



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 11 DECEMBER
2012

Time: 7.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
Allan Kauffman, (Vice-Chairman)
David Allam (Labour Lead)
Jazz Dhillon
Carol Melvin
John Morgan
David Payne
Raymond Graham

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further information.**

Published: Monday, 3 December 2012

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INVESTOR IN PEOPLE

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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

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	Land at High Meadow Close, Pinner - 196/APP/2012/1776	Northwood Hills	Erection of a 45 Bed Care Home (Use Class C2) with associated landscaping and parking. Recommendation: That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the conditions outlined in the report.	1 - 36

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	138 Linden Avenue, Ruislip - 11121/APP/2012/1922	Cavendish	Erection of 1 x 3 bedroom and 1 x 4 bedroom two storey detached dwellings with associated parking and amenity space involving the demolition of existing bungalow. Recommendation: That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the conditions outlined in the report.	37 - 54

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Breakspear House, Breakspear Road North, Harefield - 7610/APP/2012/2637	Harefield	Proposal to enclose the lightwell between the original manor house and the 2 storey car park to create 2 rooms to serve 2 individual flats within the original manor house. Recommendation: Approval	55 - 62
8	Breakspear House, Breakspear Road North, Harefield - 7610/APP/2012/2638	Harefield	Proposal to enclose the lightwell between the original manor house and the 2 storey car park to create 2 rooms to serve 2 individual flats within the original manor house (Application for Listed building Consent). Recommendation: Approval	63 - 68
9	Holland and Holland Shooting Ground, Ducks Hill Road, Northwood - 16568/APP/2012/1423	Northwood	Single storey building for use as a corporate facility involving demolition of existing building. Recommendation: Approval	69 - 88

Other

	Address	Ward	Description & Recommendation	Page
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Part 2 - Members Only

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

	Address	Ward	Description & Recommendation	Page
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- 10 Enforcement Report
- 11 Any Items Transferred from Part 1
- 12 Any Other Business in Part 2

Plans for North Planning Committee

Report of the Head of Planning & Enforcement Services

Address LAND AT HIGH MEADOW CLOSE PINNER

Development: Erection of a 45 Bed Care Home (Use Class C2) with associated landscaping and parking.

LBH Ref Nos: 196/APP/2012/1776

Drawing Nos: Agent's e-mail dated 9/11/12
Letter from Vivo Medical Care Ltd. dated 8/11/12
Supplementary Transport Asserssment, November 2012
Agent's e-mail dated 8/11/12
Agents email dated 29/11/12
PA11
PA08D
Agent's covering email dated 9/10/12
Agent's email dated 7/11/12
Travel Modal Split and Parking Assessment Note, November 2012
Agent's email dated 5/11/12
88 Rev. S (Swept Path of Ambulance Turning 2)
88 Rev. S (Swept Path of Estate Car Turning)
Agent's letter dated 5/11/12
97
98
99
100
101
102
103
88 Rev. U
93 Rev. E
94 Rev. B
95 Rev. E
87 Rev. B
96 Rev. B
PA01A
PA02B
PA03A
PA04B
PA05B
PA06B
PA07A
PA09A
PA10A
L5327 920 Rev. B
Landscape Management Specification
LO1
82 Rev. T
83 Rev. K
84 Rev. K
85 Rev. M
86 Rev. K

89 Rev. F
 90 Rev. E
 91 Rev. B
 92 Rev. A
 81 Rev. R
 L5327 921 Rev. A
 6 A4 photograph sheets of former care home
 Design and Access Statement, July 2012
 Gross floor area comparisons for proposed care home
 Arboricultural Impact Assessment, June 2012
 Energy Strategy, May 2012
 Landscape and amenity space comparisons for urban care home
 developments
 Landscaping and amenity space comparisons for proposed care home
 Arboricultural Method Statement, June 2012
 Reptile Survey, April 2012
 Transport Statement, August 2012
 88 Rev. S (Swept Path of Ambulance Turning 1)
 Extended Phase 1 Habitat Survey, November 2011
 Agent's covering email dated 26/11/12

