



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 30 AUGUST  
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  
Carol Melvin  
John Morgan  
David Payne  
Raymond Graham

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reports can be made available  
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request. Please contact us for  
further information.**

Published: Monday, 20 August 2012

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This Agenda is available online at:  
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2012>

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London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



INVESTOR IN PEOPLE

# Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - Petitions - When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

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.

If an application with a petition is deferred and a petitioner has addressed the meeting a new valid petition will be required to enable a representative to speak at a subsequent meeting on this item.

**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

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### 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 - 8 August 2012  
**To follow**
- 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	32 East Mead, Ruislip - 68276/APP/2012/1240	Cavendish	Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front.  <b>Recommendation - Approval</b>	1 - 16
7	Former RAF Eastcote, Lime Grove, Ruislip - 10189/APP/2012/106	Eastcote & East Ruislip	Conversion of 3, one bedroom live work units to 6, one bedroom bedroom flats (Block R).  <b>Recommendation: Refusal</b>	17 - 30

8	Former RAF Eastcote, Lime Grove, Ruislip - 10189/APP/2012/108	Eastcote & East Ruislip	Conversion of 3 one bedroom live work units to 6, one bedroom flats (Block H1).  <b>Recommendation: Refusal</b>	31 - 46
9	Former RAF Eastcote, Lime Grove, Ruislip - 10189/APP/2012/109	Eastcote & East Ruislip	Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block L).  <b>Recommendation: Refusal</b>	47 - 60
10	Former RAF Eastcote, Lime Grove, Ruislip - 10189/APP/2012/112	Eastcote & East Ruislip	Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J).  <b>Recommendation: Refusal</b>	61 - 76
11	Land rear of 24 Court Road, Ickenham - 68420/APP/2012/633	Ickenham	Conversion from World War II hut to 1 x 1-bed self- contained dwelling with associated amenity space.  <b>Recommendation: Refusal</b>	77 - 88

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	Linda Jackson Centre, Rickmansworth Road, Northwood - 3807/APP/2012/1563	Northwood	Single storey extension.  <b>Recommendation: Approval</b>	89 - 100
13	Woody Bay Station, Ruislip Lido Railway, Reservoir Road, Ruislip - 1117/APP/2012/1257	West Ruislip	Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.  <b>Recommendation: Approval</b>	101 - 124
14	Any Items Transferred from Part 1			
15	Any Other Business in Part 2			

**Plans for North Planning Committee**

**Pages 125+**

# Agenda Item 6

## Report of the Head of Planning & Enforcement Services

**Address** 32 EAST MEAD RUISLIP

**Development:** Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front

**LBH Ref Nos:** 68276/APP/2012/1240

**Drawing Nos:** 12/24/3 Rev. D  
12/24/4 Rev. B  
12/24/1  
11/29/2 Rev. D  
Location Plan to Scale 1:1250 Received 8th August 2012  
Design and Access Statement Rev. A

**Date Plans Received:** 22/05/2012      **Date(s) of Amendment(s):** 22/05/2012

**Date Application Valid:** 28/05/2012      23/07/2012  
08/08/2012

### 1. SUMMARY

The proposal is for the extension and conversion of the end terrace of three dwellings to four x one bedroom flats.

The principle of development is considered to be in accordance with the Policies set out in the Hillingdon Unitary Development Plan, Saved Policies September 2007. The development proposed for this site complies with local and regional space standards. In this it complies with, and in some cases, exceeds internal and external space standards, amount and convenience of parking and external amenity space, as described in the main body of the report. As such it is considered that the resulting impacts from this development would not have a detrimental effect upon the amenities of the neighbouring properties nor create adverse living conditions for the future occupiers of the development. The application is thus recommended for approval subject to conditions.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 Time Limit

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11/29/2 Rev D, 12/24/4 Rev B, 12/24/3 Rev D and Design and Access Statement Rev. dated 19/7/12.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

**3 HO4 Materials**

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 and shall thereafter be retained as such.

**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 HO5 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 which would face any/either of the adjoining properties.

**REASON**

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

**5 HO7 No roof gardens**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

**REASON**

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

**6 RES16 Code for Sustainable Homes**

Flats 1 and 2 shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

**REASON**

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

**7 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development 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

### **8 RES24 Secured by Design**

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

## REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

### **9 RES9 Landscaping (including refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Car Parking Layouts
  - 2.c Hard Surfacing Materials
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Schedule for Implementation
  
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details and no dwelling shall be occupied until the outdoor amenity area serving that dwelling as shown on the approved plans has been made available for the use of residents of the development.

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE23,

BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 RES15 Sustainable Water Management (changed from SUDS)**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

**REASON**

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

**11 NONSC Non Standard Condition**

The approved parking arrangements shall be implemented prior to the occupation of the development hereby approved and shall be retained as such for as long as the development remains in existence.

**REASON**

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

**INFORMATIVES**

**1 I1 Building to Approved Drawing**

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

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

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you

should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3 12 Encroachment**

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

### **4 13 Building Regulations - Demolition and Building Works**

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

### **5 15 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.

**6 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).

**7 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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
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.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 8.3	(2011) Community infrastructure levy

## 8

Thames Water provide the following advice:

Surface Water Drainage: It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

## 9

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £5,075 on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is on the south east side of East Mead and comprises a two storey end-of-terrace property constructed in brick and tile with a wider than average road frontage (compared with other properties in East Mead). The site is opposite a school, which stands to the north and to the south of the school are properties purpose-built as flats. The site is approximately 1km from South Ruislip underground station and bus connections providing it with a PTAL rating of 1b. The application site lies within the Developed Area as identified in the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

#### 3.2 Proposed Scheme

Planning permission is sought for the conversion and extension of the application property to create four x one bedroomed flats. All entrances to the flats would be from the front of the property. The existing front door entrance would be extended to create two separate

front doors and a new front door created on the end of the terrace providing independent access to the ground floor wheelchair accessible unit.

The proposed two storey side extension would extend 5.8m from the side of the original house, under the 2/3rds width guidelines of HDAS. It would match the depth of the existing house of 7.66m to finish flush with the existing back wall. The proposed two storey side extension would have a pitched roof and follow the line of the front wall of the terrace. The pitch of the proposed new roof would match those of the existing dwelling as would the ridge height and eaves lines.

To the rear, a single storey extension would project 3.6m from the rear wall which would extend the entire width of the existing property and the two storey side extension, at 12.27m. It would have a flat roof of 2.78m high that would be finished with a parapet wall 3m high. No windows are proposed in the flank walls. The rooms behind would be lit by two, two-light windows and two pairs of patio doors leading into dedicated gardens for the two ground floor flats.

A new two storey rear extension would be constructed that would be sited 2.78m from the shared side boundary with No.30 to the north east and 2.48m from the side boundary to the shared access road to the south west and it would be 7.20m wide. It would project to the extent of the proposed single storey extension. The roof would sit 0.5m below the ridge of the original property.

Flat 1, Ground floor one-bedroomed flat: Floor area: 59.98m<sup>2</sup> and garden area: 26m<sup>2</sup>

Flat 2, Ground floor one-bedroomed flat: Floor area: 50.94m<sup>2</sup> and garden area: 22m<sup>2</sup>

Flat 3, First floor one-bedroomed flat: Floor area: 50.45m<sup>2</sup> and garden area: 26m<sup>2</sup>

Flat 4, First floor one-bedroomed flat: Floor area: 52m<sup>2</sup> and garden area: 22m<sup>2</sup>

Garden space would be provided for all flats by dividing the existing large rear garden into four. For the ground floor flats they would be directly accessible. The gardens for the two first floor flats would be provided behind the gardens of the ground floor flats and be accessed from the side alleyway.

A total of five spaces would be provided with one accessible space to the front of the property and the remaining four at the rear. The proposal would use the existing side vehicular access through the alleygate to provide the four remaining spaces to the rear of the property. Four secure cycle spaces are proposed, which meet London Plan standards.

### 3.3 Relevant Planning History

68276/APP/2011/3112 32 East Mead Ruislip

Conversion of existing dwelling into 2 x 2 bed flats to include conversion of existing roofspace to habitable space with roof lights, part two storey part single storey rear extension with habitable roof space with rooflights, two storey extension to side to create 1 x 1 bed and 1 x 2 bed flats with habitable roofspace, associated parking and amenity space, to include first floor rear and single storey rear extensions and installation of a vehicular crossover to front

**Decision:** 01-03-2012 Withdrawn

#### Comment on Relevant Planning History

None.

### 4. Planning Policies and Standards

North Planning Committee - 30th August 2012  
PART 1 - MEMBERS, PUBLIC & PRESS

## UDP / LDF Designation and London Plan

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

### Part 1 Policies:

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

### Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM7 Consideration of traffic generated by proposed developments.
- 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.
- H7 Conversion of residential properties into a number of units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction
- LPP 6.13 (2011) Parking
- LPP 8.3 (2011) Community infrastructure levy

## 5. Advertisement and Site Notice

Not applicable

5.1 Advertisement Expiry Date:-

5.2 Site Notice Expiry Date:- **2nd July 2012**

## 6. Consultations

### External Consultees

35 Neighbours and the South Ruislip Residents Association were consulted on 29 May 2012.

A petition with 20 signatures and 5 letters of objection have been received objecting on the following grounds:

1. Proximity to St Swithun Wells school will mean increased traffic congestion due to loss of kerb space.
2. Change of street character as the only other development is at the top of the road with eight purpose built maisonettes with purpose built garages built around the time the houses were erected.
3. Before the security gates were installed around 5 years ago, there were frequent burglaries and anti-social behaviour, ie kids drinking and smoking in back alley, graffiti sprayed on garages. With the only access to parking bays, bicycle store and first floor flats gardens concerned this could cause security problems if the gates are not locked after use. This access is not what the alleyway was designed for.
4. Over-development of site.
5. The proposed development will give the appearance of flats, not an 'additional house'.
6. The proposed plan indicates that the west side of the new part of the building will be fully up to the passageway ('access road') whereas existing properties that are adjacent to the passageways/access roads are approx 2½-3 feet from the property boundaries. Any proposed development should provide a similar gap.
7. The plans seem to indicate that there will be a pathway from the side of the passageway/access road in to the gardens. The passageway is not there for such purposes! Any agreed development of No. 32 should allow for those living there to gain access to their gardens and the other rear areas of the property from within the property boundaries and not via the passageway, which is there to enable other residents of East Mead to access garages etc at the rear of their properties.
8. Building of the proposed development right up to the boundary with the passageway will mean that the passageway will be obstructed.
9. Decrease the value of property.
10. Noise from new build works for shift worker.
11. Set precedent for more flat conversions in the street.
12. Inaccurate plans show gates moved forward and will jeopardise security.

Case Officer note: Points 9 and 10 are not planning issues. Point 12, the plans have been amended to show position of the gate retained in its original location. The other points are addressed within the body of the report.

Thames Water Utilities: No objections. Provides advice on sewer connections which is recommended as an informative.

Ministry of Defence: No objections.

National Air Traffic Services (N A T S), N E R L Safeguarding: No objections.



## Internal Consultees

Trees and Landscape Officer: The proposal has been amended through negotiations and has now overcome previous concerns.

Access Officer: The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved and specified on plan. Entry to the proposed new ground floor flat appears to be stepped, which would be contrary to the above policy requirement.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home Standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow the bathrooms to be used as a wet room in future, plans should indicate floor gulley drainage.

Conclusion: Revised plans should be requested as a pre-requisite to any planning approval.

Environmental Protection Unit: No objection.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

This is an established residential area and there would therefore be no objections in principle to the extension of an existing property and its conversion to provide additional residential accommodation subject to meeting the demands and constraints of site context, capacity, manner of execution and associated impacts and compliance with local and regional standards. In particular for East Mead, the principle for converting an existing house to create additional dwellings would be acceptable, as not more than 10% of the dwellings have been converted in East Mead (HDAS Residential Layout Design Guide Section 3 paragraph 3.5).

### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan seeks to ensure that planning decisions 'optimise housing output for different types of location within the relevant density ranges shown in Table 3.2' subject to local context.

Achieving local and regional space and parking standards is a key indicator of whether a proposal would constitute over-development of a site. The HDAS provides locally specific guidance and standards for extensions and new residential development. By providing its own standard sizes for gardens and new units it seeks to achieve a balance of permitting new development whilst maintaining residential amenities for current and future occupiers of the proposed development and surroundings. One of the issues is distance from neighbouring properties. HDAS Residential Layouts, para. 4.9, provides guidance on acceptable distances of new development from existing properties of 15m minimum where no new facing windows are proposed. In terms of side space, the convention in the road is of distances between side walls of properties flanking service entrance roads is between 4 and 5m. The remaining distance between No. 32 and the property on the other side of the service road, No. 34, would follow this convention.

### **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.

## **7.07 Impact on the character & appearance of the area**

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. The frontage of the proposal would appear as a continuation of the terrace, appearing as fourth property whilst the proposed extension would follow the design of the host dwelling using the same eaves and ridge height. The design of the new extensions is considered to reflect the style of the existing property, and the character of the street scene in general, including the overall size and shape of the hipped roof, together with the window and door arrangements which are considered to be in-keeping with the appearance of the surrounding area.

With regard to Policy BE22 of the Hillingdon UDP (Saved Policies, September 2007), two storey buildings should be set in a minimum distance of 1m from the side boundaries. Notwithstanding the proposed extension that would be built abutting the side boundary, it is considered that the accessway would provide sufficient gap between the properties so as not to close down street views, which is the intention of the guidance. In this instance this relationship is considered to be acceptable. The proposed extension would therefore comply with the requirements of policies BE13, BE19 and BE22 of the Unitary Development Plan (Saved Policies September 2007) and the intent of the Supplementary Planning Document HDAS: Residential Extensions.

The proposed single storey rear extension complies with the recommended depth guidance in the SPD HDAS: Residential Extensions. The proposed fenestration details would reflect the proportions and style of the existing property, and therefore comply with section 3.11 of the SPD and with regard to the roof design the extension is shown to have a flat roof at an appropriate tie-in level. It is therefore considered that this single storey rear extension would be both clearly articulated and visually subordinate to the main dwelling and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Policies September 2007).

The appearance of the parking area for the proposed new flats would accord with Section 4.37 of the SPD: Residential Layouts, by seeking to provide suitable boundary treatment and the retention of mature and semi-mature trees. Four of the five proposed spaces would be provided at the rear of the property, which would enable a substantial proportion of the front garden to remain as garden, greater than the required 25%, and the planting of an ornamental tree. This element complies with policy BE38 of the UDP (Saved Policies September 2007).

## **7.08 Impact on neighbours**

Section 4.9 of the HDAS: Residential Layouts, states that all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. The proposed two-storey rear extension would be sited so that the morning sun would primarily place the host building itself into shade. Furthermore, it would not impinge on the 45 degree line of sight from any habitable room within the adjoining properties. It is therefore not considered to increase shadowing to any significant amount or result in an overly dominant and un-neighbourly development. Therefore, this proposal is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

The HDAS: Residential Extensions: Section 3.1 states that extensions should not protrude too far from the rear wall of the original house and that for this type of property the

extension should not exceed 3.6m in depth, and the proposal would comply with this advice. With regard to the height of this addition, Section 3.9 of the document states that if a parapet wall is to be used this should not exceed 3.1m in height which is the case here. It is considered that the proposed single storey extension would not cause an unacceptable loss of light or outlook to adjoining occupiers. As such, the single storey rear extension to the property is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

With regard to loss of privacy, there would be no first floor window in the flank elevations of the proposed extensions. In relation to the ground floor openings, boundary treatments are included within the recommended conditions for permission which would avoid any overlooking at ground floor level. The proposal is considered not to result in unacceptable overlooking of neighbours houses within 21m. Therefore, subject to appropriate safeguarding conditions, the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

Section 4.7 of the SPD HDAS: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space would meet and exceed the 50m<sup>2</sup> guidances of the London Plan.

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that one bedroomed flats should have a minimum shared amenity space of 20m<sup>2</sup>. These areas, at between 22m<sup>2</sup> and 26m<sup>2</sup> comply with and exceed the requirements and comply with the standards contained in para. 4.17 of HDAS: Residential Layouts and policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The access from the shared service road accessway is considered to be acceptable due to proximity to the entrance of the service road providing some convenience of use. Parking and other access to gardens could be taken from the service road by other properties in the area, as it is in other parts of the Borough.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The application proposes five off-street parking spaces and four secure cycle spaces which comply with the provisions required in Policy 6.13 of the London Plan (2011).

#### **7.11 Urban design, access and security**

As above at paragraph 7.07.

#### **7.12 Disabled access**

The submitted plans and accompanying Design and Access Statement demonstrate a commitment to accessibility and the Lifetime Homes Standards, and the design is therefore fundamentally acceptable. A condition is imposed requiring details to be provided to ensure full compliance with these standards, particularly in respect of threshold gradient and drainage gullies. Therefore the proposal would comply with Policy 7.2 of the London Plan and the Council's SPD: Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Amended plans have been received showing retention and enhancement of a significant proportion of the front garden, greater than the 25% minimum requested. Conditions should be imposed recommending retention of landscape proposals in association with the residential development to ensure a satisfactory standard of living conditions for future

occupiers of the site and neighbouring properties in line with Policies BE23 and BE38 of the UDP.

#### **7.15 Sustainable waste management**

Paragraphs 40 - 4.41 of the HDAS: Residential Layouts require that adequate bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The layout plan shows the siting of refuse and recycling collection points towards the front and side of the site which are well sited and screened meaning the proposal complies with this requirement.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

The side access gate lies outside the application site. However, in response to neighbour concerns, amended plans were requested and form part of the amendments to this application that include retention of the access gates in their current position. The remaining issues raised have been considered in the main report.

#### **7.20 Planning Obligations**

The need for an education contribution has been considered and the child yield associated with the development would not necessitate a contribution. Therefore the proposal complies with Policy R17 of the Hillingdon UDP Saved Policies September 2007.

The development would however be liable for a contribution of £5,075 under the Mayoral Community Infrastructure Levy and an informative is included to this effect.

#### **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**

## **10. CONCLUSION**

The proposal, in meeting local and regional internal and external space standards, parking and amenity space requirements and furthermore considered to not adversely impact upon the amenities of future occupiers of the development and its neighbours is considered to be acceptable and comply with the policies and intent of the Hillingdon Unitary Development Plan (Saved Policies September 2007), HDAS: Residential Layouts, Residential Extensions and Accessible Hillingdon, and The London Plan (2011).

## **11. Reference Documents**


Hillingdon Unitary Development Plan Saved Policies September 2007  
HDAS: New Residential Layouts: July 2006  
HDAS: Residential Extensions: December 2008  
Accessible Hillingdon: January 2010  
The London Plan (2011)

**Contact Officer:** Clare Wright

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>32 East Mead, Ruislip</b>	
Planning Application Ref:	Scale
<b>68276/APP/2012/1240</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 16	<b>July 2012</b>

**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** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3, one bedroom live work units to 6, one bedroom bedroom flats (Block R)

**LBH Ref Nos:** 10189/APP/2012/106

**Drawing Nos:** 5585R-WIM-WL-01 Rev. A  
5585R-WIM-WL-02 Rev. A  
5585R-WIM-WL-R-E1  
5585R-WIM-WL-R-E2  
5585R-WIM-WL-R-E3  
5585R-WIM-WL-R-E4  
5585R-WIM-WL-R-P1  
5585R-WIM-WL-R-P2  
5585R-WIM-WL-R-P3  
Design and Access Statement  
Marketing Report Ref: GA/CW/1213211/R0001  
5585R-WIM-WL-01

**Date Plans Received:** 12/01/2012                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 12/01/2012

### 1. SUMMARY

Planning permission is sought for the conversion of 3 existing Live/Work units (2 x 1 bed and 1 x 2 bed), to 5 x 1 bedroom and 1 x 2 bedroom apartments, representing a net gain of 3 one bedroom units.

3 letters and a petition have been received objecting to the proposal on the grounds of increased density and lack of parking provision.

No objections are raised to the principle of the loss of the work element of the Live/Work unit to residential use. However, the amenity space provision fails to meet the Council's amenity space standards. Refusal is recommended for this reason.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The development fails to provide an adequate level of private and communal amenity space for the proposed development to the detriment of the amenities of existing and future occupiers, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies,

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

## **2 I53 Compulsory Informative (2)**

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

A7	Developments likely to increase helicopter activity
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application relates to a 0.27 ha plot of land located at the centre of the southern section of the former RAF Eastcote development, with access from Eastcote Road. The site comprises Block R, a three storey 'L' shaped building, containing 11 apartments, together with 2 x one bedroom and 1 x two bedroom Live/Work units, approved as part of



a Reserved Matters application for the erection of 385 residential units (Ref: 10189/APP/2007/3046 dated 31/3/2008).

### **3.2 Proposed Scheme**

This application is one of 4 submissions, seeking provide 12 additional units at the RAF Eastcote site, by converting the 'work' element of the existing vacant Live/Work units into 12 one bedroom apartments.

There are a total of 12 live/work units located within four separate apartment buildings at RAF Eastcote (Blocks H1, J, L, and R). This application relates to Block R, where it is proposed to convert the work space elements of 3 existing one bedroom Live/Work units to 3 x one bedroom apartments, representing a net gain of 3 one bedroom units within this block.

NB: The applicants have described the development as conversion of 2 x 1 bedroom and 1 x 2 bedroom Live/Work units to 5 x 1 bedroom and 1 x 2 bedroom apartments. However, having examined the approved plans, 3 one bedroom Live/Work Units were approved in Block R and the description of the development has been amended accordingly.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission was granted for residential development comprising 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space on the former RAF site (ref: 10189/APP/2007/3383) on 21st February 2008.

Reserved Matters approval ref: 10189/APP/2007/3046 (for the siting, design, external appearance and landscaping) pursuant to discharge of condition 3 of the outline planning permission was granted on 31 March 2008.

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

Condition 10 of the outline planning permission states:

A minimum of 3% and a maximum of 5% of residential dwellings are to comprise live-work units. Live-work units are defined as follows:

'The genuine and permanent integration of living and working accommodation within a single self contained unit, with a greater proportion of the unit comprising working floorspace and where the principal occupier both lives at and works from the property'.

Condition 11 imposes the following restrictions on the live work units:

- the premises must be used only as a live/work unit and for no other purpose including wholly for residential or employment use
- the residential area within the live/work units must not be used or occupied other than by the user/occupier of the associated workspace and the dependants/partners of that person.
- The designated workspace shall be used only for business purposes within the meaning of Class B1 of the Use Class Order.
- the live-work units shall include no more than two bedrooms and the workspace element

must be separate from the living space element in the unit.  
· The workspace should not accommodate more than 2 employees which live off-site.

Condition 13 imposes the following time restrictions:

The workspaces in the live-work units and the community facility shall not be used outside the hours of 08.00 and 18.00, Monday to Friday, and between the hours of 08.00 and 13.00 on Saturdays. These premises shall not be used on Sundays or Bank Holidays.

Condition 14 imposes the following restrictions on deliveries:

The workspaces in the live-work units and the community facility shall not be used for the delivery and the loading or unloading of goods outside the hours of 08.00 and 19.00, Monday to Friday, and between the hours of 08.00 and 16.00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

Phase 1 of the RAF site, comprising the southern parcel of land (including Block R) and the vehicular link to Lime Grove is nearing completion. Phase 2, to the north of of the public footpath which bisects the RAF site is also under construction and well advanced.

#### **4. Planning Policies and Standards**

National Planning Policy Framework.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

A7	Developments likely to increase helicopter activity
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd February 2012**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Site notices were posted at the site. 40 surrounding property owners/occupiers, Ward Councillors and local amenity groups have been consulted on this application. 2 letters and a petition with 31 signatures have been received objecting on the following grounds:

1. Congestion, lack of parking spaces already.
2. This will exacerbate the current situation, already some residents have to park on public spaces
3. Further noise and disruption during construction.

### EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

Five applications have been recently submitted for this site. Each will increase the density. Taken together there will be an increase of 13 dwellings. For this reason, we ask that these applications are considered together.

Application Numbers.

- 10189/APP/2012/112
- 10189/APP/2012/108
- 10189/APP/2012/109
- 10189/APP/2012/106

These four applications are to change the work unit of the live/work units into dwellings

- 10189/APP/2011/3131

This to change one detached house into two semi-detached houses.

The applications for changes to the live/work units.

There is no allowance made within these applications for any extra shared amenity space. The usable amenity space, for the whole site, within the original planning permission was at the minimum level. Another 245m<sup>2</sup> of amenity space needs to be provided.

There is also a considerable parking problem within the estate which spills over into the surrounding roads. Another 12 dwelling will increase these problems.

## **Internal Consultees**

### **POLICY AND ENVIRONMENTAL PLANNING**

Use Character: Within residential area; white land on the 1997 UDP Proposals Map.

CONSIDERATION: Whether loss of Live/Work Units is contrary to policy LE4 in the Saved UDP. The applicants should provide information on what is available in the area in the way of alternative commercial accommodation for small/start-up businesses (which the Live/Work Units were presumably aimed at).

However, unless the Council has any local evidence to the contrary, experience elsewhere in north and east London (Waltham Forest & Newham) is that these type of units have rarely been successful and usually become fully residential uses. The only exceptions seem to have been on the fringes of the City of London.

Certainly, London wide the evidence seems to be that live-work units built speculatively are rarely let successfully. The applicants here have produced evidence of a campaign to try to sell these units for some time without success. The alternative proposal now to convert to a fully residential scheme is considered appropriate in view of that. The only concern is that the two larger units do not seem to meet the 2011 London Plan's minimum space standards for 2B/4P homes.

### **ENVIRONMENTAL PROTECTION UNIT (EPU)**

EPU has no comments on this proposal.

### **S106 OFFICER**

In in this instance no planning obligations are required to address this proposal.

### **ACCESS OFFICER**

The details contained within this latest application state that all issues related to the provision of Lifetime Home Standards were satisfied, however, such compliance is not reflected on the latest set of plans which would result in additional units. To this end, the ground floor elements of the proposal should be revised to ensure compliance with all relevant Lifetime Home standards.

The following access observations are provided:

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow bathrooms to be used as a wet room in future, plans should specify the type of floor gully drainage to be incorporated.

The Design & Access Statement should be revised to demonstrate how each of the relevant Lifetime Home Standards would be satisfied.

Conclusion: unacceptable.

### **TREE AND LANDSCAPE OFFICER**

The young trees on the site form part of the approved and implemented landscaping scheme for

this part of the former RAF Eastcote site.

The layout plan does not reflect the approved landscaping scheme. However, the only change to the approved scheme is the additional cycle store and associated minor revisions to the landscaping.

Subject to condition RES9, the application is acceptable in terms of Saved Policy BE38 of the UDP.

## HIGHWAY ENGINEER

Information provided with submitted plan for conversion of 3 live/work units to 6 one bed flats and their associated off site parking space in block H1, complies with Policy AM14 of the adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007.

Furthermore, with reference to Live/Work Marketing Report, it appears that the applicant is seeking to change use of three other approved and constructed 1 bed Live-work units to 6 x 1 bed flats providing one off street parking space for each flat within blocks J, L and R. Proposal will add a total of twelve one bed flats within the entire development site. Although proposal may have some traffic/parking impact within the immediate area of those blocks, its overall impact is considered to be insignificant compared to the total number of proposed dwelling (385), and therefore no objection is raised on the highways aspect of proposal.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval.

#### Loss of Employment Land

Policy LE4 relates to the loss of employment land outside identified Industrial and Business Areas and seeks to protect such employment land unless one or more of the following criteria can be satisfied:

1. The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion, or an adverse impact on the character of the area;
2. The site is unsuitable for industrial or similar redevelopment due to its size, shape, location or lack of vehicular access;
3. There is no realistic prospect of the land being used for industrial, warehousing or employment generating land uses in the future.
4. The proposed use is in accordance with the Council's regeneration policies.

In order to demonstrate compliance with Policy LE4, any application should be supported by documentation demonstrating that the site is surplus to employment requirements.

The applicants argue that the proposed conversion of the live/work units does not, by its nature, sit comfortably with Policy LE4 criteria, as these requirements would appear to be aimed at preventing the loss of larger industrial sites, where there may be some prospect of alternative industrial uses through redevelopment, if existing operations have ceased.

The Live/Work units in question are located in brand new, purpose built blocks, the remainder of which comprise residential accommodation. The internal layout of the blocks and the provisions made for car parking and servicing would not lend themselves to a solely business or industrial use, whilst the surrounding residential properties would clearly prevent any noise, vibration or pollution generating uses.

It is therefore considered that there is no realistic prospect of the site being put to any other industrial or business use without the blocks being demolished to make way for alternative accommodation. However, the units are capable of being occupied in their current state to be operated for live/work purposes as intended. Therefore, in order to satisfy the requirements of criteria (3), it is necessary to demonstrate that the units have no realistic prospect of being occupied in their current use.

The applicants have submitted a Marketing Report which demonstrates that the units have been comprehensively marketed for over two years without being sold. The report documents that despite concerted efforts to sell the units through incentive schemes such as price reductions, that there has been a diminutive interest in the units.

The lack of interest in the live/work units corresponds with the findings of the Council's Employment Land Study (ELS), dated July 2009. It states at para 5.49 that there are currently 180 vacant units within allocated Industrial and Business Areas (IBAs) alone, whilst para 5.72 states that the Borough benefits from an overall strong supply of office accommodation. This suggests that there is both an over-provision of office accommodation in the Borough and provides an indication of the reasoning behind the lack of demand for the live/work units identified in the Marketing Report.

#### Suitability of units for residential use

UDP Saved Policy H8 encourages the change of use from non-residential to residential accommodation, where a satisfactory residential environment can be achieved and the existing use is demonstrated to be redundant. Given that it is not considered that there is a realistic prospect of the units being used for business purposes in the future and that the wider development area is residential in nature, the proposal to convert the 'work' element of the Live/Work units to residential use would be compatible with the surrounding residential environment.

No objections are therefore raised to the principle of the change of use of the work element of the Live/Work units to residential, subject to an acceptable density being achieved, good environmental conditions being provided for future and surrounding occupiers and adequate car parking being maintained for the new units. These issues are dealt with elsewhere in this report.

### **7.02 Density of the proposed development**

From a strategic land use planning viewpoint, the Government's land use planning policy is outlined in The National Planning Policy Framework. This is reflected in the Mayor's London Plan, which provides planning policy at the regional level. On matters of density of housing, the Mayor's London Plan superceded the Adopted Unitary Development Plan for Hillingdon at the time the outline application for the former RAF Eastcote was considered.

The Mayor's London Plan seeks to accommodate demand for housing growth through maximising the density of development on previously developed land. This is done with reference to density guidance to guide the extent of development that might be acceptable on individual sites. In this case, an outline planning permission has already been granted. That application considered the matter of the acceptable density of development for the site and defined this as up to 50 units per hectare. This was

stipulated by way of a planning condition on the outline permission. This is a material consideration, which guided the determination of the subsequent reserved matters application, which was approved at an average density of 50 dwellings per hectare (dph). This was in excess of the national indicative minimum target of 30dph set by PPS3 at that time and was in accordance with the maximum density of 50dph approved by the outline consent.

The proposal will result in an increase in dwelling density across the larger RAF site from 50 to 50.39 dph. In terms of this red line application, the density would be 62 dwellings per hectare. Table 3.2 of the London Plan recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7-3.0 hr/unit, should be within the range of 50-75 units/ha or 150-200 hr/ha. The proposed density is therefore within the London Plan guidelines for this red line site in terms of units per hectare and habitable rooms per hectare.

Nevertheless, it is considered important for this red line application site, having regard to its locational constraints, to ensure that the proposed development harmonises with the character of the surrounding residential area and that good environmental conditions can be provided for future and surrounding occupiers. It is noted that the proposed density results in sub standard amenity space and this issue is dealt with elsewhere in this report.

In terms of the mix of units, Saved Policy H4 states that wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. In the context of the overall mix of units in the wider site, the addition of 3 one bedroom units is considered acceptable, in compliance with these policies.

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

Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE10 seeks to protect the setting of listed buildings.

There are no archaeological or historic issues associated with this application. It is not considered that the proposed changes would have a direct impact on the character of the Eastcote Village Conservation Area, which is located to the north of the site, in compliance with Saved Policy BE4 of the Hillingdon Unitary Development Plan.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues related to this development.

#### **7.05 Impact on the green belt**

There are no Green Belt issues associated with this site.

#### **7.06 Environmental Impact**

Issues relating to land contamination have already been dealt with for the former RAF Eastcote site as a whole. It is not considered that the uplift for 3 additional units would raise any further issues in this regard.

#### **7.07 Impact on the character & appearance of the area**

Saved Policy BE13 of the UDP states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Saved

Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

No external changes are proposed to the block. As such the conversion would not result in detriment to the appearance of the scheme as a whole, in accordance with Saved Policies BE13, BE19 and BE38 of the UPD.

#### **7.08 Impact on neighbours**

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

It is not considered that the amenity of surrounding residents will be adversely affected by the scheme, as only internal modifications are proposed. It is therefore not considered that there would be any issues arising in terms of loss of privacy, light or overdominance. In addition, the proposed residential use of the 'work' element of the live/work units are compatible with surrounding residential uses.

#### **7.09 Living conditions for future occupiers**

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. The Council's Supplementary Planning Document Hillingdon Design and Access Statement (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

All of the units benefit from a reasonable level of privacy, outlook and light. Also, all units would comply with the minimum overall space standards for residential properties as set out in the London Plan (2011).

Saved Policy BE23 of the UDP requires the provision of external amenity space, sufficient to promote the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's Supplementary Planning Document, specifies amenity space standards for dwellings. As a guide 20sq.m should be provided as a minimum for 1 bedroom flats. Three additional one bedroom flats will be created as a result of this proposal, requiring a minimum of an additional 60 sq.m of external amenity space. However, no additional amenity space has been provided as part of this scheme.

The applicants rely on areas of public amenity space elsewhere on the wider RAF Eastcote site, outside the red line application boundary. A number of informal areas of green public open space are spread around the site and cumulatively equate to



approximately 0.7ha. This space is provided as follows:

§ Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.

§ Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of these properties which lies within close proximity of the Conservation Area.

§ Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Notwithstanding these areas of public open space, the former RAF site is a relatively dense form of development and these public areas within the wider scheme referred to above were provided because communal amenity spaces for the individual apartment blocks and the size of individual gardens to most of the dwellings fail to meet the Council's minimum standards.

Whilst it was considered that the overall amenity space on the wider site was sufficient to meet the needs of future occupiers of the approved scheme, the RAF development was not designed to cater for additional units. The proposal will result in Block R containing 12 x 1 bedroom flats and 3 x 2 bedroom flats. This, compared to the approved 9 x 1 bedroom flats, 3 x 2 bedroom flats and 3 x 1 bedroom live/work units in Block R would result in a minimum requirement for an additional 60sq.m of external amenity space, to cater for the demands arising from the increased population density.

The amenity space provision therefore fails to meet the Council's amenity space standards given in the Supplementary Planning Document HDAS: Residential Layouts, contrary to Policy BE23 of the UDP.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Based on the Council's maximum parking standards, the proposed development for the wider RAF site would generate a requirement for a maximum of 654 parking spaces across the site. The level of provision proposed has regard to these standards and the national objective to reduce car usage, whilst also accepting that the convenience of future residents should not be compromised. Consequently, the provision of a total of 612 parking spaces is proposed across the site, which equates to an average of 1.58 spaces per unit. Considering the sustainability of the site in terms of accessibility to local services and facilities and to the public transport network, this level of provision, close to the maximum standard was considered acceptable.

With regard to Block R, a total of 18 parking spaces would be provided for the 18 one and two bedroom units within the block. The applicant has stated that the visitor parking spaces intended for the 'work' element of each of the existing live/work units would be allocated to the new one bedroom units being created. The Highway Engineer considers that a minimum of one parking space should be provided for each of the units, given the low PTAL score for the site and the level of parking demand for the completed/occupier phases of the development.

The Highway Engineer considers that the provision of 18 car parking spaces for the block is adequate, in compliance with UDP Saved Policy AM14. With regard to cycle storage facilities, the apartment block offers a secure cycle store, with capacity for one bicycle per unit, in accordance with Council standards and in compliance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

These issues have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

The Access Officer has commented that the scheme should comply with all 16 Lifetime Home standards (as relevant) and should be shown on plan. It is considered that had the application been recommended for approval, further amendments to the internal layout of the units to comply with life time homes standards could have been addressed by condition.

#### **7.13 Provision of affordable & special needs housing**

The Council's Planning Obligations SPD (July 2008) requires and schemes with 10 units or more to secure 50% affordable housing. Since this application is for a net gain of 3 one bedroom units, there would be no requirement to secure additional affordable housing in this case.

#### **7.14 Trees, Landscaping and Ecology**

The young trees on the site form part of the approved and implemented landscaping scheme for this part of the former RAF Eastcote site. Given that there are no proposed changes to the layout, there will be no changes to the landscaping and no loss of trees. Subject to any necessary landscape-related conditions, the application is acceptable in terms of Saved Policy BE38 of the UDP.

#### **7.15 Sustainable waste management**

The requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities could be secured by a condition in the event that this scheme is approved.

#### **7.16 Renewable energy / Sustainability**

The building has already been erected to comply with the 2006 Building Regulations. It is considered that on-site renewable energy generation could have been dealt with by means of suitably worded condition in the event of an approval.

#### **7.17 Flooding or Drainage Issues**

There are no specific flooding or drainage issues associated with this application.

#### **7.18 Noise or Air Quality Issues**

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

#### **7.19 Comments on Public Consultations**

The primary concerns relating to the increase in density, impact of the development on the character of the area, parking and the impact on residential amenity (loss of privacy, and outlook), have been dealt with in detail in other sections of the report.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance. In this instance no planning obligations are required to address this proposal.

#### **7.21 Expediency of enforcement action**

There are no enforcement issues associated with this site.

#### **7.22 Other Issues**

There are no other issues arising from 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'.

## **10. CONCLUSION**

The scheme would result in an intensification of use in this part of the RAF site that would fail to produce good environmental conditions for existing and future occupiers of the block, in terms of adequate amenity space. The application is therefore recommended for refusal.

## **11. Reference Documents**

The National Planning Policy Framework  
London Plan (2011)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon  
HDAS: Residential Layouts  
Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote  
Lime Grove  
Ruislip**

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

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

Planning Application Ref:  
**10189/APP/2012/106**

Scale  
**1:1,250**

Planning Committee  
**North** Page 30

Date  
**August  
2012**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3 one bedroom live work units to 6, one bedroom flats (Block H1)

**LBH Ref Nos:** 10189/APP/2012/108

**Drawing Nos:** 5585H1-WIM-WL-H1-E1  
5585H1-WIM-WL-H1-E2  
5585H1-WIM-WL-H1-E3  
5585H1-WIM-WL-H1-E4  
5585H1-WIM-WL-H1-P1  
Design and Access Statement  
Marketing Report Ref: GA/CW/1213211/R0001  
5585H1-WIM-WL-H1-P2  
5585H1-WIM-WL-H1-P3  
5585H1-WIM-WL-BCS-P1  
5585H1-WIM-WL-01  
5585H1-WIM-WL-02 Rev. A  
5585H1-WIM-WL-01 Rev. A

**Date Plans Received:** 13/01/2012      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2012

### 1. SUMMARY

Planning permission is sought for the conversion of 3 existing one bedroom Live/Work units to 6 x one bedroom apartments, representing a net gain of 3 one bedroom units.

7 letters and a petition have been received objecting to the proposal on the grounds of increased density and lack of parking provision.

No objections are raised to the principle of the loss of the work element of the Live/Work unit to residential use. However, the overall amenity space provision for the block fails to meet the Council's amenity space standards, to the detriment of the residential amenity of existing and future occupiers of the block.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1      NON2      **Non Standard reason for refusal**

The development fails to provide an adequate level of private and communal amenity space for the proposed development to the detriment of the amenities of existing and future occupiers, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

### INFORMATIVES

#### 1      I52      **Compulsory Informative (1)**

The decision to REFUSE planning permission has been taken having regard to all

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

## **2 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to a 0.12 ha plot of land located at the centre of the southern section of the former RAF Eastcote development, with access from Eastcote Road. The site comprises Block H1, a three storey 'L' shaped building, located just south of the public footpath which bisects the RAF site. The block as approved contains 6 one bedroom flats and three one bedroom live/work units, granted as part of a Reserved Matters application

for the erection of 385 residential units (Ref: 10189/APP/2007/3046 dated 31/3/2008).

### **3.2 Proposed Scheme**

This application is one of 4 submissions, seeking to provide 12 additional units at the RAF Eastcote site, by converting the 'work' element of the existing vacant Live/Work units into 12 one bedroom apartments.

There are a total of 12 live/work units located within four separate apartment buildings at RAF Eastcote (Blocks H1, J, L, and R). This application relates to Block H1, where it is proposed to convert the work space elements of 3 existing one bedroom Live/Work units to 3 x one bedroom apartments, representing a net gain of 3 one bedroom units within this block.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission was granted for residential development comprising 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space on the former RAF site (ref: 10189/APP/2007/3383) on 21st February 2008.

Reserved Matters approval ref: 10189/APP/2007/3046 (for the siting, design, external appearance and landscaping) pursuant to discharge of condition 3 of the outline planning permission was granted on 31 March 2008.

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

Condition 10 of the outline planning permission states:

A minimum of 3% and a maximum of 5% of residential dwellings are to comprise live-work units. Live-work units are defined as follows:

'The genuine and permanent integration of living and working accommodation within a single self contained unit, with a greater proportion of the unit comprising working floorspace and where the principal occupier both lives at and works from the property'.

Condition 11 imposes the following restrictions on the live work units:

- the premises must be used only as a live/work unit and for no other purpose including wholly for residential or employment use
- the residential area within the live/work units must not be used or occupied other than by the user/occupier of the associated workspace and the dependants/partners of that person.
- The designated workspace shall be used only for business purposes within the meaning of Class B1 of the Use Class Order.
- the live-work units shall include no more than two bedrooms and the workspace element must be separate from the living space element in the unit.
- The workspace should not accommodate more than 2 employees which live off-site.

Condition 13 imposes the following time restrictions:

The workspaces in the live-work units and the community facility shall not be used outside the hours of 08.00 and 18.00, Monday to Friday, and between the hours of 08.00 and 13.00 on Saturdays. These premises shall not be used on Sundays or Bank Holidays.

Condition 14 imposes the following restrictions on deliveries:

The workspaces in the live-work units and the community facility shall not be used for the delivery and the loading or unloading of goods outside the hours of 08.00 and 19.00, Monday to Friday, and between the hours of 08.00 and 16.00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

Phase 1 of the RAF site, comprising the southern parcel of land (including Block R) and the vehicular link to Lime Grove is nearing completion. Phase 2, to the north of the public footpath which bisects the RAF site is also under construction and well advanced.

#### **4. Planning Policies and Standards**

National Planning Policy Framework.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H4	Mix of housing units
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LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice



## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **23rd February 2012**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Site notices were posted at the site. 26 surrounding property owners/occupiers have been consulted on this application. 6 letters and a petition with 31 signatures have been received objecting on the following grounds:

1. Congestion, lack of parking spaces already.
2. There is no proposal to increase the number of parking spaces, and assuming that each property will have at least one vehicle, this leaves no capacity for visitor parking. If any property has more than one vehicle, the parking problems will obviously become serious, on a development that overall suffers from a lack of parking spaces.
3. Further noise and disruption during construction.
4. Concerns that both this application, if approved, will result in more residents in this already densely populated development, and more importantly more vehicles.
5. Problems with further access as only one access via Lime Grove.
6. The Site Layout and Floor Plans portray Block H1 as currently containing three 1 Bed dwellings on Second Floor and three 1 Bed Sui Generis live/work units. This configuration was approved under 10189/APP/2007/3046. This application will, according to the plans submitted, result in Block H1 containing nine 1 Bed dwellings. However, the Plots on the Second Floor (Plots 68, 69 & 70), are actually three, 2 Bed properties. Therefore the Floor Plans submitted for the Second Floor are incorrect.
7. Granting permission to this application would actually result in Block H1 containing six 1 Bed dwellings (Ground & First Floors) and three 2 Bed residential dwellings (Second Floor). This configuration would result in a greater population density within Block H1, compared to the portrayed configuration of NINE 1 Bed units outlined in the application.
8. Although alterations to the allocated parking would result in each of the proposed properties having their own allocated parking space, due to the nature of the development and the areas in which parking is permitted/possible, there is already insufficient room for additional vehicles on this scale. This issue, in particular, has already led to anti-social behaviour on the development, an issue that will be exacerbated further should this permission be granted.

### **EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL**

Five applications have been recently submitted for this site. Each will increase the density. Taken together there will be an increase of 13 dwellings. For this reason, we ask that these applications are considered together.

Application Numbers.

- 10189/APP/2012/112
- 10189/APP/2012/108
- 10189/APP/2012/109
- 10189/APP/2012/106

These four applications are to change the work unit of the live/work units into dwellings

- 10189/APP/2011/3131

This to change one detached house into two semi-detached houses.

The applications for changes to the live/work units.

There is no allowance made within these applications for any extra shared amenity space. The

usable amenity space, for the whole site, within the original planning permission was at the minimum level. Another 245m<sup>2</sup> of amenity space needs to be provided.

There is also a considerable parking problem within the estate which spills over into the surrounding roads. Another 12 dwelling will increase these problems.

### **Internal Consultees**

#### **POLICY AND ENVIRONMENTAL PLANNING**

Use Character: Within residential area; white land on the 1997 UDP Proposals Map.

CONSIDERATION: Whether loss of Live/Work Units is contrary to policy LE4 in the Saved UDP. The applicants should provide information on what is available in the area in the way of alternative commercial accommodation for small/start-up businesses (which the Live/Work Units were presumably aimed at).

However, unless the Council has any local evidence to the contrary, experience elsewhere in north and east London (Waltham Forest & Newham) is that these type of units have rarely been successful and usually become fully residential uses. The only exceptions seem to have been on the fringes of the City of London.

Certainly, London wide the evidence seems to be that live-work units built speculatively are rarely let successfully. The applicants here have produced evidence of a campaign to try to sell these units for some time without success. The alternative proposal now to convert to a fully residential scheme is considered appropriate in view of that. The only concern is that the two larger units do not seem to meet the 2011 London Plan's minimum space standards for 2B/4P homes.

#### **ENVIRONMENTAL PROTECTION UNIT (EPU)**

EPU has no comments on this proposal.

#### **S106 OFFICER**

In in this instance no planning obligations are required to address this proposal.

#### **ACCESS OFFICER**

The details contained within this latest application state that all issues related to the provision of Lifetime Home Standards were satisfied, however, such compliance is not reflected on the latest set of plans which would result in additional units. To this end, the ground floor elements of the proposal should be revised to ensure compliance with all relevant Lifetime Home standards.

The following access observations are provided:

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow bathrooms to be used as a wet room in future, plans should specify the type of floor gully drainage to be incorporated.

The Design & Access Statement should be revised to demonstrate how each of the relevant Lifetime Home Standards would be satisfied.

Conclusion: unacceptable.

#### TREE AND LANDSCAPE OFFICER

The young trees on the site form part of the approved and implemented landscaping scheme for this part of the former RAF Eastcote site.

The layout plan does not reflect the approved landscaping scheme. However, the only change to the approved scheme is the additional cycle store and associated minor revisions to the landscaping.

Subject to condition RES9, the application is acceptable in terms of Saved Policy BE38 of the UDP.

#### HIGHWAY ENGINEER

Information provided with submitted plan for conversion of 3 live/work units to 6 one bed flats and their associated off site parking space in block H1, complies with Policy AM14 of the adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007.

Furthermore, with reference to Live/Work Marketing Report, it appears that the applicant is seeking to change use of three other approved and constructed 1 bed Live-work units to 6 x 1 bed flats providing one off street parking space for each flat within blocks J, L and R. Proposal will add a total of twelve one bed flats within the entire development site. Although proposal may have some traffic/parking impact within the immediate area of those blocks, its overall impact is considered to be insignificant compared to the total number of proposed dwelling (385), and therefore no objection is raised on the highways aspect of proposal.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval.

#### Loss of Employment Land

Policy LE4 relates to the loss of employment land outside identified Industrial and Business Areas and seeks to protect such employment land unless one or more of the following criteria can be satisfied:

1. The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion, or an adverse impact on the character of the area;
2. The site is unsuitable for industrial or similar redevelopment due to its size, shape, location or lack of vehicular access;
3. There is no realistic prospect of the land being used for industrial, warehousing or employment generating land uses in the future.
4. The proposed use is in accordance with the Council's regeneration policies.

In order to demonstrate compliance with Policy LE4, any application should be supported by documentation demonstrating that the site is surplus to employment requirements.

The applicants argue that the proposed conversion of the live/work units does not, by its nature, sit comfortably with Policy LE4 criteria, as these requirements would appear to be aimed at preventing the loss of larger industrial sites, where there may be some prospect of alternative industrial uses through redevelopment, if existing operations have ceased.

The Live/Work units in question are located in brand new, purpose built blocks, the remainder of which comprise residential accommodation. The internal layout of the blocks and the provisions made for car parking and servicing would not lend themselves to a solely business or industrial use, whilst the surrounding residential properties would clearly prevent any noise, vibration or pollution generating uses.

It is therefore considered that there is no realistic prospect of the site being put to any other industrial or business use without the blocks being demolished to make way for alternative accommodation. However, the units are capable of being occupied in their current state to be operated for live/work purposes as intended. Therefore, in order to satisfy the requirements of criteria (3), it is necessary to demonstrate that the units have no realistic prospect of being occupied in their current use.

The applicants have submitted a Marketing Report which demonstrates that the units have been comprehensively marketed for over two years without being sold. The report documents that despite concerted efforts to sell the units through incentive schemes such as price reductions, that there has been a diminutive interest in the units.

The lack of interest in the live/work units corresponds with the findings of the Council's Employment Land Study (ELS), dated July 2009. It states at para 5.49 that there are currently 180 vacant units within allocated Industrial and Business Areas (IBAs) alone, whilst para 5.72 states that the Borough benefits from an overall strong supply of office accommodation. This suggests that there is both an over-provision of office accommodation in the Borough and provides an indication of the reasoning behind the lack of demand for the live/work units identified in the Marketing Report.

Suitability of units for residential use

UDP Saved Policy H8 encourages the change of use from non-residential to residential accommodation, where a satisfactory residential environment can be achieved and the existing use is demonstrated to be redundant. Given that it is not considered that there is a realistic prospect of the units being used for business purposes in the future and that the wider development area is residential in nature, the proposal to convert the 'work' element of the Live/Work units to residential use would be compatible with the surrounding residential environment.

