



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 22  
NOVEMBER 2012

**Time:** 7.00 PM

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

## 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

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

**This agenda and associated  
reports can be made available  
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further information.**

Published: Wednesday, 14 November  
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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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.

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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

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.  
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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 9 October and 31 October 2012
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

### Reports - Part 1 - Members, Public and Press

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

#### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Ruislip Lido Railway Station, Reservoir Road, Ruislip  1117/APP/2012/1785	West Ruislip	Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building).  <b>Recommendation: Approval</b>	11 – 42  118 - 125

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land forming part of 9 Woodlands Avenue, Ruislip  66096/APP/2012/1731	Cavendish	Two storey detached building to create 2 x 2 bed dwellings with associated parking and amenity space, involving enlargement of existing crossover to side and demolition of existing single storey side extension.  <b>Recommendation: Refusal</b>	43 – 58  126 - 137

8	Land at rear and forming part of 66 Long Lane, Ickenham  49805/APP/2012/1587	Ickenham	2 x two storey, 4-bedroom detached dwellings with habitable roofspace, detached garages and associated parking, amenity space and installation of vehicular crossover to front.  <b>Recommendation: Refusal</b>	59 – 78  138 - 150
9	51 Pembroke Road, Ruislip - 68788/APP/2012/2348	Manor	Two storey side extension and single storey side/rear extension to include 3 rear rooflights and 3 front rooflights, involving demolition of attached garage to side  <b>Recommendation: Approval</b>	79 – 88  151 - 154
10	54 St Margarets Road, Ruislip  42371/APP/2012/1877	West Ruislip	Raising of roof to allow for conversion of bungalow to two storey dwelling to include completion of single storey rear extension with alterations to side elevation and raising of rear patio (Part-retrospective)  <b>Recommendation: Approval</b>	89 – 100  155 - 164

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Mount Vernon Hospital, Rickmansworth Road, Northwood  3807/APP/2012/2252	Northwood	Balcony Repairs to Main Building (Mount Vernon Hospital) (Application for Listed Building Consent)  <b>Recommendation: Approval</b>	101 – 106  165 - 171
12	Highway verge fronting Wright Machinery, Stonefield Way, Ruislip  68737/APP/2012/2125	South Ruislip	Installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets.  <b>Recommendation: Approval</b>	107 – 116  172 - 177

**Plans for North Planning Committee**

**Pages 117 - 178**

**Minutes**

**NORTH PLANNING COMMITTEE**

9 October 2012

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



	<p><b>Committee Members Present:</b> Councillors Allan Kauffman David Allam Jazz Dhillon Carol Melvin John Morgan David Payne Raymond Graham Brian Stead</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning, Sports and Green Spaces Rory Stracey, Deputy Principal Lawyer Meghji Hirani, Planning Contracts and Planning Information Manager Sirous Ordoubadi, Senior Engineer Nadia Williams, Democratic Services Officer</p>	
100.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>	
101.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest notified.</p>	
102.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 30 AUGUST 2012</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 26 April August 2012 were agreed as an accurate record.</p>	
103.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance as urgent.</p>	
104.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all business marked Part 1 would be heard in public.</p>	

105.	<p><b>GOSPEL OAK, 228 SWAKELEYS ROAD, ICKENHAM</b>  <b>11246/APP/2012/1575</b> (<i>Agenda Item 6</i>)</p> <p>Petitioners objecting to the proposed development were not present at the meeting. The agent did not wish to address the Committee.</p> <p>During discussion, Members indicated that the proposed development was too large for the size of the application site and failed to satisfy Lifetime home standards.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused for the reasons set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>James  Rodger  Meghji Hirani</p>
106.	<p><b>48 PINN WAY, RUISLIP 17220/APP/2012/1437</b> (<i>Agenda Item 7</i>)</p> <p>In introducing the report, officers advised that a previous scheme had been dismissed on appeal and had not been considered by the Inspector to be subordinate to the original house. The current scheme was still considered to be unacceptable, as the depth of the scheme’s two-storey extension was identical to the previously refused scheme at 4 metre from the original rear wall of the house.</p> <p>A Member commented that after visiting the site, in their view, the size of the plot was adequate enough to accommodate the extension but had concerns about the timber cladding.</p> <p>A member expressed some sympathy to the application and noted that the proposed development would be set back by 4metres, which would mitigate the concerns in the Inspector’s report that ‘the appeal proposal would noticeably alter this to create a roof and upper level with an unduly bulky nature and a key design quality of the existing home would be lost by the sizeable rearward projection following the same roof and vertical wall lines as the existing property’. This projection was at the back of the property and the application had sought to address this issue.</p> <p>Officers advised that the main issue regarding the proposal was related to the comments of the Conservation Officer which concerned the character of the property, the symmetrical design at the back of the property and the unacceptable use of timber cladding. Officers suggested that if Members considered that the timber cladding was the only issues of concern, this could be dealt with by condition, should the Committee be minded to approve the application.</p> <p>In response to the question of how strongly this refusal reason could be defended on appeal, officers advised that on balance, the decision could go either way.</p> <p>It was moved and seconded that the application be approved and on being put the vote, the application was approved subject to conditions and informatives being prepared by officers in consultation with the</p>	<p><b>Action by</b></p> <p>James  Rodger  Meghji Hirani</p>



Chairman and the Labour Lead.

**Resolved – That the application be approved subject to the following conditions and informative:**

**CONDITIONS**

1. 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. Notwithstanding the materials indicated on the submitted drawings and documentation, all 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).**

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 46 and 50 Pinn Way.

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

4. Access to the flat roof over the single storey 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).**

**INFORMATIVE:**

**With regard to condition 2, the use of timber cladding is not acceptable and the walls of the proposed extension should be in**

107.	<p><b>render to match the existing building.</b></p> <p><b>LAND AT WILLOW FARM (FIELD 3116) JACKETS LANE, HAREFIELD 57685/APP/2011/1450</b> (<i>Agenda Item 8</i>)</p> <p>Prior to officer's introduction of the application, a petitioner organiser (in support of the application) stated that he would like to address the Committee for a second time and stated that he would like to ask the Chairman (under the Chairman's discretion) to accept a late petition to enable him to speak about the application.</p> <p>The Chairman announced that as the application had previously been considered by the Committee and the petition organiser (who spoke on behalf of the applicant/agent) was aware that the application would be coming back to a future meeting, he saw no extenuating circumstances to allow the petition organiser to speak, given that the petition was received less than 48 hours before the meeting. As such, the petition organiser's request to speak on this item was refused.</p> <p>The Legal Advisor asked the Chairman whether the Committee would be taking the written petition in into account. The Chairman affirmed that the petition would not be taken into account.</p> <p>The petition was handed back to the petition organiser at the end of the meeting.</p> <p>In introducing the report, officers reiterated that the application was reported to the North Planning Committee meeting held on 10 January 2012, at which the Committee was addressed by a representative of the applicant/agent (following a receipt of a petition that had been submitted in objection to the application).</p> <p>Officers drew Members' attention to note the changes in the Addendum and advised that at the time the addendum had been published, two further emails had been received in support of the application.</p> <p>Officers highlighted that notwithstanding the personal circumstances of the applicant and his family; the site had continually been occupied for over 9 years and on balance, the overall duration of harm and the impact on green belt, permission could no longer be extended.</p> <p>A Member expressed sympathy for the applicant having occupied the site for 9 years and stated that the two previous planning appeals had been granted by Planning Inspectors for two reasons; firstly, due to the lack of policies (for appropriate site- specific allocations to be made) and secondly due to the compelling personal circumstance of the applicant. The Member highlighted that the balance would be against any harm (the character and appearance of) to the green belt as opposed to the occupying the green belt.</p> <p>Officers were asked whether consideration could possibly be given to a temporary permission tied up exclusively to the applicant and his family. Officers responded that temporary permission could be considered but stressed that if temporary permission were to be</p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>
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	<p>granted, the buildings would also be temporary, which would then raise the issue of what would happen with the buildings when the applicant was no longer on the site.</p> <p>Members were advised that in order to take the technical issues into consideration, the Committee could grant a permission which was tied to the site and impose conditions which would require the removal of all buildings on site.</p> <p>During discussion, Members indicated that granting permission exclusively to the applicant would lead to highly technical complications.</p> <p>A Member commented that the last Inspector had considered that a 4 year temporary permission had been acceptable, so that at least the harm to the Green Belt could be restricted by a limited time and suggested that the present situation had gone on long enough.</p> <p>The Legal Advisor advised the Committee to note that the previous Inspector's decision to grant temporary permission was for two reasons which were due to the special circumstance relating to the individual, and the fact that the Council did not have a strategic plan in place to meet the demand for traveller sites in the Borough. The Inspector had granted the appeal in the hope that policies would have been developed by the Council. Members were informed that it would be possible with the applicant's agreement to grant a further temporary permission whilst policies were developed.</p> <p>Officers advised that the Committee could only determine the application that was in front of them, which was for a permanent planning permission. The applicant could submit an application for a temporary permission for the Committee to consider. Members were informed that a number of months had passed since this application was deferred at the meeting in January 2012, during which, an application for temporary permission could have been submitted by the applicant.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused for the reasons set out in the officer's report subject to the changes in the Addendum circulated at the meeting.</b></p>	
108.	<p><b>91 - 97 HIGH ROAD, ICKENHAM 14964/APP/2011/2969</b> (<i>Agenda Item 9</i>)</p> <p>In introducing the report, officers advised that the proposal had overcome previous reasons for refusal and was therefore recommended for approval.</p> <p>In response to a query relating to the two flats above Nos. 95 and 97, officers advised that enforcement notice was served against all four flats in 2005 which were appealed on the grounds that the flats were lawful, as they had been in existence for 4 to 5 years. Evidence had</p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>

	<p>been provided to support the claim for Nos. 95 and 97, but not for Nos. 91-93 (the current application).</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report.</b></p>	
	<p>The meeting, which commenced at 7.00 pm, closed at 7.50 pm.</p>	

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

## Minutes

### NORTH PLANNING COMMITTEE

31 October 2012

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



	<p><b>Committee Members Present:</b> Cllr Allan Kauffman (Vice-Chairman) Cllr David Allam Cllr Jazz Dhillon Cllr Carol Melvin Cllr John Morgan Cllr David Payne Cllr Raymond Graham Cllr Brian Stead</p> <p><b>LBH Officers Present:</b> Matthew Duigan – Planning Services Manager Meghji Hirani – Planning Contracts and Planning Information Syed Shah – Principal Highway Engineer Anne Gerzon – Legal Advisor Charles Francis – Democratic Services</p> <p><b>Also Present:</b> Cllr Philip Corthorne</p>	
109.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Edward Lavery. Councillor Brian Stead attended as a substitute.</p>	
110.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>	
111.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF 18 SEPTEMBER 2012</b> (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
112.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>	
113.	<p><b>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</b> (<i>Agenda Item 5</i>)</p>	

	All items were considered in Part 1 with the exception of Item 8 which was considered in private	
114.	<p><b>16 AND 18 KINGSEND, RUISLIP - 63221/APP/2012/878</b> (<i>Agenda Item 6</i>)</p> <p><b>Conversion of 2 x existing dwellings to create 6 x 2-bed and 2 x 1-bed self contained flats with associated parking and amenity space involving part two storey, part single storey rear extensions, single storey side extensions, single storey infill extension to make central link, conversion of roof space to habitable use to include a rear dormer, 2 rear rooflights and 4 side rooflights, installation of photovoltaic panels to side, alterations to roof and installation of vehicular crossover</b></p> <p>Officers introduced the report. In accordance with the Council's constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>• The proposal would breach the 10% rule relating to flatted developments and conversions</li> <li>• The proposal was an over development of the site in terms of size, scale and massing</li> <li>• Surrounding properties were detached and the development would double the foot print of the existing building</li> <li>• The proposal would lead to the overlooking of neighbouring properties</li> <li>• The proposal would be out of character with surrounding properties</li> </ul> <p>The applicant / agent did not attend the meeting.</p> <p>A Ward Councillor made the following points:</p> <ul style="list-style-type: none"> <li>• The Ward Councillor supported the officer recommendation for refusal</li> <li>• The proposal would breach the 10% rule relating to extensions</li> <li>• The proposal was visually intrusive and was an over development of the site</li> </ul> <p>In discussing the application, the Committee agreed that the proposal would be detrimental to character of the area and the rear extensions proposed to each dwelling would fail to harmonise the existing dwelling. The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as per the officer report.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meghji Hirani</p>
115.	<b>S106 QUARTERLY MONITORING REPORT - UP TO 30TH JUNE 2012</b> ( <i>Agenda Item 7</i> )	<b>Action by</b>

	<p>Officers introduced the report which provided financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2012 where the Council had received and holds funds.</p> <p><b>Resolved -</b></p> <p><b>The Quarterly Section 106 Monitoring Report was noted by the Committee</b></p>	<p>Matthew Duigan &amp; Meghji Hirani</p>
<p>116.</p>	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 8</i>)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved –</b></p> <p><b>1. That the enforcement actions as recommended in the officer's report be agreed.</b></p> <p><b>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p><b>Action by</b></p> <p>Matthew Duigan &amp; Meghji Hirani</p>
	<p>The meeting, which commenced at 7pm, closed at 7:30pm.</p>	

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

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## Report of the Head of Planning & Enforcement Services

**Address** RUISLIP LIDO RAILWAY STATION RESERVOIR ROAD RUISLIP

**Development:** Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building)

**LBH Ref Nos:** 1117/APP/2012/1785

**Drawing Nos:** OX4911-203 Rev. B  
OX4911-20 (Location Plan)  
OX4911-203 - Rev. A  
Arboricultural Impact Assessment  
Ruislip Lido Ecological Mitigation Strategy  
Bat Emergence Survey and Mitigation Report June 2012  
Ecological Assessment GCN Addendum  
Flood Risk Assessment Report  
Flood Risk Assessment - Addendum  
GIL-OX4911-700-Rev. B  
JH 2684 Rev. B  
7185-2-001 Rev. A

**Date Plans Received:** 24/07/2012      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/07/2012

### 1. SUMMARY

This application seeks full planning permission for the erection of 2 new buildings for use as a ticket office and cafe and a new toilet block associated with the running of the Ruislip Lido and miniature railway. The proposal will involve the the demolition of existing single storey ticket office building. In support of the application the applicant has provided detailed plans, various ecological reports, a Tree Survey, Flood Risk Addendum and planting proposals.

Five letters making representations have been received, objecting mainly on ecological grounds.

The support buildings are considered to be essential to and associated with the use of Ruislip Lido for open air recreation. Accordingly, there is no objection to the principle of the development in this Green Belt location. In addition, the proposal will not have an adverse impact on the openness of the Green Belt.

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. Subject to no objections being received from Natural England, approval is recommended.

### 2. RECOMMENDATION

**Approval, subject to no objections from Natural England and any additional**

**conditions Natural England may seek to impose and the following conditions:**

**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 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

**5 RES5 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:

Ecological Assessment June 2012 3397.001

Reasonable Avoidance Measures (RAMS) Method Statement contained in the Ecological Assessment - Addendum - Great Crested Newts October 2012 Ref:3397.004

Arboricultural Impact Assessment Report Ref: TEP.3392.002 July 2012

Flood Risk Assessment September 2011

Addendum to Flood Risk Assessment September 2011

Flood Risk Assessment Addendum Note June 2012

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

#### REASON

To protect and enhance wildlife, to ensure the development provides ecological enhancement and minimises the risk of flooding, in accordance with Policies EC5, OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 7.19[c] and 5.12 of the London Plan (July 2011) and the NPPF.

#### **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:

- a. There shall be no changes in ground levels;
- b. No materials or plant shall be stored;
- c. No buildings or temporary buildings shall be erected or stationed.
- d. No materials or waste shall be burnt; and
- 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.a Details of Hard Landscaping
- 2.b Means of enclosure/boundary treatments
- 2.c Hard Surfacing Materials
- 2.d External Lighting
  
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.

### **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, lobby openings and counter height) 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 COM29 No floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

**REASON**

To safeguard the amenity of surrounding properties and to protect the ecological value of the area in accordance with Policies BE13, OE1 and EC3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**12 NONSC Non Standard Condition**

There shall be no storage, access or encroachment within the adjacent Ruislip Woods SSSI associated with the construction of the development hereby approved. All contractors working on site should be made aware of this requirement and shall be provided with a map that clearly shows the boundaries of the Ruislip Woods SSSI in relation to the development site.

**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.

**13 NONSC Non Standard Condition**

Details of ecological enhancement measures, in accordance with the Ecological Mitigation Strategy, which shall incorporate bat and bird boxes and improved habitat for insects, shall be submitted to and approved by the Local Planning Authority prior to implementation of the development hereby approved. The ecological enhancement measures shall be provided prior to occupation of the buildings and 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.

**14 NONSC Non Standard Condition**

Prior to the commencement of the development hereby approved, an ecological method statement shall be submitted to the Local Planning Authority and approved in writing.

This method statement shall set out the necessary measures to be put in place to ensure that demolition and construction work will not have an adverse impact on protected species. The works shall be carried out in accordance with the approved method statement.

#### REASON

To protect and enhance wildlife in accordance with Policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the NPPF, and Policy 7.19 of the London Plan (July 2011).

#### **15 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).

#### **16 NONSC Non Standard Condition**

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

#### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Pla

### 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
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
BE19	New development must improve or complement the character of the area.
BE8	Planning applications for alteration or extension of listed buildings
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
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
EC5	Retention of ecological features and creation of new habitats
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
NPPF1	
NPPF10	
NPPF11	
NPPF9	

### **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** I49 **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. The new ticket office counter should be at a height that is suitable for both wheelchair users and standing customers. It is considered that a counter height of 925 mm would provide an acceptable compromise.
2. The glazed screen proposed should be constructed from glass with a low light reflectance so that it does not affect the ability of people who are deaf or hard of hearing to lip read through it.
3. Short range induction loops should be provided at the ticket office. The induction loops should be specified, to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

#### **6**

The applicant is advised that should storage, access or encroachment within the Ruislip Woods

SSSI be found to occur as a result of the proposals during or after the works, this will be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended)

whereby the applicant may be liable on summary conviction to a maximum fine of £20,000 or on conviction on indictment to an unlimited fine.

#### **7**

There has been a reduction in the size of the adjoining lake over time. It is not known whether this was caused by the silting up of the lake or import of unknown materials. As such, the ground on which the station stands may have been water filled in the past and there is a potential for imported materials to have been used around the water edges.

#### **8**

With regard to external materials, you are advised that both of the buildings should be timber clad and dark stained, with dark coloured roofs and doors, with windows and shutters painted in a suitable, discrete colour.

### **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 site occupies a small (approximately 0.41 hectares) area to the west of the Lido. A pedestrian/cycle track (the Lido Walk) bounds the site to the south east, beyond which is recreational grassland (Willow Lawn), leading to the bank of the Ruislip Lido, which is some 30m from the site. To the west runs the miniature railway line, beyond which is mixed grassland and woodlands known as Poor's Field. The area around the site generally comprises woodland and grassed areas of soft landscaping.

The site currently contains a single storey timber clad temporary building known as the Ruislip Lido Station, which serves the miniature railway. The building has an overhang shelter that faces onto the miniature railway line. The site has grass areas and 3 existing trees to the north of the station building. The building and railway are situated within the Green Belt and a Nature Conservation Site of Metropolitan, or Borough Grade 1 Importance.

The access to the site is via a tarmac drive that is lined by silver birch trees and a chain link boundary fence. The site levels fall gently across the site towards the north east from a high point along the southern edge. Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by a Tree Preservation Order.

### **3.2 Proposed Scheme**

This application seeks full planning permission to demolish a single-storey ticket office building, and erect 2 new buildings to provide a replacement ticket office plus cafe and new toilet facilities, to support the on-going running of the facility. Details of the proposed buildings are as follows:

# The toilet block will be located in the approximate position of the existing ticket office building. It would comprise a single storey modular building with a pitched roof, measuring 8.6 metres long by 3.9 metres wide. The external cladding would be a rinstone oak finish.

# To the north east of the toilet block, it is proposed to locate the new ticket office/cafe building. This would also be a single storey modular building measuring 12.2 metres long x 5.486 metres wide x 2.4 metres high to eaves level and 3.4 metres to the ridge.

The proposed footprint of the buildings are aligned parallel to the exiting miniature railway line to the north. Drainage is linked to the separate proposals for the adjacent car park, which was recently granted planning permission (but has not yet been implemented). To make space for the proposed ticket office/cafe building, a group of three existing trees located within an area of scrub planting are proposed to be removed.

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

Individual trees, groups and 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.

#### Bat Emergence Survey and Mitigation Report June 2012

No bats were recorded emerging from the Ruislip Lido Ticket Office or the ivy clad willow tree.

#### Ecological Assessment - Addendum Great Crested Newts October 2012

The Assessment includes a Method Statement that describes the Reasonable Avoidance Measures (RAMS) methods that should be implemented ensure a Natural England development licence is not required to allow this development. If a GCN is identified at any time prior to or during works, all work within the site should cease immediately and an ecologist consulted. A Natural England licence would then be likely to be required, prior to re-commencement of works.

#### Supporting Planning and Landscape Document

The document provides a site description, detailed site analysis, and sets out the design objectives.

#### Flood Risk Assessment Addendum

The addendum considers the flood risk implications of the two new buildings.

### 3.3 Relevant Planning History

1117/APP/2010/1997 Ruislip Lido Reservoir Road Ruislip

Construction of car park consisting of 150 parking spaces (as well as space for motor cycle parking). Re-consultation following receipt of revised plans, additional and amended supporting reports and amended application form.

**Decision:** 12-07-2012 Approved

1117/APP/2012/1257 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip

Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.

**Decision:** 30-08-2012 Approved

#### 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. The most relevant planning history is provided below:

1117/APP/2010/1997: Construction of car park consisting of 150 parking spaces (as well as space for motor cycle parking) - Approved on 12/7/2012.

1117/APP/2012/125: Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping - Approved on 31/8/2012.

#### **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

On the 8th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policies EM2 - Green Belt, Metropolitan Open Land and Green Chains and EM7 - Biodiversity and Geological Conservation, of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) are relevant to this application. Policy EC1 of the adopted Unitary Development Plan (Saved Policies) September 2007, has been replaced by Policy EM7, which states:

The Council will seek to designate and further review all the Borough grade Sites of Important Nature Conservation. Deletions, amendments and new designations will be made where appropriate within the Hillingdon Local Plan: Part 2 - Site Specific Allocations Local Development Document. These designations will be based on previous recommendations made in discussions with the Greater London Authority. Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to:

1. The conservation and enhancement of the natural state of:

Harefield Gravel Pits

Colne Valley Regional Park

Fray's Farm Meadows

Harefield Pit

2. The protection and enhancement of all Sites of Importance for Nature Conservation. Sites with Metropolitan and Borough Grade 1 importance will be protected from any adverse impacts and loss. Borough Grade 2 and Sites of Local Importance will be protected from loss with harmful impacts mitigated through appropriate compensation.

3. The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.

4. Appropriate contributions from developers to help enhance Sites of Importance for Nature Conservation (SINCs) in close proximity to development and to deliver/assist in the delivery of actions within the Biodiversity Action Plan.

5. The provision of biodiversity improvements from all development, where feasible.

6. The provision of green roofs and living walls which contribute to biodiversity and help tackle climate change.

7. The use of sustainable drainage systems that promote ecological connectivity and natural habitats.

#### **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.
- PT1.13 To seek to ensure the provision of 8000 additional dwellings in the Borough between 1 January 1987 and 31 December 2001.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

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
- BE19 New development must improve or complement the character of the area.
- BE8 Planning applications for alteration or extension of listed buildings
- 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
- 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
- EC5 Retention of ecological features and creation of new habitats
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- R16 Accessibility for elderly people, people with disabilities, women and children
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage

LPP 7.16 (2011) Green Belt  
LPP 7.21 (2011) Trees and woodland  
NPPF1  
NPPF10  
NPPF11  
NPPF9

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

**5.1** Advertisement Expiry Date:- **6th September 2012**

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

## **6. Consultations**

### **External Consultees**

501 adjoining households and local amenity groups were consulted. Five responses have been received, the contents of which are summarised below:

1. There are now 3 applications for this area submitted by the Council. There should be one application to make it easier to comment.
2. Why is a new ticket office needed when the existing one is perfectly adequate for this tiny volunteer railway which also has an adequate ticket office at the other end of the line?
3. Why are new toilets needed when there are public toilets close to the Waterside Inn and also close to the children's playground?
4. Why do you need to cut down established trees to build these unnecessary new buildings?
5. You have already agreed to the completely unnecessary 'overflow' car park which by default will become 'the car park of choice'.
6. Why do you want to make all these unnecessary updates to an beautiful location that does not need anymore construction and cannot afford to lose any more trees.
7. The application is mislabelled as Woody Bay Development and not Ruislip Station Development. Officer note: The site description was amended in order to provide clarity.
8. The application form has errors/ommissions
9. Location plans are a complete muddle - superceded drawings should be withdrawn -
10. Toilet block - although a preliminary drawing, it is not to Site Safe standards or vandal resistant. Insufficient information provided regarding internal and external finishes.
11. Flood Risk assessment - No evidence of additional works required by EA in report having been done or started.
12. Arbocultural report does not provide details of underground services (sewage, water and electrics) so no assessment done on possible damage to trees etc caused by their installation. Officer comment: Tree protection is covered by condition.
13. The Ecological assessment has totalled ignored recent sightings of grass snakes within 50 m of site and therefore conclusions regarding no impact on reptiles are totally false and they must be considered as a protected species.
14. the application site extends into the area of woodland and grass where three protected reptile species have been found.
15. The planning application is missing the relevant reptile survey reports, and the plans for reptile relocation.
16. The reports attached to the application, which dismiss the presence of reptiles in the area, are known to be inaccurate.
17. The grass area is part of the site of the reptile survey done in the summer of 2012. Hillingdon

Council's consultants found slow worm and grass snakes. Independent observers saw numerous grass snakes and slow worms this autumn, including juveniles. Despite this, there is no mention of this report and no plans to remove the reptiles before construction work begins.

18. Juvenile slow worms and grass snakes were seen at or close by the application site in September and early October. It is likely some of them are hibernating in the wooded area due to be cleared.

19. There is no way of proving that there are no Great Crested Newts or reptiles hibernating on the site. Therefore we believe it is unlawful to do this construction without applying for a GCN licence from Natural England.

20. If the work takes place during the winter without appropriate mitigation there is a strong likelihood that protected species will be unlawfully killed.

21. Destruction of habitat used by great crested newts *Triturus cristatus*.

22. No work should take place in regard to this planning application until a full ecological impact assessment has been conducted by a specialist and experienced consultant and appropriate mitigation has been undertaken.

23. The presence of great crested newt at abbreeding pond within 500m of the footprint of the proposed development has not been taken into consideration by the applicant.

24. Great crested newts could be using the habitat within the footprint for foraging and also for hibernation during the winter

25. Four species of reptile have been recorded in the area of grass and scrub which seems to be within the footprint of the proposed redevelopment of the ticket office and construction of toilet block.

## NATURAL ENGLAND

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England's comments in relation to this application are provided in the following sections.

### Ruislip Woods Site of Special Scientific Interest

No objection with conditions.

This application is in close proximity to Ruislip Woods Site of Special Scientific Interest (SSSI). Natural England considers that the application, as submitted, should not adversely affect the interest features of Ruislip Woods SSSI. Given the proximity of the proposal site to the SSSI and the associated potential for damage as a result of storage or disposal of materials, and operation of machinery or plant within the SSSI, should the Council be minded to grant permission, we advise that the following informative is appended to any consent:

· The applicant is advised that should storage, access or encroachment within the Ruislip Woods SSSI be found to occur as a result of the proposals during or after the works, this will be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended) whereby the applicant may be liable on summary conviction to a maximum fine of £20,000 or on conviction on indictment to an unlimited fine.

We advise that the following should be secured by way of a condition on the planning permission:

· All contractors working on site should be made aware of the informative and should be provided with a map that clearly shows the boundaries of the Ruislip Woods SSSI in relation to the development site.

These conditions are required to ensure that the development, as submitted, will not impact upon the features of special interest for which Ruislip Woods SSSI is notified.

If your Authority is minded to grant consent for this application without the conditions recommended above, we refer you to Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice; and
- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

#### Protected species

Natural England's comments in relation to the potential impacts upon protected species that may result from this proposal are provided below.

#### Bats

The information provided within the June 2012 Ecological Assessment (document reference 3397.001, version 2) highlights that building three has the potential to support roosting bats and recommends that further surveys are required. Specifically a combination of three evening emergence and/or dawn re-entry surveys are recommended but these do not appear to have been undertaken. Consequently, in accordance with Natural England's protected species standing advice, we recommended that further survey information in respect of bats is provided following good practice guidelines prior to the determination of this application.

Officer note: Bat emergence surveys have been carried out. No bats were recorded emerging from the Ruislip Lido Ticket Office or the ivy clad willow tree.

#### Great crested newts

Natural England notes that habitat which is likely to be affected by this proposal was assessed as being of limited value to great crested newts. However, we understand that a population of great crested newts was recorded in a pond within Ruislip Woods SSSI this spring. Consequently, we recommend that clarity is provided by TEP as to whether impacts to great crested newts are now likely. Such information should be provided prior to the determination of the application.

Officer note: A further Ecological Assessment Addendum (Great Crested Newts) has been submitted to address the above mentioned concerns.

#### Widespread reptiles

The information supplied in support of the application highlights the impacts resulting from this proposal upon widespread reptiles. Detailed advice on survey effort and mitigation requirements for these species can be found within our protected species standing advice. In accordance with our standing advice, we recommend that you consult the advice to establish whether sufficient survey effort has been undertaken to fully assess the impacts of this proposal along with the appropriateness of any necessary mitigation measures proposed in respect of reptiles.

#### 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.

#### Local landscape

Natural England does not hold information on local landscape character, however the impact of this

proposal on local landscape character (if any) is a material consideration when determining this application. Your authority should therefore ensure that it has had regard to any local landscape character assessment as may be appropriate, and assessed the impacts of this development (if any) as part of the determination process.

#### ENVIRONMENT AGENCY

We have assessed this application and have identified flood risk as the only constraint at this site.

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk. This site is in Flood Zone 1 and is under a hectare. Therefore cell F5 of the consultation matrix applies and you did not need to consult us.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant in line with Flood Risk Assessment Guidance Note 1.

ENGLISH HERITAGE ARCHAEOLOGY: No response.

METROPOLITAN POLICE CRIME PREVENTION OFFICER: No objections.

#### LONDON ESSEX AND HERTFORDSHIRE AMPHIBIAN AND REPTILE TRUST

We believe that this application will have the same impact on protected species as the application ref 1117/APP/2010/1997 to which we have previously objected, as the footprint for the proposed works coincides in part with the footprint of the Lido car park. Protected species are known to be present within this area and they would be unlawfully subjected to killing and injury contrary to the Wildlife and Countryside Act 1981 (as amended). In addition to this subsequent legislation such as the 1994 EU Habitats Directive would be contravened in respect to destruction of habitat used by great crested newt *Triturus cristatus*. We would therefore submit that no works should take place in regard to this planning application until a full ecological impact assessment has been conducted by a specialist and experienced consultant and appropriate mitigation has been undertaken including liaison with the relevant authority, Natural England and only as and when a licence has been granted by Natural England.

Specific objections to the current objection are:

1) the presence of great crested newt (*Triturus cristatus*) at a breeding pond within 500m of the footprint of the proposed development has not been taken into consideration by the applicant. This species and its habitat (terrestrial and aquatic) receives full protection under UK and European legislation (the Wildlife and Countryside Act 1981 as amended and the 1994 EU Habitats Directive, for example). Great crested newts could be using the habitat within the footprint for foraging and also for hibernation during the winter (including crevices in hardstanding, concrete foundations of the building etc).

2) four species of reptile have been recorded in the area of grass and scrub which seems to be within the footprint of the proposed redevelopment of the ticket office and construction of toilet block. All are protected by the legislation referenced above.



NORTHWOOD HILLS RESIDENTS ASSOCIATION: No response.

NORTHWOOD RESIDENTS ASSOCIATION: No response.

RUISLP LIDO RESIDENTS ASSOCIATION: No response.

RUISLP RESIDENTS ASSOCIATION: No response.

ICKENHAM RESIDENTS ASSOCIATION: No response.

EASTCOTE VILLAGE CONSERVATION PANEL: No response.

EASTCOTE RESIDENTS ASSOCIATION: No response.

RUISLIP WOODS MANAGEMENT ADVISORY GROUP: No response.

### **Internal Consultees**

#### **SUSTAINABILITY OFFICER**

##### Flood Risk

There are no flood risk issues associated with this development.

##### Ecology

Background: The development site is situated in an area designated as a Metropolitan Site of Importance for Nature Conservation (SINC). It also borders a Site of Special Scientific Interest (SSSi). This makes the area on and around the site to be of a high quality in terms of ecology and nature conservation.

The applicant has submitted a series of ecological reports to ensure:

- The decision making fully considers impacts on protected species;
- That the risk to protected species is understood and that actions will be put in place to manage the risks;
- That any on-site harm can be mitigated through enhancement works.

##### Policy

The site is not within the SSSi, but it does border it. Natural England will need to provide comments on the direct impacts of the site and whether it impacts on their ability to manage it.

##### Ecological Report Findings

Bats: An emergence survey was undertaken in June 2012 to determine the value of the development site to bats. Whilst it showed that there was extensive bat activity around the site, the existing buildings and one tree were not observed as being used for roosting.

The buildings are considered to be of low value for bats, and no licence would be required for their removal.

In the context of the wider area, the removal and subsequent replacement of the building will have negligible impact. This opinion is based on a thorough and robust investigation into the presence of bats.

As bats were recorded in the area, two bat boxes should be installed in the fabric of the new building.

Reptiles: The site was recorded as having little value for reptiles. It is predominantly hardstanding or managed amenity grassland with a small amount of scrub considered to be of little value.

The Council has applied the Natural England standing advice and sought expert ecological advice on the presence of reptiles. This concludes that the development would have a negligible impact.

Great Crested Newts: A further investigation into the value of the site for great crested newts was completed in October. It is acknowledged that the surrounding area is likely to support great crested newts although the site is acknowledged as being of no value. However, due to the potential travel routes for newts, a method statement has been produced to ensure the development is carried out responsibly.

#### Conclusion

The Council has sought expert ecological advice to provide a clear understanding of the value of the site to a range of protected species known to be present in the area. The development is small scale and amounts to the replacement of an existing outdated building on a similar footprint. There is no loss of high quality habitats for bats, great crested newts or reptiles.

The expert ecological advice is that the development will not have an adverse impact on European protected species and therefore no licences are required.

However, as great crested newts and reptiles are known to be present in the area, a detailed method statement needs to be drawn up to ensure that the works to the building both through demolition and construction do not present an adverse impact.

The following conditions are therefore necessary:

#### Condition

Prior to occupation of the development, the applicant must present details of the installation of two bat boxes have to the external fabric of the ticket office to the Local Planning Authority. Bat boxes shall then be retained throughout the lifetime of the development in accordance with the submitted details.

#### Reason

To protect and enhance wildlife in accordance with the NPPF and Policy 7.19 of the London Plan.

#### Condition

Prior to the commencement of development an ecological method statement shall be submitted to the Local Planning Authority and approved in writing. This method statement shall set out the necessary measures to be put in place to ensure that demolition and construction work will not have an adverse impact on protected species. The works shall be carried out in accordance with the approved method statement.

#### Reason

To protect wildlife in accordance with the NPPF and Policy 7.19 of the London Plan.

#### POLICY AND ENVIRONMENTAL PLANNING

The development is in the Green Belt. The facilities are relatively minor in scale, aimed at encouraging outdoor recreation at the Ruislip Lido and as such can be viewed as appropriate

development in the Green Belt in accordance with paragraph 89 of the NPPF. Design comments regarding its impact on the visual amenities of the Green Belt should be sought.

#### ACCESS OFFICER

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

In assessing this application and providing the following accessibility recommendations, reference has been made to London Plan policy 7.1 and 7.2, the Council's Supplementary Planning Document Accessible Hillingdon and BS 8300:2009:

1. Whilst it is assumed that level access would be provided into the new buildings, details should be provided to confirm that would be the case.
2. The new ticket office counter should be at a height that is suitable for both wheelchair users and standing customers. It is considered that a counter height of 925mm would provide an acceptable compromise.
3. The glazed screen proposed should be constructed from glass with a low light reflectance so that it does not affect the ability of people who are deaf or hard of hearing to lip read through it. Glass that is silvered or highly reflective should be avoided.
4. A short range induction of should be provided at the ticket office.

Officer note: The above issues have been dealt with by way of conditions and an informative.

#### TREE AND LANDSCAPE OFFICER

**LANDSCAPE CONTEXT:** The site is occupied by a single-storey ticket office for the Ruislip Lido Model Railway, situated on the north-west shore of the Ruislip Lido reservoir, at the end of Reservoir Road. The building and railway are situated within the Green Belt and a Nature Conservation Site of Metropolitan, or Borough Grade 1 Importance. A tree survey by TEP has assessed the condition and value of nearby trees and other vegetation in accordance with BS 5837:2012.

**PROPOSAL:** The proposal is one of a number of developments to enhance the visitor facilities at Ruislip Lido. In this case the existing railway building is to be removed and replaced with two new buildings, a ticket office and toilet block, aligned on a north-east /south-west axis, parallel to the railway line.

**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.

- Three trees to the north of the existing ticket office will be removed to accommodate the new buildings, which will be on the same north-east/south-west alignment parallel with the railway line. Three trees will be removed to create space for the new ticket office. On the survey these trees are identified as T1 and T2 Common Ash and T3 Goat Willow, (On site, the Goat Willow appears to be an Aspen). Each of these trees is categorised as C1, 2 or trees of individually low merit. Given the proximity of other (retained) trees and the composition of the nearby woodland which characterises this site, there is no objection in visual/landscape terms to the removal of these trees.

- Landscape Planning proposals are presented in Gillespies report ref. GIL-OX491-700-Rev. B. This confirms that the details of the materials and appearance of the new building are to be confirmed and therefore should be conditioned.

- The same document shows the site to be adjacent to a proposed overflow car park to the north-east of the station.
- The submitted plans and cross-sections indicate that new/replacement planting will take place in association with the new buildings. Details of associated hard and soft landscape should be conditioned.
- An ecological assessment, dated June 2012, has been prepared by TEP which refers to this ticket office as Building 3. The ecological impact of the proposed buildings requires assessment.

RECOMMENDATIONS: No objection, subject to the above considerations and condition COM9 (1, 2, 4, 5 and 6).

#### 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 improved facilities for the railway, which is an important feature of the locality.

The materials and finishes of both of the new buildings are unclear on the drawings and should be conditioned; as should the detailed hard and soft landscaping of the area within the development site. This is to ensure that the new work fits comfortably with the surrounding informal and semi rural site setting. Ideally, both of the buildings should be timber clad and dark stained, with dark coloured roofs and doors, windows and shutters painted in a suitable, discrete colour.

CONCLUSION: No objection subject to suitable conditions being attached to any approval.

#### HIGHWAY ENGINEER

No objections.

#### ENVIRONMENTAL PROTECTION UNIT (EPU)

EPU is not aware of any contamination problem with the soil in this area. The Lido seems to have changed shape over the years since it was owned by the Regents Canal Company on map 1900 to 1949. Whether this indicates tipping in the sides or just silting up of the lake I am not sure. The only tipping I think happened was in the area of the restaurant where I understand foundation rubble was used at the waterside to extend the land. An informative could be considered mentioning the change in shape of the Lido water body and potential for unknown tipping in the sides, although given we have no evidence of any contaminated soil in the area of the station you may consider that this is not necessary.

#### Informative

There has been a reduction in the size of the lake over time. It is not known whether this was caused by the silting up of the lake or import of unknown materials.

A contaminated land condition is not necessary as we are not aware of any potential contamination other than in the rubble we think could have been used in the restaurant area. I would however add a condition for any imports of soils or other materials to be used in the landscaping or regrading of the site.

#### Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for

landscaping purposes shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

Reason

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

## **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.

Policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies, adopted on the 8th November 2012, states that any proposals for development in the Green Belt will be assessed against National and London Plan policies.

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 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 facilities associated with the open air recreational use of the wider Lido site, maintaining the existing character and increasing public accessibility. The project is one of a number of developments to enhance the visitor facilities, improve the appearance and character of the area and the functions of the buildings. The provision of sensitively located and carefully designed buildings will help to address aid and encourage the continued use of Ruislip Lido for outdoor recreational activities.

In view of the above, very special circumstances would not need to be demonstrated in order to justify the provision of these buildings and associated infrastructure. There is therefore no objection in principle to the development on Green Belt land.

### **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 single storey building, used as a ticket office for the miniature railway. In addition, the site boundaries, especially to the north and west are bordered by mature existing trees, providing a good degree of visual screening, which would help to maintain a rural outlook at this part of the Lido and its surrounds.

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 are single storey and will not be readily visible from longer views. The proposed buildings have been sited so as to minimise the impact it will have in terms of ecology, flooding, etc. Furthermore, it is proposed to provide tree planting to the north east, in connection with the recently approved overflow car park on the adjacent site, 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, outweighs any adverse impact in terms of the visual amenity of the Green Belt. It is not considered that the proposal will have such an adverse impact on the openness of the Green Belt as to justify refusal. 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.

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.

No objections are 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 Urban design and Conservation Officer notes that the materials and finishes of both of the new buildings are unclear on the drawings and should therefore be conditioned as should the detailed hard and soft landscaping of the area within the development site. This is to ensure that the new work fits comfortably with the surrounding informal and semi rural site setting. Ideally, both of the buildings should be timber clad and dark stained, with dark coloured roofs and doors, windows and shutters painted in a suitable, discrete colour. This advice is provided to the applicant by way of an informative.

Subject to the above mentioned condition, it is considered that the proposals to upgrade the facilities at the Lido would be sympathetic to this semi rural environment, in compliance with Policy BE13 of the UDP Saved Policies (September 2007).

#### **7.12 Disabled access**

The toilet block includes disabled male/female toilets. The proposals include subtle terrace levels within the gradual slope of the site to enable gentle access routes to the building entrances. Steps and ramps will be detailed to meet DDA and Part M Building Regulations for accessibility. In addition, the proposed materials for the external hard landscaping provide a smooth flowing surface.

The Access Officer raises no objections, subject to confirmation that level access can be provided to the entrances. The Access Officer also recommends that the new ticket office counter should be at a height that is suitable for both wheelchair users and standing customers. It is considered that a counter height of 925mm would provide an acceptable compromise. The glazed screen proposed should be constructed from glass with a low

light reflectance so that it does not affect the ability of people who are deaf or hard of hearing to lip read through it. Glass that is silvered or highly reflective should be avoided. A short range induction of should be provided at the ticket office 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, London Plan policies 7.1 and 7.2 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**

##### 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.

Three trees to the north of the existing ticket office will be removed to accommodate the new buildings, which will be on the same north-east/south-west alignment parallel with the railway line. These trees are identified as Common Ash and Goat Willow and are categorised as trees of low merit. Given the proximity of other retained trees and the composition of the nearby woodland which characterises this site, there is no objection in visual and landscape terms to the removal of these trees. Whilst there is unlikely to be space to replace the existing trees as part of this site proposal, it is noted that the adjacent car park proposal recently submitted proposes a relatively high number of proposed new tree planting which will assist mitigating the loss in tree cover.

The Tree and Landscape Officer notes that new and replacement planting will take place in association with the new buildings. The Tree and Landscape Officer raises no objections subject to conditions requiring details of associated hard and soft landscape.

##### ECOLOGY:

Saved policy EC2 of the UDP seeks the promotion of nature conservation interests. Saved Policy EC3 requires proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites on changes in the water table and of air, water, soil and other effects, which may arise from the development. Regarding the creation of new habitats, Policy EC5 of the plan seeks the retention of certain on-site ecological features enhancement of the nature conservation and ecological interest of sites or create new habitats.

Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies, adopted on the 8th November 2012, emphasises the importance of the protection and enhancement of all sites of importance for nature conservation.

The application site is adjacent to the Ruislip Woods Site of Special Scientific Interest (SSSi)SSSI/National Nature Reserve NNR. The development site is also situated in an area designated as a Metropolitan Site of Importance for Nature Conservation (SINC).



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, it has no comments to make in respect of these designated sites, subject to no storage, access or encroachment within the Ruislip Woods SSSI in connection with the development. This is covered by a condition and informative.

The Ecological Assessment was submitted with the application, which 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. A bat emergence survey was undertaken in June 2012, whilst a further investigation into the value of the site for great crested newts was completed in October. These latter reports were submitted at the request of Natural England.

## Protected Species

### Bats

A bat assessment was carried out on the Ruislip Lido Ticket Office building to be demolished. This structure consists of a single storey timber clad metal container, with a concrete-tiled pitched roof. There is no roof void within this building, although there are several gaps along the perimeter, particularly on the western side of the roof which could potentially allow access for roosting bats. However, no potential for bats was recorded and no evidence of bats was recorded within this building. The Ecological Assessment considers that this building has a low to moderate potential for roosting bats.

Natural England recommended further evening emergence and/or dawn re-entry surveys be undertaken. The applicants consultants confirm that these surveys have been carried out. The surveys did not identify any bats exiting or entering the building. 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. Nevertheless the Ecological Assessment recommends that if no evidence of bat activity is recorded during the surveys, any work that is undertaken that may affect the features of bat potential, be undertaken under a method statement. This should include measures such as methods to be followed in the event of a bat being discovered during works and enhancement measures for bats; for example installation of bat boxes on the building and/or mature trees within the site. This is covered by condition.

The bat emergence surveys were undertaken on 10th May and 24th May 2012. No bats were seen emerging from the building or tree during the emergence surveys, which were undertaken at a suitable time of year, which gives a good indication that bats are unlikely to be roosting in the building or tree.

Despite there being significant bat activity in the area during both surveys, the ticket office building is considered to be sub-optimal roosting habitat in contrast with the significant availability of roosting opportunities within the surrounding woodland.

It is considered that a European Protected Species Licence will not be required for the proposed work to proceed and it is not considered that there will be any negative impacts to bats and the conservation status of the local bat population.

Although no bats were seen emerging from the ticket office building, significant bat activity was recorded in the vicinity. It is therefore recommended that the following best practice measures are followed during the proposed work:

- All site personnel shall be briefed on bats, and best practice measures to be followed in the event the bats are encountered during construction.

