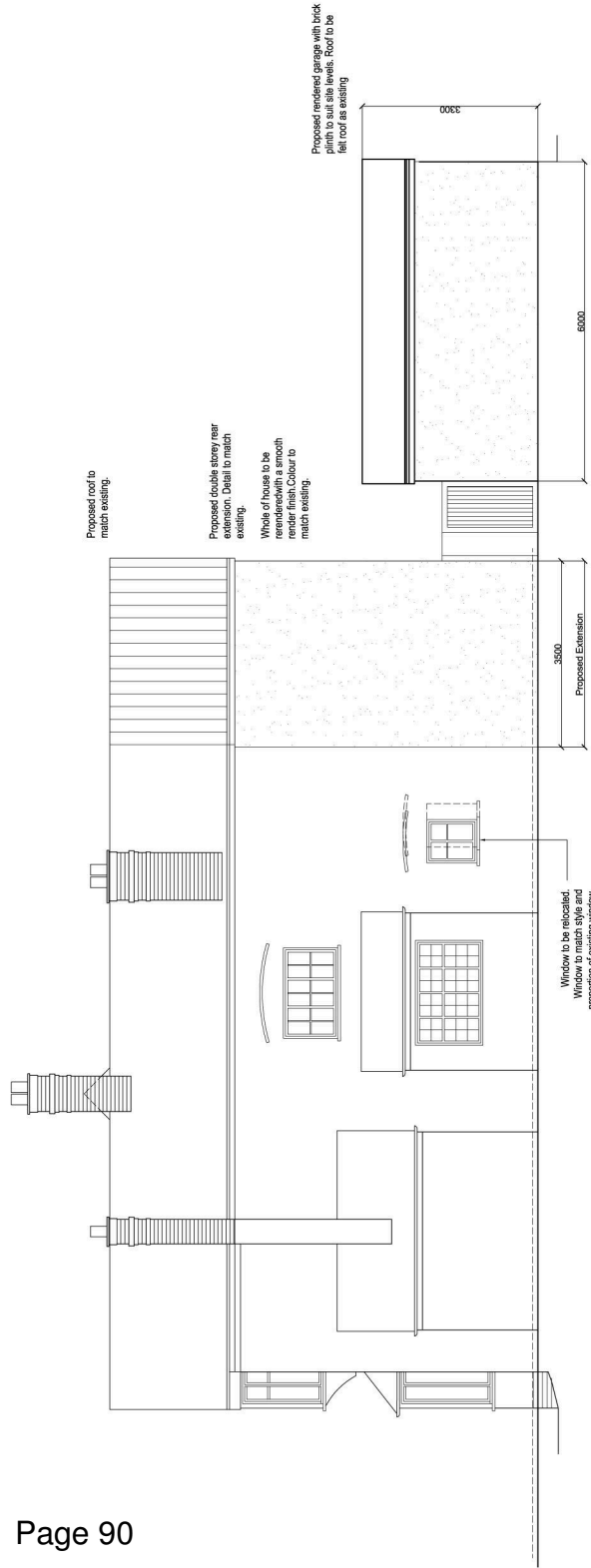


PROPOSED REAR ELEVATION

<p>1 This drawing must not be scaled</p> <p>2 The contractor must check all levels and dimensions on site.</p> <p>3 All works are to be to the satisfaction of Local and Statutory Authorities and in accordance with current Building Regulations and Codes of Practice</p>		<p>4 The drawing is the property of Blueink Architects. Copyrights reserved by them and the drawing is issued on the condition that it shall not be copied, reproduced, retained or disclosed to any unauthorised person, neither wholly or in part without the consent of Blueink Architects.</p>	
<p>1:50 M</p> <p>0 1 2 3 4 5 6 7 8 9 10</p>		<p>Rev C. 27.01.12 patio width reduced. Rev B. 19.01.12 Levels and steps added to patio, width of side elevation reduced. Rev A August 2011. Garage added.</p>	
<p>blueink architects 8 The Gardens, Watford, Hertfordshire, WD17 3DS. m: 07837 101 434, e-mail: info@blueinkarchitects.co.uk</p>		<p>project Mr & Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.</p>	
<p>over title Double Storey Side & Ground Floor Extension & Ground Floor Single Storey Extension: Proposed Elevations. Sheet 1.</p>		<p>scale 1:50@A1</p> <p>drawing number BLU-105 D102</p> <p>revision C</p>	
<p>PLANNING</p>		<p>project number BLU-105</p> <p>date 01.08.11</p> <p>drawn by PL</p>	



PROPOSED SIDE ELEVATION A



PROPOSED SIDE ELEVATION B



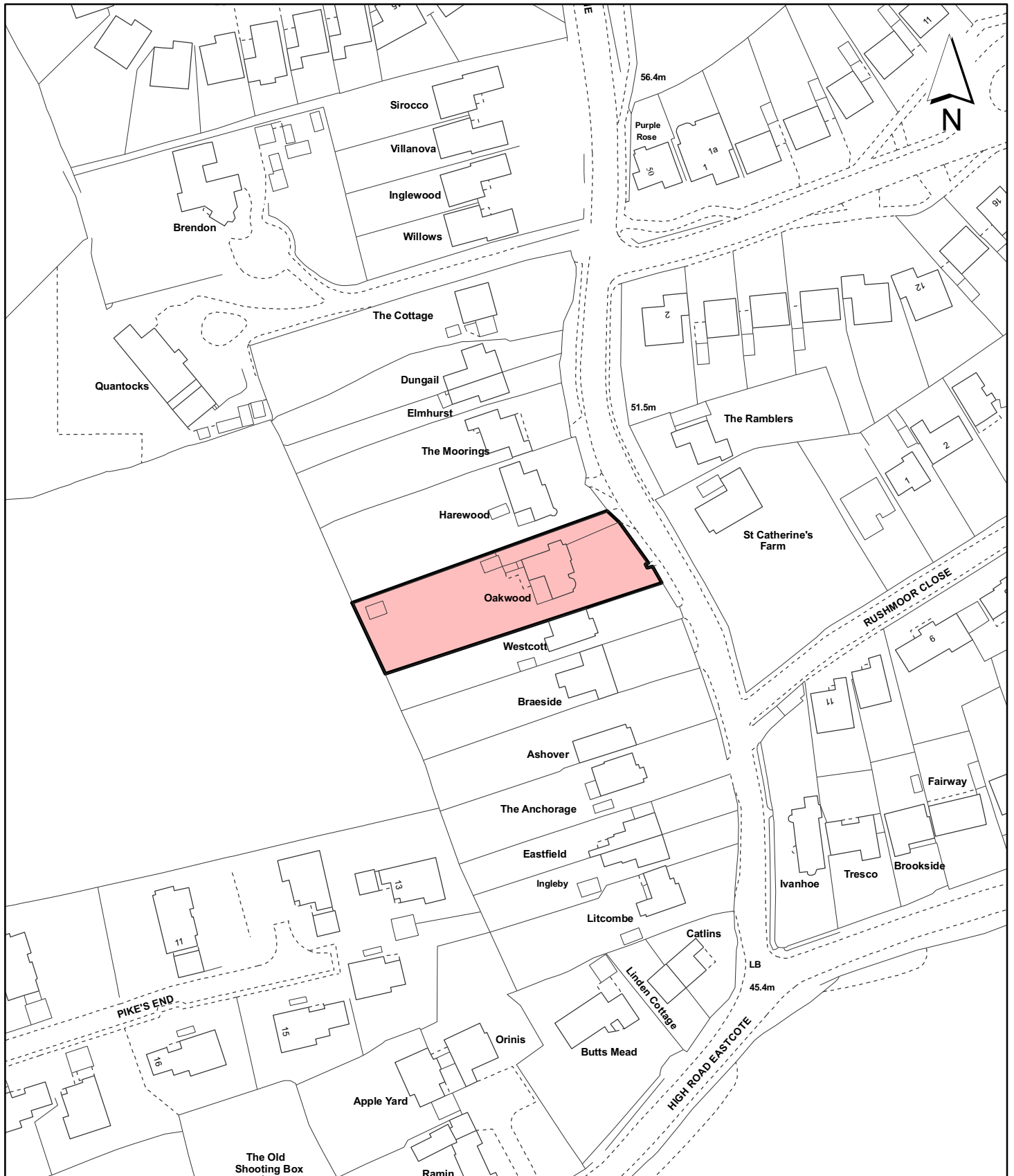
- 1 This drawing must not be scaled
- 2 The contractor must check all levels and dimensions on site.
- 3 All works are to be to the satisfaction of Local and Statutory Authorities and in accordance with current Building Regulations and Codes of Practice without the consent of Blueink Architects.
- 4 The drawing is the property of Blueink Architects. Copyrights reserved by them and the drawing is issued on the condition that it shall not be copied, reproduced, retained or disclosed to any unauthorised person, neither wholly or in part without the consent of Blueink Architects.

blueink architects
 8 The Gardens, Watford, Hertfordshire, WD17 3DS.
 t: 07837 101434 e-mail: info@blueinkarchitects.co.uk


Rev D: 27.01.12 Patio width reduced. Steps added to side elevation A
 Rev C: 19.01.12 Patio dropped to as existing level
 Rev B: 28.11.11. Dotted line added to roof pitch.
 Rev A: August 2011. Garage added.

project		Mr & Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.	
scale	1:50@A1	project number	BLU-105
date	01.08.11	drawing number	D103
drawn by	PL	revision	D

PLANNING



Notes

 Site boundary

For identification purposes only.