No objections are therefore raised to the principle of the change of use of the work element of the Live/Work units to residential, subject to an acceptable density being achieved, good environmental conditions being provided for future and surrounding occupiers and adequate car parking being maintained for the new units. These issues are dealt with elsewhere in this report.

## **7.02 Density of the proposed development**

From a strategic land use planning viewpoint, the Government's land use planning policy is outlined in The National Planning Policy Framework. This is reflected in the Mayor's London Plan, which provides planning policy at the regional level. On matters of density of housing, the Mayor's London Plan superseded the Adopted Unitary Development Plan for Hillingdon at the time the outline application for the former RAF Eastcote was considered.

The Mayor's London Plan seeks to accommodate demand for housing growth through

maximising the density of development on previously developed land. This is done with reference to density guidance to guide the extent of development that might be acceptable on individual sites. In this case, an outline planning permission has already been granted. That application considered the matter of the acceptable density of development for the site and defined this as up to 50 units per hectare. This was stipulated by way of a planning condition on the outline permission. This is a material consideration, which guided the determination of the subsequent reserved matters application, which was approved at an average density of 50 dwellings per hectare (dph). This was in excess of the national indicative minimum target of 30dph set by PPS3 at that time and was in accordance with the maximum density of 50dph approved by the outline consent.

The proposal will result in an increase in dwelling density across the larger RAF site from 50 to 50.39 dph. In terms of this red line application, the density would be 75 dwellings per hectare. Table 3.2 of the London Plan recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7-3.0 hr/unit, should be within the range of 50-75 units/ha or 150-200 hr/ha. The proposed density is therefore within the London Plan guidelines for this red line site in terms of units per hectare and habitable rooms per hectare.

Nevertheless, it is considered important for this red line application site, having regard to its locational constraints, to ensure that the proposed development harmonises with the character of the surrounding residential area and that good environmental conditions can be provided for future and surrounding occupiers. It is noted that the proposed density results in sub standard amenity space and this issue is dealt with elsewhere in this report.

However, it is noted elsewhere in this report that the submitted as built floor plans are incorrect, as the the three approved one bedroom apartments on the second floor have been constructed as two bedroom apartments. Should this application be approved, the reality would be that block H1 would contain 6 one bedroom apartments on the ground and first floor and three two bedroom apartments on the second floor, instead of the 3 Live Work units and three one bedroom flats approved.

In terms of the mix of units, Saved Policy H4 states that wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. In the context of the overall mix of units in the wider site, the addition of 3 one bedroom units is considered acceptable, in compliance with these policies.

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

Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE10 seeks to protect the setting of listed buildings.

There are no archaeological or historic issues associated with this application. It is not considered that the proposed changes would have a direct impact on the character of the Eastcote Village Conservation Area, which is located to the north of the site, in compliance with Saved Policy BE4 of the Hillingdon Unitary Development Plan.

### **7.04 Airport safeguarding**

There are no airport safeguarding issues related to this development.

#### **7.05 Impact on the green belt**

There are no Green Belt issues associated with this site.

#### **7.06 Environmental Impact**

Issues relating to land contamination have already been dealt with for the former RAF Eastcote site as a whole. It is not considered that the uplift for 3 additional units would raise any further issues in this regard.

#### **7.07 Impact on the character & appearance of the area**

Saved Policy BE13 of the UDP states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Saved Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

No external changes are proposed to the block. As such, the conversion would not result in detriment to the appearance of the scheme as a whole, in accordance with Saved Policies BE13, BE19 and BE38 of the UDP.

#### **7.08 Impact on neighbours**

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

It is not considered that the amenity of surrounding residents will be adversely affected by the scheme, as only internal modifications are proposed. It is therefore not considered that there would be any issues arising in terms of loss of privacy, light or overdominance. In addition, the proposed residential use of the 'work' element of the live/work units are compatible with surrounding residential uses.

#### **7.09 Living conditions for future occupiers**

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. The Council's Supplementary Planning Document Hillingdon Design and Access Statement (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

All of the units benefit from a reasonable level of privacy, outlook and light. Also, all units would comply with the minimum overall space standards for residential properties as set out in the London Plan (2011).

Saved Policy BE23 of the UDP requires the provision of external amenity space, sufficient to promote the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's Supplementary Planning Document, specifies amenity space standards for dwellings. As a guide 20sq.m should be provided as a minimum for 1 bedroom flats. Three additional one bedroom flats will be created as a result of this proposal, requiring a minimum of an additional 60 sq.m of external amenity space. However, no additional amenity space has been provided as part of this scheme.

The applicants rely on areas of public amenity space elsewhere on the wider RAF Eastcote site, outside the red line application boundary. A number of informal areas of green public open space are spread around the site and cumulatively equate to approximately 0.7ha. This space is provided as follows:

§ Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.

§ Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of these properties which lies within close proximity of the Conservation Area.

§ Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Notwithstanding these areas of public open space, the former RAF site is a relatively dense form of development and these public areas within the wider scheme referred to above were provided because communal amenity spaces for the individual apartment blocks and the size of individual gardens to most of the dwellings fail to meet the Council's minimum standards.

Whilst it was considered that the overall amenity space on the wider site was sufficient to meet the needs of future occupiers of the approved scheme, the RAF development was not designed to cater for these additional units. The proposal will result in Block H1 containing 9 x 1 bedroom flats. This density, compared to the approved 3 x 1 bedroom flats and 3 x 1 bedroom live/work units in Block H1 would result in a minimum requirement for an additional 60sq.m of external amenity space, to cater for the demands arising from the increased population density. If the three, second floor flats which are alleged to have been built as 2 bedroom apartments are taken into account, a further 15sqm. of amenity space would be required.

The amenity space provision for Block H1 does not meet the Council's amenity space standards and it is therefore considered that the proposal fails to provide good environmental conditions for existing and future occupants of the block, contrary to Saved Policy BE23 of the UDP and the Supplementary Planning Document HDAS: Residential Layouts.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Based on the Council's maximum parking standards, the proposed development for the wider RAF site would generate a requirement for a maximum of 654 parking spaces across the site. The level of provision proposed has regard to these standards and the national objective to reduce car usage, whilst also accepting that the convenience of future residents should not be compromised. Consequently, the provision of a total of 612 parking spaces is proposed across the wider site, which equates to an average of 1.58 spaces per unit. Considering the sustainability of the site in terms of accessibility to local services and facilities and to the public transport network, this level of provision, close to the maximum standard was considered acceptable.

With regard to Block H1, a total of 9 parking spaces are provided for the 9 one bedroom units within the block. The applicant has stated that the visitor parking spaces intended for the 'work' element of each of the existing live/work units would be allocated to the new one bedroom units being created. The Highway Engineer considers that a minimum of one parking space should be provided for each of the units, given the low PTAL score for the site and the level of parking demand for the completed/occupier phases of the development. The Highway Engineer considers that the provision of 9 car parking spaces for the block is adequate, in accordance with UDP Saved Policy AM14.

With regard to cycle storage facilities, the apartment block offers a secure cycle store, with capacity for one bicycle per unit, in accordance with Council standards, in compliance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

These issues have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

The Access Officer has commented that the scheme should comply with all 16 Lifetime Home standards (as relevant) and should be shown on plan. It is considered that had the application been recommended for approval, further amendments to the internal layout of the units to comply with lifetime homes standards could have been addressed by condition.

#### **7.13 Provision of affordable & special needs housing**

The Council's Planning Obligations SPD (July 2008) requires and schemes with 10 units or more to secure 50% affordable housing. Since this application is for a net gain of 3 units, there would be no requirement to secure additional affordable housing in this case.

#### **7.14 Trees, Landscaping and Ecology**

The young trees on the site form part of the approved and implemented landscaping scheme for this part of the former RAF Eastcote site. Given that there are no proposed changes to the layout, there will be no changes to the landscaping and no loss of trees. Subject to any necessary landscape-related conditions, the application is acceptable in terms of Saved Policy BE38 of the UDP.

#### **7.15 Sustainable waste management**

The approved scheme already provides for secure, covered bin and cycle storage for Block H1. Had the application been acceptable in other respects, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities could be secured by a condition.

#### **7.16 Renewable energy / Sustainability**

The building has already been erected to comply with the 2006 Building Regulations. It is considered that on-site renewable energy generation could have been dealt with by means of suitably worded condition in the event of an approval.

#### **7.17 Flooding or Drainage Issues**

There are no specific flooding or drainage issues associated with this application.

#### **7.18 Noise or Air Quality Issues**

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

#### **7.19 Comments on Public Consultations**



The primary concerns relating to the increase in density, impact of the development on the character of the area, parking and the impact on residential amenity (loss of privacy, and outlook), have been dealt with in other sections of the report.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance. In this instance no planning obligations are required to address this proposal.

#### **7.21 Expediency of enforcement action**

The Site Layout Proposed and the Floor Plans submitted in this application portray this Block (H1) as currently containing three x 1 bedroom flats on the Second Floor and three x 1 bedroom live/work units on the ground and first floors. This unit mix was approved under Reserved Matters ref: 10189/APP/2007/3046 on 31 March 2008. However, it is alleged that the second floor flats (Plots 68, 69 & 70), shown in this application as three 1 bedroom flats have been built out and sold as three x 2 bedroom apartments. Therefore the floor plans submitted for the second floor may not reflect the existing situation.

It therefore appears that there has been a breach of planning control and this is subject to a separate investigation by the Enforcement Team.

#### **7.22 Other Issues**

There are no other issues arising from 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'.

## **10. CONCLUSION**

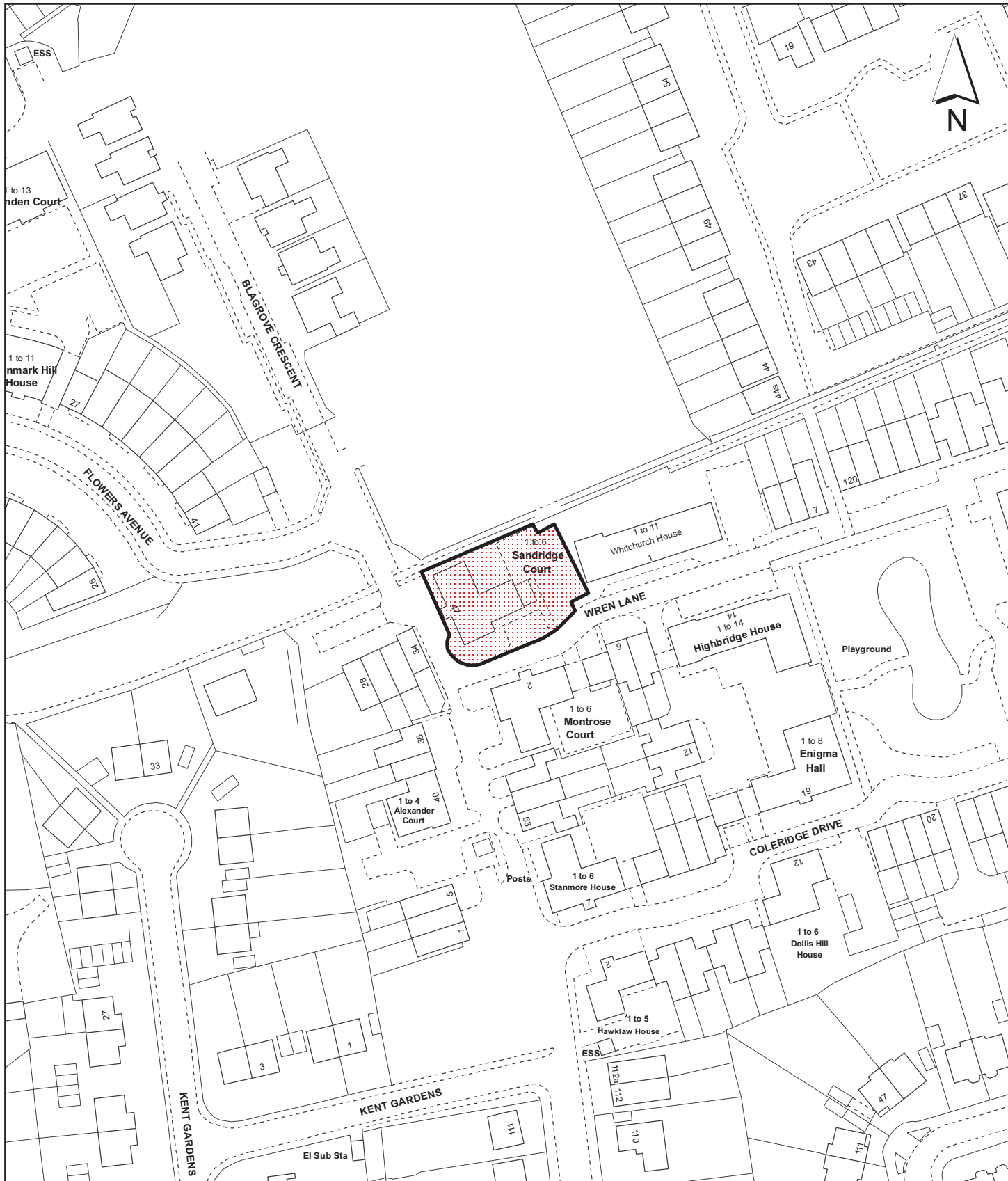
The scheme would result in an intensification of use in this part of the RAF Eastcote site that would fail to produce good environmental conditions for existing and future occupiers of block H1, in terms of adequate amenity space. The application is therefore recommended for refusal.

## **11. Reference Documents**

The National Planning Policy Framework  
London Plan (2011)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon  
HDAS: Residential Layouts  
Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote  
Lime Grove  
Ruislip**

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

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

Planning Application Ref:

**10189/APP/2012/108**

Scale

**1:1,250**

Planning Committee

**North** Page 45

Date

**August  
2012**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block L)

**LBH Ref Nos:** 10189/APP/2012/109

**Drawing Nos:** 5585L-WIM-WL-O1 Rev. A  
5585L-WIM-WL-O2 Rev. A  
5585L-WIM-WL-L-E1  
5585L-WIM-WL-L-E2  
5585L-WIM-WL-L-E3  
5585L-WIM-WL-L-P1  
5585L-WIM-WL-L-P2  
5585L-WIM-WL-L-P3  
5585L-WIM-WL-713-E1  
5585L-WIM-WL-713-P1  
Design and Access Statement  
Marketing Report Ref: GA/CW/1213211/R0001  
5585L-WIM-WL-O1

**Date Plans Received:** 12/01/2012      **Date(s) of Amendment(s):**

**Date Application Valid:** 12/01/2012

### 1. SUMMARY

Planning permission is sought for the conversion of 3 existing one bedroom Live/Work units to 6 x one bedroom apartments, representing a net gain of 3 one bedroom units.

6 letters and a petition have been received objecting to the proposal on the grounds of increased density and lack of parking provision.

No objections are raised to the principle of the loss of the 'work' element of the Live/Work unit to residential use. However, the overall amenity space provision for the block fails to meet the Council's amenity space standards, to the detriment of the residential amenity of existing and future occupiers of the block.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The development fails to provide an adequate level of private and communal amenity space for the proposed development to the detriment of the amenities of existing and future occupiers, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all

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

## **2 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application relates to Block L (now known as Stanmore House), approximately 0.10ha in extent, located at the centre of the southern section of the former RAF Eastcote development, with access from Eastcote Road. The site comprises a three storey 'L' shaped residential building with associated parking, located to the south of the public footpath which bisects the RAF site. The block as approved contains 3 x one bedroom flats on the second floor and three one bedroom live/work units on the ground and first floors, granted as part of a Reserved Matters application for the erection of 385 residential

units (Ref: 10189/APP/2007/3046 dated 31/3/2008).

### **3.2 Proposed Scheme**

This application is one of 4 submissions, seeking provide 12 additional units at the RAF Eastcote site, by converting the 'work' element of the existing vacant Live/Work units into 12 one bedroom apartments.

There are a total of 12 live/work units located within four separate apartment buildings at RAF Eastcote (Blocks H1, J, L, and R). This application relates to Block L, where it is proposed to convert the 'work' space elements of 3 existing one bedroom Live/Work units on the ground and first floors, to 3 x one bedroom apartments, representing a net gain of 3 one bedroom units within this block.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission was granted for residential development comprising 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space on the former RAF site (ref: 10189/APP/2007/3383) on 21st February 2008.

Reserved Matters approval ref: 10189/APP/2007/3046 (for the siting, design, external appearance and landscaping) pursuant to discharge of condition 3 of the outline planning permission was granted on 31 March 2008.

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

Condition 10 of the outline planning permission states:

A minimum of 3% and a maximum of 5% of residential dwellings are to comprise live-work units. Live-work units are defined as follows:

'The genuine and permanent integration of living and working accommodation within a single self contained unit, with a greater proportion of the unit comprising working floorspace and where the principal occupier both lives at and works from the property'.

Condition 11 imposes the following restrictions on the live work units:

- the premises must be used only as a live/work unit and for no other purpose including wholly for residential or employment use
- the residential area within the live/work units must not be used or occupied other than by the user/occupier of the associated workspace and the dependants/partners of that person.
- The designated workspace shall be used only for business purposes within the meaning of Class B1 of the Use Class Order.
- the live-work units shall include no more than two bedrooms and the workspace element must be separate from the living space element in the unit.
- The workspace should not accommodate more than 2 employees which live off-site.

Condition 13 imposes the following time restrictions:

The workspaces in the live-work units and the community facility shall not be used outside the hours of 08.00 and 18.00, Monday to Friday, and between the hours of 08.00 and 13.00 on Saturdays. These premises shall not be used on Sundays or Bank Holidays.

Condition 14 imposes the following restrictions on deliveries:

The workspaces in the live-work units and the community facility shall not be used for the delivery and the loading or unloading of goods outside the hours of 08.00 and 19.00, Monday to Friday, and between the hours of 08.00 and 16.00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

Phase 1 of the RAF site, comprising the southern parcel of land (including Block R) and the vehicular link to Lime Grove is nearing completion. Phase 2, to the north of the public footpath which bisects the RAF site is also under construction and well advanced.

#### **4. Planning Policies and Standards**

National Planning Policy Framework.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice



## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd February 2012**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Site notices were posted at the site. 46 surrounding property owners/occupiers have been consulted on this application. 6 letters and a petition with 31 signatures have been received objecting on the following grounds:

1. Congestion, lack of parking spaces already.
2. There is no proposal to increase the number of parking spaces, and assuming that each property will have at least one vehicle, this leaves no capacity for visitor parking. If any property has more than one vehicle, the parking problems will obviously become serious, on a development that overall suffers from a lack of parking spaces.
3. Further noise and disruption during construction.
4. Concerns that both this application, if approved, will result in more residents in this already densely populated development, and more importantly more vehicles.
5. Problems with further access as only one access via Lime Grove.

### EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

Five applications have been recently submitted for this site. Each will increase the density. Taken together there will be an increase of 13 dwellings. For this reason, we ask that these applications are considered together.

Application Numbers.

- 10189/APP/2012/112
- 10189/APP/2012/108
- 10189/APP/2012/109
- 10189/APP/2012/106

These four applications are to change the work unit of the live/work units into dwellings

- 10189/APP/2011/3131

This to change one detached house into two semi-detached houses.

The applications for changes to the live/work units.

There is no allowance made within these applications for any extra shared amenity space. The usable amenity space, for the whole site, within the original planning permission was at the minimum level. Another 245m<sup>2</sup> of amenity space needs to be provided.

There is also a considerable parking problem within the estate which spills over into the surrounding roads. Another 12 dwelling will increase these problems.

### Internal Consultees

#### POLICY AND ENVIRONMENTAL PLANNING

Use Character: Within residential area; white land on the 1997 UDP Proposals Map.

CONSIDERATION: Whether loss of Live/Work Units is contrary to policy LE4 in the Saved UDP.

The applicants should provide information on what is available in the area in the way of alternative commercial accommodation for small/start-up businesses (which the Live/Work Units were presumably aimed at).

However, unless the Council has any local evidence to the contrary, experience elsewhere in north and east London (Waltham Forest & Newham) is that these type of units have rarely been successful and usually become fully residential uses. The only exceptions seem to have been on the fringes of the City of London.

Certainly, London wide the evidence seems to be that live-work units built speculatively are rarely let successfully. The applicants here have produced evidence of a campaign to try to sell these units for some time without success. The alternative proposal now to convert to a fully residential scheme is considered appropriate in view of that. The only concern is that the two larger units do not seem to meet the 2011 London Plan's minimum space standards for 2B/4P homes.

#### ENVIRONMENTAL PROTECTION UNIT (EPU)

EPU has no comments on this proposal.

#### S106 OFFICER

In in this instance no planning obligations are required to address this proposal.

#### ACCESS OFFICER

The details contained within this latest application state that all issues related to the provision of Lifetime Home Standards were satisfied, however, such compliance is not reflected on the latest set of plans which would result in additional units. To this end, the ground floor elements of the proposal should be revised to ensure compliance with all relevant Lifetime Home standards.

The following access observations are provided:

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow bathrooms to be used as a wet room in future, plans should specify the type of floor gully drainage to be incorporated.

The Design & Access Statement should be revised to demonstrate how each of the relevant Lifetime Home Standards would be satisfied.

Conclusion: unacceptable.

#### TREE AND LANDSCAPE OFFICER

The young trees on the site form part of the approved and implemented landscaping scheme for this part of the former RAF Eastcote site. The applicants have indicated that there are no proposed changes to the layout and the landscaping and, hence, no loss of trees. However, it seems that an additional cycle store is proposed adjacent to the road/drive to the north of the block.

If an additional cycle store is proposed, the location of it should be reconsidered, so that it fits better with the approved layout and landscaping.

Subject to any necessary landscape-related conditions and, if necessary, changes to accommodate an additional cycle store, the application is acceptable in terms of Saved Policy BE38 of the UDP.

## HIGHWAY ENGINEER

Information provided with submitted plan for conversion of 3 live/work units to 6 one bed flats and their associated off site parking space in block H1, complies with Policy AM14 of the adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007.

Furthermore, with reference to Live/Work Marketing Report, it appears that the applicant is seeking to change use of three other approved and constructed 1 bed Live-work units to 6 x 1 bed flats providing one off street parking space for each flat within blocks J, L and R. Proposal will add a total of twelve one bed flats within the entire development site. Although proposal may have some traffic/parking impact within the immediate area of those blocks, its overall impact is considered to be insignificant compared to the total number of proposed dwelling (385), and therefore no objection is raised on the highways aspect of proposal.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval.

#### Loss of Employment Land

Policy LE4 relates to the loss of employment land outside identified Industrial and Business Areas and seeks to protect such employment land unless one or more of the following criteria can be satisfied:

1. The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion, or an adverse impact on the character of the area;
2. The site is unsuitable for industrial or similar redevelopment due to its size, shape, location or lack of vehicular access;
3. There is no realistic prospect of the land being used for industrial, warehousing or employment generating land uses in the future.
4. The proposed use is in accordance with the Council's regeneration policies.

In order to demonstrate compliance with Policy LE4, any application should be supported by documentation demonstrating that the site is surplus to employment requirements.

The applicants argue that the proposed conversion of the live/work units does not, by its nature, sit comfortably with Policy LE4 criteria, as these requirements would appear to be aimed at preventing the loss of larger industrial sites, where there may be some prospect of alternative industrial uses through redevelopment, if existing operations have ceased.

The Live/Work units in question are located in brand new, purpose built blocks, the remainder of which comprise residential accommodation. The internal layout of the blocks and the provisions made for car parking and servicing would not lend themselves to a solely business or industrial use, whilst the surrounding residential properties would clearly prevent any noise, vibration or pollution generating uses.

It is therefore considered that there is no realistic prospect of the site being put to any other

industrial or business use without the blocks being demolished to make way for alternative accommodation. However, the units are capable of being occupied in their current state to be

operated for live/work purposes as intended. Therefore, in order to satisfy the requirements of criteria (3), it is necessary to demonstrate that the units have no realistic

prospect of being occupied in their current use.

The applicants have submitted a Marketing Report which demonstrates that the units have been comprehensively marketed for over two years without being sold. The report documents that despite concerted efforts to sell the units through incentive schemes such as price reductions, that there has been a diminutive interest in the units.

The lack of interest in the live/work units corresponds with the findings of the Council's Employment Land Study (ELS), dated July 2009. It states at para 5.49 that there are currently 180 vacant units within allocated Industrial and Business Areas (IBAs) alone, whilst para 5.72 states that the Borough benefits from an overall strong supply of office accommodation. This suggests that there is both an over-provision of office accommodation in the Borough and provides an indication of the reasoning behind the lack of demand for the live/work units identified in the Marketing Report.

Suitability of units for residential use

UDP Saved Policy H8 encourages the change of use from non-residential to residential accommodation, where a satisfactory residential environment can be achieved and the existing use is demonstrated to be redundant. Given that it is not considered that there is a realistic prospect of the units being used for business purposes in the future and that the wider development area is residential in nature, the proposal to convert the 'work' element of the Live/Work units to residential use would be compatible with the surrounding residential environment.

No objections are therefore raised to the principle of the change of use of the work element of the Live/Work units to residential, subject to an acceptable density being achieved, good environmental conditions being provided for future and surrounding occupiers and adequate car parking being maintained for the new units. These issues are dealt with elsewhere in this report.

## **7.02 Density of the proposed development**

From a strategic land use planning viewpoint, the Government's land use planning policy is outlined in The National Planning Policy Framework. This is reflected in the Mayor's London Plan, which provides planning policy at the regional level. On matters of density of housing, the Mayor's London Plan superceded the Adopted Unitary Development Plan for Hillingdon at the time the outline application for the former RAF Eastcote was considered.

The Mayor's London Plan seeks to accommodate demand for housing growth through maximising the density of development on previously developed land. This is done with reference to density guidance to guide the extent of development that might be acceptable on individual sites. In this case, an outline planning permission has already been granted. That application considered the matter of the acceptable density of development for the site and defined this as up to 50 units per hectare. This was stipulated by way of a planning condition on the outline permission. This is a material consideration, which guided the determination of the subsequent reserved matters application, which was approved at an average density of 50 dwellings per hectare (dph). This was in excess of the national indicative minimum target of 30dph set by PPS3 at that time and was in accordance with the maximum density of 50dph approved by the outline consent.

The proposal will result in an increase in dwelling density across the larger RAF site from

50 to 50.39 dph. In terms of this red line application, the density would be 75 dwellings per hectare. Table 3.2 of the London Plan recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7-3.0 hr/unit, should be within the range of 50-75 units/ha or 150-200 hr/ha. The proposed density is therefore within the London Plan guidelines for this red line site in terms of units per hectare and habitable rooms per hectare.

Nevertheless, it is considered important for this red line application site, having regard to its locational constraints, to ensure that the proposed development harmonises with the character of the surrounding residential area and that good environmental conditions can be provided for future and surrounding occupiers. It is noted that the proposed density results in sub standard amenity space and this issue is dealt with elsewhere in this report.

In terms of the mix of units, Saved Policy H4 states that wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. In the context of the overall mix of units in the wider site, the addition of 3 one bedroom units is considered acceptable, in compliance with these policies.

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

Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE10 seeks to protect the setting of listed buildings.

There are no archaeological or historic issues associated with this application. It is not considered that the proposed changes would have a direct impact on the character of the Eastcote Village Conservation Area, which is located to the north of the site, in compliance with Saved Policy BE4 of the Hillingdon Unitary Development Plan.

### **7.04 Airport safeguarding**

There are no airport safeguarding issues related to this development.

### **7.05 Impact on the green belt**

There are no Green Belt issues associated with this site.

### **7.06 Environmental Impact**

Issues relating to land contamination have already been dealt with for the former RAF Eastcote site as a whole. It is not considered that the uplift for 3 additional units would raise any further issues in this regard.

### **7.07 Impact on the character & appearance of the area**

Saved Policy BE13 of the UDP states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Saved Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

No external changes are proposed to the block. As such the conversion would not result in detriment to the appearance of the scheme as a whole, in accordance with Saved Policies BE13, BE19 and BE38 of the UPD.

#### **7.08 Impact on neighbours**

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

It is not considered that the amenity of surrounding residents will be adversely affected by the scheme, as only internal modifications are proposed. It is therefore not considered that there would be any issues arising in terms of loss of privacy, light or overdominance. In addition, the proposed residential use of the 'work' element of the live/work units are compatible with surrounding residential uses.

#### **7.09 Living conditions for future occupiers**

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. The Council's Supplementary Planning Document Hillingdon Design and Access Statement (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

All of the units benefit from a reasonable level of privacy, outlook and light. Also, all units would comply with the minimum overall space standards for residential properties as set out in the London Plan (2011).

Saved Policy BE23 of the UDP requires the provision of external amenity space, sufficient to promote the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's Supplementary Planning Document, specifies amenity space standards for dwellings. As a guide 20sq.m should be provided as a minimum for 1 bedroom flats. Three additional one bedroom flats will be created as a result of this proposal, requiring a minimum of an additional 60 sq.m of external amenity space. However, no additional amenity space has been provided as part of this scheme.

The applicants rely on areas of public amenity space elsewhere on the wider RAF Eastcote site, outside the red line application boundary. A number of informal areas of green public open space are spread around the site and cumulatively equate to approximately 0.7ha. This space is provided as follows:

§ Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.

§ Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of these properties which lies within close proximity of the Conservation Area.

§ Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Notwithstanding these areas of public open space, the former RAF site is a relatively dense form of development and these public areas within the wider scheme referred to above were provided because communal amenity spaces for the individual apartment blocks and the size of individual gardens to most of the dwellings fail to meet the Council's minimum standards.

Whilst it was considered that the overall amenity space on the wider site was sufficient to meet the needs of future occupiers of the approved scheme, the RAF development was not designed to cater for these additional units. The proposal will result in Block L containing 9 x 1 bedroom flats. This density, compared to the approved 3 x 1 bedroom flats and 3 x 1 bedroom live/work units in Block L would result in a minimum requirement for an additional 60 sq.m of external amenity space, to cater for the demands arising from the increased population density.

The amenity space provision for Block L therefore fails to meet the Council's amenity space standards and it is therefore considered that the proposal fails to provide good environmental conditions for existing and future occupants of the block, contrary to Saved Policy BE23 of the UDP and the Supplementary Planning Document HDAS: Residential Layouts.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Based on the Council's maximum parking standards, the proposed development for the wider RAF site would generate a requirement for a maximum of 654 parking spaces across the site. The level of provision proposed has regard to these standards and the national objective to reduce car usage, whilst also accepting that the convenience of future residents should not be compromised. Consequently, the provision of a total of 612 parking spaces is proposed across the wider site, which equates to an average of 1.58 spaces per unit. Considering the sustainability of the site in terms of accessibility to local services and facilities and to the public transport network, this level of provision, close to the maximum standard was considered acceptable.

With regard to Block J, a total of 9 parking spaces are provided for the 9 one bedroom units within the block. The applicant has stated that the visitor parking spaces intended for the 'work' element of each of the existing live/work units would be allocated to the new one bedroom units being created. The Highway Engineer considers that a minimum of one parking space should be provided for each of the units, given the low PTAL score for the site and the level of parking demand for the completed/occupier phases of the development. The Highway Engineer considers that the provision of 9 car parking spaces for the block is adequate in accordance with UDP Saved Policy AM14.

With regard to cycle storage facilities, the apartment block offers a secure cycle store, with capacity for one bicycle per unit, in accordance with Council standards, in compliance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

These issues have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

The Access Officer has commented that the scheme should comply with all 16 Lifetime Home standards (as relevant) and should be shown on plan. It is considered that had the application been recommended for approval, further amendments to the internal layout of the units to comply with life time homes standards could have been addressed by condition.

#### **7.13 Provision of affordable & special needs housing**

The Council's Planning Obligations SPD (July 2008) requires and schemes with 10 units or more to secure 50% affordable housing. Since this application is for a net gain of 3 units, there would be no requirement to secure additional affordable housing in this case.

#### **7.14 Trees, Landscaping and Ecology**

The young trees on the site form part of the approved and implemented landscaping scheme for this part of the former RAF Eastcote site. Given that there are no proposed changes to the layout, there will be no changes to the landscaping and no loss of trees. Subject to any necessary landscape-related conditions, the application is acceptable in terms of Saved Policy BE38 of the UDP.

There are no specific flooding or drainage issues associated with this application.

#### **7.15 Sustainable waste management**

The approved scheme already provides for secure, covered bin and cycle storage for Block J. Had the application been acceptable in other respects, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities could be secured by a condition.

#### **7.16 Renewable energy / Sustainability**

The building has already been erected to comply with the 2006 Building Regulations. It is considered that on-site renewable energy generation could have been dealt with by means of suitably worded condition in the event of an approval.

#### **7.17 Flooding or Drainage Issues**

There are no specific flooding or drainage issues associated with this application.

#### **7.18 Noise or Air Quality Issues**

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

#### **7.19 Comments on Public Consultations**

The primary concerns relating to the increase in density, impact of the development on the character of the area, parking and the impact on residential amenity (loss of privacy and outlook) have been dealt with in detail in other sections of the report.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

No planning obligations are considered necessary to address this proposal in this case.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

There are no other issues arising from 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'.

## **10. CONCLUSION**

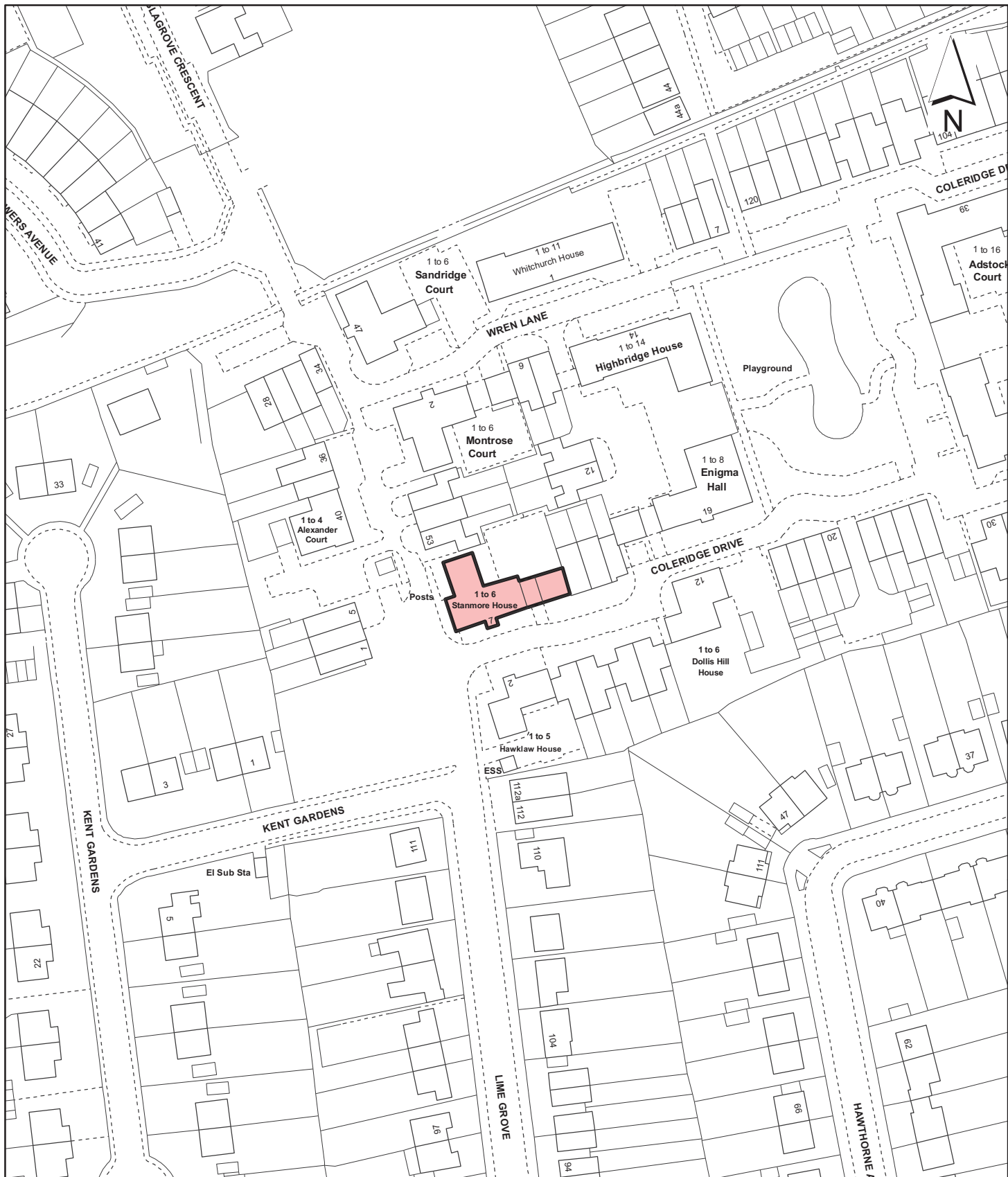
No objections are raised to the principle of the change of use of the work element of the Live/Work units to residential. However, the scheme would result in an intensification of use in this part of the RAF site that would fail to produce good environmental conditions for existing and future occupiers of the block, in terms of adequate amenity space. The application is therefore recommended for refusal.

## **11. Reference Documents**

The National Planning Policy Framework  
London Plan (2011)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon  
HDAS: Residential Layouts  
Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote  
Lime Grove  
Ruislip**

Planning Application Ref:

**10189/APP/2012/109**

Planning Committee

**North** Page 60

Scale

**1:1,250**

Date

**August  
2012**

**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** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J)

**LBH Ref Nos:** 10189/APP/2012/112

**Drawing Nos:** 5585J-WIM-WL-01 Rev. A  
5585J-WIM-WL-02 Rev. A  
5585J-WIM-WL-J-E1  
5585J-WIM-WL-J-E2  
5585J-WIM-WL-J-E3  
5585J-WIM-WL-J-P1  
5585J-WIM-WL-J-P2  
5585J-WIM-WL-J-P3  
5585J-WIM-WL-2BCH-E01  
5585J-WIM-WL-2BCH-P1  
Design and Access Statement  
Marketing Report Ref: GA/CW/1213211/R0001  
5585J-WIM-WL-01

**Date Plans Received:** 13/01/2012      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2012

### 1. SUMMARY

Planning permission is sought for the conversion of 3 existing one bedroom Live/Work units in Block J, within the former RAF Eastcote development to 6 x one bedroom apartments, representing a net gain of 3 one bedroom units.

8 letters and a petition have been received objecting to the proposal on the grounds of increased density and lack of parking provision.

No objections are raised to the principle of the loss of the work element of the Live/Work unit to residential use. However, the overall amenity space provision for the block fails to meet the Council's amenity space standards, to the detriment of the residential amenity of existing and future occupiers of the block. Refusal is recommended accordingly.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The development fails to provide an adequate level of private and communal amenity space for the proposed development, to the detriment of the residential amenities of existing and future occupiers, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

### INFORMATIVES

1 I52 Compulsory Informative (1)

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

## **2 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to Block J (now known as Montrose Court) approximately 0.12ha in extent, located at the centre of the southern section of the former RAF Eastcote development, with access from Eastcote Road. The site comprises a three storey 'L' shaped building, located to the south of the public footpath which bisects the RAF site.

The block as approved contains 3 one bedroom flats and three one bedroom live/work units, granted as part of a Reserved Matters application for the erection of 385 residential units (Ref: 10189/APP/2007/3046 dated 31/3/2008).

### **3.2 Proposed Scheme**

This application is one of 4 submissions, seeking provide 12 additional units at the RAF Eastcote site, by converting the 'work' element of the existing vacant Live/Work units into 12 one bedroom apartments.

There are a total of 12 live/work units located within four separate apartment buildings at RAF Eastcote (Blocks H1, J, L, and R). This application relates to Block J, where it is proposed to convert the 'work' space elements of 3 existing one bedroom Live/Work units on the ground and first floors, to 3 x one bedroom apartments, representing a net gain of 3 one bedroom units within this block.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission was granted for residential development comprising 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space on the former RAF site (ref: 10189/APP/2007/3383) on 21st February 2008.

Reserved Matters approval ref: 10189/APP/2007/3046 (for the siting, design, external appearance and landscaping) pursuant to discharge of condition 3 of the outline planning permission was granted on 31 March 2008.

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

Condition 10 of the outline planning permission states:

A minimum of 3% and a maximum of 5% of residential dwellings are to comprise live-work units. Live-work units are defined as follows:

'The genuine and permanent integration of living and working accommodation within a single self contained unit, with a greater proportion of the unit comprising working floorspace and where the principal occupier both lives at and works from the property'.

Condition 11 imposes the following restrictions on the live work units:

- the premises must be used only as a live/work unit and for no other purpose including wholly for residential or employment use
- the residential area within the live/work units must not be used or occupied other than by the user/occupier of the associated workspace and the dependants/partners of that person.
- The designated workspace shall be used only for business purposes within the meaning of Class B1 of the Use Class Order.
- the live-work units shall include no more than two bedrooms and the workspace element must be separate from the living space element in the unit.
- The workspace should not accommodate more than 2 employees which live off-site.

Condition 13 imposes the following time restrictions:

The workspaces in the live-work units and the community facility shall not be used outside

the hours of 08.00 and 18.00, Monday to Friday, and between the hours of 08.00 and 13.00 on Saturdays. These premises shall not be used on Sundays or Bank Holidays.

Condition 14 imposes the following restrictions on deliveries:

The workspaces in the live-work units and the community facility shall not be used for the delivery and the loading or unloading of goods outside the hours of 08.00 and 19.00, Monday to Friday, and between the hours of 08.00 and 16.00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

Phase 1 of the RAF site, comprising the southern parcel of land (including Block R) and the vehicular link to Lime Grove is nearing completion. Phase 2, to the north of the public footpath which bisects the RAF site is also under construction and well advanced.

#### **4. Planning Policies and Standards**

National Planning Policy Framework.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply

- LPP 3.4 (2011) Optimising housing potential  
LPP 3.5 (2011) Quality and design of housing developments  
LPP 3.8 (2011) Housing Choice

## **5. Advertisement and Site Notice**

- 5.1** Advertisement Expiry Date:- **23rd February 2012**  
**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Site notices were posted at the site. 58 surrounding property owners/occupiers have been consulted on this application. 7 letters and a petition with 31 signatures have been received objecting on the following grounds:

1. Congestion, lack of parking spaces already.
2. There is no proposal to increase the number of parking spaces, and assuming that each property will have at least one vehicle, this leaves no capacity for visitor parking. If any property has more than one vehicle, the parking problems will obviously become serious, on a development that overall suffers from a lack of parking spaces.
3. Further noise and disruption during construction.
4. Concerns that both this application, if approved, will result in more residents in this already densely populated development, and more importantly more vehicles.
5. Problems with further access as only one access via Lime Grove.
6. The submitted plans portray Block J as currently containing three 1 Bed dwellings on Second Floor and three 1 Bed Sui Generis live/work units. This configuration was approved under 10189/APP/2007/3046. This application will according to the plans submitted, result in Block J containing nine 1 Bed dwellings. However, the Plots on the Second Floor (Plots 21, 22 and 23) are actually three, 2 Bed properties. Therefore the Floor Plans submitted for the Second Floor are incorrect.
7. Granting permission of this application would result in Block J containing nine households (6 x 1 Bed & 3 x 2 Bed). We believe that the granting of this application would result in the potential population density of Block J being unacceptably high, given the current facilities provided.
8. Although alterations to the allocated parking would result in each of the proposed properties having their own allocated parking space, due to the nature of the development and the areas in which parking is permitted/possible, there is already insufficient room for additional vehicles on this scale. This issue, in particular, has already led to anti-social behaviour on the development, an issue that will be exacerbated further should this permission be granted.

### **EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL**

Five applications have been recently submitted for this site. Each will increase the density. Taken together there will be an increase of 13 dwellings. For this reason, we ask that these applications are considered together.

Application Numbers.

- 10189/APP/2012/112
- 10189/APP/2012/108
- 10189/APP/2012/109
- 10189/APP/2012/106

These four applications are to change the work unit of the live/work units into dwellings

· 10189/APP/2011/3131

This to change one detached house into two semi-detached houses.

The applications for changes to the live/work units.

There is no allowance made within these applications for any extra shared amenity space. The usable amenity space, for the whole site, within the original planning permission was at the minimum level. Another 245m<sup>2</sup> of amenity space needs to be provided.

There is also a considerable parking problem within the estate which spills over into the surrounding roads. Another 12 dwelling will increase these problems.

### **Internal Consultees**

#### **POLICY AND ENVIRONMENTAL PLANNING**

Use Character: Within residential area; white land on the 1997 UDP Proposals Map.

CONSIDERATION: Whether loss of Live/Work Units is contrary to policy LE4 in the Saved UDP. The applicants should provide information on what is available in the area in the way of alternative commercial accommodation for small/start-up businesses (which the Live/Work Units were presumably aimed at).

However, unless the Council has any local evidence to the contrary, experience elsewhere in north and east London (Waltham Forest & Newham) is that these type of units have rarely been successful and usually become fully residential uses. The only exceptions seem to have been on the fringes of the City of London.

Certainly, London wide the evidence seems to be that live-work units built speculatively are rarely let successfully. The applicants here have produced evidence of a campaign to try to sell these units for some time without success. The alternative proposal now to convert to a fully residential scheme is considered appropriate in view of that. The only concern is that the two larger units do not seem to meet the 2011 London Plan's minimum space standards for 2B/4P homes.

#### **ENVIRONMENTAL PROTECTION UNIT (EPU)**

EPU has no comments on this proposal.

#### **S106 OFFICER**

In in this instance no planning obligations are required to address this proposal.

#### **ACCESS OFFICER**

The details contained within this latest application state that all issues related to the provision of Lifetime Home Standards were satisfied, however, such compliance is not reflected on the latest set of plans which would result in additional units. To this end, the ground floor elements of the proposal should be revised to ensure compliance with all relevant Lifetime Home standards.

The following access observations are provided:

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



2. To allow bathrooms to be used as a wet room in future, plans should specify the type of floor gully drainage to be incorporated.

The Design & Access Statement should be revised to demonstrate how each of the relevant Lifetime Home Standards would be satisfied.

Conclusion: unacceptable.

#### TREE AND LANDSCAPE OFFICER

The young trees on the site form part of the approved and implemented landscaping scheme for this part of the former RAF Eastcote site. The applicants have indicated that there are no proposed changes to the layout and the landscaping and, hence, no loss of trees. However, it seems that an additional cycle store is proposed adjacent to the road/drive to the north of the block.

If an additional cycle store is proposed, the location of it should be reconsidered, so that it fits better with the approved layout and landscaping.

Subject to any necessary landscape-related conditions and, if necessary, changes to accommodate an additional cycle store, the application is acceptable in terms of Saved Policy BE38 of the UDP.

#### HIGHWAY ENGINEER

Information provided with submitted plan for conversion of 3 live/work units to 6 one bed flats and their associated off site parking space in block H1, complies with Policy AM14 of the adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007.

Furthermore, with reference to Live/Work Marketing Report, it appears that the applicant is seeking to change use of three other approved and constructed 1 bed Live-work units to 6 x 1 bed flats providing one off street parking space for each flat within blocks J, L and R. Proposal will add a total of twelve one bed flats within the entire development site. Although proposal may have some traffic/parking impact within the immediate area of those blocks, its overall impact is considered to be insignificant compared to the total number of proposed dwelling (385), and therefore no objection is raised on the highways aspect of proposal.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval.

#### Loss of Employment Land

Policy LE4 relates to the loss of employment land outside identified Industrial and Business Areas and seeks to protect such employment land unless one or more of the following criteria can be satisfied:

1. The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion, or an adverse impact on the character of the area;
2. The site is unsuitable for industrial or similar redevelopment due to its size, shape, location or lack of vehicular access;
3. There is no realistic prospect of the land being used for industrial, warehousing or employment generating land uses in the future.
4. The proposed use is in accordance with the Council's regeneration policies.

In order to demonstrate compliance with Policy LE4, any application should be supported by documentation demonstrating that the site is surplus to employment requirements.

The applicants argue that the proposed conversion of the live/work units does not, by its nature, sit comfortably with Policy LE4 criteria, as these requirements would appear to be aimed at preventing the loss of larger industrial sites, where there may be some prospect of alternative industrial uses through redevelopment, if existing operations have ceased.

The Live/Work units in question are located in brand new, purpose built blocks, the remainder of which comprise residential accommodation. The internal layout of the blocks and the provisions made for car parking and servicing would not lend themselves to a solely business or industrial use, whilst the surrounding residential properties would clearly prevent any noise, vibration or pollution generating uses.

It is therefore considered that there is no realistic prospect of the site being put to any other industrial or business use without the blocks being demolished to make way for alternative accommodation. However, the units are capable of being occupied in their current state to be operated for live/work purposes as intended. Therefore, in order to satisfy the requirements of criteria (3), it is necessary to demonstrate that the units have no realistic prospect of being occupied in their current use.

The applicants have submitted a Marketing Report which demonstrates that the units have been comprehensively marketed for over two years without being sold. The report documents that despite concerted efforts to sell the units through incentive schemes such as price reductions, that there has been a diminutive interest in the units.

The lack of interest in the live/work units corresponds with the findings of the Council's Employment Land Study (ELS), dated July 2009. It states at para 5.49 that there are currently 180 vacant units within allocated Industrial and Business Areas (IBAs) alone, whilst para 5.72 states that the Borough benefits from an overall strong supply of office accommodation. This suggests that there is both an over-provision of office accommodation in the Borough and provides an indication of the reasoning behind the lack of demand for the live/work units identified in the Marketing Report.

Suitability of units for residential use

UDP Saved Policy H8 encourages the change of use from non-residential to residential accommodation, where a satisfactory residential environment can be achieved and the existing use is demonstrated to be redundant. Given that it is not considered that there is a realistic prospect of the units being used for business purposes in the future and that the wider development area is residential in nature, the proposal to convert the 'work' element of the Live/Work units to residential use would be compatible with the surrounding residential environment.

No objections are therefore raised to the principle of the change of use of the work element of the Live/Work units to residential, subject to an acceptable density being achieved, good environmental conditions being provided for future and surrounding occupiers and adequate car parking being maintained for the new units. These issues are dealt with elsewhere in this report.

## **7.02 Density of the proposed development**

From a strategic land use planning viewpoint, the Government's land use planning policy is outlined in The National Planning Policy Framework. This is reflected in the Mayor's London Plan, which provides planning policy at the regional level. On matters of density of housing, the Mayor's London Plan superceded the Adopted Unitary Development Plan for Hillingdon at the time the outline application for the former RAF Eastcote was considered.