- In the unlikely event that a bat is encountered during work, all work must stop as soon as it is safe to do so, the area shall be fenced off and a licenced ecologist shall be contacted for advice on the most appropriate course of action.

To align with the requirements of the National Planning Policy Framework 2012, it is recommended that enhancement measures for bats are implemented as part of the proposed works. This would comprise at least two bat roosting boxes installed either on the new buildings or on suitably sized trees within the site. The bat boxes should be placed at least 4m from ground level, and not illuminated by artificial lighting. This is covered by condition.

#### Great crested newts (GCN)

Natural England notes that habitat which is likely to be affected by this proposal was assessed as being of limited value to great crested newts. However, because a population of great crested newts was recorded in a pond within Ruislip Woods SSSI this spring, it sought clarification as to whether impacts to great crested newts are now likely. The applicants have subsequently submitted an addendum report to be read in consideration with the initial report taking into account the presence of a small population of GCN to the west of the site.

The site provides negligible suitable habitat to support GCN. However, due to the presence of suitable habitat adjacent to the site and the presence of a GCN pond within approximately 150m of the site, supporting a small population of amphibians, there is some potential for GCN to cross the site when foraging or moving through the local area. There is therefore low potential to affect GCN as part of the development.

The addendum report concludes that due to the lack of suitable habitats within the site to support sheltering or hibernating amphibians, it is possible to undertake the development using Reasonable Avoidance Measures (RAMs) by timing the development during the winter months. The addendum Report includes a Method Statement which describes the Reasonable Avoidance Measures (RAMS) that should be implemented ensure a Natural England development licence is not required to allow this development. If a GCN is identified at any time prior to or during works, all work within the site should cease immediately and an ecologist consulted. A Natural England licence is likely to be required prior to recommencement of works. The RAMs Method Statement has been secured by condition.

It is noted that the adjacent car park development scheme, is unaffected by these proposals and will continue to require a Natural England licence. The habitats within the adjacent car park development are suitable to support hibernating GCN and therefore cannot be undertaken using RAMs.

#### Widespread Reptiles

The surrounding habitat is known to support a healthy population of reptiles, including adder. However, the Ecological Report concludes that the site has a negligible potential for reptiles, due to being restricted to hard standing, buildings and a small area of amenity grassland and ruderal vegetation, which is structurally simple, offering little in the way of

habitat. No evidence or potential to support any other protected species was identified during the survey.

Natural England raises no objections, but makes reference to its standing advice, to establish whether sufficient survey effort has been undertaken to fully assess the impacts of this proposal along with the appropriateness of any necessary mitigation measures proposed in respect of reptiles.

Local residents and amenity groups have raised concerns that the application site may contain protected species (reptiles) and have made reference to previous surveys, submitted in support of the application for the overflow car park on the adjacent site. The Ecological mitigation Strategy report dated June 2012 included the results of surveys carried out this year. The survey are included in the current application site as well as the adjacent car park area. A small population of slow worm and adder were identified on the adjacent site, although no protected species were found on the station site.

The Ecological Report states that since the application site offers little in the way of habitat, reptiles are not considered further in the report. However, as stated above, the surrounding habitat is known to support a healthy population of reptiles, and some refuge and hibernation opportunities may exist within the small scrub land area to the north of the site. In the absence of mitigation measures to protect reptiles, the proposals might result in the killing or injury of reptiles. This would be an offence under the Wildlife and Countryside Act 1981 as amended. To avoid committing an offence, any reptiles will need to be excluded and removed from the site prior to the commencement of works. A condition is therefore recommended requiring an ecological method statement which sets out the necessary measures to be put in place to ensure that demolition and construction work will not have an adverse impact on protected species. It is noted that the method statement in section 5 of the ecological assessment addendum (October 2012) is sufficient to ensure that great crested newts will be protected. However, this needs to be expanded to consider reptiles as well.

Subject to this condition, it is considered that sufficient survey effort has been undertaken to fully assess the impacts of this proposal, along with the appropriateness of any necessary mitigation measures proposed in respect of reptiles.

#### Birds

The disturbance or removal of potential breeding bird habitat should ideally be undertaken outside of the bird breeding season (avoiding March-August as a guide). If it is necessary to conduct these works during the breeding season, The Ecological Report recommends that this should be carried out under the supervision of an experienced ecologist, who will check the areas of potential in advance for the presence/absence of any birds nests. If any active nests are found then works with the potential to impact on the nest must cease and an appropriate buffer zone should be established until the young have fledged and the nest is no longer in use.

#### 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:

# Two bat boxes are either incorporated into the structure of the new buildings, or installed on suitably sized trees.

# The provision of insect boxes is also recommended, both to enhance the biodiversity of the site.

## Conclusion

The Council has sought expert ecological advice to provide a clear understanding of the value of the site, to a range of protected species known to be present in the area. The development is small scale and amounts to the replacement of an existing outdated building on a similar footprint. There is no loss of high quality habitats for bats, great crested newts or reptiles. The expert ecological advice is that the development will not have an adverse impact on European protected species and therefore no licences are required. However, as great crested newts and reptiles are known to be present in the area, a detailed method statement needs to be drawn up to ensure that the works to the building both through demolition and construction do not present an adverse impact.

Subject to no objections being received from Natural England and any conditions that body may wish to impose and subject to the conditions referred to above, 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, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

### **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.

An addendum to the main Flood Risk Assessment (September 2011) for the wide Lido site has been submitted, to consider the flood risk implications of the two new buildings subject to this application. The site is just within the modelled flood limits for the 1:100-year climate change flood event. The existing ground level varies from 50.5m above ordnance datum (AOD) to 51.3m AOD. Following discussions between the applicants and the Environment Agency, the design criteria for the two buildings were advised as 0.3m above the 1:00 year climate change flood level of 50.85m AOD.

The finished floor level of the toilet block is designed at 51.26m AOD which is greater than 0.3m above the flood level and 51.04m AOD for the ticket office/cafe, which is 0.2m above flood level. With respect to the later building, this is the highest floor level that can reasonably be accommodated to ensure acceptable access, with a maximum 1 in 12 slope for the access ramp.

In terms of access, the Environment Agency advised that access should preferably be flood free, although some depth of flooding may be acceptable. The west side of the

building footprint is well above the 1:100 year climate change flood level at 51.3m AOD and the walkway will be provided in front of the buildings above the flood level that provides acceptable access to the higher ground on the west side.

In terms of compensatory storage for floodplane lost by the building footprint and access ramp, this is calculated at less than 20m<sup>3</sup>, which is considered to be minimal. This compensatory storage has already been factored in the main Flood Risk Assessment for the Lido site.

## DRAINAGE

The original analysis to assess the potential increase in surface water runoff from the recently approved car park on the adjacent site was reworked to include the additional footprints for the toilet block and railway building. The volume requirement for the swale proposed along the northern edge of the car park was reassessed. The critical volume requirement is 182 cubic metres and the swale design will be modified to accommodate this. A simple pipe outlet will limit the peak flow into the Ruislip Lido to 7 cubic metres per hour.

The Environment Agency has identified flood risk as the only constraint at this site and has raised no objections to the proposals. Subject to the measures contained in the Flood Risk Assessment which are secured by conditions, it is considered that the risk of flooding on site, elsewhere within the Lido and downstream of the Lido will be minimised and that the statutory functions of the Environment Agency will not be compromised. The proposals are therefore considered to accord with Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 5.12 of the London Plan (July 2011).

### **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**

Five responses to the public consultation have been received. The main area of concern relates to ecological issues which 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, 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, including protected species and the adjacent Nature Conservation Sites.

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

For identification purposes only.

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Site Address

**Ruislip Lido Railway Station  
Reservoir Road  
Ruislip**

Planning Application Ref:

**1117/APP/2012/1785**

Scale

**1:3,000**

Planning Committee

**North** Page 42

Date

**October  
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 FORMING PART OF 9 WOODLANDS AVENUE RUISLIP

**Development:** Two storey detached building to create 2 x 2 bed dwellings with associated parking and amenity space, involving enlargement of existing crossover to side and demolition of existing single storey side extension.

**LBH Ref Nos:** 66096/APP/2012/1731

**Drawing Nos:** WA/1579/1  
Design and Access Statement  
Location Plan to Scale 1:1250  
ABC-097-4  
ABC-097-2  
Block Plan to Scale 1:200  
ABC-097-3  
ABC-097-5  
ABC-097-6  
WA/1579/2  
ABC-097-7  
WA/1579/3

**Date Plans Received:** 17/07/2012

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

**Date Application Valid:** 03/08/2012

### 1. SUMMARY

This scheme proposes to erect a detached two storey block to replace an existing single storey side extension in order to provide 2 x two bedroom dwellings. It is considered that the scheme would be detrimental to the visual amenities of the streetscene on this prominent corner plot and would fail to leave an appropriate undeveloped gap between this and the side elevation of No.9 Woodlands Avenue. Furthermore, the scheme would fail to provide a satisfactory standard of residential accommodation for its future occupiers in terms of its internal floorspace and amenity space provision and not meeting lifetime home standards. The proposed development would also be detrimental to the amenities of the occupiers of the host property.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall size, reduced ridge height, siting, rear projection and design, would appear as an incongruous and intrusive addition to the street scene on this prominent corner plot. The proposal would give rise to a cramped form of development and erosion of the open character of this corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policies 3.5 and 7.4 of the London Plan (2011), Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**2 NON2 Non Standard reason for refusal**

The proposed building, by reason of its overall size, design, siting and proximity to the side boundary, would fail to retain a minimum 2m gap for the full height of the proposed development between this and the side elevation of the neighbouring property, No.9 Woodlands Avenue, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The size, scale, bulk and projection of the first floor rear element of the proposed development would be detrimental to the residential amenities of the existing property at 9 Woodlands Avenue, by reason of overdomination, visual intrusion, loss of daylight and a loss of sunlight. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plans (Saved Policies September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposed units, due to their size, fail to provide an adequate amount of internal floor space, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policy 3.5 and Table 3.3 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposal would fail to provide an adequate amount of amenity space for the occupiers of the proposed units, and therefore would provide a sub-standard form of residential accommodation and as such, would be likely to result in an overintensive use of the areas provided to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**6 NON2 Non Standard reason for refusal**

The proposal fails to provide a tree survey and the Local Planning Authority has therefore been unable to assess the impact of proposal upon trees on and close to the site and the scheme's landscape impact, contrary to policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

**7 NON2 Non Standard reason for refusal**

The proposal fails to satisfy Lifetime Homes Standards to the detriment of future occupiers contrary to policy 3.8 of the London Plan (2011), Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

**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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-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 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site forms part of the curtilage of No.9 Woodlands Avenue, which occupies a corner plot located on the north western side of Woodlands Avenue at its junction with Newnham Avenue. No.9 is a semi-detached property which has been extended with single storey side and rear extensions and there is a detached garage at the end of its rear garden, accessed from Newnham Avenue. The application site comprises the left hand side of the plot, from the side elevation of the original house and has a maximum width of 8.6m, which tapers to a width of 6.8m at the rear, adjoining the garage access, with an overall length of 33.7m.

The surrounding area is primarily characterised by semi-detached houses, although the adjoining properties on Newnham Avenue, Nos.17 to 23, are semi-detached bungalows. The area forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

### **3.2 Proposed Scheme**

The proposed scheme is for the demolition of the existing side extension at No.9 and the erection of a two-storey detached building to provide 2 x two bedroom flats with associated parking and amenity space and for the enlargement of existing crossover to the side to facilitate the parking provision.

The proposed development has been described by the applicant as the provision of '2 x one-bedroom' units. However it is clear from the plans that the 'study room' in each of the units was annotated in the previously refused scheme as being a second bedroom. The study room, in terms of its shape and size is clearly capable of being used as a second bedroom and does not differ in any respects from the plans previously submitted for the development of the site for a two bedroom unit. Therefore the proposed development has been assessed on this basis.

The building would align with the front elevation of the adjoining pair of semi-detached properties, projecting 3m beyond their main rear elevation at first floor level, but aligning with their single storey rear extensions on the ground floor.

The property would measure 4.67m wide and 11.0m deep. The building would have a hipped roof design, 5.1m high to eaves level and 7.5m high to its ridge and would incorporate 1m deep two storey bay windows on the front elevation, and a ground floor bay window on the rear elevation.

The building would be divided vertically to provide front and rear duplex houses laid out in tandem, with the rear garden area divided to provide separate amenity space for the two units.

The front house (Unit 9A) would be accessed from a front door on Woodlands Avenue and the rear house (Unit 9B) would be accessed by a side door from Newnham Avenue. The rear garden would be divided across its width, so that the adjoining part of the rear garden would serve Unit 9B, accessed from rear French windows to its living room and the rear part of the garden, serving Unit 9A would be accessed via the 0.85m wide passageway between the new building and No.9 Woodlands Avenue and the side of Unit 9B's amenity space.

The flats would be set out over two floors comprising an open planned living room and kitchen area and WC on the ground floors and two bedrooms (one of which is annotated as a study) and a bathroom on the first floors. Unit 9A would have an internal floor area of 56 square metres with 43 square metres of amenity space. Flat Unit 9B would have an internal floor area of 51.0 square metres with 43 square metres of amenity space.

Windows on the south-western side elevation would serve the living area and hall on the ground floor and bathroom and staircase on the first floors. The windows on the north-eastern side elevation would serve the living room, hall and bathroom and staircase on the first floor. WC's would be provided at ground floor level.

One off-street parking space would be provided for each unit, at the front garden and to the rear of the amenity space. The existing garage would be retained for the host property

together with the hardstanding area in front of it.

The proposed scheme would differ to the previously refused scheme application ref. 66096/APP/2009/1238, discussed in the Planning History Section below, on the following basis:

- i) The proposed units are described as 'one-bedroom units with an additional 'study'
- ii) A W.C has been incorporated on the ground floor of each unit
- iii) The boundary line has moved northwards adjacent to the flank wall of the host property No.9, subsequently increasing the plot width, marginally increasing the separation gap between No.9 and the application site and the width of the access path to the rear amenity space of Unit 9B
- iv) The first floor bay window to the rear of the property has been removed

### 3.3 Relevant Planning History

66096/APP/2009/1238 Land Forming Part Of 9 Woodlands Avenue Ruislip

Erection of two storey building comprising of 2 two-bedroom duplex units with associated parking and new vehicular crossover.

**Decision:** 27-08-2009 Refused

66096/APP/2011/3122 Land Forming Part Of 9 Woodlands Avenue Ruislip

DEMOLITION OF EXTENSION AND ERECTION OF A TWO STOREY BUILDING PROVIDING TWO FLATS

**Decision:** 30-01-2012 NFA

#### Comment on Relevant Planning History

Planning permission was refused on the 27 August 2009 application reference: 66096/APP/2009/1238 for a similar scheme to the submitted scheme comprising the demolition of the existing single storey side extension and the erection of a two-storey detached building providing two x 2 bedroom duplex apartments. The scheme was refused on the following grounds:

1. The proposal, by reason of its excessive density, overall size, reduced ridge height, siting, rear projection and design, would appear as an incongruous and intrusive addition to the street scene on this prominent corner plot. The proposal would give rise to a cramped form of development and erosion of the open character of this corner plot, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policy 3A.3 and Table 3A.2 of the London Plan (February 2008), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed building, by reason of its overall size, design, siting and proximity to the side boundary, would fail to retain a minimum 2m gap for the full height of the proposed development between this and the side elevation of the neighbouring property, No.9 Woodlands Avenue, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September

2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed development by reason of the siting of the proposed first floor rear bedroom window(s) would result in the direct overlooking of the rear gardens of the adjoining properties, Nos. 9 and 11 Woodlands Avenue, causing an unacceptable loss of privacy and residential amenity to the adjoining occupiers. The proposal is therefore contrary to policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposed units, due to their size, fail to provide an adequate amount of internal floor space, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5. The proposal would fail to provide an adequate amount of amenity space for the occupiers of the proposed units, and therefore would provide a sub-standard form of residential accommodation and as such, would be likely to result in an overintensive use of the areas provided to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6. The proposal fails to provide a tree survey and the Local Planning Authority has therefore been unable to assess the impact of proposal upon trees on and close to the site and the scheme's landscape impact, contrary to policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7. The proposal fails to provide adequate off-street car parking in accordance with the Council's adopted car parking standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved policies, September 2007). As such, the proposal is likely to give rise to additional demand for on-street car parking, which is limited in the area. The proposal is therefore likely result in additional competition for on-street car parking, detrimental to the residential amenity of the area, contrary to policy AM7, AM14 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

8. The proposal, due to the widening of an existing double driveway and the lack of a visibility splay for the new off-street car parking space for Unit B, would be likely to result in drivers emerging from the car parking space being unsighted of pedestrians using the adjoining public footpath on a length of footpath that would have a reduced pedestrian refuge area. The proposal is therefore likely to be detrimental to pedestrian and highway safety, contrary to policy AM7(ii) of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

9. The proposal fails to satisfy 'Lifetime Homes' Standards, contrary to policies 3A.5, 3A.13, 3A.17 and 4B.5 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

Planning permission was refused 19th October 2007 for the construction of a dummy pitched roof over the existing side extension (Retrospective Application) application reference. 25318/APP/2007/2680, for the following reason:

1. The dummy pitched roof above the single storey side extension by reason of its overall size, bulk, scale and height in relation to the original house represents an incongruous and visually intrusive addition on this prominent corner site. It detracts from the appearance of the original house and the street scene generally, contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 4.0 of the Hillingdon Design & Accessibility Statement: 'Residential Extensions'.

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

On the 7th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts:

BE1

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;.....
7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife (7.20), encourage physical activity and where appropriate introduce public art;
8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals.
9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.
10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the

Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2 - Development Management Policies LDD. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and development management policies Hillingdon Local Plan: Part 2 -Development Management Policies.

### **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.
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
  
- HDAS-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 3.8 (2011) Housing Choice
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.6 (2011) Decentralised Energy in Development Proposals
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.4 (2011) Local character



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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

18 neighbours were consulted on the 7 August 2012. A site notice was erected on the 9 August 2012. 6 replies including one from the Eastcote Village Conservation Area Panel received, objecting to the proposal on the following grounds:

- i. Bulk and density of the extension is unacceptable;
- ii. Projection of building line in Newnham Avenue is unacceptable;
- iii. Amenity space is inadequate;
- iv. Extension of the drive would cause safety concerns;
- v. The proposed development is not in keeping with the area;
- vi. The proposed development will result in overspill parking, already experienced due to local school and 'park and ride' associated with Eastcote Station;
- vii. No. 7 (the adjoining property) will submit a similar application;
- viii. There is little difference to the refused application;
- ix. The units are 2 bedroom not 1 bedroom units;
- x. The units are 'back-to-back' houses not flats;
- xi. Siting to side boundary would fail to maintain 2m gap;
- xii. 1st floor windows resulting in overlooking;
- xiii. Inadequate internal floor area for 2 bed unit;
- xiv. No tree survey.

### **Internal Consultees**

HIGHWAY ENGINEER:

As part of the proposals, the existing vehicle crossover located along Newnham Avenue will be extended to enable access to be provided to the proposed parking area located at the rear of the site.

When undertaking assessment of the development it is noted that the PTAL index within the area is 3, which is classified as moderate. Therefore, it is considered that the proposed parking provision of 1 space per dwelling is considered acceptable in this instance.

In terms of the proposals to extend the existing vehicle crossover along Newnham Avenue, it is noted that adequate pedestrian visibility is provided from the proposed hardstanding area. However, there is an existing street lighting column that is located within the extended crossover, which will be required to be relocated. Therefore, it is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection is

not raised in this instance. However, a suitably worded condition is required to be imposed on the planning consent, stating that the proposed extension to the existing vehicle crossover shall be undertaken in accordance with the council standard details for the provision of a double width vehicle crossover. In addition, the existing street lighting column located within the extended crossover is required to be relocated in accordance with the requirements of the Council's Street lighting department, before commencement of any work at the site.

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. The entrance to the proposed duplex flats is shown to be stepped, which would be contrary to the above policy requirement.
2. The entrance level WC and first-floor bathroom 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. To this end, the entrance level toilet cubicle should be enlarged to allow the above dimensions to be achieved.
3. To allow the entry level WC and first-floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
4. The proposed development should indicate on plan a convenient location for a future through-floor lift.

Conclusion: unacceptable

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

## **7. MAIN PLANNING ISSUES**

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

The single storey side extension has little or no architectural merit and no objections are raised to its demolition. Furthermore, this is an established residential area. As such the principle of a further building for residential purposes is acceptable subject to compliance with the Council's policies and standards.

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

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units.

### **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**

Policies BE13 and BE19 of the Saved UDP seek to ensure that new development complements and improves the character and amenity of the area. Paragraph 3.4 of HDAS Residential Layouts states that development within garden areas of existing residential properties must seek to enhance the local character of the area. Policy BE22 seeks to ensure that residential development of two or more storeys maintains a minimum gap of 1m from the side boundary.

The Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on the 7th November 2012 and Policy BE1 of this document is relevant and in particular parts 1, 2, 3 and 9, as set out above, are relevant to this application.

The application site forms part of a prominent corner plot. The proposed building would

maintain the front building line of properties on this side of Woodlands Avenue, match their eaves height and mimic their front two storey projecting bays. Furthermore, the proposed building would have a width of approximately 6m which compares to the adjoining properties. However, these properties are semi-detached and have linked hipped roofs which run parallel with the street as opposed to the proposal which has a ridge which is perpendicular to Woodlands Avenue. As a result, whilst the roof pitch is similar to surrounding development, the overall ridge height of the roof is much reduced by approximately 0.8m and the two storey building appears out of character. Also, at the rear, the building would project beyond the main rear building line of the adjoining properties by 3m, which is not a feature found at the rear of surrounding properties.

Properties fronting this side of Newnham Avenue have a staggered siting so that there is no clearly defined return building line. Furthermore, given the distance to the nearest property on Newnham Avenue, which is a bungalow, together with the screening provided by existing trees in the rear garden, it is considered that the proposed development would not be viewed in the context of the existing buildings on Newnham Avenue. However, the proposed two storey building would, at the front, maintain a maximum gap of approximately 1.6m to the side boundary of the plot on Newnham Avenue, which reduces to 0.9m at the rear. It is considered that the two storey building with this siting would erode the open character of this corner plot, to the detriment of the streetscene.

The surrounding area is characterised by semi-detached houses, which typically have shared driveways and garages at their sides, which separate the pairs of properties by distances of approximately 2.5m and 5m respectively. Further to the previously refused scheme, the boundary line between the proposed development and the host property has moved northwards, subsequently increasing the gap between the flank walls and the access path to the rear amenity space. The gap between the proposed side flank wall and boundary with No.9 is 1.0m, which would normally be sufficient in compliance with Policy BE22 of the Saved UDP, however the 1m gap to the boundary also abuts the side flank wall of No.9. This 1m gap between the side flank wall of the proposed property and the host property No.9 would be insufficient and out of character with the streetscene as a 1m gap is required on either side of the boundary, resulting in a 2m gap between properties.

Overall, it is considered that the proposal, would fail to maintain the openness of the corner plot and would result in an unduly cramped development. Further it is considered that the layout and appearance of the proposed development would fail to harmonise with or complement the existing streetscene. The proposal is therefore considered to represent an incongruous and intrusive form of development in the street scene, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policies 3.5 and 7.4 of the London Plan (2011) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

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

Both Nos.9 and 11 Woodlands Avenue have single storey rear extensions of a similar depth to that of the proposal. Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. On the first floor, the proposed development would project 3m beyond the rear elevation of No.9 and would thus encroach upon the 45° line of sight from the nearest first floor rear window of No.9, which serves a bedroom. It is considered that the bulk, siting and design of the first floor would therefore cause an unacceptable detrimental effect on No.9 in terms of overdominance, undue visual intrusion and loss of daylight and sunlight.

As regards to the potential for overlooking, the only side windows proposed would serve non-habitable rooms or are secondary and therefore could be obscure glazed and be made non-opening to safeguard the privacy of neighbouring properties.

At the rear, the proposal would mainly overlook the front garden of No.23 Newnham Avenue, and would be sited more than 21m from any windows in this property. To the front, the proposal would be sited no closer to the properties on the opposite side of the road than existing properties.

The removal of the bay window (which had chamfered side windows) on the first floor of the previous scheme, would prevent overlooking onto the gardens of Nos.9 and 11 Woodlands Avenue.

It is therefore considered that overall the proposed development would constitute an un-neighbourly form of development contrary to Saved Policies BE19, BE20 and BE21 of the Saved UDP and Section 4.0 of HDAS Residential Layouts.

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

The units would have separate accesses and their habitable rooms would have adequate outlook and natural lighting. Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that two bedroom units should have a minimum floor area of 63 square metres, which has not been met as unit 9A provides 56 square metres of internal floor space and unit B provides 51 square metres. London Plan Policy 3.5 and Table 3.3 does not have a standard for 2 storey 2 bedroom, 3 person units, however, it does specify that a 2 bedroom flat, 3 person flat should have a minimum size of 61 sq.m which the proposal fails to meet.

Mayor's London Housing Design Guide Interim Edition (August 2010) requires the minimum area for a single bedroom to be 8 square metres and a minimum area for a double to be 12 square metres. Further, the combined areas for kitchen/dining and living to be 23 square metres. The larger double bedrooms comply with this standard at approximately 10 and 13 square metres respectively, however the smaller bedrooms (annotated in the plans as a 'study') do not meet these standards at 5.78 square metres and 5.8 square metres. The combined kitchen/living and dining areas however do comply at 23 square metres.

HDAS advises in paragraphs 4.14 to 4.16 that two bedroom houses should have a minimum amenity area of 60 square metres, the proposed units do not meet these standards each providing approximately 43 square metres of amenity space.

All new development is expected to Meet 16 Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document 'Accessible Hillingdon. The proposed development fails to meet these standards which is considered as unacceptable by the Council's Access Officer.

It is considered that the proposed development would provided sub-standard two-bed units in terms of the total floor space and amenity space; and fail to comply with Lifetime Homes standards. It is therefore considered that the proposed development would be Contrary to Policy BE23 of the Saved UDP, Section 4.0 of HDAS Residential Layouts and The London Plan (2011) and the Mayor's London Housing Design Guide Interim Edition (August 2010).

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

The plans show that the host property No.9 Woodlands Avenue would be served by the

existing garage to the rear of the site which would be retained together with the hardstanding area in front. This would be accessed by an existing crossover (which would require widening to facilitate Unit 9B's car parking space). Unit 9A would have one off-street car parking space in the front garden, served by the existing vehicular crossover. Unit 9B would be served by a 4.8m by 2.4m off-street space that would be provided adjacent to the existing garage, which would require a widening of the existing rear access.

The proposed parking provision of one per dwelling is considered adequate given the PTAL of 3, therefore the parking provision complies with the Council's parking standards. The widening of the existing double crossover is also considered acceptable subject to the repositioning of the existing streetlight, which could be conditioned.

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

Please refer to section 7.09

#### **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**

There are trees and mature shrubs on and close to the site. In the absence of a Tree Survey, it has not been possible to assess the impact of proposal upon these trees, if any. As such, the scheme is contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

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

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This could have been conditioned had the scheme been recommended favourably.

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

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. This could have been conditioned had the scheme been recommended favourably.

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

The application site is not within a Flood Risk Area and the issue of sustainable urban drainage could have been conditioned had the scheme been recommended favourably.

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

Not applicable to this application.

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

The comments made by the petitioners and individual responses are noted and are considered within the main report.

#### **7.20 Planning Obligations**

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant.

The loss of the existing side extension to the host property would result in a loss of 3 x habitable rooms, and the erection of the two new houses provides 8 habitable rooms. Therefore, the net gain of 5 habitable rooms would not trigger the requirement for educational contributions.

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

Not applicable to this application.

## **7.22 Other Issues**

Not applicable to this application.

## **8. Observations of the Borough Solicitor**

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

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

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

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

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

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

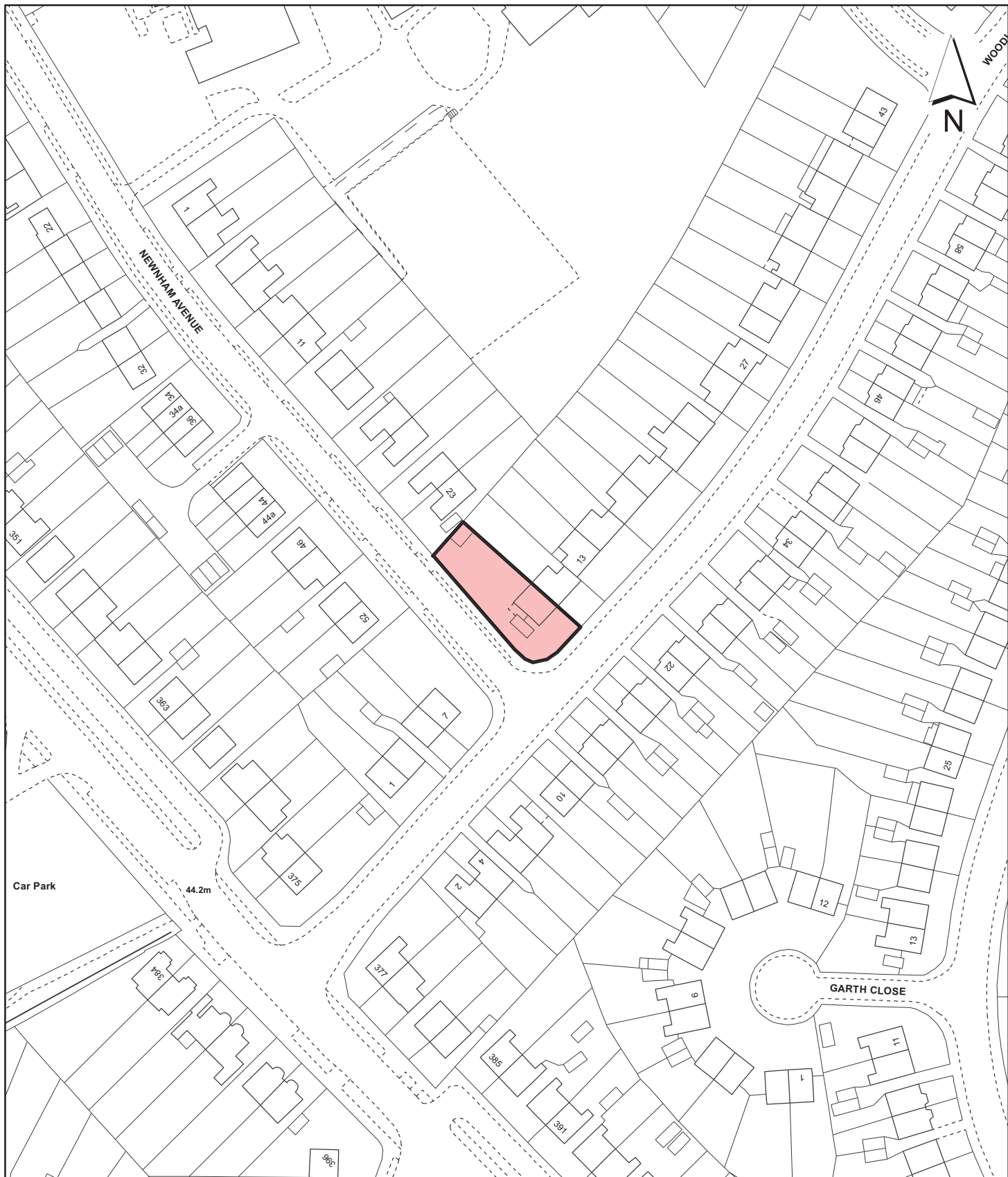
It is considered that overall the scheme has not addressed the reasons for refusal for the previously refused scheme and is Contrary to the Saved UDP Policies, HDAS Residential Layouts and the London Plan (2011), and is therefore be recommended for refusal.

## **11. Reference Documents**

Hillingdon Unitary Development Plan (Saved Policies September 2007).  
Hillingdon Design and Access Statement 'Residential Layouts'  
The London Plan 2011  
The Mayor's London Housing Design Guide Interim Edition (August 2010)  
Supplementary Planning Document 'Accessible Hillingdon'  
National Planning Policy Framework

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land forming part of  
9 Woodlands Avenue  
Ruislip**

Planning Application Ref:

**66096/APP/2012/1731**

Scale

**1:1,250**

Planning Committee

**North** Page 57

Date

**November  
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 AT REAR AND FORMING PART OF 66 LONG LANE ICKENHAM

**Development:** 2 x two storey, 4-bedroom detached dwellings with habitable roofspace, detached garages and associated parking, amenity space and installation of vehicular crossover to front.

**LBH Ref Nos:** 49805/APP/2012/1587

**Drawing Nos:** 06/2405/206 Rev. A (Street Scene)  
06/2405/207  
06/2405/208  
Design and Access Statement  
Location Plan to Scale 1:1250  
Tree Survey, Arboricultural Impact Assessment and Method Statement  
06/2405/200 Rev. B  
2012-LLI-AT-103 Vehicle tracking  
06/2405/203 Rev. B  
06/2405/204 Rev. B  
06/2405/205 Rev. B  
06/2405/206 Rev. B  
06/2405/202 Rev. B (Street Scene)

<b>Date Plans Received:</b>	29/06/2012	<b>Date(s) of Amendment(s):</b>	29/06/2012
<b>Date Application Valid:</b>	05/07/2012		05/11/2012
			12/09/2012
			03/07/2012

### 1. SUMMARY

Planning permission is sought for the erection of 2, two storey, detached, four bedroom dwellings, together with detached garage buildings, served by a shared access drive with a turning head utilising a new vehicular crossover from Long Lane, and associated landscaping on land to the rear of No. 66 Long Lane. The land incorporated in the application site currently forms part of the front and rear gardens of No.66, although is mostly overgrown and divided off from the lawned garden area to the rear by a fence.

It is considered that the overall layout, density and design represent a form of overdevelopment which would appear cramped and unrelated to the open character of the area, resulting in detrimental visual harm to the character and appearance of the Ickenham Village Conservation Area as a whole. Furthermore, the proposal would set an undesirable precedent if allowed and then repeated within the surrounding area.

Secondly, the proposal, whilst providing a satisfactory standard of accommodation for its future occupants, would nonetheless also detract from the amenities of adjoining occupiers by reason of the potential overlooking and thus loss of privacy to the properties and gardens of No.3 Neela Close and Nos.23-33 Pepys Close and by the additional disturbance and noise intrusion that would be experienced by the occupiers of Nos.64 and 66 Long Lane from the use of the new vehicle driveway.

The non payment of a financial contribution by the applicant towards the Borough's provision for the future education requirements of the occupants of the new dwellings,

whilst agreed in principle, nonetheless forms a third reason for refusal.

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

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

The proposed development by reason of its layout and the tandem arrangement of the dwellings, one behind the other, would result in a cramped layout that would be out of keeping with the amenity and character of the surrounding residential area. As such, it is considered to be an over-development of the site that would fail to preserve or enhance the open and spacious character of the Ickenham Village Conservation Area as a whole or harmonise with the existing street scene. Furthermore, if permitted, it would set an undesirable precedent for similar development, the cumulative impact of which would be detrimental to the overall character and appearance of the conservation area. The proposal is therefore contrary to Policies BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policies 3.5, 7.4 and 7.8 of the London Plan (2011) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

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

The proposed development would represent an unneighbourly form of development and would be detrimental to the residential amenities of adjoining occupiers by reason of the increased potential for overlooking and associated loss of privacy for occupants of the dwellings and gardens in Neela Close and Pepys Close and the additional noise disturbance and intrusion resulting from the use of the vehicle driveway formed between 64 and 66 Long Lane. The proposal would thus be contrary to Policies BE19, BE24, H12, OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

The development is estimated to give rise to a significant number of children of school age and additional educational provision would need to be made in the locality due to the shortfall of places in schools serving the area. This is a material consideration of such significance as to warrant refusal and given that a legal agreement to address this issue has not been offered or entered into, the proposal is therefore considered to be contrary to Policy R17 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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
H12	Tandem development of backland in residential areas
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
NPPF	
NPPF6	
NPPF7	
NPPF12	

### **3. CONSIDERATIONS**

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

The application site is located on the west side of Long Lane, half way between its junction with the A40 to the south and Ickenham village centre and station to the north. It comprises a large attractive vernacular style house with tile hanging and mock timber, set in a spacious plot, and fronted by tall dense hedges and trees. A detached garage and

side garden lie to the north.

To the north of the application site lies 64 Long Lane, a two storey detached house with a single storey side extension and detached outbuildings along the side boundary with the application site, and to the south lies 35-45 Long Lane, a purpose built residential apartment block. The street scene is characterised by generous plots with mature planting and trees in front gardens and these provide a buffer from the main road.

The application site lies within the Ickenham Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and is afforded further landscape protection by Tree Preservation Order No.5. The immediately surrounding area is characterised by properties from the 1920's onwards, set in substantial plots, with gap views from the street to the rear gardens. The overall street scene is enhanced by mature landscaping to the front, dwarf boundary walls, hedges, grass verges and street trees.

### **3.2 Proposed Scheme**

Planning permission is sought for the erection of 2, two storey, detached, four bedroom dwellings, together with detached garage buildings, an access drive with a turning head and associated landscaping on land to the side and rear of No. 66 Long Lane, most of which forms part of its current rear garden. A new vehicular crossover would be formed to the north of the existing one in Long Lane.

The application site measures approximately 10.5m wide at the road frontage in Long Lane, 29.0 metres along its rear boundary with the gardens of Nos. 11-21 Pepys Close and 78 metres in its overall depth, though less than half of this alongside its southern boundary close to Nos. 23-33 Pepys Close.

The proposed house on Plot 1, nearest to the existing house at 66 Long Lane, would be set back some 47.25 metres from the main road facing south and parallel to the vehicle drive. That on Plot 2 would be positioned in tandem with Plot 1 and a further 12.35 metres back into the site from the road. The two dwellings, separated by a two metre gap, would be orientated fully southwards in parallel with the adjacent flats (Nos. 23-33 Pepys Close) to the south and thus fall mostly in a direct line behind No.66.

The proposed houses, which would be identical in size, form and layout but handed would measure approximately 9.65 metres wide and 9.1 metres deep overall at ground floor level (including the projecting front bay windows and rear bays on both floors) with the depth reduced to 6.4m deep at first floor level on their facing flank elevations. The roofs would be 5.1m high at lower eaves level and completed with a hipped end and main cross ridge (8.8 metres high) and lowered bay end hip sections (8.0m high). The dwellings would be finished externally in traditional red brick and tiles.

Each dwelling would be provided with a detached double garage with pitched roof (4.9 metres x 4.9 metres x 4.2m high), that to Plot 1 being offset to the rear corner next to the turning head and that to Plot 2 adjacent to the south western boundary corner of the application site where it faces Pepys Close.

At the front of the site, the existing driveway and crossover would be retained for the existing house, with a new vehicular crossover and entrance drive formed to serve the new dwellings to the rear, continuing for over 30 metres in parallel to the north boundary (with No. 64 Long Lane) to the turning head before curving south in front of Plot 1 and terminating at Plot 2 beyond.

### 3.3 Relevant Planning History

39319/APP/2002/2259 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM AND 2 ONE-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE AND GARAGE)

**Decision:** 12-08-2003 Withdrawn **Appeal:** 12-08-2003 Withdrawn

39319/APP/2002/2885 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

**Decision:** 26-09-2003 Not Determined **Appeal:** 26-09-2003 Dismissed

39319/APP/2004/1665 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND COURTYARD PARKING (INVOLVING DEMOLITION OF EXISTING PROPERTY)

**Decision:** 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/11 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE AND GARAGE)

**Decision:** 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

**Decision:** 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSPACE CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

**Decision:** 10-12-2007 Approved

39319/APP/2010/1601 66 Long Lane Ickenham

Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)(INVOLVING DEMOLITION OF THE EXISTING

DWELLING).

**Decision:** 08-10-2010 Approved

49805/95/0382 Forming Part Of 66 Long Lane Ickenham  
Erection of a detached house with integral garage

**Decision:** 26-10-1995 Refused

49805/A/96/0601 Forming Part Of 66 Long Lane Ickenham  
Erection of a coach house style detached house with integral garage

**Decision:** 21-08-1996 Refused **Appeal:** 29-05-1997 Dismissed

49805/APP/2011/1811 Land Forming Part Of 66 Long Lane Ickenham  
Two storey 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving installation of vehicular crossover

**Decision:** 25-10-2011 Approved

49805/APP/2011/44 Forming Part Of 66 Long Lane Ickenham  
Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.

**Decision:** 07-04-2011 Refused

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

The site has been the subject of several previous planning applications for demolition and the erection of flats or new detached houses from the mid 1990's, with three proposed developments for flats or a mixture of flats and houses being dismissed at appeal between September 2003 and January 2006.

The proposed development of the site for 6, two bedroom flats in a two storey block with a parking forecourt and two four bedroom houses side by side with garages to the rear of the flats (involving demolition of existing house and garage) under ref: 39319/APP/2005/11 which was subsequently dismissed at appeal was refused for the following reasons (summarised):

1. Proposed house type B closest to 3 Neela Close would appear overdominant resulting in loss of residential amenity to occupiers [contrary to UDP Policy BE21 plus Residential Layouts Design Guide];
2. Inadequate private amenity space for occupants due to substantial tree and bush cover and excessive overshadowing [contrary to UDP Policy BE23 plus Residential layouts Design Guide];
3. Overlooking of proposed and existing flats due to proximity of habitable room windows

in first floor side elevation at 23-45 Pepys Close and of private amenity space for house type B by 3 Neela Close resulting in loss of privacy to occupiers [contrary to UDP Policy BE24 plus Residential Design Guide];

4. Cramped over-development of site due to excessive site coverage of buildings thus fails to harmonise with character of surrounding area, preserve or enhance Ickenham Conservation Area [contrary to UDP Policies BE4, BE13, BE19 and H6];

5. Juxtaposition of flats and protected Birch tree in TPO Group G8 fails to make adequate provision for long term retention of feature of merit in the landscape, the premature loss of which would be detrimental to the visual amenity and arboreal character of the Conservation Area [contrary to UDP Policies BE4, BE19, BE38]; and

6. Absence of a legal agreement to meet needs of additional educational provision in the locality [contrary to UDP Policy R17].

Subsequently, planning permission has been granted for the erection of seven flats in a two storey building (involving demolition of the existing dwelling) under ref: 39319/APP/2007/171 dated 10.12.2007 and in an amended scheme which is still extant (ref: 39319/APP/2010/1601 dated 8.10.2010). More recently, following an initial refusal, permission was granted for the erection of an additional two storey five bedroom detached dwelling to the side of the existing house (under ref: 49805/APP/2011/1811 dated 25.10.2011).

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

On the 7th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts:

BE1

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;.....

7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local

character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife (7.20), encourage physical activity and where appropriate introduce public art;

8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals.

9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2 - Development Management Policies LDD. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and development management policies Hillingdon Local Plan: Part 2 -Development Management Policies.

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

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| BE4  | New development within or on the fringes of conservation areas  |
| BE13 | New development must harmonise with the existing street scene.  |
| BE19 | New development must improve or complement the character of the area.   |
| BE20 | Daylight and sunlight considerations.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE22 | Residential extensions/buildings of two or more storeys.  |
| BE23 | Requires the provision of adequate amenity space.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |



H4	Mix of housing units
H7	Conversion of residential properties into a number of units
H12	Tandem development of backland in residential areas
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
NPPF	
NPPF6	
NPPF7	
NPPF12	

## 5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **8th August 2012**
- 5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

25 neighbouring occupiers have been consulted (on 9.7.2012) and in addition a site notice was displayed (on 20.7.2012). Six letters were received in response, including one from the Ickenham Conservation Area Panel together with a petition with 26 signatures received objecting on the following grounds:

1. loss of open character and intrusion of dense form compared to surrounding layouts;
2. inappropriate/incongruous development of backland site detrimental to residential amenities;
3. houses too close together and too prominent;
4. out of keeping and harmful to the character and appearance of Conservation Area;

5. will detract from the ambience and spatial qualities of the area;
6. overdominant to properties in Neela Close, Pepys Close and flats;
7. overlooking to Pepys Close/gardens of 1-3 Neela Close plus rear windows of 1 Milton Road;
8. likely damaged to valued trees;
9. insufficient amenity space for occupants families;
10. previous refusals for overdevelopment dismissed (plus an approval for new dwelling not implemented);
11. construction noise/disruption;
12. unsafe level of traffic generation from a concealed site with shared ingress/egress on to a single lane road;
13. inadequate means of access for emergency vehicles;
14. loss of amenity for occupiers of No. 66 (access road to side).

Ward Councillor: Requested that this application be reported to the planning committee for decision.

Thames Water Utilities: No reply received.

### **Internal Consultees**

#### **CONSERVATION AND URBAN DESIGN OFFICER:**

**BACKGROUND:** There has been a long planning history on this site, with approval for redevelopment of 66 Long Lane to 7 flats and an additional dwelling to the side. The current scheme proposes additional two dwellings to the rear of 66 Long Lane.

**COMMENTS:** It is felt that the approved applications have already compromised the character and appearance of the area. A further development to the rear would severely compromise the available amenity space to the approved flats and as such would be considered back-land development. The development should be assessed accordingly from a policy and planning point of view.

From a conservation point of view, the resulting plot sizes and the layout of the proposed houses do not relate to the established suburban and spacious layout of the conservation area. Given the limited plot sizes and the required hard standing to provide appropriate access and parking, the development would appear cramped and would not relate to the open character of the conservation area. If permitted, the development would set an unwanted precedent of similar schemes, the cumulative impact of which would be severely detrimental to the overall character and appearance of the conservation area. It is, therefore, unacceptable.

In design terms the houses are uninspiring in appearance. The roofs appear very steep and high and relate poorly in proportion to the facade of the elevations. As such these would not enhance the character and appearance of the conservation area and would be unacceptable.

Overall, the proposed scheme would be considered over-development of the site, severely detrimental to the open and spacious character of the area and as per NPPF Policy 132 and 133 would cause substantial harm to a designated heritage asset. It is, therefore, unacceptable in principle.

#### **TREE AND LANDSCAPE OFFICER:**

There are many trees, protected by Tree Preservation Order No. 5 (TPO 5) or by virtue of their location in the Ickenham Village Conservation Area, on and close to the site. Some of the trees, notably those close to the Long Lane frontage of the site, have individual merit and others, in the rear gardens of the existing property, have collective value and provide some deciduous screening

between the site and the surrounding residential properties in Neela Close and Pepys Close. However, several of the trees in the rear gardens are in decline, defective, or have poor form.