Date Plans Received:	20/07/2012	Date(s) of Amendment(s):	12/11/2012
Date Application Valid:	20/08/2012		29/11/2012
			23/07/2012
			26/07/2012
			20/08/2012
			09/11/2012
			24/10/2012
			08/11/2012
			05/11/2012
			07/11/2012
			25/09/2012
			21/08/2012
			26/11/2012
			09/10/2012

1. SUMMARY

This is a proposal for a 45 bedroom care home on the site of the now demolished Frank Welch Court, a former Council care home located on the southern side of High Meadow Close.

The proposed part two storey, part single storey care home is a large building, which would extend across much of the length of the site. However, the building has been designed as a series of irregular blocks with staggered elevations and glazed links which help to break up the appearance and bulk of the building. The building is also considered to be of a good quality design that would hold its own in the street scene. On this basis, the Council's Urban Design/Conservation Officer does not raise any objection to the proposal.

The scheme also makes adequate provision for the retention of existing trees on site and

would provide for suitable additional planting and landscaping.

The scheme would also provide suitable accommodation for future occupants and the Council Highway Engineer advises that adequate car parking would be provided. The scheme has also been conditioned to ensure that it would make a suitable contribution towards energy reduction and would provide a commensurate package of S106 contributions to mitigate the impacts of the scheme. The scheme would also provide employment opportunities within the local area.

It is therefore considered that on balance, the scheme is acceptable and is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

(i) 10 Year Green Travel Plan in accordance with TfL guidance.

(ii) Transport: in line with the SPD any and all highways works will need to be addressed through a s278 and/or s38 agreement.

(iii) Health: A contribution of £9,750.15.

(iv) Libraries: A contribution of £1,035.

(v) Construction Training: An in-kind training scheme or a financial contribution secured equal to £2,500 for every £1m build cost + number of units 45/160 x £71,675 = total contribution which is estimated to be £25,158.59.

(vi) Ecology: A contribution of £30,000.

(vii) Project Management and Monitoring Fee: A financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting agreement.

2. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.

6. That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LO1, 81 Rev. R, 82 Rev. T, 83 Rev. K, 84 Rev. K, 85 Rev. M, 86 Rev. K, 87 Rev. B, 88 Rev. U, 89 Rev. F, 90 Rev. E, 91 Rev. B, 92 Rev. A, 93 Rev. E, 94 Rev. B, 95 rev. E, 96 Rev. B, 97, 98, 99, 100, 101, 102, 103, PA01A, PA02B, PA03A, PA04B, PA05B, PA06B, PA07A, PA08D, PA09A, PA10A and PA11 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 Local Plan (November 2012) and the London Plan (July 2011).

3 COM12 Use Within Same Use Class

The premises shall be used for a care home and for no other purpose (including any other purpose in Class C2 and not for general needs housing of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure that the Local Planning Authority maintains control of the future use of the building, in the interests of safeguarding the amenities of surrounding residential occupiers, in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

4 RES6 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 know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

5 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, , including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

6 RES8 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, together with details of proposed drains and services 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.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7 RES9 Landscaping (including refuse/cycle storage)

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

1. Details of soft landscaping, to include additional tree planting near to site boundaries
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials

- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

Thereafter the development shall be carried out and maintained in full accordance with the approved details/scheme of landscaping, including refuse/cycle storage and landscape maintenance.

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 Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

8 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 NONSC Non Standard Condition

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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 Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

10 NONSC Non Standard Condition

Prior to the commencement of works on site, a fire strategy that demonstrates that the building design has sufficient and appropriate refuge areas; would incorporate building features that support horizontal evacuation and/or a 'stay put' policy; and/or would feature fire rated lifts to facilitate the safe and dependable evacuation of people with reduced mobility shall be submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details which shall thereafter be permanently retained.

REASON

In order to ensure that the development complies with Policy 7.2 of the London Plan (July 2012).