The Mayor's London Plan seeks to accommodate demand for housing growth through maximising the density of development on previously developed land. This is done with reference to density guidance to guide the extent of development that might be acceptable on individual sites. In this case, an outline planning permission has already been granted. That application considered the matter of the acceptable density of development for the site and defined this as up to 50 units per hectare. This was stipulated by way of a planning condition on the outline permission. This is a material consideration, which guided the determination of the subsequent reserved matters application, which was approved at an average density of 50 dwellings per hectare (dph). This was in excess of the national indicative minimum target of 30dph set by PPS3 at that time and was in accordance with the maximum density of 50dph approved by the outline consent.

The proposal will result in an increase in dwelling density across the larger RAF site from 50 to 50.39 dph. In terms of this red line application, the density would be 75 dwellings per hectare. Table 3.2 of the London Plan recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7-3.0 hr/unit, should be within the range of 50-75 units/ha or 150-200 hr/ha. The proposed density is therefore within the London Plan guidelines for this red line site in terms of units per hectare and habitable rooms per hectare.

Nevertheless, it is considered important for this red line application site, having regard to its locational constraints, to ensure that the proposed development harmonises with the character of the surrounding residential area and that good environmental conditions can be provided for future and surrounding occupiers. It is noted that the proposed density results in sub standard amenity space and this issue is dealt with elsewhere in this report.

In addition, it should be noted that the submitted floor plans may not accurately reflect the 'as built' layout of the block, as the the three approved one bedroom apartments on the second floor are alleged to have been constructed as two bedroom apartments. Should this be the case and the application be approved, Block J would contain 6 one bedroom apartments on the ground and first floor and three two bedroom apartments on the second floor, instead of the 3 Live/Work units and three one bedroom flats approved.

In terms of the mix of units, Saved Policy H4 states that wherever practicable, new residential

developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. In the context of the overall mix of units in the wider site, the addition of 3 one bedroom units is considered acceptable, in compliance with these policies.

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

Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE10 seeks to protect the setting of

listed buildings.

There are no archaeological or historic issues associated with this application. It is not considered that the proposed changes would have a direct impact on the character of the Eastcote Village Conservation Area, which is located to the north of the site, in compliance with Saved Policy BE4 of the Hillingdon Unitary Development Plan.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues related to this development.

#### **7.05 Impact on the green belt**

There are no Green Belt issues associated with this site.

#### **7.06 Environmental Impact**

Issues relating to land contamination have already been dealt with for the former RAF Eastcote site as a whole. It is not considered that the uplift for 3 additional units would raise any further issues in this regard.

#### **7.07 Impact on the character & appearance of the area**

Saved Policy BE13 of the UDP states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Saved Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

No external changes are proposed to the block. As such the conversion would not result in detriment to the appearance of the scheme as a whole, in accordance with Saved Policies BE13, BE19 and BE38 of the UDP.

#### **7.08 Impact on neighbours**

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

It is not considered that the amenity of surrounding residents will be adversely affected by the scheme, as only internal modifications are proposed. It is therefore not considered that there would be any issues arising in terms of loss of privacy, light or overdominance. In addition, the proposed residential use of the 'work' element of the live/work units are compatible with surrounding residential uses.

#### **7.09 Living conditions for future occupiers**

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. The Council's Supplementary Planning Document Hillingdon Design and Access Statement (HDAS) states that where a two or more storey building abuts a property or its garden,

adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

All of the units benefit from a reasonable level of privacy, outlook and light. Also, all units would comply with the minimum overall space standards for residential properties as set out in the London Plan (2011).

Saved Policy BE23 of the UDP requires the provision of external amenity space, sufficient to promote the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's Supplementary Planning Document, specifies amenity space standards for dwellings. As a guide 20sq.m should be provided as a minimum for 1 bedroom flats. Three additional one bedroom flats will be created as a result of this proposal, requiring a minimum of an additional 60 sq.m of external amenity space. However, no additional amenity space has been provided as part of this scheme.

The applicants rely on areas of public amenity space elsewhere on the wider RAF Eastcote site, outside the red line application boundary. A number of informal areas of green public open space are spread around the site and cumulatively equate to approximately 0.7ha. This space is provided as follows:

§ Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.

§ Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of these properties which lies within close proximity of the Conservation Area.

§ Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Notwithstanding these areas of public open space, the former RAF site is a relatively dense form of development and these public areas within the wider scheme referred to above were provided because communal amenity spaces for the individual apartment blocks and the the size of individual gardens to most of the dwellings fail to meet the Council's minimum standards.

Whilst it was considered that the overall amenity space on the wider site was sufficient to meet the needs of future occupiers of the approved scheme, the RAF development was not designed to cater for these additional units. The proposal will result in Block J containing 9 x 1 bedroom flats. This density, compared to the approved 3 x 1 bedroom flats and 3 x 1 bedroom live/work units in Block J, would result in a minimum requirement for an additional 60 sq.m of external amenity space, to cater for the demands arising from the increased population density. If the three second floor flats which are alledged to have been built as 2 bedroom appartemnts are taken into account, a further 15sqm. of amenity space would be required.

The amenity space provision for Block J does not meet the Council's amenity space standards and it is therefore considered that the propasal fails to provide good environmental conditions for existing and future occupants of the block, contrary to Saved Policy BE23 of the UDP and the Supplementary Planning Document HDAS: Residential Layouts.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Based on the Council's maximum parking standards, the proposed development for the

wider RAF site would generate a requirement for a maximum of 654 parking spaces across the site. The level of provision proposed has regard to these standards and the national objective to reduce car usage, whilst also accepting that the convenience of future residents should not be compromised. Consequently, the provision of a total of 612 parking spaces is proposed across the wider site, which equates to an average of 1.58 spaces per unit. Considering the sustainability of the site in terms of accessibility to local services and facilities and to the public transport network, this level of provision, close to the maximum standard was considered acceptable.

With regard to Block J, a total of 9 parking spaces are provided for the 9 one bedroom units within the block. The applicant has stated that the visitor parking spaces intended for the 'work' element of each of the existing live/work units would be allocated to the new one bedroom units being created. The Highway Engineer considers that a minimum of one parking space should be provided for each of the units, given the low PTAL score for the site and the level of parking demand for the completed/occupier phases of the development. The Highway Engineer considers that the provision of 9 car parking spaces for the block is adequate, in accordance with UDP Saved Policy AM14.

With regard to cycle storage facilities, the apartment block offers a secure cycle store, with capacity for one bicycle per unit, in accordance with Council standards, in compliance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

These issues have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

The Access Officer has commented that the scheme should comply with all 16 Lifetime Home standards (as relevant) and should be shown on plan. It is considered that had the application been recommended for approval, further amendments to the internal layout of the units to comply with life time homes standards could have been addressed by condition.

#### **7.13 Provision of affordable & special needs housing**

The Council's Planning Obligations SPD (July 2008) requires and schemes with 10 units or more to secure 50% affordable housing. Since this application is for a net gain of 3 units, there would be no requirement to secure additional affordable housing in this case.

#### **7.14 Trees, Landscaping and Ecology**

The young trees on the site form part of the approved and implemented landscaping scheme for this part of the former RAF Eastcote site. Given that there are no proposed changes to the layout, there will be no changes to the landscaping and no loss of trees. Subject to any necessary landscape related conditions, the application is acceptable in terms of Saved Policy BE38 of the UDP.

#### **7.15 Sustainable waste management**

The approved scheme already provides for secure, covered bin and cycle storage for Block J. Had the application been acceptable in other respects, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities could be secured by a condition.

#### **7.16 Renewable energy / Sustainability**

The building has already been erected to comply with the 2006 Building Regulations. It is considered that on-site renewable energy generation could have been dealt with by means of suitably worded condition in the event of an approval.

#### **7.17 Flooding or Drainage Issues**

There are no specific flooding or drainage issues associated with this application.

#### **7.18 Noise or Air Quality Issues**

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

#### **7.19 Comments on Public Consultations**

The primary concerns relating to the increase in density, impact of the development on the character of the area, parking and the impact on residential amenity have been dealt with in other sections of the report.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance. In this instance, no planning obligations are required to address this proposal.

#### **7.21 Expediency of enforcement action**

The Site Layout Proposed and the Floor Plans submitted in this application portray this Block (J) as currently containing three x 1 bedroom flats on the second floor and three x 1 Bed Sui Generis live/work units on the ground and first floor. This mix of units was approved under Reserved Matters ref:10189/APP/2007/3046, dated 31 March 2008. However, it is alleged that the second floor flats (Plots 21, 22 and 23), shown in this application as three 1 bedroom flats, have been built out and sold as three x 2 bedroom apartments. Therefore the floor plans submitted for the second floor may not reflect the existing situation.

It therefore appears that there may have been a breach of planning control and this is subject to a separate investigation by the Council's Enforcement Team.

#### **7.22 Other Issues**

There are no other issues arising from 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'.

## **10. CONCLUSION**

No objections are raised to the principle of the change of use of the work element of the Live/Work units to residential. However, the scheme would result in an intensification of use in this part of the RAF site that would fail to produce good environmental conditions for existing and future occupiers of the block, in terms of adequate amenity space. The application is therefore recommended for refusal.

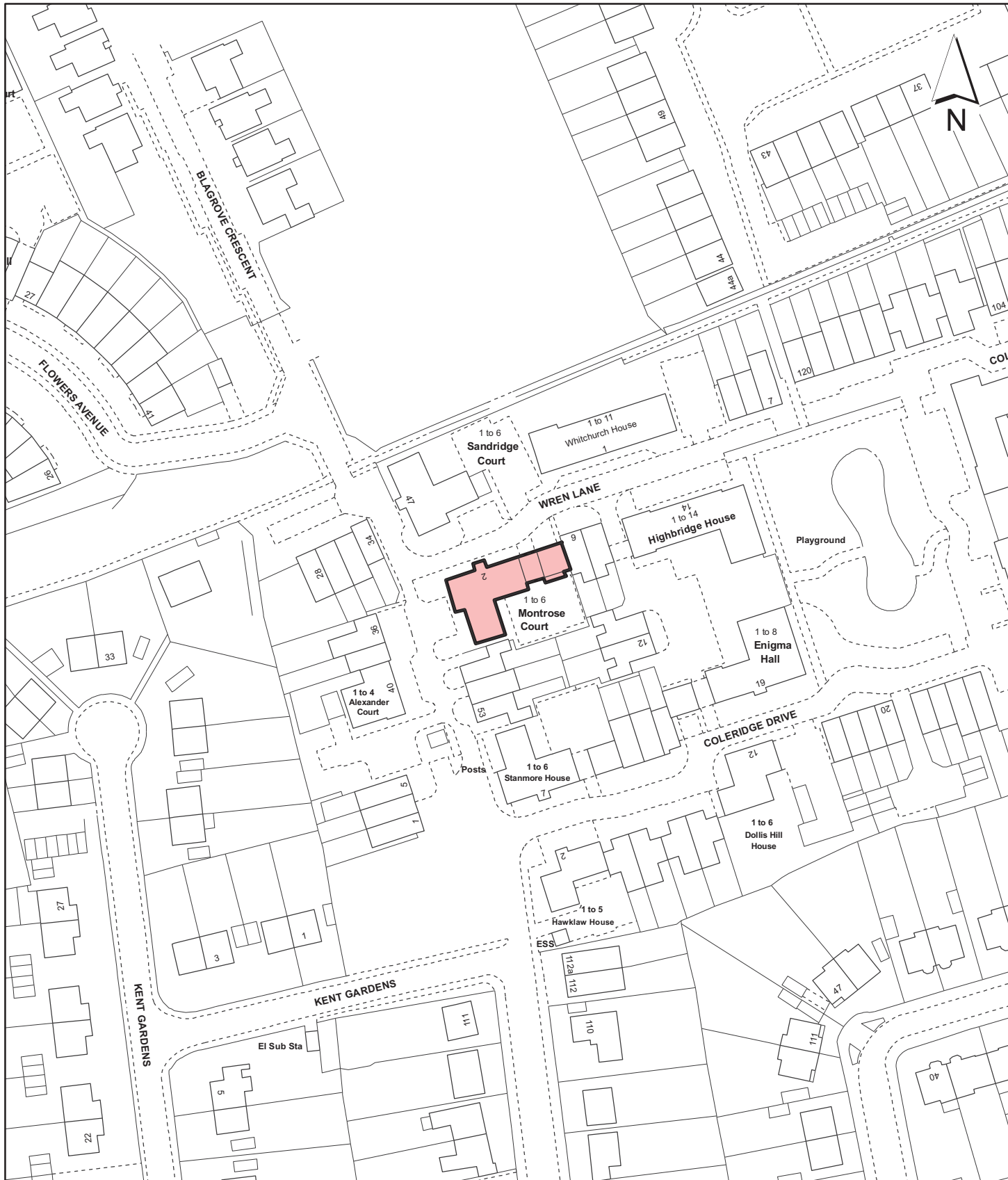
## **11. Reference Documents**

The National Planning Policy Framework  
London Plan (2011)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon  
HDAS: Residential Layouts  
Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote  
Lime Grove  
Ruislip**

Planning Application Ref:

**10189/APP/2012/112**

Planning Committee

**North** Page 75

Scale

**1:1,250**

Date

**August  
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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## Report of the Head of Planning & Enforcement Services

**Address** LAND REAR OF 24 COURT ROAD ICKENHAM

**Development:** Conversion of World War II hut to 1 x 1-bed self-contained dwelling with associated amenity space.

**LBH Ref Nos:** 68420/APP/2012/633

**Drawing Nos:** Existing floor and roof plans  
Block Plan to Scale 1:200  
Proposed elevations  
Existing elevations  
Initial planning brief  
Proposed floor and roof plans  
Supporting photographs  
Design and Access Statement  
Location Plan to Scale 1:1250

**Date Plans Received:** 16/03/2012      **Date(s) of Amendment(s):**

**Date Application Valid:** 07/05/2012

### 1. **SUMMARY**

The application seeks full planning permission for the conversion of an existing World War II hut to a 1 bed self contained dwelling.

The subdivision of the plot and the conversion of the existing building, currently used for incidental purposes would detract from the spacious character and appearance of the site and locality which lies within the Ickenham Village Conservation Area. Furthermore, the proposal would fail to provide satisfactory living conditions for future occupiers of the property, would be likely to result in a loss of residential amenity by way of increased noise and disturbance to occupiers of adjacent properties, would fail to adhere to the Council's parking standards and would be detrimental to highway and pedestrian safety as a result of a substandard access and crossover. Furthermore the applicant has failed to make provision for the protection and long-term retention of the high value trees on-site. As such the application is recommended for refusal.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1      NON2      **Non Standard reason for refusal**

The proposed development by reason of its backland location would result in an incongruous form of development which would be out of character with the existing spacious verdant character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area which would not preserve or enhance the character and appearance of the Ickenham Village Conservation Area. As such, the proposal would be contrary to policies BE4, BE13, BE19, and H12 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 2      NON2      **Non Standard reason for refusal**

The proposal, due to the floorspace provided falling below the minimum 50m<sup>2</sup> required for a one-bedroom dwelling internal floor area, would fail to provide a satisfactory

residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), Policy 3.5 and Table 3.3 of the London Plan (2011) and and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposed development fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwelling. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Councils adopted car parking standards.

**4 NON2 Non Standard reason for refusal**

The proposal, due to the substandard width of the proposed vehicular access point, would result in danger and inconvenience to highway users, to the detriment of public and highway safety. Therefore the proposal would be contrary to Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

**5 NON2 Non Standard reason for refusal**

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837: 2005 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for long-term retention of the trees. The proposal is therefore contrary to Policies BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**6 NON2 Non Standard reason for refusal**

The narrow accessway to the site would be likely to result in noise and general disturbance through the scale of activities involved to the detriment of the amenities of adjoining residential properties. The proposal is therefore contrary to policies H12 and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the

	area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
H12	Tandem development of backland in residential areas
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the north western side of Court Drive which lies within the Developed Area and Ickenham Village Conservation Area as identified within the Hillingdon UDP. The mature and verdant plot forms part of the existing residential curtilage of 24 Court Road, which is a detached property with a detached garage and car port to the south west with a substantial rear garden including a number of mature trees of high amenity value and a timber hut located to the rear of the property. It is thought that the hut was originally built as a World War II shelter. The hut is in a poor state of repair and surrounded by mature trees. Its use is confirmed as ancillary to the main use of the house.

#### 3.2 Proposed Scheme

The application seeks planning permission for the conversion of the existing World War II hut into a 1 x 1 bed self contained dwelling with associated amenity space. The existing hut has a footprint of 5 x 8.95m. The 1 bed self contained dwelling would have a shower room, WC, bedroom and living area with a kitchenette. The floor area equates to some 44m<sup>2</sup>. The proposed dwelling is shown to be accessed by a narrow driveway to the side of the existing garage to No.24. Currently a carport fills the gap between the flank wall of the garage and the boundary with No.26 Court Road. The application site includes a 2m wide section of the driveway (shown on the proposed plans as shared). The access driveway is shown to be widened to 2.5m at the point of the existing carport and then would narrow to 2m to the rear of the site. The access driveway is shown to be enclosed by 1m high plastic coated green mesh fencing.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

There is no planning history relevant to the consideration of this application.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

H7 Conversion of residential properties into a number of units

H12 Tandem development of backland in residential areas

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

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 3.3 (2011) Increasing housing supply

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 5.3 (2011) Sustainable design and construction

## **5. Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

9 neighbouring properties and the Ickenham Residents Association were consulted by letter dated 5.4.12. A site notice was also displayed to the front of the site which expired on 9.5.12. 3 letters of

objection and 2 letters of comment and a petition have been received. The objections relate to:

1. Inappropriate development within the Conservation Area;
2. Setting a precedent for similar development in the locality which would erode the character of the conservation area;
3. Harm to trees and wildlife;
4. Noise and disturbance;
5. Substandard access;
6. Not a conversion but essentially a rebuild.

The petition of objection raises concerns about the following:

1. Inaccuracies with the application;
2. Site forms part of front drive, carport and parking area of Number 24 Court Drive;
3. No details of pre-application advice disclosed;
4. Planning Design and Access Statement contains legally incorrect information;
5. Materials do not meet fire regulations;
6. Inadequate parking retained for Number 24 Court Drive;
7. Septic Tank Not shown on Plan;
8. Floorspace is below the London Plan standards;
9. Ownership Certificates are incorrect.

### **Internal Consultees**

CONSERVATION OFFICER:

**BACKGROUND:** This is an attractive cottage within Ickenham Village Conservation Area (CA). Whilst there is no historical evidence submitted, the structure in question appears to be a shed typically constructed during the World War II for the safety of the inhabitants of the house during an air raid. This however is ancillary to the main building and has remained so since its construction.

**COMMENTS:** The scheme proposes to convert the existing shed to a self-contained flat with associated amenity space. From a conservation point of view, the conversion of the shed would mean that its use would no longer be ancillary. The required subdivision of the plot and the separate access would be considered detrimental to the layout of the area and as such would be unacceptable. As such, the development would be considered detrimental to the character and appearance of the conservation area and would be unacceptable from a conservation point of view.

If planning approval is recommended, there is also a concern re loss of any historic fabric during the works. These should be appropriately conditioned:

1. Full photographic assessment and recording of the structure should be carried out prior to works on site.
2. Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention and proper recording, as required by the Council.
3. All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

**Conclusion:** Unacceptable in principle. If minded for approval, the above conditions should be attached.

TREE AND LANDSCAPE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 5 and also within the Ickenham Village Conservation Area and therefore any trees not covered by the TPO are protected by virtue of their location within it.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several high value trees in the front and rear garden of this site that significantly contribute to the arboreal character of the Ickenham Village Conservation Area. Some of the trees in the rear garden would be lost/affected by the construction of the proposed access road. There are also several mature trees around the existing hut that could be affected by the installation of services and that will also be put under pressure (due to shading).

A very basic tree survey showing the approximate position of some of the trees on-site has been provided, however, more detailed information is required at this stage (see recommendations).

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There are several high value trees (some protected) along the front and rear boundary of No's 24 and 26 Court Road which could be affected by the construction of the proposed access road. Information is required to show how these trees will be protected during development.

Recommendations: In accordance with BS5837:2005, a Tree Survey, Tree Protection Plan and an Arboricultural Method statement should be provided. The location of proposed services, and a shade diagram are also required.

Conclusion (in terms of Saved Policy BE38): In the absence of the above tree-related information, this scheme is unacceptable because it does not make provision for the protection and long-term retention of the high value trees on-site.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located within an established residential area and forms part of the 'Developed Area' as defined in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

Key changes in the policy context, since the adoption of the UDP, include the publication of the NPPF and the adoption of The London Plan of July 2011. In relation to National Policy the NPPF, paragraph 53 states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The outcome of this change means that Councils will have to assess whether the proposal would cause harm to the local area.

Policy 3.5 of the London Plan (July 2011) states in part the following:

'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic Policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

As regards the principal of developing this site, there is no objection in principle to the intensification of use on existing residential sites, however, the principle needs to be balanced against the harm to the character of the area which lies within a Conservation Area, impact upon neighbours, impact on highway and pedestrian safety and impact on



residential amenity. These will be addressed separately within the report.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The density matrix, however, has limited weight when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings and its impact on adjoining occupiers.

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

The site lies within the Ickenham Village Conservation Area. Policy BE4 of the adopted UDP seeks to ensure that development preserves and enhances the character of conservation areas. This part of the Ickenham Village Conservation Area consists predominantly of detached houses within large verdant plots. The subdivision of the application site to form a second backland plot with associated access and parking is considered to be at odds with the spacing, layout and character of the area. The Conservation Officer has raised objections to the principle of the subdivision of the plot with a separate access driveway running down the plot. As such the proposal is in conflict with policy BE4 of the Hillingdon UDP.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

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) HDAS: Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. The site also lies within the Ickenham Village Conservation Area. Policy BE4 seeks to ensure that the character of conservation areas are preserved or enhanced. This part of the Ickenham Village Conservation Area consists predominantly of detached houses within large verdant plots. The subdivision of the application site to form a second backland plot is considered to be at odds with the spacing and character of the area. As such the proposal would result in an incongruous form of development which would be at odds with the spacious verdant character of the area which would fail to preserve and enhance the character and appearance of the Ickenham Village Conservation Area in conflict with policies BE4, BE13 and BE19 of the Hillingdon UDP (saved Policies 2007).

#### **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.

The existing hut is located towards the rear of the site, some 42m from the rear of

Number 24 Court Drive at its closest point. It is considered that in view of the separation distances involved, the proposed conversion of the building into a single dwelling would not result in a loss of light, dominance or loss of privacy. Concerns are nevertheless raised about the noise and disturbance to occupants of Nos. 24 Court Drive and 26 Court Drive resulting from the use of the narrow access driveway to the rear of the site, at all times of the day and night. The plans show a 1m high wire mesh fence along the side of the access driveway. The driveway is only 2m in width. The occupants of the adjacent properties would be likely to suffer an unacceptable loss of residential amenity resulting from the use of this access driveway, in terms of noise and disturbance. As such the proposal would conflict with policies BE12 and OE1 of the Hillingdon UDP which seeks to protect the amenities of adjacent occupiers.

#### **7.09 Living conditions for future occupiers**

HDAS SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. Habitable rooms should have an adequate outlook and source of natural light. Both the London Plan (July 2011) and the Council's HDAS: Accessible Hillingdon establishes minimum floor space standards.

For a 1 bedroom bungalow, the HDAS guidance requires a minimum floor area of 50m<sup>2</sup>. The London Plan does not refer to single storey dwellings, but states a 1 bed, 2 person flat should provide a minimum floor area of 50m<sup>2</sup>. The proposal would result in an internal floor area of 44m<sup>2</sup>. This falls short of the the Council's minimum floor areas as set out in the HDAS Residential Layouts. As such the proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the dwelling. The proposal would therefore give rise to a substandard form of living accommodation for future occupiers contrary to Policies BE19 and H7 (iv) of the Unitary Development Plan (Saved Policies) September 2007, the Council's Supplementary Planning Document HDAS: Residential Layouts and Policy 3.5 and Table 3.3 of the London Plan (2011).

The SPD also requires in paragraph 4.15, that a one bedroom house should provide a minimum private garden area of 40m<sup>2</sup>. The proposal complies with this advice and is considered acceptable in terms of Policy BE23 of the Hillingdon UDP.

#### **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 1 space is required for the proposed dwelling. Whilst the block plan submitted with the application shows the provision of one parking space, the access driveway to this space is substandard in width. The proposed car parking would not therefore be safely accessible and would therefore fail to accord with Policy AM14 of the Hillingdon UDP (saved Policies 2007).

The proposed access the site is shown to be 2m in width, utilising an existing shared access driveway. The dimensions of the proposed access and crossover are substandard to the proposed second dwelling and as such would be likely to detrimental to both pedestrian and highway safety. As such the proposal would be in conflict with Policy AM7 of the Hillingdon UDP.

#### **7.11 Urban design, access and security**

The proposal involves the conversion of the existing World War II hut. The condition of the existing building is poor and some concern is raised in relation to the retention of the existing fabric of the building. Much of the structure is likely to be required to be replaced, which subject to photographic recording of the original structure, is likely to be acceptable in principle. It is considered that the like for like replacement of this building would not

detract from the character and appearance of the site or locality.

**7.12 Disabled access**

Not applicable to this application.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

The application site contains a number of mature trees of significant amenity value. A very basic tree survey showing the approximate position of some of the trees on-site has been provided. However, there is some doubt with regard to the accuracy of this survey. The Council's Tree officer has confirmed that in accordance with BS5837:2005, a Tree Survey, Tree Protection Plan and an Arboricultural Method statement should be provided. The location of proposed services, and a shade diagram are also required. As such, in the absence of the above tree-related information, this scheme is unacceptable because it does not make provision for the protection and long-term retention of the high value trees on-site. As such the proposal is in conflict with Policy BE38 of the Hillingdon UDP (Saved Policies 2007).

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

A number of concerns have been raised by neighbouring properties with regard to the impact of the proposal on the character and appearance of the Conservation Area and the backland nature of the proposal. These concerns have been addressed above. In addition concerns have been raised about the ownership of the application site and certificates served. The application was made invalid to request confirmation of correct ownership details which have been submitted by the applicant.

**7.20 Planning obligations**

Not applicable to this application as the proposal would not result in a net gain of 6 habitable rooms.

**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 of this application.

#### **10. CONCLUSION**

The application seeks full planning permission for the conversion of an existing World War II hut to a 1 bed self contained dwelling.

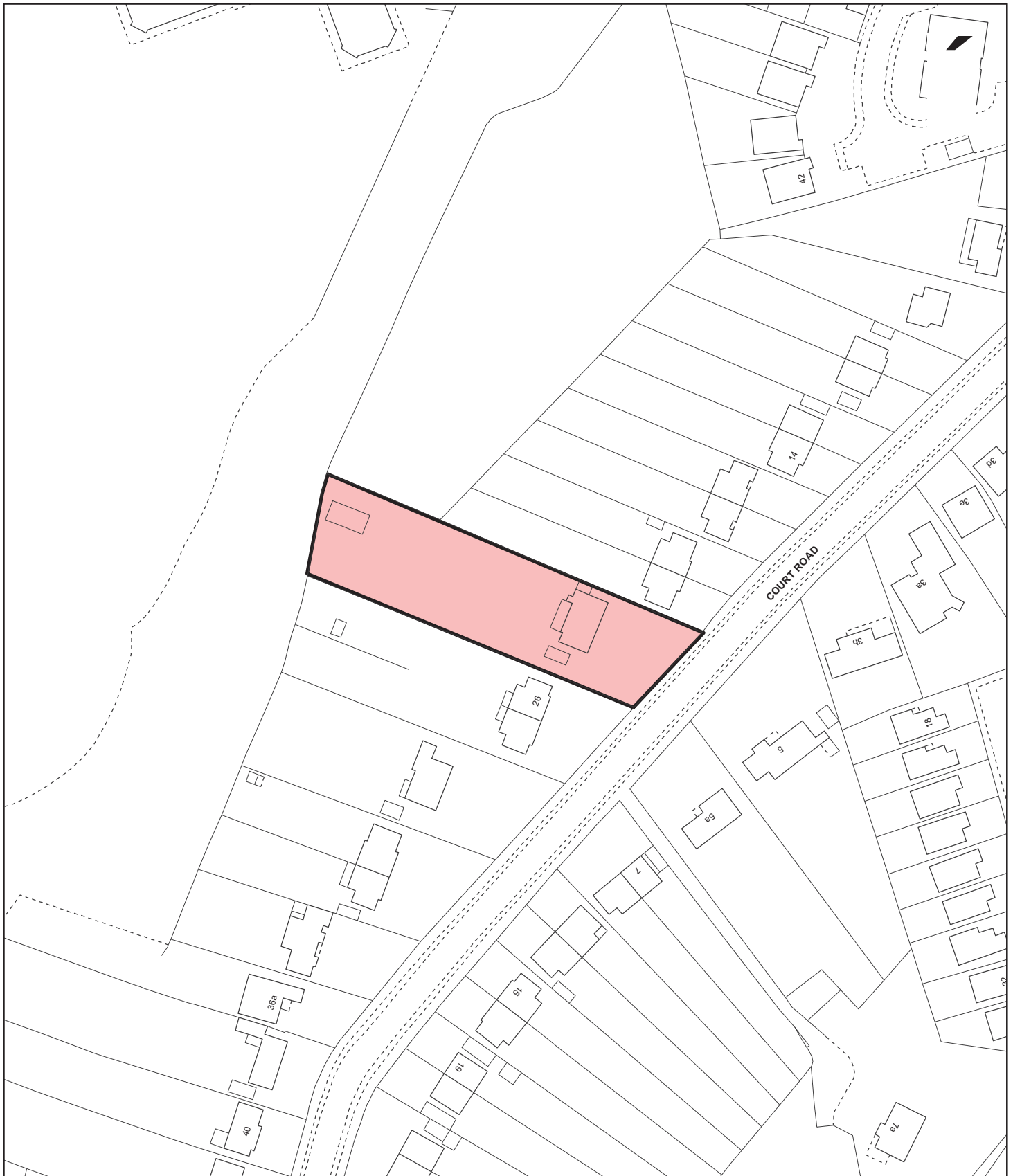
The subdivision of the plot and the conversion of the existing building, currently used for incidental purposes would detract from the spacious character and appearance of the site and locality which lies within the Ickenham Village Conservation Area. Furthermore, the proposal would fail to provide satisfactory living conditions for future occupiers of the property as a result of a substandard internal floor area, would be likely to result in a loss of residential amenity by way of increased noise and disturbance to occupiers of adjacent properties, would fail to adhere to the Council's parking standards and would be detrimental to highway and pedestrian safety as a result of a substandard access and crossover. Furthermore the applicant has failed to make provision for the protection and long-term retention of the high value trees on-site. As such the application is recommended for refusal.

#### **11. Reference Documents**

Hillingdon UDP (Saved Policies 2007)  
NPPF  
London Plan 2011  
HDAS (Residential Layouts).

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land rear of  
24 Court Road,  
Ickenham**

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

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

Planning Application Ref:  
**68420/APP/2012/633**

Scale  
**1:1,250**

Planning Committee  
**North** Page 87

Date  
**July  
2012**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** LYNDA JACKSON CENTRE RICKMANSWORTH ROAD NORTHWOOD

**Development:** Single storey extension

**LBH Ref Nos:** 3807/APP/2012/1563

**Drawing Nos:** AT1971-PL-loc  
AT1971-PL-01  
AT1971-PL-02  
AT1971-PL-03  
AT1971-PL-04

**Date Plans Received:** 27/06/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 27/06/2012

### 1. SUMMARY

The application seeks planning permission for the erection of a single storey front extension on the Lynda Jackson Centre at Mount Vernon Hospital, which is situated in the Green Belt.

The extension would have an L-shaped design to ensure that visibility splays for cars using the adjacent bend are retained. The roof design would reflect the lean to roof design of the existing building and the materials have been selected to match the existing property.

The proposed single storey extension is to an existing building within the enclosed hospital campus. The size and design of the extension is considered to have an acceptable impact on the Green Belt and on the visual amenities of the surrounding area. Therefore, the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AT1971-PL-03 and AT1971-PL-04 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

**3 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:  
Ground and Floor Levels [AT1971-PL-03]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

**REASON**

To ensure that the development complies with the objectives of Policies BE13 & BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

**4 HH-M2 External surfaces to match existing building**

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

**REASON**

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

**5 COM9 Landscaping (including refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Hard Surfacing Materials
  - 2.b External Lighting
  - 2.c Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
  - 5.a Existing and proposed functional services above and below ground

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

**REASON**



To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 & BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt

### 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) 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            I6                            Property Rights/Rights of Light**

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application relates to a single storey semi-detached building in use as the Lynda Jackson Macmillan Centre, which provides support for individuals affected by cancer.

The building is set on the western side of the campus and to the south of the vehicle carriageway which runs through the hospital site and connects with White Hill to the west and Rickmansworth Road to the east. The application property is surrounded by other hospital buildings of varying heights, designs and materials.

The frontage of the building containing the entrance doorway faces north. The ground level of the building is below that of the adjacent road, with steps from the footway provided down to the entrance doorway. The building is bordered to the east and south by open courtyard areas, with the vehicle carriageway wrapping in front of the northern and southern elevations of the property. The external walls of the L-shaped building are covered in green wooden cladding with the roof structure consisting of lean to roof facing to the north and a pitched roof section facing to east.

The site is situated within the Green Belt as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey front extension on the building to provide three new offices and a disability lift within the building.

The proposed extension would have an L-shaped design with a section of the extension recessed, to retain visibility splays around the bend in the vehicle carriageway. The extension would have a maximum forward protrusion of 5.3 metres and would span the width of the building. The design would include vertical artificial slates on the northern side elevation to match the western elevation of the property and a lean to roof, which would create a valley section between the existing building and the proposed extension. On the eastern elevation, the existing roof structure would be extended forward by 1.15 metres and a new entrance porch would be created on the northern elevation of the extension.

The ground upon which the extension would be erected, is required to be built up in order to provide a flat floor level within the extension and level access into the new entrance. A small internal staircase would provide access from the extension to the ground level of the existing building, with a disability lift also provided.

#### 3.3 Relevant Planning History

3807/APP/2001/273 Lynda Jackson Centre, Mount Vernon Hospital Rickmansworth Road  
ERECTION OF A TWO STOREY EXTENSION

**Decision:** 22-06-2001 Approved

3807/APP/2002/575 Lynda Jackson Centre Rickmansworth Road Northwood  
DETAILS OF LANDSCAPING SCHEME IN COMPLIANCE WITH CONDITION 3 OF

PLANNING PERMISSION REF.3807/APP/2001/273 DATED 22/06/2001; ERECTION OF A TWO STOREY EXTENSION

**Decision:** 15-04-2002 Approved

3807/X/81/0804 Mount Vernon Hospital Rickmansworth Road Northwood  
Erection of first floor extension to the Marie Curie research wing (Consultation under Circular 7/77 procedure)

**Decision:** 16-07-1981 NO

#### **Comment on Relevant Planning History**

The application building and wider hospital campus has been the subject of many applications over the years. However, these applications are not considered to impact on the determination of the current application.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- |      |  |
|------|--|
| AM7  | Consideration of traffic generated by proposed developments.   |
| AM8  | Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes   |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -<br>(i) Dial-a-ride and mobility bus services<br>(ii) Shopmobility schemes<br>(iii) Convenient parking spaces<br>(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM14 | New development and car parking standards.   |
| BE13 | New development must harmonise with the existing street scene.   |
| BE15 | Alterations and extensions to existing buildings   |
| BE19 | New development must improve or complement the character of the area.  |
| BE20 | Daylight and sunlight considerations.  |
| BE21 | Siting, bulk and proximity of new buildings/extensions.  |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.   |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  |
| OL1  | Green Belt - acceptable open land uses and restrictions on new development   |

OL4	Green Belt - replacement or extension of buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Site Notice: Erected 10th July 2012. Expired 31st July 2012. No response received.

The Northwood Residents Association notified of the proposed development on 3rd July 2012. No response received.

### **Internal Consultees**

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The proposed development is for a small extension to a building within the Mount Vernon Hospital campus, which is located within the Green Belt and is not identified as a Major Developed Site in Policy OL1 of adopted Hillingdon UDP (Saved Policies September 2007). The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, amongst other things, the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed development would increase the footprint of the building by 23.6% from 287 square metres to 355 square metres. Given the backdrop of the property against a number of other buildings within an enclosed site, an increase in the footprint of the building by 23.6% would be proportionate and in accordance with Policy OL4 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework and acceptable in principle within the Green Belt.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

The proposed development is for a small extension to a building within the Mount Vernon

Hospital campus, which is not identified as a Major Developed Site in Policy OL1 of adopted Hillingdon UDP (Saved Policies September 2007).

Paragraph 89 of the National Planning Policy Framework states that extensions to buildings in the Green Belt are to be considered appropriate, provided they do not result in disproportionate additions over and above the size of the original building.

The proposed development would increase the footprint of the building by 23.6% from 287 square metres to 355 square metres. Given the backdrop of the property against a number of other buildings within an enclosed site, an increase in the footprint of the building by 23.6% would be proportionate and in accordance with Policy OL4 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework and acceptable within the Green Belt.

#### **7.07 Impact on the character & appearance of the area**

The proposed development would create a valley between the lean to roofs of the proposed extension and the existing building. Whilst the addition of a further roof would create abnormal roof design, which would be prominent from the footway, the existing building is already incongruent to the neighbouring properties. Therefore, the harm caused by the proposal to the visual amenities of the surrounding area would not be so great as to warrant a refusal of the application. The materials proposed for the vertical northern elevation of the extension would match the materials and appearance of the western elevation of the existing building, ensuring the development would have an acceptable impact on the appearance of the existing building.

The ground level of the site would be required to be built up by between 0.5-0.9 metres in order to create a flat ground level within the extension. The change in ground level is considered to have an acceptable impact on the visual amenities of the surrounding area and, therefore, the proposal is considered to comply with Policies BE13, BE15 and BE19 of the adopted UDP (Saved Policies September 2007) and Policy 7.6 of the London Plan (July 2011).

#### **7.08 Impact on neighbours**

The application building is located on an enclosed site and surrounded by other hospital buildings. Therefore, the single storey front extension is not considered to cause harm to the amenity of any neighbouring occupier, in compliance with Policies BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The proposed extension has been designed to retain the visibility splays for cars turning the corner in front of the principal elevation of the building, ensuring the development would cause no significant harm to highway safety. The proposal would retain the existing footway with a level access created into the building, ensuring the development would not prejudice pedestrian safety. The increase in the internal footprint of the building would provide offices for use by current staff and is considered not to significantly increase the intensity of use of the building. Therefore, the development is considered not to place an unacceptable burden on the 1,090 spaces at the hospital and the site is considered to have sufficient off-street parking to accommodate the modest increase in the internal floor area of the building. Therefore, the development is in compliance with Policies AM7, AM8 and AM14 of the adopted UDP (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

The proposed development would result in a loss of open space between the building and

the footway, with a distance separation of between 2.6 metres and 1 metre being retained. This would allow for landscaping between the building and the highway, softening the appearance of the building. Therefore, the development is considered to comply with Policies BE13, BE19 and BE38 of the adopted UDP (Saved Policies September 2007).

#### **7.12 Disabled access**

The proposed development would create a level entrance into the building with the provision of a disability lift to allow wheelchair users to access the original building, which would be on a lower floor level. Therefore, the building is considered accessible by all in compliance with Policy 7.2 of the London Plan (July 2011) and the Council's Supplementary Planning Document Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

The applicant has provided no details of the landscaping to be provided between the northern elevation and the footway. However, with a condition requiring landscaping plans to be provided, the development is considered to comply with Policy BE38 of the adopted UDP (Saved Policies September 2007).

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

None.

#### **7.20 Planning obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

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**

The proposed development is a single storey extension to an existing building within the enclosed hospital campus. The size and design of the extension is considered to have an acceptable impact on the Green Belt and on the visual amenities of the surrounding area, whilst retaining sufficient visibility splays for cars using the adjacent bend in the road. Therefore, the application is recommended for approval.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan (Saved Policies September 2007).  
Supplementary Planning Document 'Accessible Hillingdon' (January 2010).  
The London Plan 2011.  
National Planning Policy Framework.


**Contact Officer:** Alex Smith

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Lynda Jackson Centre          Mount Vernon Hospital          Rickmansworth Road          Northwood</b>	
Planning Application Ref:	Scale
<b>3807/APP/2012/1563</b>	<b>1:2,000</b>
Planning Committee	Date
<b>North</b> Page 99	<b>August 2012</b>

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

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** WOODY BAY STATION, RUISLIP LIDO RAILWAY RESERVOIR ROAD  
RUISLIP

**Development:** Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.

**LBH Ref Nos:** 1117/APP/2012/1257

**Drawing Nos:** D3392.001  
Arboricultural Impact Assessment  
Ecological Assessment (Ref: 3397.001) Version 2.0  
Supporting Planning and Landscape Document (Ref: GIL-OX4911-700-Rev C)  
Transport Review Ref: 13289/TN/01  
QW7459-2-001 Rev. B  
OX4911-GA-101 Rev. C (Landscape Plan)  
OX4911-GA-101 Layout Plan  
JH2684-A  
JH2684-C

**Date Plans Received:** 24/05/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 24/05/2012

### 1. SUMMARY

This application seeks full planning permission for the erection of 3 new buildings for use as a woodland centre, ticket office and mess room associated with the running of the Ruislip Lido. The proposal will involve the the demolition of existing buildings. In support of the application the applicant has provided detailed plans, an Ecology Report and Reptile Survey, a Tree Survey and planting proposals.

It is considered that there are sufficient special circumstances to justify an exception to Green Belt policy and, accordingly, there is no objection to the principle of the development in this location. It is not considered that the proposal will have an unacceptable impact on the surrounding highway network or on the ecology of the area. Furthermore it will not result in a risk of flooding at the Lido and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant UDP and London Plan policies in addition to objectives within the National Planning Policy Framework and, accordingly, approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 SP01 Council Application Standard Paragraph

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

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

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

**REASON**

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

**3 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 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).

**5 OM14 Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3

**6 OM2 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and 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 landform and to ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with of the Hillingdon Unitary Development Plan Saved Policies (September 2007). in accordance with policies BE13 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **7 COM8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.
3. An Arboricultural Method Statement, to include ground protection.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e 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 can and will be retained on site and 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).

### **8 COM9 Landscaping (including refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

2. Details of Hard Landscaping
  - 2.a Cycle Storage
  - 2.b Means of enclosure/boundary treatments
  - 2.c Parking/servicing Layouts
  - 2.d Hard Surfacing Materials
  - 2.e External Lighting
  - 2.f Other structures (such as play equipment and furniture)
  - 2.g Relocated gas storage structure
  - 2.h Gabions or other retaining structures
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 5.17 (refuse storage) of the London Plan.

#### **9 DIS2 Access to Buildings for People with Disabilities**

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

#### REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

#### **10 DIS1 Facilities for People with Disabilities**

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

#### REASON

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

**11 NONSC Non Standard Condition**

The new ticket office shall incorporate 3 bat boxes. The new mess block shall incorporate 2 bird boxes. The new woodland centre shall include 2 bird and 2 bat boxes. Three wood piles, made up from felled trees, shall be retained in the woodland to provide improved habitat for insects. These ecological enhancement measures, in accordance with the Ecological Mitigation Strategy shall be retained throughout the lifetime of the development.

**REASON**

To protect and enhance wildlife and to ensure the development provides ecological enhancement, in accordance with Policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 7.19[c] of the London Plan (July 2011) and the NPPF.

**12 NONSC Non Standard Condition**

Development shall not begin until details of measures to control vehicular access to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter shall be maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To ensure pedestrian and vehicular safety and convenience, in compliance with Policy AM8 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

**13 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority, detailing how external litter bin facilities for users of the car park will be provided. This shall include a timescale for the provision of the facilities. The approved means, siting and timescale for the provision of the facilities shall be implemented in accordance with the agreed scheme and thereafter permanently maintained.

**REASON**

To protect the visual amenities of the surrounding area and to safeguard the interests of the amenities of visitors to the Lido, in accordance with Policies BE13 and OE1 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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL26	Protection and enhancement of trees, woodland and landscape features
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 5.17	(2011) Waste capacity
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.20	(2011) Geological Conservation
LPP 7.21	(2011) Trees and woodland

### **3 I15 Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

#### **4 149 Secured by Design**

The Council has identified the specific security needs) of the application site to be the provision of CCTV. You are advised to submit details to overcome the specified security needs in order to comply with condition 5 of this planning permission.

#### **5**

In seeking to discharge conditions 9 and 10, the applicant is advised to incorporate the following:

1. A minimum door width of 1000mm for a single door or 1800mm for a double door should be provided into the new Woodland Centre, Ticket Office and Mess Room buildings.

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

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Ruislip Lido is located within the Green Belt and includes a large man-made reservoir surround by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated toilet facilities. It is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east, north and west.

The development site is on the south bank at the east end of the artificial beach, where there are several buildings supporting the recreational use of the site including the Woody Bay Station/Terminus. Much of the circulation space in the area is surfaced in tarmac. The whole area is set within a wooded setting (to the south) with a number of fine specimen trees among the buildings and recreational facilities. Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by Tree Preservation Order or Conservation Area designation. Within the actual activity areas are clustered a

small number of various buildings to support the site activity, ranging from temporary ticket offices associated with the mini train, mess rooms and toilet blocks.

### **3.2 Proposed Scheme**

This application seeks full planning permission to demolish an existing single-storey U-shaped brick building, and the railway ticket office and erect three new buildings to provide a woodland educational centre/cafe, a replacement ticket office and mess room (involving the re-siting of a gas store) to support the on-going running of the amenity. Details of the proposed buildings are set out below:

1. The existing brick building is proposed to be replaced with a modular building on the same footprint. The proposed woodland centre building will be 2 storey and will provide educational resource, classrooms and a cafe.
2. The new single storey ticket office building with canopy shelter at the front will replace the existing ticket building that is located at the same position.
3. The proposed mess room will be housed in a single storey modular building located alongside the proposed woodland centre, on the position of the existing gas storage which is to be relocated on the site.
4. The proposal includes the provision of a direct pedestrian promenade, linking the railway to the circulation space around the Lido, with a ramped access to the building entrance. The changes in level will be defined by gabions (a type of simple retaining wall), which will provide retaining structures to define the spaces and which can be used for informal seating, together with additional seating and structure planting, to enhance the site edges.

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

#### Tree Survey and Arboricultural Impact Assessment

57 individual trees, 12 groups and 1 woodland were recorded and assessed within influencing distance of the site.

#### Ecology Survey

The Ecological Assessment makes specific recommendations, including the specification of two dusk emergence bat surveys, the avoidance of disturbance of breeding bird habitats, general guidance and the provision of wildlife enhancements.

#### Supporting planning and landscape document

The document provides a site description, detailed site analysis, and sets out the design objectives.

#### Transport Review

No additional general visitor trips are forecast to occur as a consequence of the provision of the Woody Bay improvements. Therefore, the review concludes that there will be no impact upon the public parking provision and management of the car parking within

Ruislip Lido.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Ruislip Lido is a man-made reservoir dating back to the nineteenth century. There have been numerous applications for minor development over the years, none of which are directly relevant to the current application.

### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan (July 2011)

National Planning Policy Framework

Council's Supplementary Planning Document: Accessible Hillingdon

Council's Supplementary Planning Guidance: Community Safety by Design

#### **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.   |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.   |
| PT1.3  | To seek greater public access to the countryside for informal leisure activities.  |
| PT1.5  | To carry out and promote countryside management projects to improve the environment and nature conservation value of countryside and open land, particularly in areas which are degraded or derelict and important corridors along roads and watercourses.                                 |
| PT1.6  | To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations. |

Part 2 Policies:

- |      |   |
|------|---|
| AM14 | New development and car parking standards.  |
| AM15 | Provision of reserved parking spaces for disabled persons   |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity               |
| AM7  | Consideration of traffic generated by proposed developments.  |
| AM9  | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| BE13 | New development must harmonise with the existing street scene.  |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.                   |
| EC1  | Protection of sites of special scientific interest, nature conservation importance  |

	and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL26	Protection and enhancement of trees, woodland and landscape features
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 5.17	(2011) Waste capacity
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.20	(2011) Geological Conservation
LPP 7.21	(2011) Trees and woodland

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **20th June 2012**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

80 adjoining households and Ruislip Residents Association were notified. Two responses have been received, the contents of which are summarised below:

1. The updated plan clearly shows a second ticket office to be built on the Willow Lawn side of the Lido, which should be subject to a separate planning application as it is approx 1/2 a mile from the wood bay proposal and would require specific Environmental reports.

Officer note: The second ticket office by Willow Lawn does not form part of this application.

2. Submission made without any consultation to neighbours or even the Lido Management

Advisory Group.

Officer note: The application has been assessed on its planning merits.

3. Resubmit the application with specific regard to information on external finishes, disabled access and traffic movements both during construction and on completion.

Officer note: These issues have been dealt with in the report and where necessary, conditioned.

4. Railway personnel park there whenever the railway is open on Wednesdays and weekends, plus other days when railway open. There are also delivery vehicles not only for railway materials (mainly railway ballast) but also for the existing cafe. If there is to be no parking, then this should be a condition of the planning permission.

Officer note: This has been conditioned.

5. There should be signposted restrictions for vehicles accessing the site as the access road passes through the children's play area on both sides of the road.

6. The development is within 20m of beach area and I believe is within storage area for 1 in 100 year storm.

Officer note: The application site does not fall within flood zones 2 or 3.

7. The new scheme includes cafe in Woodland Centre, shop in new Ticket office, office (class B1(a)) in Woodland Centre, which should be reflected in the application form.

Officer note: These uses are ancillary to the main leisure use of the Lido.

8. No employees listed in the application form, but there are existing employees including those for the existing cafe and support staff or Woodland Centre.

9. Hours of opening: The Lido is open all hours, but not necessarily for the new buildings

10. The Transport Review states all school visits use public transport. This is clearly incorrect and at present no specific provision made for vehicles larger than cars. Currently both schools and other disabled personnel arrive in minibuses frequently and sometimes in larger vehicles, which have to park on Reservoir Road.

11. Documents refer to modular single storied buildings throughout, but Woodland Centre is part 2 storied and may require foundations more substantial than pads for modular buildings.

12. There are no location details for the new buildings although positions can be approximately derived from existing buildings. Eexact positions should be provided.

Officer note: These details have been provided.

13. Comments are made about the need for terracing and a gabion wall due to lowering the level of the Woodland Centre but no floor levels are provided.