The application includes a (updated, August 2012) tree survey, which shows the tree cover more accurately than the site layout plan, which is seemingly based on a previous survey, in so far as several trees have died and been removed or fallen since the last survey (2006/7). It also includes an arboricultural implications assessment, tree removal (and retention) and protection plan and method statement for the scheme.

According to the tree removal plan, about half of the trees in the rear garden will be lost either due to their poor condition/quality or to facilitate the proposed development. The loss of these trees will create gaps in the existing mass of trees, mainly close to the boundaries, and the partial screen they provide. In some places, there is space for replacement trees, but in others there is not. For example, due to the location of the garages on plot 2, the loss of two Goat Willows and a Yew will open a view into the site. In this respect, this scheme is significantly different from those approved for the development of the front of the site, which make provision for the retention and replacement of all of the significant trees on site, in particular those close to the rear and side boundaries as well as the road frontage.

Overall, whilst the application may, subject to relevant tree-related and landscape conditions, be acceptable in terms of Saved Policy BE38, it may well be unacceptable in terms of its impact on the amenity and character of Conservation Area.

#### 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. The entrance to the proposed dwelling house appear to be stepped, which would be contrary to the above policy requirement.
2. The entrance level WC and first-floor bathroom 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 entrance level WC and first-floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
4. The plans should identify a convenient area for the future installation of a through-the-ceiling wheelchair lift.

Conclusion: unacceptable

HIGHWAY OFFICER: Has requested information to demonstrate that a 10.5 metre refuse vehicle can access and turn around within the 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) but is also situated within the Ickenham Village Conservation Area. Key changes in the policy context, since the adoption of the UDP, include the adoption of the

London Plan of July 2011 and the National Planning Policy Framework (NPPF) in March 2012.

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.'

Paragraph 53 of the NPPF states:

'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 Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on the 7th November 2012 and Policy BE1 of this document is relevant and in particular parts 1, 2, 3 and 9, as set out above, are particularly relevant to this application.

The outcome of these changes means that Council's will have to assess all material planning considerations more closely and make decisions on a case by case basis. The principle of the development therefore hinges on all other material planning considerations and the quality of the proposed development in terms of its layout, design, form and impact on adjoining occupiers, all of which are assessed in detail below.

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

The proposal, with 14 habitable rooms on a site area of 0.14 hectare (approx.), equates to 98hr/ha. and thus falls below the London Plan Policy 3.4 density range of 150-250 habitable rooms per hectare for suburban areas, based on the site's Public Transport Accessibility Level (PTAL) score of 2. There is therefore no objection per se to the proposed density of the scheme. The density of a development is however only one aspect of such a development and its layout, form and impact on the surroundings are subject to compliance with other policies in the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and which are assessed below.

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

The impact of the proposed development on the character and appearance of the Ickenham Village Conservation Area is addressed in Section.

#### **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 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. Policy BE22 states with regard to buildings of two or more storeys in height that these should be set back a minimum of one metre from the side boundary of the property for the full height.

Policy BE19 states the Local Planning Authority will seek to ensure that new development

within residential areas complements or improves the amenity and character of the area. The site is located within the Ickenham Village Conservation Area and within such protected areas there is a presumption under UDP Saved Policy BE4 that all new development will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities, avoiding the demolition or loss of such features.

The Council's adopted Supplementary Planning Document (SPD), the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) in Section 3.4 states that this type of development must seek to enhance the character of the area.

The street scene is characterised by predominantly detached houses within spacious plots with mature planting and trees in the front. The plot widths of the sites in the street are relatively generous, ranging in size from 12 metres to 20m wide. The majority of plots on the east side of Long Lane measure approximately 12m wide, including Nos.59 and 59A Long Lane which are directly opposite. The application site, with a width of 10.5 metres on Long Lane, is thus narrower but given the proposed setting back of Plot 1 by some 47 metres from the roadside boundary and the existence of mature protected trees at the front entrance of the site, it is considered that the width of the site would not by itself have an adverse visual impact on the street scene or the surrounding area.

However, the layout of the development would include two houses in tandem, the provision of an internal access road, turning heads and various hardstanding areas associated with the dwellings. This would inevitably necessitate the removal of areas of albeit less valuable natural vegetation and planting, though much of which has been long established within the site and along its boundaries. By opening up the interior of the site in this way the proposal would undoubtedly have an impact on the appearance of the surrounding area and would be visible to a greater or lesser degree from the adjoining properties and from other indirect public views within the conservation area, including Pepys Close and Neela Close as well as from Long Lane itself.

In particular, the smaller individual plot sizes and tandem arrangement, one behind the other, of the dwellings would appear cramped and result in a residential layout that does not relate well and is thus out of keeping with the more spacious and open character of the surrounding conservation area. If permitted, there is the possibility of an undesirable precedent being set for similar such schemes, the cumulative impact of which would be severely detrimental to the overall character and appearance of the conservation area.

As such it is considered to be an over-development, detrimental to the open and spacious character of the Ickenham Village Conservation Area, which would not be preserved or enhanced. Similarly, it would fail to complement the amenity and character of the surrounding residential area as a whole or harmonise with the existing street scene. For these reasons it is therefore contrary to the NPPF, London Plan policies 7.4 and 7.8 and UDP Saved Policies BE4, BE13 and BE19.

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

The Hillingdon UDP (Saved Policies, September 2007) contains policies that seek to safeguard the amenities of adjoining residential occupiers with regard to their levels of daylight/sunlight received to windows and gardens (Policy BE20), their outlook by reason of siting, bulk and proximity (BE21) and their privacy (Policy BE24). With reference to the specific form of housing layout being sought by this application, Policy H12 also considers the impact of tandem backland development in established residential areas and these will only be permitted if no undue disturbance or loss of privacy is likely to be caused to

adjoining occupiers.

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 metres will be the minimum acceptable distance between buildings. Furthermore, a minimum of 21 metres overlooking distance should be maintained between any facing habitable room first floor windows in the new dwellings (within 45 degree angles taken from the centre of the window) and those in adjoining properties or any area that can be overlooked with an additional 3 metres distance required where these would overlook a rear patio area.

Whilst there are no adjoining houses or flats that would fall within 15 metres of the proposed new dwellings and thus none would be dominated by the proposal or be likely to suffer from any indirect loss of natural light or sunlight, some of the habitable room windows contained within the flank or rear elevations of these neighbouring properties would be marginally less than the HDAS minimum, between 19 and 21 metres away and private amenity areas could similarly be overlooked.

In particular, those of No.3 Neela Close, a detached house with a private garden that would be faced by the rear windows of both new dwellings on Plots 1 and 2, and Nos. 23-33 Pepys Close, a block of flats situated just beyond the south boundary of the site could potentially be overlooked with resultant loss of privacy. The removal or die back of any existing vegetation or smaller trees (those not protected by virtue of the Tree Preservation Order or their conservation area status) along the shared boundaries would increase the likelihood of overlooking all year round. This loss of privacy could occur both ways with an equivalent effect on the occupiers of the new dwellings.

Furthermore, the proximity of the existing house and garden of No. 66, and of the neighbouring detached property to the north, No. 64 Long Lane, either side of the new entrance and access driveway serving the dwellings to the rear would be likely to lead to constant disturbance and loss of privacy to occupiers of those houses. The effects of this would vary throughout the year, but may in some circumstances even deter these neighbours from making full use of their rear gardens in summer, whilst the noise intrusions from car engines revving, doors shutting and music plus lights would be a source of regular nuisance.

As such, the proposal would represent an unneighbourly form of development and in this respect would be contrary to UDP Saved Policies BE19, BE24, H12, OE1 and OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

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

Hillingdon UDP Saved Policy BE23 requires that new residential buildings should provide or maintain sufficient external amenity space for the occupants of the proposed and surrounding buildings, which is usable in terms of its shape and siting.

With regard to the private amenity space to be provided in the proposed layout, some 120 square metres is proposed for the new house on Plot 1 and 200 sq.m. for Plot 2 and this would meet the recommended standard of 100 sq.m. for a 4 or more bedroom house as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential

Layouts. A reduced but nonetheless sufficient amount of private amenity space (approx.190 sq.m.) would be retained available to the occupiers of the existing house, No. 66 Long Lane. Therefore, the proposal would comply with UDP Saved Policy BE23 in this respect.

The internal size of both the proposed houses would be approximately 158 square metres which would exceed the requirements of London Plan Policy 3.5 standard for 4 bedroom/5 person dwellings of 100 sq.m. gross floor area and of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, which is for a minimum of 92 square metres net internal floor area and is thus in accordance with UDP Saved Policy BE19.

The floor layout and new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 5.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

Hillingdon UDP Policy AM7 considers the traffic generation of new developments, whilst Policy AM14 requires provision of adequate parking provision by adherence to the Council's adopted car parking standards.

However, the proposal for two new dwellings served by a new vehicular access has not given rise to any concerns regarding traffic from the Highways Officer. It is accepted that the proposed houses would not lead to a significant increase in the amount of local traffic generated given the location of the site within a residential area on one of the Borough's busiest roads close to its connecting A40 east and westbound junctions either side of Hillingdon Station. As such, the proposal would comply with UDP Policy AM7.

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

The proposed garages have an internal width that would be capable of accommodating two vehicles and the driveway in front has additional capacity for one. With the dwellings being positioned so far from the road however, it is considered that the proposal would not be likely to result in an increase in on street demand for parking to the detriment of highway and pedestrian safety. It is therefore in accordance with UDP Policy AM14 and with the Hillingdon Design & Accessibility Statement: Residential Layouts in this respect.

Following a request from the Highways Officer, the turning requirements of a refuse vehicle have been demonstrated by the applicant on a revised site layout plan.

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

In design terms the proposed houses are standard in appearance with steep pitched roofs that attain a height of 8.8 metres and thus do not match the proportions of the facade below. Notwithstanding this, both the front and rear elevations are broken up by the lowered and hipped roof bay sections whilst the positioning of the dwellings on the site, between those in Neela Close and the adjacent flats in Pepys Close and the fact that their bulk would be partly obscured from most views beyond the site, would mean they should not appear especially intrusive.

Their arrangement and backland position on site with relation to the existing adjoining development apart, this type of dwelling style can nonetheless be found repeated in its various forms elsewhere throughout Ickenham's extensive Conservation Area. As such it

would be difficult to conclude how these would fail to complement the amenity and character of the surrounding residential area purely in design terms provided that the external finishes to be used (this is not stated in the application) were of a good quality, colour and mix using natural materials where possible to achieve a standard of visual amenity appropriate in a conservation area. On this aspect therefore the proposal is considered acceptable.

#### **7.12 Disabled access**

The London Plan Policy 3.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed internal layouts of the dwellings have been revised in order to meet these standards. The dwellings would thus have level entrances, with the dimensions of all rooms including the ground floor wc and first floor bathrooms accessible to wheelchairs. Therefore, the proposal complies with the 'Lifetime Homes' standards as set out in policy 3.5 of the London Plan (2011) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Hillingdon UDP Saved Policy BE38 sets out that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. For similar reasons, the loss of such natural features which can make a significant contribution to the special visual qualities of a conservation area are also sought to be avoided under UDP Saved Policy BE4

There is a mature Horse Chestnut and Holly at the front of the site, both of which are considered to have high and moderate amenity values respectively, and are features of merit that make a positive contribution to the character and appearance of the street scene and the Ickenham Village Conservation Area. The only other tree on the site is a mature laurel which is not subject to TPO 5 but is protected by its conservation area status. However, this tree is considered to have a low amenity value.

The scheme makes provision for the retention of the mature Horse Chestnut and the Holly tree to the front. This would partially screen the development from the highway and would maintain the character and visual amenities of the street scene and the Ickenham Village Conservation Area.

The Trees/Landscape Officer has indicated that many of the trees to the rear of the site in the area where the dwellings would be sited and which currently create a collective amenity value rather than being of individual merit would be removed by the proposal. These include two Crab Apple trees and an Elder towards the northern (Neela Close) site boundary and two Willow trees, an Ash, a group of three Oak trees and a Silver Birch close to the southern (Pepys Close) boundary. Thus valuable screening potential may be lost and the site would become more open to views both inward and out. That said, there is undoubtedly scope for replacement planting within the site that could be made the subject of standard landscaping and planting conditions.

Due to the the need to ensure that the occupants of the new dwellings receive sufficient daylight and sunlight, such new planting may not be sufficient to reduce the loss of privacy that may be experienced between these houses and those adjoining the site. The introduction of appropriate new species in positions where they could mature and not be



compromised by pressure to lop or remove them in future would though enhance the long term landscape value of this part of the site which contains many competing trees in poor condition. In these circumstances therefore, the amenity of the conservation area would thus be preserved.

The retention and further landscaping, both soft and hard, can be secured by further conditions, if the scheme is deemed acceptable. On this issue, the application is thus considered to comply with the aims of UDP Saved Policies BE4 and BE38.

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

The provision of suitable refuse bin storage areas or enclosures to each of the individual dwellings on the site could be made the subject of a condition on any approval. The collection of refuse, due to the set back of the dwellings from the road by more than 23 metres (the maximum distance from the highway recommended in HDAS) would have to be possible within the site and is subject to Highways Officer agreement on the turning capability of refuse vehicles within the site.

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

A condition requiring the development to meet Level 3 of the Code for Sustainable Homes would be attached to any permission granted in order to meet the sustainability objectives of the development.

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

UDP Saved Policy OE8 states that permission will not be granted for new development of existing urban areas which would result in an increased flood risk due to additional surface water run-off. A condition requiring the provision of sustainable urban drainage and the use of porous materials for the driveway and hardstanding areas would be sufficient for the level of localised flood risk principally from surface water run-off identified in this area. There are no other potential flooding issues since the site is not located within a flood zone. On this aspect therefore, the proposal would therefore comply with UDP Saved Policy OE8.

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

Not applicable to this application.

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

With regards to the layout of the and its impact on the surrounding conservation area and on adjoining occupiers, these issues have been summarised and addressed under separate headings in the main body of the report.

#### **7.20 Planning obligations**

The proposed development would result in a net increase of 14 habitable rooms on the site and therefore would fall within the threshold for seeking a financial contribution towards provision of the educational needs of its future occupants in the Borough. The applicant has therefore agreed to enter into an agreement with the Council that the calculated sum of £27,455 required would be paid in full if permission were granted for the development proposed.

On this basis therefore, the proposal would comply with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

A contribution is also required towards the Mayor of London's Community Infrastructure Levy, introduced across all Boroughs in March 2012. The currently estimated figure for this (based on £35 per sq. metre of floorspace) which is collected on behalf of the GLA following completion of the development but prior to occupation, would be advised to the applicant by means of an informative

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

Not applicable to this application.

#### **7.22 Other Issues**

None relevant.

### **8. Observations of the Borough Solicitor**

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

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

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

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

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

### **9. Observations of the Director of Finance**

Not applicable to this application.

### **10. CONCLUSION**

For reasons outlined above the proposal would fail to comply with the aforementioned policies of the Hillingdon Unitary Development Plan (Saved Policies, September 2007), and accordingly this application is recommended for refusal.

### **11. Reference Documents**

London Plan 2011.

Hillingdon Unitary Development Plan (Saved Policies September 2007).

Hillingdon Design and Accessibility Statement: Residential Layouts.

Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

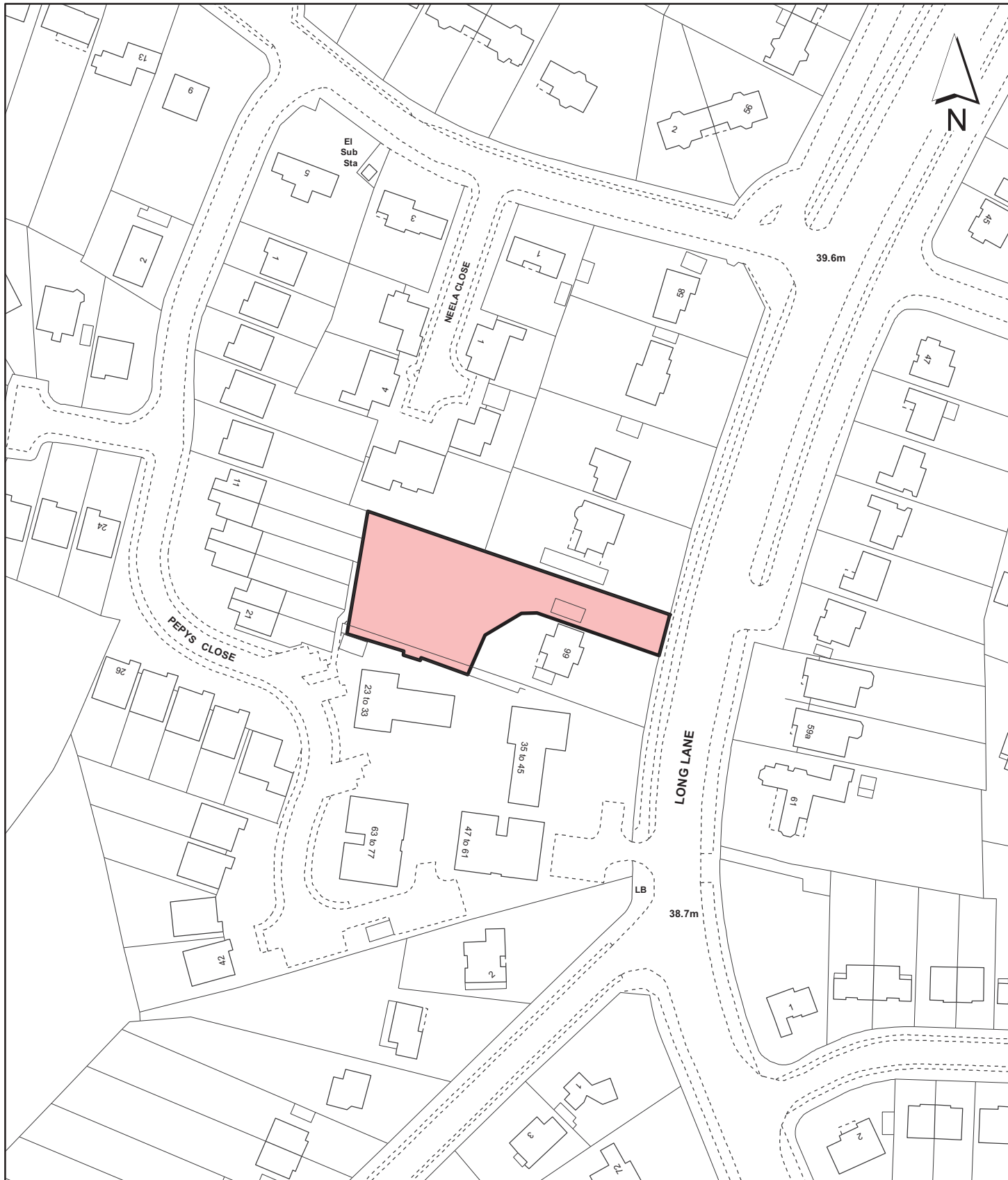
Hillingdon Planning Obligations Supplementary Planning Document July( 2008) and updated chapter 4 Education (August 2010).

Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

National Planning Policy Framework.

**Contact Officer:** Daniel Murkin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land at rear and forming part of  
66 Long Lane  
Ickenham**

Planning Application Ref:

**49805/APP/2012/1587**

Scale

**1:1,250**

Planning Committee

**North** Page 78

Date

**November  
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** 51 PEMBROKE ROAD RUISLIP

**Development:** Two storey side extension and single storey side/rear extension to include 3 rear rooflights and 3 front rooflights, involving demolition of attached garage to side

**LBH Ref Nos:** 68788/APP/2012/2348

**Drawing Nos:** 12/3276/2  
12/3276/1  
Location Plan to Scale 1:1250

**Date Plans Received:** 25/09/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 25/09/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north side of Pembroke Road and comprises a two storey detached house on a spacious plot set back from the highway. The property has a single storey side garage on the eastern elevation and a single storey rear extension. The front door is to the west of the property with a boundary fence to the side of the property with access to the rear garden. The house has a pitched roof with a bay window to the front ground and first floor and the elevations are pebble-dashed.

The eastern boundary of the subject site abuts the side boundary of No.53 Pembroke Road, which is a much wider property than the application property. It has a symmetrical front elevation with ground floor bay windows, centrally located front entrance and a loft conversion. The western boundary of the site abuts No.49, a detached property similar in size to the application dwelling, which has a single storey rear extension.

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

#### 1.2 Proposed Scheme

The application proposes the demolition of the existing garage and the erection of a two storey side extension and a single storey side/rear extension that extends off the proposed two storey extension and the existing single storey rear extension.

The proposed two storey extension would extend off the western elevation of the house and over the existing single storey side element. There would be a hipped roof over with the roof and eaves height matching the height of the existing roof. This extension would extend the full depth of the existing house at approximately 8m and would be set in from the side boundary adjoining No.49 Pembroke Road by a minimum 1.60m. There would be one first floor side window on the west elevation serving a bathroom. The roof would be converted to a store room with rooflights on the front and rear elevations.

The single storey side/rear extension would be 3.1m high with a flat roof, 3.40m deep and 4m wide. The height and depth of the extension would match the existing single storey rear extension.

The proposal would comprise two bedrooms with en-suite bathrooms, store room, a kitchen/dining room, utility room and a garage. The materials would match the existing house.

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

No comments.

## **2. Advertisement and Site Notice**

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

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

## **3. Comments on Public Consultations**

Nine neighbouring properties were consulted by letter on 28th September 2012 and a site notice has also been displayed.

Two letters and a petition with 54 signatories received objecting on the following grounds:

1. No.49 Pembroke Road would be dominated and overshadowed by the proposed very large and, in essence, three-storey house.
2. The existing garage would be demolished, thereby enlarging the gap between Nos.51 and 53-wide enough to be an even larger entrance to the back gardens, when he inevitably submits yet another scheme for building on this green space.
3. The proposal should extend eastwards instead, in the already large gap between the two houses.
4. The proposed plan would completely overshadow my property and cut off all natural light.
5. Mr Rumsey should restore the original garden boundary between Nos. 51 and 53, this would allow ample space for his plans on the right hand side of No.51 if they were ever approved and it would be facing the blank wall of No.53.
6. Restore the swing around drive to No.51 thus reducing the danger of accident by vehicles reversing into the very busy Pembroke Road.
7. The restoration of the garden boundaries would limit or restrict the access for developers to the back gardens and allow the long suffering residence a break from this silly exercise every few months.
8. If this application was successful it could set a precedent for Mr Rumsey to get his wish and build a row of houses across the back gardens of No.51 and 53 which is not acceptable to the local residences.

(Officer Comment: With regard to points 2, 5, 7 and 8, a planning application would be required for houses to be erected to the rear of the application site and would be considered on its own merits. This current application relates only to extensions to the existing property. Concerns raised regarding the restoration of boundaries would be a civil matter. The other points raised are considered in the main planning issues section of this report).

Ruislip Residents Association: No response received.

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

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, and the availability of parking.

Policy BE13 requires development to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

On the 7th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

The proposed two storey side extension would be in line with the main building line, the same height as the proposed roof and the width would be less than half that of the original dwelling. It would also be set in a minimum of 1.6m, increasing to some 2.75m, from the boundary with No.49. The roof would reflect the design of the existing main roof of the house and the proposal would retain the design of the existing house. It is considered that this extension would not detract from the architectural integrity of the original house, would be subordinate to the main house and would not result in an unacceptable closing of the visual gap between the properties. As such, this element of the proposal would comply with Policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and Section 5.0 of HDAS: Residential Extensions.

The proposed single storey side/rear element would not be more than half the width of the original house. The single storey extension would be 3.1m high with a flat roof, slightly over the 3m allowed by HDAS: Residential Extensions paragraph 3.6. Taking into consideration the height and depth of the existing single storey rear extension and the distance from the neighbouring properties, the proposal would not be out of character with the original house and the surrounding area. As such, the extension would comply with Policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and Section 3.0 and 4.0 of HDAS: Residential Extensions.

The proposed roof conversion would comprise rooflights to the front and rear elevation, similar to the roof conversion at the neighbouring property, No. 53 Pembroke Road. It is considered this element of the proposal would not be out of character and appearance with the original house and the street scene. As such, the roof conversion would comply with Policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and Section 7.0 of HDAS: Residential Extensions.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed first floor side window would serve an en-suite bathroom and is conditioned to be obscure glazed and non-opening below 1.8m high from floor level and would therefore not result in additional overlooking of No.49 Pembroke Road, thereby complying with Policy BE24. Given the distance from the side boundary and the house at No.49, it is considered that the proposal would not harm the residential amenities of the occupiers of the adjoining detached property from increased overshadowing, loss of sunlight, visual intrusion and over-dominance.

It is considered that all the proposed habitable rooms and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

A garden area in excess of 100m<sup>2</sup> would be retained in accordance with guidance set out in the Residential Extensions SPD and Policy BE23 of the UDP Saved Policies September 2007.

The proposed scheme would provide a garage and off-street parking on the existing hardstanding frontage. The application proposal would therefore be in compliance with Policy AM14 of the saved UDP, September 2007, and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

This application is therefore recommended for approval.



**6. RECOMMENDATION**

**APPROVAL subject to the following:**

**1 HO1 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 12/3276/1 and 12/3276/2.

**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 facing 49 Pembroke Road.

**REASON**

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

**5 HO6 Obscure Glazing**

The first floor side window facing 49 Pembroke Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**6 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).

**INFORMATIVES**

**Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction
  
- 3 You are advised this permission is based on the dimensions provided on the

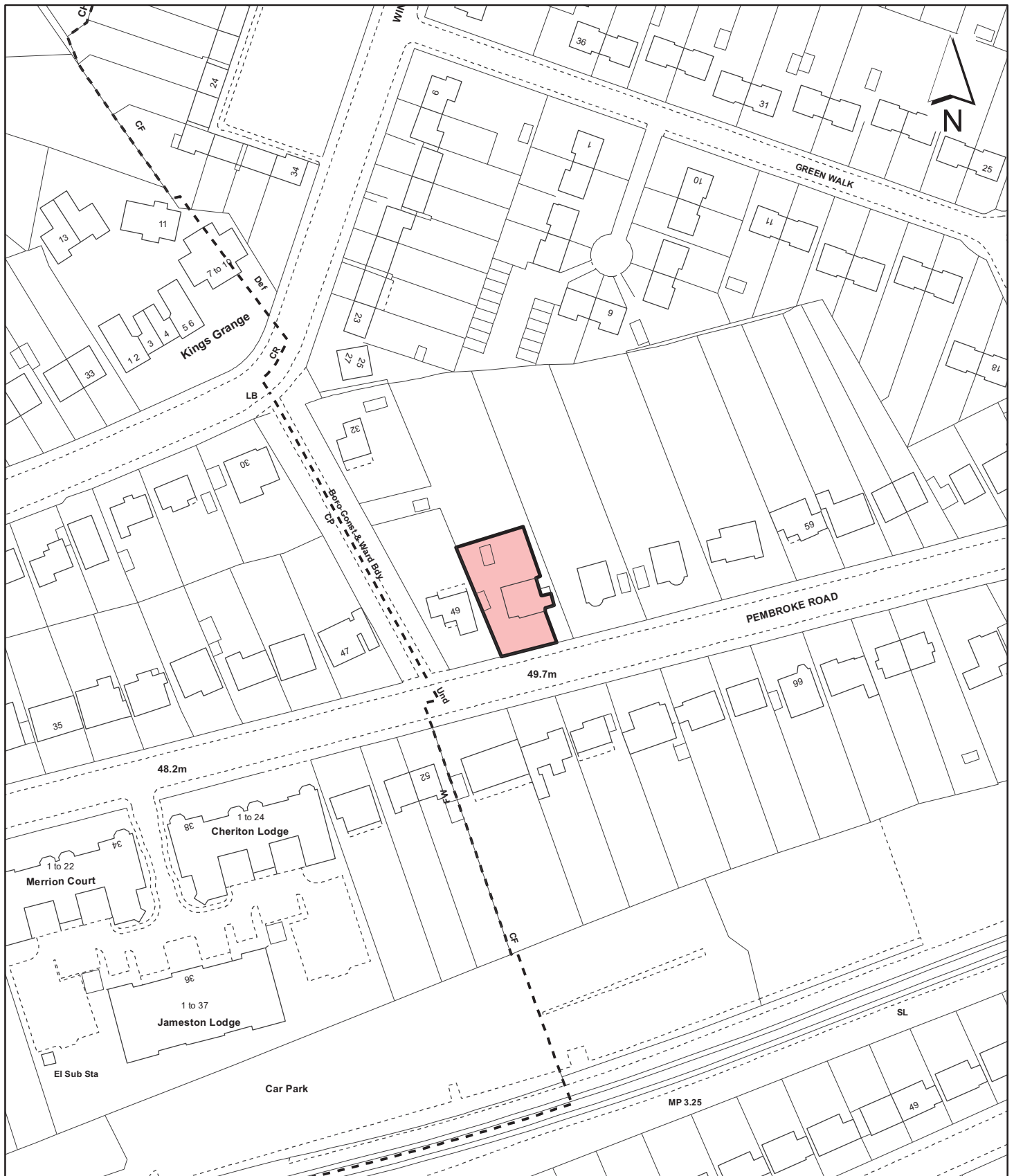
approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**51 Pembroke Road  
Ruislip**

Planning Application Ref:

**68788/APP/2012/2348**

Planning Committee

**North** Page 88

Scale

**1:1,250**

Date

**November  
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

<b>Address</b>	54 ST MARGARETS ROAD RUISLIP		
<b>Development:</b>	Raising of roof to allow for conversion of bungalow to two storey dwelling to include completion of single storey rear extension with alterations to side elevation and raising of rear patio (Part-retrospective)		
<b>LBH Ref Nos:</b>	<b>42371/APP/2012/1877</b>		
<b>Drawing Nos:</b>	Location Plan to Scale 1:1250 54/2 54/1 54/5 Rev. B 54/0 Rev. A StMargaretsrd-54/8 Rev. B StMargaretsrd-54/6 Rev. C StMargaretsrd-54/9 Rev. B StMargaretsrd-54/7 Rev. D		
<b>Date Plans Received:</b>	31/07/2012	<b>Date(s) of Amendment(s):</b>	31/07/2012
<b>Date Application Valid:</b>	07/08/2012		05/10/2012 21/09/2012

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on the western side of St Margarets Road and comprises a detached bungalow. The property has a front gable roof, an integral garage and a single storey rear extension which was substantially built at the time of the site visit. There is a close-boarded fence surrounding the rear garden.

To the south exists No.56 St Margarets Road, a two-storey semi-detached property with a single storey garage along the boundary adjoining the application site. The first floor side windows are obscure glazed facing the application site.

To the north exists No.52 St Margarets Road, a detached bungalow with a side garage adjacent the application site. The bungalow has an obscure glazed kitchen door and window on the side elevation facing the application site and a kitchen window facing the front of the property. To the rear of the bungalow are two bay windows that extend to the side of the properties. The window closest to the application site is the only window serving that bedroom.

The street slopes downwards north to south and is residential in character comprising a mix of two-storey houses and bungalows. On the application side of the street the properties are mainly bungalows, other than the two storey semi-detached properties at the end of the street.

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

## 1.2 Proposed Scheme

This application seeks to raise the roof to allow for the conversion of the bungalow to a two-storey house. The proposals also include the completion of single storey rear extension with alterations to side elevation and the raising of rear patio area.

Revised plans were submitted (on 15th October 2012). The revised plans replace the crown roof with a pitched roof, raise the eaves height by 0.20m and reduce the size of the patio area.

The roof would be raised by 2m and would be of a similar design to the existing incorporating a first floor bay window. The new two storey house would be 7.35m to the ridge of the roof and 4.70m at eaves height. The proposal would also include a two storey rear extension to the rear of the original property. This would extend by 3.20m at ground floor level and by 2m at first floor level. This rear extension would have a pitched roof with a Juliet balcony on the first floor rear elevation overlooking the garden.

The windows proposed facing No.52 St Margarets Road would serve a sitting room and staircase on the ground floor, bathrooms and landing on first floor. The first floor side windows are proposed to be obscure glazed. The proposed windows facing No.56 St Margarets Road would serve a sitting room, kitchen, w.c. and hallway on the ground floor and a bedroom on first floor.

The raised patio area would be the full width of the house, 3.6m deep and 0.20m high increasing to 0.40m high extending out to the garden.

The proposal would comprise a sitting area on the ground floor, with four bedrooms and three bathrooms at first floor. Two car parking spaces on the existing hardstanding at the front of the house and the garage would be retained. The proposed materials would match the existing house.

This application differs from the previous withdrawn application (ref.42371/APP/2012/645) by removing the loft conversion, reducing the height of the roof and reducing the depth of the two storey extension.

## 1.3 Relevant Planning History

42371/A/88/2825                      54 St Margarets Road Ruislip

Erection of 2 single storey side extensions to extend garage and provide third bedroom

**Decision Date:** 16-02-1989                      Approved                      **Appeal:**

42371/APP/2012/645                      54 St Margarets Road Ruislip

Raising of roof to allow for conversion of bungalow to two storey dwelling with habitable roofspace to include 4 side rooflights and completion of single storey rear extension

**Decision Date:** 21-06-2012                      Withdrawn                      **Appeal:**

### Comment on Planning History

Planning application (ref.42371/APP/2012/645) was submitted in 2012 for the raising of the roof to allow for the conversion of the bungalow to a two storey dwelling with habitable roofspace, to include 4 side rooflights and completion of a single storey rear extension. However the application was subsequently withdrawn in June 2012.

## 2. Advertisement and Site Notice



2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

#### EXTERNAL CONSULTEES

Thirteen neighbouring properties were consulted by letter on 8th August 2012 and a site notice was posted on 10th August 2012. Ten letters and a petition with 52 signatories received in relation to the original scheme objecting on the following grounds:

1. Overdevelopment of the site, in terms of height, bulk, position and over dominance;
2. Loss of privacy from the upstairs windows and the Juliet balcony;
3. The proposal would fail to harmonise with the New English 1930's development and would be out of character and appearance of the street scene;
4. The proposal would be out of keeping with the surrounding properties and become an eye-sore;
5. There is not ample parking for two cars to be parked on the front drive. The existing property only has space for one very small vehicle parked at an angle;
6. The proposed development would overshadow the adjoining neighbours' properties and appear very imposing;
7. The development would set an unwelcome precedent in the area to convert bungalows to two-storey dwellings and remove housing stock that many in the community welcome such as pensioners and the less able bodied;
8. Do not trust that the developer would not convert the roof space in the future and therefore gain the 3 storey dwelling he had originally applied for;
9. The extension on the plans which are noted as permitted development which it is not. The area marked PD has had a stop order placed on it as it does need planning permission and was built 14/2/12 without planning consent.  
(Officer Comment: Revised plans have been received removing the permitted development note).
10. The proposals close proximity to the neighbouring properties would lead to a cramped development and possibly create a terraced look;
11. St Margarets Road is not on a hill but a slight gradient;
12. No.52 St Margarets Road would be dwarfed by the proposal;
13. I am concerned that the existing bungalow foundations would be unable to support the additional level and the impact this would have on the two neighbouring properties;
14. Loss of daylight and sunlight to adjoining properties;
15. Bungalows should be left as bungalows especially when they are being altered purely for capital gain and do nothing to enhance the area;
16. The amended plans show windows on a side elevation, the tops of which are very close to the slope of the roof. In practice, the roof would actually have to be heightened to accommodate more space between the top of the windows and the actual roof;
17. The proposal, by reason of its proximity to neighbouring properties would result in the closing of the visual gap;
18. In the letter from the agent dated 12th March it states that No.52 sits above No.54, however the roof line of No.52 is level with No.54 and would be considerably over dominated by this development if it were allowed to proceed;
19. Would question the scaling and proportion of the submitted plans as they appear to give an unbalanced view of the development in relation to the properties on either side.

Ruislip Residents Association: No comments received.

Revised plans were submitted and the neighbours were reconsulted on 18th October and a site notice was displayed on 19th October 2012. Two letters of representation were received with the following objections:

1. Out of character with the adjacent properties and the street scene;
2. The proposed development is too large;
3. The side elevation window would directly face No.52.

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

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, the provision of acceptable residential amenity for the property and the availability of parking.

Policy BE13 requires development to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

On the 7th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan:

Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

The application proposes to convert the existing bungalow into a two storey house comprising a part-single, part-two storey rear extension and a raised patio. To the north of the application site is a detached bungalow set approximately 3.70m away. To the south of the site is a two-storey semi-detached property. The proposed front elevation would reflect the design of the two-storey properties in the street. On this side of the street, whilst the dwellings consist mainly of bungalows there are two storey semi-detached properties at the end of the road, which adjoin the application site and lie opposite the application site.

The proposal would result in a dwelling that sits in between the heights of the two storey house and the bungalow on either side such that the overall height of the extended property would be some 1m lower than No.56, even accounting for the fact that it is situated on slightly higher ground, and would be some 1.6m higher than No.52, which itself is situated on a slightly higher level than No.54. Given these heights, the extended property at No.54 can be seen as providing a transition between the two storey properties at 56 and 58 St Margarets Road and the bungalows at No.52 and beyond. The proposed extensions and alterations are therefore considered to be proportionate and in scale. Furthermore, there are no particular policies which prevent bungalows being converted to two storey properties and this has occurred in other parts of the borough, with a similar mix and character to the street, such as in Oak Avenue, Ickenham. The proposal is therefore not considered to detract from the character and appearance of the area and would thus comply with Policies BE13 and BE15 of the adopted UDP (Saved Policies September 2007).

The dwelling would be extended to the rear of the existing property in the form of a part-two storey and part-single storey extension. In this respect there would be no breach of the 45 degree line from the nearest habitable room windows of the adjoining properties and this element of the proposal would be set down from the proposed main roof. The two storey extension would be closest to the boundary adjoining No.52 St Margarets Road at approximately a minimum distance of 1.40m from the boundary. Furthermore, No.52 St Margarets Road has an obscure glazed kitchen window and door on the side elevation, a kitchen window facing the front of the property and a rear bay window serving a bedroom nearest to the application site. An overshadowing assessment has been carried out which indicates that there would be no impact on No.56 St Margarets Road. There would be some impact on the only window to the rear bedroom, situated on the rear elevation of No.52, in that at maximum approximately half the window would be in shadow for some 3-4 hours in the morning. There would be additional overshadowing of the kitchen/dining room windows to the side of the property, however this room is also served by a window to the front, which would be unaffected in terms of overshadowing, as a result of the proposal. Overall, therefore, whilst there would be some additional impact on No.52, it is not considered sufficient to warrant a refusal of the scheme.

The proposal also includes first floor side windows, which are shown on the plans to be obscure glazed, thus they are unlikely to result in overlooking of the adjoining properties and their gardens. The current proposal, by reason of its size, scale, bulk, height, and position has overcome the concerns from the previously withdrawn application and is

considered to have an acceptable impact on the residential amenities of this property. There would be no significant loss of light or overshadowing, nor would there be an overbearing effect. The proposal would therefore be in compliance with Policies BE19, BE20 and BE21 of the adopted UDP (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The neighbouring property, No.56 St Margarets Road has obscure glazed windows on the side elevation facing the application site. Due to the orientation of the buildings, the 1.65m distance from the adjoining boundary and the proposed height of the house in relation to No.56 St Margarets Road, it is considered there would be no unacceptable impact on this property by way of loss of daylight, loss of sunlight, overbearing or overlooking of the house.

The first floor rear windows and Juliet balcony would be set 23m from the rear boundary. It is considered this would be a sufficient distance to not result in an unacceptable degree of overlooking to the properties adjoining the rear of the application site.

The raised patio would have a maximum height of 0.40m. Taking into consideration the downward slope of the rear garden and the close boarded fence on either side of the property, the raised patio would not result in an unacceptable degree of overlooking to the adjoining properties, thereby in compliance with Policy BE24 of the adopted UDP (Saved Policies September 2007).

In terms of the retained garden area, HDAS Guidance suggest that at least 100sq.m of rear garden should be retained to provide adequate amenity space for extended dwellings of this size. The resultant amenity space following this development would be significantly over 100sq. metres, which would be in excess of the requirements of the adopted Supplementary Planning Document HDAS: Residential Extensions.

The habitable room windows would be provided with clear glazed windows providing outlook and light, whilst bathrooms and landing windows would be obscure glazed. All the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policies BE20 of the UDP (Saved Policies September 2007) and 3.5 the London Plan (2011).

The existing hardstanding to the frontage of the property is capable of providing parking for two vehicles. The proposal would thus be in compliance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

In conclusion, the proposed two storey house is considered to be acceptable in relation to the character of the property and the surrounding area and would have a limited impact on the amenities of the adjoining properties. As such the proposal is considered to comply with Policies BE13, BE15, BE19, BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions. It is therefore recommended for approval.

## **6. RECOMMENDATION**

**APPROVAL subject to the following:**

**1** HO1 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 numbered 54/0 Rev. A, 54/1, 54/2, 54/5 Rev. B, StMargaretsrd-54/6 Rev. C, StMargaretsrd-54/9 Rev. B, StMargaretsrd-54/8 Rev. B and StMargaretsrd-54/7 Rev. D.

**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 facing 52 and 56 St Margarets Road.

**REASON**

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

**5** HO6 Obscure Glazing

The windows facing 52 St Margarets Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**6** 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).

## INFORMATIVES

### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction
  
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local

Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission

does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

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

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

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

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

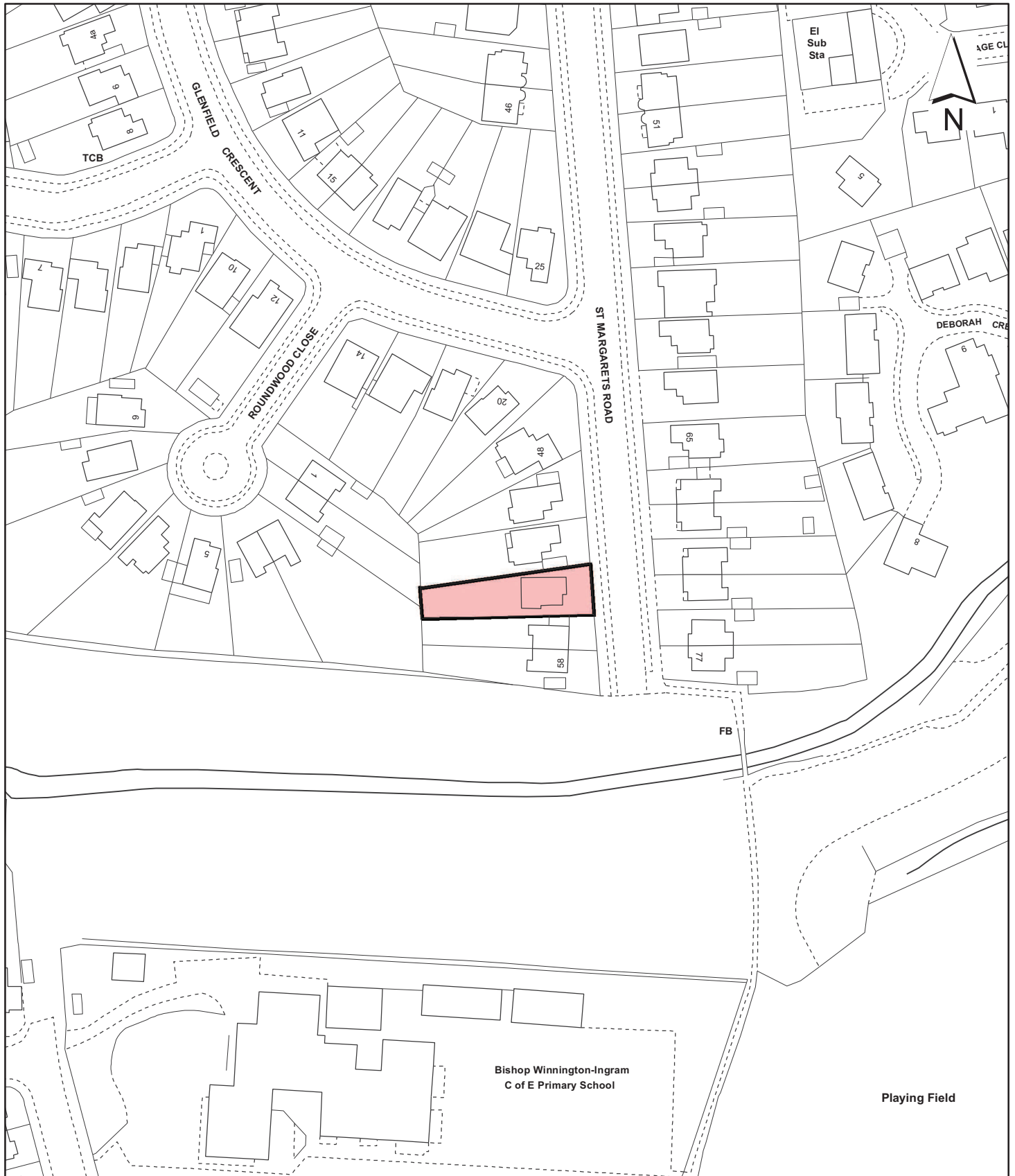
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).



**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**54 St. Margarets Road  
Ruislip**

Planning Application Ref:

**42371/APP/2012/1877**

Planning Committee

**North** Page 100

Scale

**1:1,250**

Date

**September  
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** MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

**Development:** Balcony Repairs to Main Building (Mount Vernon Hospital) (Application for Listed Building Consent)

**LBH Ref Nos:** 3807/APP/2012/2252

**Drawing Nos:** 4686-II  
4686-III  
4686-IV  
Design and Access Statement  
Balcony Photographs  
Specification for Repairs to the Balcony

**Date Plans Received:** 13/09/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/09/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site relates to the balcony attached to the Grade II Listed Mount Vernon Hospital (main building). The balcony runs the full length of the southern facade of the main hospital building, with a clock tower located in the centre, and faces onto a large grassed area. The balcony is accessed from the main building by a series of doors and from the ground by two metal staircases (fire escapes) located at either end. The hospital is located on the south-western side of Rickmansworth Road. The application site is located within an area of green belt, as identified in the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The application is for Listed Building Consent to make structural repairs to restore the balcony to its original appearance. The balcony is in a very poor condition and is considered to be unsafe. It is proposed to remove the existing GRP balustrading and replace with a new hardwood balustrading that matches the original 1902 balustrade, along with various structural repairs.