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Site Address	
Oakwood Catlins Lane Pinner	
Planning Application Ref:	Scale
67139/APP/2011/2005	1:1,250
Planning Committee	Date
North Page 91	October 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 ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limited pupil numbers at the school to 350 and staff to no more than 40 FTE) to allow for the retention of the current staff numbers (65 full-time equivalent staff)

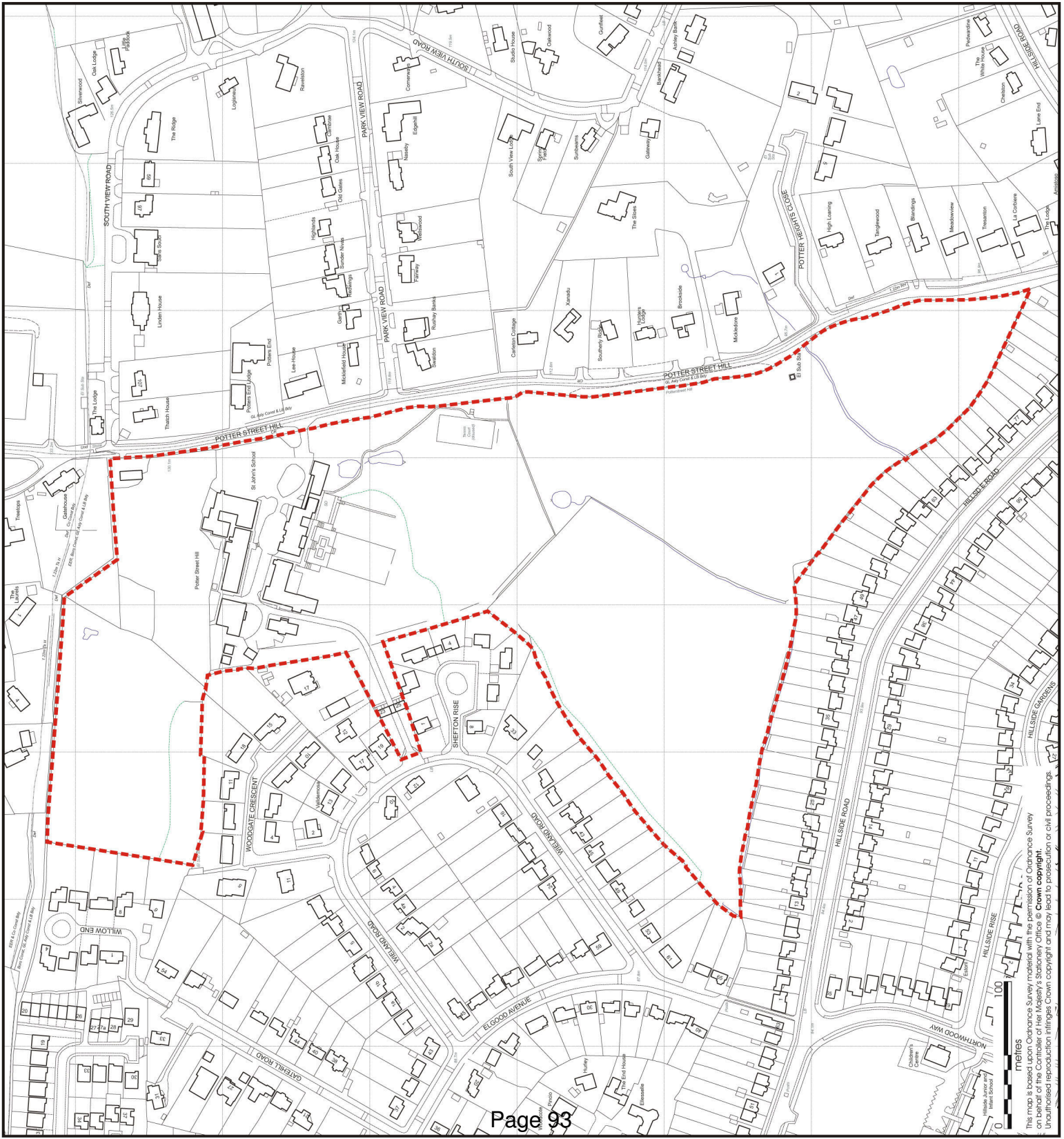
LBH Ref Nos: 10795/APP/2011/2627

Date Plans Received: 26/10/2011

Date(s) of Amendment(s):

Date Application Valid: 26/10/2011

SCHOOL BOUNDARY
(12.44ha 30.74ha)



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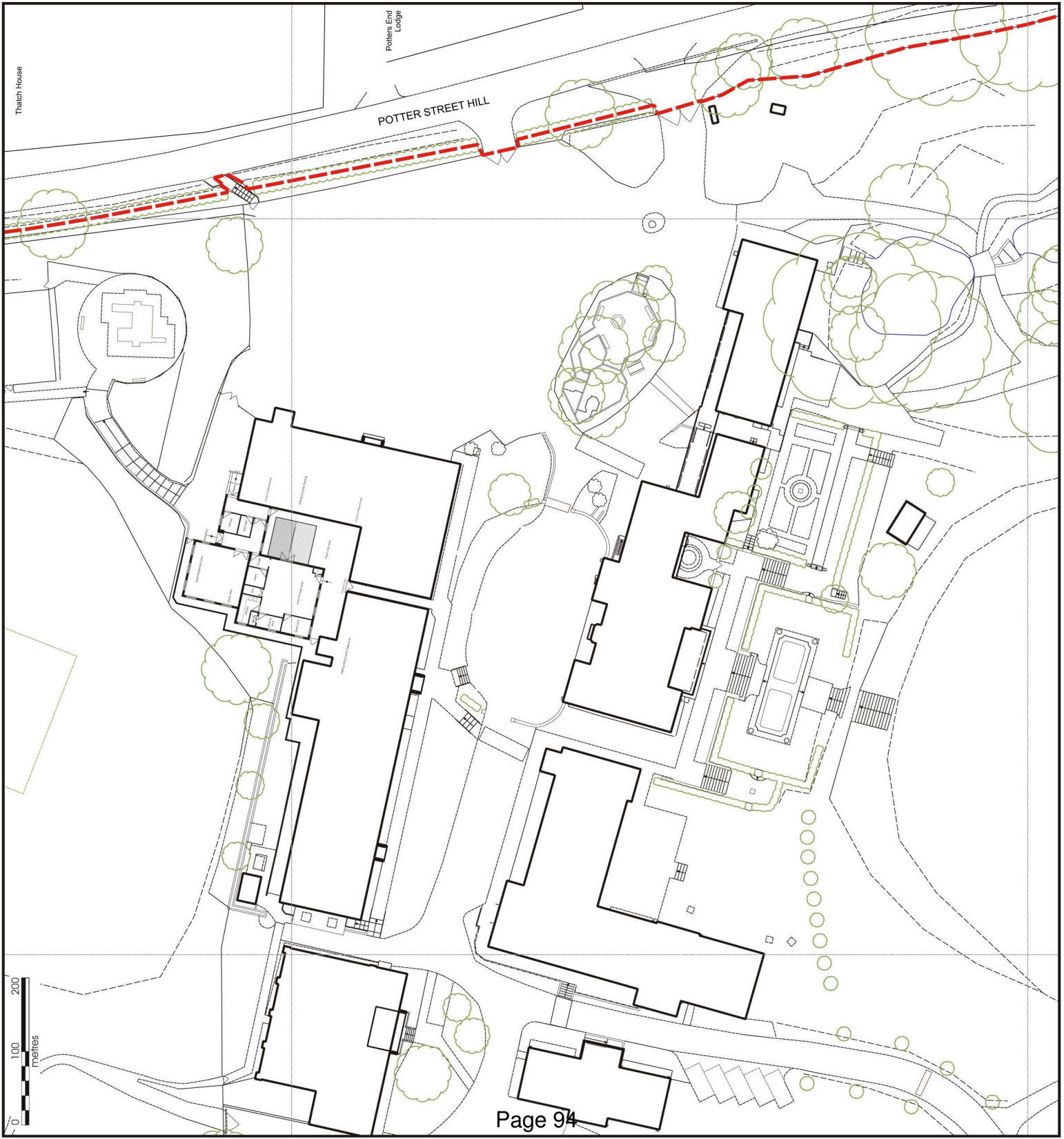
PROJECT TITLE
**St John's School
NORTHWOOD
Middlesex**

DRAWING TITLE
Planning application plan

SCALE	DATE	CHECKED
1:2500	JANUARY 2011	HNA
PROJECT No.	DRAWN	DATE
4779	HNA	
		▲ N
		200

VINCENT AND GORING
CHARTERED ARCHITECTS AND TOWN PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX: 01438 722035

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NOTE: Plan based upon approved planning drawing related to planning permission 10795/APP/2001/1600 dated 20 November 2001, updated following site survey January 2011

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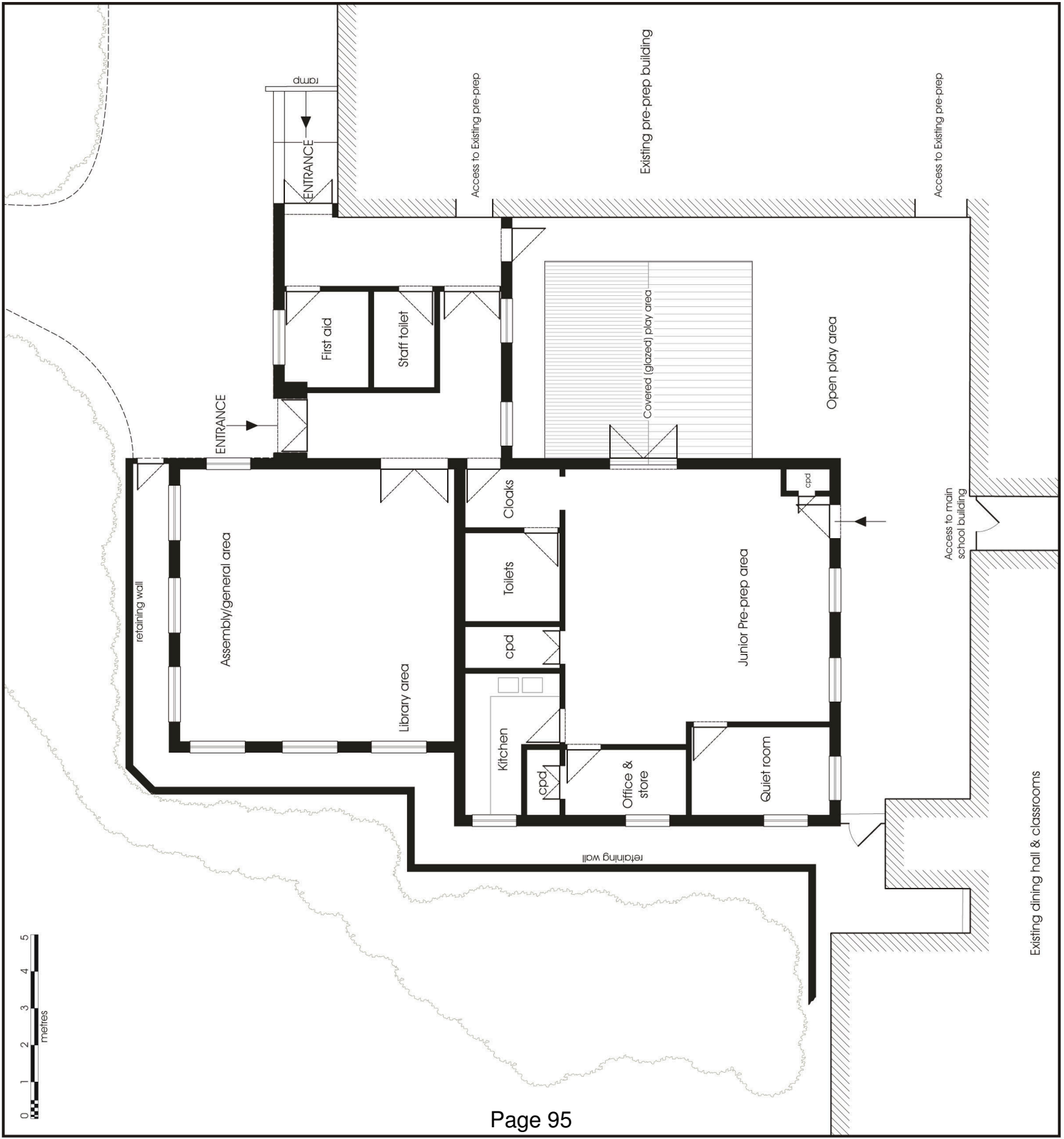
PROJECT TITLE
St John's School
NORTHWOOD
Middlesex