Officer note: These details have been provided.

14. Terracing and ramps are noted on the landscaping drawing but no explicit details of these are shown as well as no details for disabled access. Storage will be required for rubbish. None shown

on the drawings. New Woodland centre building has no external elevation or roof finish shown.

Officer note: These issues can be dealt with by way of conditions.

## NATURAL ENGLAND

The application site is close to the Ruislip Woods Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). This reply comprises our statutory consultation response under provisions of Article 20 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and Section 28 of the Wildlife and Countryside Act 1981 (as amended).

Having considered the information provided and the potential environmental impacts resulting from the proposal upon the above designated site(s) Natural England considers that this application is unlikely to have implications for the SSSI/NNR. Consequently, we have no comments to make on this application in respect of the designated site at present.

### Protected Species

The information supplied as part of the application includes details of the habitats on site, and of the following protected species, together with an assessment of the likely impacts.

Species	Protection legislation
Bats	The Conservation of Habitats and Species Regulations 2010
Great Crested Newt	The Conservation of Habitats and Species Regulations 2010
Widespread Reptiles	The Wildlife and Countryside Act 1981 (as amended)

Paragraph 98 of ODPM Circular 06/20051 states that

"The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat".

Paragraph 99 also states that

" It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision".

### Relevant legislation

Details of the legislation relevant to this application are included in Annex One appended to this letter. Natural England's comments relating to each species are provided in the following section(s).

#### Bats

Our Standing Advice Species Sheet: Bats provides advice to planners on deciding if there is a reasonable likelihood of bats being present. It also provides advice on survey and mitigation requirements.

Natural England is satisfied that the survey information provided by the applicants suggests that no bats are present within the application site/utilising buildings, trees or other structures that are to be affected by the proposals. Consequently, we have no further comments to make in relation to these species at present.

#### Great crested newts

Our Standing Advice Species Sheet: Great crested newts provides advice to planners on deciding if there is a reasonable likelihood of GCN being present. It also provides advice on survey and mitigation requirements.

An indicator of the potential presence of GCN includes a pond on or near the site (within around 500 metres), even if it holds water only seasonally. Natural England notes that the submitted ecological assessment reports two ponds within 500 metres of the application site. The assessment includes a Habitat Suitability Index (HSI) methodology developed by Oldham et al. 2002, which indicates low scores for both ponds and thus a poor suitability for great crested newt.

Consequently, natural England is satisfied that the survey information provided by the applicant suggests that no great crested newts would be affected by the development, and we have no further comments to make in relation to this species at present.

#### Widespread Reptiles

Our Standing Advice Species Sheet: Reptiles provides advice to planners on deciding if there is reasonable likelihood of reptiles being present. It also provides advice on survey and mitigation requirements.

Natural England is satisfied that the ecological assessment provided by the applicants demonstrates that widespread reptiles are not present within the application site/utilising feature within the application site that are to be affected by the proposals.

The ecological mitigation measures and enhancements outlined at Sections 5 and 6 of the submitted ecological assessment (TEP, 2012) should be secured by suitably worded conditions grant of planning permission, in so far as they are concerned with the current application development.

Whilst writing, Natural England points out that the Council should satisfy itself that it has taken in account all evidence of the presence/absence of reptiles and GCN on the site, including that which may be provided by third parties, before determining this application. It should also be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant must ensure that any activity they undertake on the application site (regardless of the need for planning consent) complies with the appropriate wildlife legislation.

#### Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application. These sites of county wide importance are identified by the local Wildlife Trust who should be consulted in relation to any potential impacts this application may have upon the site.

#### **Internal Consultees**

SUSTAINABILITY OFFICER

#### Flood Risk

I have no objections to the proposed development with regards to flood risk. The site is not shown to lie within flood zone 2 or 3 on the Environment Agency's flood zone maps. In addition, the site is not shown to be at risk in a 1 in 1000 year event (flood zone 2) on the updated modelling related to the operational water levels in the Lido. As a consequence, there is no need for a flood risk assessment.

#### Ecology

I have no objections with regards to ecology. The ecological report includes recommendations for enhancing the ecological offer. The measures suggested relate to bat, bird and insect boxes, but there is no confirmed details regarding where these would be installed.

The following condition is therefore necessary:

#### Condition

The new ticket office shall incorporate 3 no. bat boxes. The new mess block shall incorporate 2 no. bird boxes. The new woodland centre shall include 2 bird and 2 bat boxes. Three wood piles, made up from felled trees, shall be retained in the woodland to provide improved habitat for insects. These ecological enhancement measures shall be retained throughout the lifetime of the development.

#### Reason

To ensure the development provides ecological enhancement in accordance with Policy 7.19[c] of the London Plan.

#### ACCESS OFFICER

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability.
2. Level access and adequate front door width should be confirmed. Level or gently should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door should be provided into the new woodland centre, ticket office and mess room buildings.

#### Recommended Informatives

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

#### TREE AND LANDSCAPE OFFICER

Ruislip Lido is situated within Ruislip Woods an area of Green Belt with a number of statutory designations (National Nature Reserve, Site of Special Scientific Interest, and Local Nature Reserve). The development site is on the south bank at the east end of the artificial beach where there are several buildings supporting the recreational use of the site including the Woody Bay Station/Terminus. Much of the circulation space in the area is surfaced in tarmac. The whole area is set within a wooded setting (to the south) with a number of fine specimen trees among the buildings and recreational facilities. Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by Tree Preservation Order or Conservation Area designation.

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

- The application is supported by a Landscape Planning document ref GIL-OX4911-700-Rev C, by Gillespies, which provides a site description, detailed site analysis, and sets out the design objectives. The project aims to improve pedestrian access to the facilities (currently unsatisfactory due to the existing steep change of levels), and improvements to the appearance and character of the area (currently somewhat ad hoc and scruffy) and the functions of the buildings.
- The submission includes a Tree Survey and Arboricultural Implications Assessment for Woody Bay development site and surrounding area. 57 No. individual trees, 12 No. groups and 1 No. woodland were recorded and assessed (under BS 5837:2012) within influencing distance of the



site. The scheme has been designed to minimise the impact on surrounding trees particularly the two large mature Oaks (A graded) growing within the tarmac area between the gas store and the miniature railway compound. The footprint of the new building is very close to that of the existing one. However, five trees (T34-T38) to the rear of the building (southern boundary) have been identified for removal to facilitate the demolition and construction operations. These trees are woodland edge species including 2 No. Hornbeam (B and C graded), 2 No. Silver Birch (B and C graded) and 1 No. Crack Willow (C graded). These trees are woodland edge species bounding many acres of Oak/Hornbeam/Birch woodland. Their removal will have minimal impact on the woodland or the setting of this site. While some of the removed trees (behind the building) may re-grow in the form of coppiced species, tree replacement (using native species) is included within the amenity space to the front/side of the new building.

- The railway station ticket office is to be constructed on concrete pads laid at ground level, with no excavation, to ensure that minimal impact is caused to the roots of the nearby category A Oak (T27) and ground protection will be provided during the construction operations to prevent soil compaction close to retained trees. (Arboricultural Impact Assessment, 5.11-5.22).

- While protective fencing and exclusion zones are specified (6.5 & 6.12) a detailed Arboricultural Method Statement should be conditioned.

- The hard landscape of the external space, includes the provision of a direct pedestrian Promenade linking the railway to the circulation space around the Lido, projecting a ramped access to the building entrance, defining the changes of level with gabions which will provide retaining structures to define the spaces and which can be used for informal seating, and adding seating and structure planting to enhance the site edges. The proposed materials include a simple palette of buff pigmented tarmac, natural stone filled wire gabions, buff aggregate and concrete edging/kerbs. Steps and ramps will be detailed to meet dda and part M regs for accessibility.

- The Ecological Assessment by TEP makes specific recommendations (section 5.0), including the specification of two dusk emergence bat surveys (5.1), the avoidance of disturbance of breeding bird habitats (5.5), general guidance (5.6) and the provision of wildlife enhancements (6.1).

Recommendations: No objection, subject to the above considerations and conditions COM6, COM8 (Arboricultural Method Statement to include ground protection), COM9 (parts 1, 2, 4, 5, 6) and COM10.

#### URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: The proposals would not impact on any designated historic assets, although the Lido is itself a well known local attraction with significant community value. It is considered that the proposals would result in a new development that would improve the appearance of this location and provide valuable new community facilities.

The materials and finishes of the new buildings should be conditioned, as should the detailed landscaping of the site to ensure it sits comfortable with the surrounding informal and semi-rural setting.

#### HIGHWAY ENGINEER

No objections.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

Saved UDP Policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Saved Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In view of the above policies very special circumstances will need to be demonstrated in order to justify the provision of these buildings and associated infrastructure, to the extent that the harm to the openness of the Green Belt has been outweighed.

In this instance, the support buildings are essential to and associated with the use of Ruislip Lido for open air recreation. The current proposals would not change the existing function of the site, but would improve the layout and design, maintaining the existing character and increasing public accessibility. The project aims to improve pedestrian access to the facilities (currently unsatisfactory due to the existing steep change of levels), and improvements to the appearance and character of the area (currently somewhat ad hoc and scruffy) and the functions of the buildings. The provision of sensitively located and carefully designed buildings will help to address existing deficiencies in building design and access, whilst aiding and encouraging the continued use of Ruislip Lido for outdoor recreational activities.

The site's zone of visual influence will remain relatively high, as Ruislip Lido is a popular and well used facility. However, the proposed buildings have been sited so as to minimise the impact it will have in terms of ecology, flooding, etc. Furthermore, in mitigation, it is proposed to provide tree replacement (using native species) within the amenity space to the front/side of the new buildings, which together with the existing trees to be retained, will provide an element of screening, which will become more effective as the planting matures.

On balance, it is considered that the need for additional facilities to serve the Lido, which will encourage the continued use of the Lido for outdoor recreation, amounts to a case of very special circumstances so as to justify an exception to Green Belt Policy. Furthermore, given that mitigation measures will be put in place to reduce its visual impact, it is not considered that the proposal will have such an adverse impact on the openness of the Green Belt as to justify refusal.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

There are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity of the site. The Urban Design and Conservation Officer has confirmed that the proposal will not impact on any heritage assets. Accordingly, no objections have

been raised in this respect.

#### **7.04 Airport safeguarding**

Not applicable to this development.

#### **7.05 Impact on the green belt**

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

The site comprises a number of existing single storey buildings, including public conveniences, a cafe and ticket office for the miniature railway. A children's play area is located to the south east of the adjacent lake. The proposed buildings, which are single storey, apart from the Woodland Centre building, which is 2 storey, will be located as close as possible to the location of the existing buildings, in order to minimise any visible change to the character of the area. In addition, the site boundaries, especially to the north east and west are bordered by an informal line of mature existing trees, providing a good degree of visual screening, which would help to maintain a rural outlook at this part of the Lido. There are also a number of more ornamental trees within the centre of the site which will be maintained where possible, to maintain tree canopy cover and retain the rural setting.

Overall, given that the proposals involve replacement buildings in an area of the Lido that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies pt 1.29 and OL1, OL2, OL5 and OL26 of the UDP.

#### **7.06 Environmental Impact**

This has been addressed within parts 7.05 (Green Belt), 7.14 (Trees, Landscaping & Ecology), 7.17 (Flood Risk) and 7.18 (Noise/Air Quality) of the report.

#### **7.07 Impact on the character & appearance of the area**

This issue has been covered in Section 7.05 of this report.

#### **7.08 Impact on neighbours**

There are no residential properties within the vicinity of the proposed development. It is therefore not considered that the proposal would result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of neighbouring occupiers, in compliance with Policies BE20, BE21 and BE24 of the UDP Saved Policies (September 2007) and relevant design guidance.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Saved Policies AM2 and AM7, of the UDP are concerned with traffic generation and road capacity. Saved Policies AM9, AM14 and AM15 of the UDP relate to the provision of adequate car parking and secure cycle storage.

The proposal is for the upgrade and improvement of existing facilities and it is not anticipated that there would be any significant increase in vehicular movements to the

Lido as a result of the development. Therefore, it is not considered that the proposed development will have a detrimental impact upon the adjacent highway network, particularly during peak weekday traffic periods.

In terms of parking for the larger Ruislip Lido site, there is an existing free-to-use 260 space permanent car park, close to the bus turning circle area at the end of Reservoir Road. In addition, planning permission has recently been granted for a 150 space overflow car park on the western edge of the Lido. Public transport access to the site is through the H13 bus service which stops on Reservoir Road in the vicinity of the Waters Edge pub/restaurant.

With regard to the Woody Bay area of the Lido, currently there is only informal parking for maintenance vehicles in this area. There is also occasional service delivery access to the existing gas storage facility. It is considered that the existing parking facilities at the Lido will continue to cater for any parking demand as a result of the proposal.

However, whilst no additional parking is proposed as part of this development, there will continue to be a requirement for access for maintenance vehicles and for servicing (including the proposed cafe). There is currently a gated access to control vehicular movements to this part of the Lido. Nevertheless, it is recommended that a condition be imposed, requiring details of measures to control vehicular movements to this part of the Lido, in order to prevent unauthorised vehicular movements along the access road, which forms part of the circular pedestrian route around the Lido lake.

Subject to this condition, no objections is raised on the highways aspect of the proposals, which are considered to be in compliance with Saved Policies AM2 and AM7, AM9, AM14 and AM15 of the UDP.

#### **7.11 Urban design, access and security**

The current buildings are an ad hoc mixture of materials and design and are of varying condition. The proposed modular buildings would match the footprints of existing buildings as close as possible.

Whilst the 2 storey Woodland centre building would be brick built, materials include timber cladding to the elevations, to create a simple aesthetic that is sympathetic to the semi rural character of the Lido site and will allow the buildings to sit comfortably in the Green Belt setting. Details of external materials are secured by condition.

The existing gas storage building will need to be relocated, in order to make way for the mess room building. This storage facility is a relatively small structure which will not require foundations. Details of the structure, including precise siting and screening, could be secured by condition.

Subject to the above mentioned conditions, it is considered that the proposals to upgrade the buildings would provide a unified architectural approach and improve their setting in this rural environment, in compliance with Policy BE13 of the UDP Saved Policies (September 2007).

In terms of security, the proposals show the indicative location of 2 dome type pole mounted PTZ CCTV camera positions, to be located on site to assist surveillance/security provision of the site and buildings, linked to wireless link within Ruislip Lido site. Details could be secured by condition.

#### **7.12 Disabled access**

The Woody Bay Development site topography slopes from the east down to the lower west side with a gentle cross-fall. The existing main building on the site has difficult accessibility to entrance thresholds, due to the building being located into the slope, with no formal ramp/step access. The tarmac surface is merely sloped upto the entrance creating a very steep ramp.

The proposed buildings are located within the site slope profile, creating a series of terraces that form a radial arrangement of accessible ramps to the main entrances. In addition, step access for those who find formal steps easier to navigate are provided, to improve the accessibility of the site. A disabled toilet is also located on the ground floor of the Woodland Centre building.

The proposed materials for the external hard landscaping include a simple palette of buff pigmented tarmac, natural stone filled wire gabions, buff aggregate and concrete edging/kerbs. Steps and ramps will be detailed to meet DDA and Part M Building Regulations for accessibility.

The Access Officer raises no objections, subject to confirmation that level access and adequate front door widths are provided and that induction loops should be specified, to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance. These recommendations are secured by way of conditions and an informative.

Subject to conditions to ensure the provision of facilities designed for people with disabilities are provided prior to commencement of use, the scheme is considered to comply with Saved Policy R16 of the UDP.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

##### **TREES AND LANDSCAPING ISSUES**

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Saved policy BE38 seeks the retention of topographical and landscape features and the provision of new planting and landscaping associated with development proposals.

The proposals seek to minimise impact on the site's existing trees, particularly the two large mature Oaks between the gas store and the miniature railway compound, by carefully locating proposed building footprints as close to existing positions as possible. However 5 of the existing trees located to the rear of the building (southern boundary) are proposed to be removed to allow installation of the main Woodland Centre building. Two of these trees may coppice/re-grow from the trunk stump. However, a number new trees are also indicated within the landscape proposals, to mitigate the tree loss and maintain tree cover on the site. The proposed tree planting is aligned formally at the frontage/promenade, to help buildings blend in and integrate comfortably within the site. In addition, one tree is proposed at the north east of the site, to augment the two existing mature trees.

The Tree and Landscape Officer notes that the five trees that have been identified for removal, to facilitate the demolition and construction operations, are woodland edge species, including 2 Hornbeam, 2 Silver Birch and 1 Crack Willow. These trees bound many acres of Oak/Hornbeam/Birch woodland. It is considered that their removal will have

minimal impact on the woodland or the setting of this site.

The railway station ticket office is to be constructed on concrete pads laid at ground level, with no excavation, to ensure that minimal impact is caused to the roots of the nearby category Oak. In addition, ground protection will be provided during the construction operations to prevent soil compaction close to retained trees. While protective fencing and exclusion zones are specified, the Tree and Landscape Officer recommends that a detailed Arboricultural Method Statement should be conditioned.

The proposals also include hard landscape of the external space, including the provision of a pedestrian promenade, ramped access to the main building entrance, gabions and additional seating and structure planting to enhance the site.

The Tree and Landscape Officer raises no objections subject to conditions

#### ECOLOGY:

Saved policy EC2 seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement.

The Ecological Assessment makes specific recommendations, including the specification of two dusk emergence bat surveys, the avoidance of disturbance of breeding bird habitats, general guidance and the provision of wildlife enhancements.

The application site is adjacent to the Ruislip Woods Site of Special Scientific Interest (SSSI)/National Nature Reserve (NNR). Natural England and other non statutory organisations have been consulted. Natural England considers that this application is unlikely to have significant implications for the SSSI/NNR. Consequently, Natural England has no comments to make in respect of these designated sites.

#### Protected Species

##### Bats

Natural England is satisfied that the survey information provided by the applicants suggests that no bats are present within the application site/utilising buildings, trees or other structures that are to be affected by the proposals. Consequently it has no further comments to make in relation to these species.

##### Great crested newts

Natural England is satisfied that the survey information provided by the applicants suggests that no great crested newts would be affected by the development, and has no further comments to make in relation to this species.

##### Widespread Reptiles

Natural England is satisfied that the ecological assessment provided by the applicants demonstrates that widespread reptiles are not present within the application site/utilising features within the application site that are to be affected by the proposals.

## Proposed mitigation

The Ecological Report includes recommendations for enhancing the ecological offer. The measures suggested relate to bat, bird and insect boxes, but there is no confirmed details regarding where these would be installed. Natural England state that the ecological mitigation measures and enhancements outlined in the submitted ecological assessment should be secured by suitably worded conditions on grant of planning permission. A condition is therefore recommended, requiring the following ecological enhancements, in accordance with the mitigation measures set out in the submitted Ecological Report:

- The ticket office shall incorporate 3 no. bat boxes.
- The new mess block shall incorporate 2 no. bird boxes.
- The new woodland centre shall include 2 bird and 2 bat boxes.
- Three wood piles, made up from felled trees, shall be retained in the woodland to provide improved habitat for insects.

Subject to the above mentioned condition, it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policy 7.19[c].

### **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**

#### **FLOODING**

Saved Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The site is not shown to lie within flood zone 2 or 3 on the Environment Agency's flood zone maps. In addition, the site is not shown to be at risk in a 1 in 1000 year event (flood zone 2) on the updated modelling related to the operational water levels in the Lido. As a consequence, there is no need for a flood risk assessment. No objections are therefore raised to the proposed development with regards to flood risk.

### **7.18 Noise or Air Quality Issues**

In terms of activity, no additional general visitor trips are forecast to occur as a consequence of the development. There are no residential properties within the vicinity of the site and it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance, in compliance with Policy OE1 of the UDP Saved Policies September 2007.

There are no specific air quality issues associated with this application.

### **7.19 Comments on Public Consultations**

Two responses to the public consultation have been received. The issues raised have been dealt with in this report.

### **7.20 Planning Obligations**

Not applicable to this application.

### **7.21 Expediency of enforcement action**

Not applicable to this application.

## **7.22 Other Issues**

There are no other issues relating to this application.

## **8. Observations of the Borough Solicitor**

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

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

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

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

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

## **10. CONCLUSION**

The general principle of the development is considered acceptable, as the proposal is required in connection with the existing outdoor leisure activity at the Lido, an appropriate Green Belt use. It is considered that the proposal complies in general with the key theme contained within NPPF, Saved UDP and London Plan Green Belt Policies, by keeping the land permanently open.

In terms of the impact on the Green Belt, the proposed changes to the landform are minimal. While

some trees will be removed to accommodate the proposal, new tree planting is proposed and it is considered that the visual impacts of the proposal will not be of significant detriment to the character of this part of the Green Belt.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, whilst ecological enhancements are proposed as mitigation.

There are no flood risk issues associated with this development.



No additional general visitor trips are forecast to occur as a consequence of the development. Therefore, there will be no impact upon the public parking provision and management of car parking serving Ruislip Lido. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

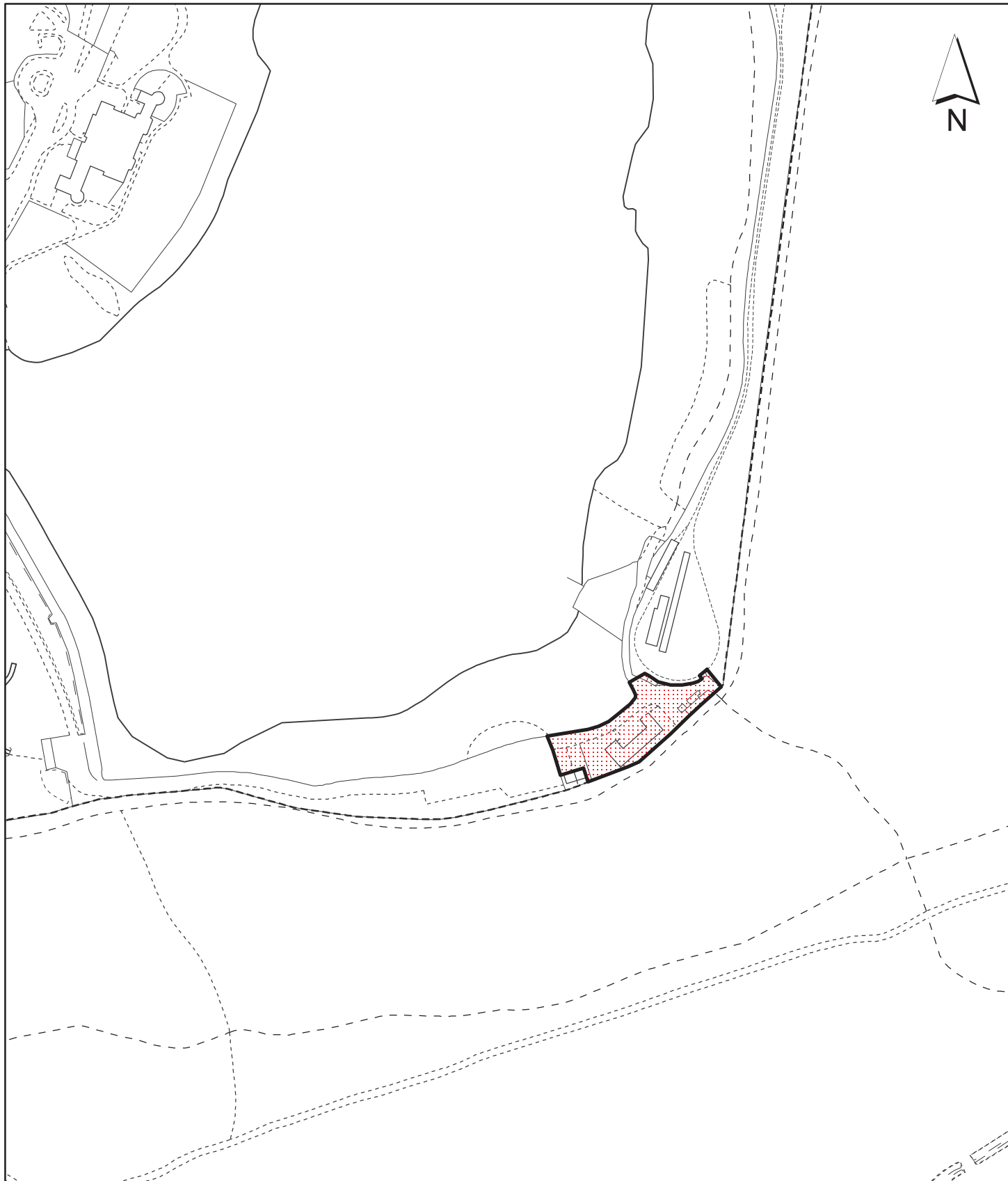
Approval is therefore recommended.

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (July 2011)  
National Planning Policy Framework

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Woody Bay Station  
Ruislip Lido Railway  
Reservoir Road, Ruislip**

Planning Application Ref:

**1117/APP/2012/1257**

Scale

**1:2,500**

Planning Committee

**North** Page 124

Date

**August  
2012**

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

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



**HILLINGDON**  
LONDON

# Plans for North Planning Committee

30th August 2012



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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Page 125

**Report of the Head of Planning & Enforcement Services**

**Address** 32 EAST MEAD RUISLIP

**Development:** Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front

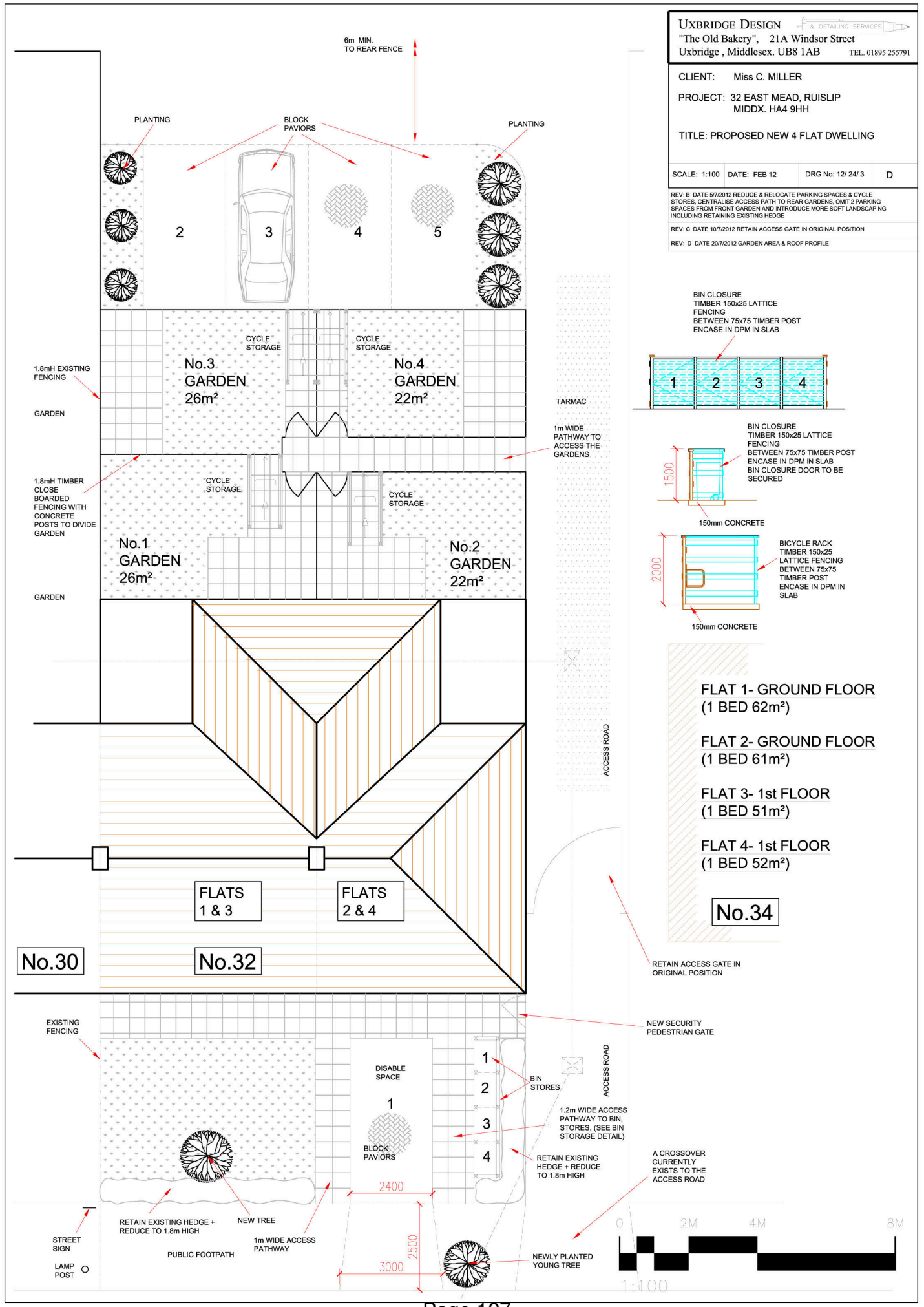
**LBH Ref Nos:** 68276/APP/2012/1240

<b>Date Plans Received:</b>	22/05/2012	<b>Date(s) of Amendment(s):</b>	22/05/2012
<b>Date Application Valid:</b>	28/05/2012		23/07/2012
			08/08/2012

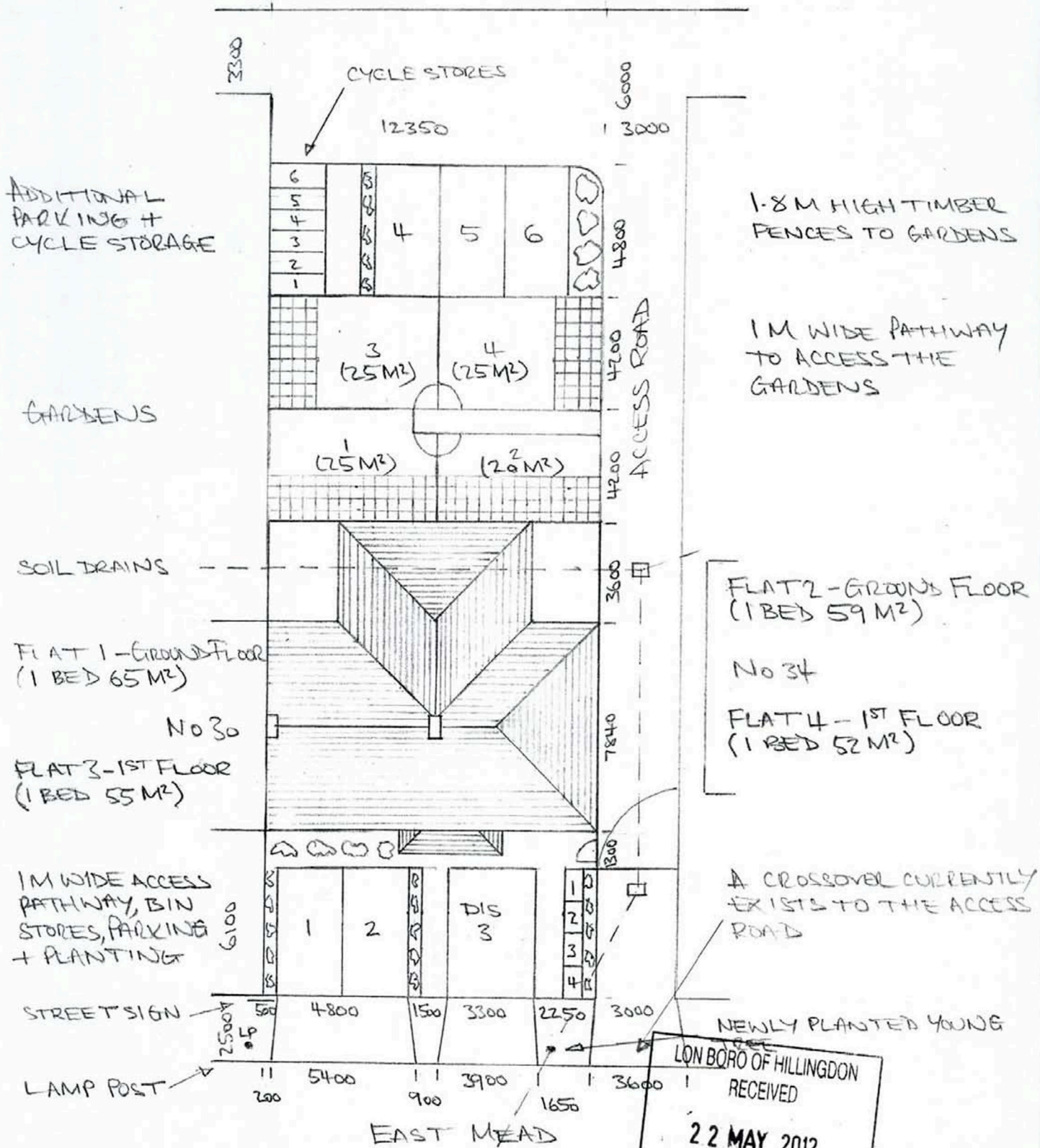
CLIENT: Miss C. MILLER  
 PROJECT: 32 EAST MEAD, RUISLIP  
 MIDDX. HA4 9HH  
 TITLE: PROPOSED NEW 4 FLAT DWELLING

SCALE: 1:100 DATE: FEB 12 DRG No: 12/24/3 D

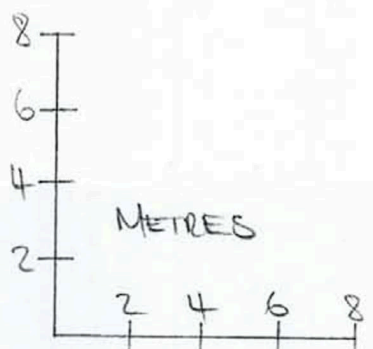
REV. B DATE 5/7/2012 REDUCE & RELOCATE PARKING SPACES & CYCLE STORES, CENTRALISE ACCESS PATH TO REAR GARDENS, OMIT 2 PARKING SPACES FROM FRONT GARDEN AND INTRODUCE MORE SOFT LANDSCAPING INCLUDING RETAINING EXISTING HEDGE  
 REV. C DATE 10/7/2012 RETAIN ACCESS GATE IN ORIGINAL POSITION  
 REV. D DATE 20/7/2012 GARDEN AREA & ROOF PROFILE



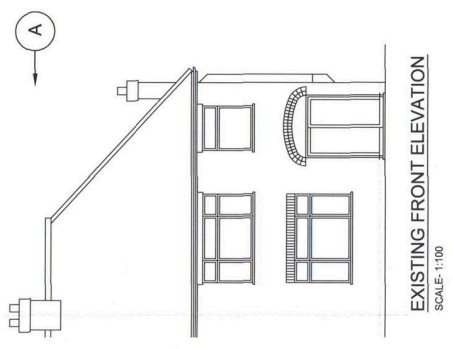
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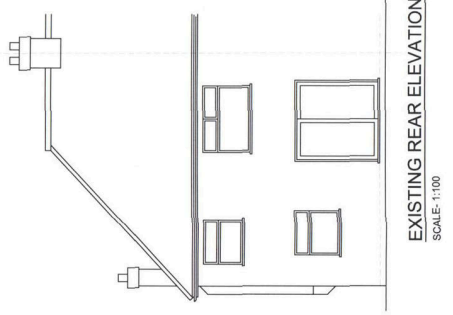
LON BORO OF HILLINGDON  
RECEIVED  
22 MAY 2012  
PLANNING & TRANSPORTATION  
GROUP



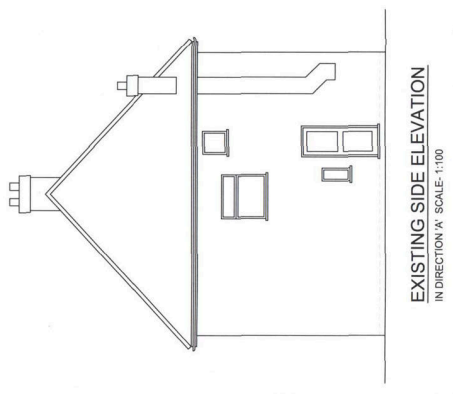
DRAWING NO: 12/24/6 MAR 12  
DRAWN BY: P. MILLER SCALE 1:200  
32 EAST MEAD, RUISLIP,



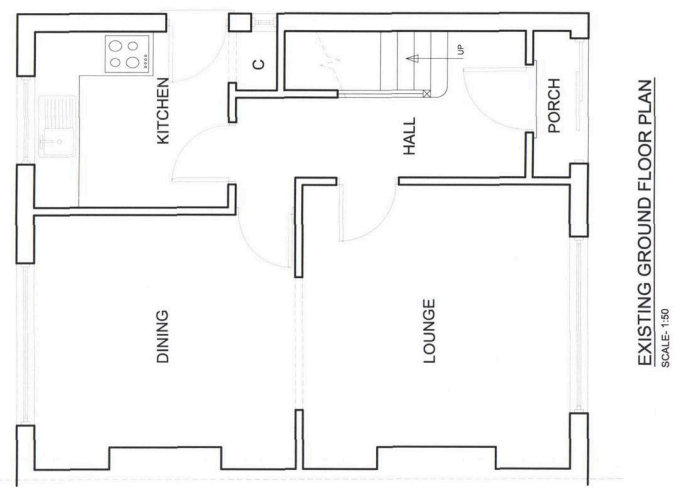
**EXISTING FRONT ELEVATION**  
SCALE: 1:100



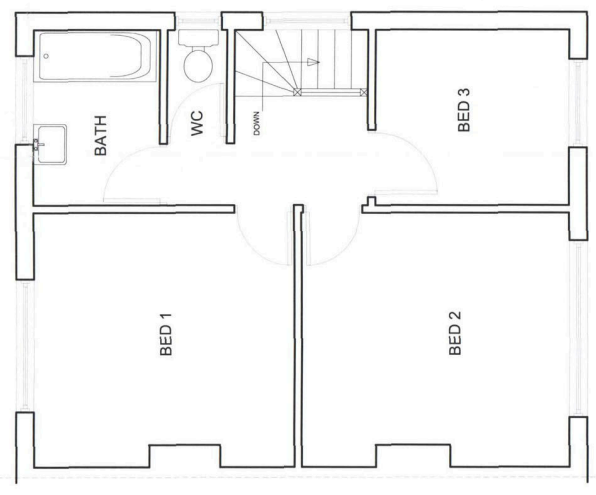
**EXISTING REAR ELEVATION**  
SCALE: 1:100



**EXISTING SIDE ELEVATION**  
IN DIRECTION 'A' SCALE: 1:100

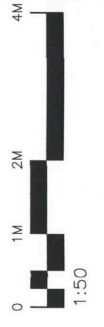


**EXISTING GROUND FLOOR PLAN**  
SCALE: 1:50



**EXISTING FIRST FLOOR PLAN**  
SCALE: 1:50

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REV	DATE	DRAWN BY	DESCRIPTION

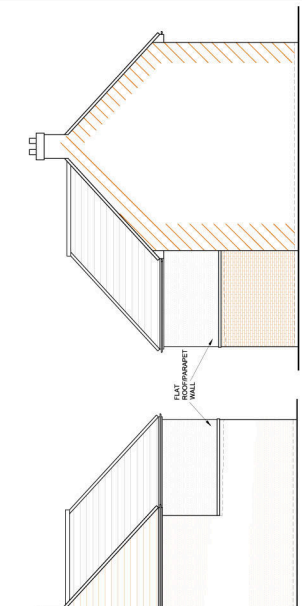
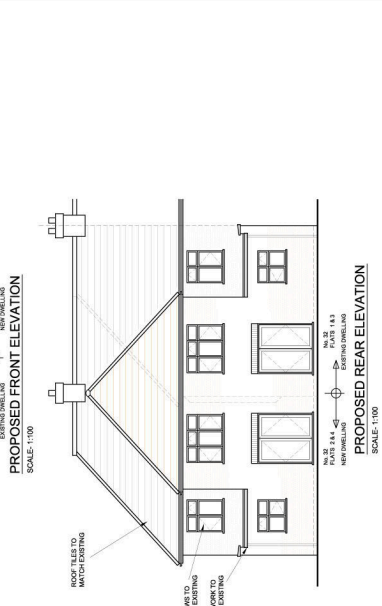
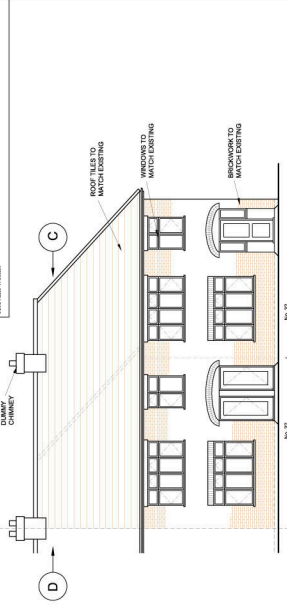
**UXBRIDGE DESIGN & DETAILING SERVICES**  
 "The Old Bakery", 21A Windsor Street  
 Uxbridge, Middlesex. UB8 1AB TEL. 01895 255791

CLIENT: MISS C. MILLER  
 PROJECT: 32 EAST MEAD, RUISLIP MIDDX. HA4 9HH

TITLE: EXISTING HOUSE PLANS & ELEVATIONS

SCALE: 1:50/1:100	DATE: MAR 12	DRG NO: 12/24/1	REV: A2
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All dimensions to be checked on site. Windows to be shown in blue as per preference to be used. Proposed external cladding to be shown in yellow. Proposed internal cladding to be shown in grey.



PROPOSED SIDE ELEVATION  
SCALE: 1:100 IN DIRECTION 'D'

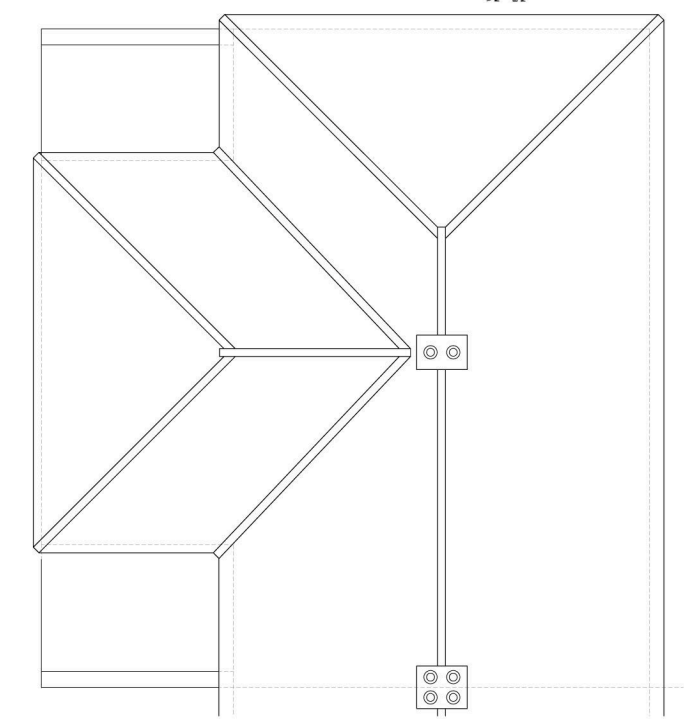
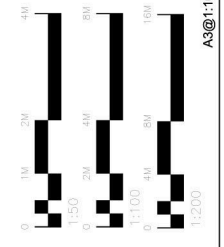
REV	DATE	DRAWN BY	DESCRIPTION
A	APR 12	D.A.N	REMOVE LOFT/INT CHANGES
B	MAY 12	D.A.N	REVISE INTERNAL CHANGES
C	JULY 12	D.A.N	EXT. & INT CHANGES
D	JULY 12	D.A.N	EXT. & INT CHANGES

**UXBRIDGE DESIGN & DETAILING SERVICES**  
 "The Old Bakery", 21A Windsor Street  
 Uxbridge, Middlesex. UB8 1AB TEL. 01892 25791

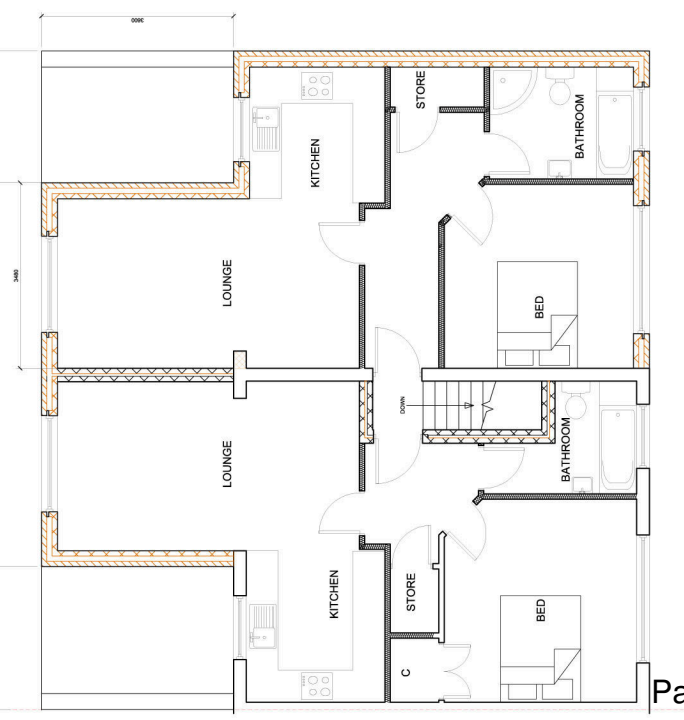
CLIENT: MISS G. MILLER  
 PROJECT: 32 EAST MEAD, RUISLIP  
 MIDDX. HA4 9HH

TITLE: PROPOSED PART 2, STOREY/PART SINGLE STOREY REAR EXTENSION, CLADDING (2 PLAYS) & STORM PORCH PLANS & ELEVATIONS

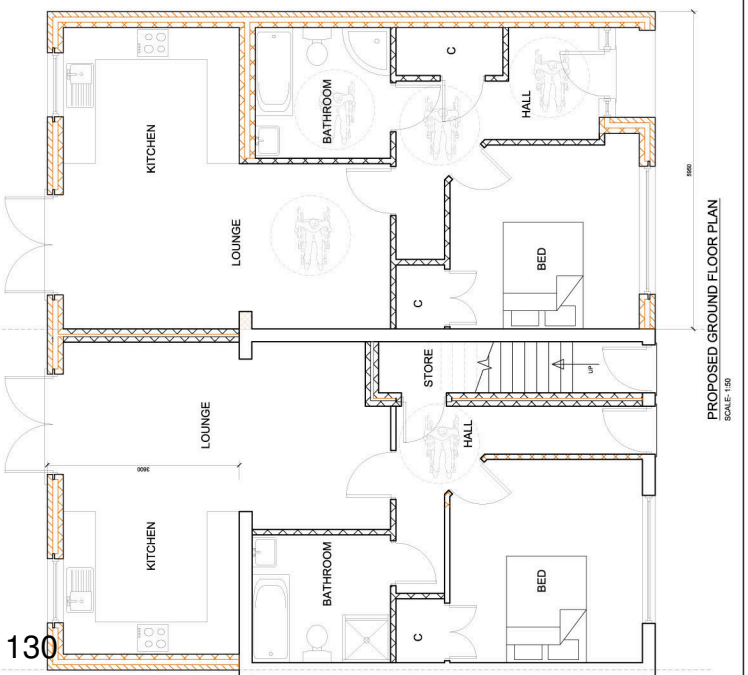
SCALE: 1:50/1:100 DATE: JUNE 11  
 DRAWN: 11/29/2 REV: D A1



PROPOSED ROOF PLAN  
SCALE: 1:50

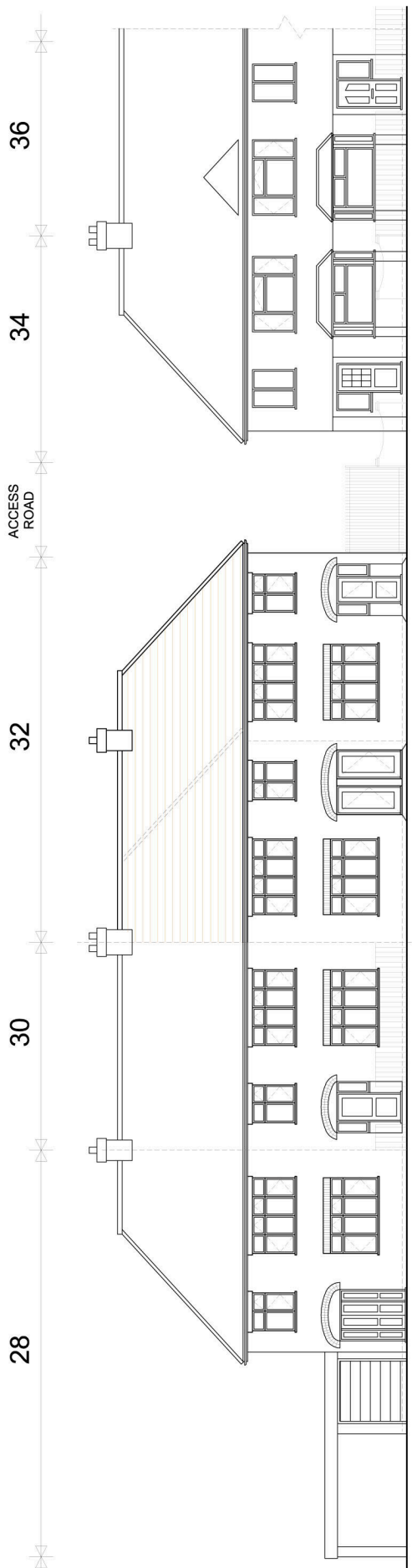


PROPOSED FIRST FLOOR PLAN  
SCALE: 1:50



PROPOSED GROUND FLOOR PLAN  
SCALE: 1:50





**STREET SCENE**  
SCALE: 1:100

REV	DATE	DRAWN BY	DESCRIPTION
B	JULY 12	D.A.N	REVISED DRAWING
A	JULY 12	D.A.N	EXTERIOR CHANGES

**UXBRIDGE DESIGN & DETAILING SERVICES**  
 "The Old Bakery", 21A Windsor Street  
 Uxbridge, Middlesex. UB8 1AB TEL. 01895 255791