#### 1.3 Relevant Planning History Comment on 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.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

#### EXTERNAL

Consultation letters were sent to the Northwood Residents Association. No responses have been received.

English Heritage:

We do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions.

#### INTERNAL

Conservation Officer:

The repairs are very welcome given the generally poor condition of this grade II listed building. The works have been subject to some discussion with officer's prior to the submission of the application. There are, therefore, no objections to this application. Any approval should, however, include a condition requiring details of the timber balustrade, supports and handrail (at an appropriate scale) to be provided for agreement, prior to the commencement of that element of the work. A further condition requiring the new concrete cornice to the balcony to match the existing stone cornice to the central staircase enclosure should also be included.

CONCLUSION: No objection subject to the above.

### 4. **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.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- BE8 Planning applications for alteration or extension of listed buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- NPPF9

### 5. **MAIN PLANNING ISSUES**

The main issue relates to the impact the proposed balcony repairs will have on the Grade II Listed main building. The balcony in its current condition has been deemed to be unsafe and therefore requires a number of structural repairs in order to restore the balcony to its original condition.

The Council's Conservation Officer considers that as the Grade II Listed building is in a generally poor condition, the proposed repairs to the balcony are acceptable and will improve the appearance of the balcony. The proposed scheme is therefore in accordance with Policies BE8 and BE10 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed repairs to the balcony will restore the balcony to its original condition, thereby improving the appearance of the Grade II Listed building, in compliance with Policy BE13 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed scheme seeks to improve the condition of an existing building within the green belt by restoring the attached balcony. The repairs will not have a detrimental impact on the openness and visual amenity of the surrounding green belt. The scheme complies with Policies OL1 and OL4 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and Chapter 9 of the National Planning Policy Framework (March 2012).

It is therefore recommended that Listed Building Consent is granted.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

**1 G14 Time Limit (3 years) - Listed Building Consent**

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

**REASON**

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

**2 ST1 Standard Condition**

Prior to the commencement of works on site, full details of the timber balustrade, supports and handrail shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

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

**3 ST1 Standard Condition**

The new concrete cornice to the balcony shall match the existing stone cornice to the central staircase enclosure.

REASON

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

**4** CAC4 Making good of any damage

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

REASON

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

**INFORMATIVES**

- 1** The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

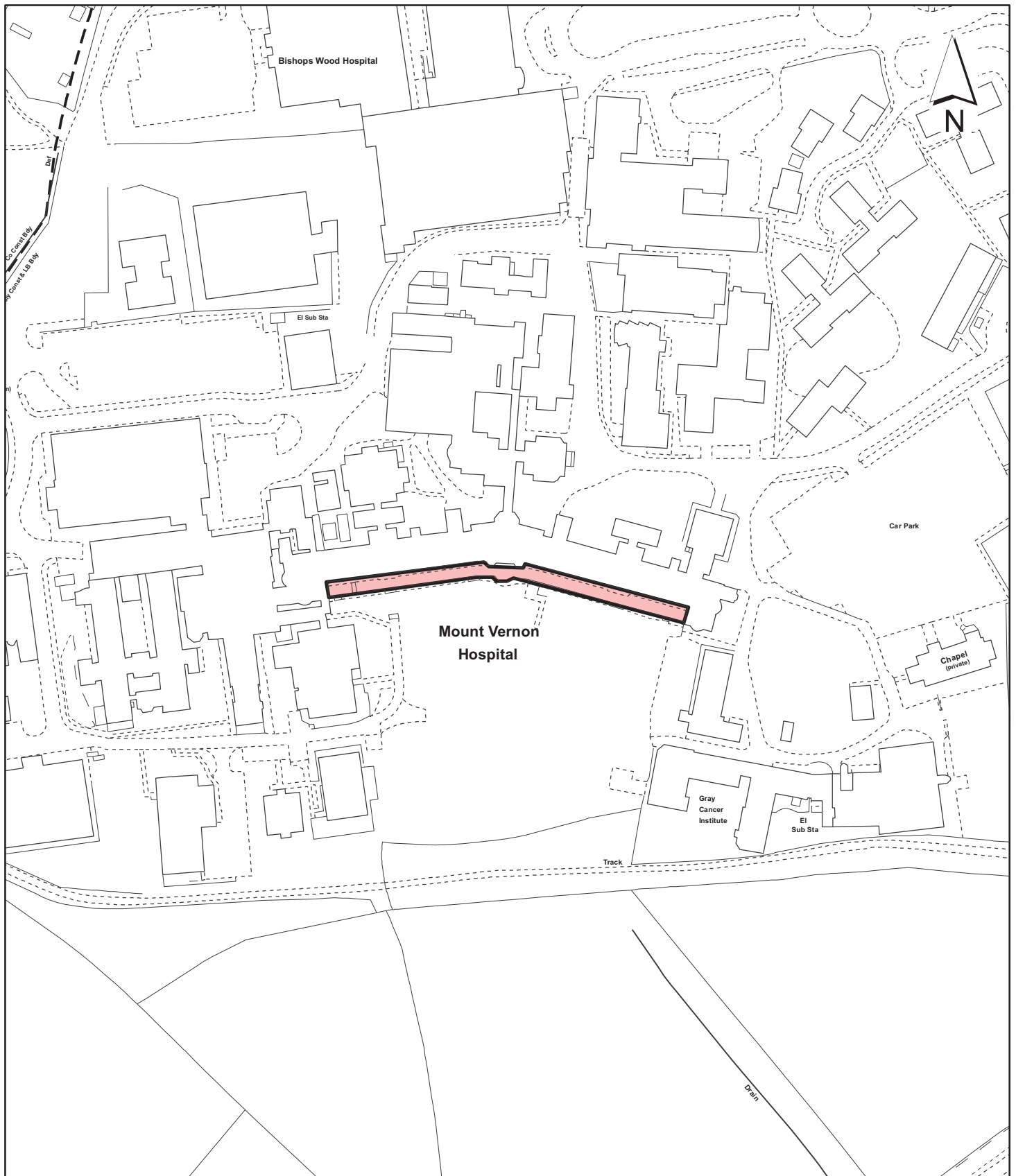
OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

NPPF9

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Mount Vernon Hospital  
Rickmansworth Road  
Northwood**

Planning Application Ref:

**3807/APP/2012/2252**

Planning Committee

**North** Page 105

Scale

**1:1,800**

Date

**November  
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** HIGHWAY VERGE FRONTING WRIGHT MACHINERY STONEFIELD WAY  
RUISLIP

**Development:** Installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets.

**LBH Ref Nos:** 68737/APP/2012/2125

**Drawing Nos:** 100 Rev. A  
301 Rev. A  
Cornerstone Consultation Plan  
General Background Information for Telecommunication Development  
Cornerstone: Supporting Technical Information - Coverage Plots  
Supplementary Information  
ICNIRP Declaration  
Design and Access Statement  
201 Rev. B  
400 Rev. B  
500 Rev. B

**Date Plans Received:** 29/08/2012                      **Date(s) of Amendment(s):** 29/08/2012

**Date Application Valid:** 29/08/2012                      28/08/2012  
19/10/2012

### 1. SUMMARY

The applicant seeks approval for the installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets on the highway verge on Stonefield Way. The installation is required in order to provide continued 2G and 3G coverage for Vodafone UK Ltd and O2 UK Limited as the operators have been asked to vacate an existing rooftop site at the Civic Amenity Depot, South Ruislip.

The proposed scheme complies with Policies AM7, BE13, BE37 and BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and Section 5 of the National Planning Policy Framework (March 2012). It is therefore recommended that planning permission is granted.

### 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,

100 Rev A Site Location Maps  
201 Rev B Site Plan Proposed  
301 Rev A Site Elevation Proposed  
400 Rev B Antenna Equipment Layout  
500 Rev B Antenna/Equipment Schedule

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 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

**REASON**

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13, BE37 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 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.

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

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

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

The decision to GRANT 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.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF5	

### **3. CONSIDERATIONS**

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

The application site is located on the pavement fronting Wright Machinery, on the eastern side of Stonefield Way. Ruislip Honda, Victoria Road is located north of the site with the delivery yards of Unit 16 Crown Road, Currys Ltd, Victoria Road and AAH Pharmaceuticals Ltd, Stonefield Way to the west, and Stonefield Close to the southeast of the site. The site is located in the Stonefield Way Industrial and Business Area (IBA) as identified in the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

The application relates to the installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets (dimensions of approximately 1.898m x 0.798m x 1.650m high (Vulcan) and 1.890m x 0.798m x 1.470m high (Lancaster)) on the pavement outside Wright Machinery in Stonefield Way. The operators have been asked to vacate an existing rooftop site at the Civic Amenity Depot, South Ruislip. The equipment cabinets will be painted dark green while the monopole will be a grey slim-line pole of 'street furniture' design.

#### **3.3 Relevant Planning History**

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

There is no previous planning history on this site.

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

## UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

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

NPPF5

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

### 6. Consultations

#### External Consultees

Consultation letters were sent to 138 local residents and businesses and the South Ruislip Residents Association. A site notice was also posted. No responses have been received.

#### Internal Consultees

Highways:

Further to receiving additional drawings in relation to the above, I would comment that the amendments to the proposed equipment cabinets will now reduce the footway width to approximately 1.7m.

Therefore, as Stonefield Road is not subject to high pedestrian traffic and the reduced width of 1.7m will allow pedestrians and wheelchairs to pass side by side, it is considered that the development would not be contrary to the Council's adopted Unitary Development Plan and an objection is not raised in this instance.

### 7. MAIN PLANNING ISSUES

#### 7.01 The principle of the development

Policy BE37 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

(i) there is a need for the development in that location;

(ii) no satisfactory alternative means of telecommunications is available;

(iii) there is no reasonable possibility of sharing existing facilities;

(iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and

(v) the appearance of the townscape or landscape is not seriously harmed.

The applicant has had to vacate an existing site (Civic Amenity Depot, South Ruislip) and has therefore had to identify a suitable site within the area to maintain the existing level of 3G coverage, as shown on the submitted coverage plots. The applicant has carried out a study of alternative sites within the area and has demonstrated that no preferable alternative locations are available or acceptable.

The installation of a telecommunications monopole and two equipment cabinets will not have a detrimental impact on the character and appearance of the Stonefield Way Industrial and Business Area (IBA).

It is therefore considered that the proposed development in this location is acceptable in principle, and complies with Policy BE37 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**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**

Not applicable to this application.

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

The installation of a 17.5m high telecommunications monopole and two equipment cabinets will not have a detrimental impact on the character and appearance of the Stonefield Way Industrial and Business Area (IBA). The slim-line 'street furniture' appearance of the mast (coloured grey) will be in keeping with the existing two 5m lamp posts located either side of the application site. The proposed development therefore complies with Policy BE13 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.08 Impact on neighbours**

There are no residential properties near the application site and therefore the development will have no impact upon neighbours.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

The proposed scheme will be located on the pavement, approximately 1 metre from the public highway. There would be no increase in traffic to/from the site as a result of the application. Stonefield Way has a one-way system with vehicles driving from the south towards Victoria Road in the north and has a low pedestrian footfall.

The Council's Highways Engineer objected to a 1.5m reduction in the width of the existing footway, over concerns to pedestrian safety. The applicant submitted amended plans relocating the equipment cabinets against the existing palisade fencing, to leave

approximately 1.7m clearance between the cabinets and the highway.

The Council's Highways Engineer considers that due to the low volume of pedestrian traffic, a footpath width of 1.7m would be acceptable in terms of pedestrian safety in this location. The scheme is therefore considered to be in compliance with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The telecommunications mast needs to be of a sufficient height to achieve adequate clearance of surrounding clutter in order to provide the required coverage to the area. The proposed height (17.5m) would reduce the risk of interference from the two 16m high trees located opposite the site. The mast's grey slim-line 'street furniture' appearance would be in keeping with the existing street furniture along the highway, whilst the two equipment cabinets would be painted dark green to blend in with the existing landscape at ground level. The proposed development is therefore considered to be acceptable in its siting, design and scale.

#### **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 nearest trees (7m and 8m high) to the proposed scheme are located behind 2.35m high palisade fence, with two 16m high trees located opposite the site. The equipment cabinets will be painted dark green to blend in with the surrounding vegetation. No works are proposed in relation to the existing vegetation. It is therefore considered that the development will not have a detrimental impact on the existing landscape features in compliance with Policy BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

No responses were received during the public consultation.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

Health:

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

determination of this application.

## **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 installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets on the highway verge on Stonefield Way is required in order to provide continued 2G and 3G coverage for Vodafone UK Ltd and O2 UK Limited, as the operators have been asked to vacate an existing rooftop site at the Civic Amenity Depot, South Ruislip.

It is considered that the proposed telecommunications mast and associated development will not have a detrimental impact on the character and appearance of the Stonefield Way Industrial and Business Area (IBA). The height and appearance of the telecommunications mast are considered to be acceptable and in keeping with the industrial and business use of the area.

The proposed scheme complies with Policies AM7, BE13, BE37 and BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and Section 5 of the National Planning Policy Framework (March 2012). It is therefore recommended that planning permission is granted.

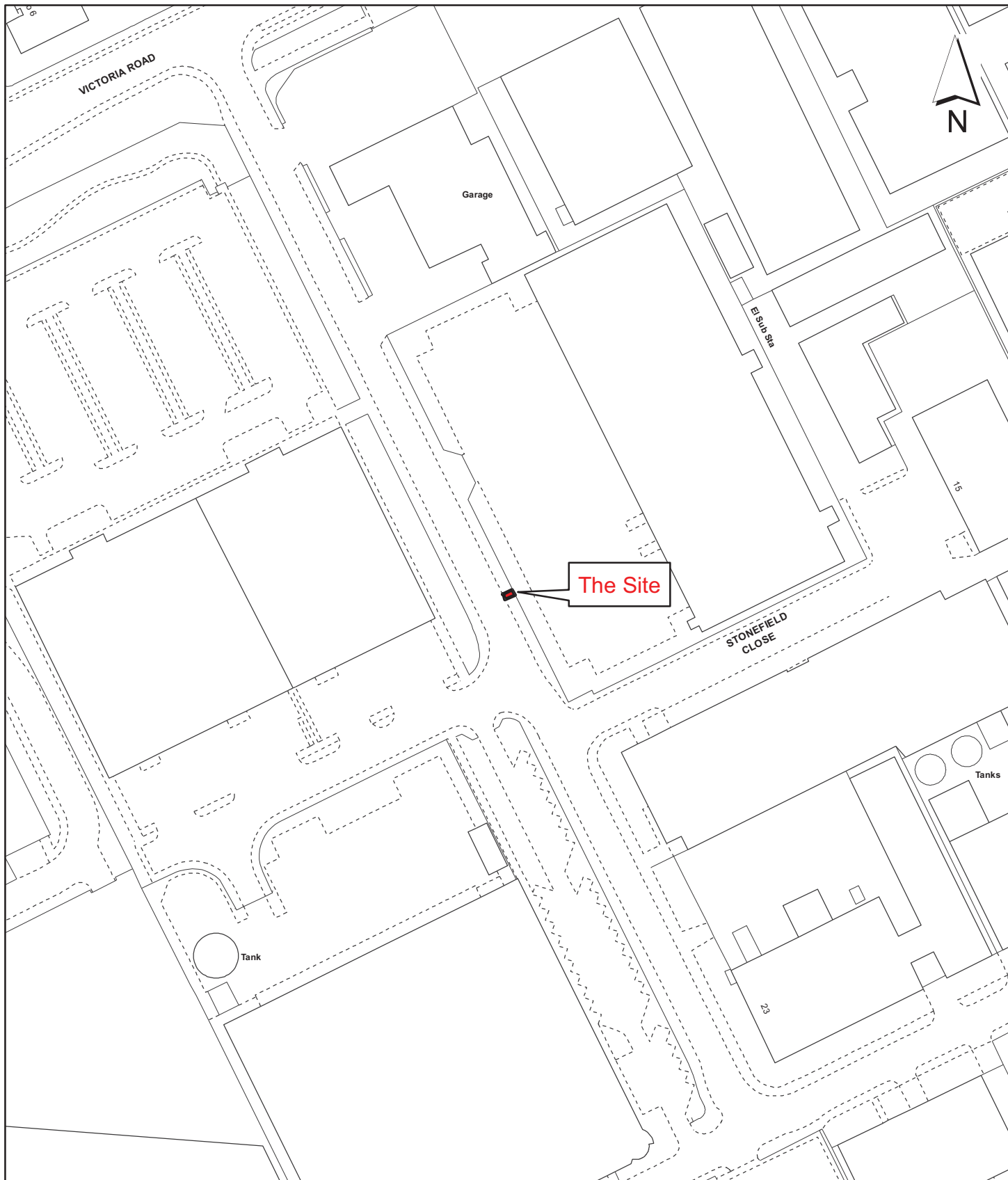
## **11. Reference Documents**

Hillingdon Unitary Development Plan (Saved Policies September 2007)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Highway verge fronting  
Wright Machinery  
Stonefield Way, Ruislip**

Planning Application Ref:

**68737/APP/2012/2125**

Planning Committee

**North** Page 115

Scale

**1:1,250**

Date

**October  
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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# Plans for North Planning Committee

22nd November 2012



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

Page 117

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

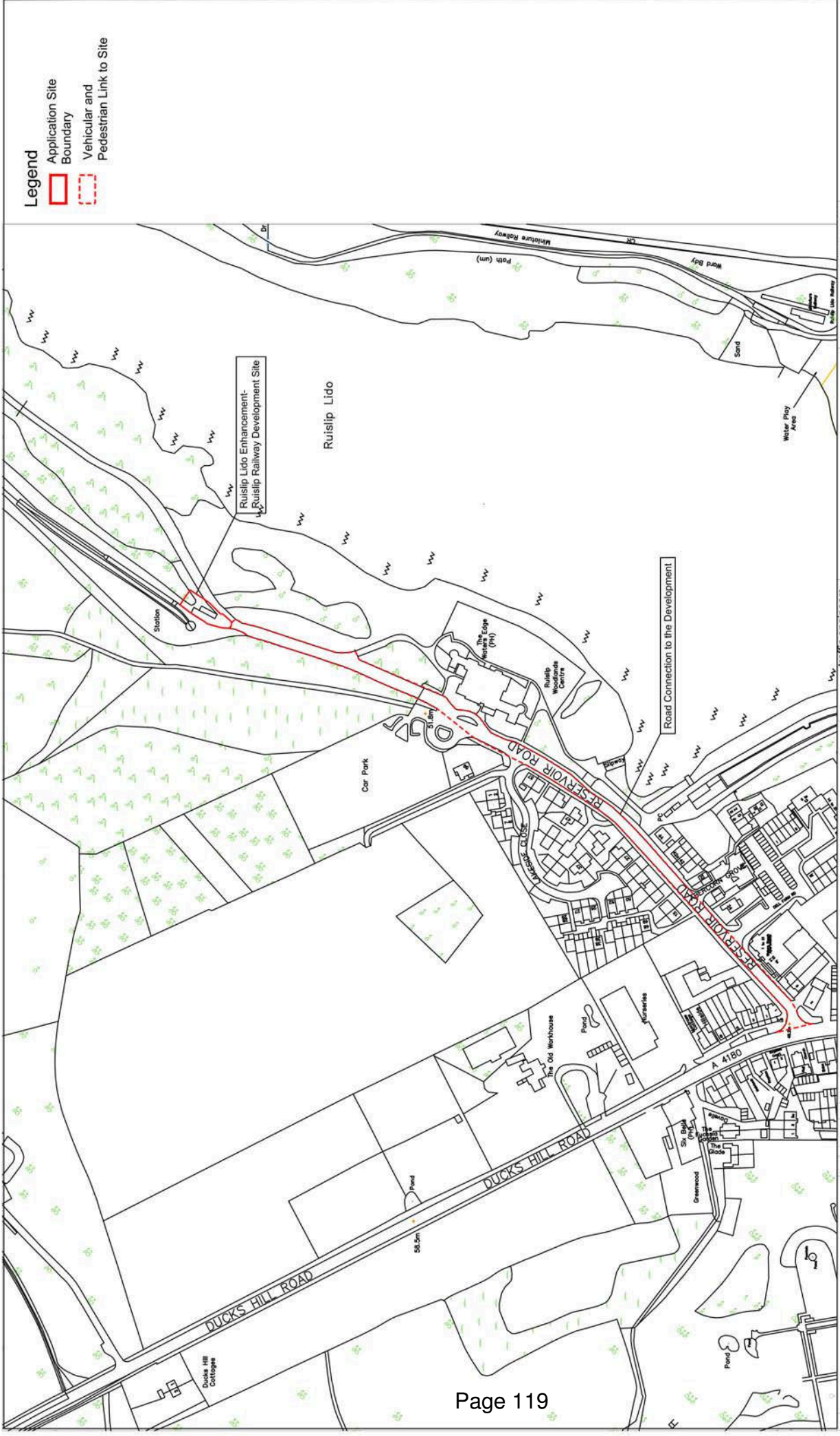
**Address** RUISLIP LIDO RAILWAY STATION RESERVOIR ROAD RUISLIP

**Development:** Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building)

**LBH Ref Nos:** 1117/APP/2012/1785

**Date Plans Received:** 24/07/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 24/07/2012



**Legend**

- Application Site
- Boundary
- Vehicular Link to Site
- Pedestrian Link to Site

**Hillingdon Borough Council**  
 Civic Centre, High Street,  
 Uxbridge, Middlesex UB8 3UW  
 P: 01895 280111

**GILLESPIES**  
 The Council House, Station Road, Hillingdon, Uxbridge, Middlesex UB8 3PH  
 P: 01895 280111

**Ruislip Lido Enhancement Programme - Ruislip Railway Development**

**Location and Access Plan**

**traffic engineers**  
 Watkinson Transport and Development  
 Watkinson Hall  
 Leighton Hill  
 DE14 2PH  
 01509 242007

**ecologist**  
 1 Underwood, New  
 TEP  
 C171 9PU  
 01925544244

**Surveyor**  
 Survey Solutions  
 Survey Solutions  
 10000000000  
 0845 04000000  
 Web: WWW.SURVEYSOLUTIONS.CO.UK

**notes**

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.
- 1.3 For free Survey info, refer to TEP Drawings.
- 1.4 For building proposals, refer to Manufacturer building drawings.
- 1.5 All building proposals to be considered for similar approval to be approved by the Local Planning Authority.

rev	comments	by	date
A	Planning	AE	01/08/12

drawing number  
**OX4911-203**

revision  
**A**

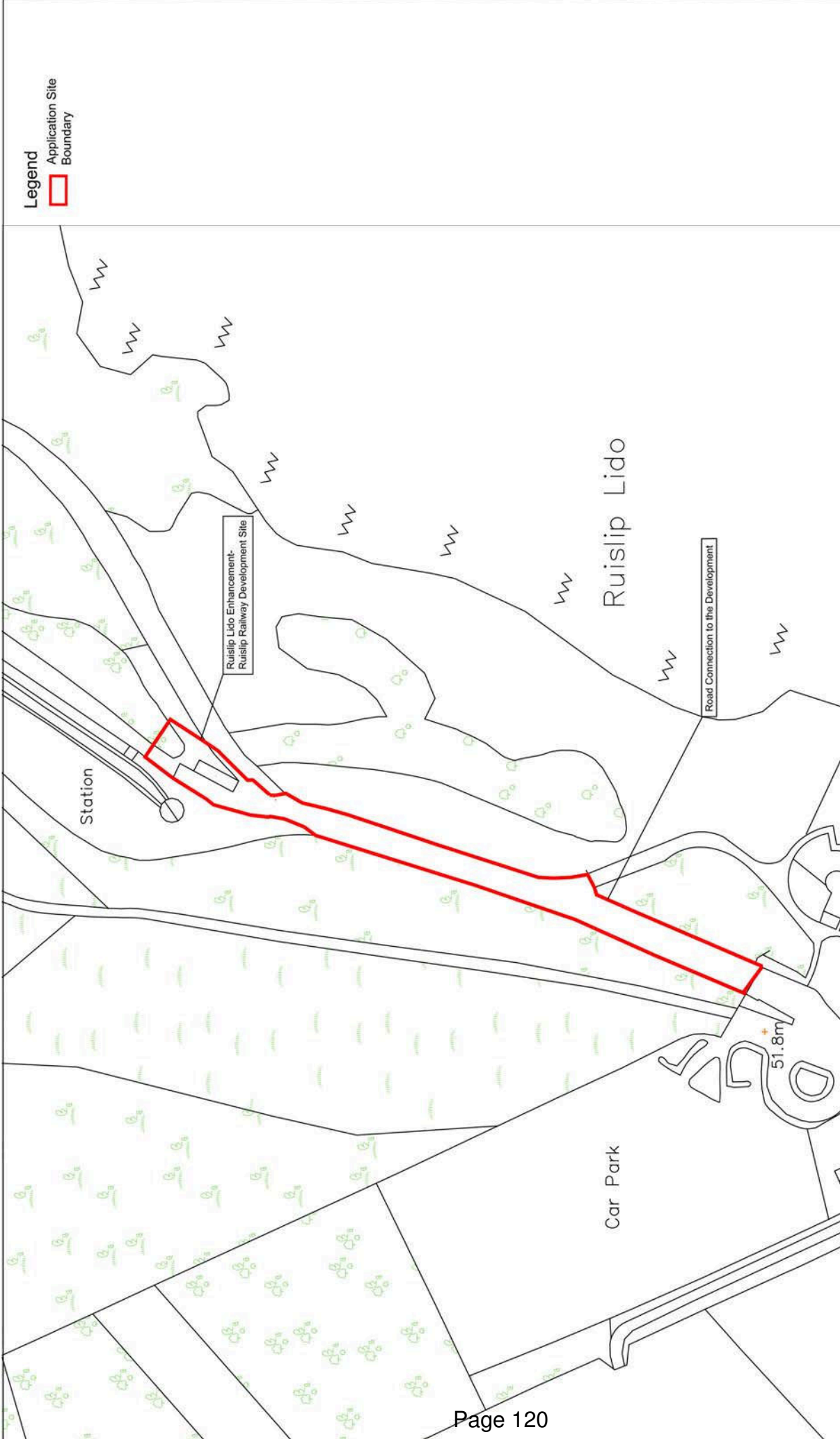
drawing status  
**Planning**

date  
10/8/2012

scale  
1:2500 @ A3

drawn  
AE

checked  
WB



**Legend**  
 Application Site  
 Boundary

Hillingdon Borough Council  
 Civic Centre, High Street,  
 Uxbridge, Middlesex UB8 3JW  
 P: 01895 250111  
**GILLESPIES**  
 The Coach House, Broom's Barn, Millers Hill, Oxford, OX1 4BB  
 P: 01865 320700 F: 01865 320700 E: enq@gilspies.co.uk

drawing number  
**OX4911-203**  
 revision  
**B**  
 drawing status  
**Planning**  
 date  
 1/08/2012  
 scale  
 1:2500 @ A3  
 drawn  
 AE  
 checked  
 WB

**Ruislip Lido Enhancement Programme - Ruislip Railway Development**  
 Location and Access Plan

**traffic engineers**  
 Westminster Transport and Development  
 Location: 1000 Parkway  
 01300 742071  
 ecologist  
 1 Dundonald Road  
 Kent  
 CT1 2DQ  
 01752 944004  
**Surveyor**  
 Survey Solutions  
 01453 850000  
 Fax: 01453 850070  
 Web: WWW.surveysolutions.co.uk



**notes**  
 1.0 All dimensions in millimeters.  
 1.1 Use only dimensions shown.  
 1.2 For Tree Survey info refer to TEP Drawings  
 1.3 For building proposals, refer to Manufacturer building drawings.  
 1.4 All building proposals to be considered 'or similar approved' to be approved by the Local Planning Authority.

rev	comments	by	date
A	Planning	AE	01/08/12
B	Planning - change to scale and boundary line	AE	03/08/12

DO NOT SCALE  
 REMOVE ALL  
 DIMENSIONS  
 THIRD ANGLE  
 PROJECTION

CUSTOMER  
**RUISLIP LIDO**

DESCRIPTION  
**APEX MODULAR TICKET  
 OFFICE & CAFE BUILDING**

DRG No JH 2684-B

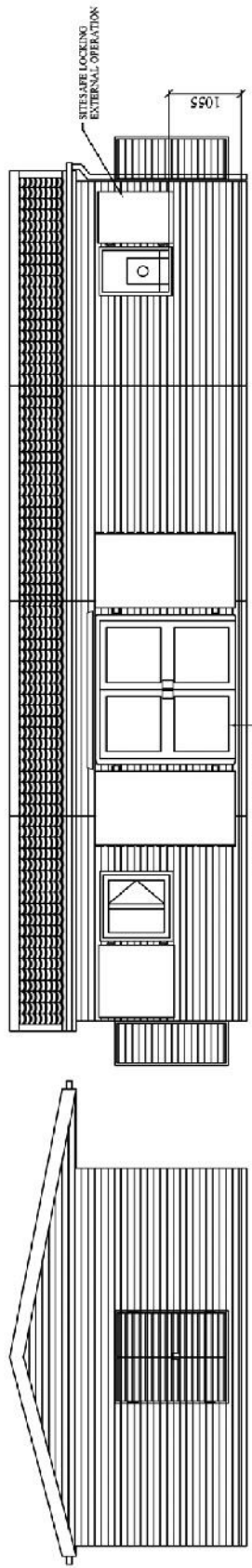
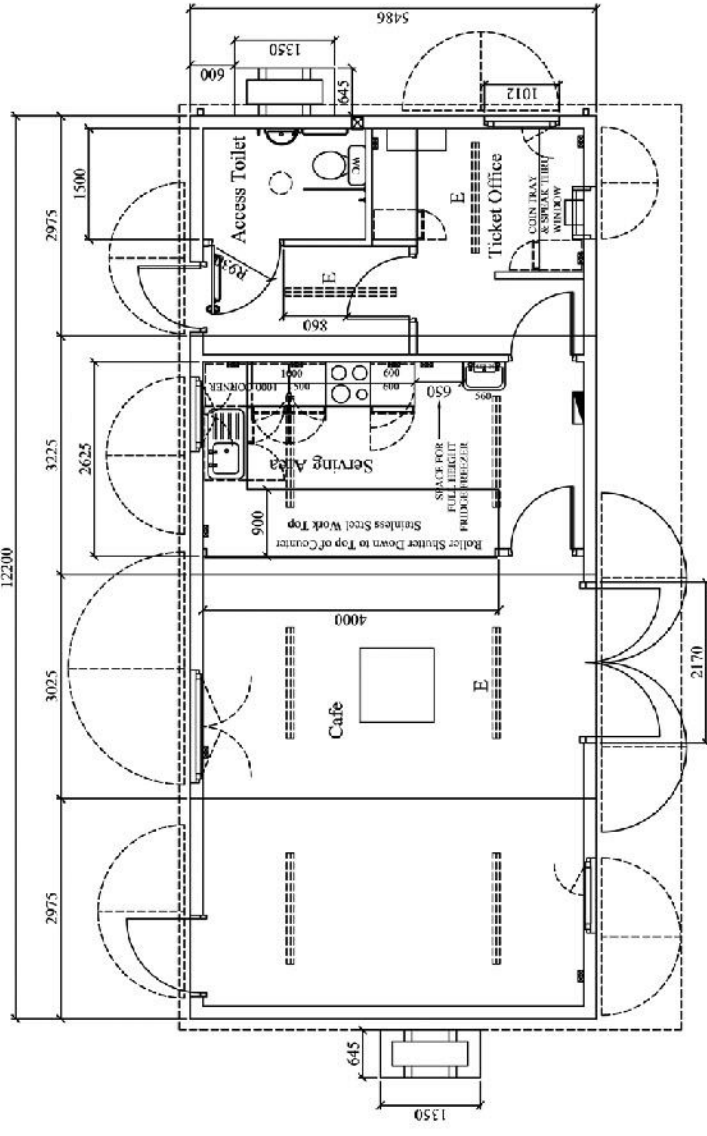
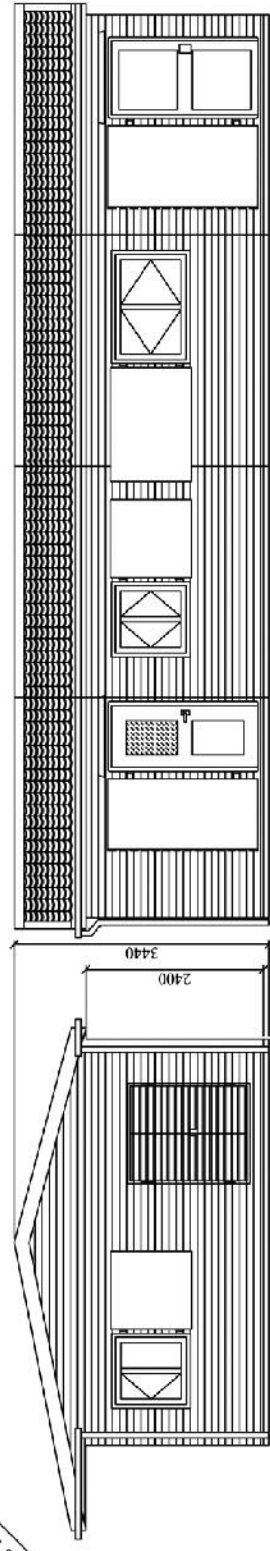
DESIGNER  
 JWH

SCALE

DATE  
 27/01/2012

REV NO	DATE	BY
REV 1		
REV 2		
REV 3		
REV 4		

NOTES



**HIGHLY  
 SECURE  
 VANDAL RESISTANT**

Figured dimensions are to be taken in preference to waist measurement.

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

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A	Drainage added	31.05.10	

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Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

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A	Drainage added	31.05.10	

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A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

Rev	Description	Date	Issued by
A	Drainage added	31.05.10	

**GENERAL NOTES & EXTERNAL FINISHES:**  
 (For further details refer to standard 'Rapicoplan' building specification).  
**ROOF**  
 12.5 Degree ward profiled sheeting (Fall Two Way) Colour Alabaster.  
 UPVC fascias Colour White.  
 Rainwater downpipes & guttering - White.  
**EXTERNAL WALLS**  
 Outer face - 8mm thick 'Rockpanel Durable', Rhinestone Oak finish.  
 Inner face - 8mm thick 'Rockpanel Durable', inside finish to be agreed.  
**EXTERNAL DOORS**  
 Kitemark external steel doors.  
 Standard locks to all doors except disabled which will have a radar lock.  
**EXTERNAL WINDOWS**  
 4no - 385h x 860w (Openers) All double glazed window units. All To Have Float Glass.  
 Colour - Black. Shutters - Brown.  
**CEILING**  
 Height - 2400 White colourcoat over 11mm OSB.  
**INTERNAL DECORATION**  
 Internal woodwork painted finish Colour - RAL5014 Glass (2 Coats).  
**INTERNAL PARTITIONS**  
 Type A, B, C Construction.  
**FLOOR FINISHES**  
 Non slip vinyl throughout.  
**ELECTRICAL INSTALLATION**  
 Cabling concealed within the roof void and drops down the walls.

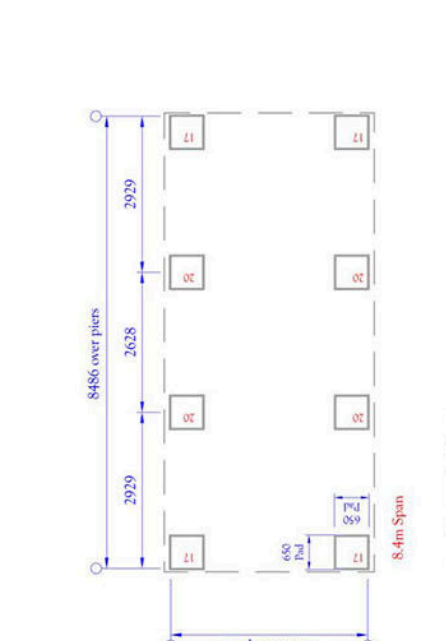
**NOTES:**  
 For any further information please refer to standard 'Rapicoplan' Specification.  
 Design floor loading 3kN/m<sup>2</sup>

**Table 1**

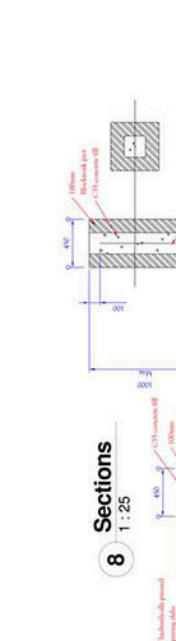
Pier Ht	Pad Size
150 - 180	As shown
181 - 480	1000 x 1000
481 - 1000	1200 x 1200

**Table 1**  
 9 1:50

**PRELIMINARY DRAWING NOT TO BE USED FOR CONSTRUCTION UNTIL "APPROVED" FOR CONSTRUCTION" STAMP IS APPLIED**



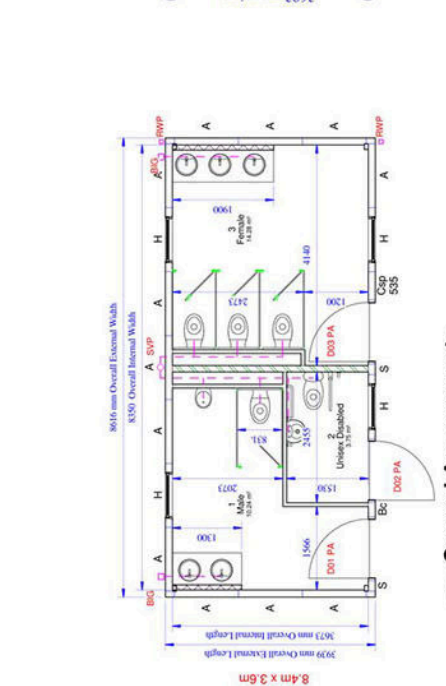
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 General Arrangements



**6** 1:50  
 Foundations



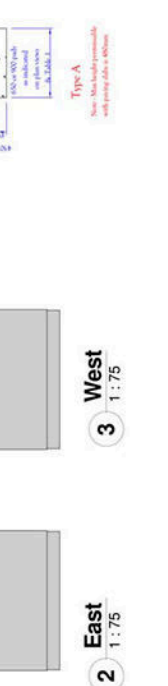
**8** 1:25  
 Sections



**10** 1:20  
 External Doors



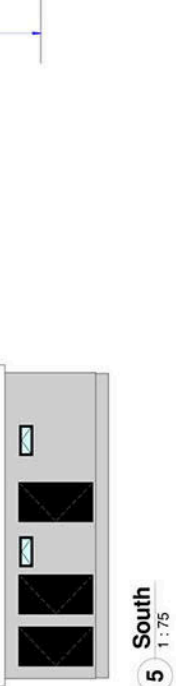
**2** 1:75  
 East



**3** 1:75  
 West

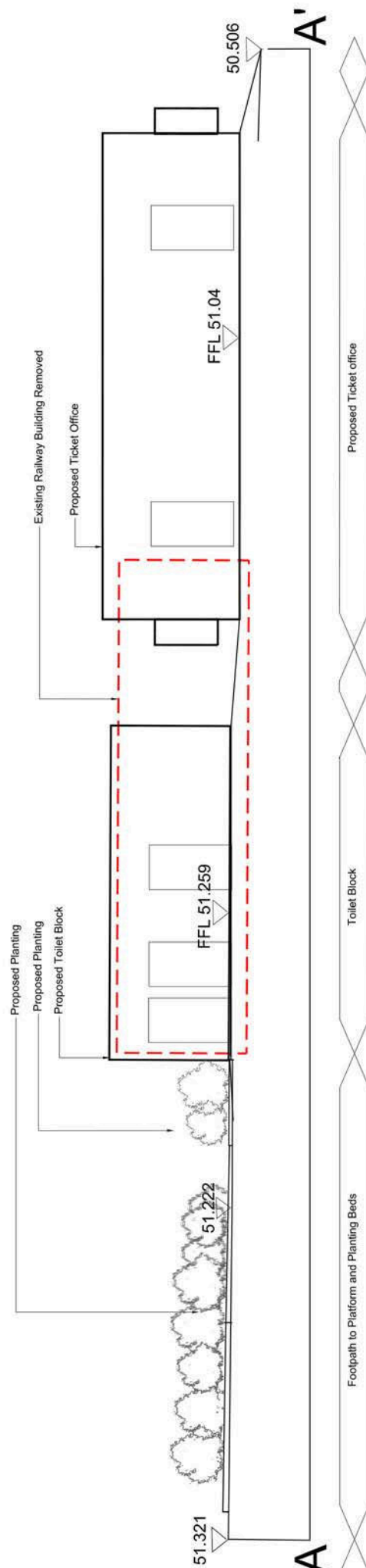


**4** 1:75  
 North

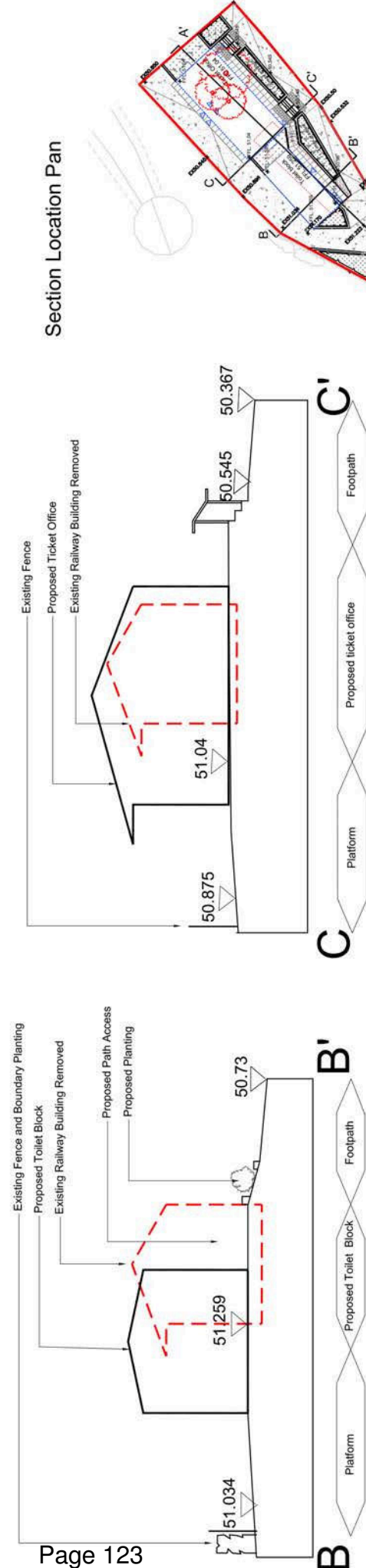


**5** 1:75  
 South

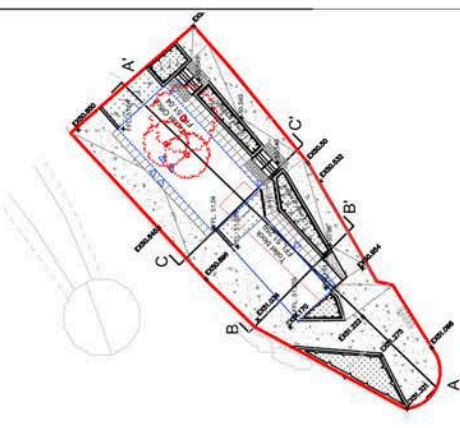




Section A-A'



Section Location Plan



rev	comments	by	date
A	First Draft for review	AE	25/05/12
B	Amended levels around building	AE	21/06/12

- notes**
- All dimensions in millimeters.
  - Use only dimensions shown.
  - For Tree Survey info, refer to TEP Drawings
  - For building proposals, refer to Manufacturer building drawings.
  - All building proposals to be considered or similar approved to be approved by the Local Planning Authority.
  - Not for construction

**traffic engineers**  
 Watkinson transport and development  
 Ludgvan Mill  
 10874 20th  
 01202 74507  
**ecologist**  
 TEP  
 1 Dunsford Way  
 01202 64400  
**Surveyor**  
 Survey Solutions  
 1000000000  
 0204040000  
 Web: WWW.survey-solutions.co.uk

**Ruislip Lido Enhancement Programme - Ruislip Railway Development**  
 drawing  
**Cross sections**

drawing number	OX4911-203
revision	B
drawing status	Planning
date	23/05/2012
scale	1:100 @ A3
drawn	AE
checked	WB

Hillingdon Borough Council  
 Civic Centre, High Street,  
 Uxbridge, Middlesex, UB8 3UW  
 P: 01895 250111


**GILLESPIES**  
 The Coach House, Baker Court, Hinkley Hill, Oakton, DN1 3BS  
 P: 01509 330399 F: 01509 330370 E: enquiry@gillespies.co.uk







**Notes**

 Site boundary

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Site Address

**Ruislip Lido Railway Station  
Reservoir Road  
Ruislip**

Planning Application Ref:

**1117/APP/2012/1785**

Scale

**1:3,000**

Planning Committee

**North** Page 125

Date

**October  
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 FORMING PART OF 9 WOODLANDS AVENUE RUISLIP

**Development:** Two storey detached building to create 2 x 2 bed dwellings with associated parking and amenity space, involving enlargement of existing crossover to side and demolition of existing single storey side extension.