11 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and London Plan (July 2011) Policy 5.12.

12 COM31 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998

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

13 RES25 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 in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

14 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);
4. proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO2 emissions by a minimum of 25% from 2010 Building Regulations (Part L). At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO2). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must shown photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan (July 2011).

15 COM25 Loading/unloading/deliveries

There shall be no services or deliveries, including the loading or unloading of goods outside the hours of 07:00 and 18:00, Monday to Friday, and between the hours of 07:00 and 13:00 on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

16 RES22 Parking Allocation

The premises hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

17 NONSC Non Standard Condition

Prior to their installation, full details of the siting and design of the photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details and therefore permanently retained.

REASON

To ensure that the panels are not detrimental to the appearance of the building and street scene, in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

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.

NPPF	National Planning Policy Framework (March 2012)
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure

LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
EC2	Nature conservation considerations and ecological assessments
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

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

4 16 Property Rights/Rights of Light

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

5 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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 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.

6 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

7 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in

connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

8 125 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

9 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

10

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the site of the former Frank Welch Court (which has since been demolished), a Council owned sheltered care home providing 31 resident bed spaces, a warden's flat and a visitor's flat, situated on the southern side of High Meadow Close. High Meadow Close forms a short spur road which is approached from Daymer Gardens. This forms a residential cul-de-sac accessed from Catlin's Lane to the west which links High Street, Eastcote in the south with Chamberlain Way in the north. The site is a 0.47ha cleared and somewhat overgrown rectangular site, which has been secured with the placing of bollards on the access road and hoarding erected across the site's entrance. The site mainly abuts the rear gardens of detached properties in Daymer Gardens to the north, east and west and Larkwood Rise to the south. A small open landscaped area which contains a number of mature trees adjoins the entrance of the site, sited between the spur road and Daymer Gardens. Ground levels generally slope from the north east down to the south west in this vicinity so that there is a difference in ground levels between the north eastern and south western corners of the site of some 4.2 metres. There are a number of mature trees, mainly on the periphery of the site, particularly at its north-eastern end.

The boundary of the Eastcote Village Conservation Area lies some 40m to the south of

the site and the site, together with the areas to the north and west are covered by Tree Preservation Order 61, with the area immediately to the east covered by Tree Preservation Order 81.

3.2 Proposed Scheme

This proposal is to erect a part two, part single storey building with a smaller lower ground/basement level at the south western end of the building to provide a 45 bedroom care home. The building would comprise a series of blocks linked at ground and first floor levels, to produce a building with an overall length of some 100m and maximum depth of 23.3m on the ground floor. The building would be split into two main blocks on the first floor. The north eastern block at first floor level would have an overall length of approximately 36m with the length of the southern block some 40m. These blocks would be further broken down by the incorporation of recessed glazed links. Four of the five main two storey blocks would incorporate crown roofs, some with half dormers, with the other block having a more traditional gable end ridge roof. The glazed links would have flat roofs and the single storey elements of the building mainly crown/dummy pitched roofs. Due to the sloping ground levels, the site would require levelling around the footprint of the building and the building would be sunk into the ground, particularly on the northern side. The building would have varied treatment, including mainly brickwork on the ground floor, with render on the first floor with timber framing.

The main entrance to the building would be provided towards the centre of the building within the ridged roof element and would be marked by a two storey glazed entrance feature. The main parking area would be provided on the south side of the building where 10 spaces would be provided, with a further 5 spaces, including 2 disabled spaces together with an ambulance bay provided adjacent to the main building entrance. A bin storage area would be provided within an enclosure integral to the building on the southern side of the building.

An electricity sub-station at the southern end of the site would be retained.

Servicing facilities, including the kitchens and laundry would be provided within the lower ground/basement level, 27 of the 45 bedrooms would be provided on the ground floor, with the remaining 18 bedrooms on the first floor. This would divide into 31 bedrooms within the northern block and 14 within the southern block. The bedrooms on the ground floor would have private patio areas outside their windows with shared amenity space beyond. A small communal sitting out area would be provided at the southern end of the building with a larger amenity area provided at the northern end.