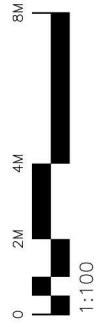
**CLIENT:** MISS C. MILLER

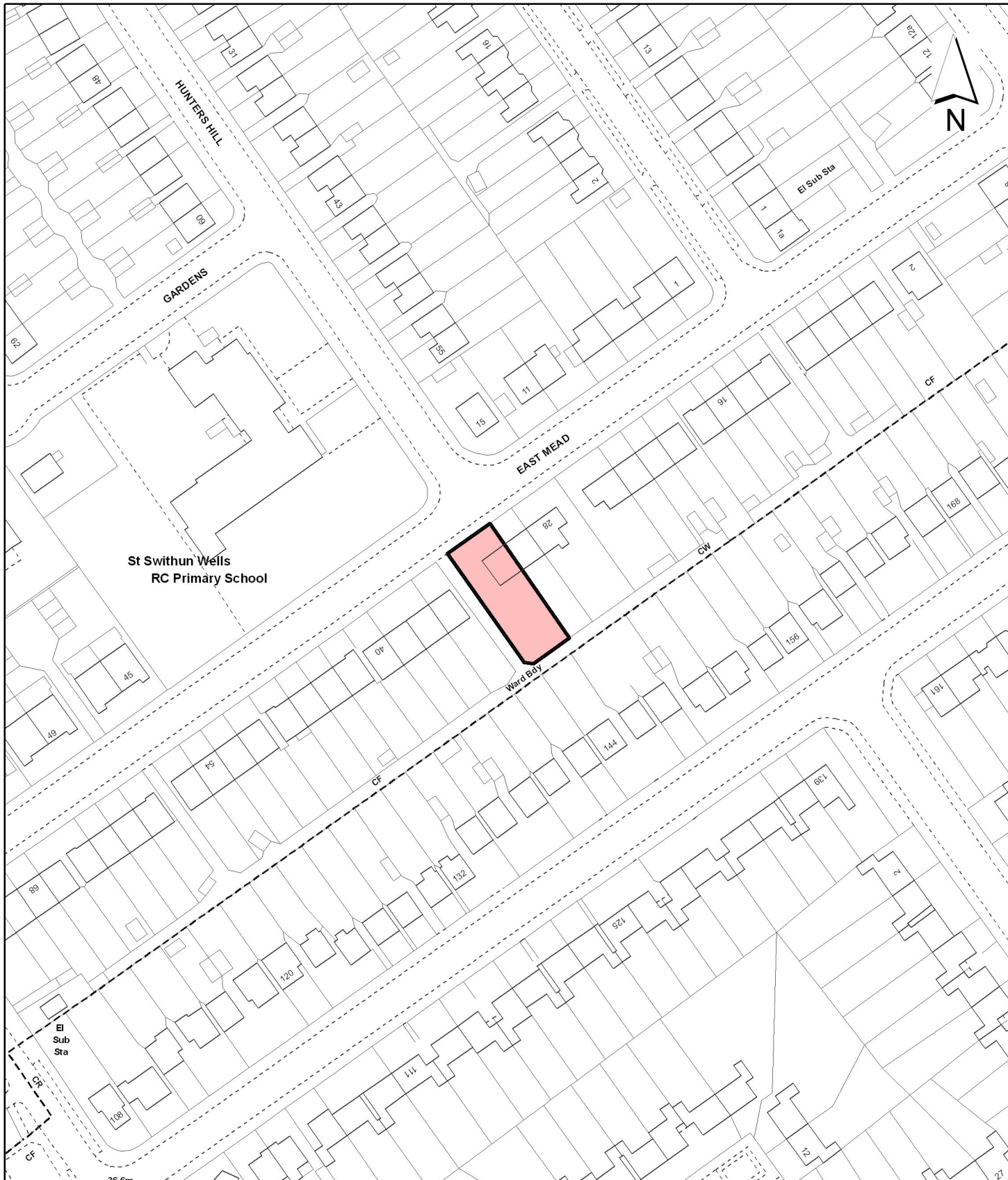
**PROJECT:** 32 EAST MEAD, RUISLIP MIDDX. HA4 9HH

**TITLE:** PROPOSED STREET SCENE


SCALE:	DATE:	DRG NO:	REV:
1:100	MAR 12	12/24/4	B

**A2**





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Site Address	
<b>32 East Mead, Ruislip</b>	
Planning Application Ref:	Scale
<b>68276/APP/2012/1240</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 132	<b>July 2012</b>

**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** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3, one bedroom live work units to 6, one bedroom bedroom flats (Block R)

**LBH Ref Nos:** 10189/APP/2012/106

**Date Plans Received:** 12/01/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 12/01/2012



# AMENDED PLAN

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- 5 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP

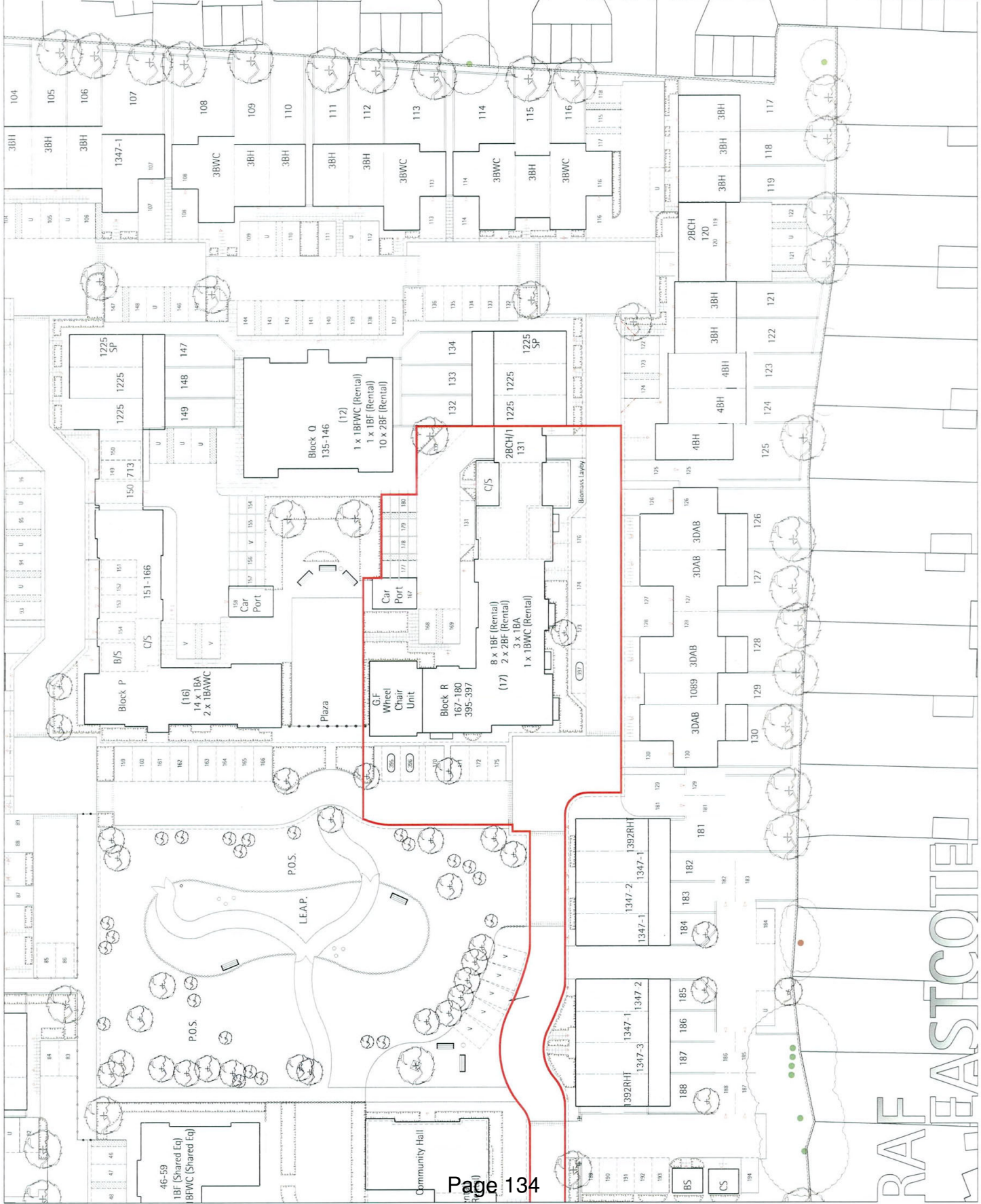
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Reference: 1:500

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RAF Eastcote

03/08/11  
1:100 @ A3  
Block R Replan  
PI 1:100/11  
5585R-WIM-WL-02



RAF EASTCOTE

ITEM	REVISIONS/COMMENTS	DATE
1	Final plan checked of building to comply with - refer to site plan	01/04/11
2	Changes from the original plan	01/04/11
3	Final plan checked of building to comply with - refer to site plan	01/04/11
4	Final plan checked of building to comply with - refer to site plan	01/04/11
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50	Final plan checked of building to comply with - refer to site plan	01/04/11

LOW BOARD OF HILLINGDON  
RECEIVED  
12 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP



GROUND FLOOR

RAF EASTCOTE

6m 4m 2m  
Reference: 1:100

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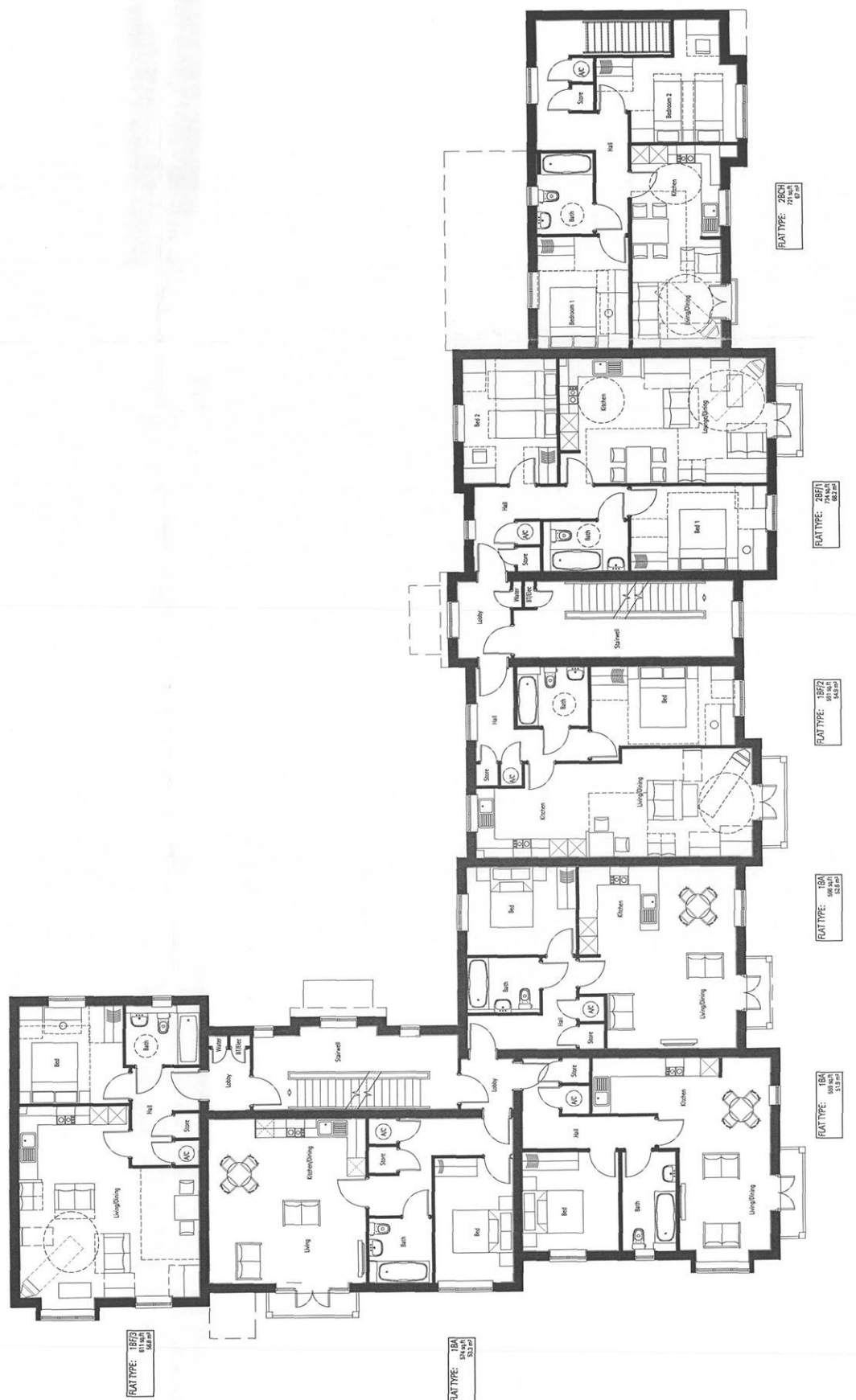
Taylor Wimpey

RAF Eastcote  
April 2011  
1:100GB/2  
558R-WIM-WL-R-P1

DHA Architecture  
10006137  
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80	Subsoil from the parking space
81	Part of the site of the building to be covered with tarmac to the top of the
82	Subsoil from the parking space
83	Part of the site of the building to be covered with tarmac to the top of the
84	Subsoil from the parking space
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86	Subsoil from the parking space
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88	Subsoil from the parking space
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92	Subsoil from the parking space
93	Part of the site of the building to be covered with tarmac to the top of the
94	Subsoil from the parking space
95	Part of the site of the building to be covered with tarmac to the top of the
96	Subsoil from the parking space
97	Part of the site of the building to be covered with tarmac to the top of the
98	Subsoil from the parking space
99	Part of the site of the building to be covered with tarmac to the top of the
100	Subsoil from the parking space

LOW BOARD OF HILLINGDON  
RECEIVED  
12 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP



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Taylor Wimpey

RAF Eastcote  
Apartment Block R  
First Floor Plan  
55855R-WM-WL-R-22

DHA Architecture Ltd.  
100001357  
100001357

FIRST FLOOR

RAF EASTCOTE

ITEM NO.	REVISIONS/COMMENTS	DATE
1	Issue for comment	12/01/11
2	Issue for comment	12/01/11
3	Issue for comment	12/01/11
4	Issue for comment	12/01/11
5	Issue for comment	12/01/11
6	Issue for comment	12/01/11
7	Issue for comment	12/01/11
8	Issue for comment	12/01/11
9	Issue for comment	12/01/11
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99	Issue for comment	12/01/11
100	Issue for comment	12/01/11

LOW BOARD OF HILTINGDON  
RECEIVED  
12 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP



FLAT TYPE: 1B7F  
60.0m<sup>2</sup>  
647.0m<sup>2</sup>  
96.0m<sup>2</sup>

FLAT TYPE: 1B7E  
57.0m<sup>2</sup>  
614.0m<sup>2</sup>  
93.0m<sup>2</sup>

FLAT TYPE: 1B7D  
52.0m<sup>2</sup>  
572.0m<sup>2</sup>  
88.0m<sup>2</sup>

FLAT TYPE: 1B7C  
56.0m<sup>2</sup>  
607.0m<sup>2</sup>  
91.0m<sup>2</sup>

FLAT TYPE: 1B7E  
56.0m<sup>2</sup>  
607.0m<sup>2</sup>  
91.0m<sup>2</sup>

FLAT TYPE: 2B7F  
60.0m<sup>2</sup>  
647.0m<sup>2</sup>  
96.0m<sup>2</sup>



Reference: 1100

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Drawn and approved by: [Signature]  
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Taylor Wimpey  
RAF Eastcote

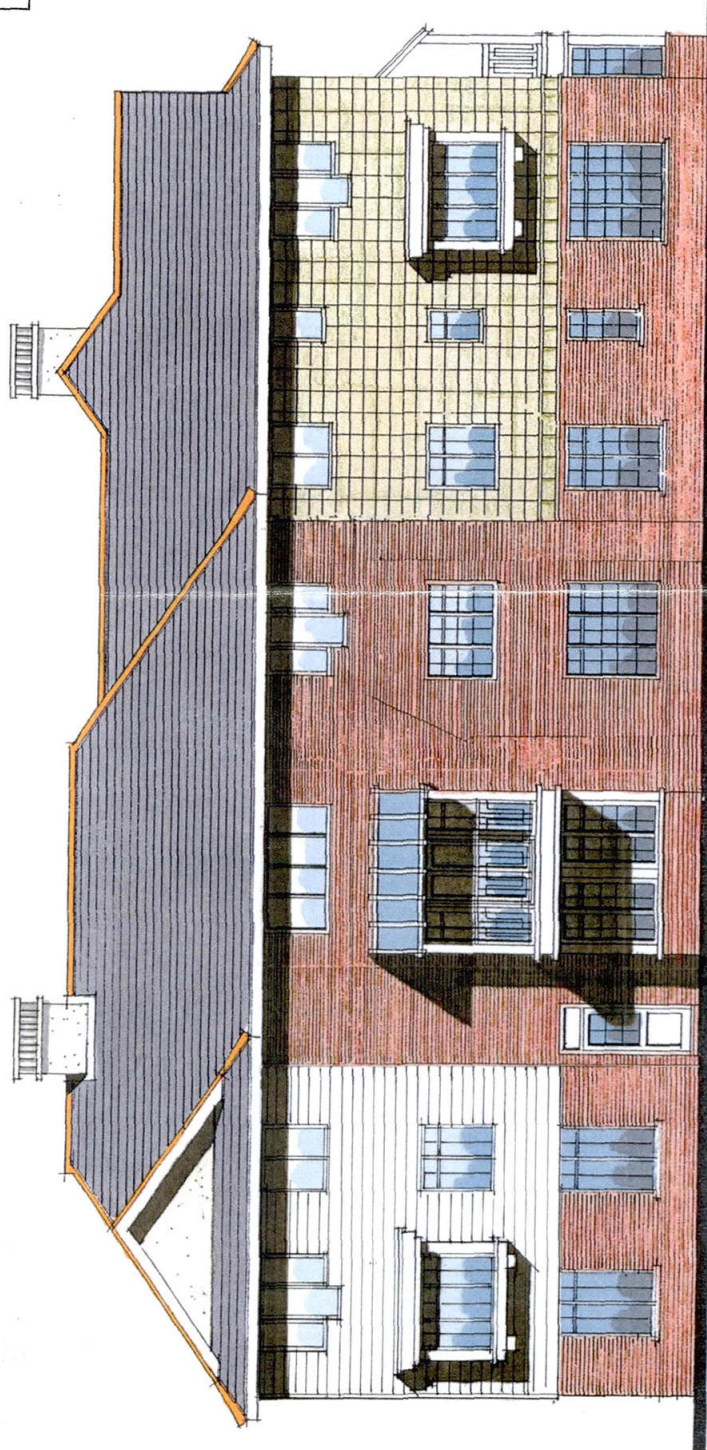
Apartment Block R  
Second Floor Plan  
1100B/2  
PI 1100B/2  
SWB

DHA Architecture  
DHA Architecture Ltd.  
100, The Quadrant, London, W1R 0AS  
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www.dha-arch.co.uk

SECOND FLOOR

RAF EASTCOTE

LON BORO OF HILLINGDON  
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FRONT ELEVATION



Reference: 1:100

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RAF Eastcote

FRONT ELEVATION  
Drawing  
Apartment Block - R  
Date: July 2007  
Scale: 1:100 @ A3  
Created by: PI  
Drawn by: SB

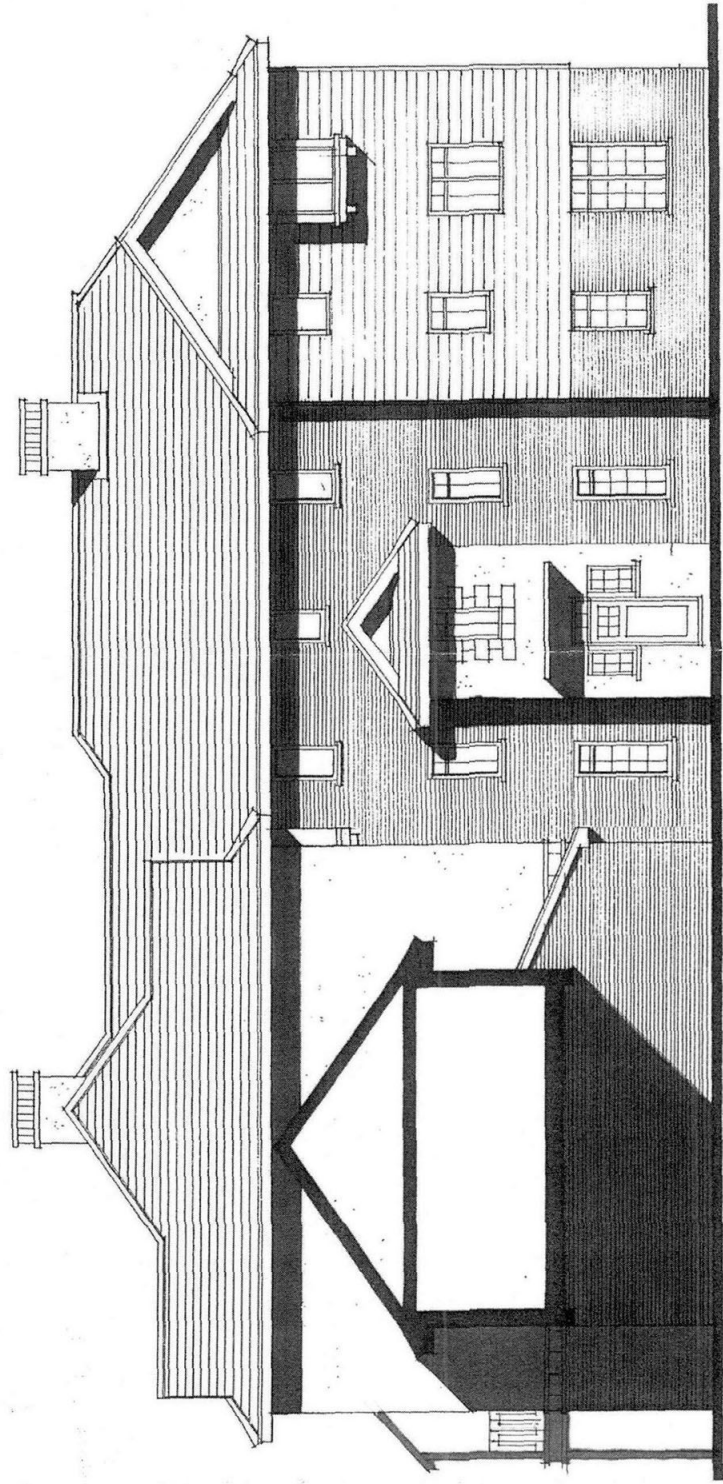
5585R-WIM-WL-R-E1



RAF EASTCOTE

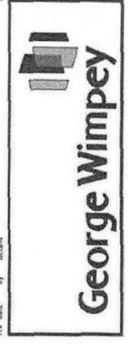


LOW BORO OF HILLINGDON  
RECEIVED  
12 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP



6m 4m 2m  
Reference: 1:100

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REAR ELEVATION  
Planning Drawing  
Apartment Block R  
5685R-WIM-WJ-R-E3  
DATE: July 2007  
SCALE: 1:100 @ A3  
DRAWN BY: PL  
CHECKED BY: SB

**DHA**  
Architecture

INCORPORATED OFFICE  
DHA  
The Bark Barn, Liphrogh Road,  
Clonsilla, Leixlip, DU15 2JL  
Tel: 018 234 3666 Fax: 018 234 3665

REAR ELEVATION

RAF EASTCOTE

LOW BOARD OF MILWAUKEE  
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 17 JAN 2012  
 PLANNING & TRANSPORTATION  
 GROUP

**George Wimpey**

RAE Eastgate

DATE: 1/10/11  
 DRAWN: 1/10/11  
 CHECKED: 1/10/11

**DHA Architecture**

1000 W. WISCONSIN ST. SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.DHAARCHITECTURE.COM



SIDE ELEVATION

LOW BIDDING OF MILLWOOD  
RECEIVED  
12 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP

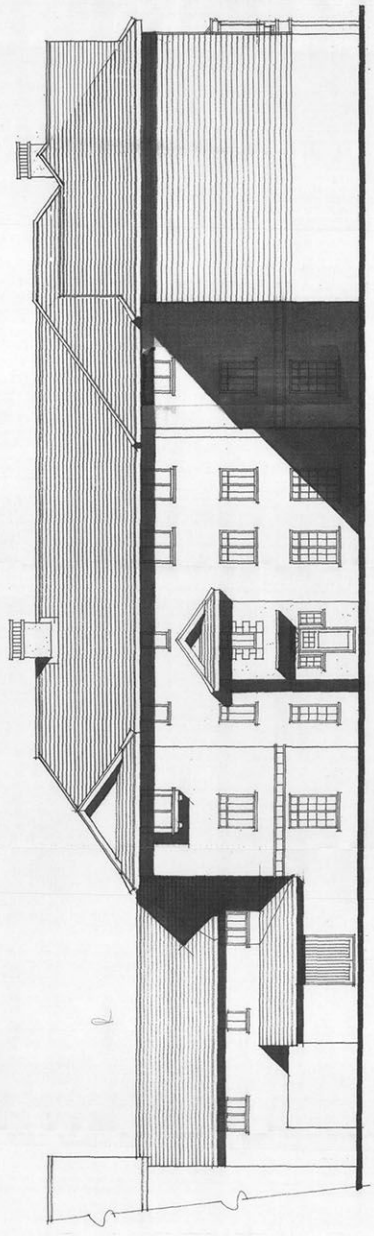
Reference: 11100

George Wimpey  
150000207  
150000207

George Wimpey

RAF Eastcote


DHA Architecture



SIDE ELEVATION



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Former RAF Eastcote Lime Grove Ruislip</b>	
Planning Application Ref:	Scale
<b>10189/APP/2012/106</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 142	<b>August 2012</b>

**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** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3 one bedroom live work units to 6, one bedroom flats (Block H1)

**LBH Ref Nos:** 10189/APP/2012/108

**Date Plans Received:** 13/01/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2012



AMENDMENT PLAN

LONBOROUGH  
4th Floor  
- 5 JUL 2012  
PLANNING & TRANSPORT  
GROUP

30m 20m 10m  
Reference: 1:500

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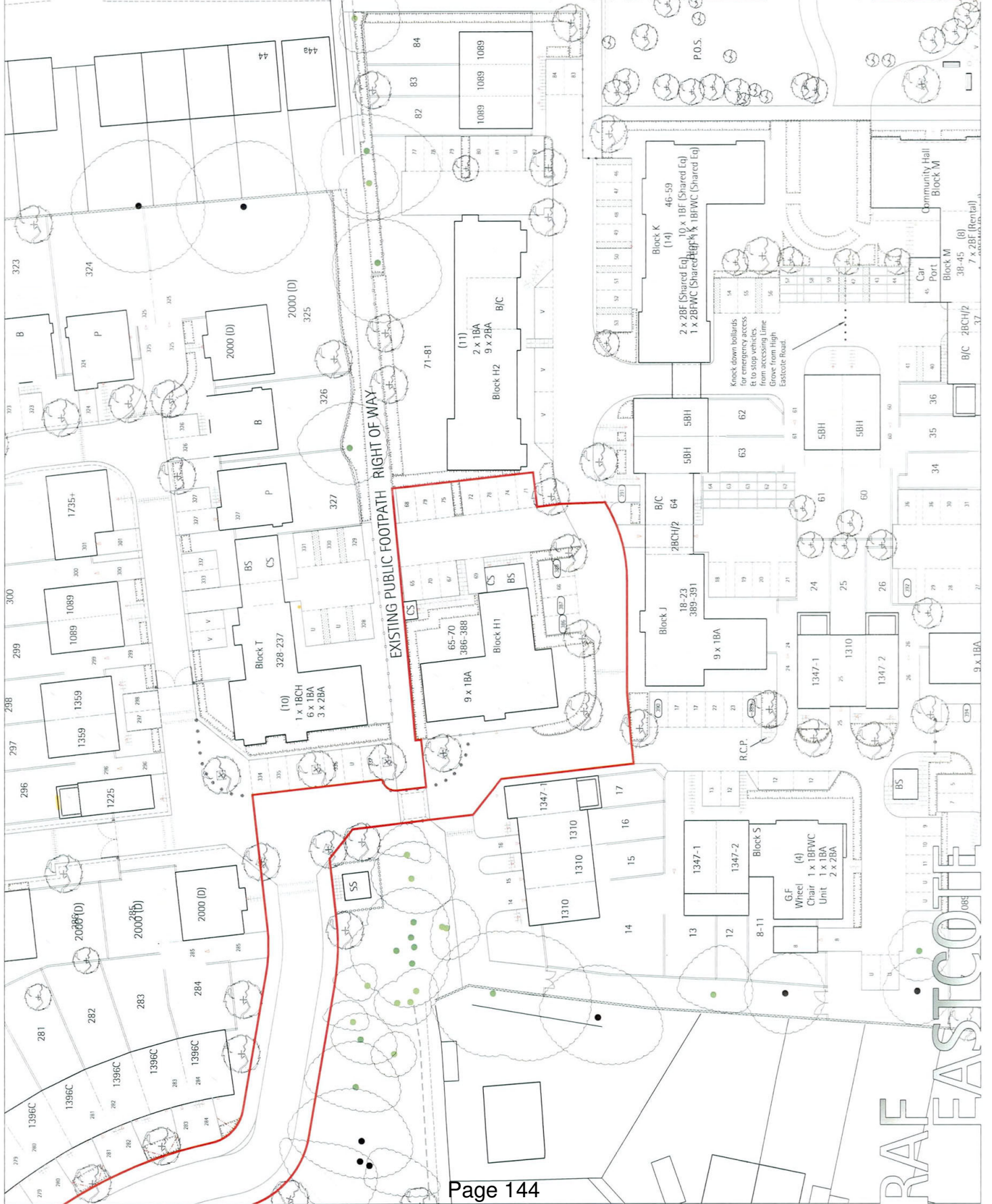
20101812 All rights reserved. All other rights reserved. DIA Architecture Ltd. 20101812 All rights reserved. All other rights reserved.

**Taylor Wimpey**

RAF Eastcote

Planning layout  
- Block H11 Replan  
date: 03/08/11  
scale: 1:100 @ A3  
checked by: PJ  
drawn by: EE

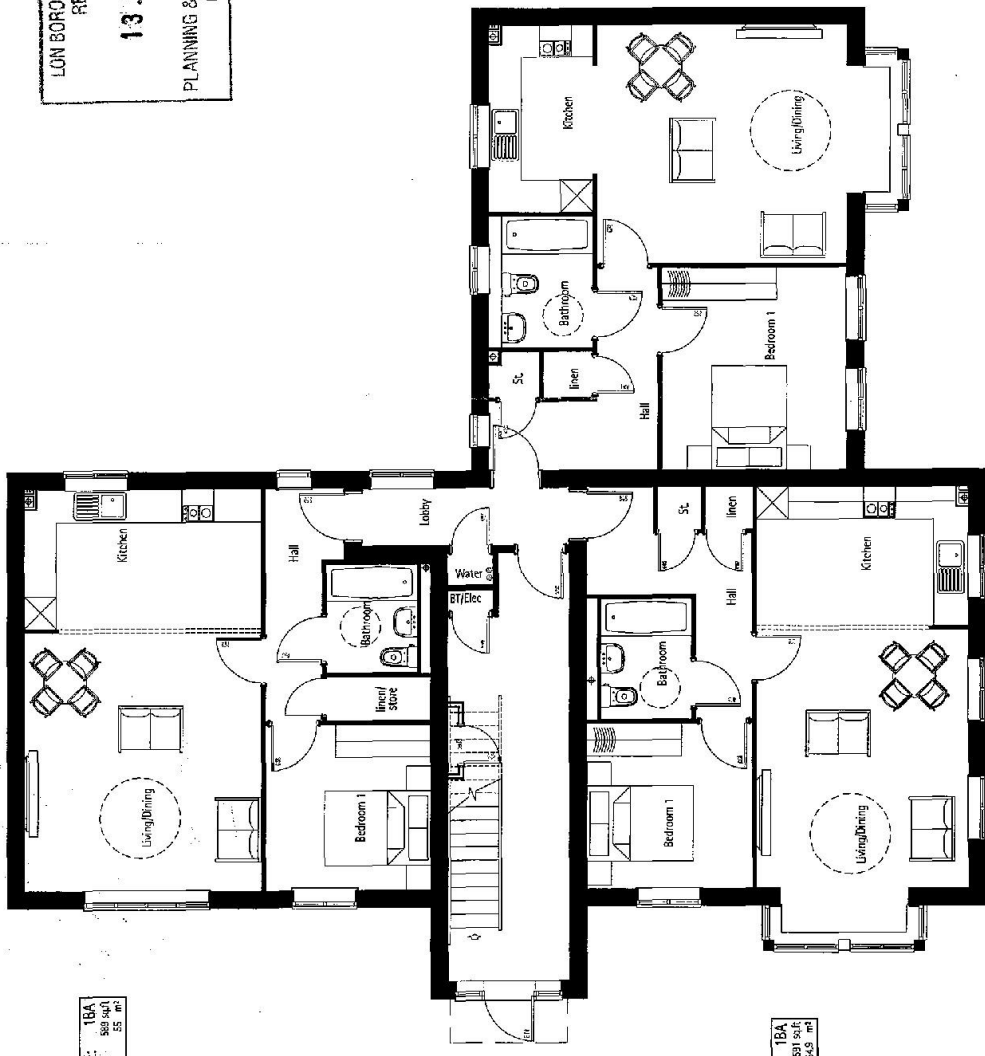
558511-WIM-WL-02



RAF EASTCOTE

ITEMS	NOTES	COMPLIANCE
1.	Living space capable of adjoining to	Completed with - refer to the plan
2.	Distances from the car parking space	Completed with - refer to the plan
3.	Level of parking/entrance approach to the	Will be accommodated as part of
4.	Access to the house	Completed with
5.	Access to the house	Completed with
6.	Access to the house	Completed with
7.	Access to the house	Completed with
8.	Access to the house	Completed with
9.	Access to the house	Completed with
10.	Access to the house	Completed with
11.	Access to the house	Completed with
12.	Access to the house	Completed with
13.	Access to the house	Completed with
14.	Access to the house	Completed with
15.	Access to the house	Completed with
16.	Access to the house	Completed with

LOW BORO OF HILLINGDON  
RECEIVED  
13 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP



FLAT TYPE: 1BA  
620 sq ft  
57.6 m<sup>2</sup>

FLAT TYPE: 1BA  
591 sq ft  
54.8 m<sup>2</sup>

FLAT TYPE: 1BA  
620 sq ft  
57.6 m<sup>2</sup>

Reference: 1:100

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Checked by: [Name] Date: [Date]  
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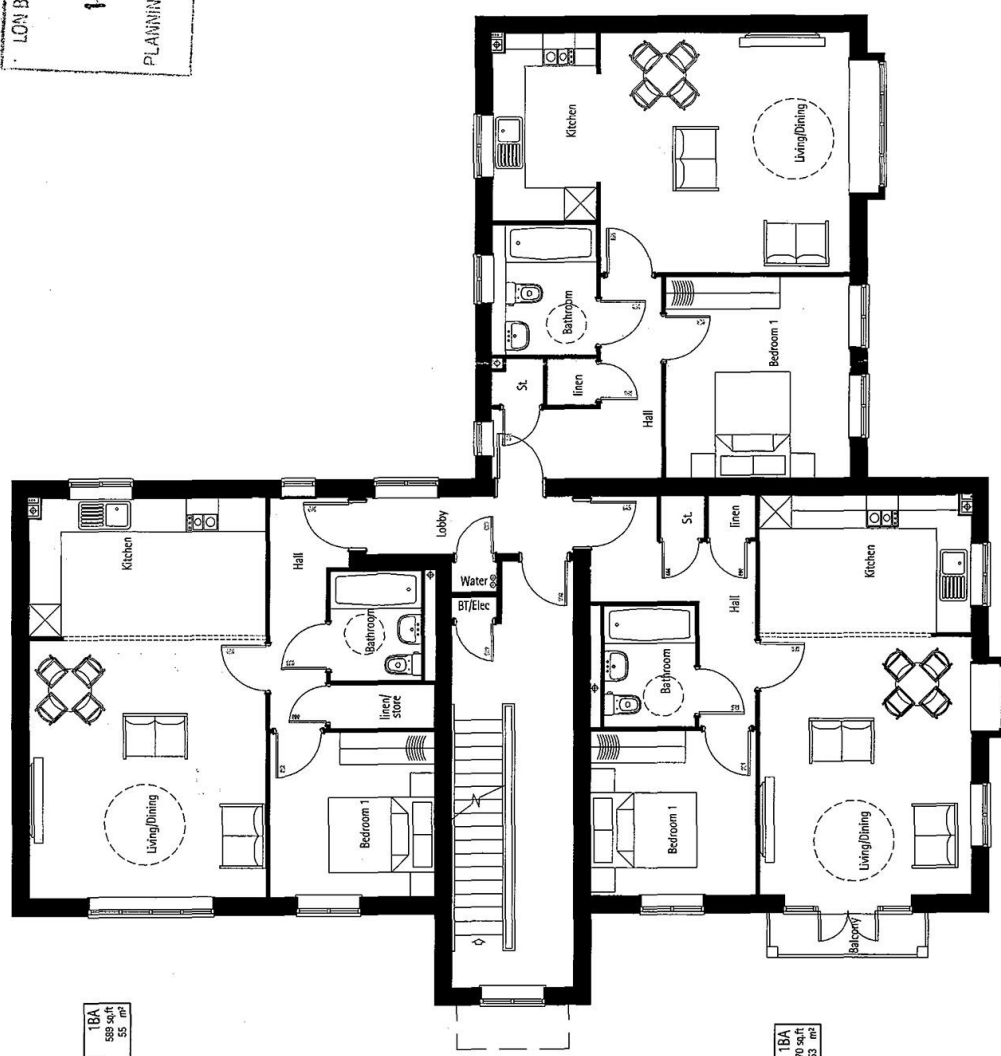
Apartment Block: H1  
Ground Floor Plan  
Date: Aug 2011  
Scale: 1:100@A3  
Project: 556SH1-WIM-WL-H1-P1  
Sheet: SWB

**DHA Architecture**  
DHA Architecture Ltd.  
The Brick Barn, Friarage Road,  
Barnes, London W14 8NS  
Tel: 0181 888 7401 Fax: 0181 888 4595  
www.dha-arch.co.uk

RAF EASTCOTE

LIFTABLE TABLE COMPLIANCE	
1. Space capable of widening to 3000mm	Completed with - refer to site plan
2. Distance from the car parking space to a minimum	Completed with - refer to site plan
3. Level or gently sloping approach to the entrance	Will be accommodated as part of detailed design
4. Accessible threshold - covered and fit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift	NA
6. Wheelchair accessible where provided	Completed with
7. Width of doors and hall allow wheelchair access	Completed with
8. Turning circles for wheelchair in ground	Completed with
9. Living area (family room) at least 12m <sup>2</sup>	Completed with
10. Identified space for a temporary entrance level bed	Completed with
11. Accessible entrance level (M.C. plus height) to be provided	Completed with - required drainage to be provided
12. Wet room to be provided	Will be accommodated as part of detailed design
13. Hallways to be accessible	Completed with
14. Identified space for future house fit to bedroom	Completed with
15. Easy route for a hoist from bedroom to bathroom	Completed with
16. Bathroom to be accessible	Completed with
17. Bathroom to be accessible to M.C. and bath	Completed with
18. Low window sills	Completed with
19. Sockets, controls, etc. at a convenient height	Will be accommodated as part of design

**LON BORO OF HILLINGDON**  
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**13 JAN 2012**  
**PLANNING & TRANSPORTATION**  
 GROUP



FLAT TYPE: 1BA  
 588 sq.ft  
 55 m<sup>2</sup>

FLAT TYPE: 1BA  
 602 sq.ft  
 56 m<sup>2</sup>

FLAT TYPE: 1BA  
 570 sq.ft  
 53 m<sup>2</sup>

6m  
 4m  
 2m  
**Reference: 1:100**

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Taylor  
 Wimpey

RAF Eastcote

Apartment Block H1  
 First Floor Plan  
 5585H1-WIM-WL-H1-P2  
 Aug 2011  
 1:100@A3  
 SWB

**DHA**  
**Architecture**  
 11 Market Street  
 DHA Architecture Ltd.  
 The Black Barn, Millgate Road,  
 Broadlands Farm, Millgate Road,  
 Eastcote, Hillingdon, Bucks.  
 HP8 5QY  
 Tel: 01894 85866 Fax: 01894 85855  
 Mob: 01296 461822  
 Email: 01296 461576

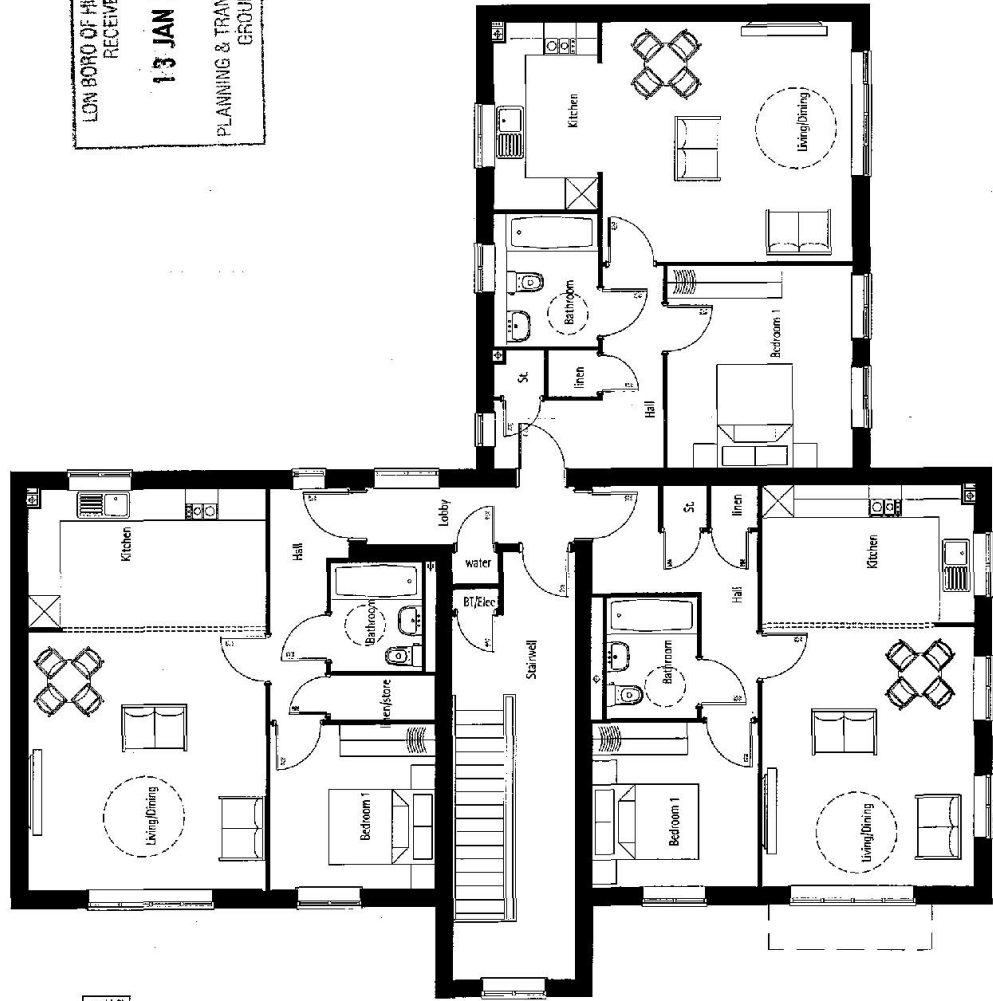
**RAF EASTCOTE**



**BUILDING REGULATIONS COMPLIANCE**

1. Building work capable of reducing to 2300mm	Completed with - refer to site plan
2. Distance from the car parking space to be a minimum	Completed with - refer to site plan
3. Level or gently sloping approach to the front door	Will be accommodated as part of overall design
4. Possible to install covered walkway	Will be accommodated as part of overall design
5. Accessible communal stairs, lift	N/A
6. Wheelchair accessible where provided	Completed with
7. Width of doors are full allow	Completed with
8. Hand rails for wheelchair in young	Completed with
9. Hand rails for family room at entrance level	Completed with
10. Identified space for a temporary entrance level bed	Completed with
11. Possible entrance level WC plus shower tray	Completed with - required drainage will be incorporated as part of overall design
12. Walls able to be re-attached	Completed with
13. Identified space for future house fit to bedroom	Completed with
14. Easy route for a hoist from bedroom to bathroom	Completed with
15. Bathroom cleared to give side access to WC and bath	Completed with
16. Low window sills	Completed with
17. Service controls etc at convenient height	Will be accommodated as part of overall design

LOW BORO OF HILLINGDON  
RECEIVED  
13 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP



FLAT TYPE: 1BA  
589 sq ft  
55 m<sup>2</sup>

FLAT TYPE: 1BA  
602 sq ft  
56 m<sup>2</sup>

FLAT TYPE: 1BA  
570 sq ft  
53 m<sup>2</sup>

6m 4m 2m  
Reference: 1:100

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RAF Eastcote

Aug 2011  
1:1000@A3  
598

5855H1-WIM-WL-H1-P3

DHA Architecture Ltd.  
The Black Barn, Fillingham Road,  
Sutton Coldfield, B67 5JL  
Tel: 0121 709 7400 Fax: 0121 709 7401  
www.dha-arch.co.uk

Second Floor

RAF EASTCOTE

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GROUP



FRONT ELEVATION



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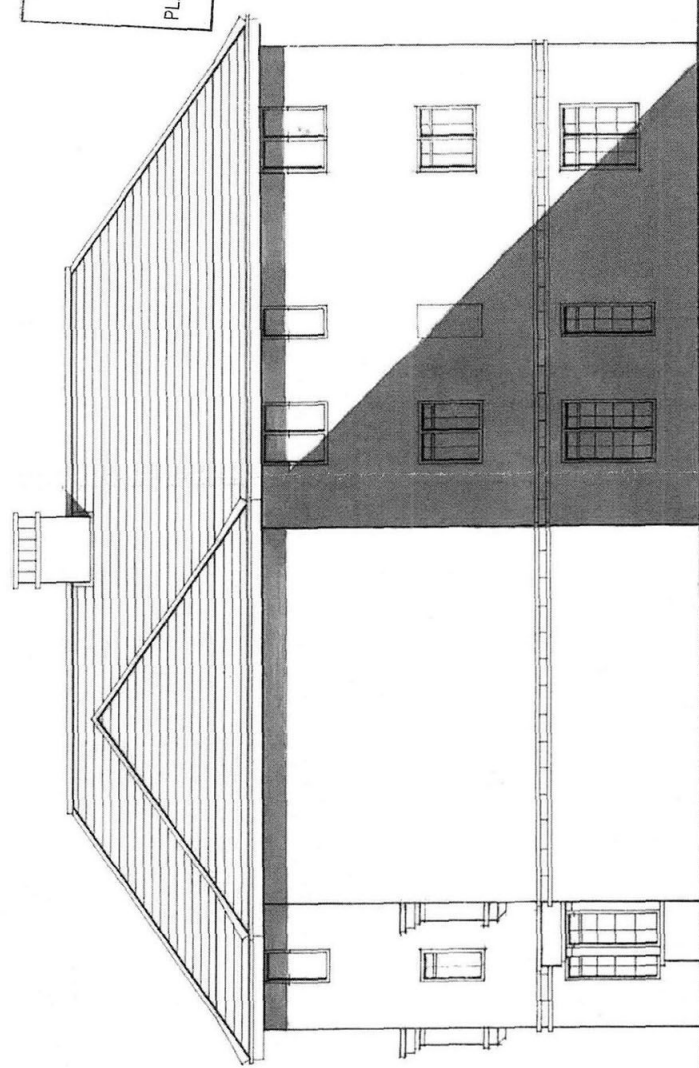
RAF Eastcote

Project	Nov 2007
Client	RAF Eastcote
Scale	1:100 @ A3
Drawn by	PI
Checked by	SE

5585H1-WIM-WL-H1-E1

DHA Architecture Ltd  
 The Old Rectory, 100 High Street, Chislehurst, Essex, SS22 2JF  
 Tel: 01782 834 866 Fax: 01782 834 865 www.dha-arch.co.uk

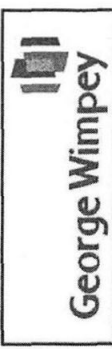
LOW BORO CF HILLINGDON  
 PROPOSAL  
 13 JAN 2012  
 PLANNING & TRANSPORTATION  
 GROUP



REAR ELEVATION

6m 4m 2m  
 Reference: 1:100

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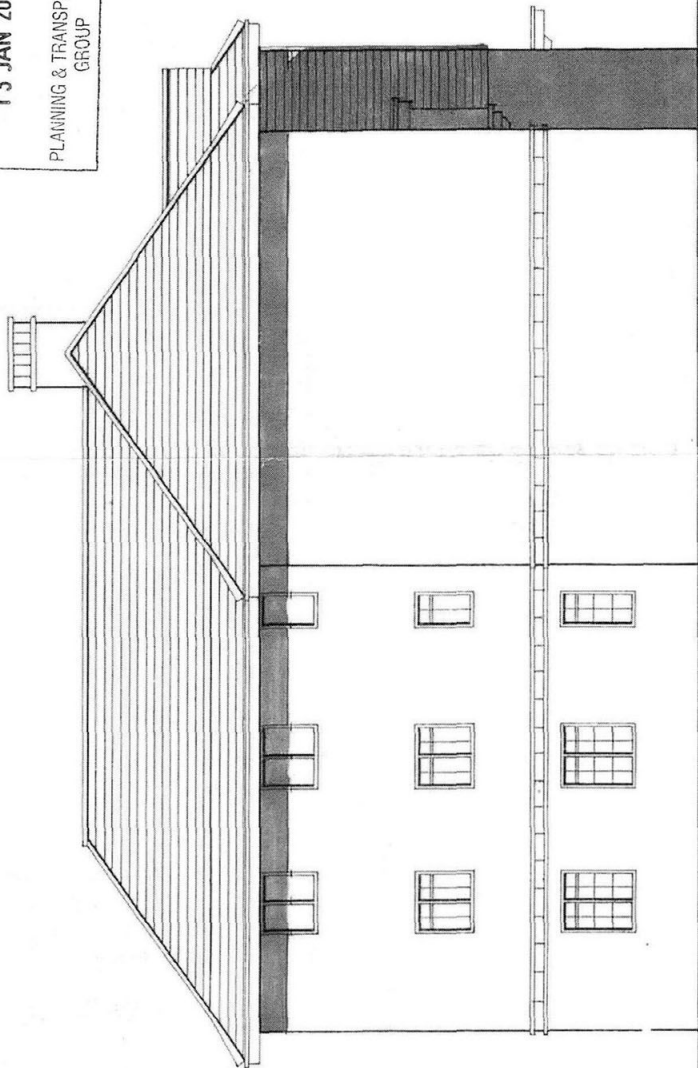
RAF Eastcote