DRAWING TITLE
Site plan (as built)

SCALE	DATE	CHECKED
1:500 @A3	JANUARY 2011	HNA
PROJECT No.	DRAWN	DATE
4779	HNA	
	N	201

VINCENT AND GORING
CHARTERED ARCHITECTS AND TOWN PLANNERS
 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

NOTE: Plan based upon approved planning drawing related to planning permission 10795/APP/2001/1600 dated 20 November 2001, updated following site survey January 2011



PROJECT TITLE
**St John's School
 NORTHWOOD
 Middlesex**

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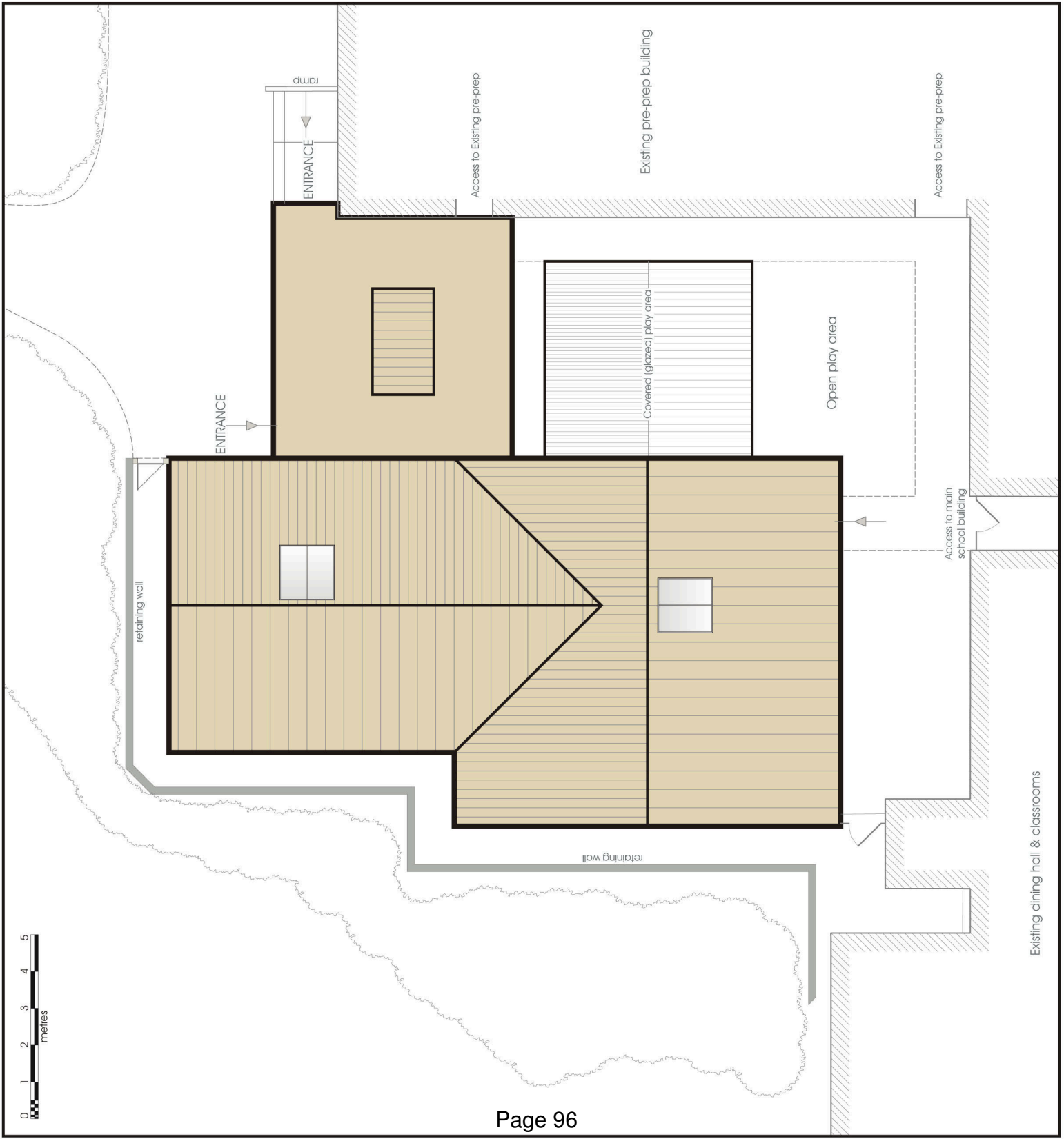
DRAWING TITLE
Building floorplan (as built)

SCALE	DATE	CHECKED
1:100 @A3	JANUARY 2011	
PROJECT No.	DRAWN	DATE
4779	HNA	
	N	202

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS
 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

Existing dining hall & classrooms

NOTE: Plan based upon approved planning drawing related to planning permission 10795/APP/2001/1600 dated 20 November 2001, updated following site survey January 2011



PROJECT TITLE
**St John's School
 NORTHWOOD
 Middlesex**

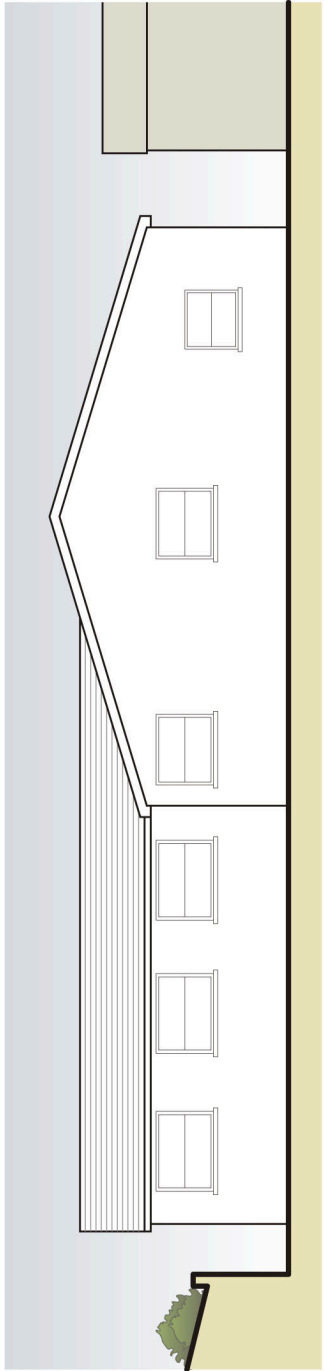
© Vincent & Gorbng Limited

DRAWING TITLE
Building roofplan (as built)

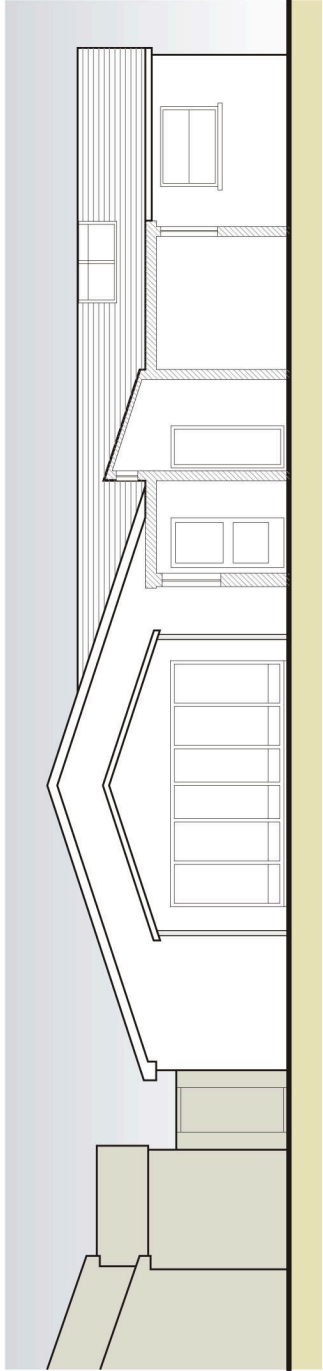
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PROJECT No.	DRAWN	DATE
4779	HNA	2011

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS
 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

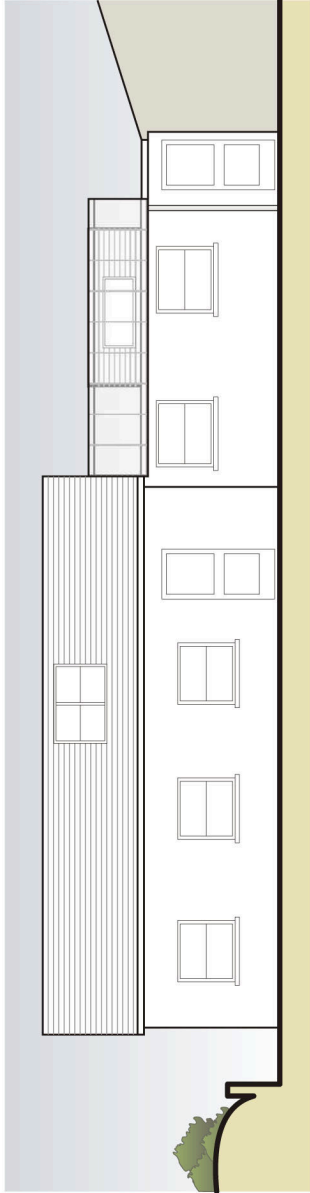
Existing dining hall & classrooms



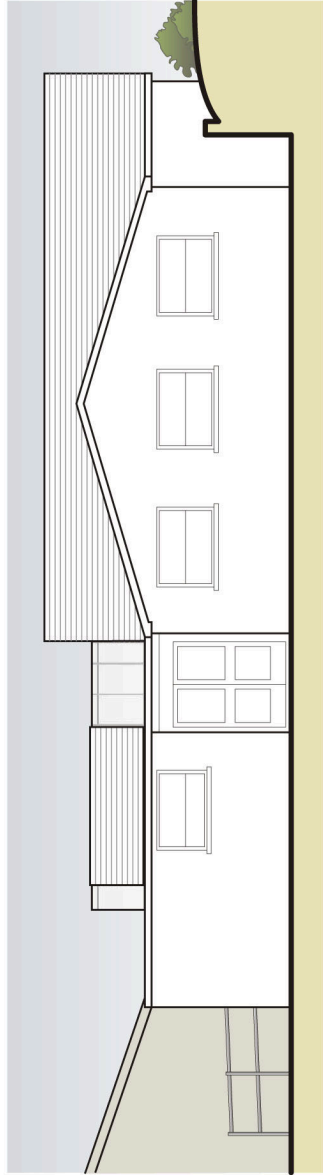
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