**LBH Ref Nos:** 66096/APP/2012/1731

**Date Plans Received:** 17/07/2012

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

**Date Application Valid:** 03/08/2012

9. Woodlands Avenue, Eastcote, HA4 9RL

Drig. no, WA/1579/3

1:200

Dec.11

SITE BOUNDARY

NEWHAM AVENUE

PUBLIC FOOTPATH

CROSS OVER

GARAGE

REAR GARDEN

20 DEC 2011

SINGLE STOREY

SINGLE STOREY

EXTENT OF 2M HIGH BRICK BOUNDARY WALL

EXTENT OF 1M HIGH BRICK BOUNDARY WALL

HARDSTANDING

CROSS OVER

LON BORO OF HILLINGDON  
RECEIVED  
17 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP

EXISTING SITE PLAN

1:200

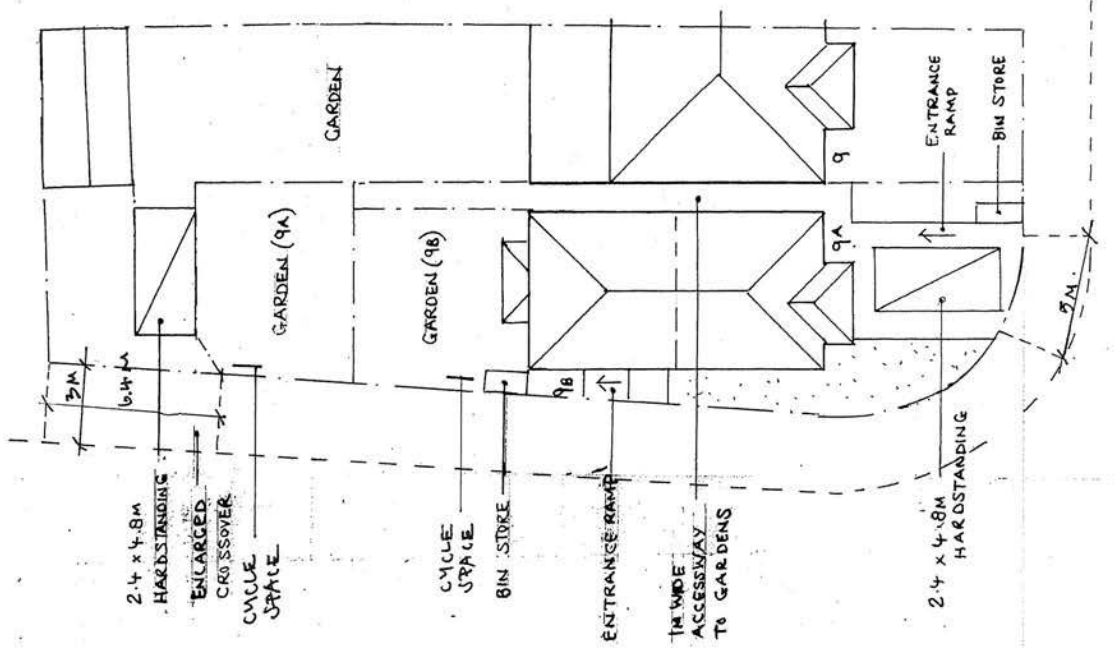
# PLANNING SOLUTIONS LONDON LTD

TEL 020 386 1868

CLIENT Mr & Mrs M Ryslak TEL 07950 707 620

PROJECT 9 Woodlands Avenue  
Ruislip  
Middlesex  
HA4 9RL

SCALE 1:1250



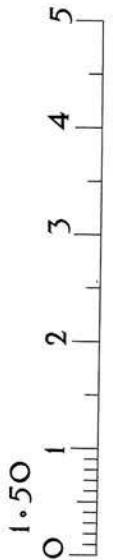
DESCRIPTION Proposed Development

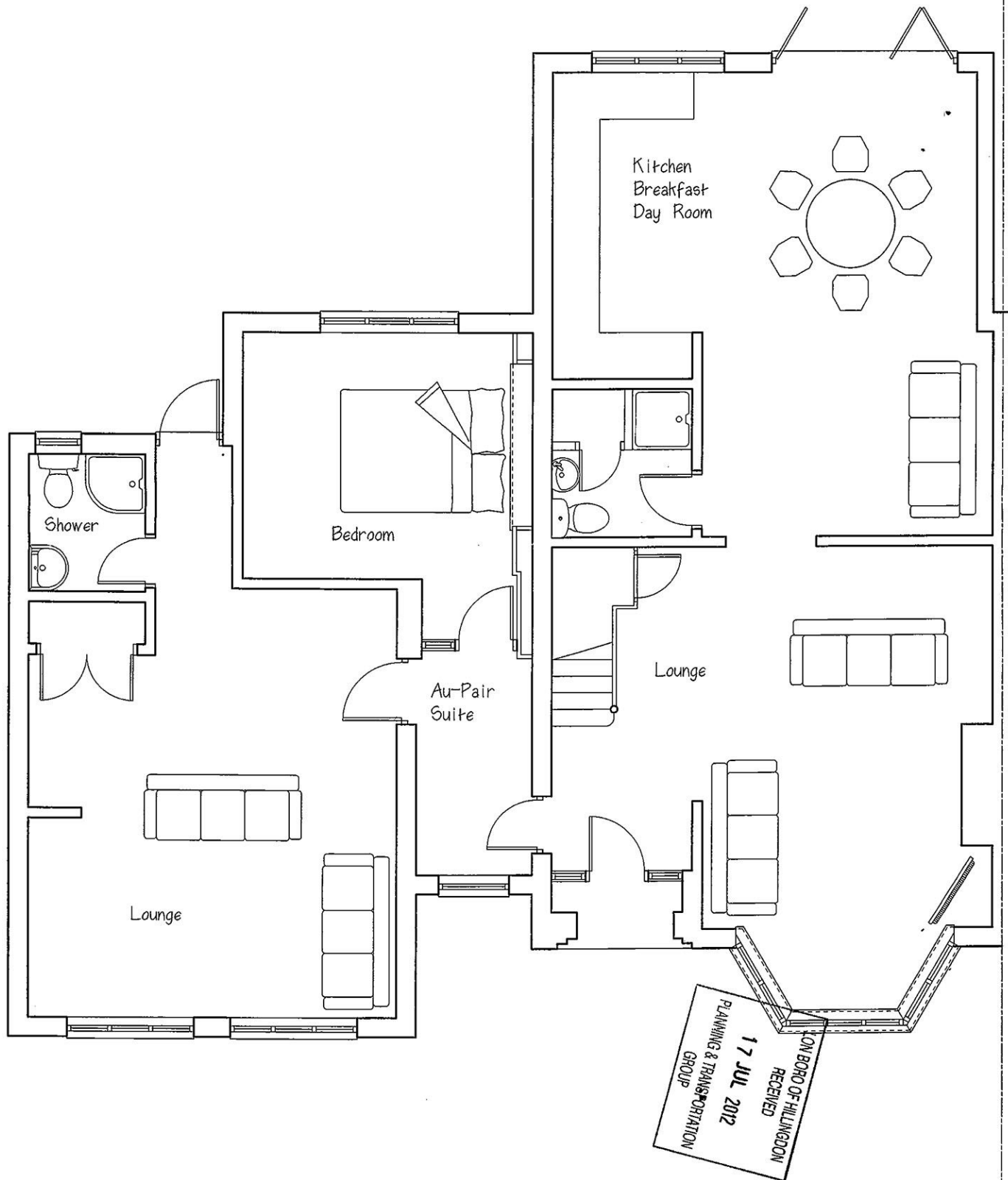
SCALE 1:50 & 1:100

DATE July 2012

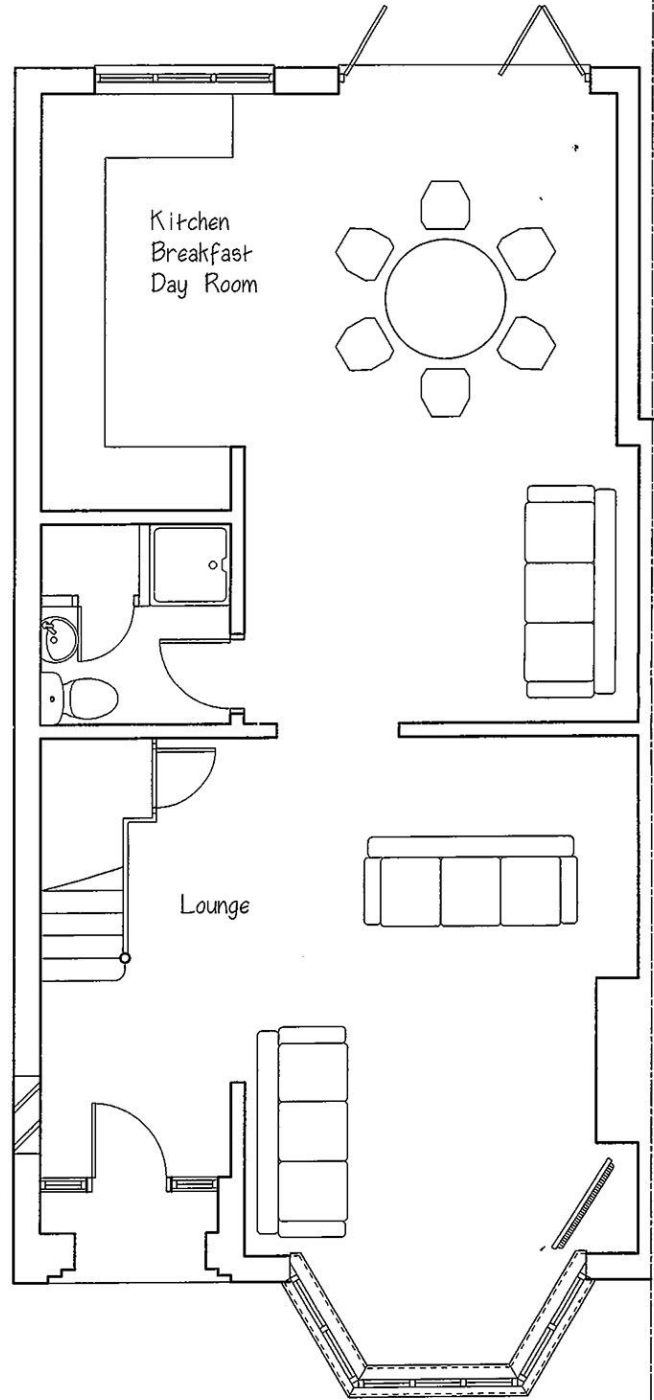
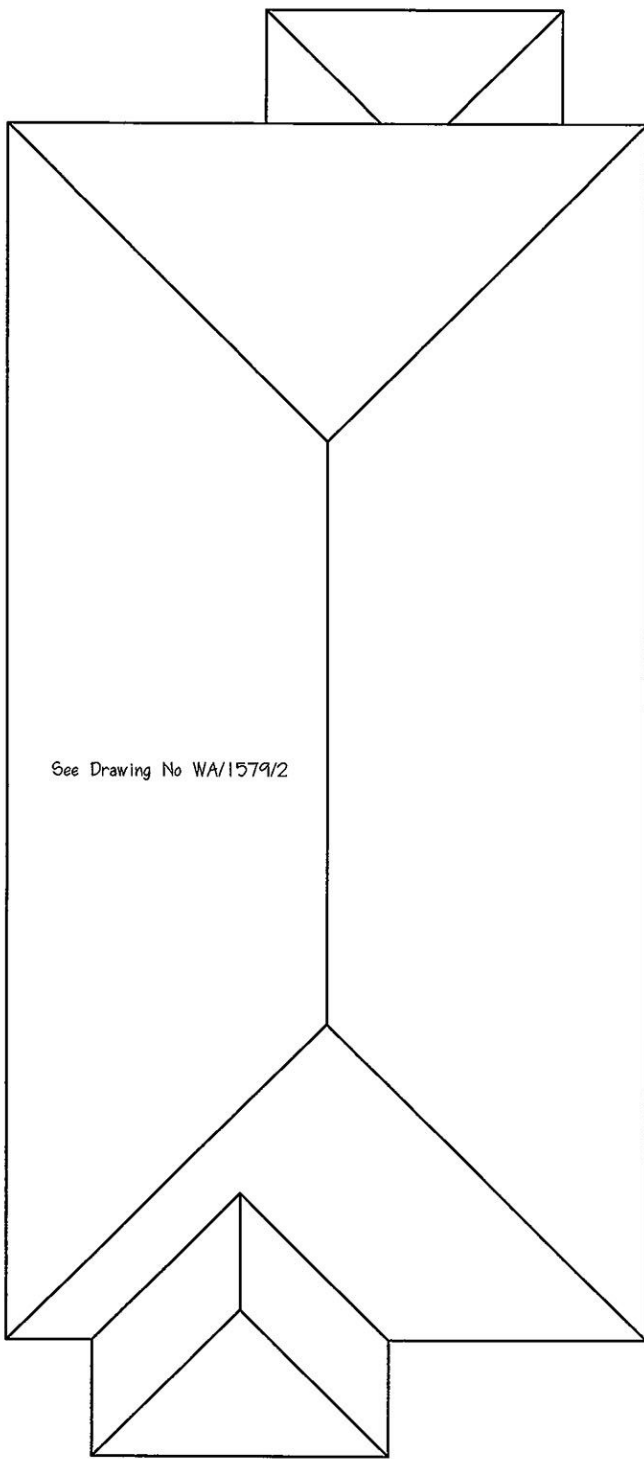
DRAWING REF	Front Description Cover & Site Plans
ABC-097-1	Existing Ground Floor Layout
ABC-097-2	Existing First Floor Layout
ABC-097-3	Existing Elevations
ABC-097-4	Proposed Ground Floor Layout
ABC-097-5	Proposed First Floor Layout
ABC-097-6	Proposed Elevations
ABC-097-7	Proposed Ground & First Floor Layouts
WA/1579/2	

REVISIONS





Existing Ground Floor Layout

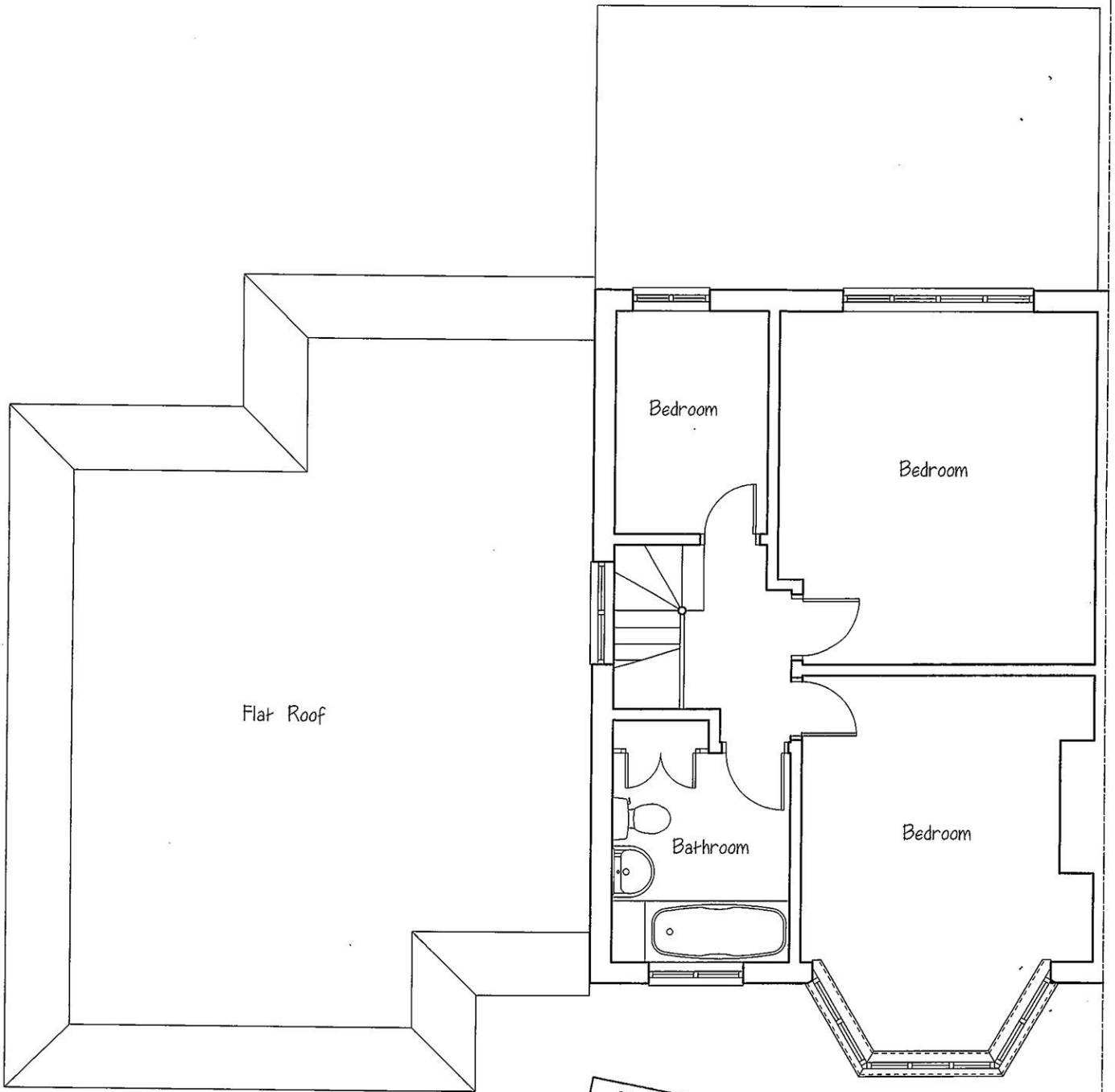


Proposed Ground Floor Layout

LON BORO OF HILLINGDON  
 RECEIVED  
 17 JUL 2012  
 PLANNING & TRANSPORTATION  
 GROUP

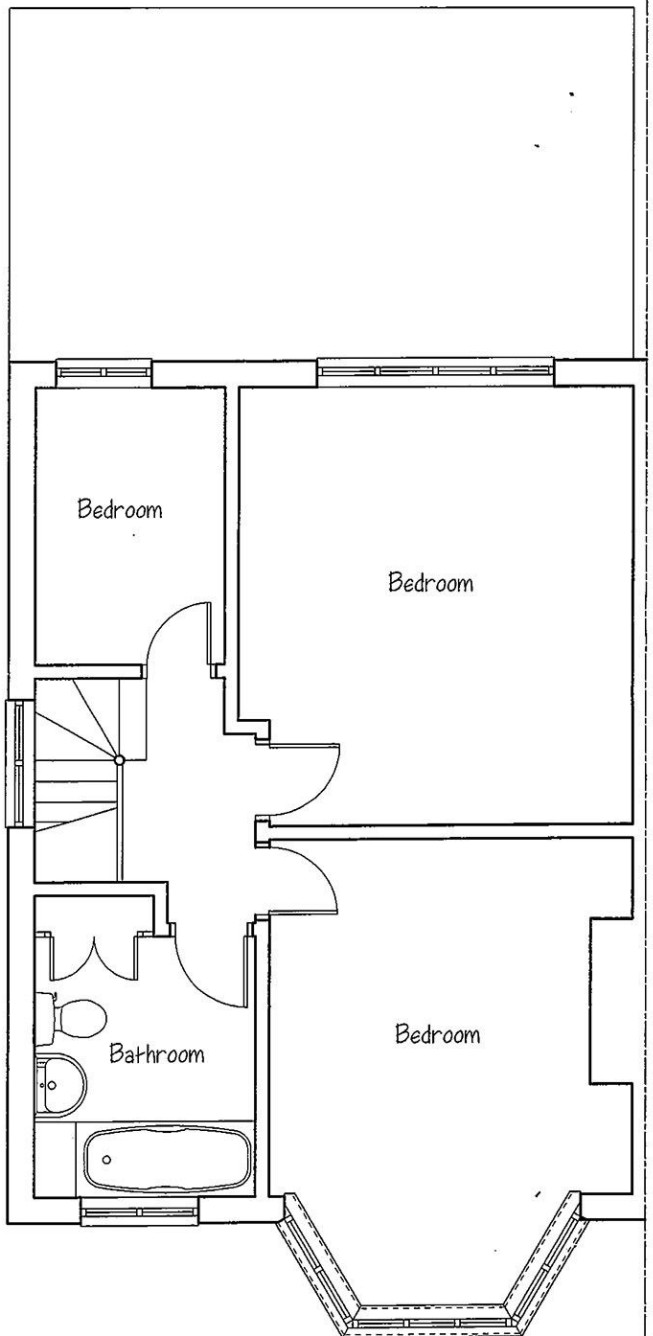
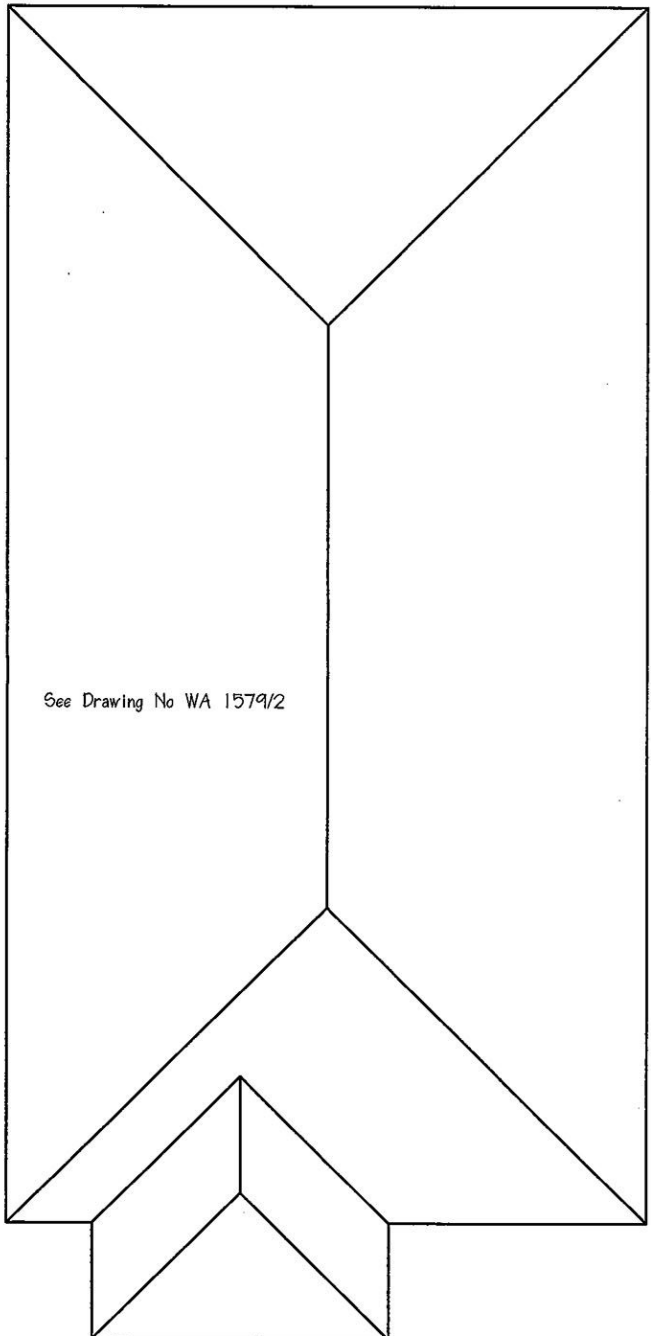
ABC-097-5 1:50





Existing First Floor Layout

LON BORO OF HILLINGDON  
RECEIVED  
17 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP



Proposed First Floor Layout

LONG BOROUGH HILLINGDON  
RECEIVED  
17 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP

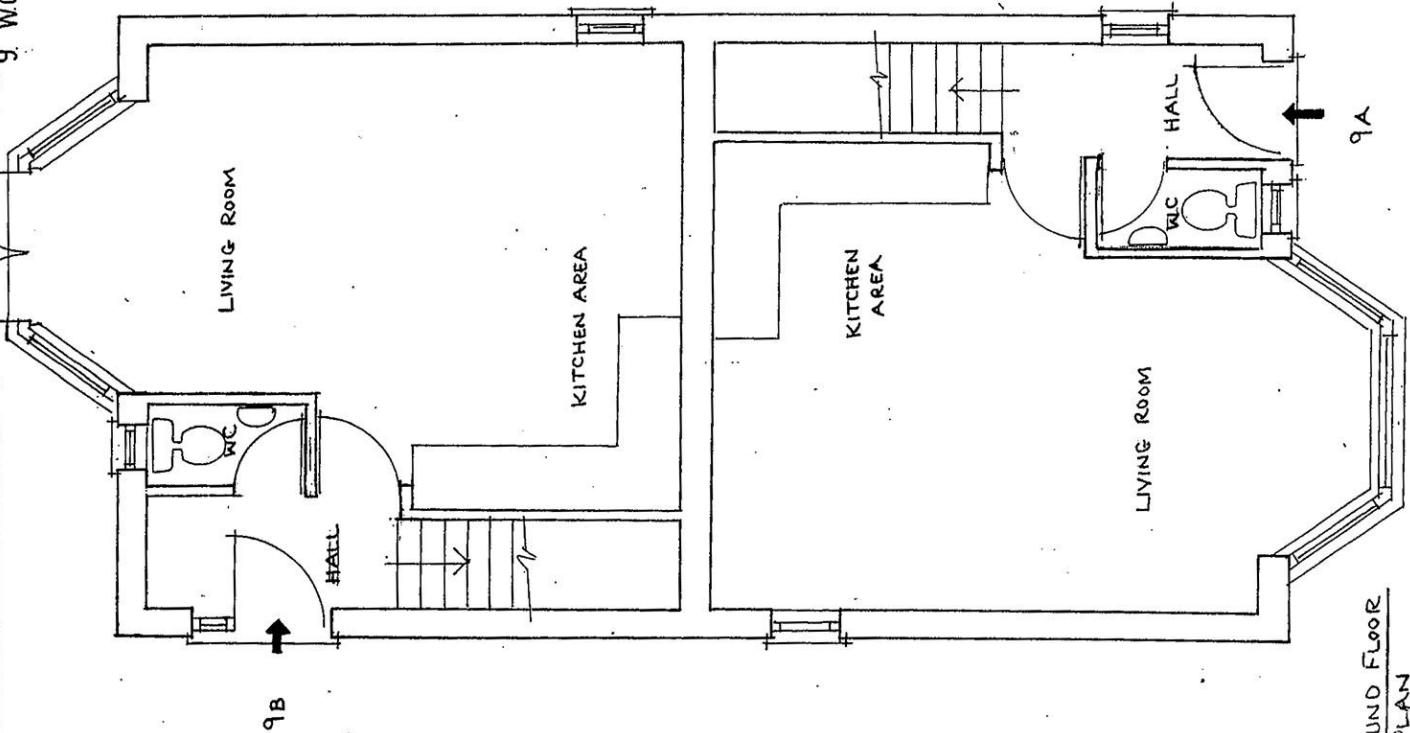
9 Woodlands Avenue, Eastcote, HA4 9RL

Drig. no. WA/1579/2

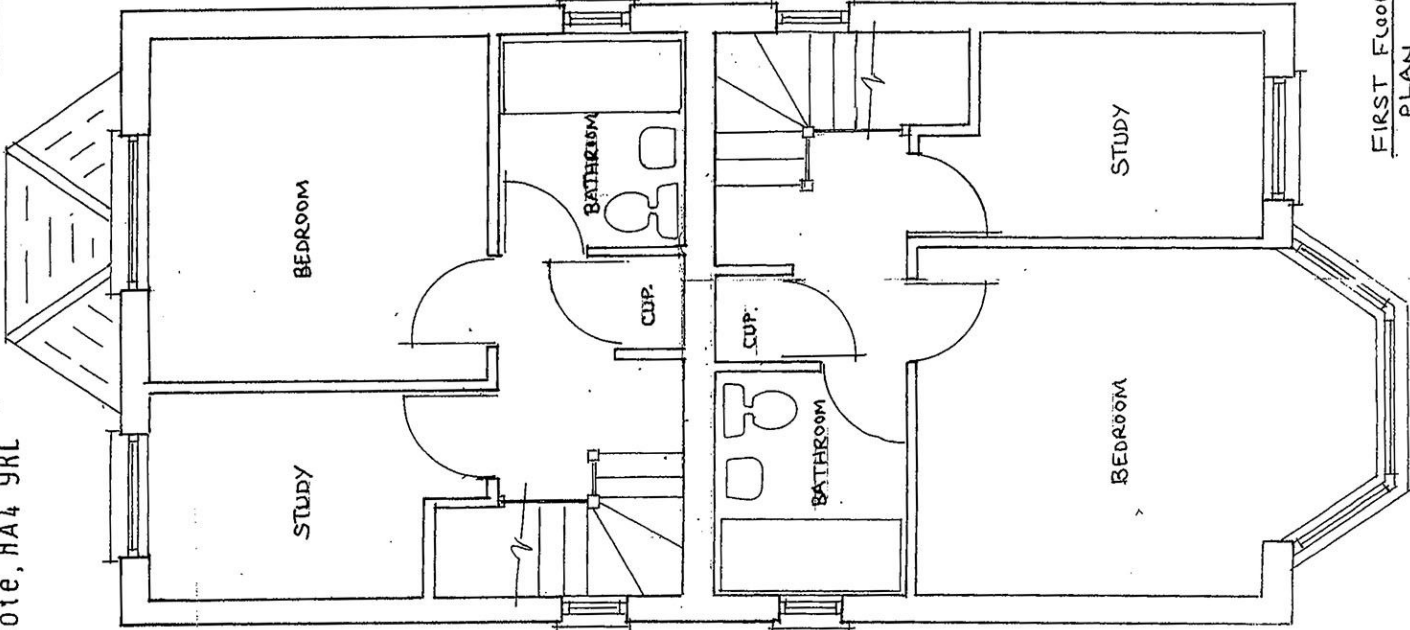
Dec. 11

LOW BORO OF HILLINGDON  
RECEIVED  
17 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP

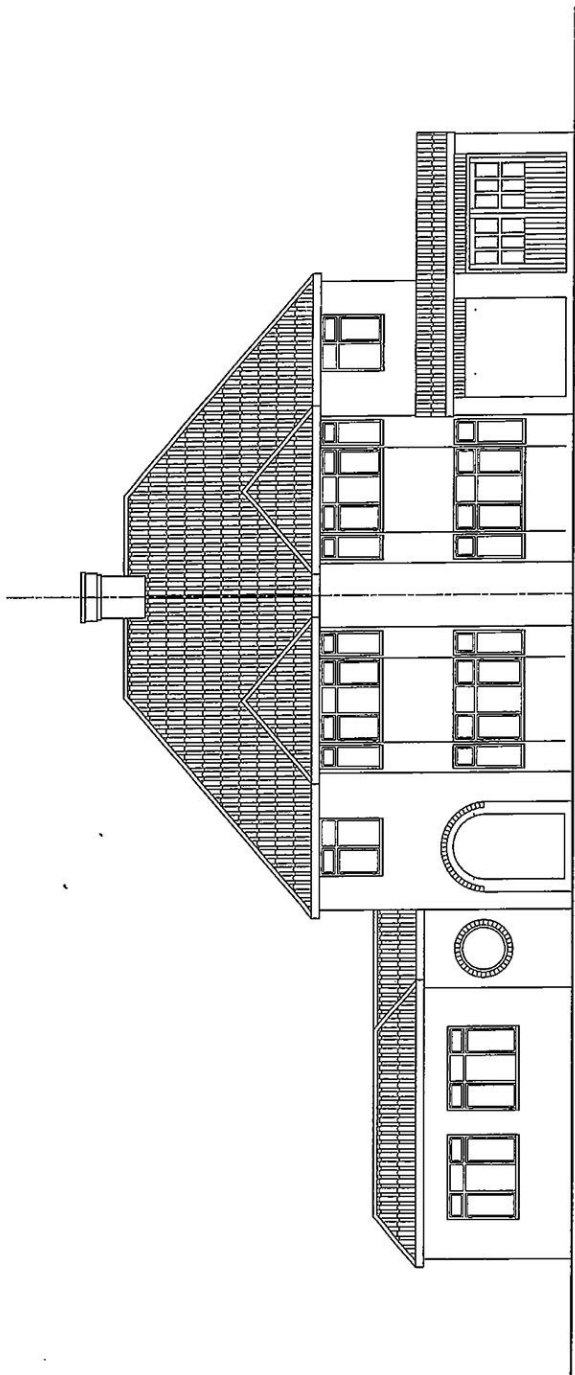
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scale bar 1:50



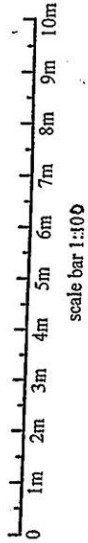
GROUND FLOOR  
PLAN



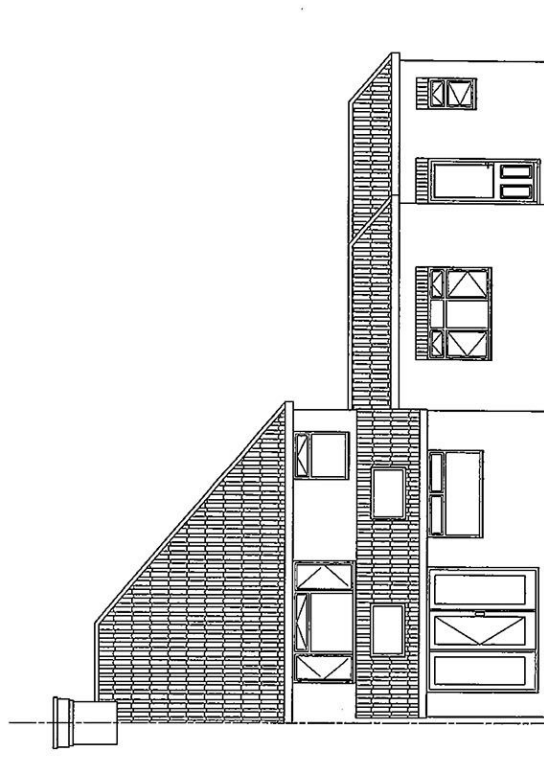
FIRST FLOOR  
PLAN



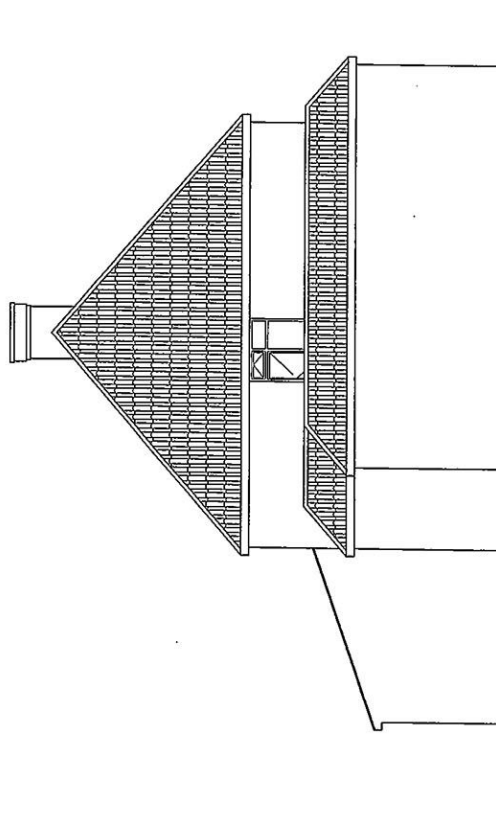
Existing Front Elevation of No 9 and No 11



LON BORO OF HILLINGDON  
RECEIVED  
17 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP

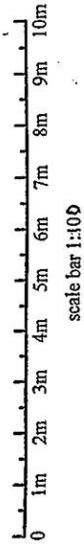
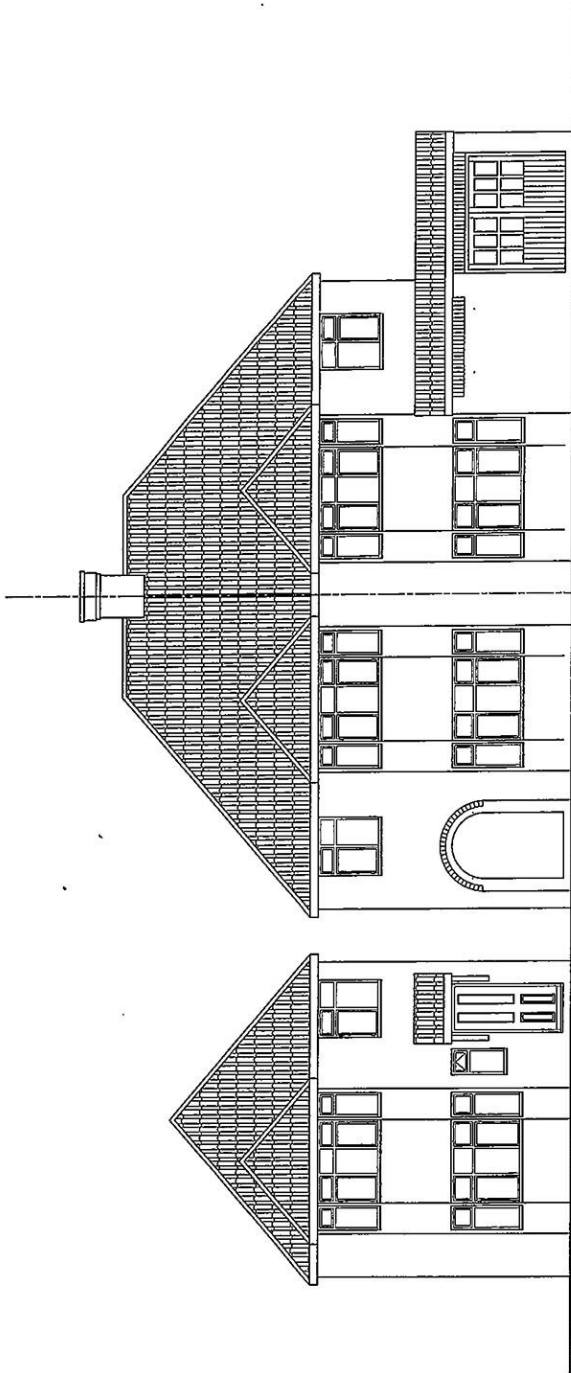


Existing Rear Elevation of No 9



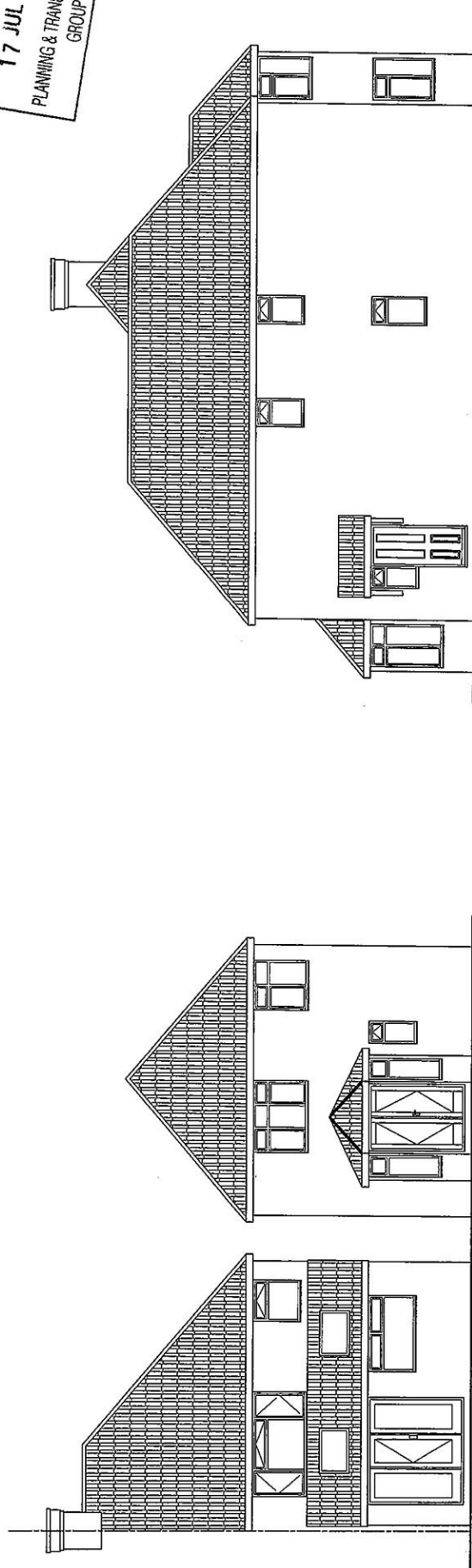
Existing Side Elevation of No 9

ABC-0917-4 1:100



Proposed Front Elevation  
of New Build No 9 and No 11

LOW BOROUGH OF HILLINGDON  
RECEIVED  
17 JUL 2012  
PLANNING & TRANSPORTATION  
GROUP



Proposed Rear Elevation  
of No 9 and New Build

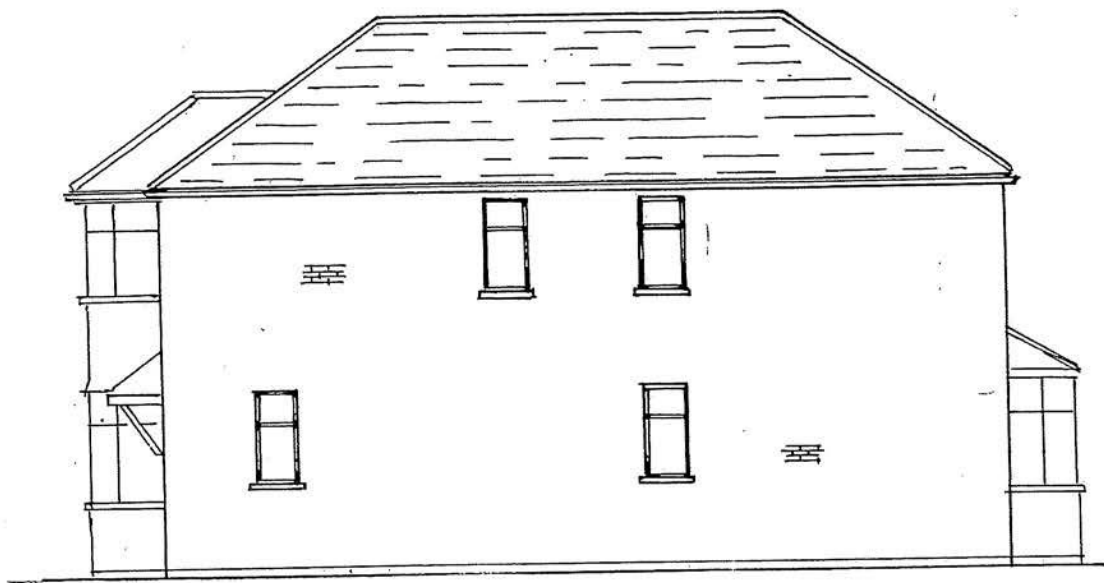
Proposed Side Elevation of New Build

ABC-0977-7 1:100

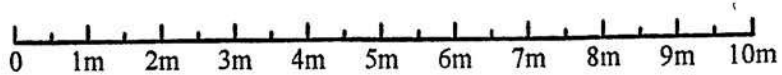
9. Woodlands Avenue, Eastcote, HA4 9RL

Orig. no. WA/1579/1

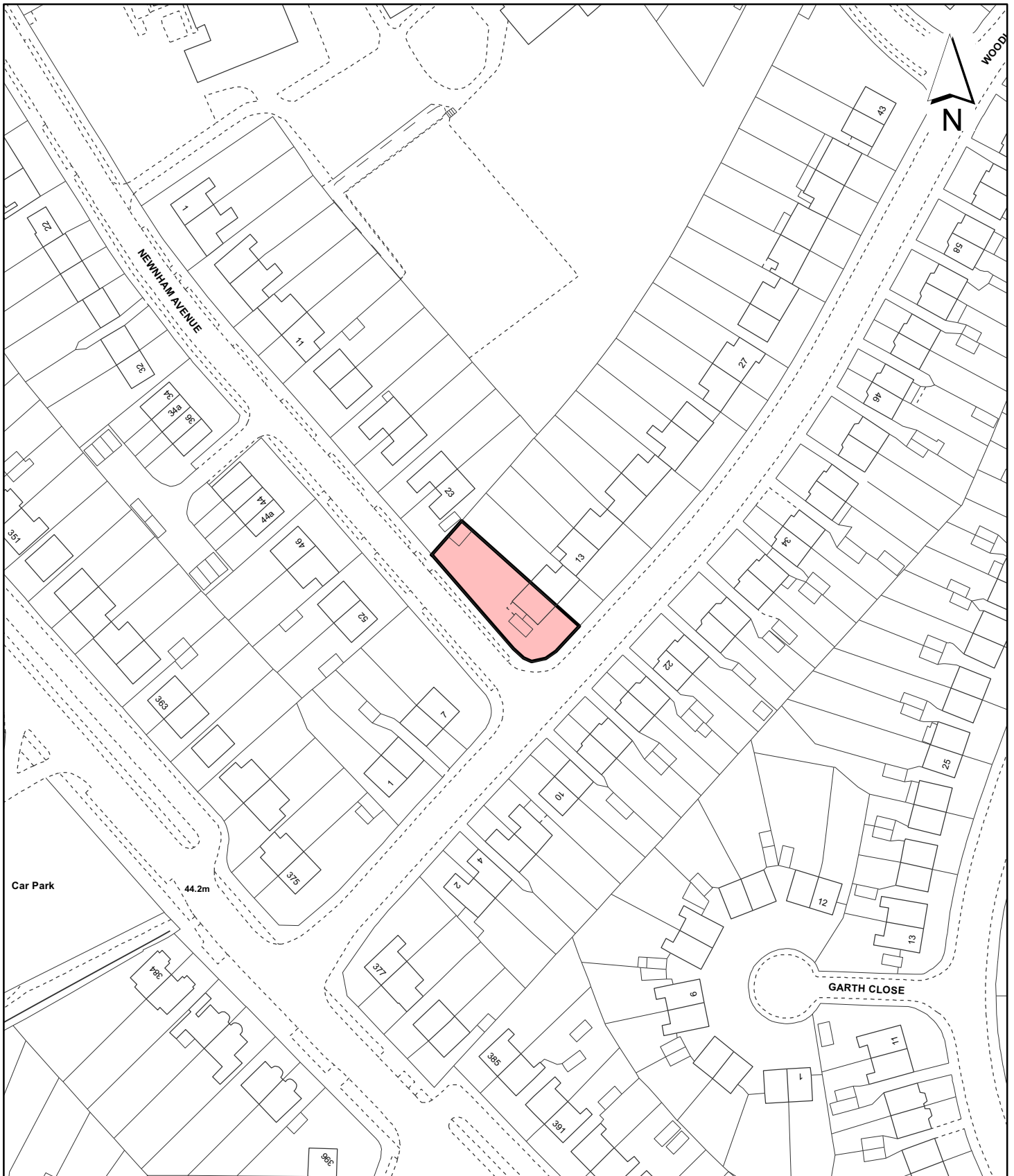
1:100




PROPOSED  
SIDE ELEVATION — NORTH EAST



scale bar 1:100



**Notes**

 Site boundary

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Site Address

**Land forming part of  
9 Woodlands Avenue  
Ruislip**

Planning Application Ref:

**66096/APP/2012/1731**

Scale

**1:1,250**

Planning Committee

**North** Page 137

Date

**November  
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 AT REAR AND FORMING PART OF 66 LONG LANE ICKENHAM

**Development:** 2 x two storey, 4-bedroom detached dwellings with habitable roofspace, detached garages and associated parking, amenity space and installation of vehicular crossover to front.