The application is supported by a number of documents, namely;

Design and Access Statement:

This provides the general background to the proposals. It advises that as the population ages, the demand for care homes will increase. The basic requirements for care homes are listed, including the need for them to be sited close to residential areas and to have 50 plus bed spaces to allow complementary facilities to be provided, with each floor autonomous to allow areas to be broken down to be more homely. Buildings around the site are then described and the site and design constraints assessed. The statement then goes on to describe the planning history, relevant planning policy and the public consultation undertaken and describes the main issues raised. The design of the care home and the influences upon it are then described and the changes made to the scheme. The statement then describes the relationship to neighbouring properties, the

landscape proposals and access and parking issues, with comparisons made to other care homes. Employment issues and national and local demand for care home beds is then assessed, together with the type, demand and needs of residents. The statement advises that different user groups need to be accommodated separately, such as those suffering from Alzheimer's and living with Dementia. The majority of residents, regrettably, will not venture outside the building and external professional services such as an optician, dentist, physiotherapist, chiropodist and hairdresser will be brought into the home. Crime prevention, planning obligations, construction methodology and access issues are then discussed before the statement concludes that the design of the building has been the subject of discussions with Council officers and local residents and the scheme is considered appropriate to the site and will make a positive contribution to the area. Furthermore, the building will provide a suitable living environment for residents and be of benefit to the local community.

Transport Survey, August 2012:

This provides the background to the study, describes the existing site and highway network and the proposed development. It goes on to describe the swept path analysis undertaken and presents the tracking in the report. Traffic generation is then assessed against that generated by the previous care home use. Parking and sustainable transport is assessed. The report concludes that the additional residual level of traffic as compared to that generated by the former care home would not be detrimental to the local highway network. The study predicts that in total, 5 trips would be generated during the AM and PM peaks which equates to approximately 3 cars per peak hour which will have a negligible impact. The report considers the site to be relatively sustainable and public transport links are available and concludes that there are no transport reasons why permission should be withheld.

Supplementary Transport Assessment, November 2012:

This describes the site, the surroundings and the proposed development. It provides further assessment of likely parking need, by surveying parking habits at 16 modern carehomes with broadly comparable size, across Hillingdon and the neighbouring part of Harrow on Friday 28th October and Thursday 1st November 2012. The analysis concludes that taking a worse-case scenario, the maximum demand for parking at the site would be for 12 cars and therefore no highway grounds exist to refuse the application.

Travel Modal Split and Parking Assessment Note, November 2012:

This provides further assessment of the likely modal split of travel to/from the proposed care home by analysing travel patterns at other reasonably comparable care homes at other outer London locations so as to inform parking requirements. It concludes that the proposed on-site parking will be more than adequate to cater for the likely maximum demand.

Arboricultural Impact Assessment:

This describes the background to the report, attaches a tree survey and describes the impact upon the trees and protection required for retained trees. It concludes that only two trees will be lost, both category R trees (trees not suitable for retention) and that other trees will be unaffected, providing the guidance is followed.

Extended Phase 1 Habitat Survey:

This provides the background to the survey and describes the methodology used and its limitations. The report then describes the habitats found on site. The legislative and planning policy background is described. The report identifies potential further ecological issues and provides recommendations, namely the need for a further reptile survey, site clearance to take place outside the breeding bird season, need to eradicate rhododendron plants and requirement for ecological enhancements, including retention of oak tree, provision of bird boxes and planting of native trees, shrubs and wildflowers.

Reptile Survey:

This advises that the reptile survey was undertaken following an initial extended Phase 1 habitat survey in October 2011 when it was noted that suitable reptile habitat covered the majority of the area. It goes on to describe the site and the methodology employed and its limitations, the main one being that of the time of the survey, being between 16th and 30th March 2012 was sub-optimal due to possibility that some reptiles might still be hibernating, but advises that reptiles were known to be active on other sites in similar conditions. The report concludes that no reptiles were found and makes recommendations for enhancement measures across the site.