NOTE: Plan based upon approved planning drawing related to planning permission 10795/APP/2001/1600 dated 20 November 2001, updated following site survey January 2011

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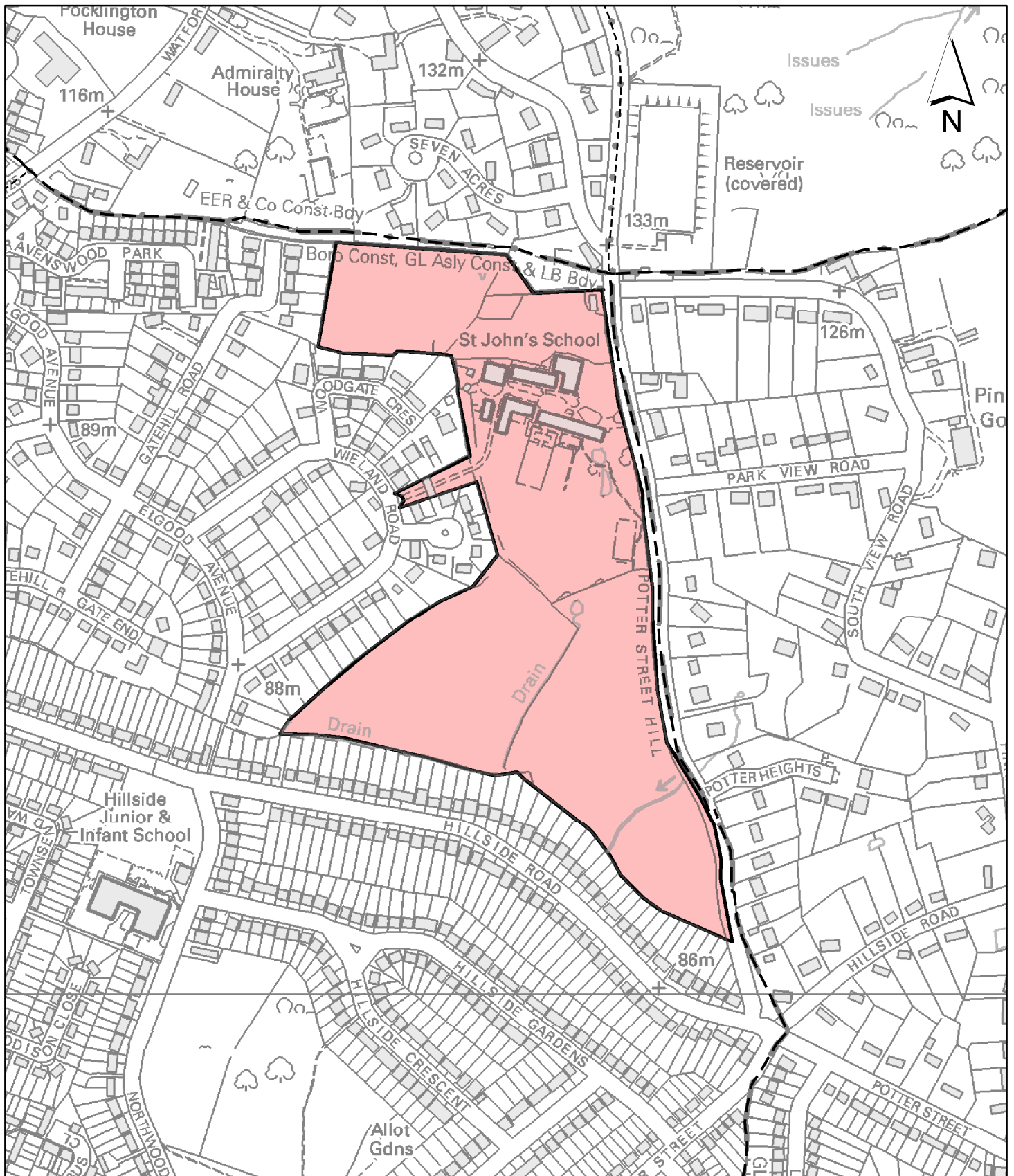
PROJECT TITLE
**St John's School
 NORTHWOOD
 Middlesex**



DRAWING TITLE

Building elevations (as built)

SCALE	DATE	CHECKED
1:100 @A3	JANUARY 2011	
PROJECT No.	DRAWN	DATE
4779	HNA	
		2014

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS
 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035



<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 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">St. John's School Potter Street Hill 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 align="center">10795/APP/2011/2627</p>	<p>Scale</p> <p align="center">1:5,000</p>	
	<p>Planning Committee</p> <p align="center">North Page 98</p>	<p>Date</p> <p align="center">February 2012</p>	
		 HILLINGDON <small>LONDON</small>	

Report of the Head of Planning & Enforcement Services

Address 5 POPLARS CLOSE RUISLIP
Development: Single storey side/rear extension.
LBH Ref Nos: 61775/APP/2011/1204

Date Plans Received:	19/05/2011	Date(s) of Amendment(s):	25/11/2011
Date Application Valid:	01/06/2011		05/01/2012

Atty to Ms. Charlotte Spencer (Only Tech) of Habington Team Ref: G1775 11/11/2011/1204.
 Amended Plan of 29/05/2011.

CLIENT: MR. VASIL SHAIKH,
 5 POPLARSCLOSE,
 RUISLIP,
 HARRROW,
 HA4 7BU

TITLE EXISTING ALL,
 PLANS

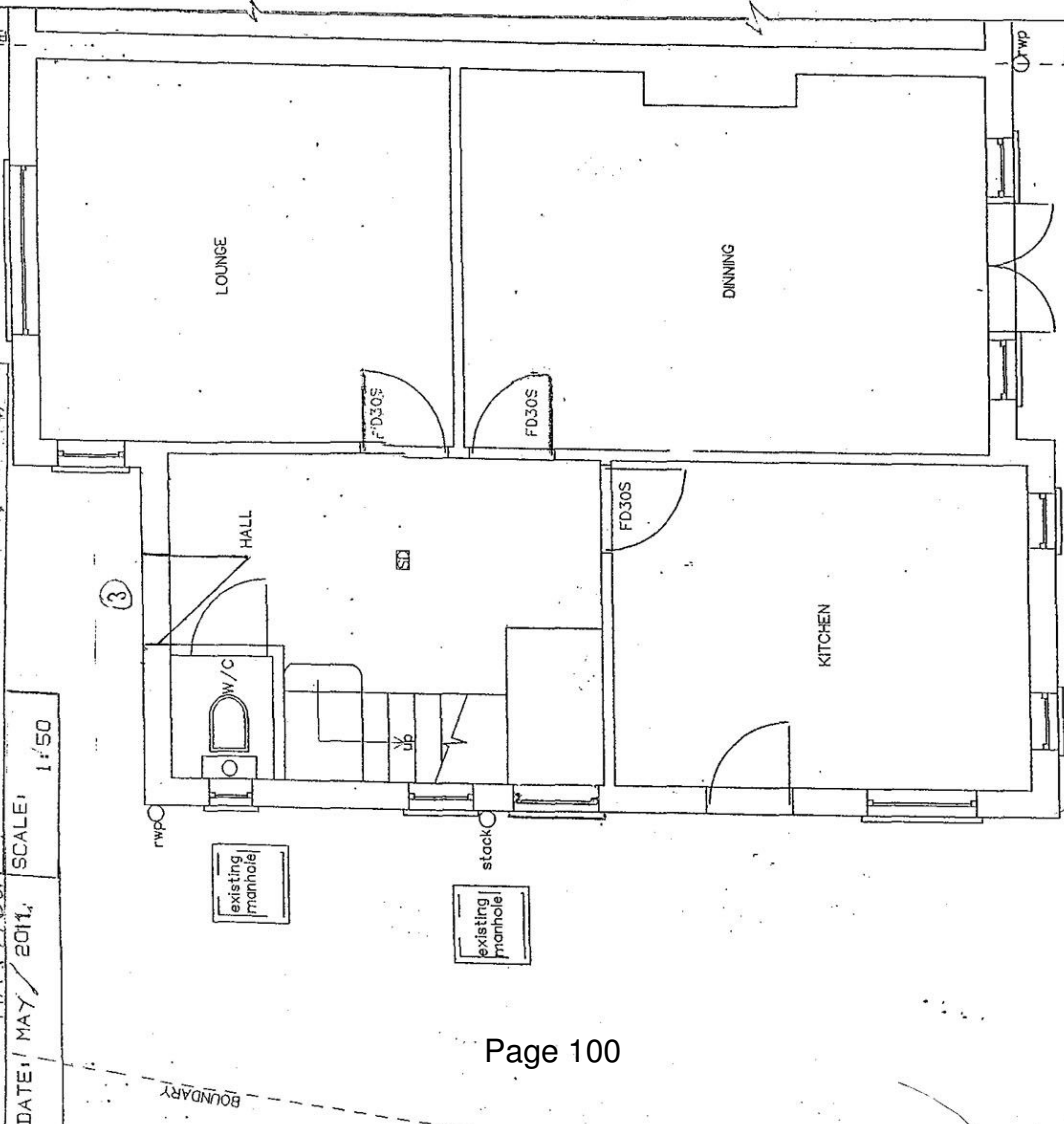
Sheet #:- S-1, of S-6 FRONT

DRAWING NO: 0634, Rev: 1/A.