Nov 2007  
 Appointment Block H1  
 Rear Elevation  
 Scale: 1:100@A3  
 Project No: 5585H1-WIM-WL-H1-E2

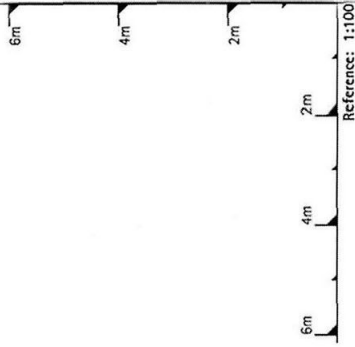
**DHA** Architecture  
 DHA Architecture Ltd  
 100, The Quadrant, London, W1 8JL  
 Tel: 0118 954 9666 Fax: 0118 954 9665  
 Email: info@dha-arch.co.uk  
 Website: www.dha-arch.co.uk

RAF EASTCOTE

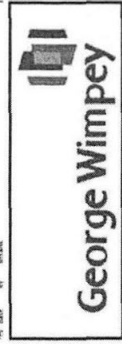
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SIDE ELEVATION



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1000442157  
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RAF Eastcote

Nov 2007  
Apartment Block H1  
Site Elevation  
1:100@A3  
PI 1000442157  
SE

5585H1-WIM-WL-H1-E4

**DHA**  
Architecture

1000442157  
DHA Architecture Ltd  
The Black Barn, Langley Road  
Borehamwood, Hemel Hempstead, Herts, UK  
Tel: 01494 470000 Fax: 01494 470001  
www.dha-architects.co.uk

RAF EASTCOTE

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SIDE ELEVATION



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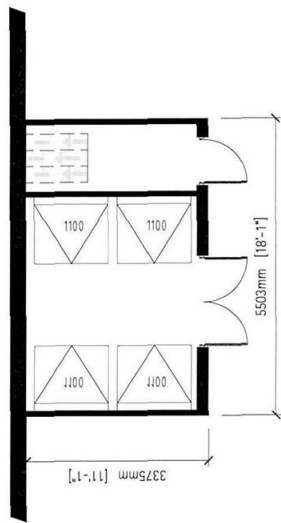
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Client	RAF Eastcote	Scale	1:100@A3
Drawn By	PI	Checked By	SE

5585H1-WIM-WL-H1-E3

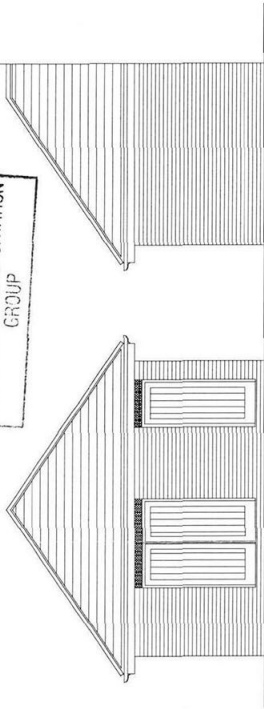
5585H1-WIM-WL-H1-E3

DM Architecture Ltd  
The Old Rectory, 100  
High Street, Buntingford, Cambs, CB23 7JL  
Tel: 01753 834 866 Fax: 01753 834 965 Email: info@dm-arch.co.uk

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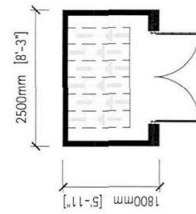
Plan



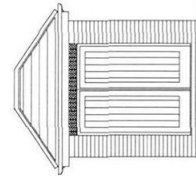
Front Elevation



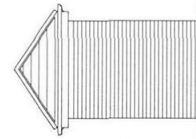
Side Elevation



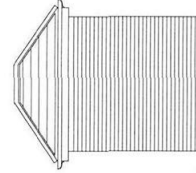
Plan



Front Elevation



Side Elevation



Rear Elevation



Reference: 1:100

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rev. date by details

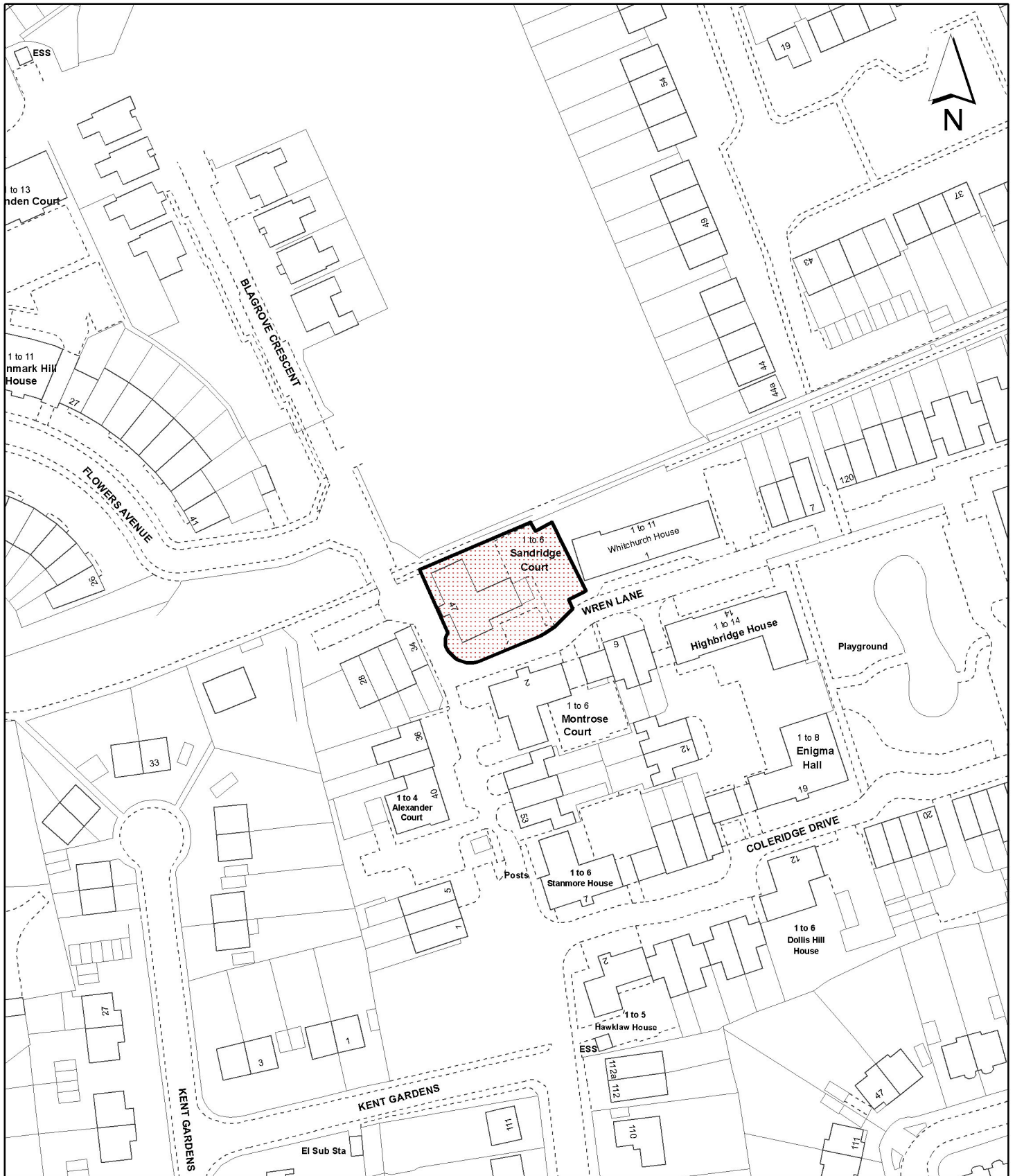


RAF Eastcote

date: Aug 2011  
 drawn by: Bin & Cycle Store  
 checked by: Floor Plans  
 scale: 1:100 @ A3  
 project no.: 5585H1-WIM-WI-BCS-P1  
 sheet no.: EE



RAF EASTCOTE



**Notes**

 Site boundary

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Site Address

**Former RAF Eastcote  
 Lime Grove  
 Ruislip**

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

Planning Application Ref:  
**10189/APP/2012/108**

Scale  
**1:1,250**

Planning Committee  
**North** Page 153

Date  
**August  
 2012**



**Report of the Head of Planning & Enforcement Services**

**Address** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block L)

**LBH Ref Nos:** 10189/APP/2012/109

**Date Plans Received:** 12/01/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 12/01/2012





LONDON BOROUGH OF HILLINGDON  
RECEIVED  
- 5 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP

# AMENDED PLAN

Reference: 1-1500

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Licence number: 100842452



RAF Eastcote

Planning Layout  
- Block L (Retail)  
checked by PH  
date 03/08/11  
scale 1:100 @ A3  
sheet EE

5585L-WIM-WI-02

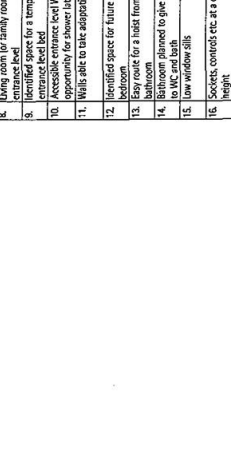
DHA Architecture Ltd  
50 Cowcross Street, London, EC4A 3DF  
Tel: 0118 934 8666 Fax: 0118 934 1665



RAF EASTCOTE

**PERMITS REQUIRED COMPLIANCE**

1. Parking space outside of watering to	Completed with - refer to site plan
2. Distance from the car parking space	Completed with - refer to site plan
3. Level or gently sloping approach to the	Will be accommodated as part of detailed design
4. Accessible threshold - covered and fit	Will be accommodated as part of detailed design
5. Accessible ramped stairs, lift	N/A
6. Width of doors and hall allow	Completed with
7. Turning circles for wheelchair in ground	Completed with
8. Living room for family room at	Completed with
9. Identified space for a temporary	Completed with
10. Accessible entrance level WC plus	Completed with - required drainage opportunities within detailed design
11. Walls able to take suspensions	Will be accommodated as part of detailed design
12. Identified space for future house lift to	Completed with
13. Easy route for a toilet from bedroom to	Completed with
14. Bathroom planned to give side access	Completed with
15. Low window sills	Completed with
16. Sockets, controls etc. at a convenient	Will be accommodated as part of detailed design



6m  
4m  
2m  
Reference: 1:100

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no date by details  
**Taylor Wimpey**

**RAF Eastcote**

Apartment Block L  
 Ground Floor Plan  
 size: April 2011  
 scale: 1:100@A3  
 created by: PI drawn by: SWB  
 ref: 55651-WIM-WI-L-P1

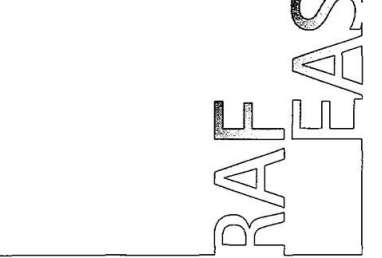
**DHA Architecture**  
 ARCHITECTS  
 DHA Architecture Ltd  
 The Black Barn, Filling Road,  
 Berke Lane, Bifford, Leicestershire, LE16 5JX  
 Tel: 01534 84666 Fax: 01534 86855  
 Email: info@dha-arch.co.uk  
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 The Chartered Institute of Architectural Technicians (CIAT)  
 The Institution of Structural Engineers (IStructE)  
 The Institution of Civil Engineers (ICE)  
 The Institution of Mechanical Engineers (IMechE)  
 The Institution of Mining and Metallurgical Engineers (IMM)

FLAT TYPE: 1BA  
 620 sq.ft  
 57.6 m<sup>2</sup>

FLAT TYPE: 1BA  
 589 sq.ft  
 55 m<sup>2</sup>

FLAT TYPE: 1BA  
 591 sq.ft  
 54.8 m<sup>2</sup>

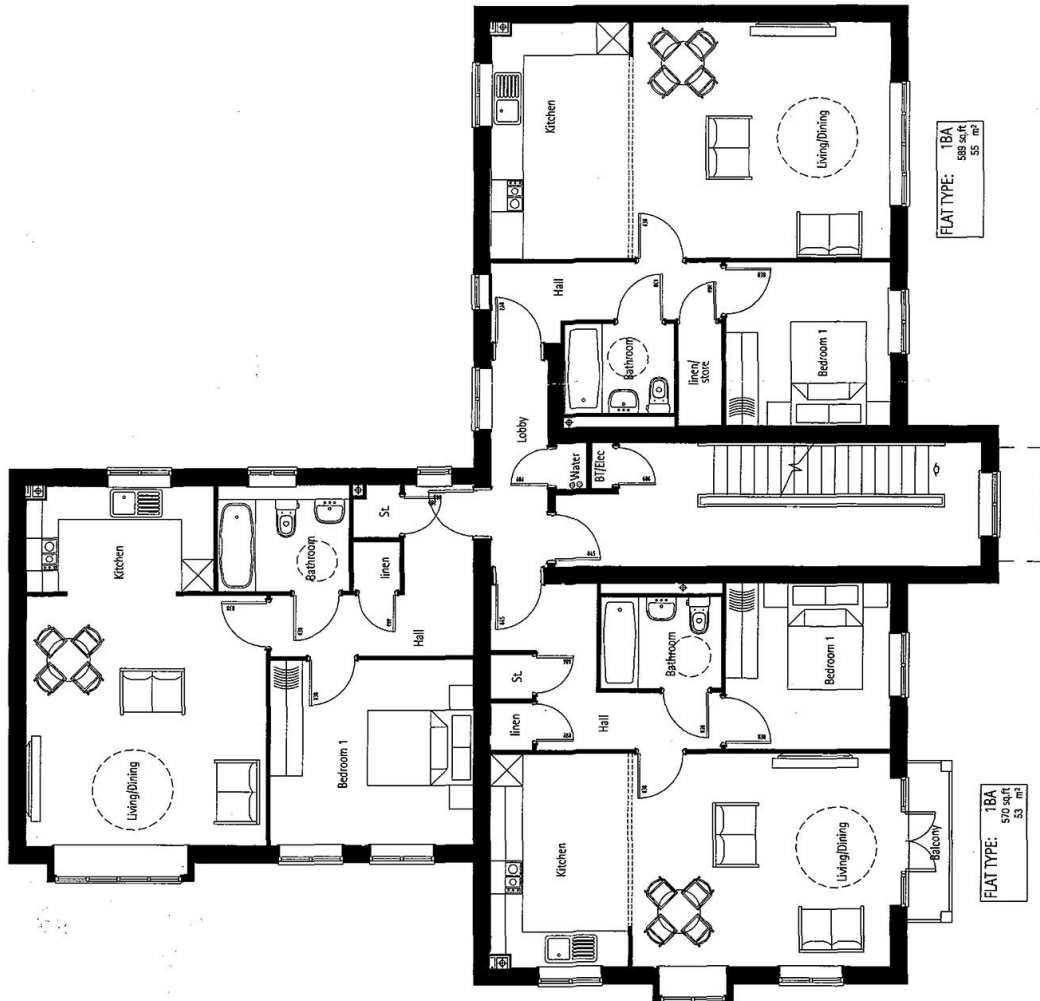
**Ground Floor**



**LIFETIME HOMES COMPLIANCE**

1. Parking space capable of withstanding to 5000kg	Completed with - refer to site plan
2. Distance from the car parking space to the entrance to the building	Completed with - refer to site plan
3. Level or gently sloping approach to the entrance	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal areas, lift, wheelchair access	N/A
6. Width of doors and hall clearances	Completed with
7. Turning circles for wheelchair in ground floor living room	Completed with
8. Living room (or family room) at least 12m <sup>2</sup> in area	Completed with
9. Accessible space for a temporary entrance level bed	Completed with - required drainage accommodated within detailed design
10. Accessible entrance level WC plus opportunity for shower later	Will be accommodated as part of detailed design
11. Walls able to take adaptations	Completed with
12. Designated space for future house fit to be completed with	Completed with
13. Entry route for a hoist from bedroom to bathroom	Completed with
14. Bathroom planned to give side access to the shower	Completed with
15. Two window sills	Completed with
16. Sockets, controls etc at a convenient height	Will be accommodated as part of detailed design

LOW BORO OF HILLINGDON  
RECEIVED  
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PLANNING & TRANSPORTATION  
GROUP



FLAT TYPE: 1BA  
580 sq ft  
55 m<sup>2</sup>

FLAT TYPE: 1BA  
580 sq ft  
55 m<sup>2</sup>

FLAT TYPE: 1BA  
570 sq ft  
53 m<sup>2</sup>

**First Floor**



Reference: 1:100

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rev date by details



RAF Eastcote

date: April 2011  
sheet: 1:100@A3  
checked by: PJ  
drawn by: SWB  
ref: 55851-WIM-WL-L-P2

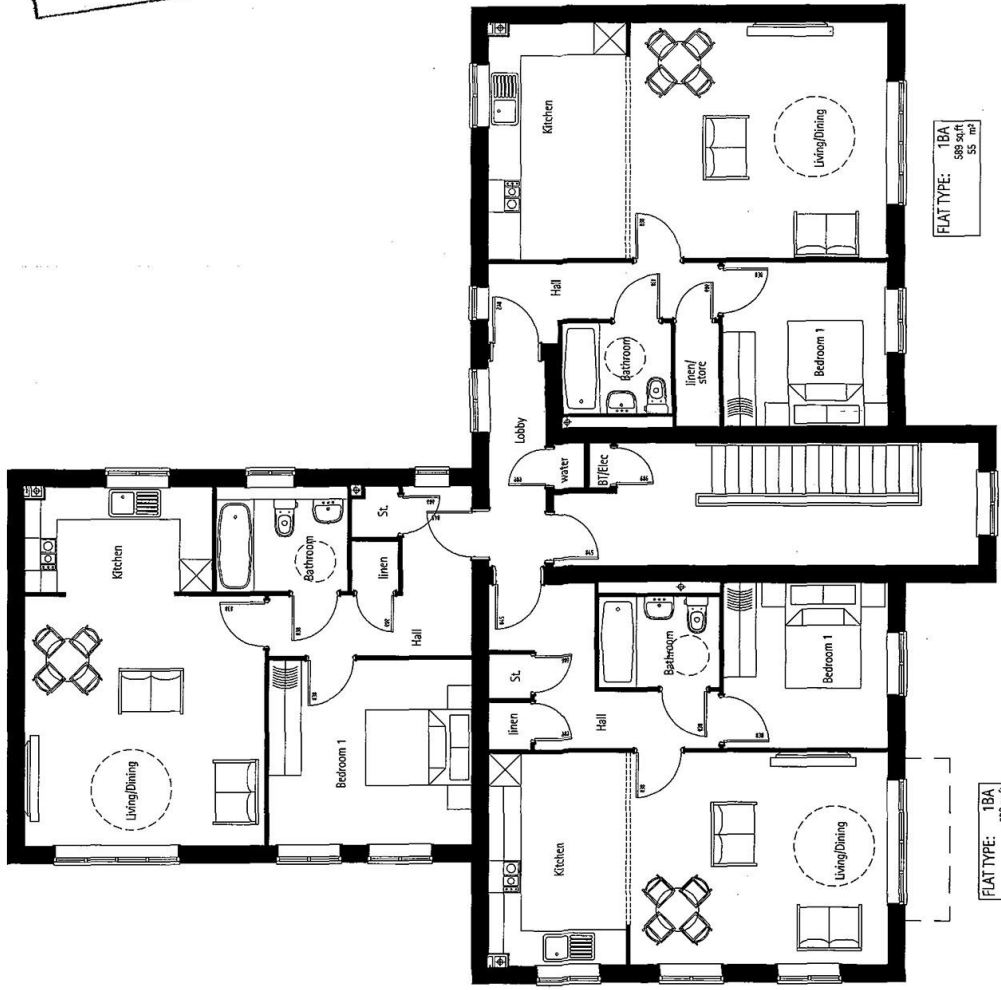
**DHA**  
Architecture

INCORPORATED OFFICE:  
DHA Architects Ltd.  
The Black Barn, 51 High Road,  
Brooklands Farm Business Park,  
Becht Lane, Boreham, Boreham, Essex, SS25 2JL  
Tel: 01782 534 986 Fax: 01782 534 985  
www.dha-architects.co.uk

**URBAN HOMES COMPLIANCE**

1. Parking space capable of withstanding to 10 tonnes from the car parking space	Completed with - refer to site plan
2. Level or gently sloping approach to the lifetime home	Completed with - refer to site plan
3. Accessible threshold - covered and fit	Will be accommodated as part of detailed design
4. Accessible threshold - covered and fit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift, wheelchair access	N/A
6. Width of doors and hall allow wheelchair access	Completed with
7. Turning circles for wheelchair in ground floor living room	Completed with
8. Living room (or family room) at entrance level	Completed with
9. Accessible entrance level WC plus opportunity for shower later	Completed with
10. Accessible entrance level WC plus opportunity for shower later	Completed with
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to bedroom	Completed with
13. Entry route for a hoist from bedroom to bathroom	Completed with
14. Bathroom planned to give side access	Completed with
15. Low window sills	Completed with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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**12 JAN 2012**  
**PLANNING & TRANSPORTATION GROUP**



FLAT TYPE: 1BA  
692 sq.ft  
65 m<sup>2</sup>

FLAT TYPE: 1BA  
898 sq.ft  
83 m<sup>2</sup>

FLAT TYPE: 1BA  
570 sq.ft  
53 m<sup>2</sup>



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 DHA Architecture Ltd  
 The Black Barn, Park High Road, Clatford, Herts, SG23 2L  
 Tel: 01438 76600 Fax: 01438 743855  
 www.dha-arch.co.uk



RAF Eastcote

date: April 2011  
 scale: 1:100@A3  
 created by: SWB  
 ref: 5585L-WIM-WL-L-P3



**Second Floor**

**RAF EASTCOTE**

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FRONT ELEVATION

6m 4m 2m  
Reference: 1:100

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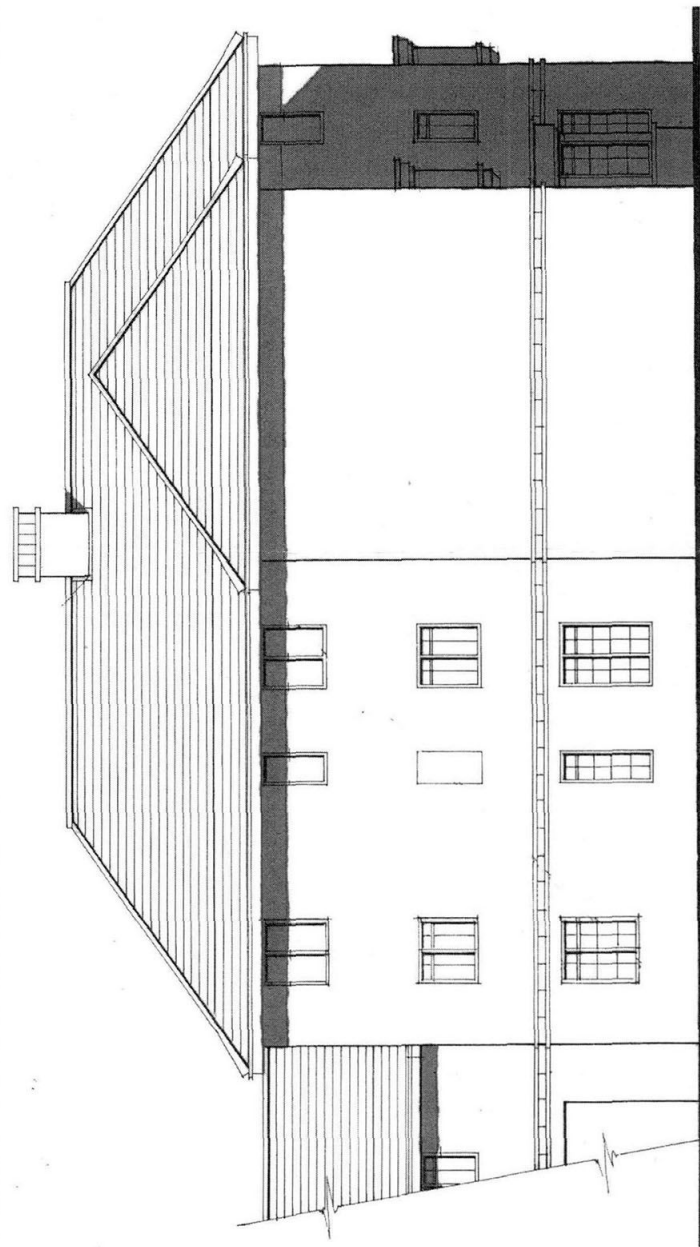


RAF Eastcote

Planning Drawing  
Apartment Block L  
FRONT ELEVATION  
55851-WIM-WI-L-E1  
Date: July 2007  
Scale: 1:100 @ A3  
Drawn by: PI  
Checked by: SB

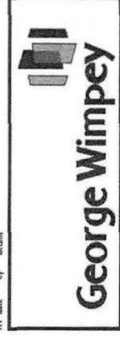


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REAR ELEVATION

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RAF Eastcote

Plan Drawing  
Apartment Block L  
REAR ELEVATION  
5585L-WIM-WL-L-E3  
Date: July 2007  
Scale: 1:100 @ A3  
Sheet No: P1  
Drawn By: SB

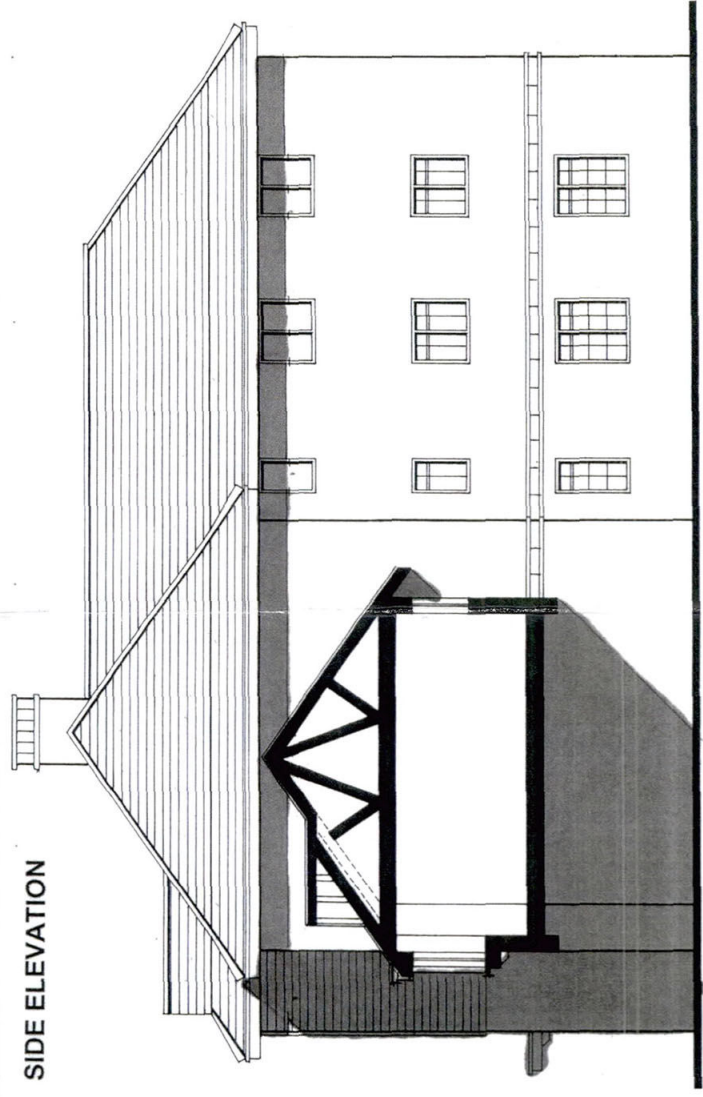
**DHA Architecture Ltd**  
Architects  
The Bark Barn, Paragon Road,  
Bloxdown Farm, Boreham Park,  
Watlington, Oxford, OX9 3DQ  
Tel: 01235 824 9666 Fax: 01235 834 9662  
www.dha-arch.co.uk

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SIDE ELEVATION



SIDE ELEVATION

6m 4m 2m  
2m 4m 6m

Reference: 1:100  
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rev date by details



RAF Eastcote

Planning Drawing  
Apartment Block L  
SIDE ELEVATIONS  
5585L-WIM-WL-L-E2

July 2007

date

1:100 @ A3

scale

created by

PI

sheet no

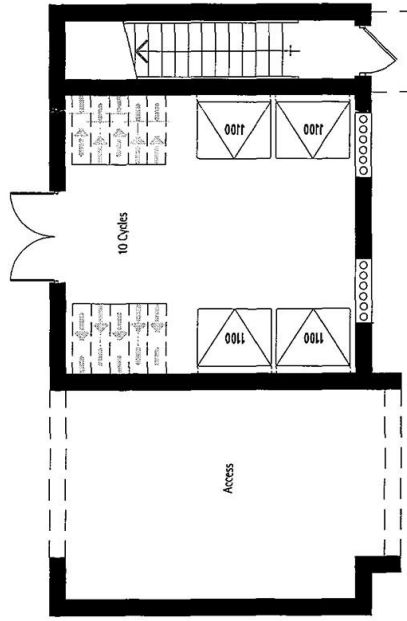
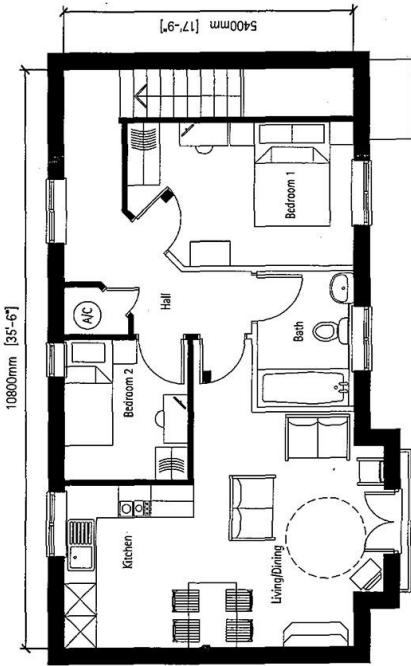
58



DHA Architecture Ltd  
The Brook Barn, Farnley Road,  
Barnsley, South Yorkshire, S70 2JH  
Tel: 0114 244 9999 Fax: 0114 244 9995

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LON BORO OF HILLINGDON  
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 PLANNING & TRANSPORTATION  
 GROUP

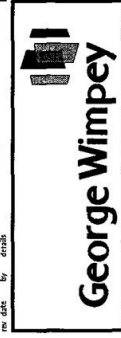


HOUSE TYPE: 713  
713 sq.ft.  
66 m<sup>2</sup>



LIFETIME HOMES COMPLIANCE	
1. Parking space capable of adjoining to 3300mm	Completed with - refer to site plan
2. Distance from the car parking space left to a minimum	Completed with - refer to site plan
3. Clear ramping approach to lift	Will be accommodated as part of detailed design
4. Accessible overhead - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift	N/A
6. Width of doors and hall allow wheelchair accessible where provided	Completed with
7. Width of doors wheelchair in ground floor living room	Completed with
8. Living room (or family room) at entrance level	Completed with
9. Identified space for a temporary entrance, covered	Completed with
10. Identified space for a temporary entrance, covered	Completed with - required design accommodated within detailed design
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to bedroom	Completed with
13. Access for a toilet from bedroom to bathroom	Completed with
14. Bathroom planned to give side access to WC and bath	Completed with
15. Low window sills	Completed with
16. Switches, controls etc at a convenient height	Will be accommodated as part of detailed design

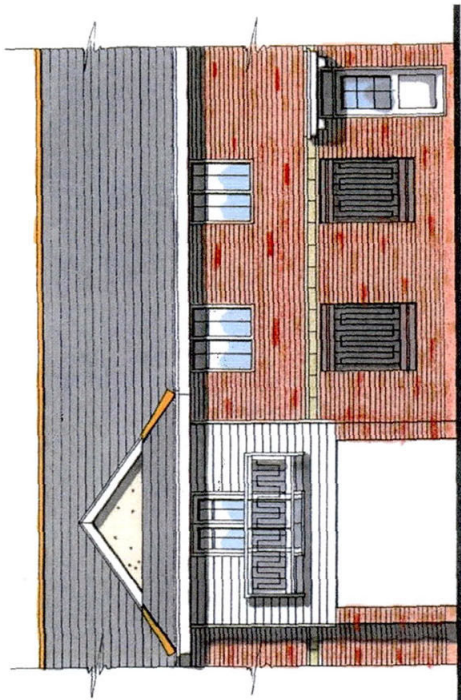
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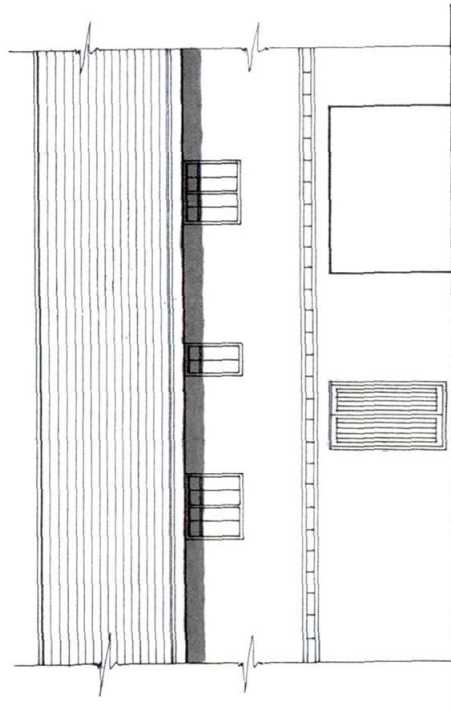
**RAF Eastcote**  
 House: Type 713  
 Floor Plans  
 date: 05.08.11  
 scale: 1:100@A3  
 created by: PJ  
 checked by: JG  
 ref: 5585L-WIM-WL-713-P1



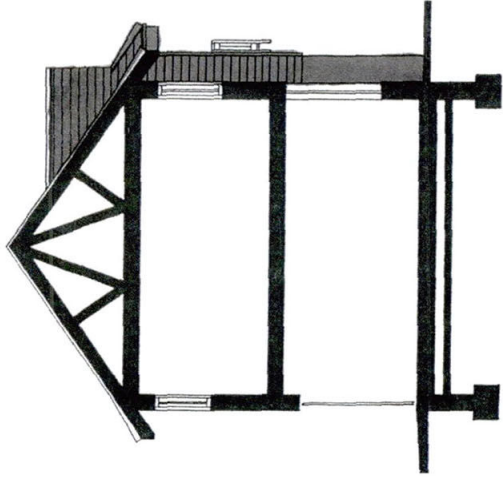




FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



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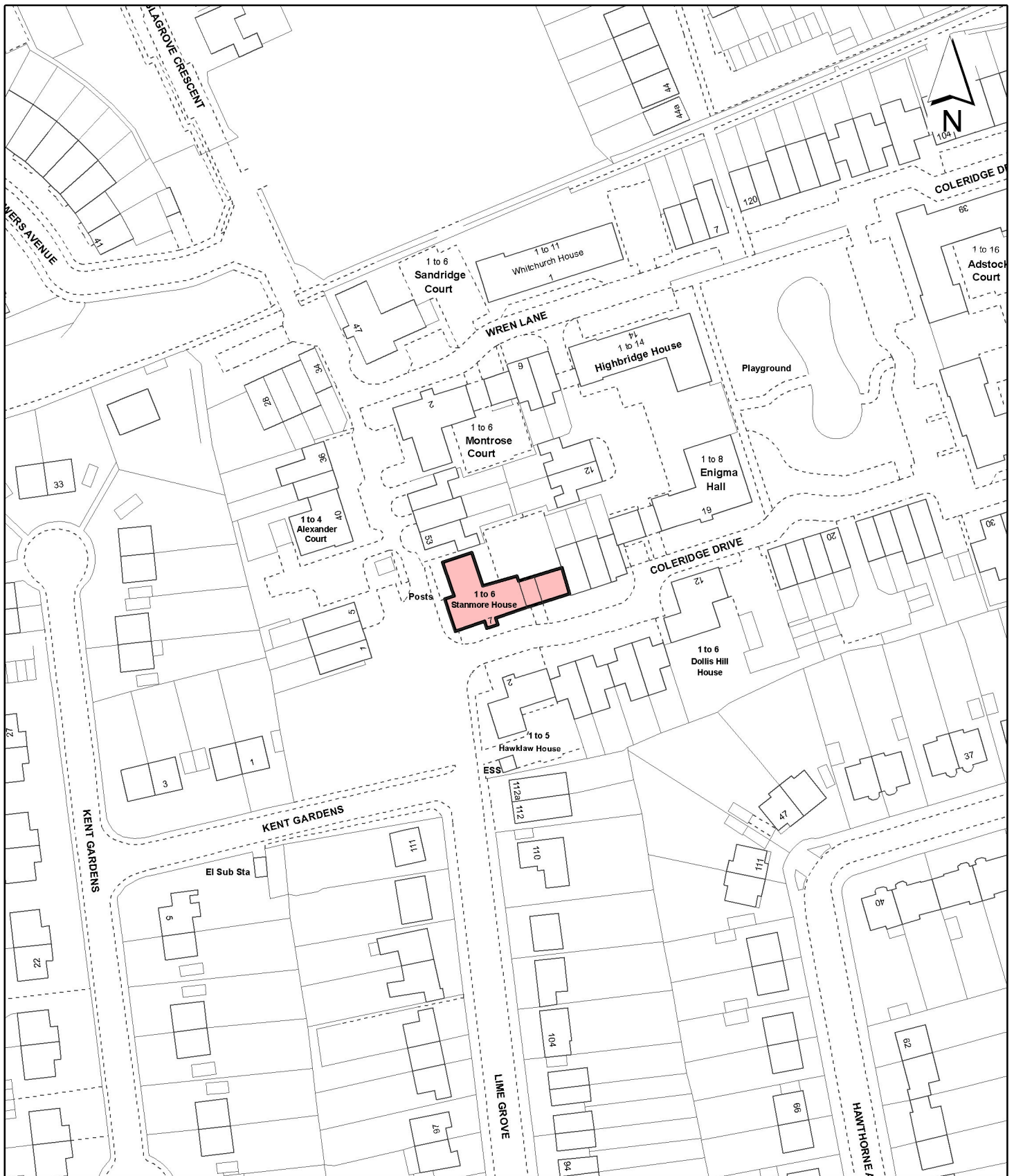


RAF Eastcote

FRONT, REAR  
 & SIDE ELEVATIONS  
 Planning Drawing  
 1:100 @ A3  
 COACH HOUSE 713  
 checked by PJ drawn by SB  
 5585L-WIM-WL-713-E1

**DHA Architecture**  
 DHA Architecture Ltd  
 The Bark Barn, Farleigh Road,  
 Brooklands Farm Business Park,  
 Wokingham, Hampshire, RG26 2QZ  
 Tel: 0118 954 8666 Fax: 0118 934 8665  
 www.dha-arch.co.uk

RAF EASTCOTE



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Site Address

**Former RAF Eastcote  
Lime Grove  
Ruislip**

Planning Application Ref:  
**10189/APP/2012/109**

Planning Committee  
**North** Page 164

Scale  
**1:1,250**

Date  
**August 2012**

**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** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J)

**LBH Ref Nos:** 10189/APP/2012/112

**Date Plans Received:** 13/01/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2012



AMENDED  
PLAN

LON BORO OF HILLINGDON  
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- 5 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP

Reference: 1:500  
30m 20m 10m 10m  
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A. 2014 12 All layout for parking updated as per Spring 2014 layout by R&K engineering for date by details



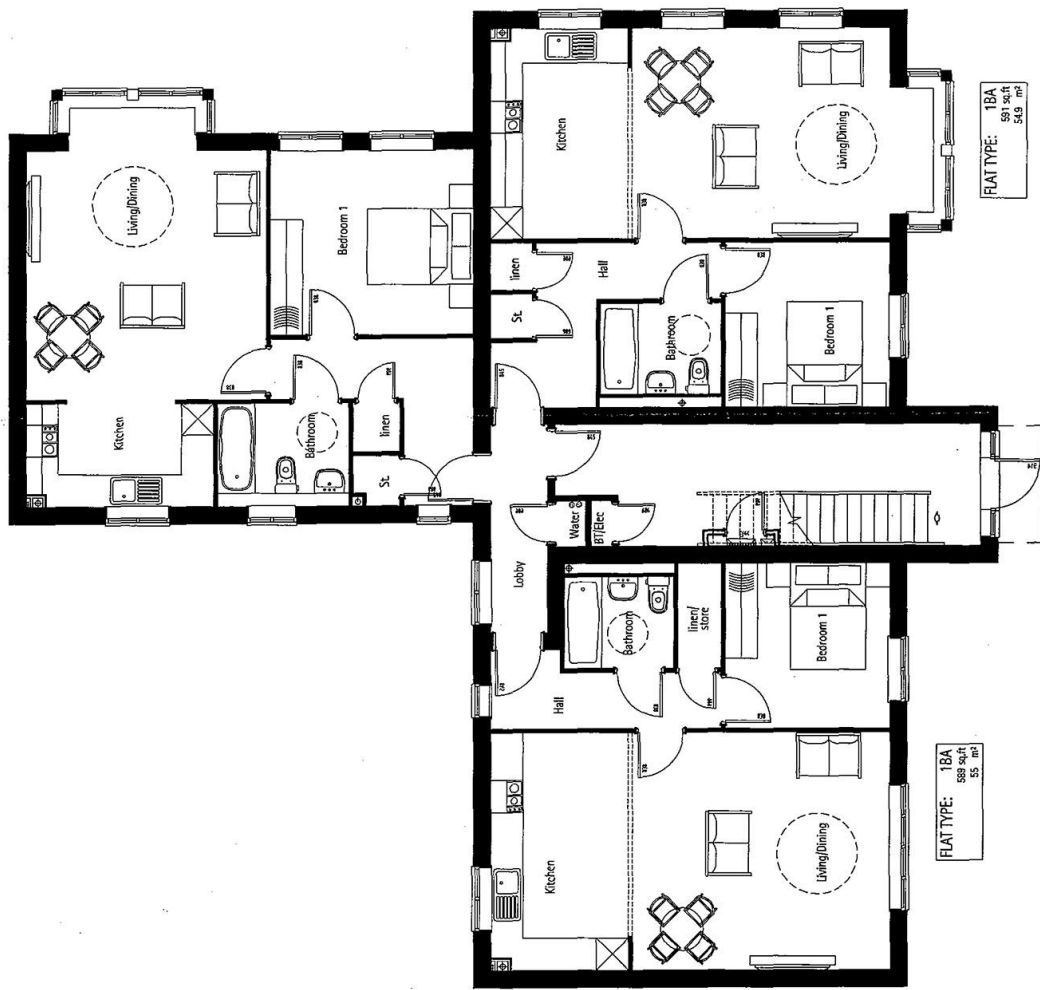
RAF Eastcote  
Planning Layout  
- Block J/Replan  
date: 03/08/11  
scale: 1:100 @ A3  
checked by: PJ 4/4/11



RAF EASTCOTE

**LEGEND - DIMENSIONS COMPLIANCE**

1. Parking space capable of widening to clear from the car parking space	Complied with - refer to site plan
2. Clearance from the car parking space kept to a minimum	Complied with - refer to site plan
3. Level or ground sloping approach to the Lifetime Home	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift, wheelchair accessible	N/A
6. Width of doors and hall allow wheelchair access	Complied with
7. Turning circles for wheelchair in ground floor living room	Complied with
8. Living room (or family room) at least 10m <sup>2</sup> in area	Complied with
9. Kitchen area at least 6m <sup>2</sup> in area	Complied with
10. Accessible entrance level (WC, kitchen, living room) with - required drainage appropriate for above later	Will be accommodated as part of detailed design
11. Willing to take adaptations	Will be accommodated as part of detailed design
12. Reserved space for public use	Complied with
13. Entry point for a hoist from bedroom to bathroom	Complied with
14. Handicap accessible toilet	Complied with
15. Low window sills	Complied with
16. Sockets, controls etc at a convenient height	Will be accommodated as part of detailed design



FLAT TYPE: 1BA  
593 sq ft  
54.9 m<sup>2</sup>

FLAT TYPE: 1BA  
593 sq ft  
54.9 m<sup>2</sup>

FLAT TYPE: 1BA  
593 sq ft  
54.9 m<sup>2</sup>

**Taylor Wimpey**

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 no date by details

RAF Eastcote

Aug 2011  
 1:100@A3  
 Ground Floor Plan

5585J-WIM-WL-J-P1  
 DHA Architecture Ltd.  
 The Black Barn, Finkhley Road,  
 Brackley, Northants, NN62 2JL  
 Tel: 01535 536666 Fax: 01535 534365  
 www.dha-architect.co.uk

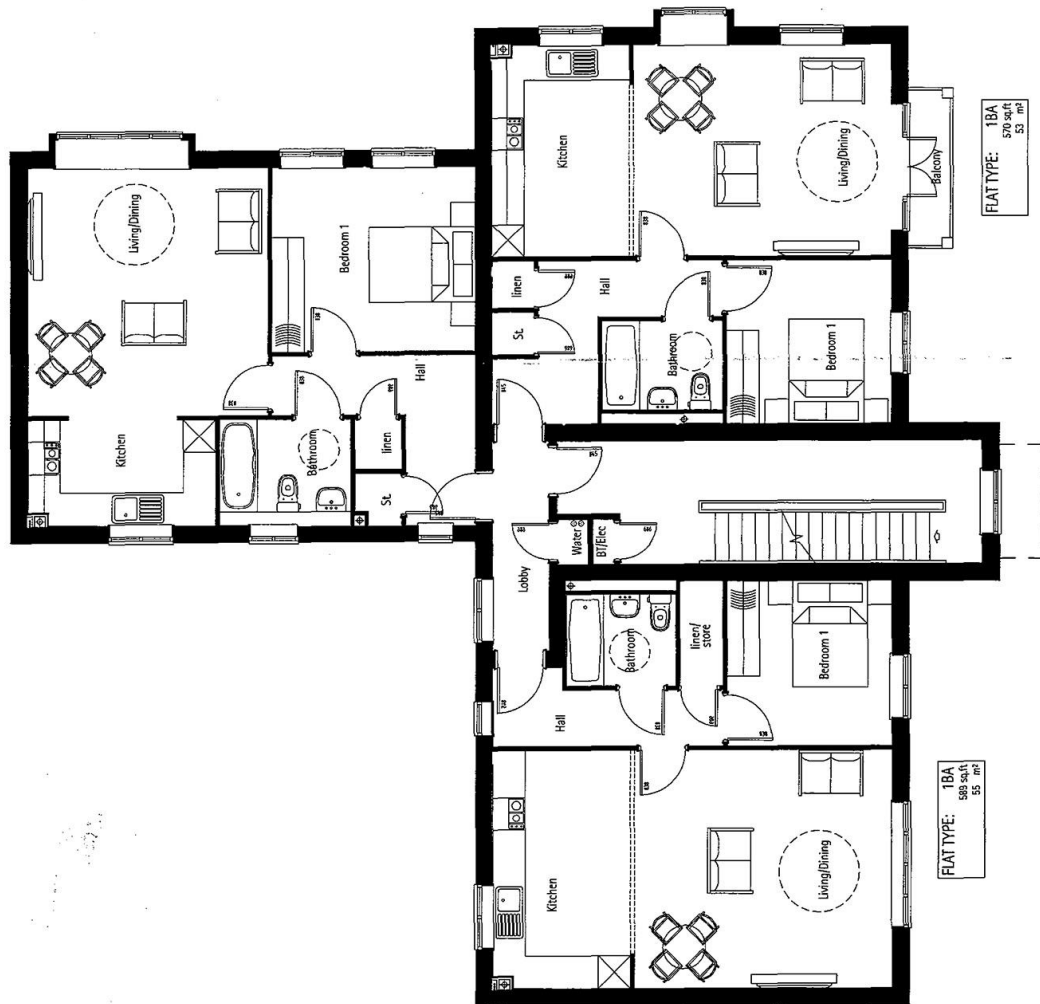
Ground Floor

RAF EASTCOTE

**LIFETIME HOMES COMPLIANCE**

1. Parking space capable of withstanding to	Complied with - refer to site plan
2. Distance from the car parking space	Complied with - refer to site plan
3. Level or gently sloping approach to the	Will be accommodated as part of
4. Lifetime Home	detached design
5. Accessible threshold - covered and fit	Will be accommodated as part of
6. Accessible communal areas, lifts,	detached design
7. wheelchair accessible where provided	N/A
8. Width of doors and hall allow	Complied with
9. wheelchair access	Complied with
10. Turning circles for wheelchair in ground	Complied with
11. floor living room	Complied with
12. Living room (or family room) at	Complied with
13. identified space for a temporary	Complied with
14. entrance level bed	Complied with - required drainage
15. Accessible entrance level WC plus	accommodated within detailed design
16. opportunity for shower later	Will be accommodated as part of
17. Walls able to take adaptations	detached design
18. Identified space for future house fit to	Complied with
19. bedroom	Complied with
20. Bathroom planned to give side access	Complied with
21. bathroom	Complied with
22. Low window sill	Complied with
23. Sockets, controls etc. at a convenient	Will be accommodated as part of
24. height	detached design

**LOW BORO OF HILLINGDON**  
 RECEIVED  
**13 JAN 2012**  
**PLANNING & TRANSPORTATION**  
 GROUP



FLATTYPE: 1BA  
622 sq ft  
58 m<sup>2</sup>

FLATTYPE: 1BA  
570 sq ft  
53 m<sup>2</sup>

FLATTYPE: 1BA  
582 sq ft  
54 m<sup>2</sup>

6m 4m 2m  
Reference: 1:100

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 rev date by detail



RAF Eastcote

date Aug 2011  
 sheet 1:100@A3  
 checked by PJ  
 drawn by SWB  
 no. 5585J-WIM-WL-J-P2