Energy Strategy:

This provides the background to the report and describes the proposed development and assesses planning policy. It goes on to assess energy demand and produces a baseline energy profile. Energy efficiency measures are discussed and technologies assessed. It advocates the use of combined heat and power and photovoltaic cells, which together with other recommendations, should achieve the 25% reduction in carbon emissions required by the London Plan.

Other Plans:

A series of plans has also been produced which compare the proposal against the former care home building(s) on site, the footprint of the previously approved housing scheme and chart the various alterations made to the scheme.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site was previously occupied by Frank Welch Court, which was a part single/part two storey linked building that stretched across the site and was used for a 31 bedroom care home with warden and visitor accommodation.

Outline planning permission (196/APP/2004/1149) was granted on 2/12/05 for the demolition of the existing sheltered housing building(s) on site and erection of 8 two-storey houses with garages and parking spaces, involving the alteration of the road layout.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps. Replaced with PT1.E5, PT1.CI1, PT1.CI2 & PT1.CI3 (2012)
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- NPPF National Planning Policy Framework (March 2012)
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.16 (2011) Protection and enhancement of social infrastructure
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.6 (2011) Decentralised Energy in Development Proposals
- LPP 5.7 (2011) Renewable energy
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.14 (2011) Water quality and wastewater infrastructure
- LPP 5.15 (2011) Water use and supplies
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking
- LPP 6.13 (2011) Parking
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.19 (2011) Biodiversity and access to nature
- LPP 7.21 (2011) Trees and woodland
- EC2 Nature conservation considerations and ecological assessments

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th September 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 neighbouring properties have been consulted, the application has been advertised in the local press and a site notice has been displayed on site. 9 individual responses were originally received, together with a petition with 39 signatures.

The desired outcome of the petition states:

'Rejection of current planning proposal on the basis of:-

- It representing an overdevelopment of the site,
- Resulting in a lack of outdoor amenity space
- Inadequate parking provision on site'

An additional letter has been received advising that the new owners of No. 16 Daymer Gardens do not object to the proposal and consider it to be a more attractive building than that which used to be on site and it will now be sited further away. They note that a new 2.4m high fence (top section will be trellis) and a visible CCTV camera, linked to their reception, will cover the front car park.

The individual responses raise the following points:

Principal of development

- (i) Generally accept the principal of a care home on this site to replace the previous care home,

Siting, bulk and design

(ii) Proposed 45 bed building is grossly out of scale with small 0.42 hectare site and fails to respect character with the local environment. Although number of beds has reduced from 50 to 45, and some efforts have been made to reduce the visual impact, the scale of the building is still excessive with insufficient amenity space which results in a cramped form of development. The mock tudor building is not in keeping with the mock neo Georgian detached houses in the rest of the road. Building would be more suited to a main road and is nothing like the previous building and would therefore have far greater impact on the residential area and cul de sac. Roof line has been spoiled by chimneys and removal of these would help building blend with surroundings,

(iii) Proposed building is more realistically a 2 and 3 storey building with such a highly pitched roof which could accommodate another floor level in the future. Pitched roof is not needed, making an already high building unreasonably high which totally overpowers the bungalows to the rear of the site and destroys the views of properties in Daymer Gardens,

(iv) Reducing size and height of care home would assist with blending in with rest of the houses,

Impact on neighbours

(v) The proposed development is to the rear of my house and will run the entire width of my garden. Although the development is not unattractive, ideally, I would prefer it to be single storey,

(vi) Proposed building is grossly disproportionate and intrusive from our property on Daymer Gardens,

(vii) Proposal will result in loss of light to some of the surrounding properties, including sunny south facing gardens that will now be heavily shaded on north side of wall and vegetation,

(viii) Amount of windows overlooking neighbouring properties will result in light pollution,