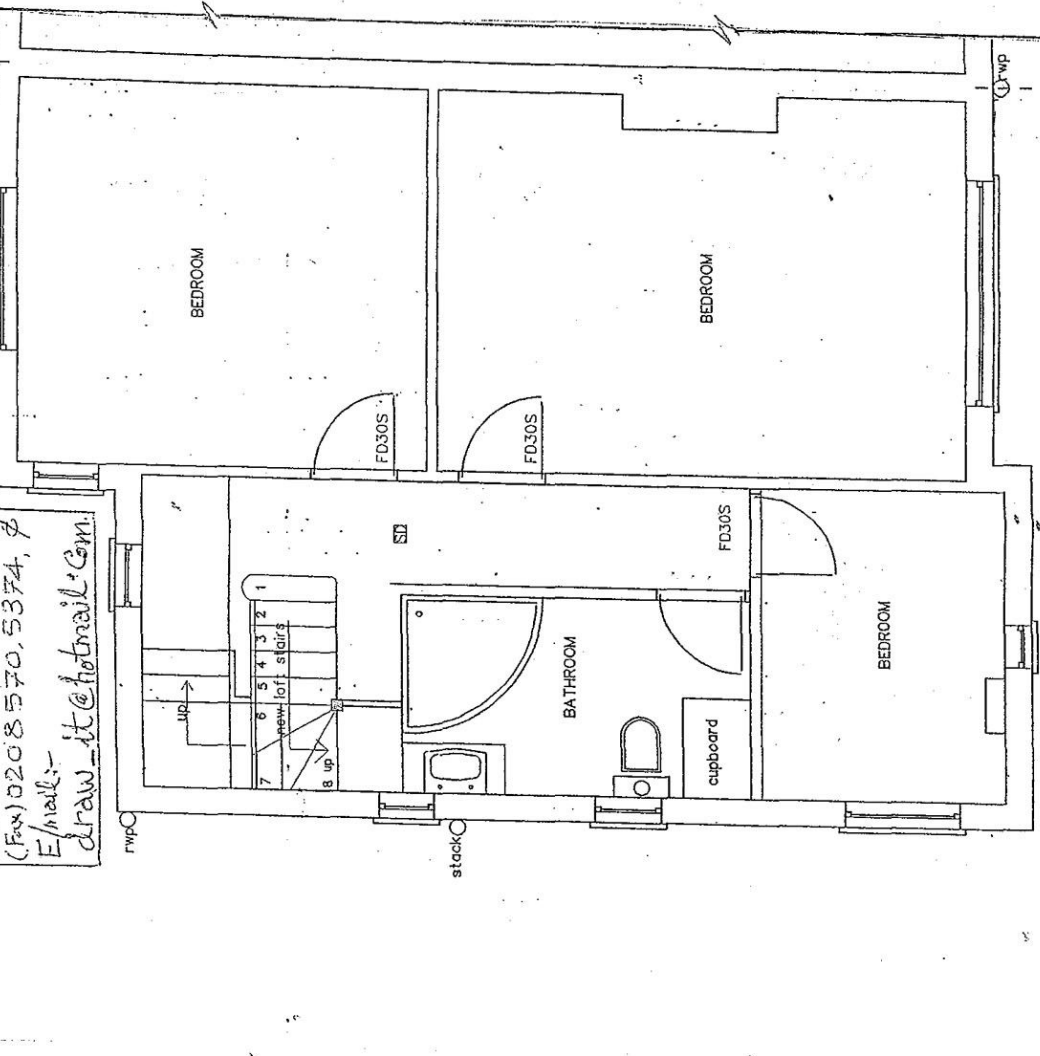
DATE: MAY / 2011, SCALE: 1:50

Agent: MR. MONEY QADRI,
 (M) 079 49035715 AND,
 (F) 0208 570 5374, &
 E/mail:-
 draw-it@hotmail.com.

PROJECT:- PROPOSED SINGLE (S-1)
 STOREY AT REAR & SIDE EXTENSION.



(1:50). EXISTING GROUND FLOOR PLAN.



(1:50). EXISTING FIRST FLOOR PLAN.

Ref: 61775/APP/2011/1204
 MR. VASIL SHAIKH,
 5 POPLAR CLOSE,
 RUISLIP,
 HARROW,
 HA4 7BL

MR. G. G. GWYDNE
 of L.B.O. HILLINGDON

Ref: 61775/APP/2011/1204
 MR. VASIL SHAIKH,
 5 POPLAR CLOSE,
 RUISLIP,
 HARROW,
 HA4 7BL

Agent: MR. MONEY QADRI
 (M) 07949035715 AND
 (FAX) 02085703374
 E-mail: draw-it@hotmail.com

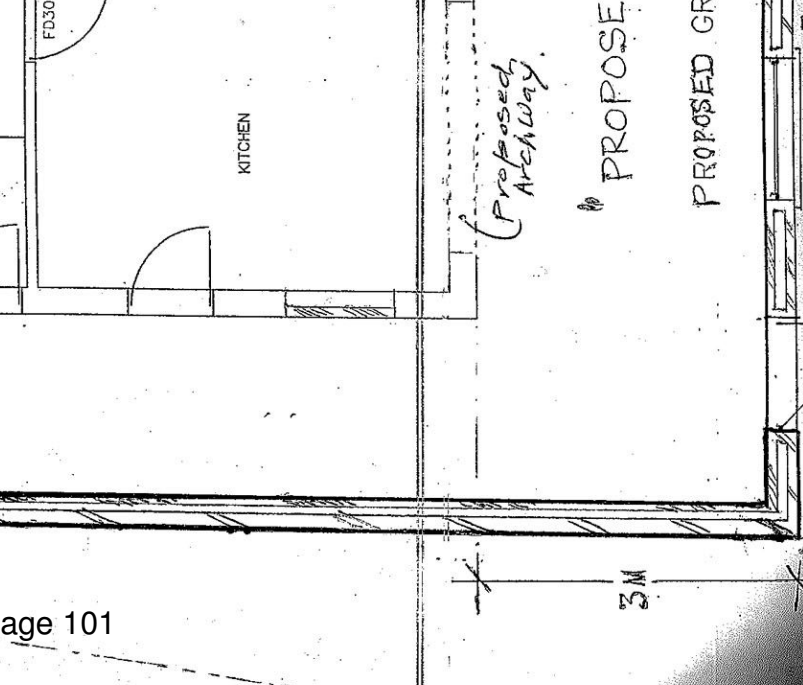
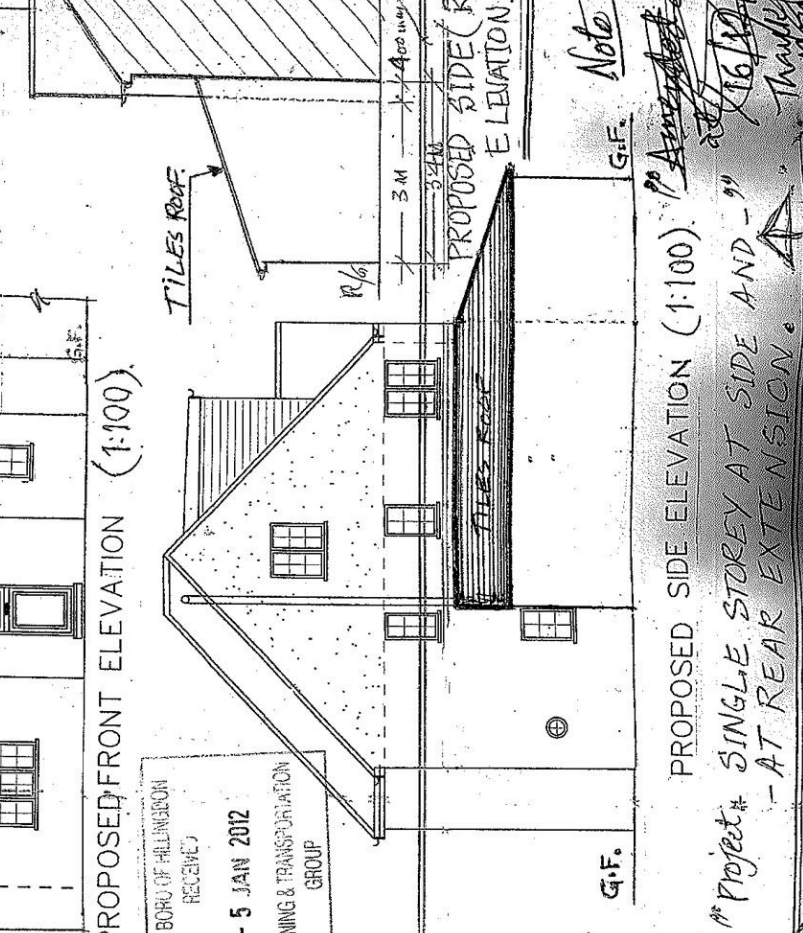
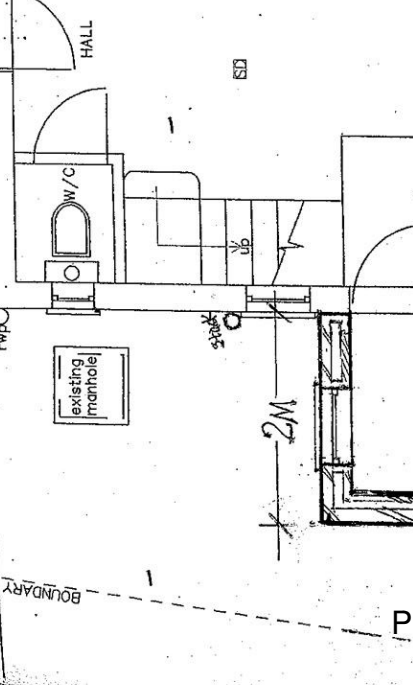
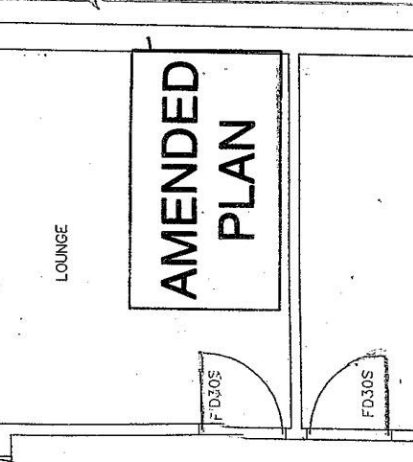
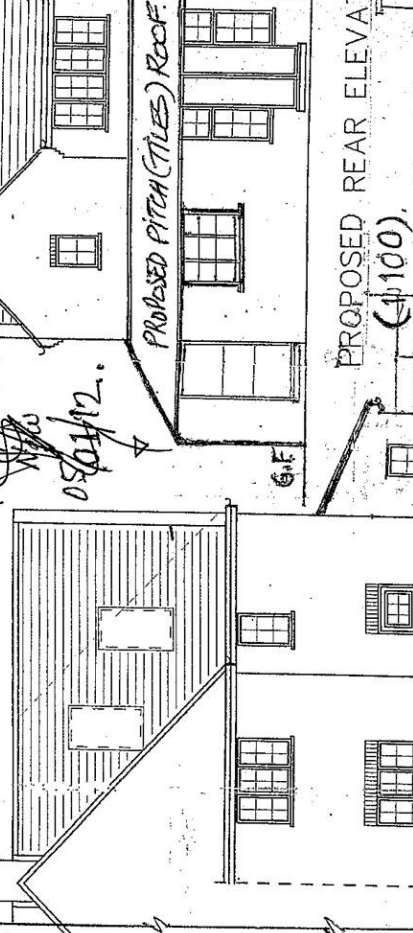
Agent: MR. MONEY QADRI
 (M) 07949035715 AND
 (FAX) 02085703374
 E-mail: draw-it@hotmail.com

Ref: 61775/APP/2011/1204
 MR. VASIL SHAIKH,
 5 POPLAR CLOSE,
 RUISLIP,
 HARROW,
 HA4 7BL

22/11/11
 16/12/11
 05/01/12

22/11/11
 16/12/11
 05/01/12

22/11/11
 16/12/11
 05/01/12



1:100 & 1:50

SCALE: 1:100 & 1:50

Rev 1/B

DRAWING NO: 0634

Sheet #:- S-1, of S-6

Page 101

Page 101

Page 101

Page 101

Page 101

Note

PROPOSED SIDE ELEVATION (1:100)
 *Project # SINGLE STOREY AT SIDE AND -
 - AT REAR EXTENSION.

PROPOSED SIDE ELEVATION (1:100)
 *Project # SINGLE STOREY AT SIDE AND -
 - AT REAR EXTENSION.