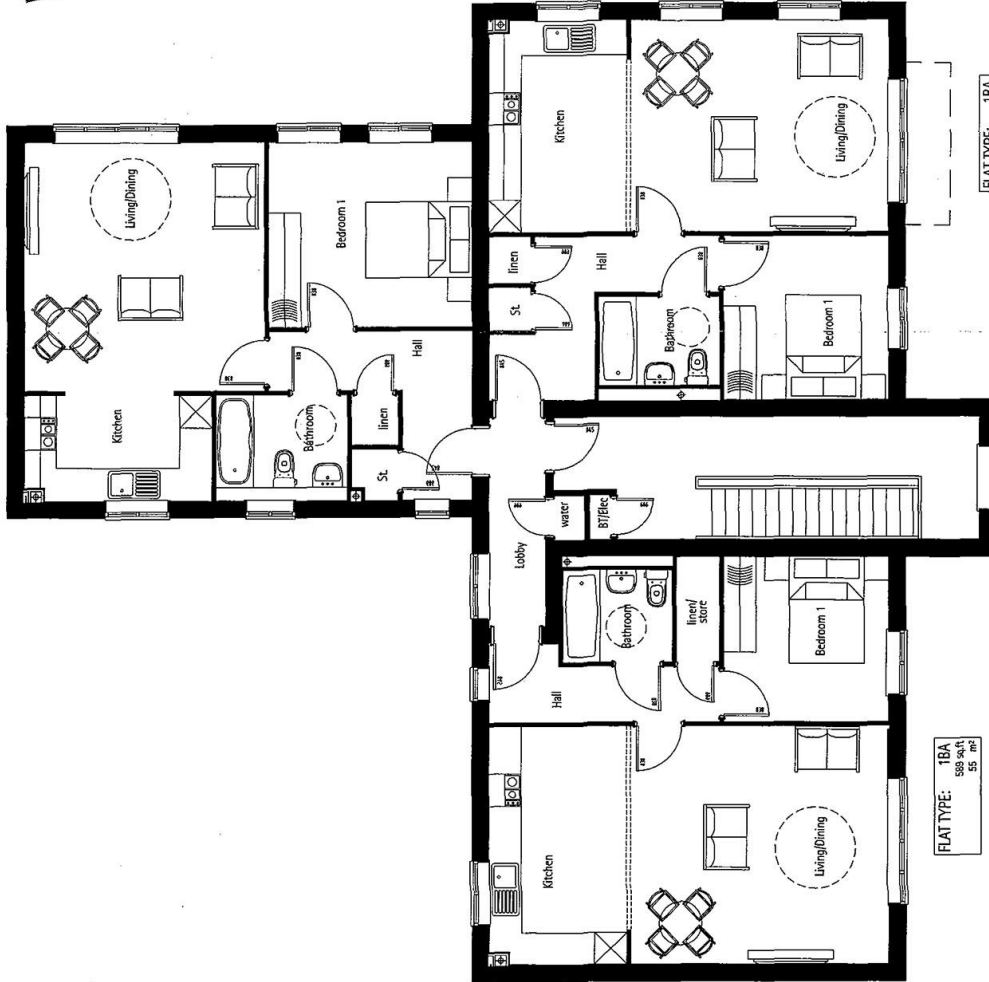
**DHA Architecture Ltd.**  
 The Black Barn, Fillingham Road,  
 Brooklands Farm Business Park,  
 1000 Lakeside, Borehampton, Wiltshire, Wiltshire, BA2 2ZG  
 Tel: 01753 89999 Fax: 01753 89995  
 www.dha-arch.co.uk

First Floor

**RAF EASTCOTE**

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13 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP

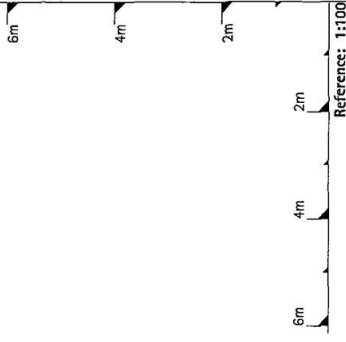
FLAT TYPE: 1BA  
602 sqft  
55 sqm



FLAT TYPE: 1BA  
598 sqft  
55 sqm

FLAT TYPE: 1BA  
598 sqft  
55 sqm

LIFETIME HOMES COMPLIANCE	
1. Parking space capable of widening to clearance from the car parking space to a minimum	Completed with - refer to site plan
2. Level or gently sloping approach to the lifetime home	Completed with - refer to site plan
3. Accessible threshold - covered and it will be accommodated as part of detailed design	Will be accommodated as part of detailed design
4. Accessible threshold - covered and it will be accommodated as part of detailed design	Will be accommodated as part of detailed design
5. Accessible entrance level (WC plus opportunity for shower later)	Will be accommodated as part of detailed design
6. Accessible entrance level (WC plus opportunity for shower later)	Will be accommodated as part of detailed design
7. Walls able to take adaptations	Will be accommodated as part of detailed design
8. Identified space for future house lift to bedroom	Completed with
9. Entry route for a bidet from bedroom to bathroom	Completed with
10. Bathroom planned to give side access	Completed with
11. Low window sills	Completed with
12. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design



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no date by details

**Taylor Wimpey**

RAF Eastcote

Second Floor

date: Aug 2011  
scale: 1:100@A3  
checked by: PJ  
drawn by: SWB

55851-WIM-WL-J-P3

ARCHITECTS  
DHA ARCHITECTS LTD  
The Black Barn, Frilsham Road,  
Chiddingfold, West, GU20 2JL  
Tel: 01753 85888 Fax: 01753 854385

RAFEASTCOTE

LOV BORO OF HILLINGDON  
RECEIVED  
13 JAN 2012  
PLANNING & TRANSPORTATION  
GROUP



FRONT ELEVATION



RAF Eastcote

Planning Drawing: Apartment Block J  
 FRONT ELEVATION  
 Date: July 2007  
 Scale: 1:100 @ A3  
 Drawing No: 5883-WIM-WL-J-E1  
 Sheet No: 5B

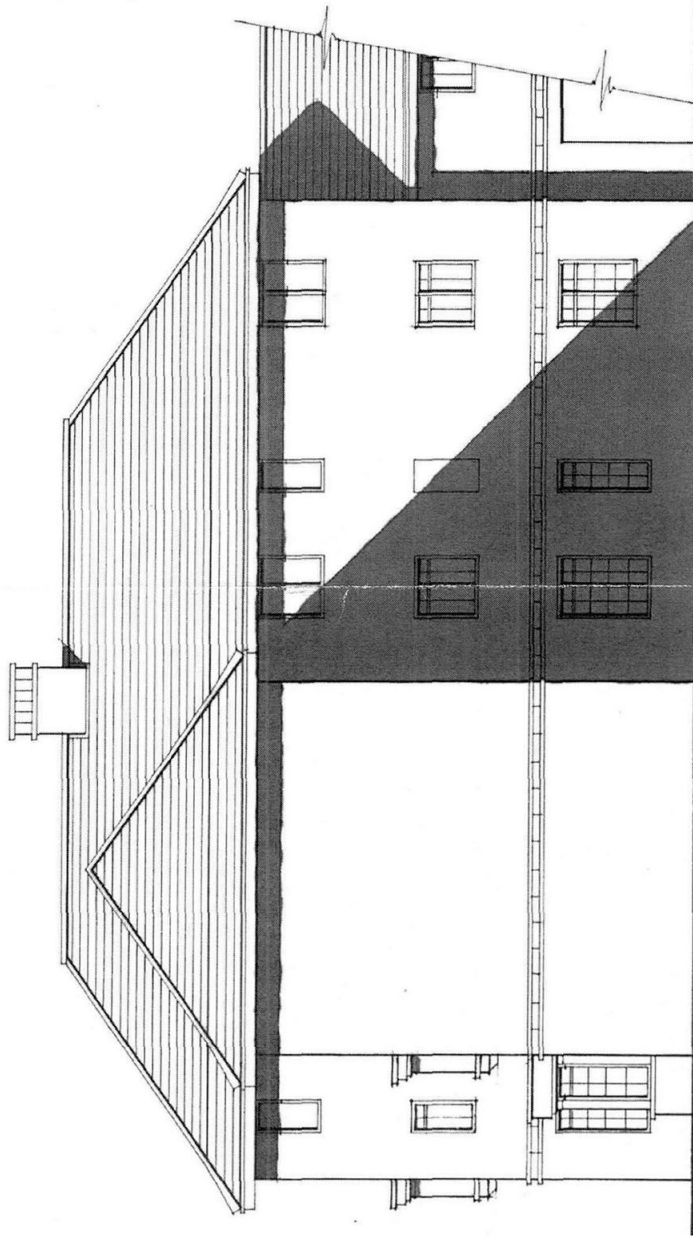




LOW BORO OF HILLINGDON  
RECEIVED

13 JAN 2012

PLANNING & TRANSPORTATION  
GROUP



REAR ELEVATION



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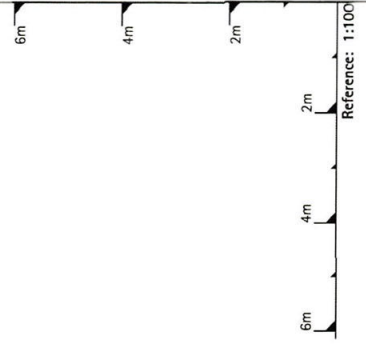
RAF Eastcote

Planning Drawing	July 2007
Apartment Block	1:100 @ A3
REAR ELEVATION	PI
5585J-WIM-WL-JE3	SB

**DHA**  
Architecture

Architects  
100, The Quadrant, London W1 8DB  
Tel: 020 7593 9000 Fax: 020 7593 9001

LON BORO OF HILLINGDON  
 RECEIVED  
 13 JAN 2012  
 PLANNING & TRANSPORTATION  
 GROUP



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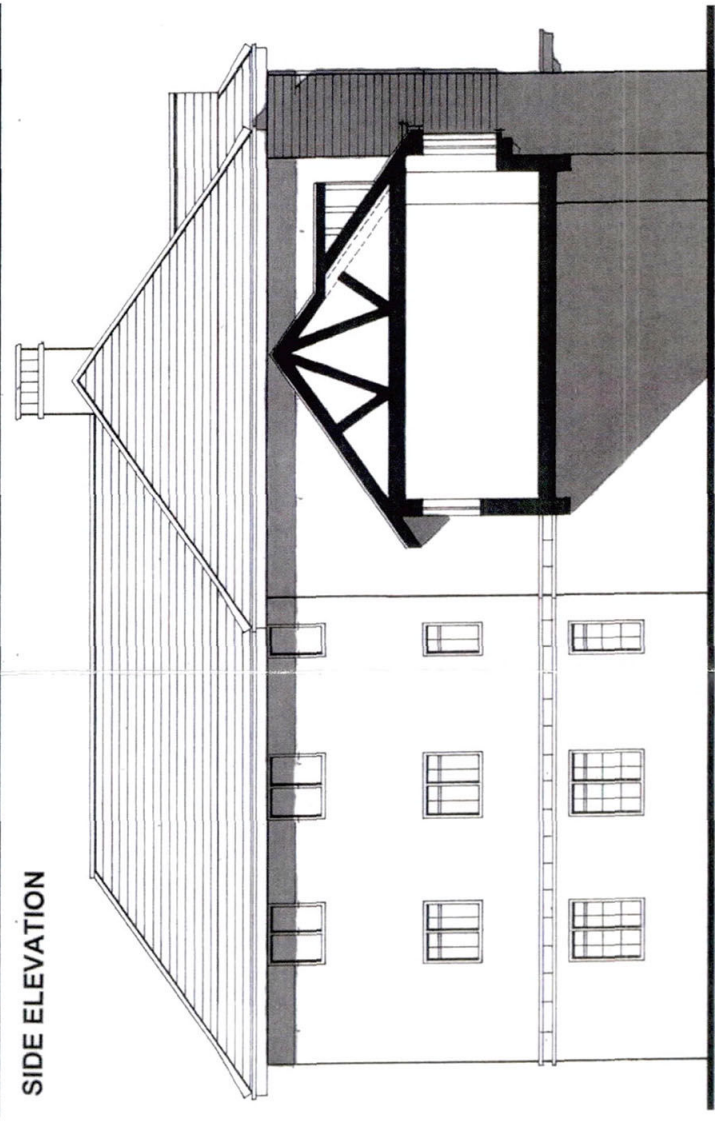
RAF Eastcote

Planning Drawing  
 Apartment Block J  
 SIDE ELEVATIONS  
 5585J-WIM-WL-J-E2  
 July 2007  
 1:100 @ A3  
 5B

**DHA Architecture**  
 DHA Architecture Limited  
 The Black Lion, 14 High Road,  
 Clidias, Ipswich, Suffolk IP2 2JL  
 Tel: 01473 461666 Fax: 01473 461627 www.dha-arch.co.uk

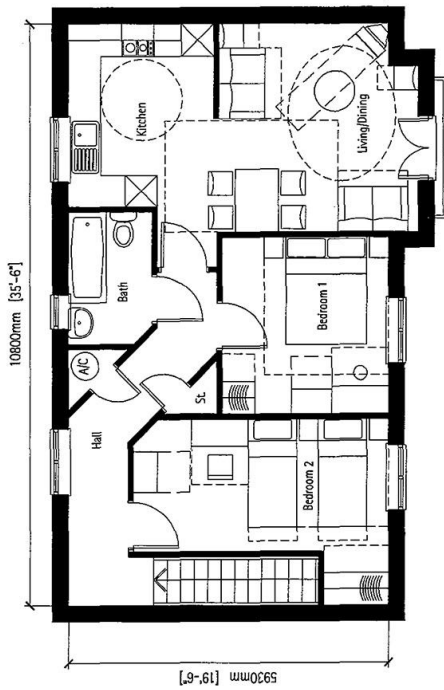


SIDE ELEVATION

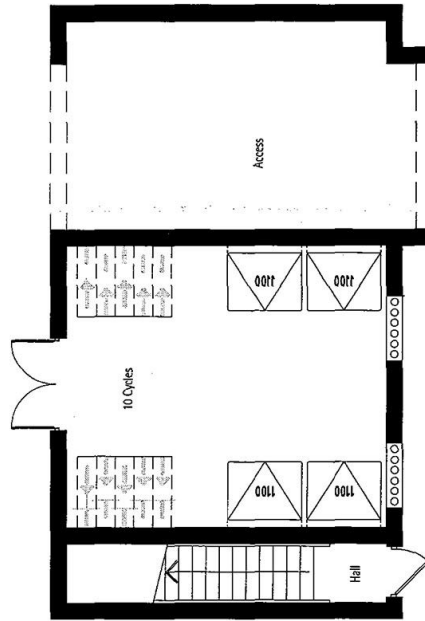


SIDE ELEVATION

LON BORO OF HILTINGDON  
 RECEIVED  
 13 JAN 2012  
 PLANNING & TRANSPORTATION  
 GROUP



First Floor Plan



Ground Floor Plan

HOUSE TYPE: 28CH  
 77 sqft  
 722 m<sup>2</sup>



Reference: 1:100

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not drawn by staff



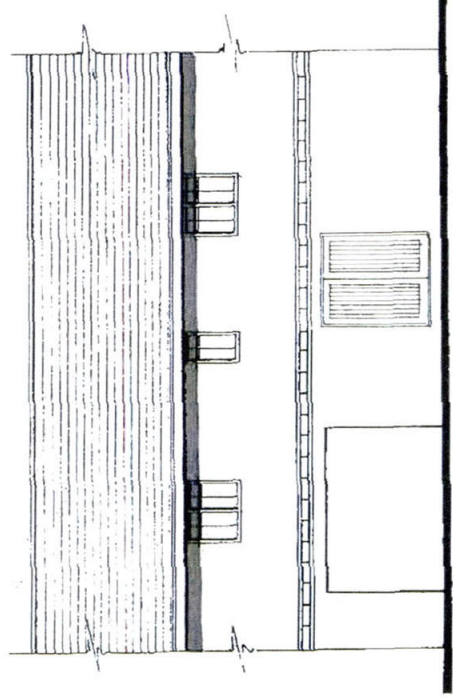
RAF Eastcote

date: 05.08.11  
 House Type: 28CH  
 Floor Plans  
 scale: 1:100@A3  
 created by: PJ  
 checked by: NL  
 no: 5565J-WIM-WL-28CH-P1

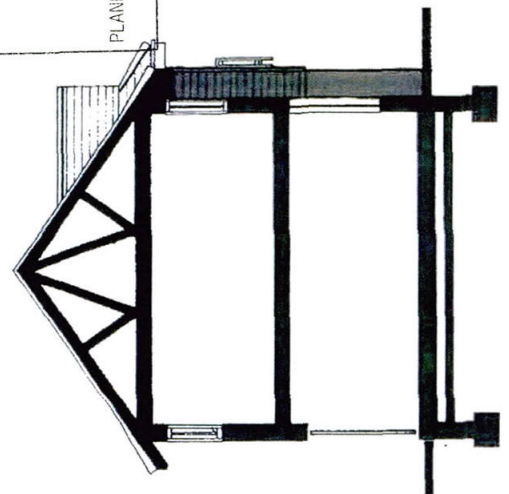


RAF EASTCOTE

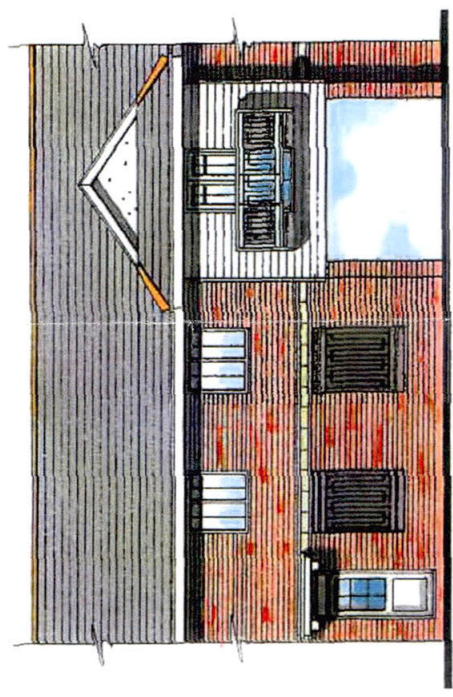
LONDON BOARD OF HILLINGDON  
 RECEIVED  
 13 JAN 2012  
 PLANNING & TRANSPORTATION  
 GROUP



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

6m  
4m  
2m

6m 4m 2m  
Reference: 1:100

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 1300043157  
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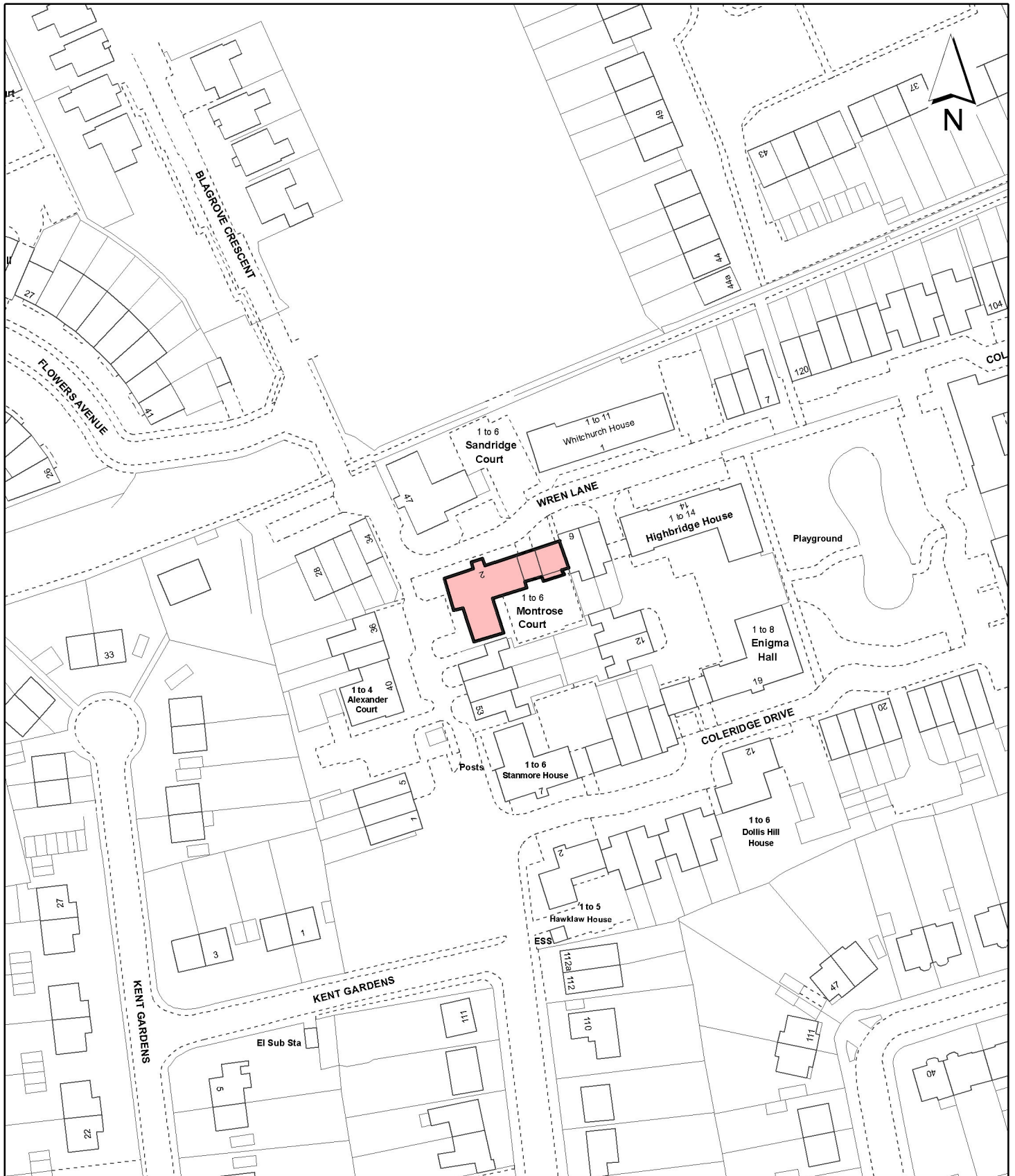


RAF Eastcote

FRONT, REAR  
 & SIDE ELEVATIONS  
 Planning Drawing  
 House type  
 COACH HOUSE 28CH  
 55851-WIM-WL-28CH-E01  
 Date: July 2007  
 Scale: 1:100 @ A3  
 PI: 58



RAF EASTCOTE



**Notes**

 Site boundary

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Site Address

**Former RAF Eastcote  
Lime Grove  
Ruislip**

Planning Application Ref:

**10189/APP/2012/112**

Planning Committee

**North** Page 175

Scale

**1:1,250**

Date

**August  
2012**

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

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

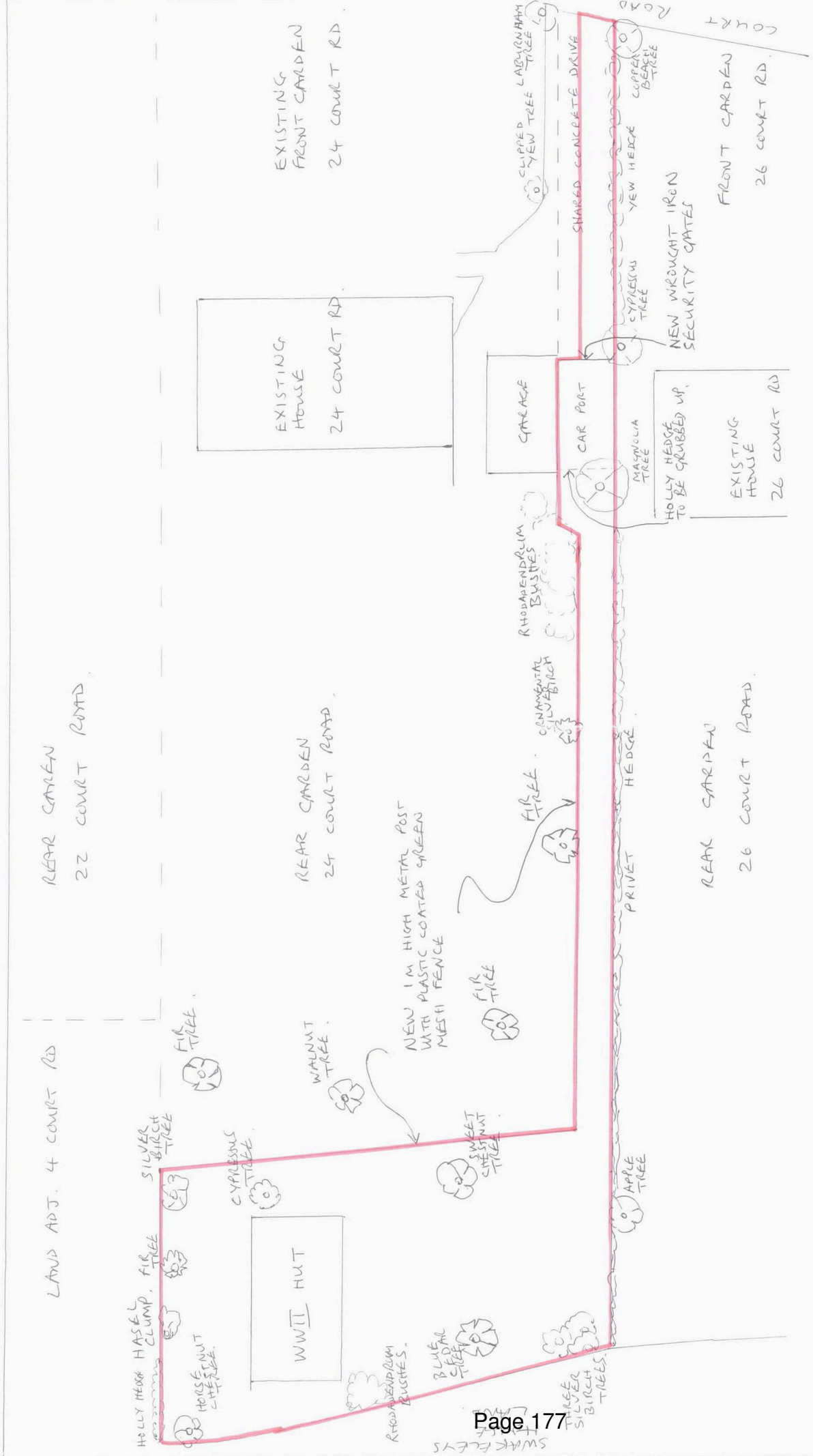
**Address** LAND REAR OF 24 COURT ROAD ICKENHAM

**Development:** Conversion of World War II hut to 1 x 1-bed self-contained dwelling with associated amenity space.

**LBH Ref Nos:** 68420/APP/2012/633

**Date Plans Received:** 16/03/2012                      **Date(s) of Amendment(s):**

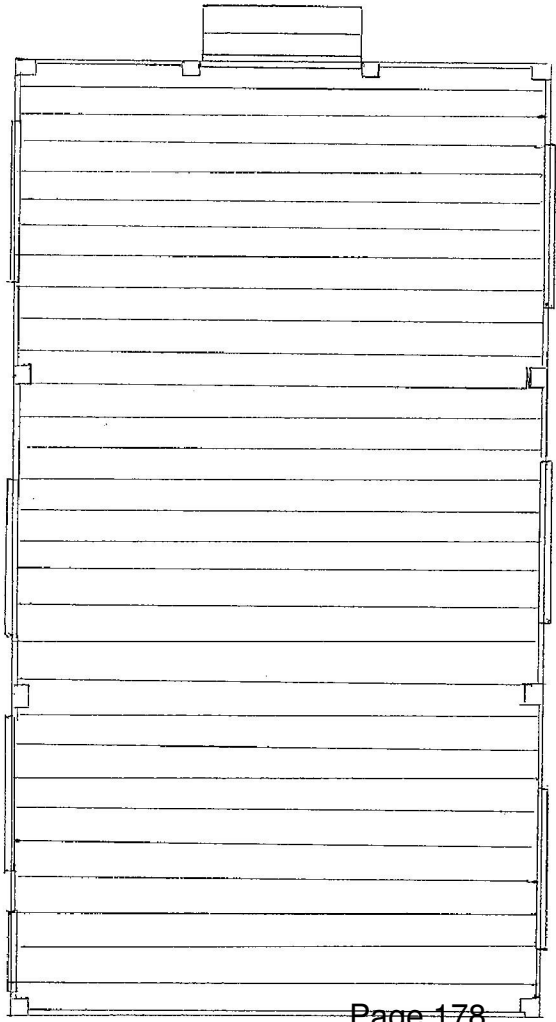
**Date Application Valid:** 07/05/2012



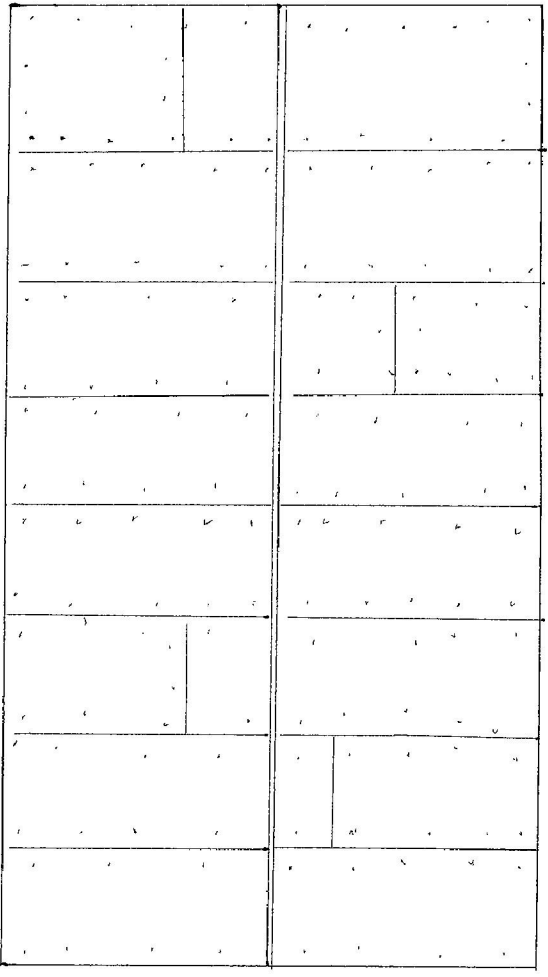
SCALE 1 : 200  
 PAUL BENT 02/04/12

WWII HUT  
 R/O 24 COURT ROAD  
 ICKENHAM  
 UXBIDGE UB10 8TE

BLOCK PLAN SHOWING TREES &  
 SITE BOUNDARIES EDGED RED  
 AND PARKING IN CAR PORT



FLOOR



ROOF

EXISTING  
FLOOR & ROOF PLANS

WWII HUT  
R/O 24 COURT ROAD  
ICKENHAM  
WEXBRIDGE UB10 8TE

SCALE 1:50

PAUL BENT 02/04/12

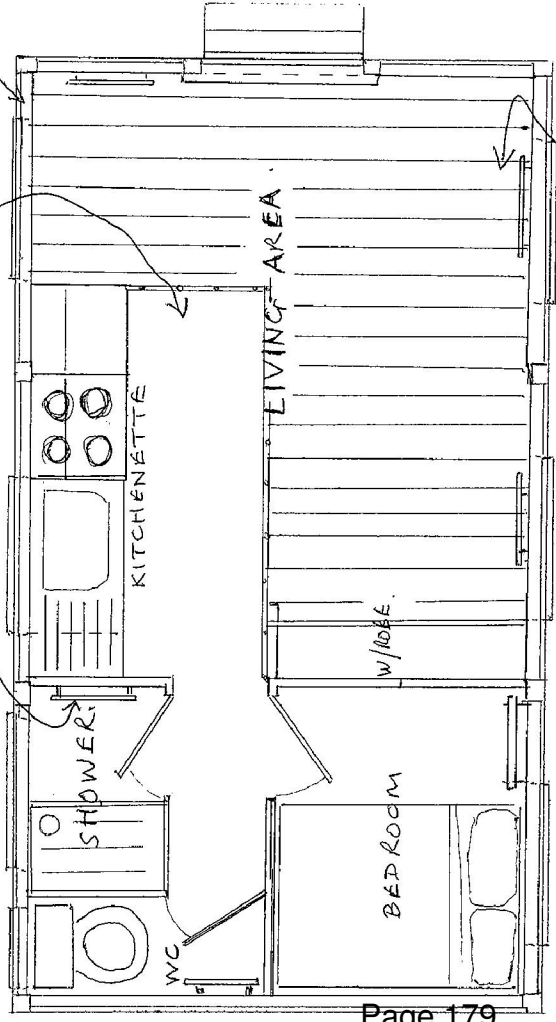


CUTTERS FOR  
RAINWATER STORAGE

INTERNAL HIGH  
INSULATION PANELS  
(WALLS & ROOF)

TOTAL OF SIX  
SLIMLINE ELECTRIC  
WALL MOUNTED HEATERS  
WITHIN HUT

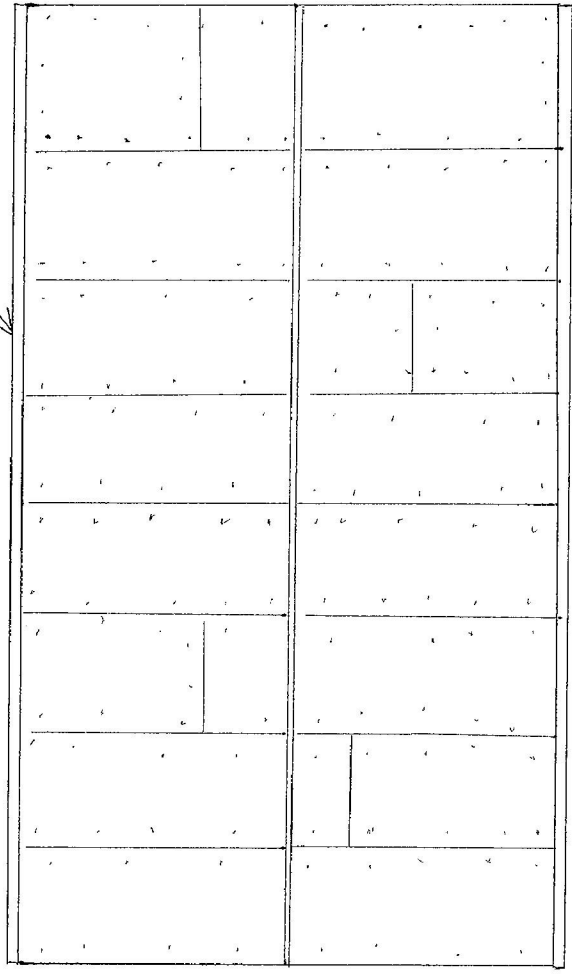
FLOOR FINISH  
OVER FLOORBOARDS



FLOOR

SANDED  
FLOORBOARDS  
WITH HIGH INSULATION  
PANELS UNDERNEATH

ROOF

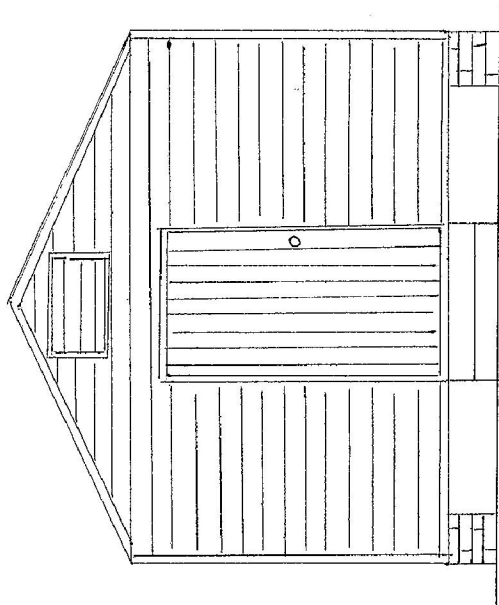


PROPOSED  
FLOOR & ROOF PLANS

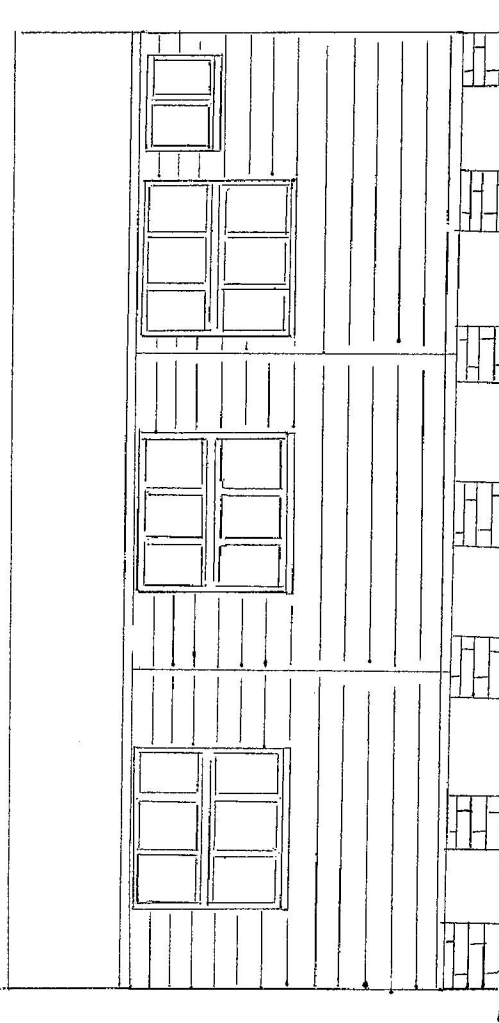
WWII HUT  
R/O 24 COURT ROAD  
ICKENHAM  
UXBRIDGE UB10 8TE

SCALE 1:50

PAUL BENT 02/04/12



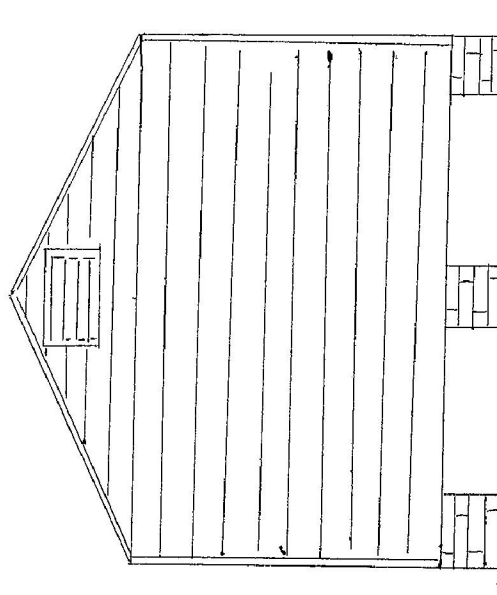
S.E. ELEVATION



N.E. ELEVATION



S.W. ELEVATION



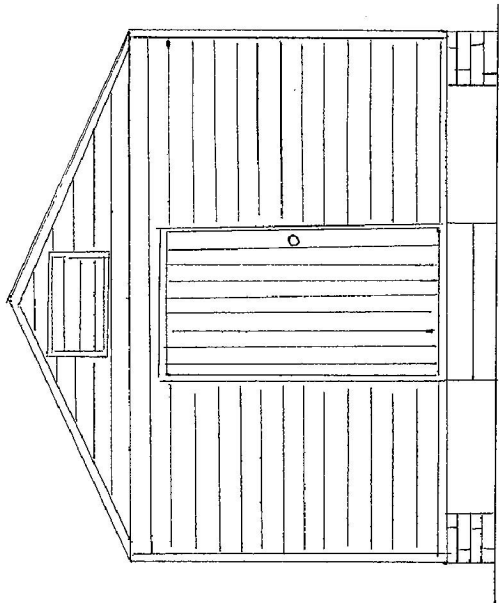
N.W. ELEVATION

EXISTING  
ELEVATIONS

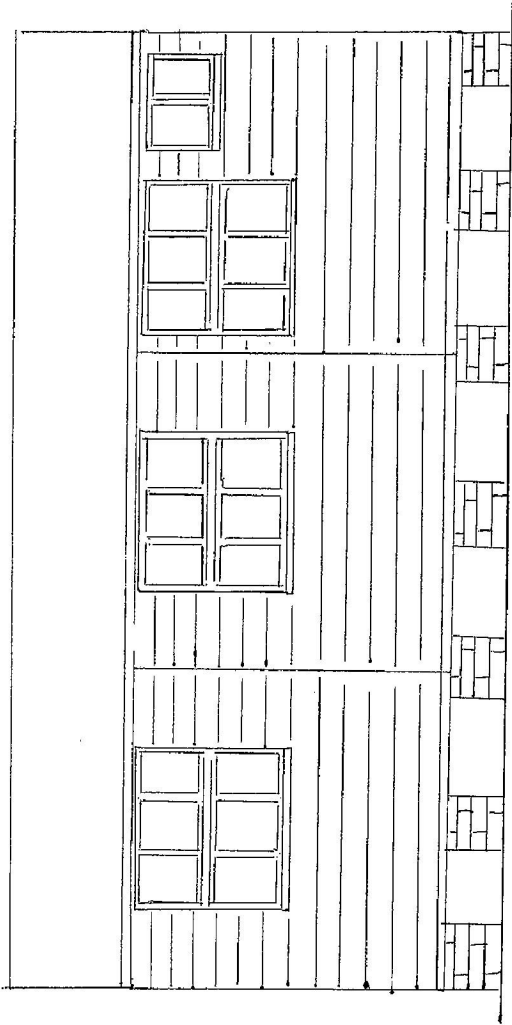
WWII HUT  
R/O 24 COURT ROAD  
ICKENHAM  
LXBRIDGE UB10 8TE

SCALE 1 : 50

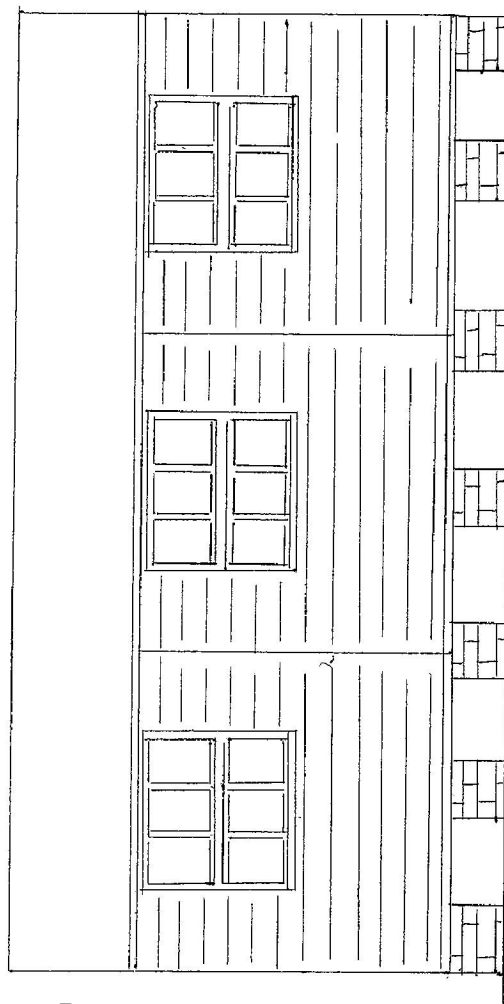
PAUL BENT 02/04/12



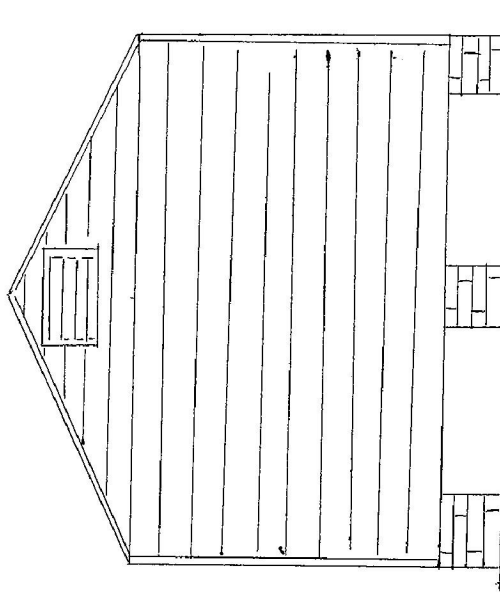
S.E. ELEVATION



N.E. ELEVATION



S.W. ELEVATION



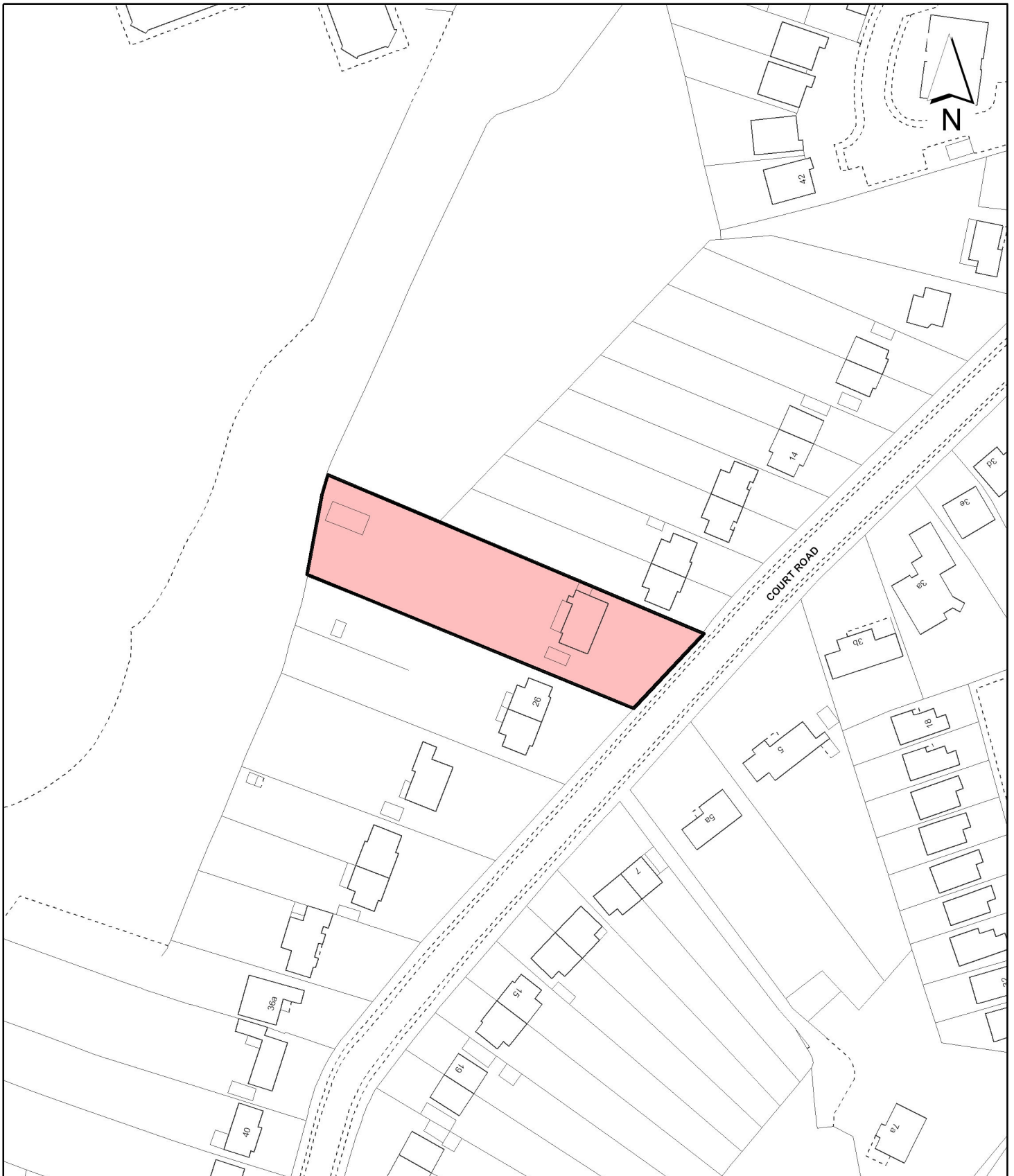
N.W. ELEVATION

PROPOSED  
ELEVATIONS  
(RENOVATION TO EXISTING APPEARANCE)

WWII HUT  
R/O 24 COURT ROAD  
ICKENHAM  
LXBRIDGE UB10 8TE

SCALE 1 : 50

PAUL BENT 02/04/12



<p><b>Notes</b></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 style="text-align: center;"><b>Land rear of 24 Court Road, Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Planning, Environment, Education &amp; Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>68420/APP/2012/633</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 182</p>	<p>Date</p> <p style="text-align: center;"><b>July 2012</b></p>	
		 <b>HILLINGDON</b> <small>LONDON</small>	

**Report of the Head of Planning & Enforcement Services**

**Address** LYNDA JACKSON CENTRE RICKMANSWORTH ROAD NORTHWOOD

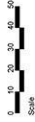
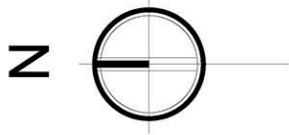
**Development:** Single storey extension

**LBH Ref Nos:** 3807/APP/2012/1563

**Date Plans Received:** 27/06/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 27/06/2012



Revision  
Project

**Macmillan Cancer Support**  
Alterations and Extension to  
Lynda Jackson Centre  
Mount Vernon Hospital

Site  
**Location Plan**

date January 2012 drawing no. AT1971-PL-Loc.  
scale 1:1250 @ A1  
drawn

**Aitken Turnbull**  
architects

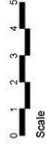
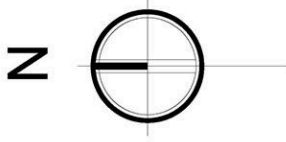
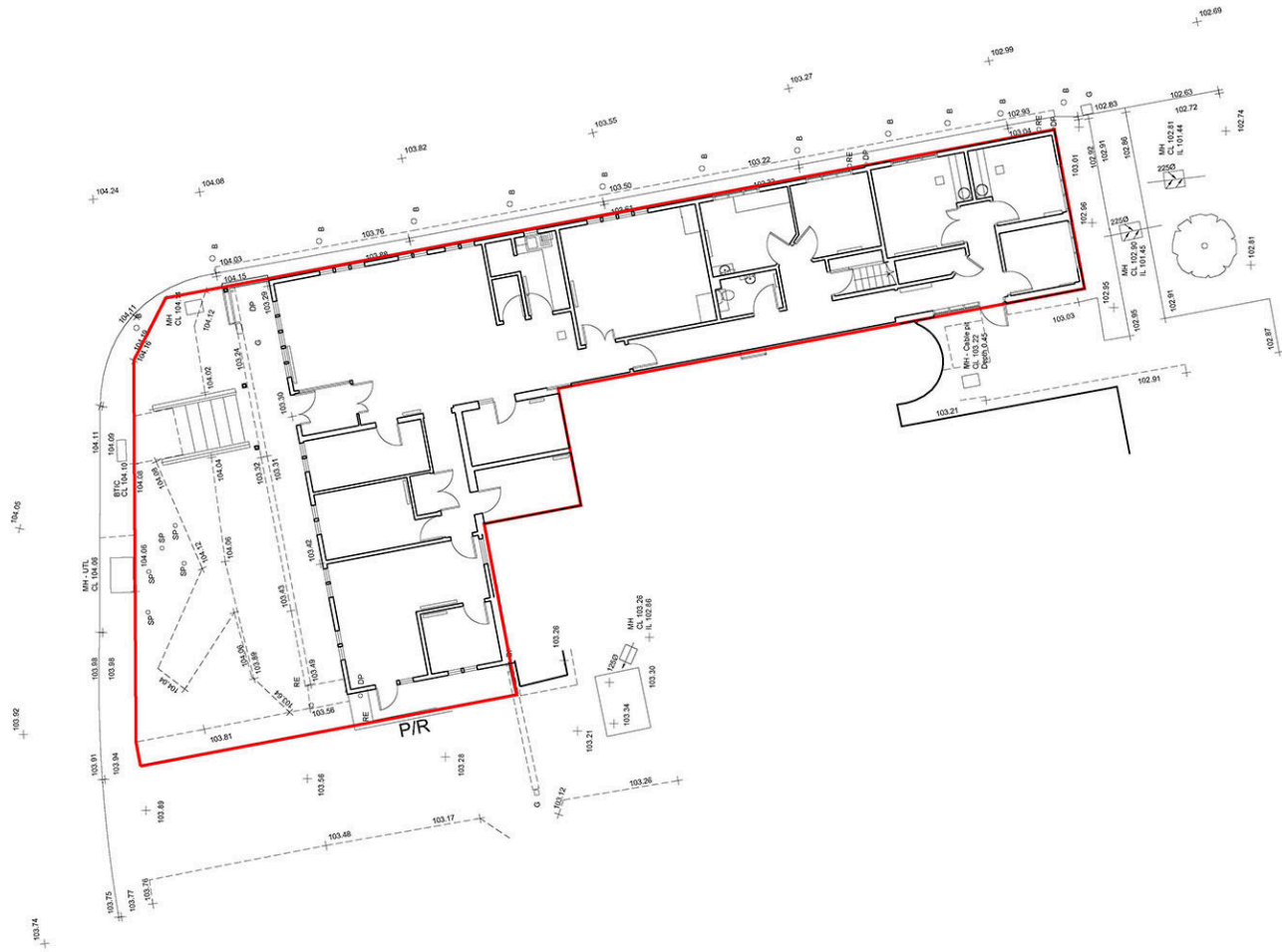
SURVACY  
plan  
createc

19 Edgar Street, Edinburgh, EH1 1EN  
t 0131 627 2200 f 0131 627 2209  
e enquiries@aitken-turnbull.co.uk  
www.aitken-turnbull.co.uk  
25 Waterloo Place, Edinburgh, EH1 3EQ  
t 0131 225 2227 f 0131 225 2108

32 George Street, Dundee, DD1 1EH  
t 01382 72000 f 01382 72004  
Dundee Airport, Dundee Road, West  
Edinburgh, EH15 1RE t 011 552 406

PGM 3  
 E 1000.000  
 N 500.000  
 H 103.911

PGM 2  
 E 1030.571  
 N 500.000  
 H 104.357



PGM 1  
 E 1041.182  
 N 462.502  
 H 102.834

Revisions  
 Project

Macmillan Cancer Support  
 Alterations and Extension to  
 Lynda Jackson Centre  
 Mount Vernon Hospital

Site  
 Siteplan as Existing

date November 2011 drawing AT1971-PL-01  
 scale 1:100@A1  
 drawn

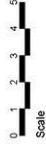
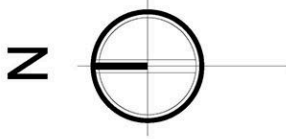
**Aitken Turnbull**  
 architects

SUFCVY  
 plan  
 createc

8 St John Street, Colchester, Essex, UK  
 t 01206 752100 f 01206 752109  
 e enquiries@aitkenturnbull.co.uk  
 www.aitkenturnbull.co.uk  
 A 1405232207 F 1405231108  
 32 Denny Street, Queens, 2011, EH  
 t 0131 526661 f 0131 526662  
 Duddingston House, 100 West  
 George Street, Glasgow, G2 3JN, UK

**External Finishes:**

Paving to be Marshalls 400 x 400mm Saxon Paving Slabs  
 colour Natural on 50mm sand base on min. 100mm well  
 compacted hardcore.