**LBH Ref Nos:** 49805/APP/2012/1587

<b>Date Plans Received:</b>	29/06/2012	<b>Date(s) of Amendment(s):</b>	29/06/2012
<b>Date Application Valid:</b>	05/07/2012		05/11/2012
			12/09/2012
			03/07/2012

---



A	Crossover dimensions added	03/07/12
B	Turning head amended	2/11/12



SITE PLAN

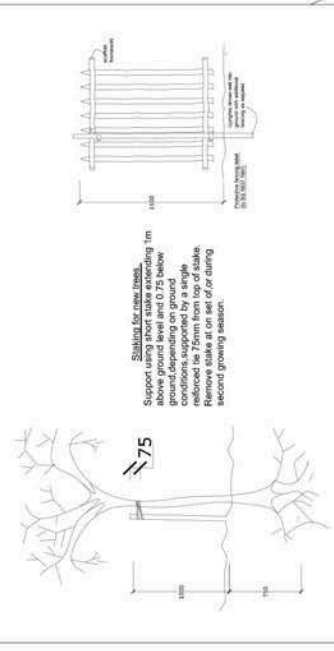
REVISION	B
Dwg. No.	06/2405/200
Scale	1:500
Date	03/04/12
Drawn by	A. Smith

THE GILLET MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Exton, Leicestershire, HAS 2EW Tel. 0208 868 1333



Scale Bar 1:500 @ A3  
 0 5 10 15 20 Metres

LAND TO THE REAR OF 66 LONG LANE, ICKENHAM



Stakes for site layout  
 Support using short stake extending 1m above ground level and 0.75 below ground depending on ground conditions.  
 Stake to be 75mm from top of stake.  
 Remove stake at on set of or during second growing season.

<b>A</b>	Windows adjusted 03/07/12
<b>B</b>	Lifetime homes information added 01/11/12

**LIFETIME HOMES INFORMATION**

ALL UNITS TO BE LIFETIME HOMES STANDARDS

ACCESS AND ENTRANCE WAYS TO BE WELL LIT

ALL INTERNAL DOORS TO BE A MIN 800MM CLEAR OPENING WIDTH

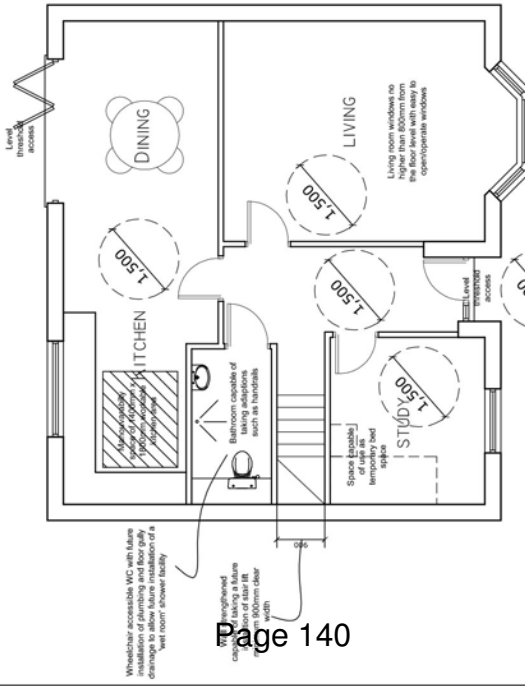
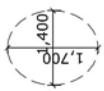
STAIRS TO BE CAPABLE FOR FUTURE INSTALLATION OF STAIR LIFT WITH A 900MM WIDTH

SWITCHES, SOCKETS, VENTILATION AND SERVICE CONTROLS SHOULD BE AT A HEIGHT USABLE BY ALL (IE BETWEEN 450mm AND 1200mm FROM THE FLOOR).

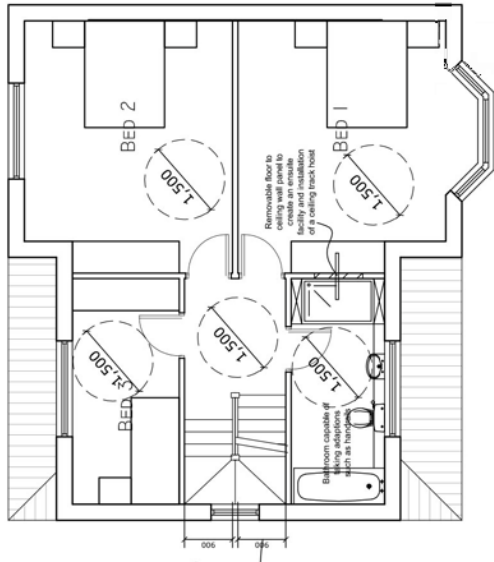
THERE SHOULD BE A 300mm NIB TO THE SIDE OF LEADING EDGE OF DOORS.

WALLS IN THE BATHROOM AND W.C'S SHOULD BE CAPABLE OF TAKING ADAPTIONS SUCH AS HAND RAILS

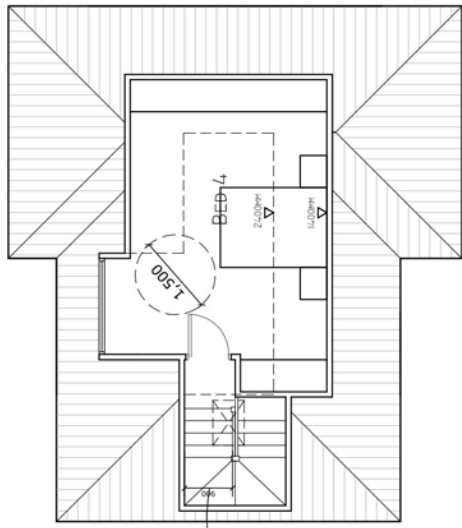
LIVING ROOM WINDOW GLAZING SHOULD BEGIN AT 800mm OR LOWER AND WINDOWS SHOULD BE EASY TO OPEN/OPERATE



**GROUND FLOOR**



**FIRST FLOOR**

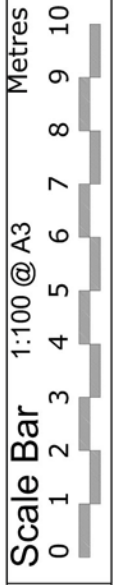


**LOFT PLAN**

**PLOT 1 FLOOR PLANS**  
1700 SQ FT

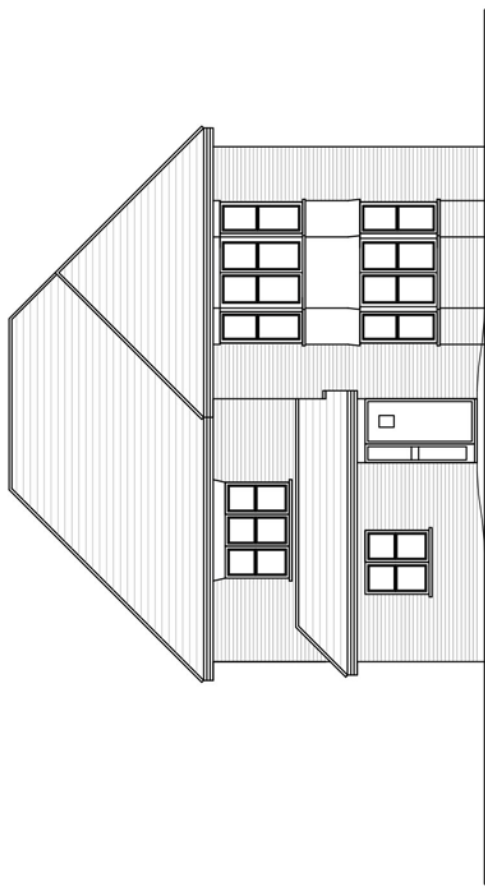
REVISION	B
Scale	1:100
Date	03/04/12
Drawn by	A.Smith

**THE GILLET MACLEOD PARTNERSHIP**  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

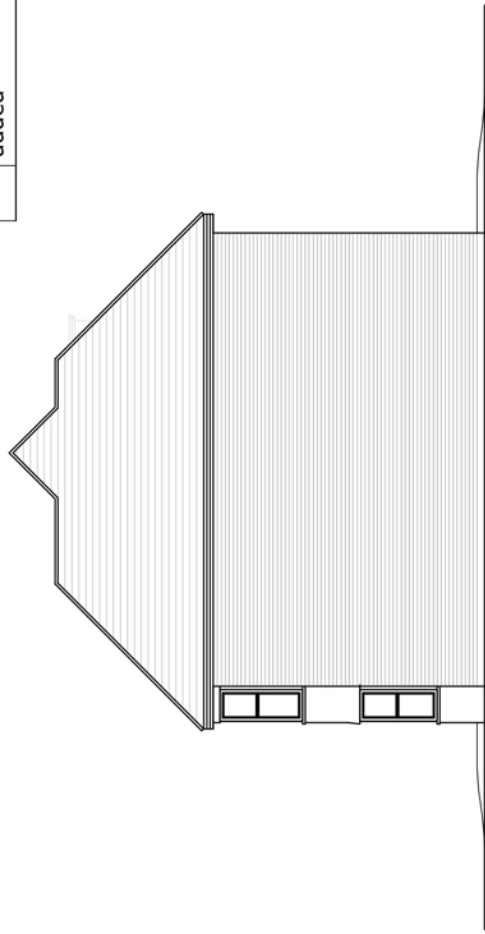


**LAND TO THE REAR OF 66 LONG LANE, ICKENHAM**

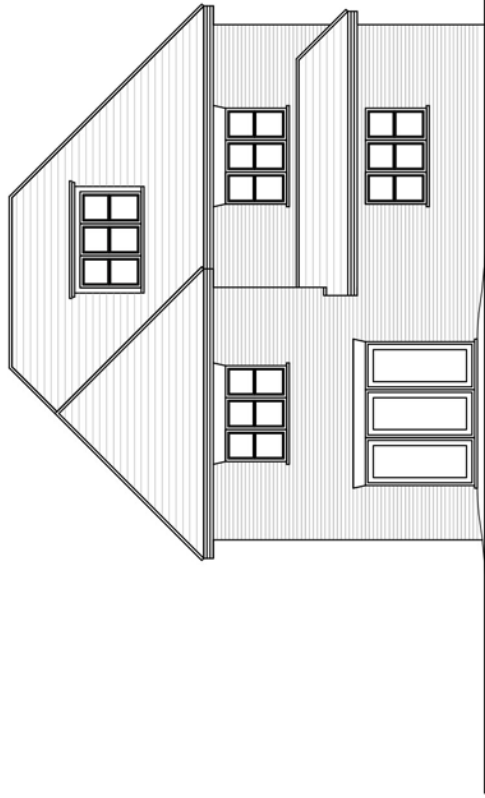
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B	Lifetime homes information added 01/11/12



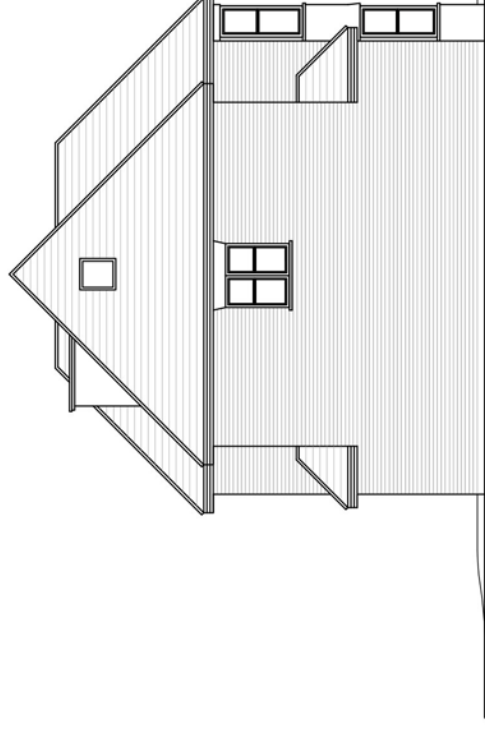
Ground around reference shown to 0.1m intervals  
South Elevation



East Elevation



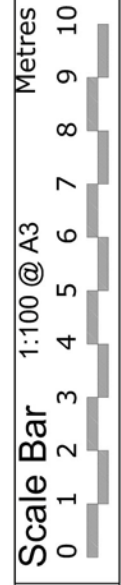
Ground around reference shown to 0.1m intervals  
North Elevation



West Elevation

PLOT 1 ELEVATIONS

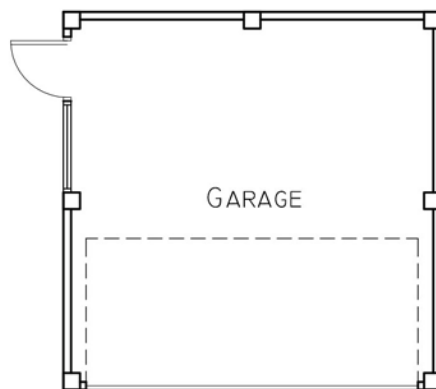
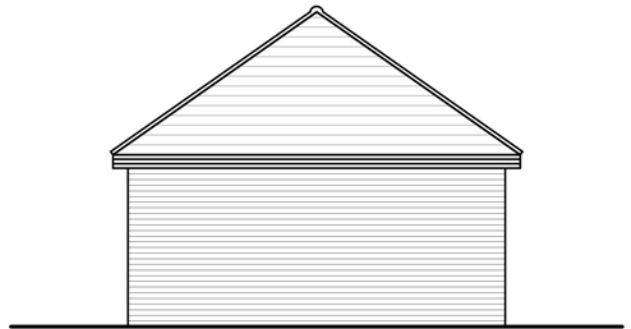
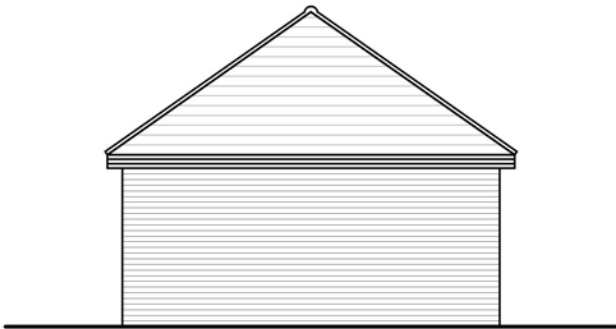
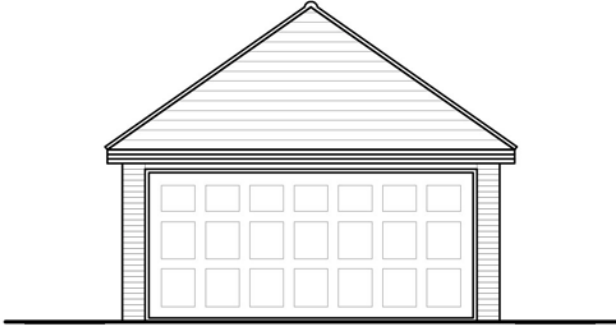
LAND TO THE REAR OF 66 LONG LANE,  
ICKENHAM




**THE GILLETT MACLEOD PARTNERSHIP**  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

Drg. No. 06/2405/204<sup>B</sup> REVISION  
 Scale 1:100 B  
 Date 03/04/12  
 Drawn by A.Smith

Scale Bar 1:100 @ A4 Metres  
 0 1 2 3 4 5 6 7 8 9 10



PLOT 1 GARAGE

**LAND TO THE REAR OF 66 LONG LANE, ICKENHAM**



THE GILLETT MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel: 0208 868 4333

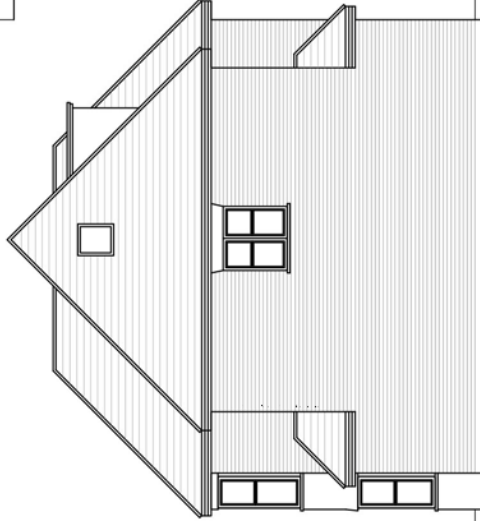
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 Date 3/07/12  
 Drawn by A.Smith

REVISION

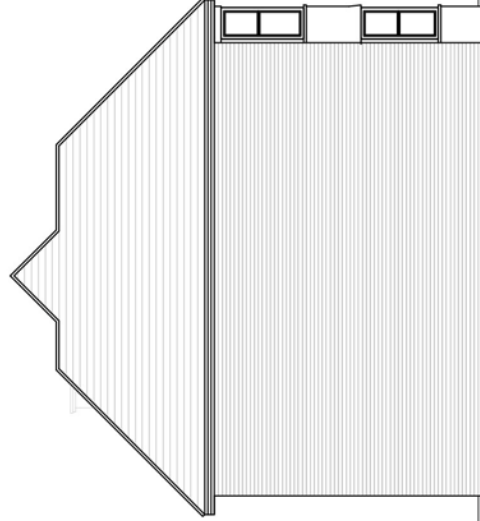
© drawer



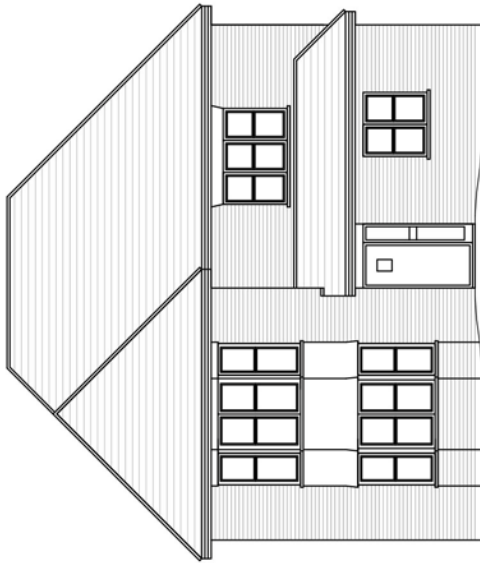
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B	Lifetime homes information added 01/11/12



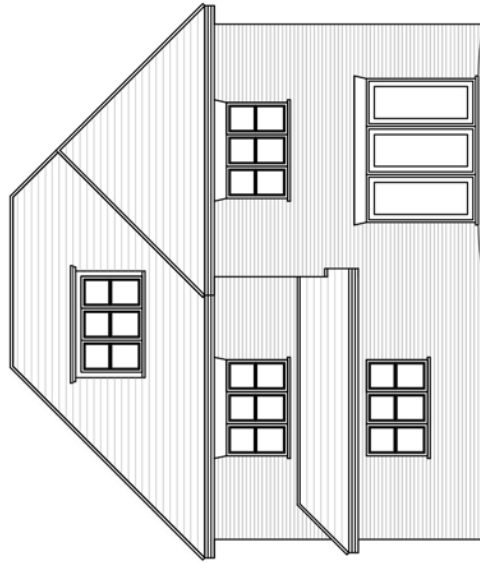
East Elevation



West Elevation

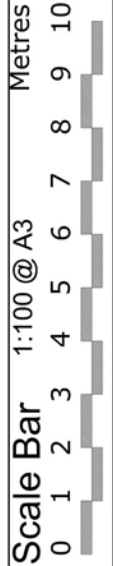


South Elevation



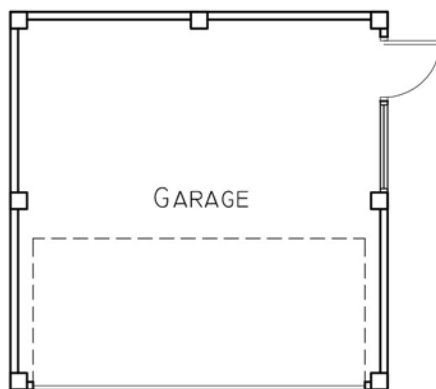
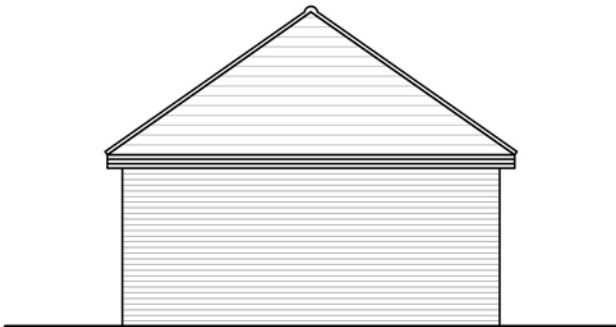
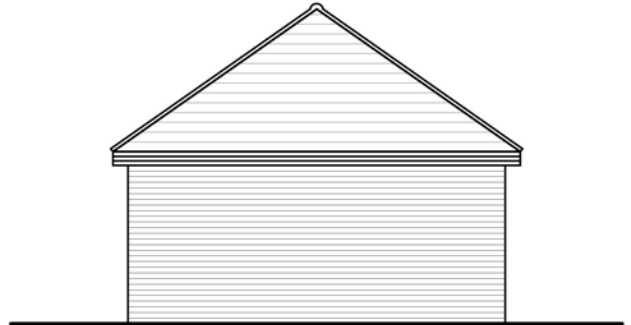
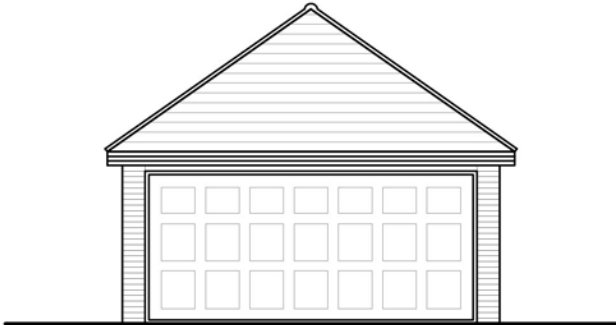
North Elevation

PLOT 2 ELEVATIONS



	THE GILLETT MACLEOD PARTNERSHIP	Dr. No. 06/2405/206 <sup>B</sup>	REVISION
	Chartered Architects & Town Planning Consultants	Scale 1:100	B
	1 High Road Old Eastcote Primer Middlesex HA5 2EW Tel. 0208 868 1333	Date 03/04/12	Drawn by A. Smith
			(C)

LAND TO THE REAR OF 66 LONG LANE,  
ICKENHAM



PLOT 2 GARAGE

**LAND TO THE REAR OF 66 LONG LANE, ICKENHAM**



**THE GILLETT MACLEOD PARTNERSHIP**  
 Chartered Architects & Town Planning Consultants

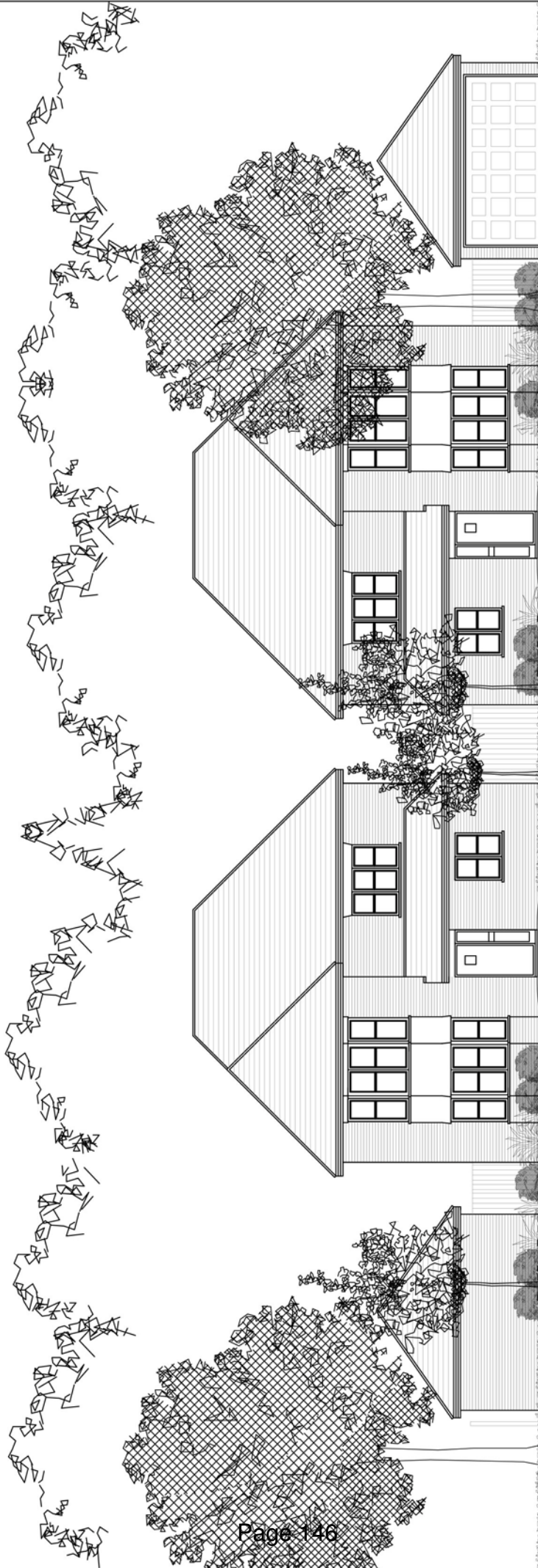
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel: 0208 868 1333

Drg. No. 06/2405/208  
 Scale 1:100  
 Date 3/07/12  
 Drawn by A.Smith

REVISION

© drawer

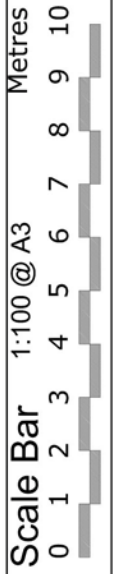
A	Roof adjusted 03/07/12
B	Lifetime homes information added 01/11/12



Street Scene

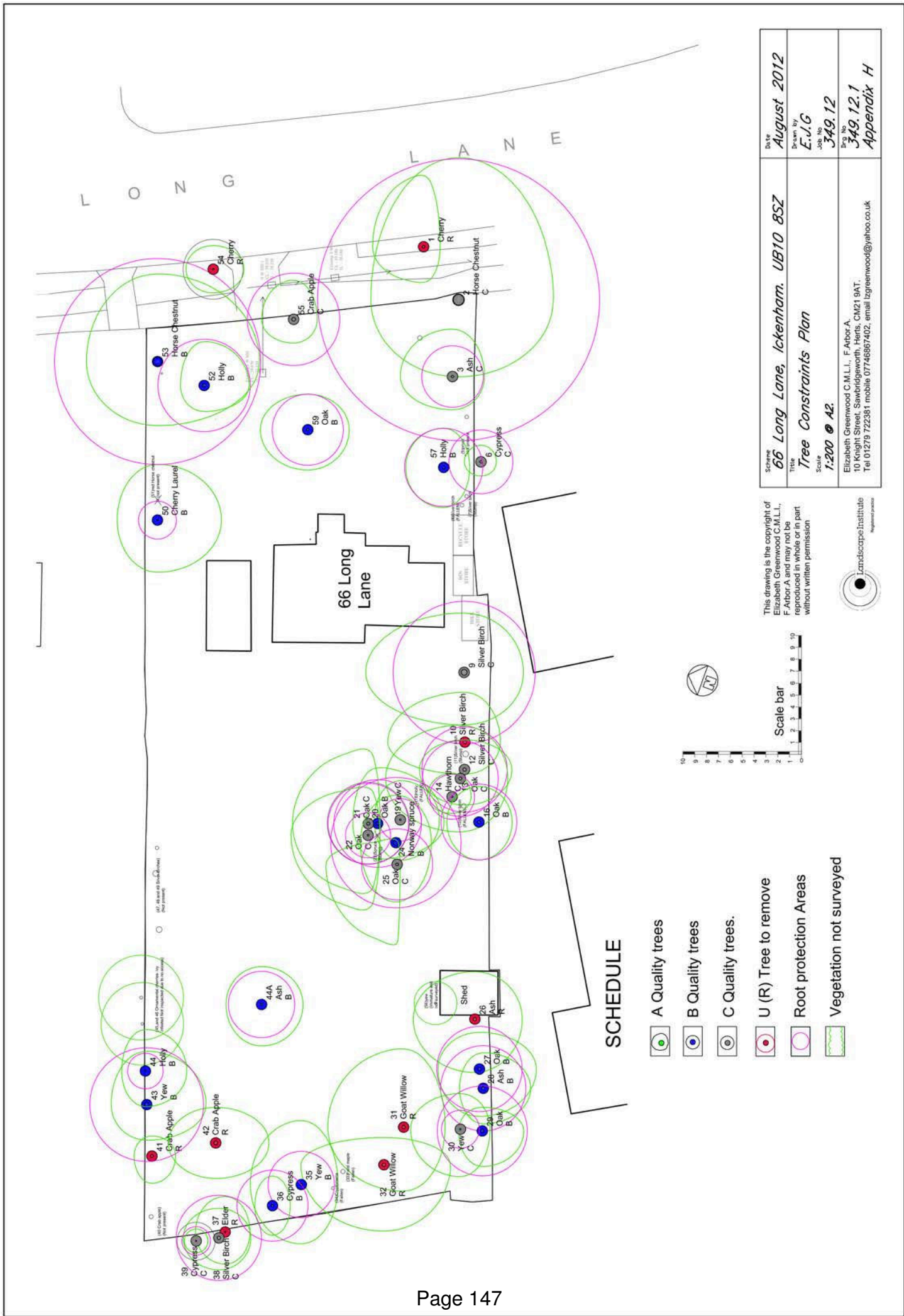
REVISION	B
Dwg. No.	06/2405/202
Scale	1:100
Date	03/04/12
Drawn by	A. Smith

THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



LAND TO THE REAR OF 66 LONG LANE,  
ICKENHAM



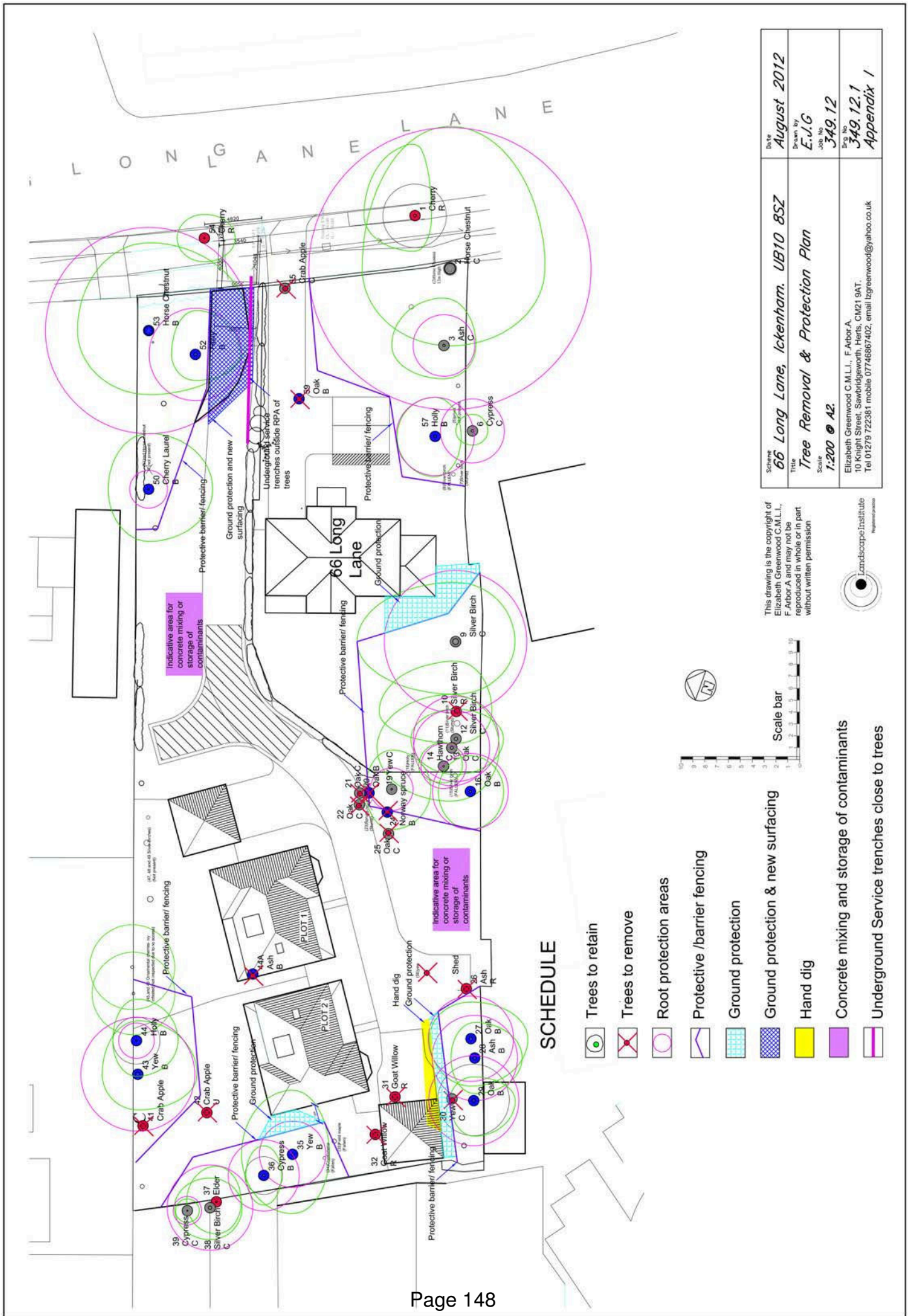


Date	August 2012
Drawn by	E.J.G
Job No	349.12
Prog No	349.12.1
Appendix H	

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Elizabeth Greenwood C.M.L.I., F.Arbor.A  
 10 Knight Street, Sawbridgeworth, Herts, CM21 9AT.  
 Tel 01279 722381 mobile 07746867402, email lgreenwood@yahoo.co.uk





### SCHEDULE

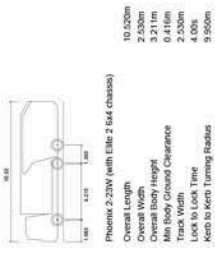
- Trees to retain
- Trees to remove
- Root protection areas
- Protective /barrier fencing
- Ground protection
- Ground protection & new surfacing
- Hand dig
- Concrete mixing and storage of contaminants
- Underground Service trenches close to trees

Date	August 2012
Drawn by	E.J.G
Job No	349.12
Eng No	1:200 @ A2
Project	66 Long Lane, Ickenham. UB10 8SZ
Title	Tree Removal & Protection Plan
Scale	1:200 @ A2
Client	Elizabeth Greenwood C.M.L.I., F.Arbor.A 10 Knight Street, Sawbridgeworth, Herts, CM21 9AT. Tel 01278 722381 mobile 07746867402, email lgreenwood@yahoo.co.uk

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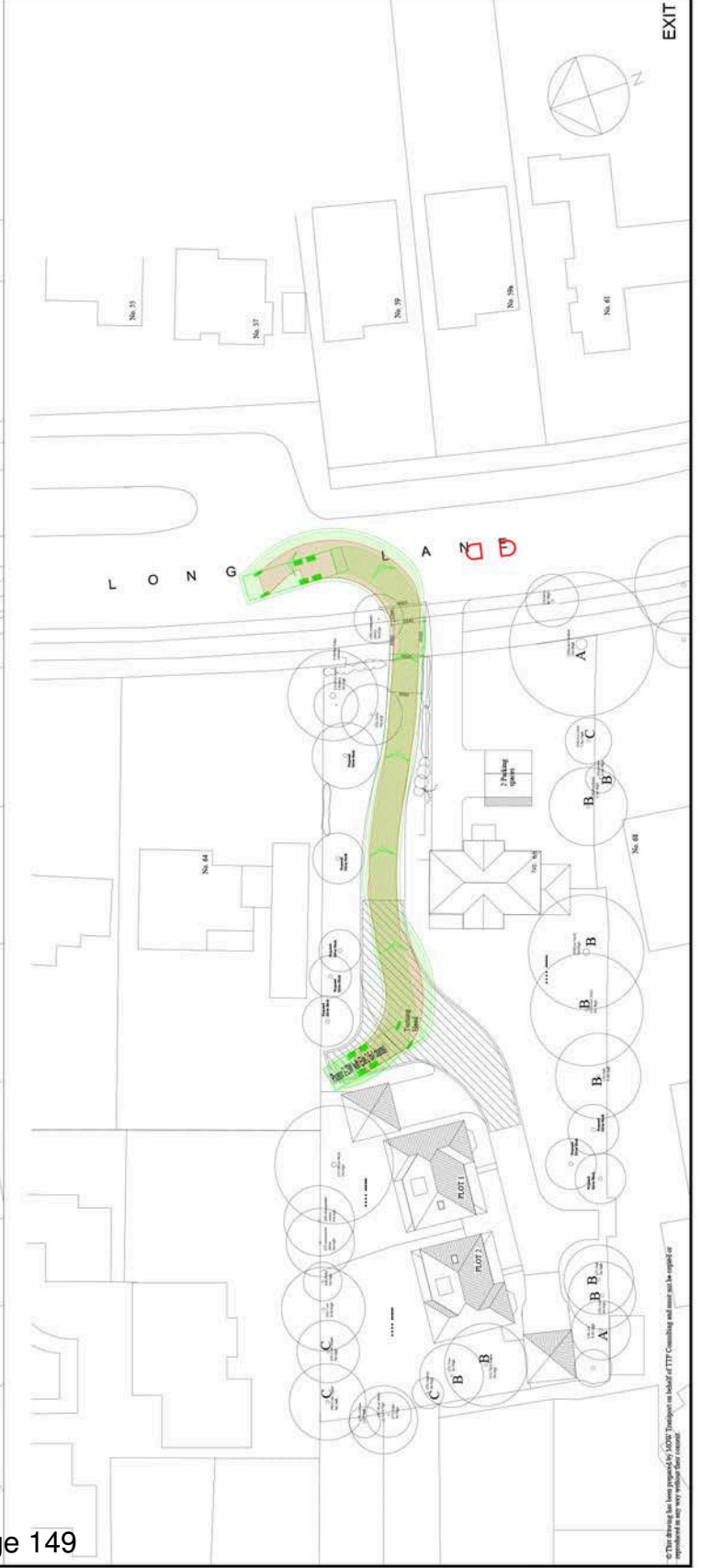
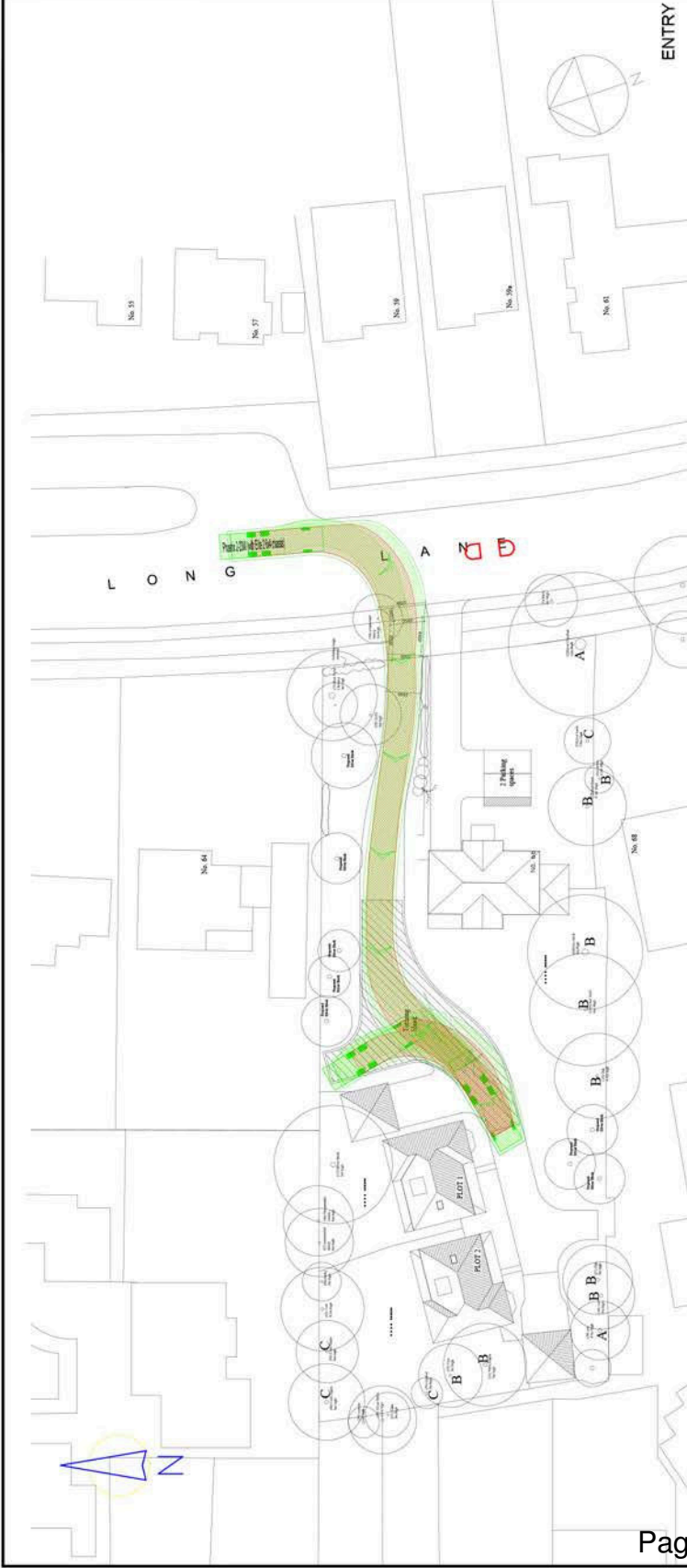
Registered Professional

Rev	Details	Drawn	Checked	Date

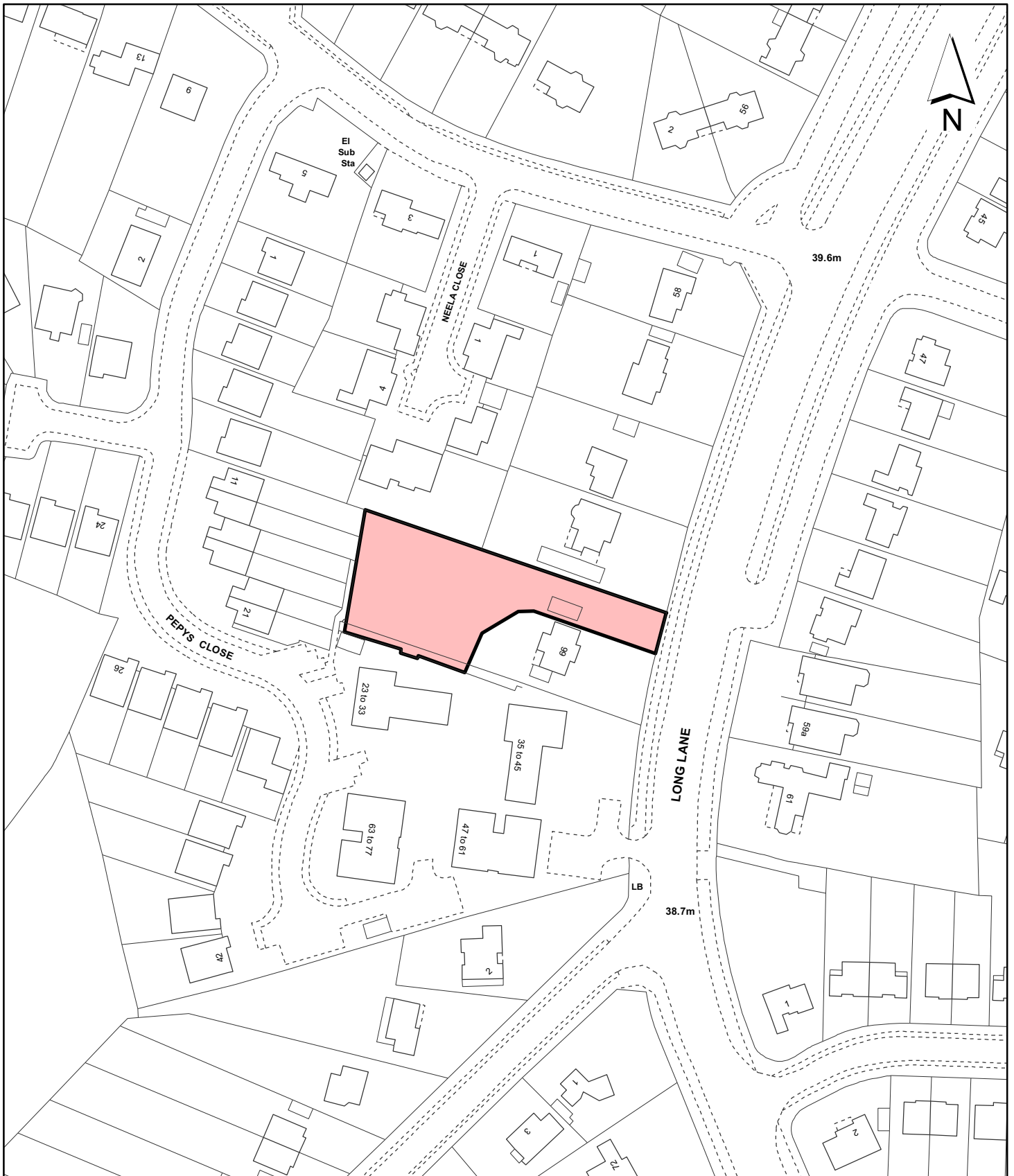


**Notes:**  
 1. This is not a construction drawing and is intended for illustrative purposes only.


Client	Maplestones
Project	66 Long Lane, Ickenham
Drawing Title	Swept Path Analysis
Scale	1:500
Drawn	MW 05.11.12
Checked	NB 05.11.12
 transport planning specialists	
131-151 Great Titchfield Street London W1W 5BB Tel. No. 020 3008 8840	
Drawing Number	2012-LLI-AT-103
Rev	



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 Site boundary

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Site Address

**Land at rear and forming part of  
66 Long Lane  
Ickenham**

Planning Application Ref:

**49805/APP/2012/1587**

Scale

**1:1,250**

Planning Committee

**North** Page 150

Date

**November  
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** 51 PEMBROKE ROAD RUISLIP

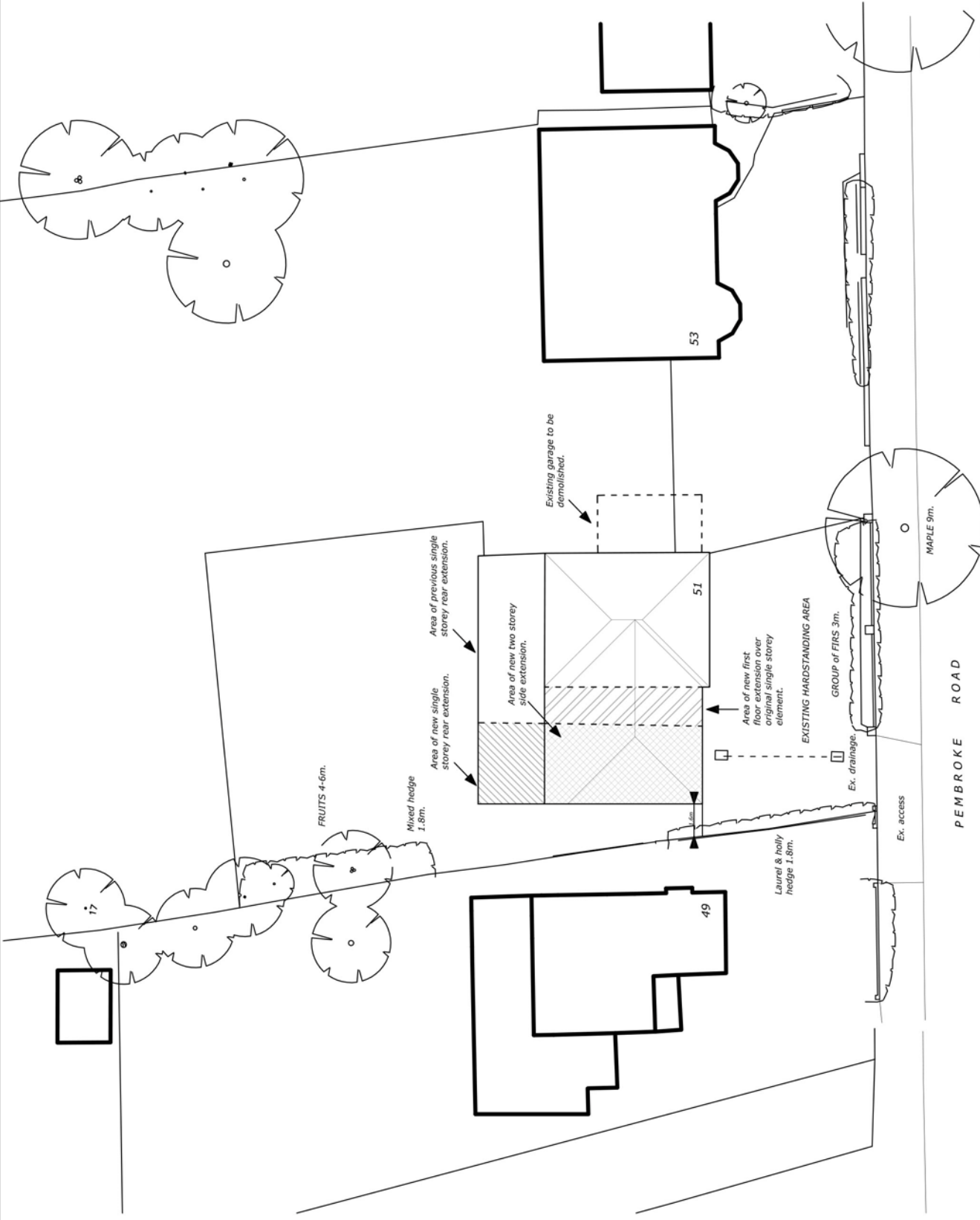
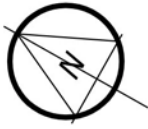
**Development:** Two storey side extension and single storey side/rear extension to include 3 rear rooflights and 3 front rooflights, involving demolition of attached garage to side

**LBH Ref Nos:** 68788/APP/2012/2348

**Date Plans Received:** 25/09/2012

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

**Date Application Valid:** 25/09/2012



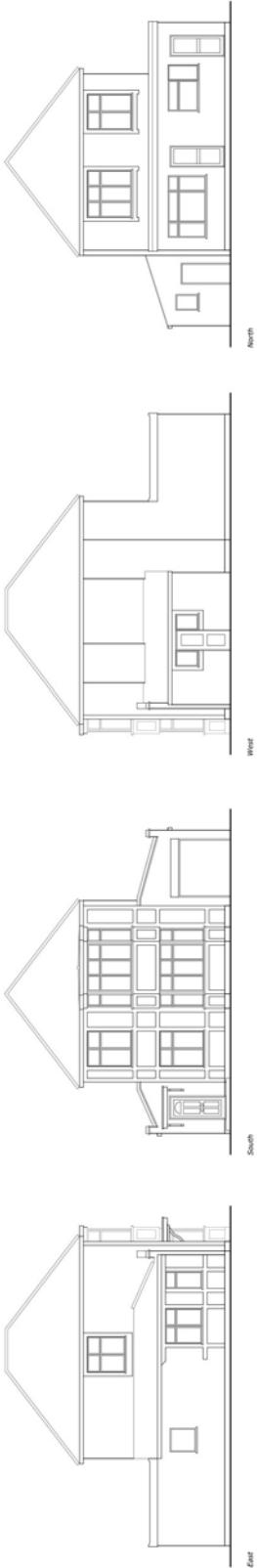
Existing & Proposed Site Plan



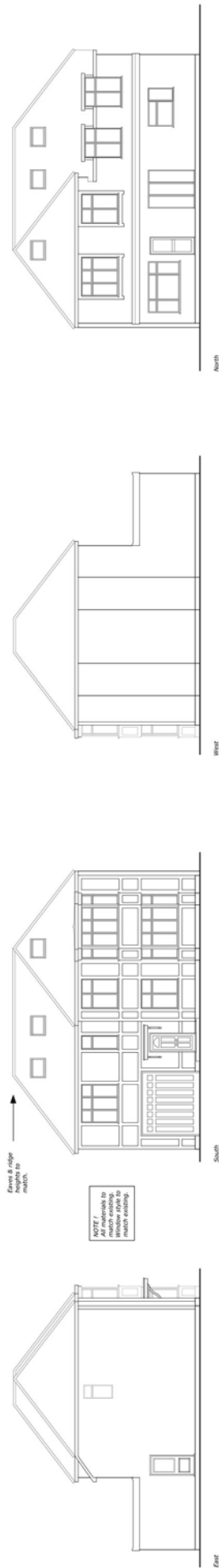
Drawing Number	Revision
12 / 3276 / 1	Drawn by
25 / 9 / 12	Date
1:200 @ A3	Scale

**W J Macleod**  
ARCHITECT  
70 High Street, Edinburgh, Scotland  
Phone: 0131 240000

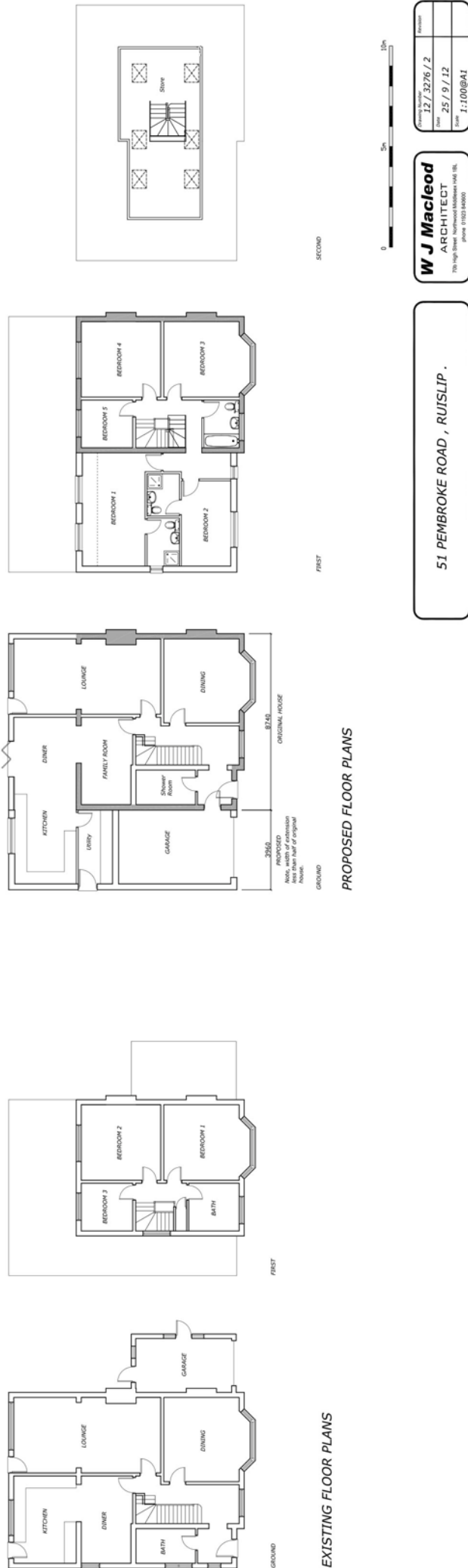
51 PEMBROKE ROAD, RUISLIP.



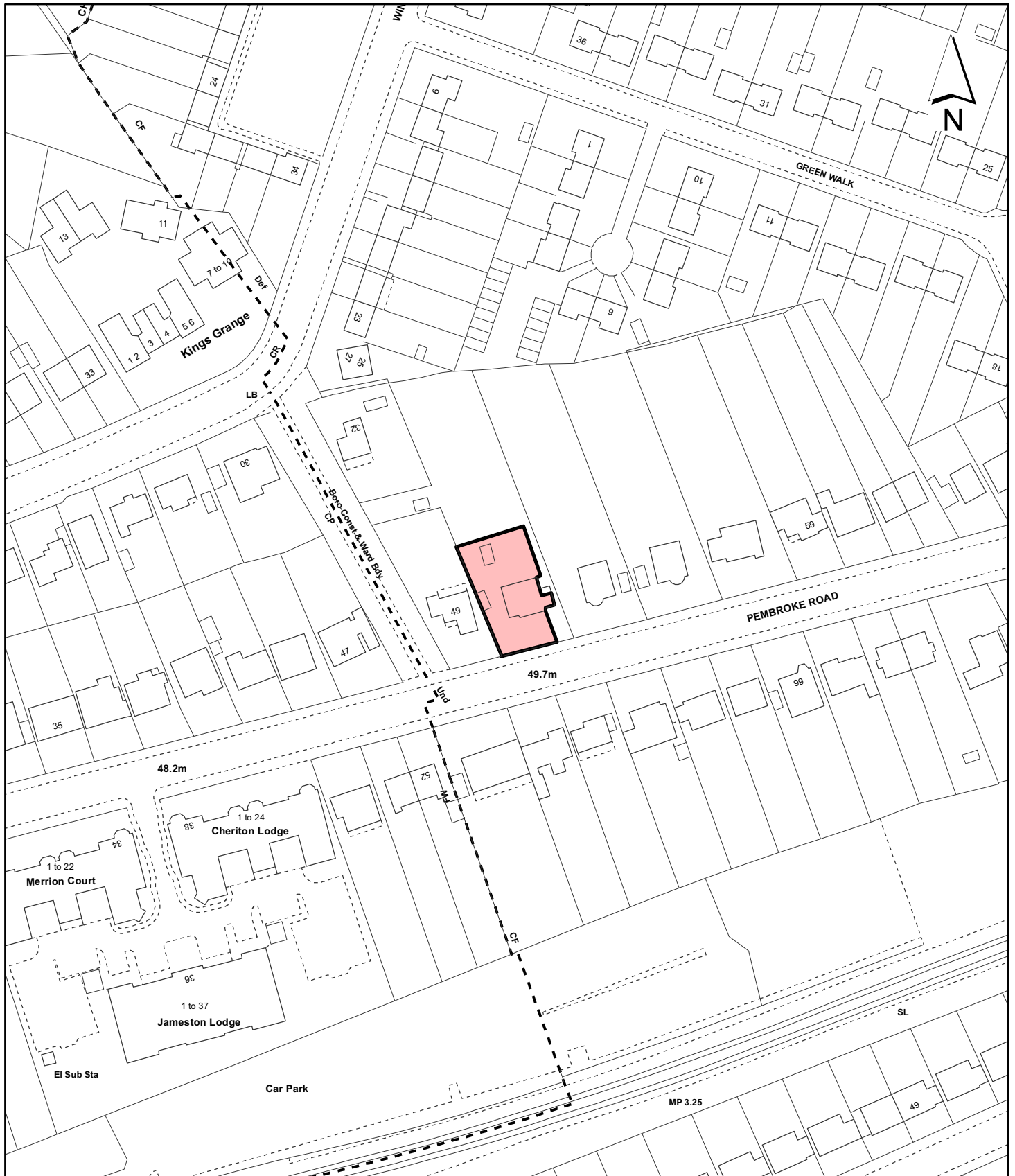
EXISTING ELEVATIONS




PROPOSED ELEVATIONS



EXISTING FLOOR PLANS



**Notes**

 Site boundary

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Site Address

**51 Pembroke Road  
Ruislip**

Planning Application Ref:

**68788/APP/2012/2348**

Planning Committee

**North** Page 154

Scale

**1:1,250**

Date

**November  
2012**

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

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



**HILLINGDON**  
LONDON



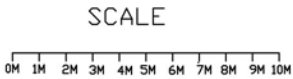
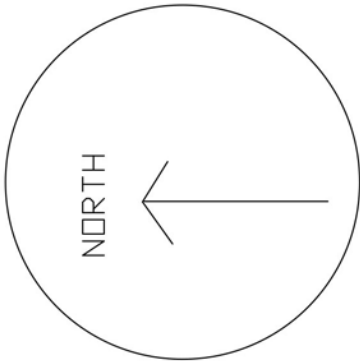
**Report of the Head of Planning & Enforcement Services**

**Address** 54 ST MARGARETS ROAD RUISLIP

**Development:** Raising of roof to allow for conversion of bungalow to two storey dwelling to include completion of single storey rear extension with alterations to side elevation and raising of rear patio (Part-retrospective)

**LBH Ref Nos:** 42371/APP/2012/1877

<b>Date Plans Received:</b>	31/07/2012	<b>Date(s) of Amendment(s):</b>	31/07/2012
<b>Date Application Valid:</b>	07/08/2012		05/10/2012
			21/09/2012



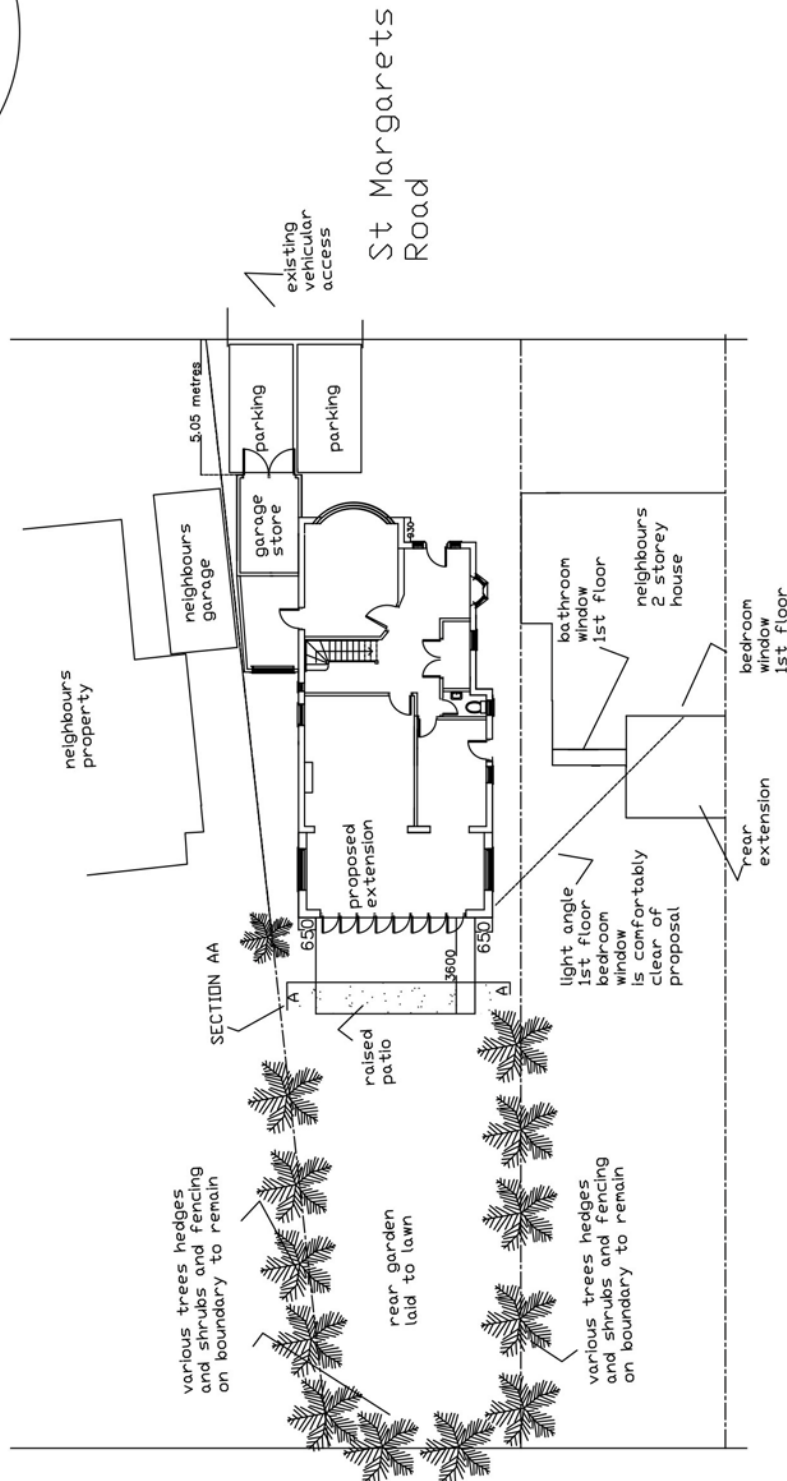
A3 PAPER

# Proposed Block Plan

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stmargaretsrd-54 / 8 revb block
Scale	1 : 200
Date	05-10-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The Architect shall not be responsible for any building works that are carried out in contravention of the Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

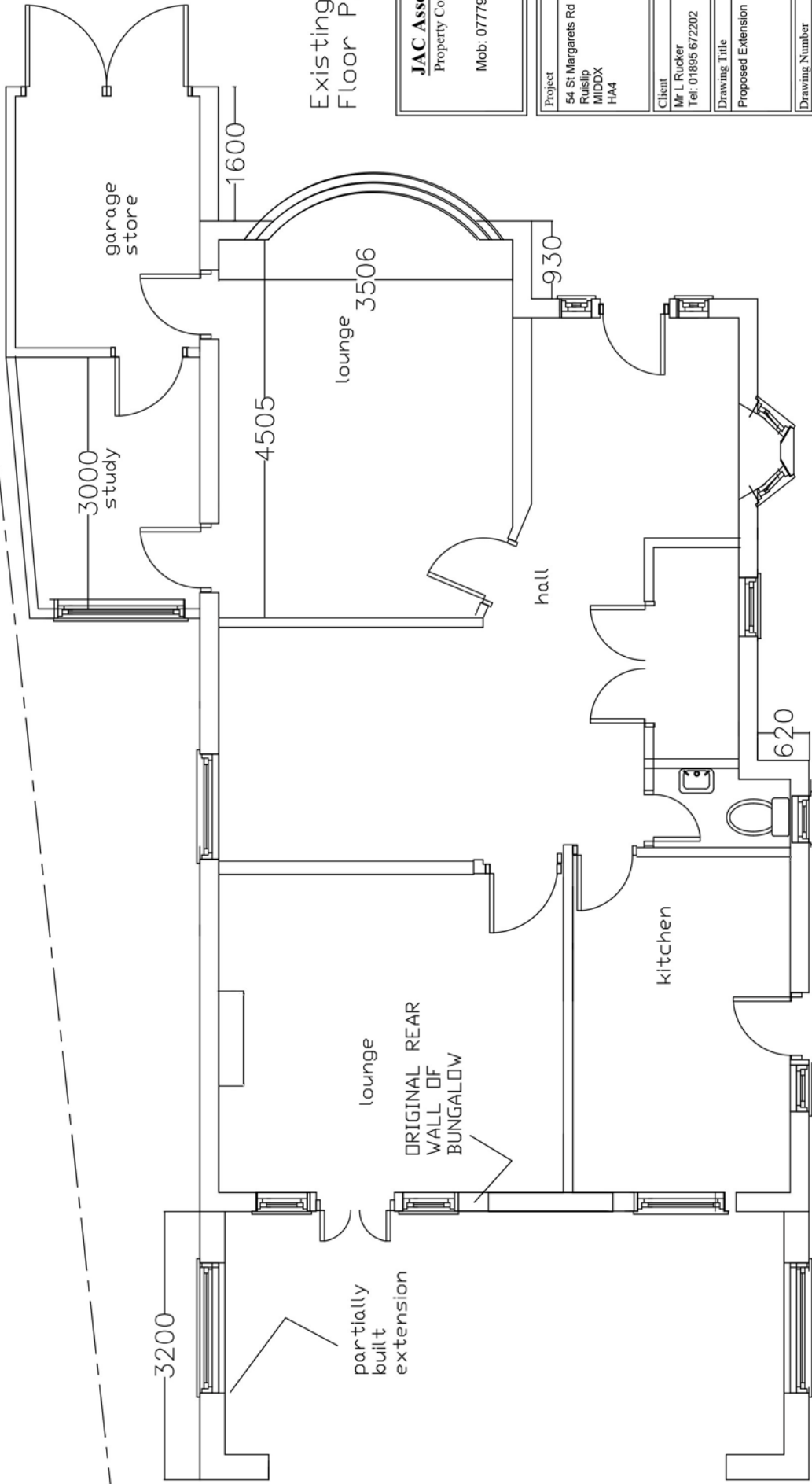
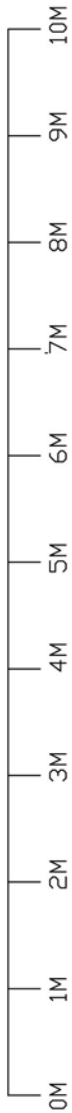


SECTION AA

REAR PATIO RENDERED BLOCKWORK SURROUND  
CONCRETE FILL WITH SANDSTONE PAVING



SCALE



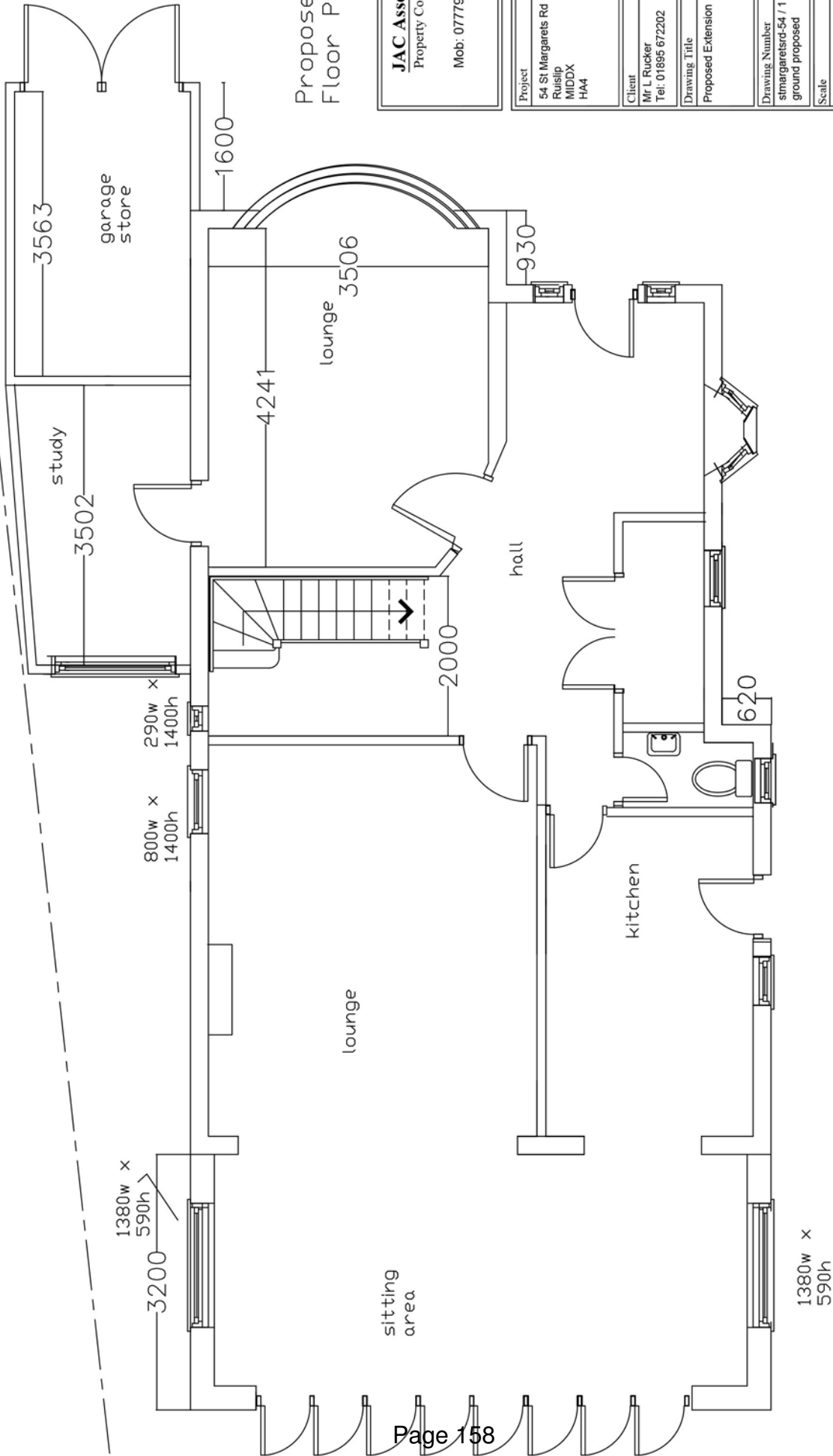
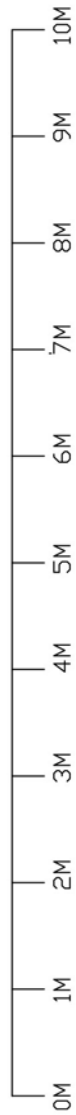
Existing Ground Floor Plan

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	st margarets rd-54 / 0 reva ground existing
Scale	1 : 50
Date	18-08-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The Architect's liability is limited to the design of the proposed works under the Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

SCALE

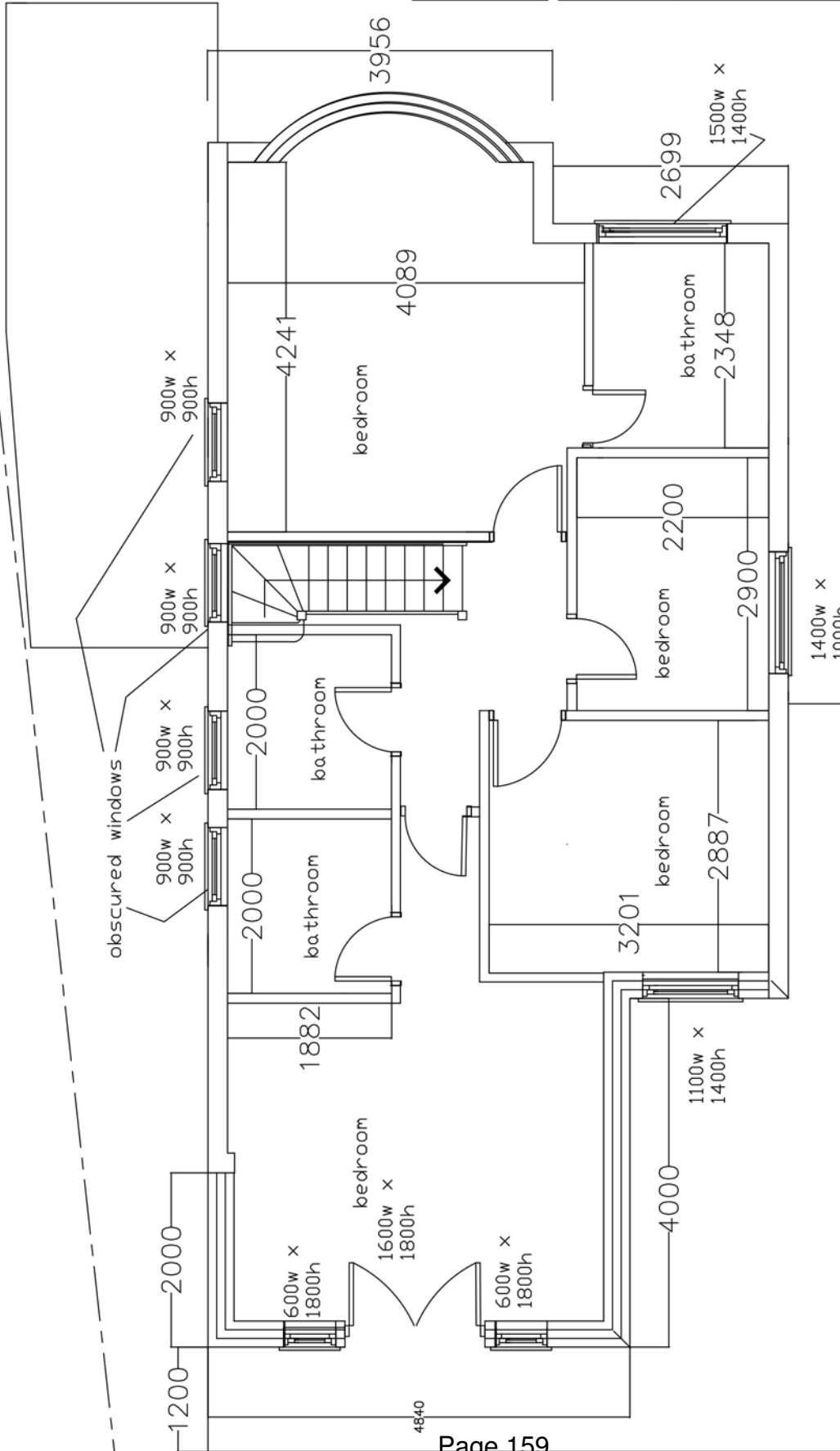
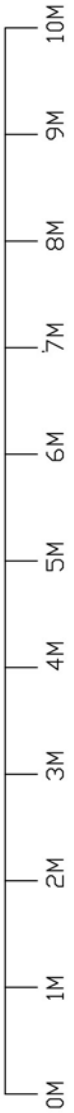


**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDD HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	st margarets rd-54 / 1 ground proposed
Scale	1 : 50
Date	21-07-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The Architect shall not be responsible for any building works commencing prior to the date of completion of the Planning Acts, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

SCALE



Proposed First Floor Plan

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stmargaretsrd-54 / 2 first proposed
Scale	1 : 50
Date	21-07-12

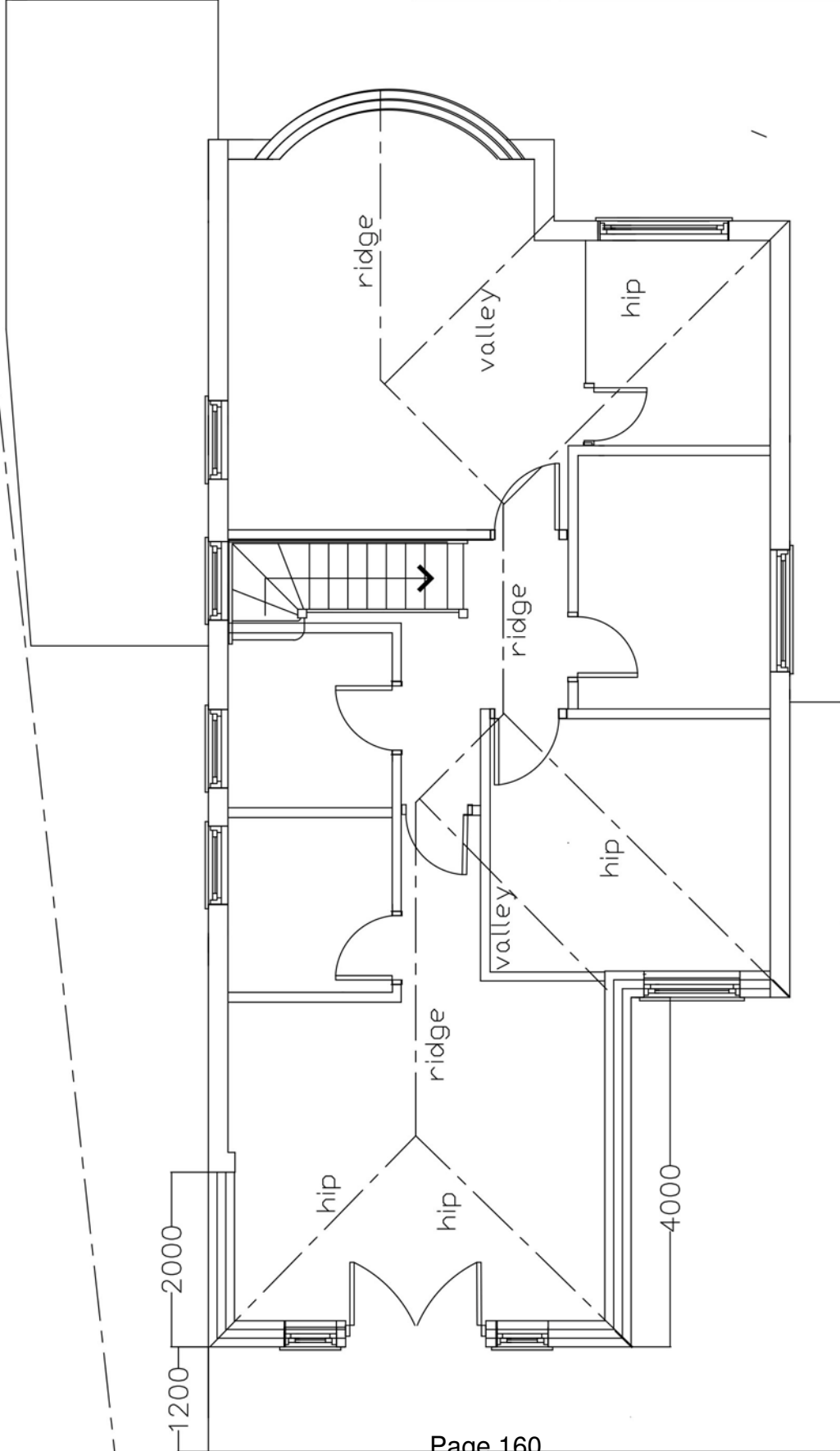
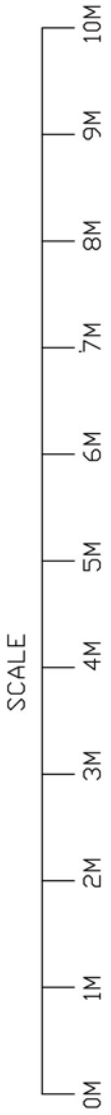
All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The plans are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

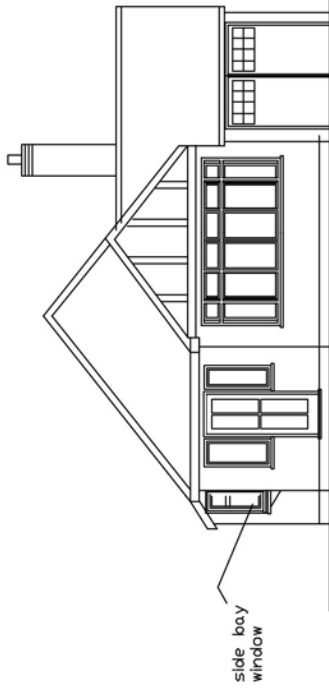
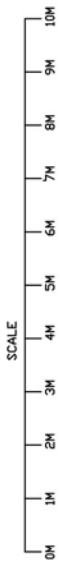
# Proposed Roof Plan

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

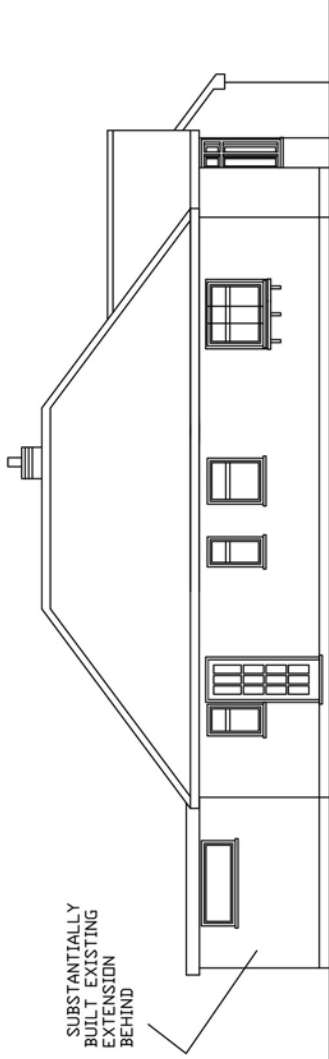
Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stmargaretsrd-54 / 9 revb roof proposed
Scale	1 : 50
Date	05-10-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The plans are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

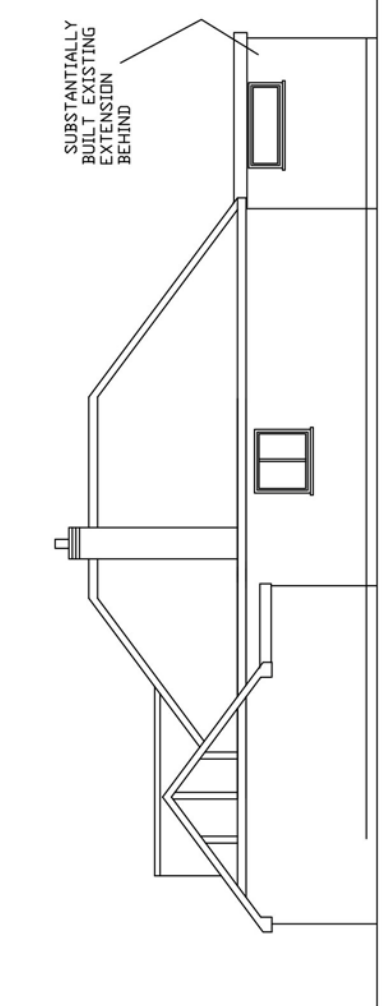




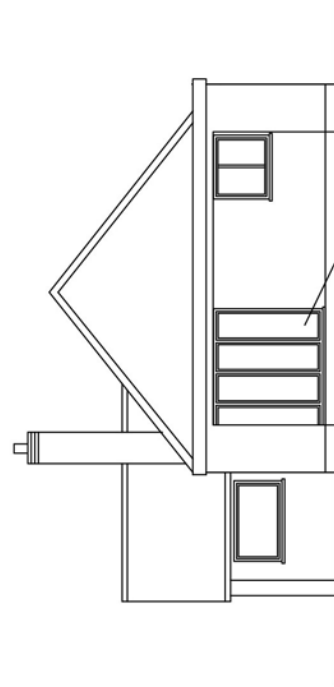
Existing Front Elevation



Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project  
54 St Margarets Rd  
Ruislip  
MIDDX  
HA4

Client  
Mr L Rucker  
Tel: 01895 672202

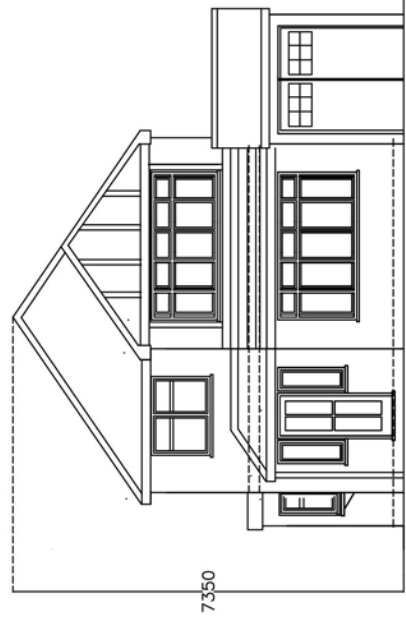
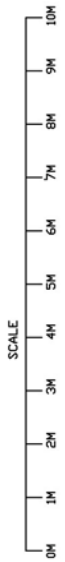
Drawing Title  
Proposed Extension

Drawing Number  
stmargaretsrd-54 / 5 revb  
elevations existing

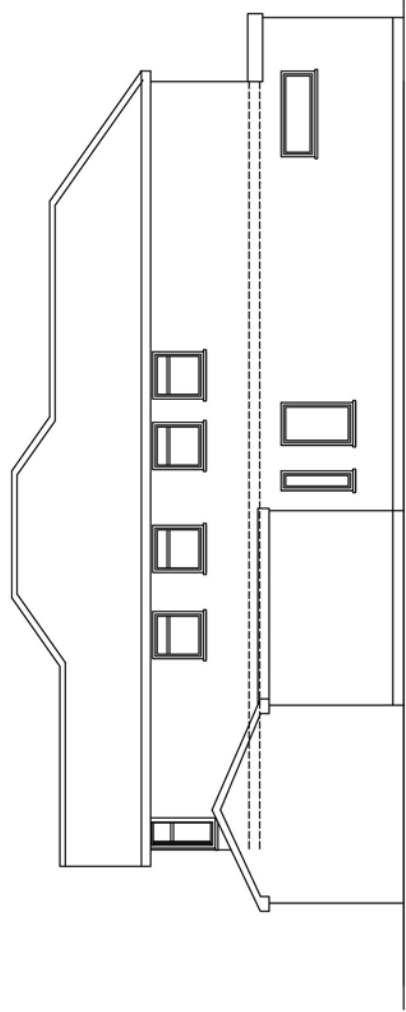
Scale  
1 : 100

Date  
18-08-12

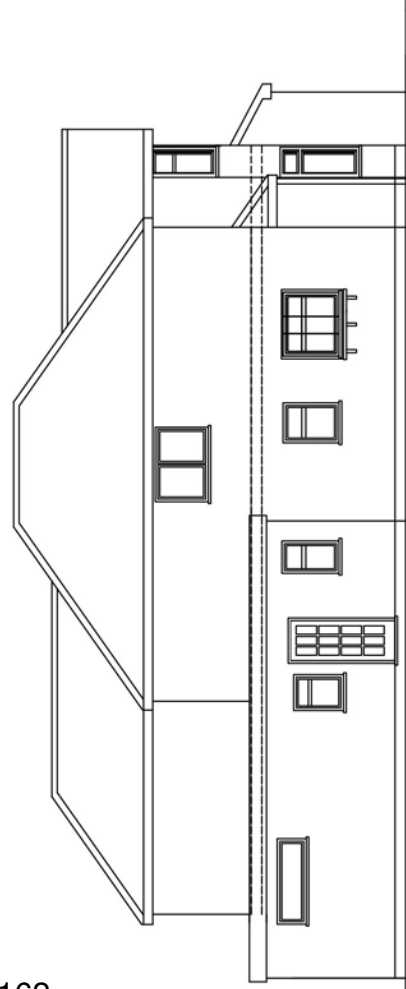
All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The Architect is not responsible for any errors or omissions in the Planning Acts, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.



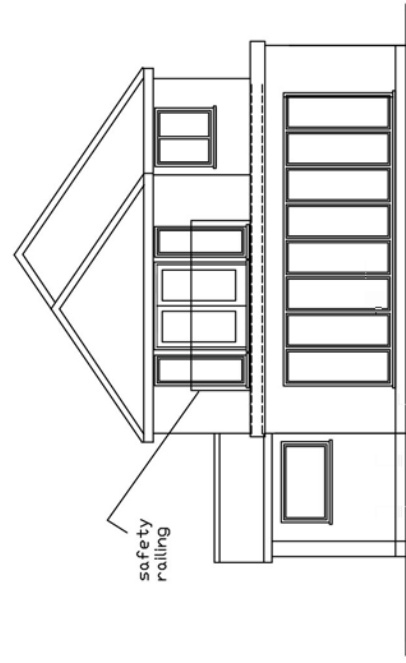
Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project  
54 St Margarets Rd  
Ruislip  
MIDDX  
HA4

Client  
Mr L Rucker  
Tel: 01895 672202

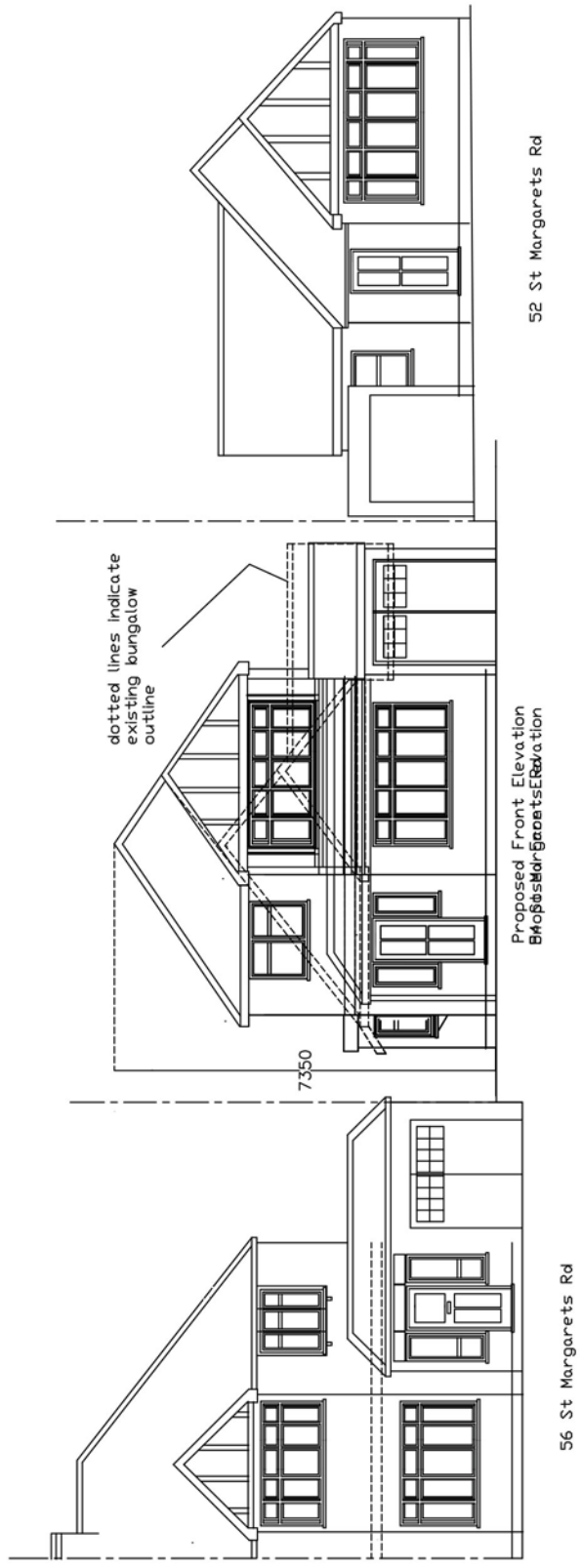
Drawing Title  
Proposed Extension

Drawing Number  
stmargaretsrd-54 / 6 revc  
elevations proposed

Scale	1 : 100
Date	05-10-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The Architect shall not be responsible for any building works commencing prior to the date of completion of the Planning Acts, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.