PROPOSED SIDE ELEVATION (1:100)
 *Project # SINGLE STOREY AT SIDE AND -
 - AT REAR EXTENSION.

16/12/11

16/12/11

16/12/11

16/12/11

(34)

CLIENT: MR. VASIL. SHAIKH, 5 POPLAR'S CLOSE, RUISLIP, HARROW, HA4 7BU		DATE: MAY / 2011,	SCALE: 1:50
TITLE: " PROPOSED AT "			
FIRST/FIRPLAN.:			
Sheet#:- S-4 of S-6.			
DRAWING NO: 0634, Rev: 1/A.			

" Ref: 61775/APP/2011/204 "

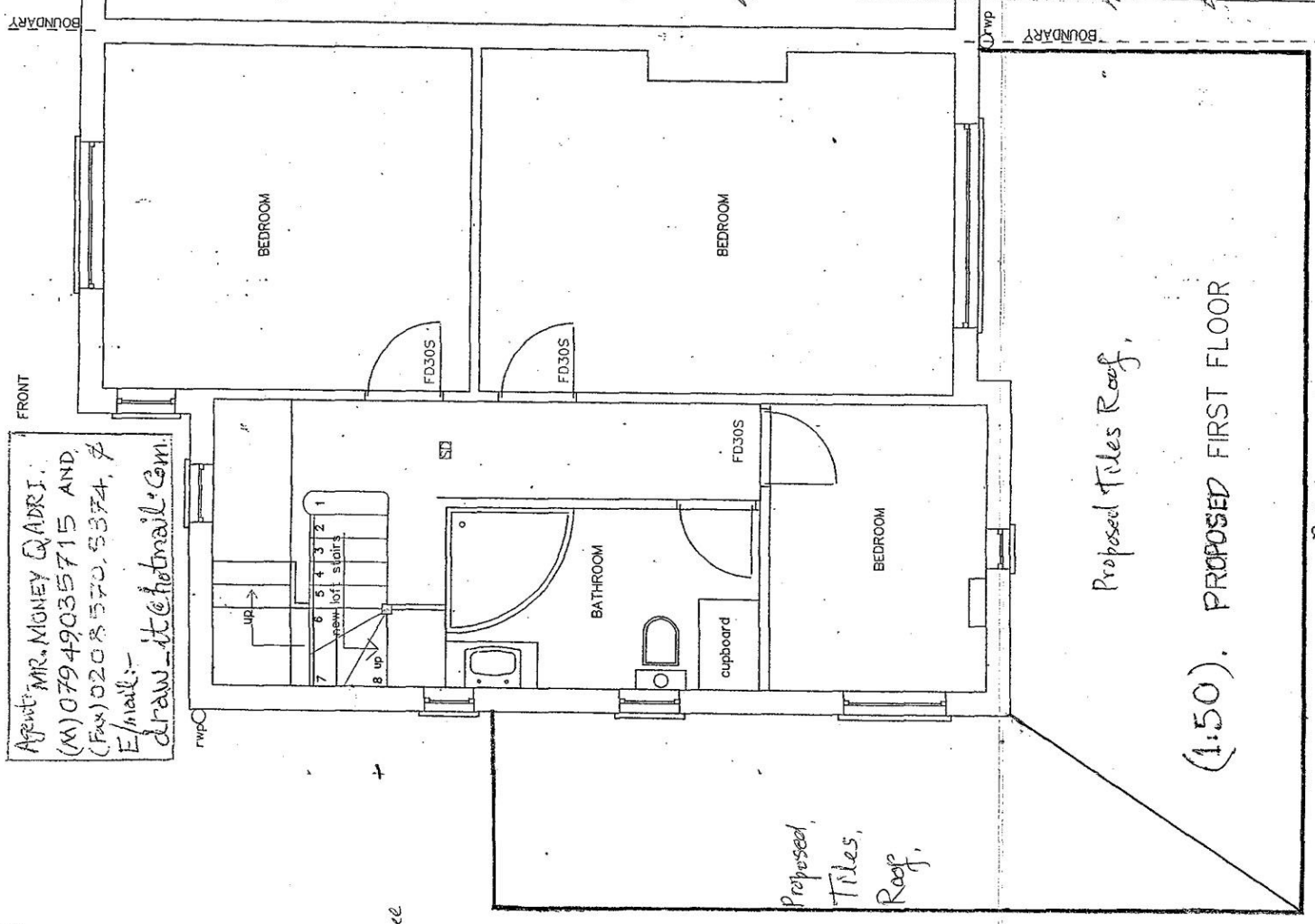
" Atty, MR. JONATHAN DOE. "
Page 102 (Case Officer), of,

L.B.O. HILLINGDON,

" Amended Says " at,
" 22/11/2011 "

V

AMENDED PLAN



Agent: MR. MONEY QADRI.
(M) 079 490 35715 AND
(FAX) 020 8 570 5374, &
E/MAIL:-
draw_it@hotmail.com.

NOTES

All dimensions to be checked on site and not to be scaled from drawings.
All finishing materials to match existing.
The contractor to ensure the works are inspected and completed to the satisfaction of L.A.
These drawings has been produced for planning purposes only. Compliance with Building Regulation is not to be assumed.
Appropriate Party Wall Notice under the PARTY WALL 1996 ACT must be served on adjoining owners prior to commencement of the building works.

Agents:-
MR. MONEY QADRI.
(M) 079 490 35715,
(F) 020 8 570 5374 (only),
and E/MAIL:-
draw_it@hotmail.com

Project Title
SINGLE STOREY REAR & SIDE
EXTENSION.

Project Address
5, POPLAR CLOSE,
RUISLIP,
HA4 7BU.

Drawing Title
1st/PROPOSED/EIR/PLAN.

Date 15th MAY / 2011.

Dwg No. 0634, Rev: 1/A.

Scale 1:50

STAMPED AND SIGNED BY
LONDON PLAN, S.6.
RECEIVED

25 NOV 2011
PLANNING & COMMUNITY SERVICES

CLIENT: MR. VASIL SHAIKH,
5 POPLAR CLOSE,
RUISLIP,
HARROW,
HA4 7BU

TITLE EXISTING SITE,
PLAN & ELEVATIONS.

Sheet#:- S-1, of S-6.

DRAWING NO: 0634, Rev:1/A.

DATE: MAY / 2011.

SCALE: 1:100

Project- PROPOSED SINGLE
STOREY AT SIDE AND,
REAR EXTENSIONS.



Legend

5 POPLARS CLOSE
RUISLIP
MIDDLESEX HA4 7BU

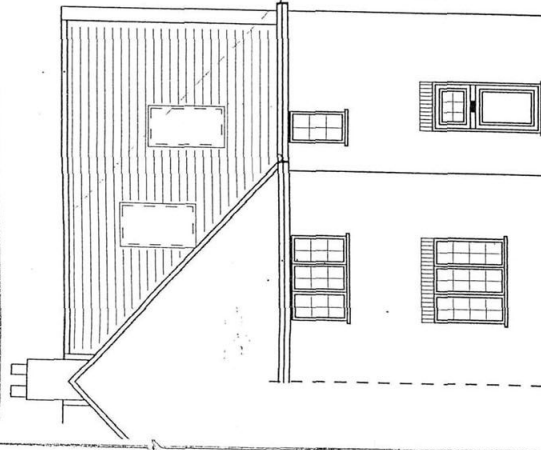
Map Information

Approx. Scale: 1:228

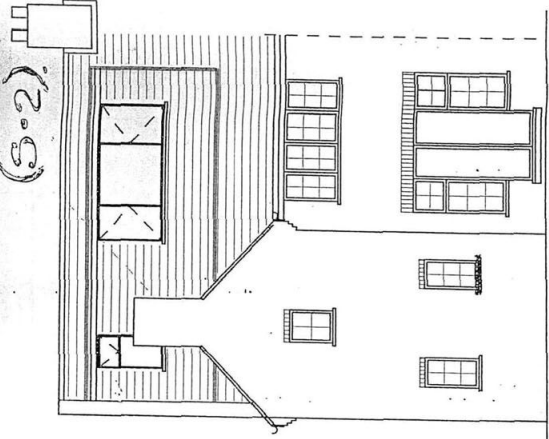
Date of Print: 14.6.2006

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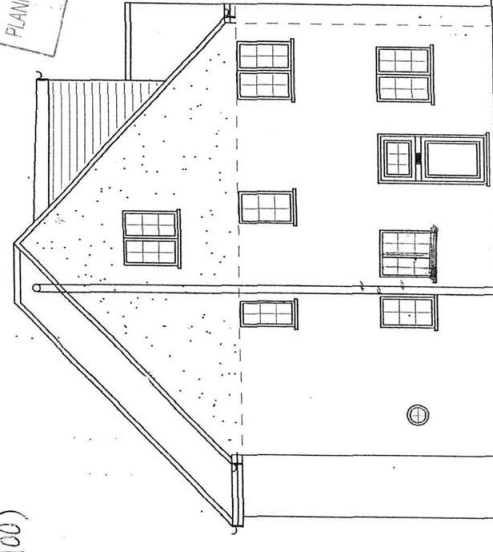
Agent: MR. MONEY QADRI,
(M) 079 49035715 AND,
(Fax) 020 8570 5374, &
E/mail:-
draw_it@hotmail.com.



EXISTING FRONT ELEVATION
(1:100)



EXISTING REAR ELEVATION
(1:100)



EXISTING SIDE ELEVATION
(1:100)

LONDON BOARD OF HILLINGDON
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GROUP

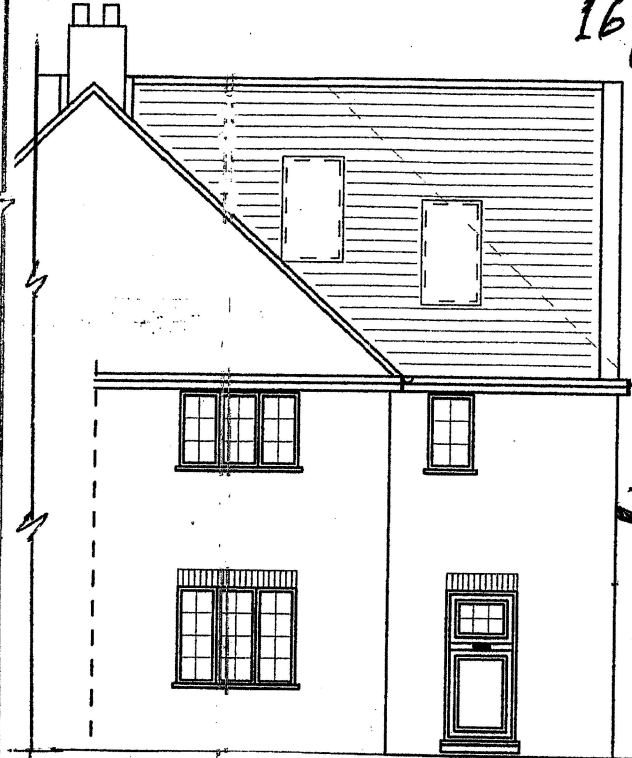
(S-2)

"Add to MR. J. DOE (c/office) Ref: 61775/APP/2011/1204 L. B.O. Hillingdon
Amended Dwgs at - (S.3)

Agent: MR. MONEY QADRI.
(M) 07949035715 AND
(Fax) 02085705374, &
E/mail:-
draw_it@hotmail.com.