Site Area - 380m<sup>2</sup>

- 163.12 + DENOTES EXISTING LEVEL
- 163.85 + DENOTES PROPOSED LEVEL

Revisions  
 Project

**Macmillan Cancer Support**  
 Alterations and Extension to  
 Lynda Jackson Centre  
 Mount Vernon Hospital

Site  
 Siteplan as Proposed

date November 2011 drawings AT1971-PL-03  
 scale 1:100

**Aitken Turnbull**  
 architects

SURVY  
 plan  
 create

32 Clarendon Street, Dundee, DD1 1EH  
 T 01307 333333 F 01307 333333  
 E enquiries@aitkenturnbull.co.uk  
 W www.aitkenturnbull.co.uk

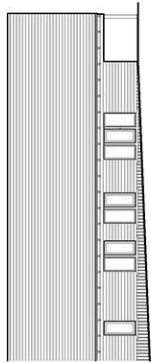
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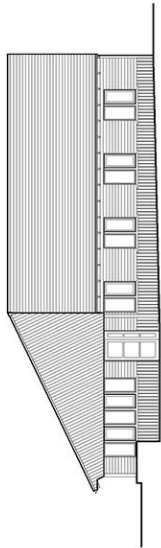
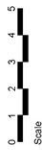
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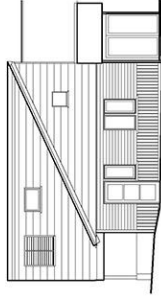




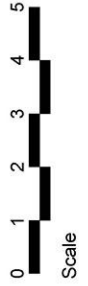
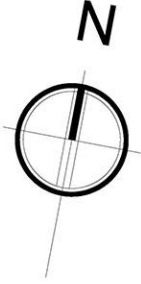
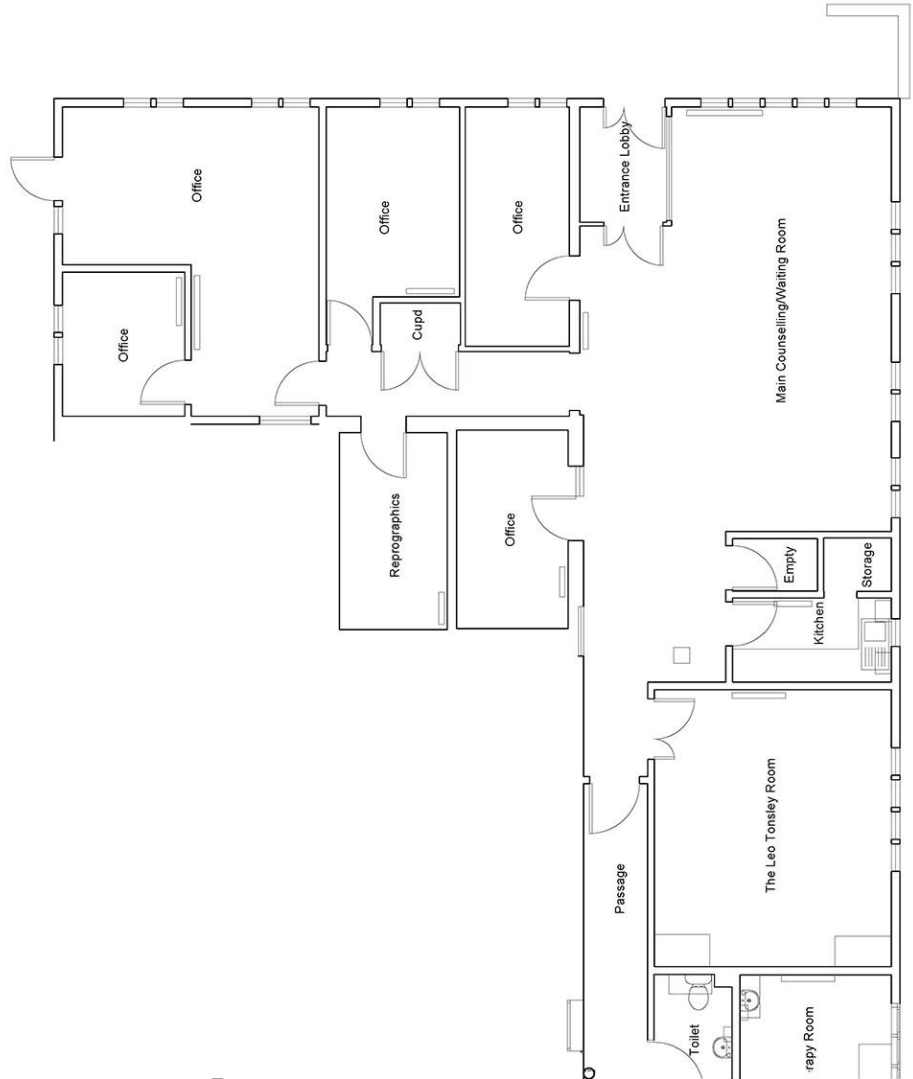
East Elevation as Existing



North Elevation as Existing



West Elevation as Existing



Revisions  
Project

**Macmillan Cancer Support**  
Alterations and Extension to  
Lynda Jackson Centre  
Mount Vernon Hospital

Site  
**Plan and Elevations**  
as Existing

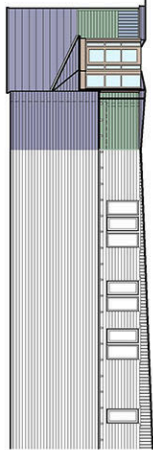
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scale 1:50, 1:100@A1

**Aitken Turnbull**  
architects

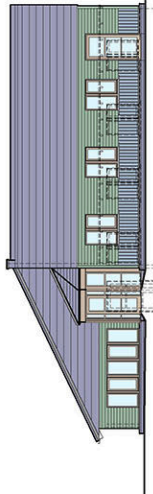
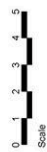
SU1VCY  
plan  
create

8 Belfair Place, Colchester, Essex, UK  
t 01864 232100 f 01864 232038  
e enquiries@aitken Turnbull.co.uk  
l 1864 232038  
l 1864 232037 f 1864 232100

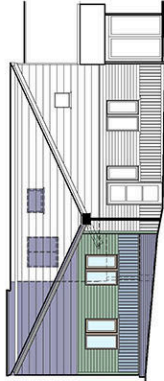
35, Spring Street, Dunfermline, Fife, UK  
t 01382 622444 f 01382 622444  
Dunfermline Office: 35, Spring Street, Dunfermline, Fife, UK  
t 01382 622444 f 01382 622444



East Elevation as Proposed

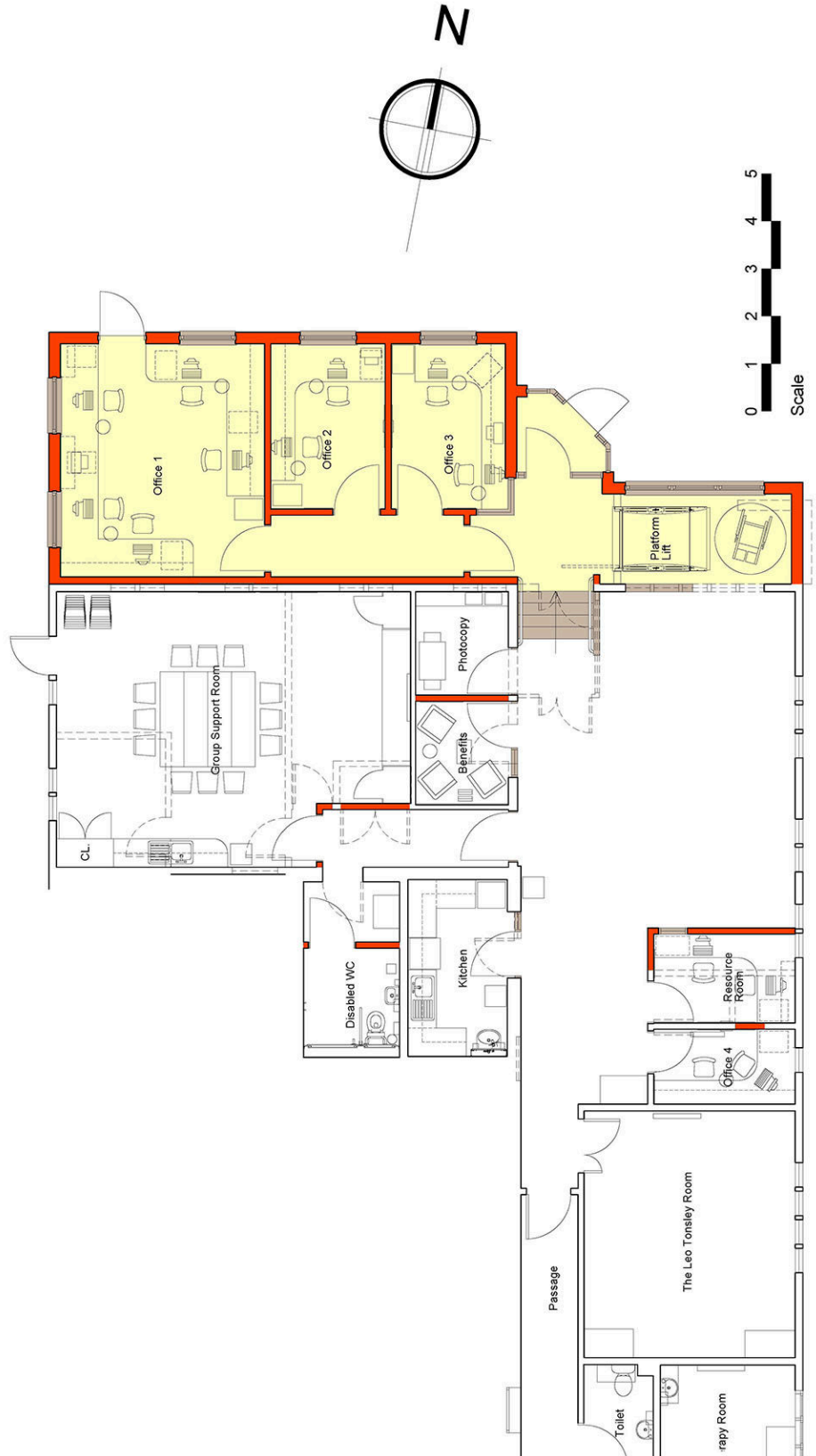


North Elevation as Proposed



West Elevation as Proposed

VERTICAL FINISHES TO MATCH EXISTING  
 HORIZONTAL FINISHES TO MATCH EXISTING  
 THREE STOREY GLAZED ROOF AND  
 WINDOWS TO MATCH EXISTING  
 MATCH EXISTING MATERIALS TO  
 EXISTING COURSE



REVISIONS  
 PROJECT

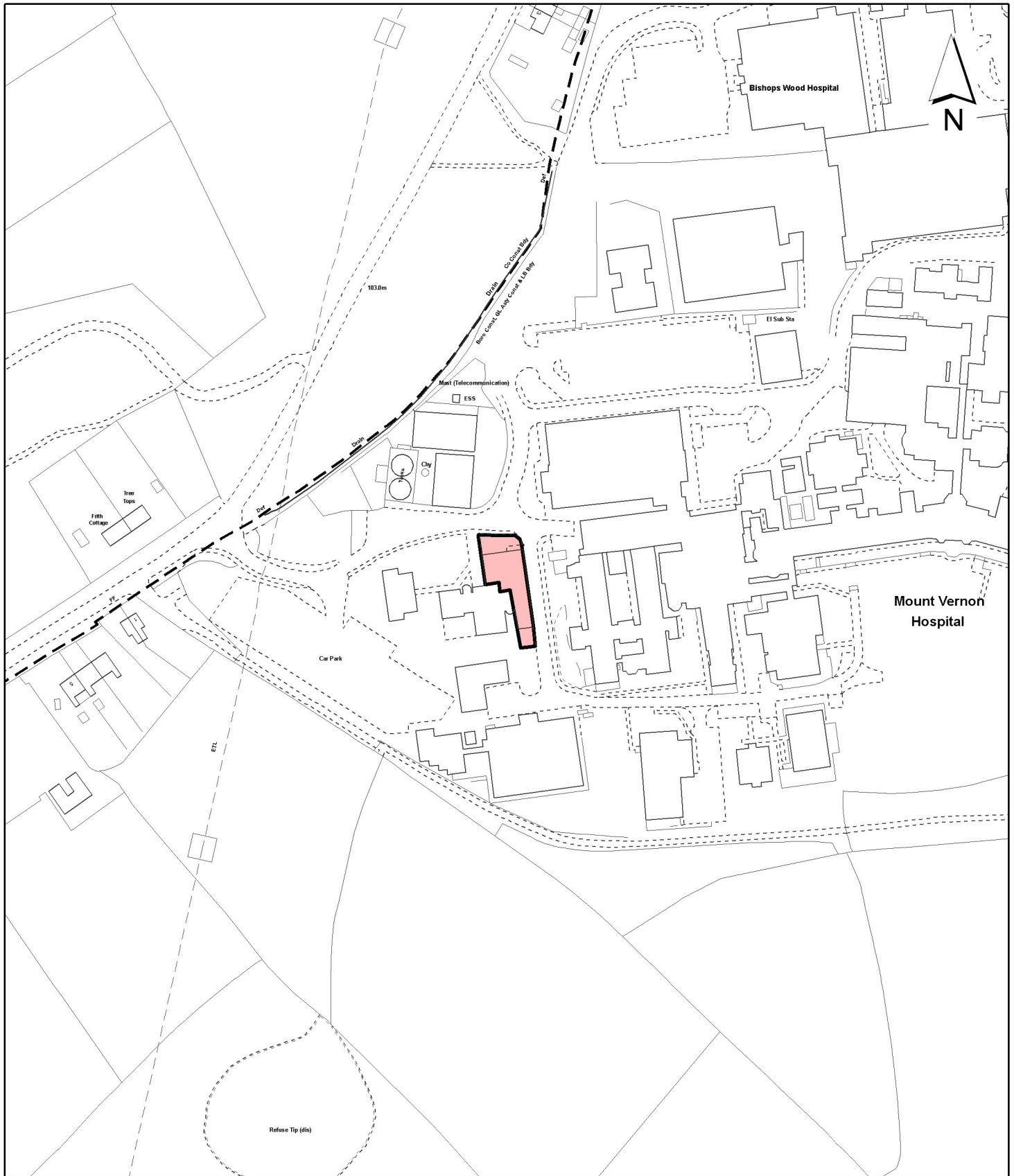
**Macmillan Cancer Support**  
 Alterations and Extension to  
 Lynda Jackson Centre  
 Mount Vernon Hospital


DATE  
**Plan and Elevations**  
**as Proposed**

DATE October 2011 DRAWING NO. AT1971-PL-04  
 SCALE 1:50, 1:100 @ A1  
 DRAWN BY

**Aitken Turnbull**  
 architects

SURVEY  
 plan  
 create  
 32 Cherry Street, Dunfermline, Fife, KY11 1JH  
 t 01896 252150 f 01896 252159  
 e enquiries@aitkenturnbull.co.uk  
 a 14 4652 32227 n 44 042 37108  
 32 Cherry Street, Dunfermline, Fife, KY11 1JH  
 t 01896 252150 f 01896 252159  
 e enquiries@aitkenturnbull.co.uk  
 a 14 4652 32227 n 44 042 37108



**Notes**  
 Site boundary  
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Site Address	
<b>Lynda Jackson Centre          Mount Vernon Hospital          Rickmansworth Road          Northwood</b>	
Planning Application Ref:	Scale
<b>3807/APP/2012/1563</b>	<b>1:2,000</b>
Planning Committee	Date
<b>North</b> Page 189	<b>August 2012</b>

**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** WOODY BAY STATION, RUISLIP LIDO RAILWAY RESERVOIR ROAD  
RUISLIP

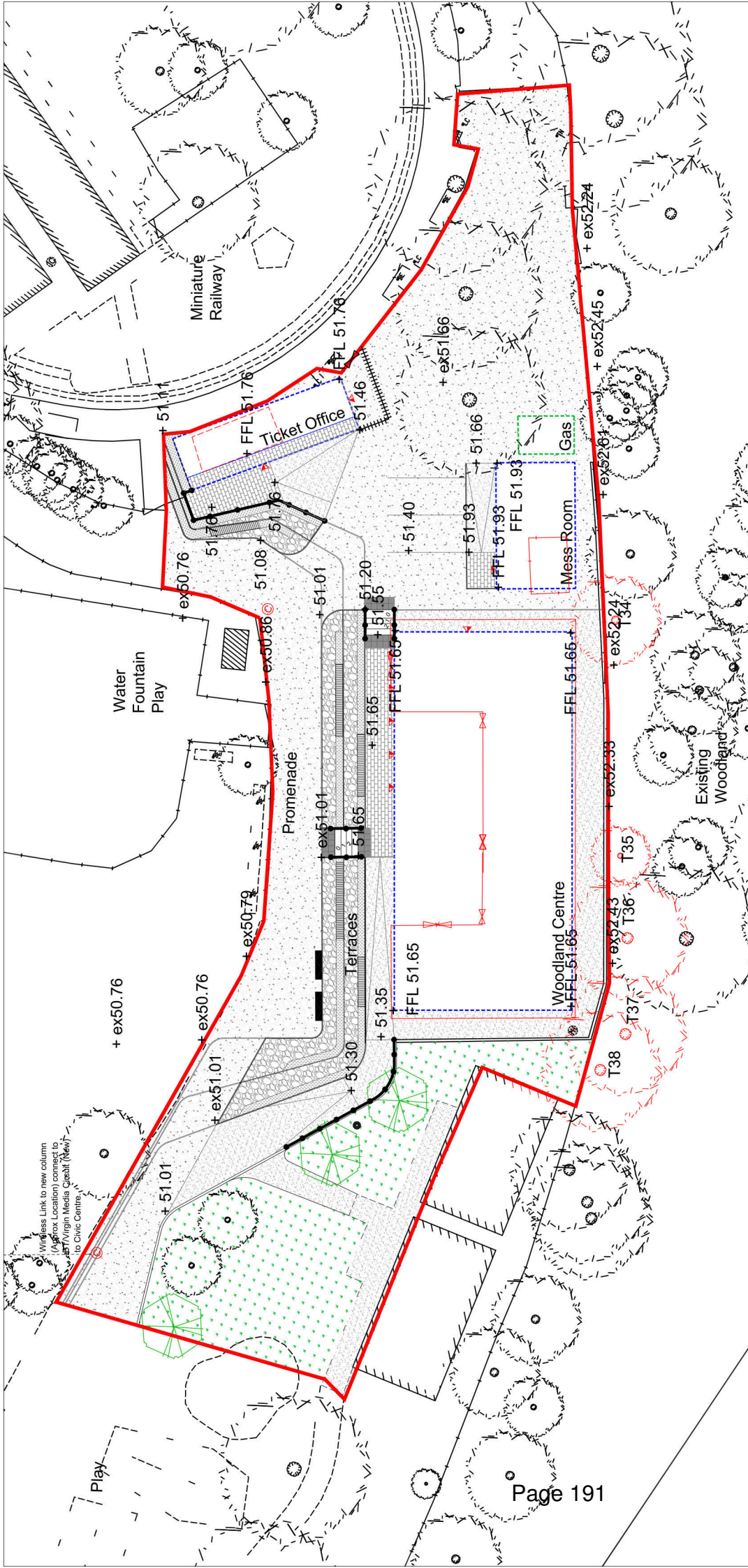
**Development:** Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.

**LBH Ref Nos:** 1117/APP/2012/1257

**Date Plans Received:** 24/05/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 24/05/2012



**Legend**

	Application Boundary		Existing Tarmac		Existing Trees to be Removed (T34-38)
	Proposed Building Location		Buff Pigmented Tarmac		Existing Grass Area
	Proposed Gas Storage Location		Feature Paving		Existing Trees to be kept
	Gabion Retaining Element		Gabion Retaining Element		Proposed Native Trees
			Buff Compacted Hoggin		Proposed Handrails
			Proposed Seating		Approx Location of 2x Dome type PTZ cameras on new columns
			Raised or Flush Kerb / Edging		Telegraph Pole Final Location to be Confirmed by Telephone Engineer

rev	comments	by	date
A	Planning	AE	18/05/12
B	Planning: Road layout revision	AE	22/05/12
C	Planning: change to Fence line and access gate for railway ticket office an platform	AE	23/05/12
		AE	30/05/12

- notes**
- All dimensions in millimeters.
  - Use only dimensions shown.
  - Not for construction.
  - For tree survey ref: Survey solutions Drawing no. D3392.001
  - For Buildings ref: to Architectural Proposal's and Engineers' foundation details.
  - For engineering and CCTV ref: to M&E engineering proposals'
  - All materials to be considered or similar approved, subject to planning approval.
  - Any Tree works, subject to local authority tree officer approval.
  - Contractor methodology to BS5837:2012

**traffic engineers**  
Waterman Transport and Development Ltd  
Liam Doherty  
01895 674500

**ecologist**  
TEP  
1 Downland Kent  
01174 891000  
01622664634

**Surveyor**  
Survey Solutions  
Tel: 01845 440999  
Fax: 01845 441000  
Web: WWW.surveysolutions.co.uk

**project**  
Ruislip Lido Enhancement Programme, Woody Bay Development

**drawing**  
General Landscape Arrangement Plan

drawing number	OX4911-GA-101
revision	C
drawing status	Planning
date	08/05/2012
drawn	AE
scale	1:250 @ A3
checked	WB
drawn	AE

**Hillingdon Borough Council**  
Civic Centre, High Street,  
Uxbridge, Middlesex UB8 3JW  
P. 01895 250111

**GILLESPIES**  
The Coach House, Bagley Croft, Hareway Hill, Oxford OX1 8BS  
P. 01865 320789 F. 01865 320770 E. design@gillespies.co.uk

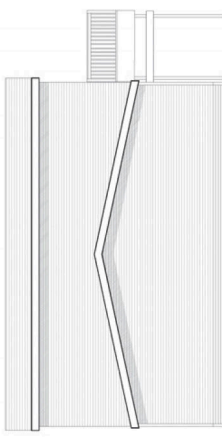
REVISIONS	DATE	INL. NO.
A. STORE AND WCS FROM THE GROUND FLOOR MOVED TO THE FIRST FLOOR WITH THE OFFICE MOVING DOWN. THE WCS TO BECOME A DISABLED WC AND THE OTHER WC A UNISEX WC (REPLACING CURRENTLY DRAWN 1 No. MALE AND 1 No. FEMALE)	21 Dec 2010	RU
B. AMENDED AS PER CLIENTS REQUIREMENT	15 May '12	BC

NOTES

CLIENT	London Borough of Hillingdon
PROJECT TITLE	New Catering/Woodland Centre Ruislip Lido
DRAWING TITLE	General Arrangement Option 1
DRAWN	J.M.L./J.P.H.
CHECKED	
USER	
ORIGINAL SCALE	1:75 & 1:100
DATE	NOV 2010
DRAWING NO.	QW7499-2-001 B
CONTRACT NO.	



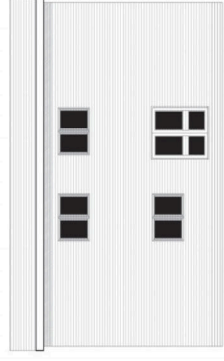
North West Elevation  
Ramps, steps, verandah etc not shown



North East Elevation



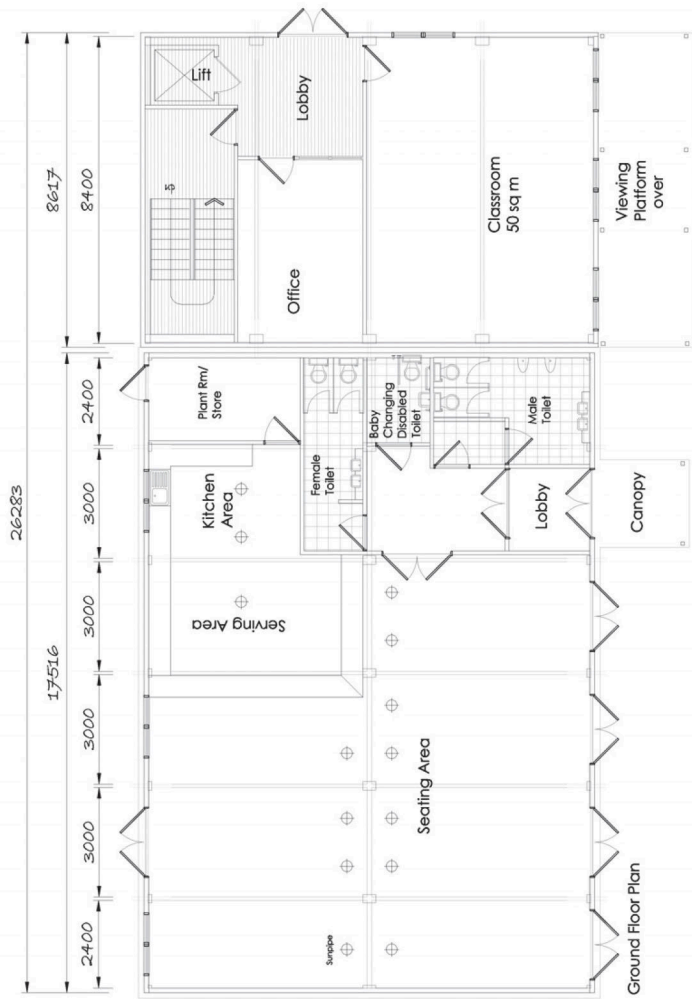
South East Elevation



South West Elevation



First Floor Plan



Ground Floor Plan



DO NOT SCALE  
REMOVE ALL  
DIMENSIONS AND  
SHARP EDGES

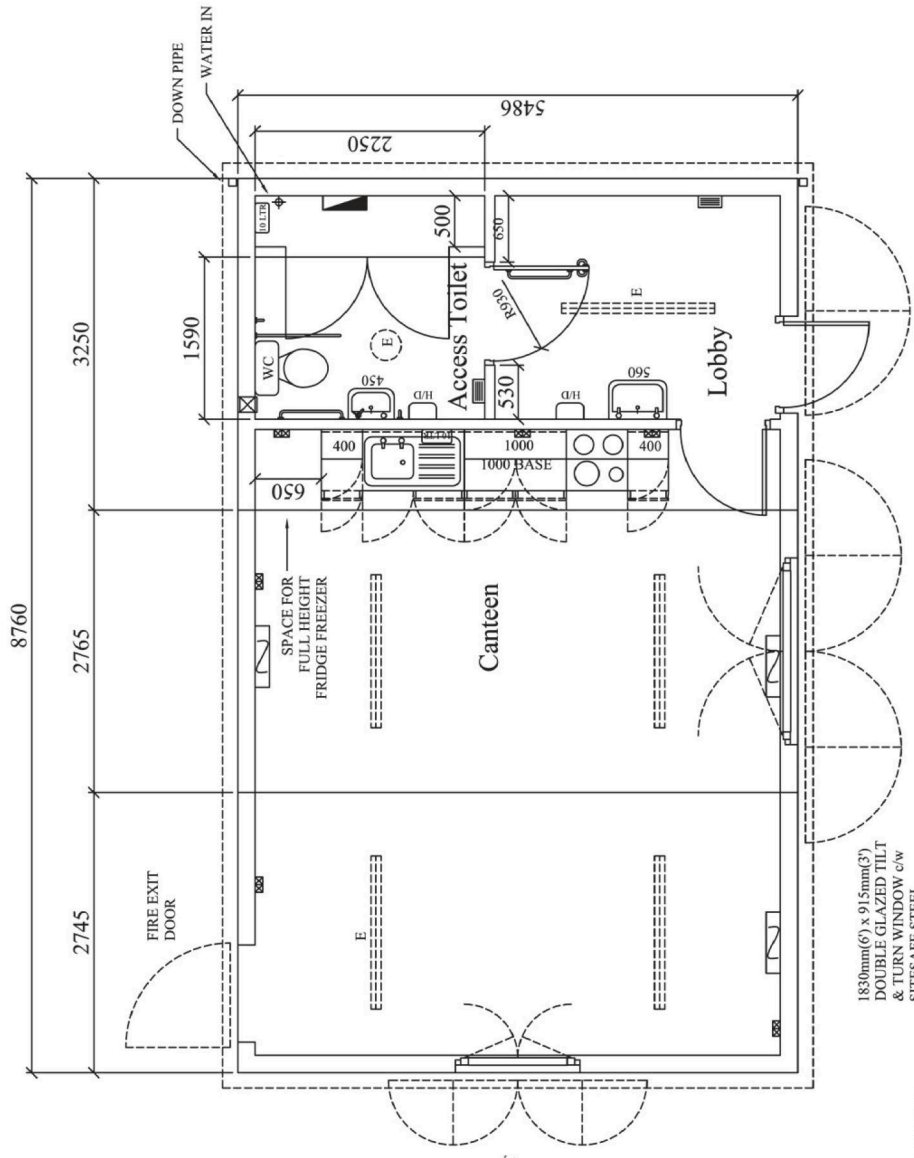
CUSTOMER

**RUISSLIP LIDO**

DESCRIPTION:  
APEX MODULAR CANTEEN  
BUILDING

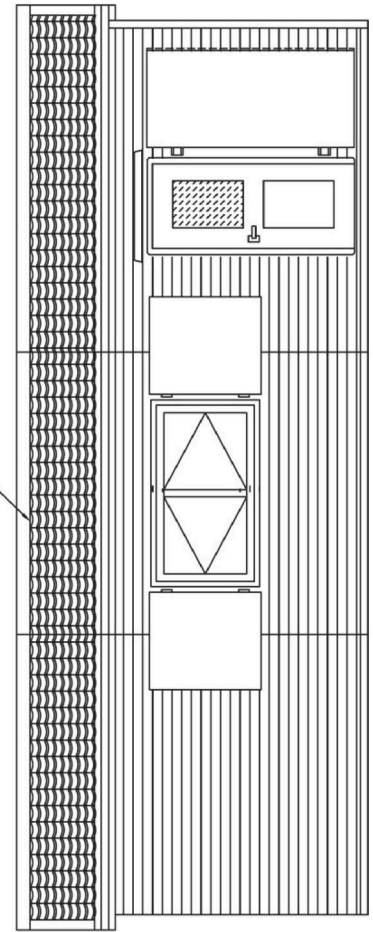
DRG No JH 2684-A

DATE	27/03/2012
SCALE	
DRAWN	JWH
BY	
REV 1	
REV 2	
REV 3	
REV 4	
NOTES:	

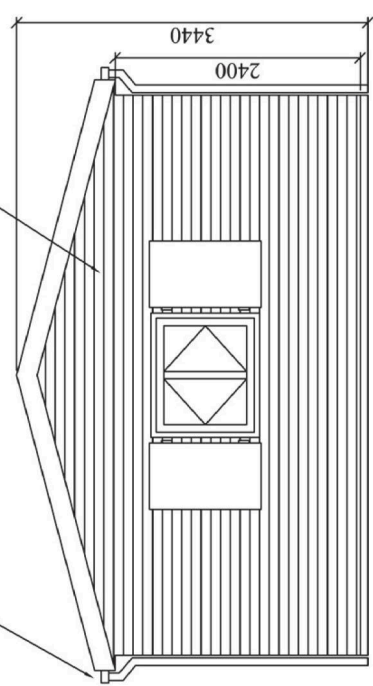


1219mm(4') x 915mm(3')  
DOUBLE GLAZED TILT  
& TURN WINDOW c/w  
SITESAFE STEEL  
SHUTTERS

1830mm(6') x 915mm(3')  
DOUBLE GLAZED TILT  
& TURN WINDOW c/w  
SITESAFE STEEL  
SHUTTERS



FRONT ELEVATION



END ELEVATION

HIGHLY  
SECURE  
VANDAL RESISTANT

DO NOT SCALE  
REMOVE ALL  
DIMENSIONS AND  
SHARP EDGES



CUSTOMER

**RUISLIP LIDO**

DESCRIPTION  
APEX TICKET OFFICE &  
WAITING ROOM BUILDING

DRG No JH 2684-C

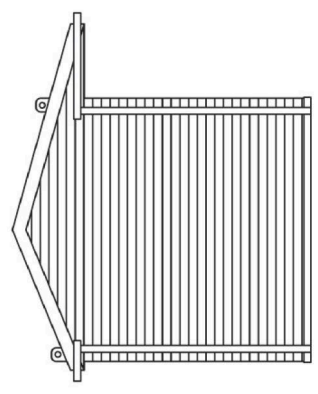
DRAWN  
JWH

SCALE

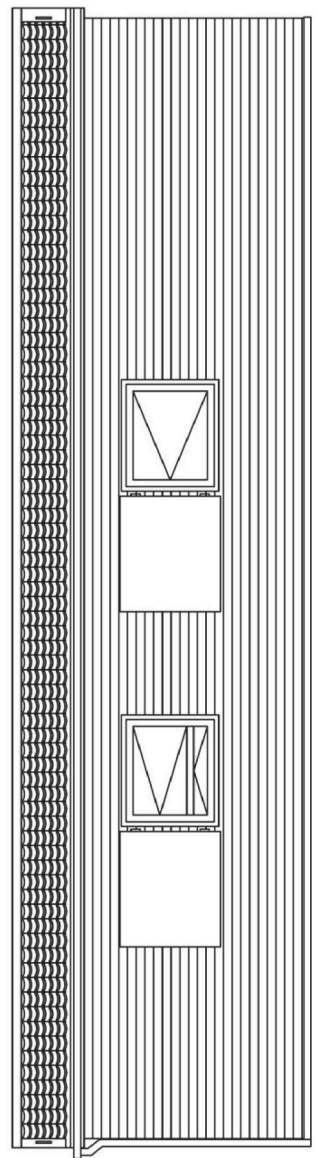
DATE  
27/03/2012

REV No	DATE	BY
REV 1		
REV 2		
REV 3		
REV 4		

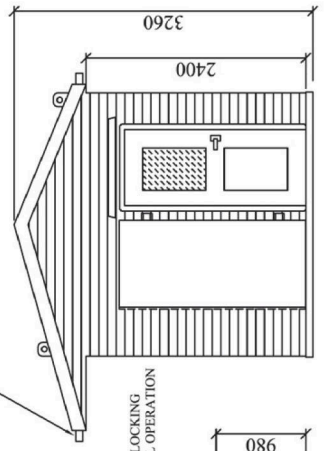
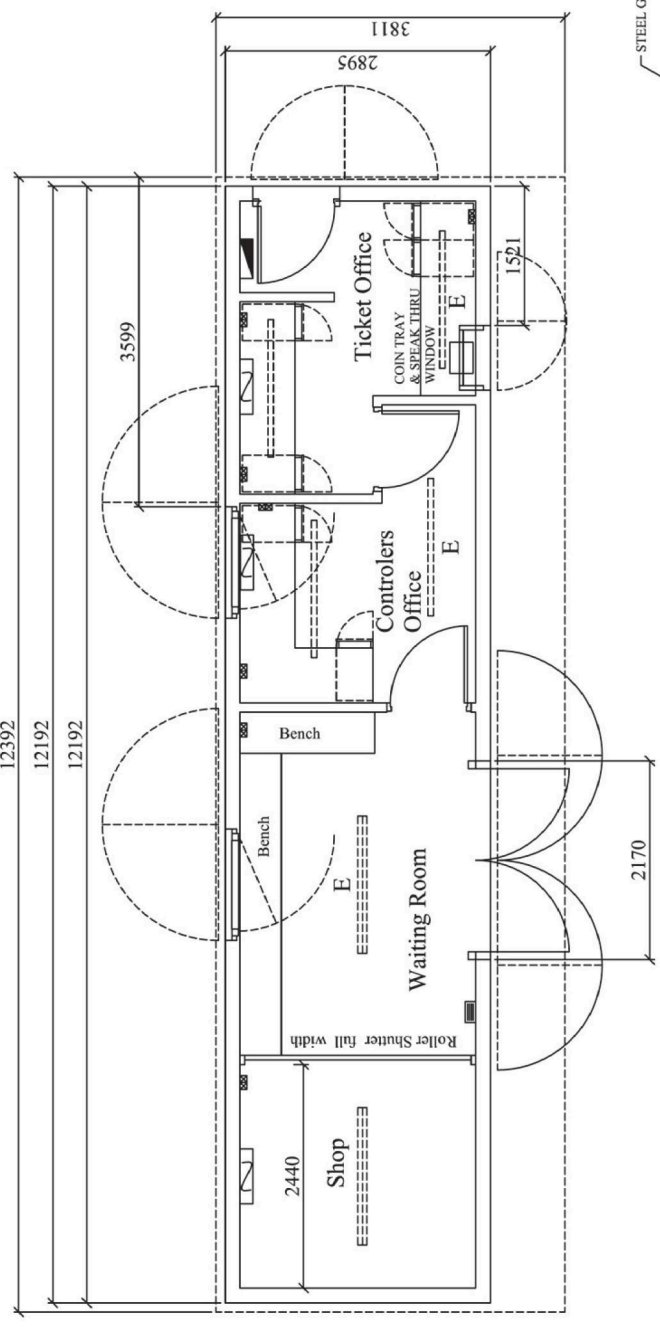
NOTES:



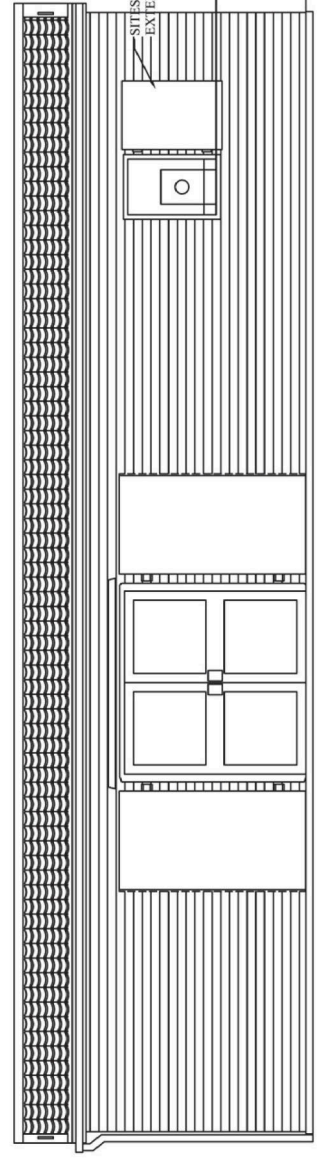
REAR ELEVATION



FRONT ELEVATION



END ELEVATION



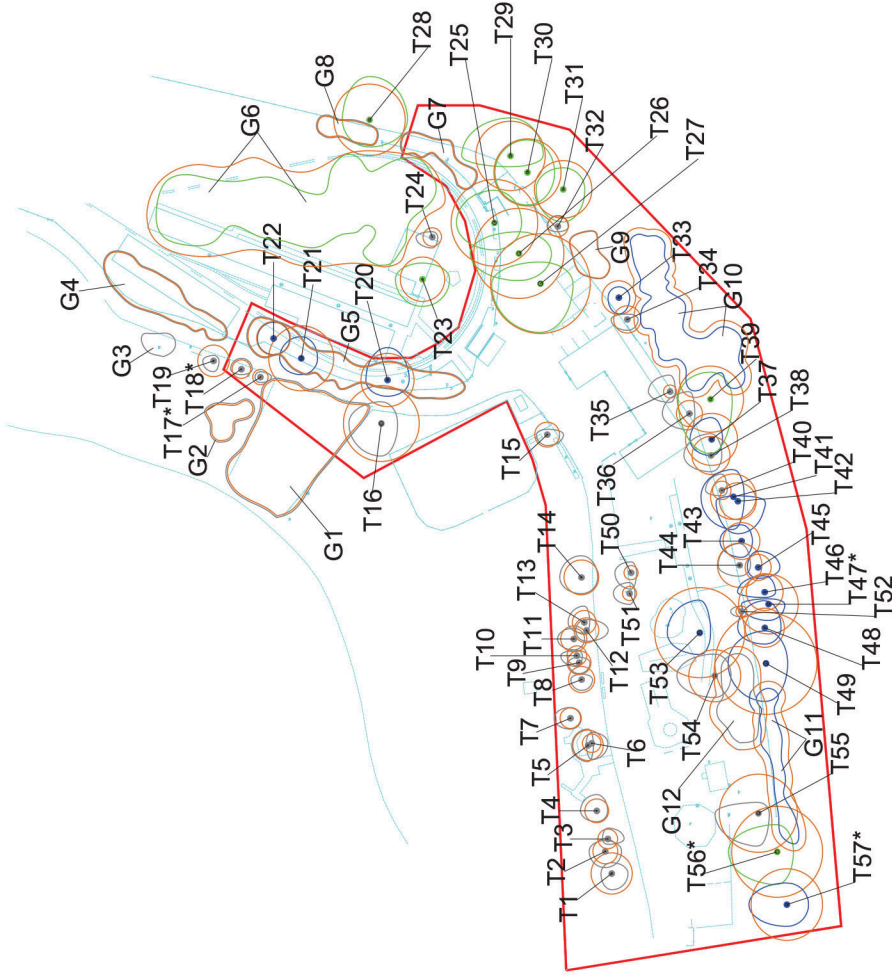
END ELEVATION

HIGHLY  
SECURE  
VANDAL RESISTANT

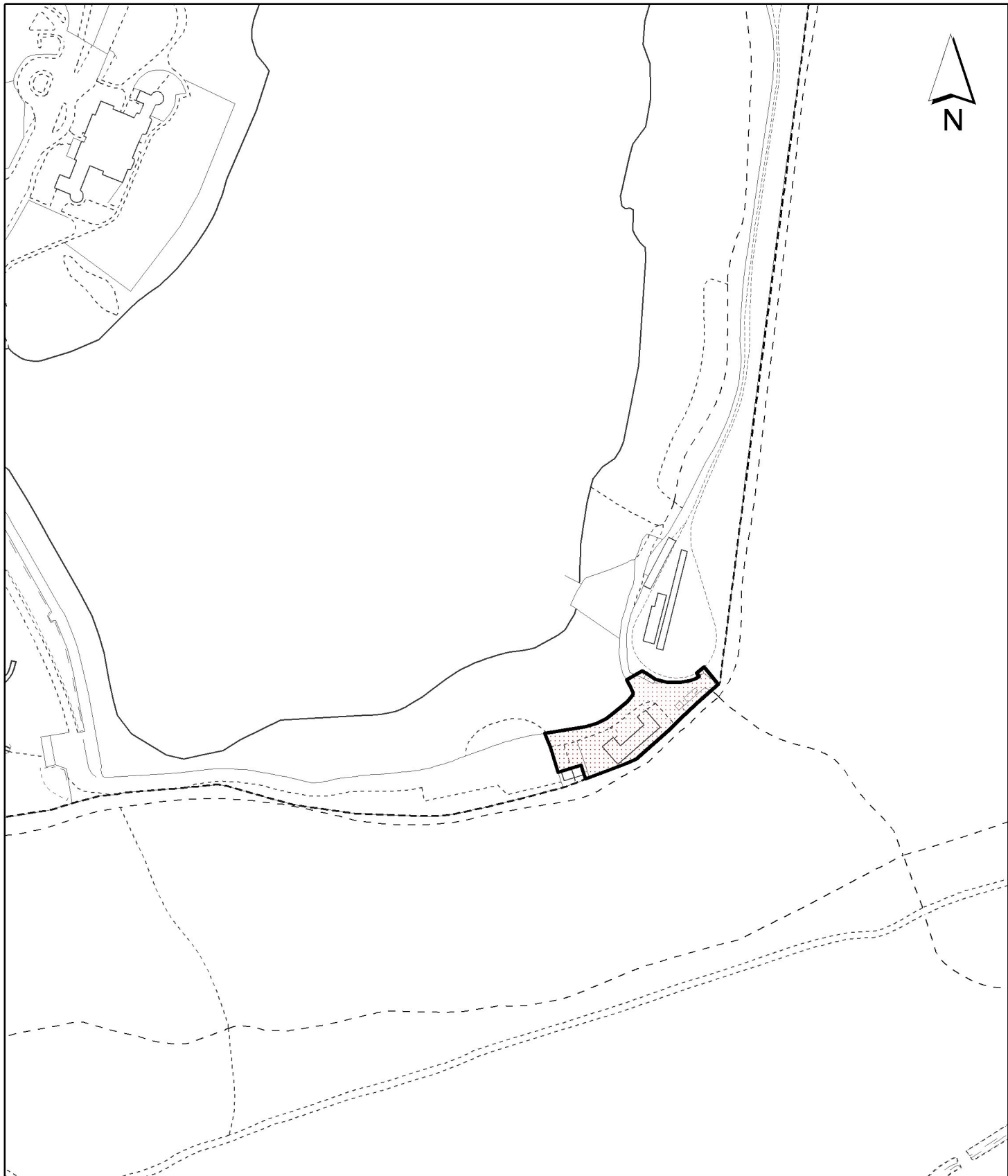




**KEY**

- T1 Individual trees
  - G1 Groups of trees
  - Root protection area
  - \* Approximate Tree Location (not marked on supplied TPO)
  - Survey boundary
  - Existing site layout
- Retention Values**  
Based on BS 5837:2005, Trees in Relation to Construction Recommendations
- Category A Trees/Groups  
Trees of high quality and value
  - Category B Trees/Groups  
Trees of moderate quality and value
  - Category C Trees  
Trees of low quality and value
  - Category R Trees  
Trees unsuitable for long term retention
- NOTE: see Arboricultural Data Sheets (Appendix One) for further information.



No.	Description	Date	Approved	Date
<p>Ground Centre Broomwood Square, Park View, Warrington 19 1 2 32 34 35 36 Tel: 01925 840024 Fax: 01925 840025 www.groundcentre.com</p>				
Project				
Woody Bay, Ruislip Lido, Ruislip Arboricultural Implications Assessment				
Title				
Drawing 1 Tree Constraints Plan (Existing) Draft Copy				
Sheet No. D3392.001				
Scale 1:500 @ A1		Date 19/04/12		
Drawn DM	Checked JS	Approved JS		



<p><b>Notes</b></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><b>Woody Bay Station Ruislip Lido Railway Reservoir Road, Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Planning, Environment, Education &amp; Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>1117/APP/2012/1257</b></p>	<p>Scale</p> <p><b>1:2,500</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 196</p>	<p>Date</p> <p><b>August 2012</b></p>	