Street scene indicating house levels as they are built on the hill  
 Properties are shown stepped for illustration where as the highway is on a slope

**JAC Associates**  
 Property Consultants  
 Mob: 07779 653101

Project  
 54 St Margarets Rd  
 Ruislip  
 MIDDX  
 HA4

Client  
 Mr L Rucker  
 Tel: 01895 672202

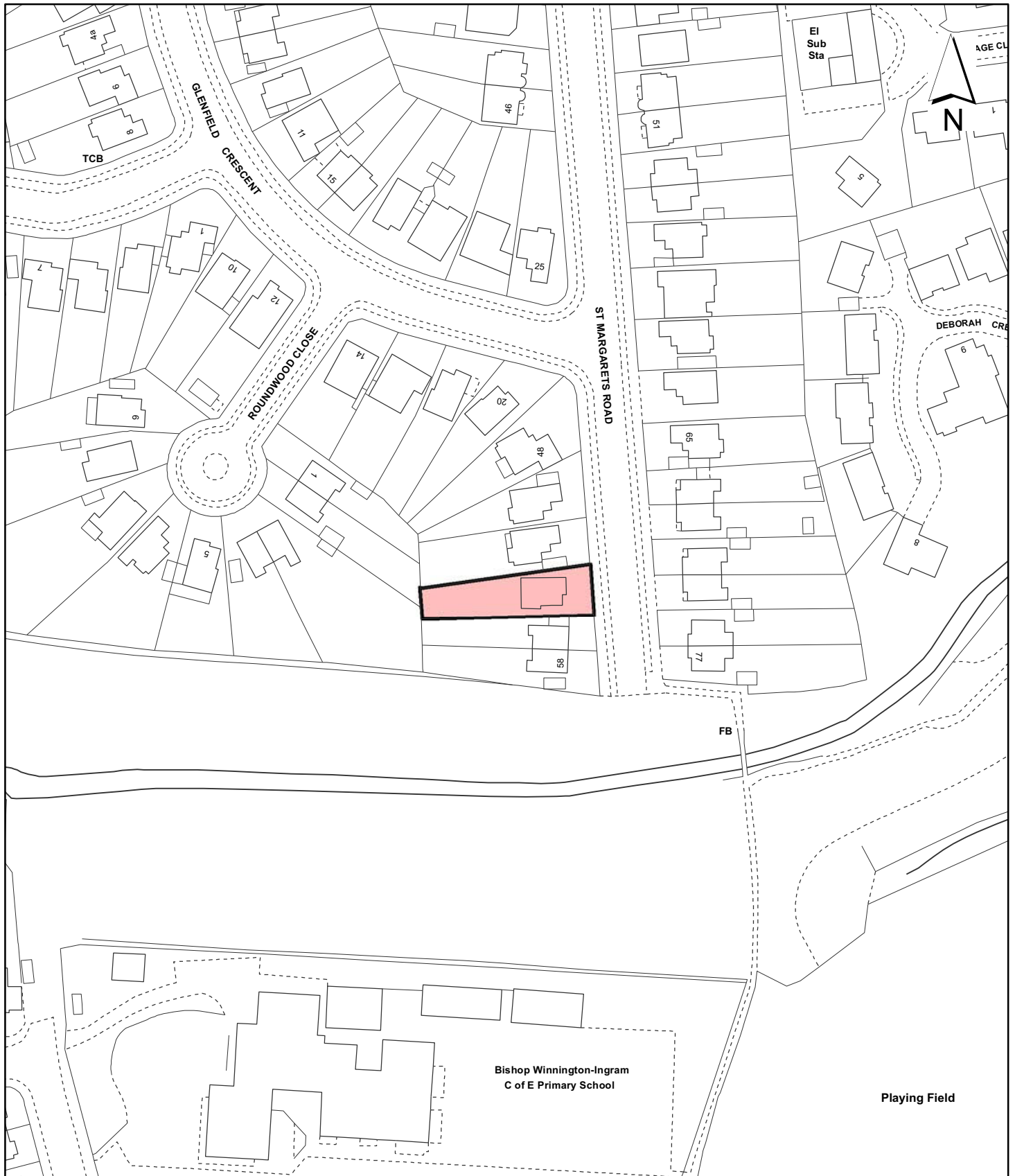
Drawing Title  
 Proposed Extension

Drawing Number  
 smargaretsrd-54/7 revd  
 street scene


Scale  
 1 : 100

Date  
 05-10-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencement of any works. The drawings are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.



**Notes**

 Site boundary

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Site Address

**54 St. Margarets Road  
Ruislip**

Planning Application Ref:

**42371/APP/2012/1877**

Planning Committee

**North** Page 164

Scale

**1:1,250**

Date

**September  
2012**

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

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

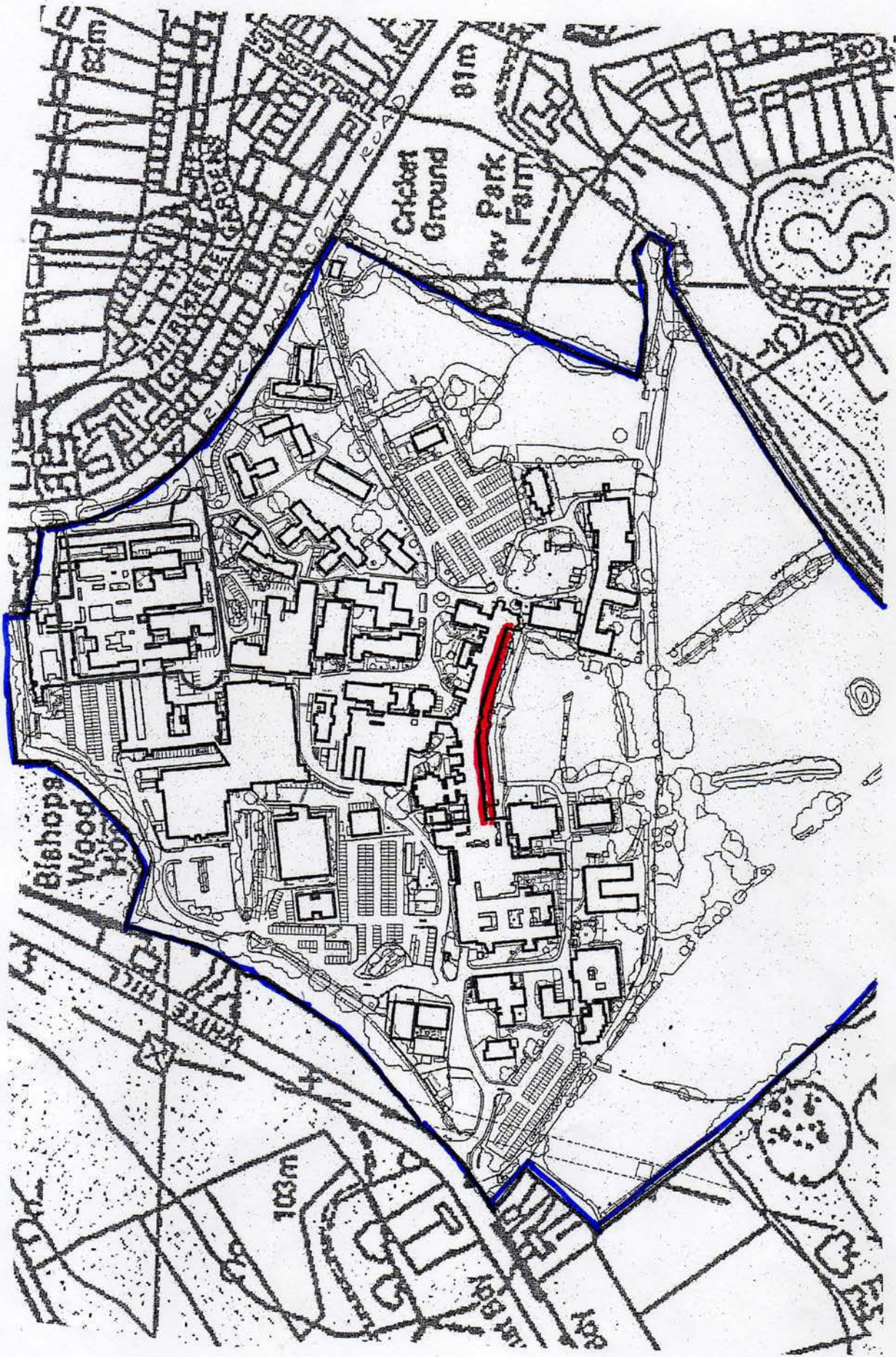


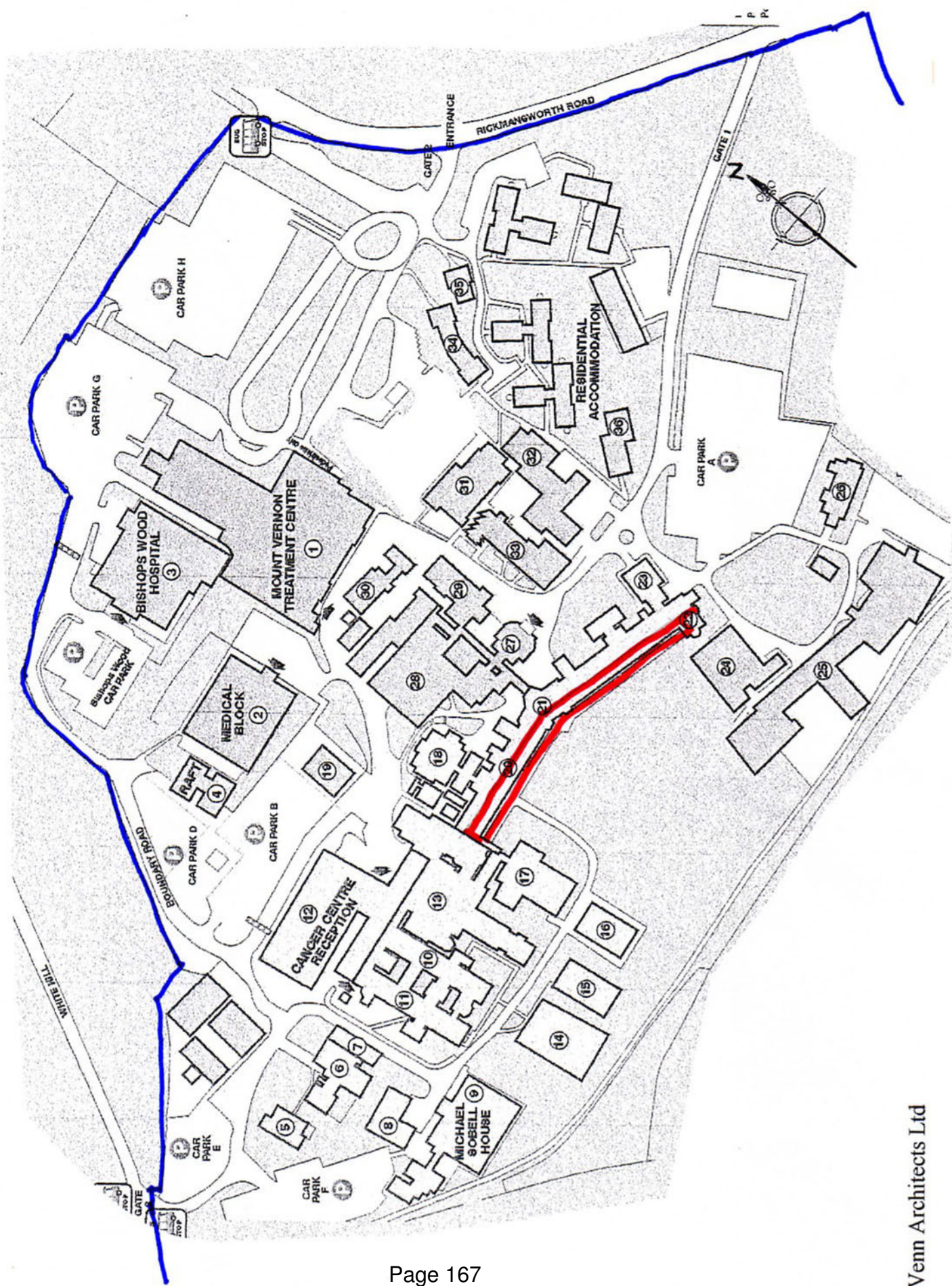
**HILLINGDON**  
LONDON

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

**Address** MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD  
**Development:** Balcony Repairs to Main Building (Mount Vernon Hospital) (Application for Listed Building Consent)  
**LBH Ref Nos:** 3807/APP/2012/2252

**Date Plans Received:** 13/09/2012      **Date(s) of Amendment(s):**  
**Date Application Valid:** 13/09/2012

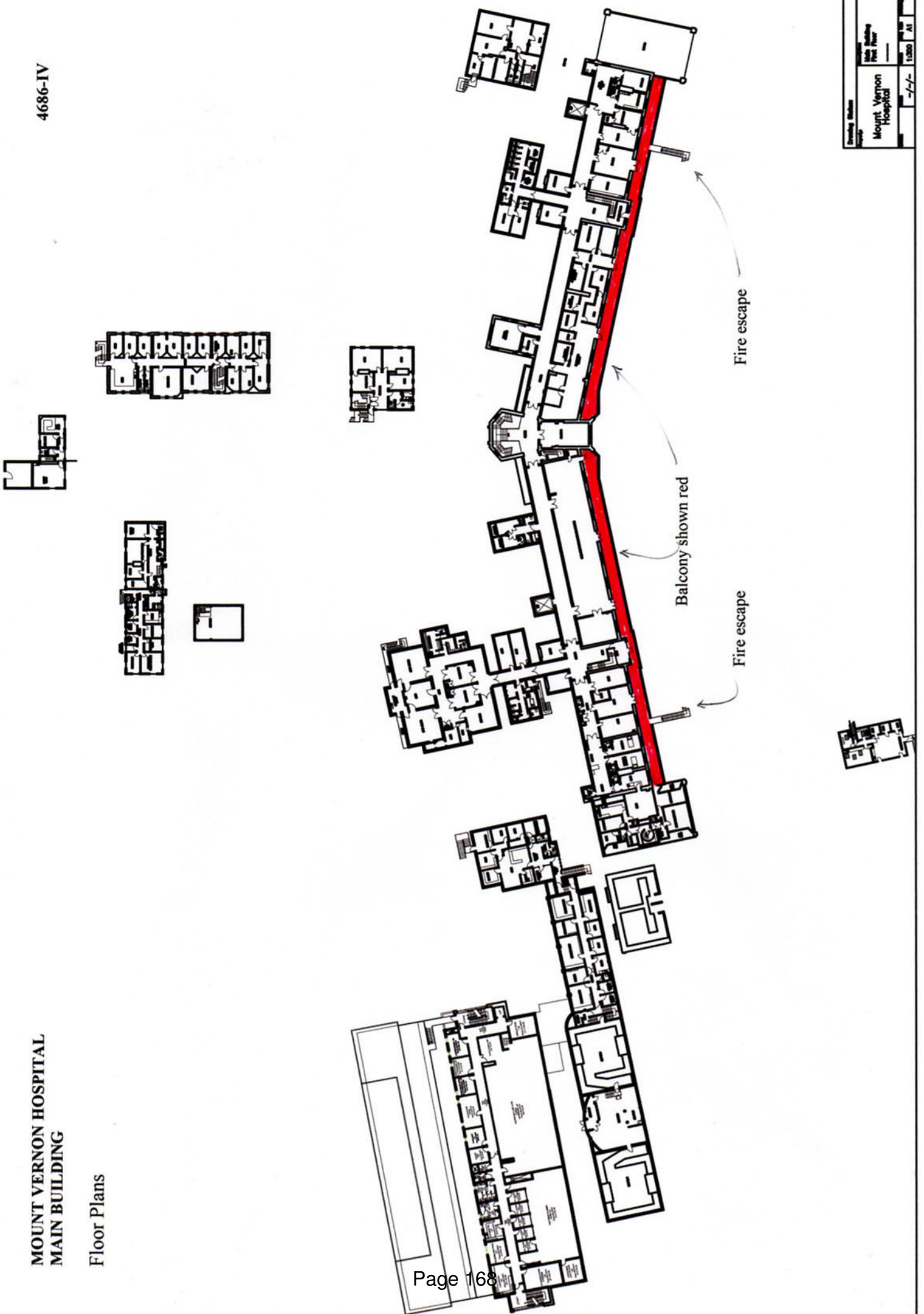




**MOUNT VERNON HOSPITAL  
MAIN BUILDING**

4686-IV

Floor Plans



Drawing Number	4686-IV	Scale	AS BUILT
Project Name	Mount Vernon Hospital	Sheet No.	168
Revision		Date	

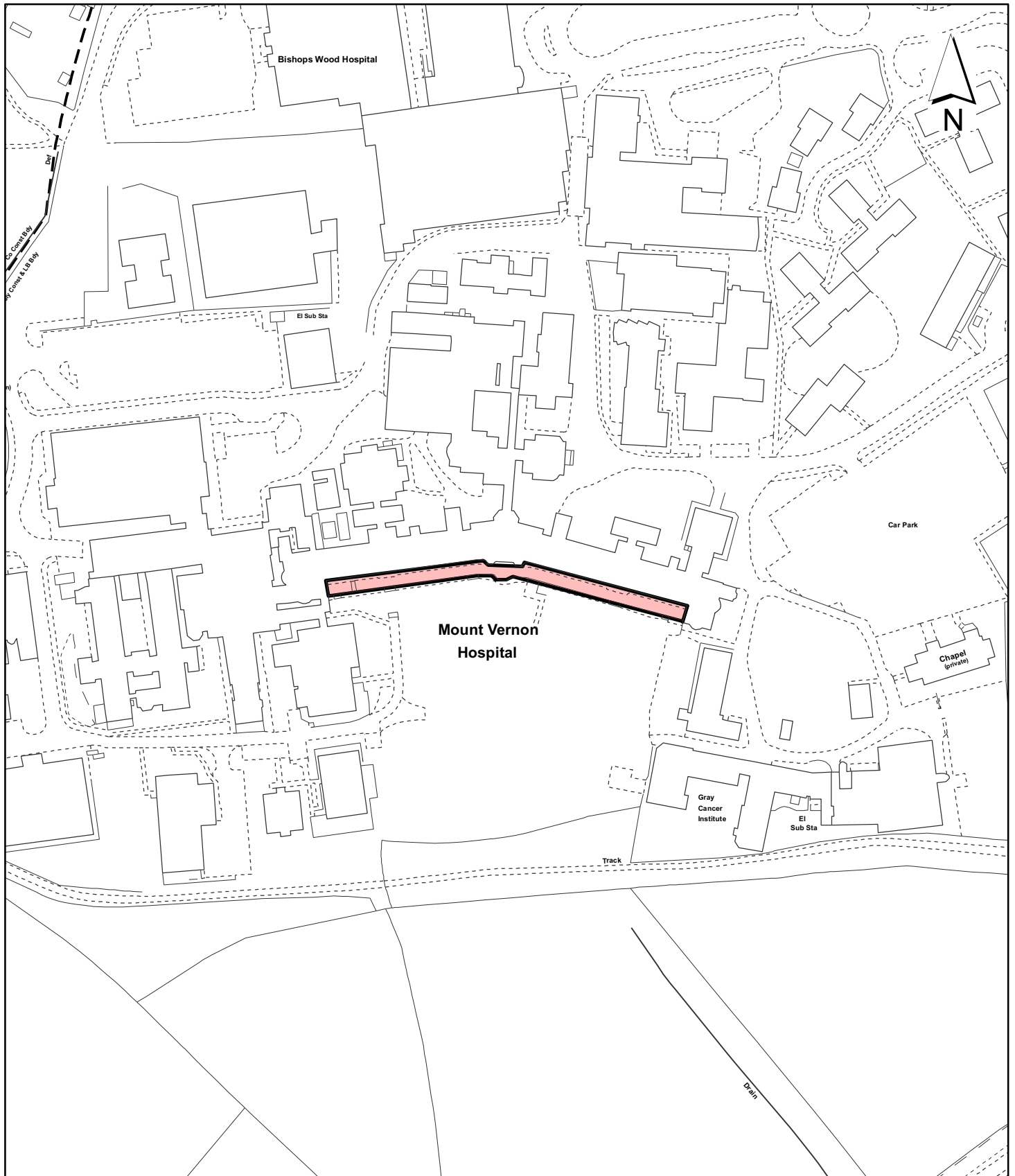
**Mount Vernon Hospital: Main Building: Balcony**




**Mount Vernon Hospital: Main Building: Balcony**







**Notes**

 Site boundary

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Site Address

**Mount Vernon Hospital  
Rickmansworth Road  
Harefield**

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

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

Planning Application Ref:

**3807/APP/2012/2252**

Scale

**1:1,800**

Planning Committee

**North** Page 171

Date

**November  
2012**



**HILLINGDON**  
LONDON

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

**Address** HIGHWAY VERGE FRONTING WRIGHT MACHINERY STONEFIELD WAY  
RUISLIP

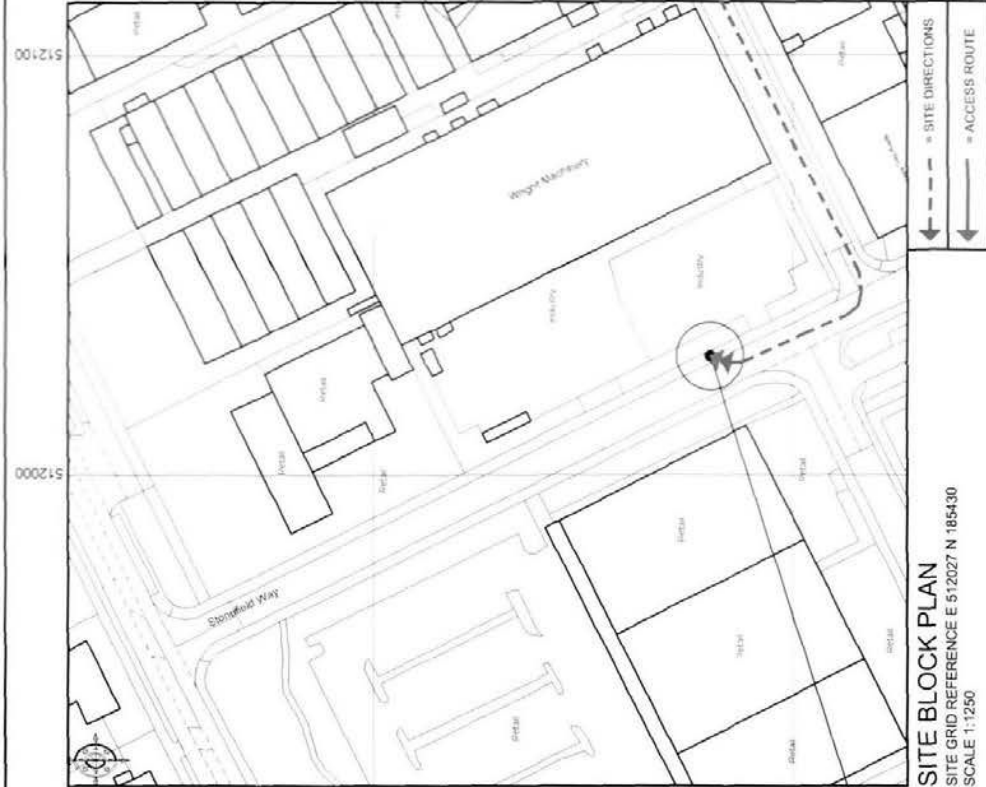
**Development:** Installation of a 17.5m high telecommunications monopole and 2 associated  
equipment cabinets.

**LBH Ref Nos:** 68737/APP/2012/2125

<b>Date Plans Received:</b>	29/08/2012	<b>Date(s) of Amendment(s):</b>	29/08/2012
<b>Date Application Valid:</b>	29/08/2012		28/08/2012
			19/10/2012

---

LONGESTON Rd. 100m  
 29 April 2011  
 Stationery Office Crown Copyright

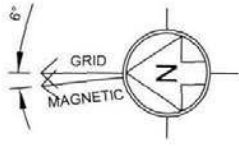


**NOTES:**

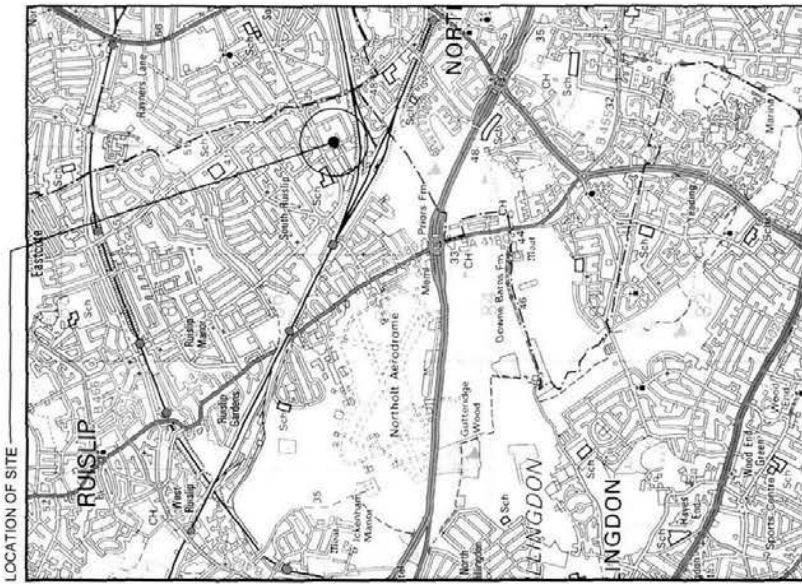
1. FROM M40 CONTINUE ONTO WESTERN AVE/W40. TAKE THE A312 RAMP TO NORTHOLT. AT ROUNDABOUT, TAKE 1st EXIT ONTO CHURCH LN/A312. CONTINUE TO FOLLOW A312. TURN LEFT ONTO EASTCOYE LN/N. CONTINUE ONTO FIELD END RD. AT ROUNDABOUT TAKE 1st EXIT ONTO VICTORIA RD. TURN LEFT ONTO STONEFIELD WAY. DESTINATION ON RIGHT.
2. SURROUNDING AREA IS COMMERCIAL.
3. DISTANCE TO PUBLIC HIGHWAY IS 1m APPROX.

SITE BLOCK PLAN BASED UPON ORDNANCE SURVEY MAP EXTRACT WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT LICENCE NO. 100020449.  
 ORDNANCE SURVEY MAP EXTRACT BASED UPON LANDRANGER MAP SERIES WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE LICENCE NO. 0100031673 CROWN COPYRIGHT.

CELL NAME	OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
STONEFIELD WAY	A	PM	AW	DJ	13.08.12	AS SHOWN
SITE ADDRESS		CORNERTONE ID	HOST ID	SHARER ID		
STONEFIELD WAY		CS - 23515	O2 - 64307	VF - 82958		
RUISLIP		CONSULTANT REF No				
MIDDLESEX		DMC2170				
H44 0LJ		PURPOSE OF ISSUE	DRAWING No.	REVISION		
		PLANNING	100	A		



LOCATION OF SITE

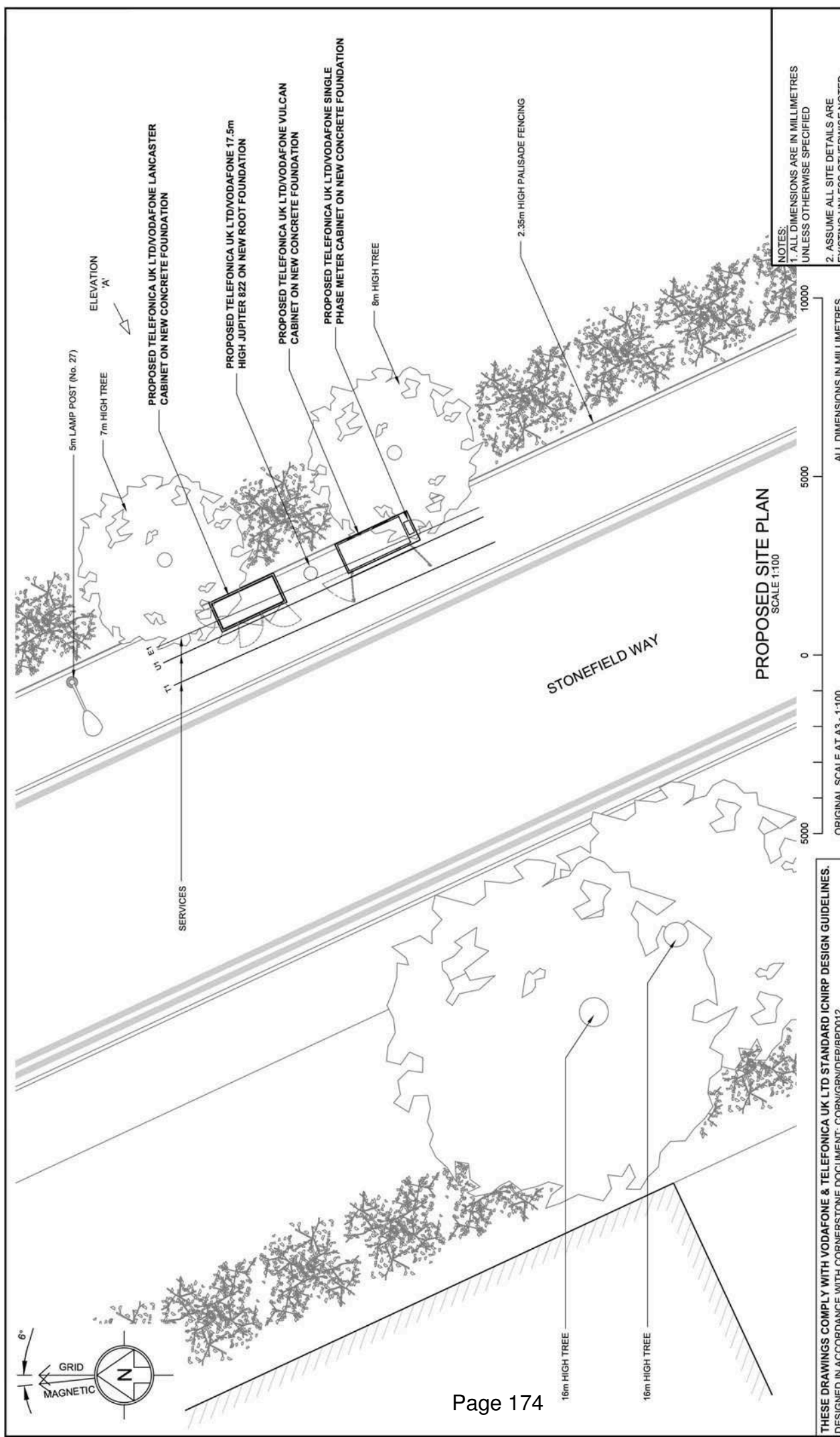


GallifordTry

O2 Vodafone

CORNERSTONE

REV	DATE	REMARKS	BY	CHK
A	13.08.12	First Issue	PM	AW



NOTES:  
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
 2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

CHECKED	AW	APPROVED	DJ	DATE	13.08.12	SCALE	AS SHOWN
DRAWN	PM	CORNERSTONE ID		HOST ID	O2 - 064307	SHARER ID	
CELL NAME		SITE ADDRESS		CONSULTANT REF No.		DRAWING No.	
STONEFIELD WAY		STONEFIELD WAY RUISLIP MIDDLESEX HA4 0LJ		DMC2170		201	
OPTION		PURPOSE OF ISSUE		REVISION		B	
A		PLANNING					

**PROPOSED SITE PLAN**  
SCALE 1:100

ALL DIMENSIONS IN MILLIMETRES  
 ORIGINAL SCALE AT A3 - 1:100

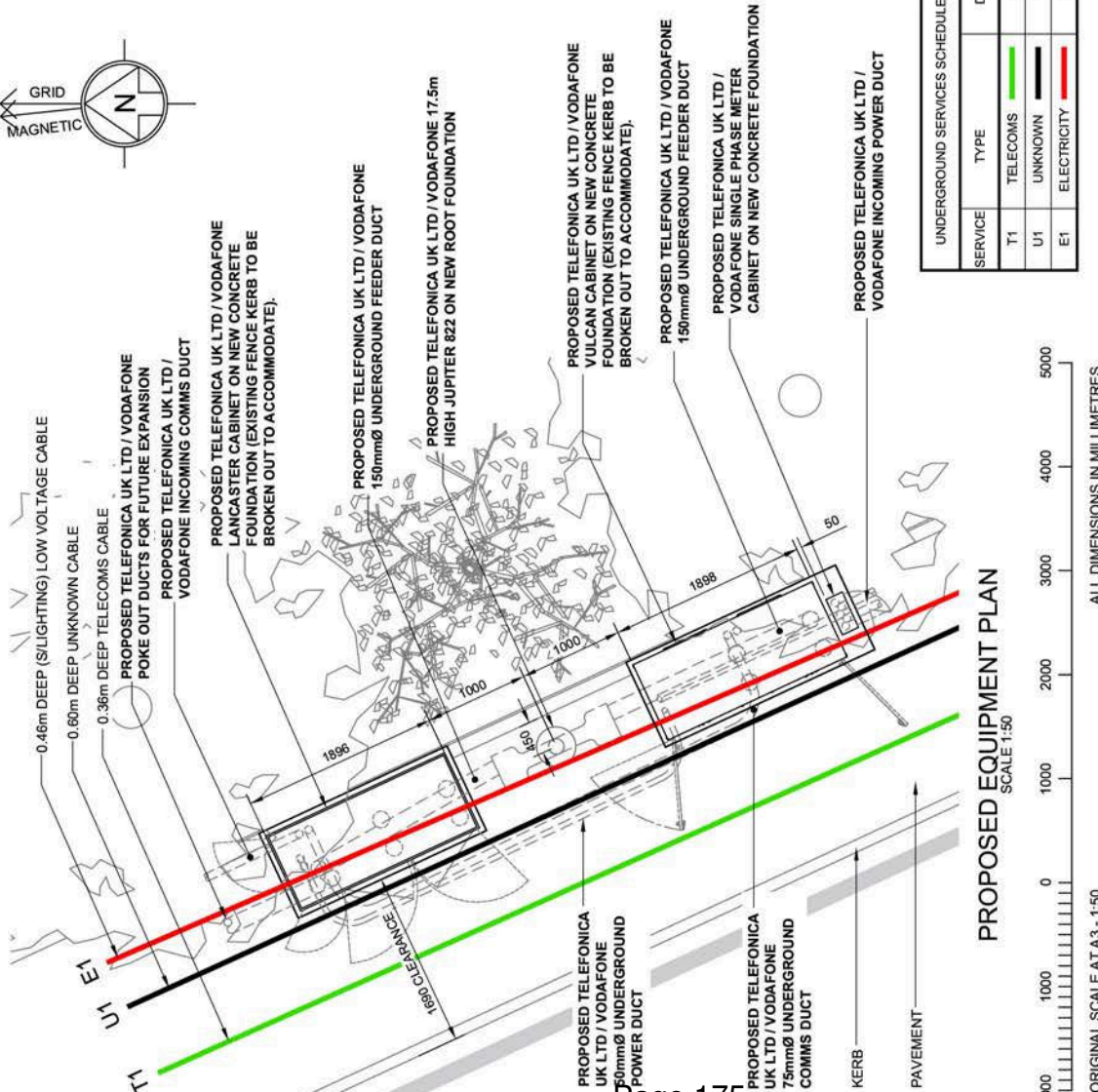
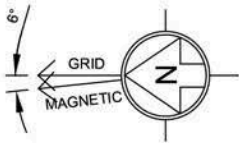
**GallifordTry**  
 WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF  
 Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

**O2** **vodafone**

**CORNERSTONE**

REV.	DATE	REMARKS	BY	CHK.
B	18.10.12	Proposed equipment moved back to fence line.	DJF	DJ
A	13.08.12	First Issue	PM	AW

THESE DRAWINGS COMPLY WITH VODAFONE & TELEFONICA UK LTD STANDARD ICNIRP DESIGN GUIDELINES.  
 DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/GRN/DEP/BPD012



UNDERGROUND SERVICES SCHEDULE		
SERVICE	TYPE	DEPTH
T1	TELECOMS	360
U1	UNKNOWN	600
E1	ELECTRICITY	460

**PROPOSED TELEFONICA UK LTD / VODAFONE ANTENNA PLAN**  
SCALE 1:10



NOTES:	1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED	
	2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.	
CHECKED	AW	DATE
APPROVED	DJ	13.08.12
SCALE	AS SHOWN	
DRAWN	PM	OPTION
A	A	
CORNERSTONE ID	HOST ID	SHARER ID
CS - 023515	O2 - 064307	VF - 082958
CONSULTANT REF No.	DMC2170	
PURPOSE OF ISSUE	DRAWING No.	REVISION
PLANNING	400	B

THESE DRAWINGS COMPLY WITH VODAFONE & TELEFONICA UK LTD STANDARD ICNIRP DESIGN GUIDELINES. DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/GRN/DEP/BDP012

**vodafone**

REV.	DATE	REMARKS	BY	CHK.
B	18.10.12	Proposed equipment moved back to fence line.	DJF	DJ
A	13.08.12	First Issue	PM	AW

- TOP OF TELEFONICA UK LTD ANTENNA 17.4m AGL APPROX
- UIS OF TELEFONICA UK LTD ANTENNA 16.0m AGL APPROX
- TOP OF VODAFONE ANTENNA 15.5m AGL APPROX
- UIS OF VODAFONE ANTENNA 14.1m AGL APPROX

TREE HEIGHT APPROX 16.0m AGL

PROPOSED TELEFONICA UK LTD/VODAFONE 17.5m HIGH JUPITER 822 ON NEW ROOT FOUNDATION

PROPOSED TELEFONICA UK LTD/VODAFONE VULCAN CABINET ON NEW CONCRETE FOUNDATION

PROPOSED TELEFONICA UK LTD/VODAFONE SINGLE PHASE METER CABINET ON NEW CONCRETE FOUNDATION



ROOF HEIGHT APPROX 10.0m  
5m LAMP POST (No. 27)

PROPOSED TELEFONICA UK LTD/VODAFONE LANCASTER CABINET ON NEW CONCRETE FOUNDATION

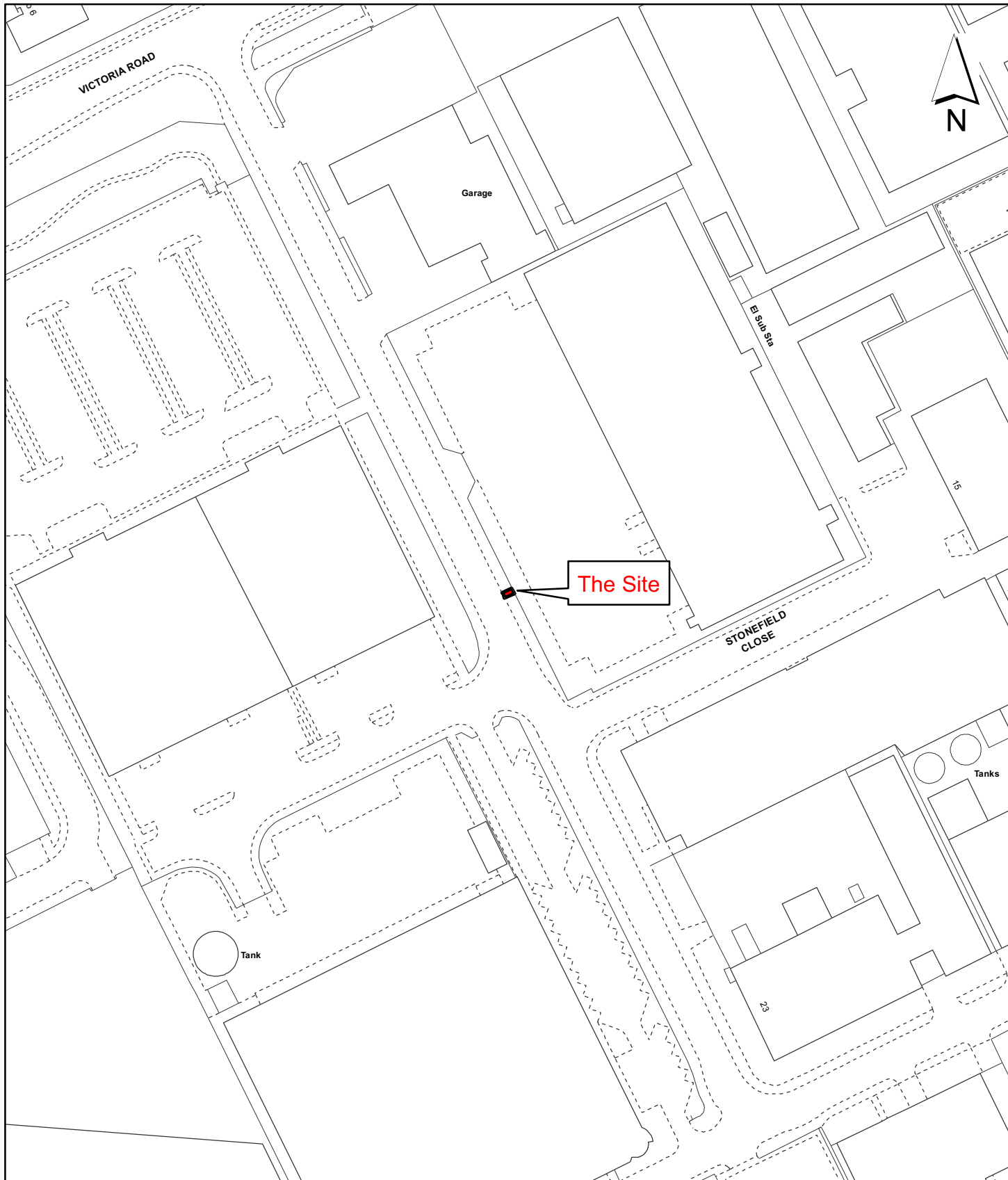
PROPOSED SITE ELEVATION  
SCALE 1:100




NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH VODAFONE & TELEFONICA UK LTD STANDARD ICNIRP DESIGN GUIDELINES. DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/GRNDEPIBPD012

				CELL NAME STONEFIELD WAY		DRAWN PM		CHECKED AW		APPROVED DJ		DATE 13.08.12		SCALE AS SHOWN	
		SITE ADDRESS STONEFIELD WAY RUISLIP MIDDLESEX HA4 0LJ		OPTION A		CORNERSTONE ID CS - 23515		HOST ID O2 - 64307		SHARED ID VF - 62958		CONSULTANT REF No DMC2170		PURPOSE OF ISSUE PLANNING	
REV.	DATE	BY	CHK	REMARKS											
A	13.08.12	PM	AW	First Issue											
				REVISION	DRAWING No	301	REVISION		A						



**Notes**

 Site boundary

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Site Address

**Highway verge fronting  
Wright Machinery  
Stonefield Way, Ruislip**

Planning Application Ref:

**68737/APP/2012/2125**

Planning Committee

**North** Page 177

Scale

**1:1,250**

Date

**October  
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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## HILLINGDON LONDON

<b>Meeting:</b>	<b>North Planning Committee</b>		
<b>Date:</b>	<b>Thursday 22<sup>nd</sup> November 2012</b>	<b>Time:</b>	<b>7.00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>		

### ADDENDUM SHEET

<b>Items: 6</b>	<b>Page: 11</b>	<b>Location: Ruislip Lido Railway Station, Reservoir Road, Ruislip</b>	
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>	
<p>The following updated ecological reports have been received:</p> <p>Bat Emergence Survey and Mitigation Report November 2012, 3397.002 Version 2.0</p> <p>Ruislip Lido Railway Station Ecological Assessment 3397.003 Version 2.0.</p>		<p>Natural England is aware of these reports and will take them into account in their final comments.</p>	

<b>Items: 7</b>	<b>Page: 43</b>	<b>Location: Land forming part of 9 Woodlands Avenue, Ruislip</b>	
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>	
<p>The officer report failed to reference a petition which has been received. Please note the following:</p> <p>A Petition with 92 signatures has been received objecting to the proposal on the basis that it is contrary to Policies BE13, BE19, BE22, BE23, BE24, AM14 and AM17 of the UDP Saved Policies September 2007.</p>			

<b>Items: 8</b>	<b>Page: 59</b>	<b>Location: Land at rear and forming part of 66 Long Lane, Ickenham</b>	
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>	
<p>Section 7.11 should be amended to read:</p> <p>In design terms the proposed houses are standard in appearance with steep pitched roofs that attain a height of 8.8 metres and</p>			

<p>thus do not match the proportions of the facade below. Whilst it is noted that they are located in a 'backland' position and the cramped nature of the overall development, it is considered that the overall design appearance of the properties would not enhance the character and appearance of the conservation area and would, thus, be unacceptable.</p>	
--	--

<b>Items: 10</b>	<b>Page: 89</b>	<b>Location: 54 St Margarets Road, Ruislip</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments</i></b>
<p>1. A further 6 letters of representation have been received. The majority of the issues raised in these letters are already set out on Page 91 of the main agenda. However, the following additional objection is also raised:</p> <p>The proposal would over shadow the houses across the road in the summer.</p> <p>2. E-mails have been received from the petitioner stating that the item is listed on the Council's website as being without a petition.</p>		<p>The overshadowing diagrams show that the house/s opposite the site will not be overshadowed.</p> <p>2. This has been checked by your officers and the item is correctly listed as a 'Non Major Application with a Petition.' However, just to clarify, a petition was received relating to this application, as set out on Page 91 of the main agenda.</p>