22/11/11.

16/12/2011.



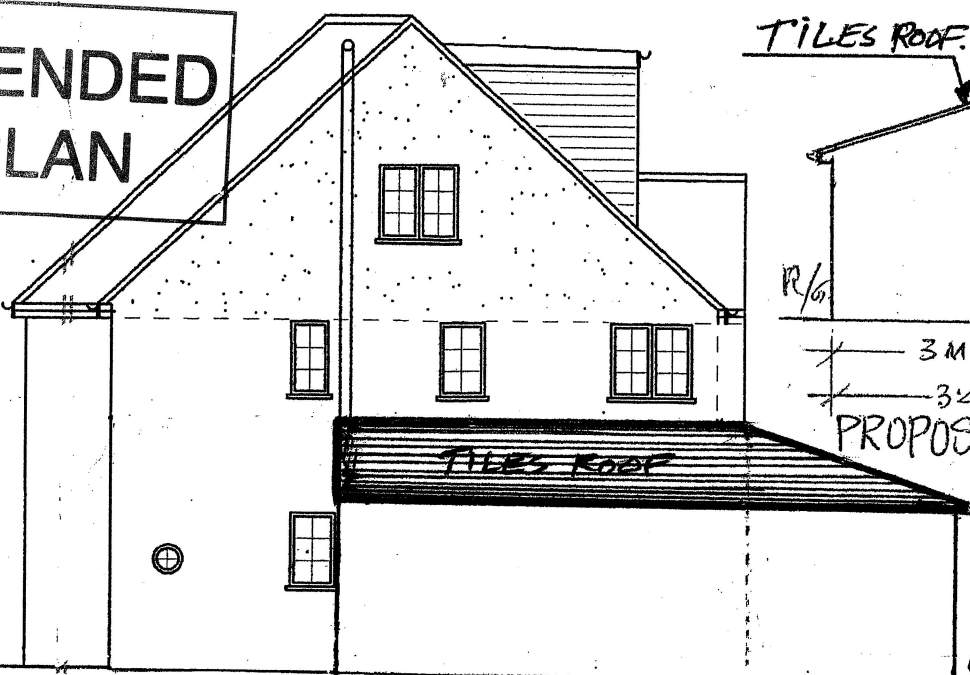
PROPOSED FRONT ELEVATION (1:100)



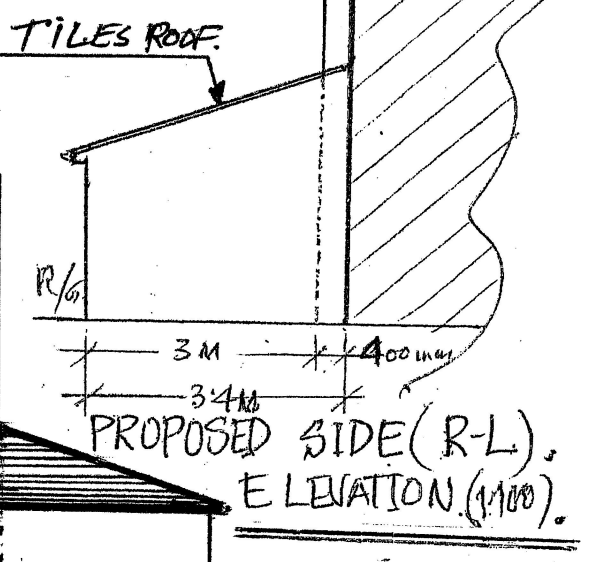
PROPOSED REAR ELEVATION (1:100)

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GROUP

AMENDED
PLAN



PROPOSED SIDE ELEVATION (1:100)



PROPOSED SIDE (R-L) ELEVATION (1:100)

Note

"Project # SINGLE STOREY AT SIDE AND -" at 16/12/2011.
- AT REAR EXTENSION
"Amended Dwgs"
Thanks - money/Q

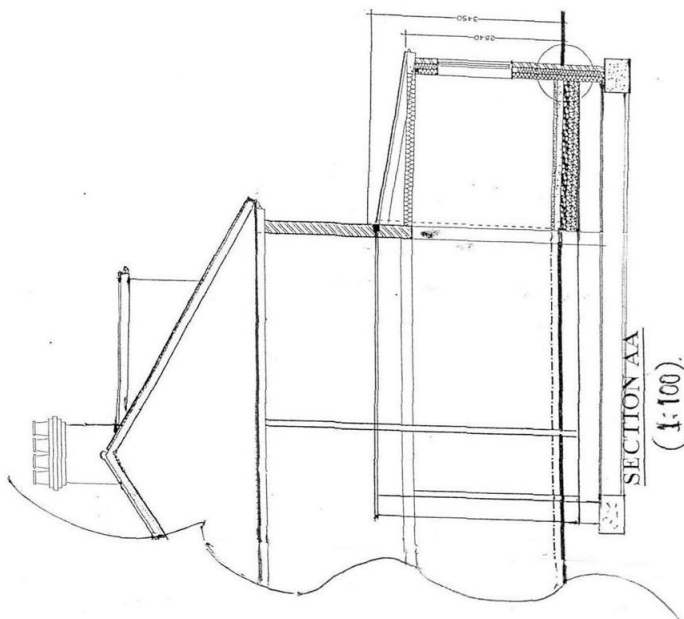
SPECIFICATION

- This drawing is to be read in conjunction with: Specifications, manufacturer's product information and Bills of quantities if issued
- The contractor is to check & verify all figured dimensions prior to commencement of works, any discrepancies notify the designer
- Structural steel designed to BS 5950, Part 1, 2000 steel beams to be coated with a fire retardant intumescent paint, applied to provide a minimum of 1/2 hour fire protection.
- Stairs: Clear headroom from landing/pitch line to be 2m min. Rise 220mm max. Going 220mm max. nosing overhang 16mm min. angle of pitch 42 degrees or less. Tapered treads of equal length on new stairs measured at centre point of step to be not less than goings of straight flight. Handrail on flight to 900mm min. from pitch line also 900mm on landing. Balusters are to be positioned so a 100mm sphere cannot be passed through at any point. NB: Staircase manufacturer to check site dimensions prior to manufacture.
- New plumbing to be installed as per BS 5572 - Code of Practice for Sanitary pipe work. WC pan: 75mm dia. Trap & 50mm dia depth of seal. Wash basin: 32mm & 75mm respectively. Shower: 40mm & 50mm respectively.
- SD denotes mains operated smoke detector, interlinked & have battery back up.
- All dimensions in metres unless otherwise indicated in = metres, & mm = millimetres
- All structural timber to be SC2 grade.
- All roof openings, dormer cheeks, internal stud walls & stairs opening in floor: Rafters & floor joists to be doubled up according to.
- Mineral wool seal to be fixed between all warm and cold roof constructions.
- Electrical Work: All electrical work required to meet the requirements of Part 'P' must be designed, installed, inspected & tested by a competent person. Prior to completion the council should be satisfied the Part 'P' has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a competent person.
- All floor & ceiling joists to have solid bridging @ bearing points and mid-span for spans between 2.5 to 4.5m, two rows of bridging equally spaced for spans over 4.5m
- All New Windows: To be designed to achieve a U-value of 1.8 or lower. Each habitable room is to have a window(s) with an opening equivalent to at least 1/20th of the total floor area. In addition provide a 8000 mm2 trickle vent and 4000mm2 to other rooms.
- Escape Roof Window: Velux type GHL - M08 or equivalent (0.78 x 1.4), set in roof @ a max. 1.7 from eaves. Cill height 0.6m min., 1.1m max. Flashing as per manufacturer's details.
- Roof Window - W1: Velux type CGL - M08 (0.78x1.4) centre pivot. Flashing as per manufacturer's details.
- Loft Toilet & Shower: Ventilation: Provide an air extractor capable of 1.5/sec to outside air
- Dormer cheeks & Face: 100 x 50 S/W studing @ 400mm C/C. 100 x 100 corner posts. Tiles matching existing hanging on tanalised battens on breather felt, on 12mm sheathing plywood, 90mm celotex insulation, 9.5mm foil-back plaster board + plaster skin. At junction of cheek & main roof provide code 4 lead sinkers & at junction of face & main roof provide code 4 lead flashing. Dormer Cheeks Fireproofing: Dormer cheeks lined with 6mm masterboard or equivalent if within 1m of boundary.
- Internal stud walls including stairs-well to be formed using 100 x 50 S/W studing @ 400mm C/C with top & bottom plures & noggins and in filled with 100mm rock wool insulation or equivalent. 9.5mm plaster board + plaster skin.
- Dormer Floor: 22mm T&G chipboard on sized timber joists suspended from steel beams. 100mm rock wool to be suspended within new floor with chicken wire/netting. The new joists and supporting beams are to be set 25mm clear of existing ceiling joists. Floor board and insulation to be laid to the eaves interface. Moisture resistance flooring in toilet / shower area. T&G flooring to be screwed with occasional screw fixings to new joists to prevent squeaking. Timber joists designed in accordance with the Approved Document A - Floor joist span tables.
- Dormer Roof: Torch on mineral felt on torch on felt underlay on ventilated 3H felt layer on 50 x 200mm timber joists @ 400mm C/C. 150mm celotex with cross-ventilation between rafters and 12mm to U/S. 9.5mm foil-back plaster board plus plaster skin.
- Dormer Roof: Torch on mineral felt on torch on felt underlay on ventilated 3H felt layer on 115mm celotex tempcokecheck or equivalent on 50 x 200mm timber joists @ 400mm C/C. 9.5mm foil-back plaster board to U/S plus plaster skin.
- Ventilation to Proposed & Existing Roof: Air is to be introduced into roof via air gap (50mm) between U/S felt and insulation via a continuous 25mm eaves gap and a combined area equal to a continuous 5mm ridge gap.
- Doors: All internal doors in both ground & first floor to be self closing. Doors in loft to be self closing and to be half hour fire rated.
- Lighting: Provide a minimum of 1 energy efficient light fitting in loft/landing.

CONSTRUCTION (DESIGN and MANAGEMENT) REGULATIONS

It is the client's responsibility to make available all information to the contractor, with respect to Health and Safety including risks to the contractor on premises under the control of the client may be affected by the construction of the works and have any measures in place to control the works. The Contractor has a duty to perform risk assessments.

THE CLIENT MUST EMPLOY A PLANNING SUPERVISOR FOR CDM.



NOTES

All dimensions to be checked on site and not to be scaled from drawings.
 All finishing materials to match existing. The contractor to ensure the works are inspected and completed to the satisfaction of L.A.
 These drawings has been produced for planning purposes only. Compliance with Building Regulation is not to be assumed.
 Appropriate Party Wall Notice under the PARTY WALL 1996 ACT must be served on adjoining owners prior to commencement of the building works.

Agents:-
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 and E/maill.,
 draw-@-kermal.com
 LOW BOARD OF WORK RECEIVED
 19 MAY 2011
 PLANNING & TRANSPORTATION

Project Title
 SINGLE STOREY REAR & SIDE EXTENSION.

Project Address
 5 POPLAR CLOSE,
 RUSHIP
 HAA, FBU.

Drawing Title
 PROPOSED SECTION.

Date
 15th/MAY/2011

Draw No.
 0634 Rev. 1/A.

Scale
 1:100

Sheet #
 S.6, of S.6.

S.5

NOTES

All dimensions to be checked on site and not to be scaled from drawings.
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 draw@elwall.com
 RECEIVED
 19 MAY 2011
 PLANNING & TRANSPORTATION

Project Title
 SINGLE STOREY REAR & SIDE EXTENSION

Project Address
 5, POPLAR CLOSE,
 RUISLIP,
 HA4 7BU,

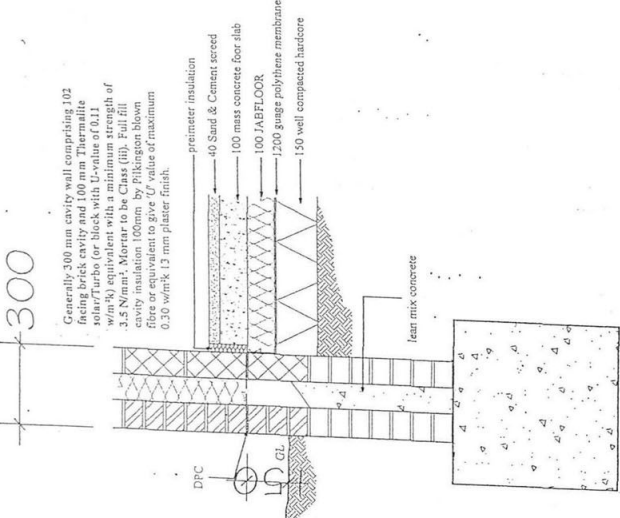
Drawing Title
 ROBUST DETAILS

Date
 15th / MAY / 2011

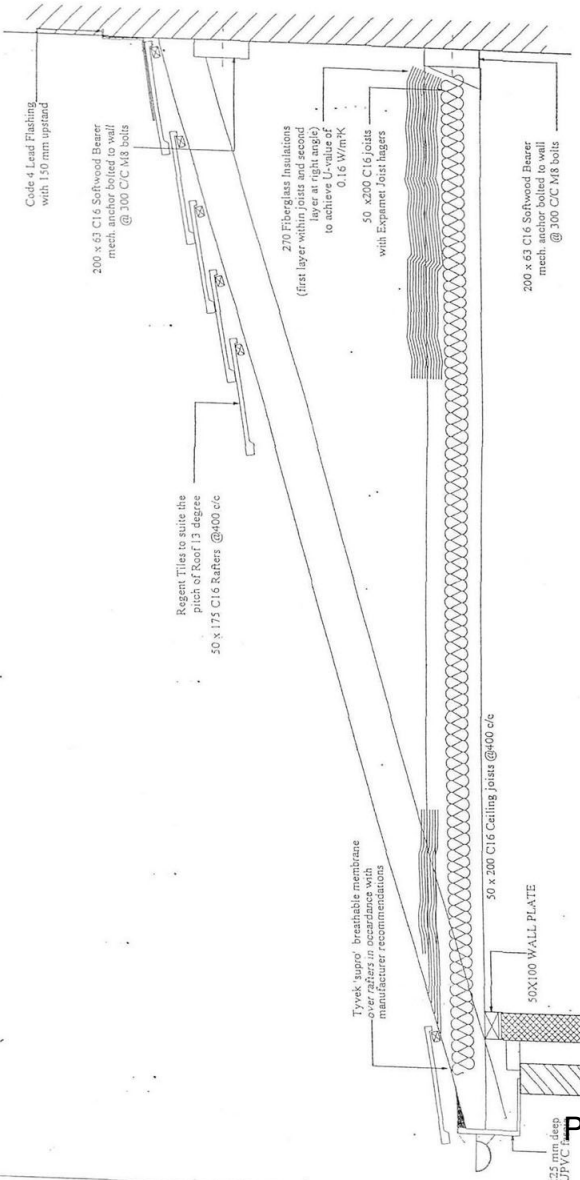
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Scale
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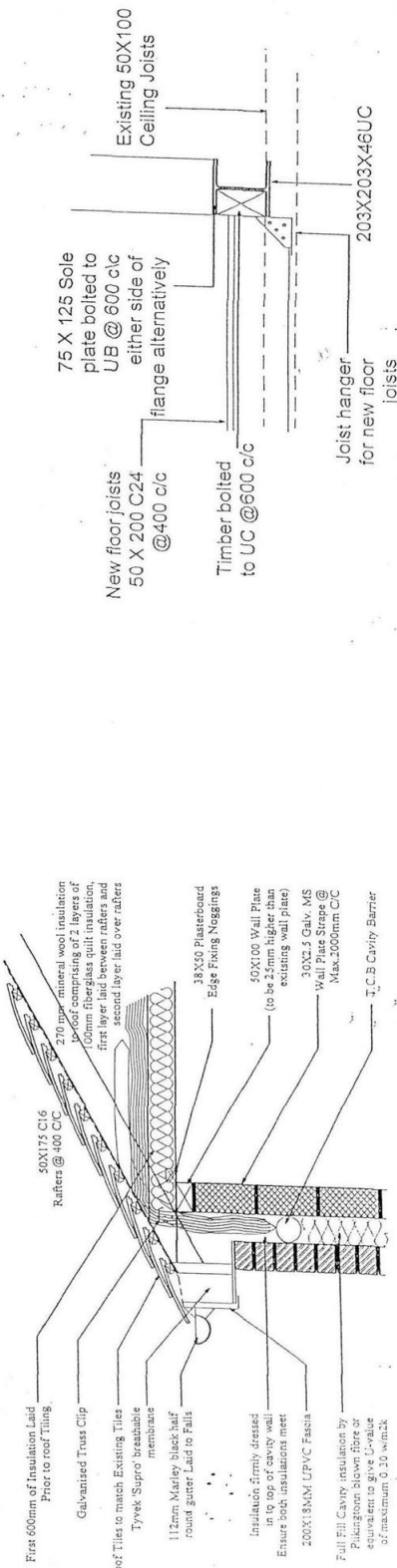
Sheet# S.5 of S.6



FOUNDATION DETAIL

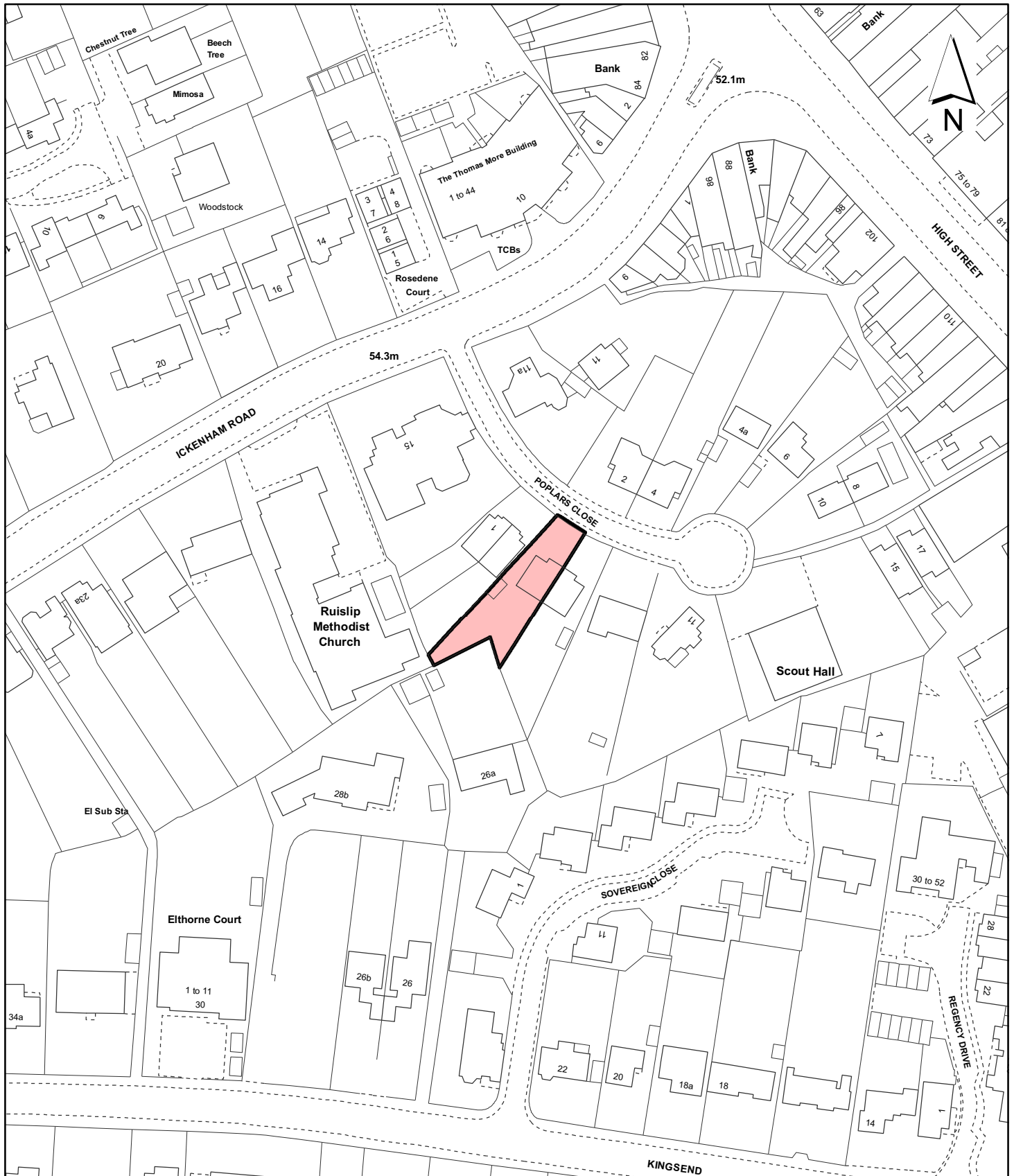


ROOF DETAIL



DETAIL D

DETAIL B



Notes

 Site boundary

For identification purposes only.

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Site Address

**5 Poplars Close
Ruislip**

Planning Application Ref:

61775/APP/2011/1204

Planning Committee

North Page 107

Scale

1:1,250

Date

**February
2012**

**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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