(ix) Noise from service vehicles and their reversing alarms as unable to turn around, changes of shift and frequent visitors would be unacceptable on this small cul de sac,

(x) Trees relied upon to screen the development are mainly deciduous and would not provide screening during the Autumn, Winter and Spring months and developer's proposal to infill to provide a screen around the perimeter suggests that they realise this is an un-neighbourly' development,

(xi) Scheme includes the proposal for the planting of a 1.8m high hedge that can rapidly grow to 100ft. This will enclose our property and impact our natural light,

(xii) Landscaping plans show garden store and compost bins located behind No. 30's garden. Given we are one of lowest lying properties and compost is well known for smell and attraction of

vermin, this will cause disturbance and reduce enjoyment of garden,
(xiii) Former Frank Welch Court was an insubstantial building, mainly single storey with low angled pitched roof nowhere near adjoining houses with substantial residents' gardens surrounding the building with a considerably smaller building footprint than the new building proposed that not only merged quietly into its idyllic surroundings, but did not dominate surrounding houses or street at all - it gave neighbours no cause for grievance or concern,

Submitted Documents/Plans

(xiv) Application unfairly states that land is derelict and architect has not appreciated the site and surrounding areas at all,
(xv) Some of the drawings and birds eye views produced are misrepresentative, suggesting building will be set in green grounds a long way from the boundaries,
(xvi) Plans are inaccurate and misrepresent impact of development upon No. 30 Daymer Gardens as plans showing impact upon No. 30 in fact show impact upon No. 28 which has different relationship and sited on higher ground than No. 30. Given building sits higher than our land and property, the proposed care home, very close to our boundary, would adversely affect the outlook from both floors of our property and garden and will be oppressive. Do not believe this impact has been sufficiently analysed and considered,

Traffic Issues

(xvii) 13 car parking spaces with 2 disabled spaces and a light goods vehicle space will not be adequate even if it does comply with Council standards to serve a total of 42 staff. Overspill parking will add to congestion on this narrow road which will be unsightly and inconvenient and restricted access will be dangerous for emergency vehicles. St Vincents Care Home, although larger, was originally built in accordance with parking standards but went on to build a car park for staff, despite being opposite a bus stop and then went on to build a much larger car park for visitors,
(xviii) Daymer Gardens is a dangerous road when entered and exited. Parked cars at entrance sometimes result in need to exit onto Catlins Lane on the wrong side of the road facing on-coming traffic. Traffic associated with proposal will exacerbate highway risks,
(xix) A bizarre suggestion by developers at public meeting that some staff will be too poorly paid to afford cars ignores fact nearest bus stop is some distance away and those working shifts will need to walk in the dark along lanes and/or across fields as no footpaths. Car ownership changes over time so may be greater need for parking in the future. Inaccessibility of public transport was one of reasons cited for closure of Frank Welch Court,
(xx) Residents of previous home did not have cars and home used few service vehicles
(xxi) Construction lorries will block and be blocked by residents cars,
(xxii) Traffic, particularly construction traffic will damage road surface which is already in a poor condition,
(xxiii) Comparing parking with other developments does not take account nature of surrounding roads,
(xxiv) Transport Survey was conducted on 10th April 2012, the day after Easter Monday, so would not be representative and can not be relied upon,
(xxv) 15 parking spaces will be insufficient when 12 - 15 staff on shift with as many as 30 staff needing to park on site at any one time. Visiting services will also need to park and visitors to care home likely to peak at weekends, when parking in Daymer Gardens also at its peak with residents being at home and also having visitors. Furthermore, not a sustainable location as no public transport facilities. As staff unlikely to be able to afford to live in the area, will have no alternative but to drive,

Other

(xxvi) C2 use is ambiguous and lends itself to abuse - the building could be changed to a hospital in

the future,

(xxvii) Proposal will impact on the sewerage system further down the road,

(xxviii) There is substantial ground heave in the area made worse by the underground streams which overflow in times of heavy rain. Any sunken building will be especially at risk,

(xxix) Concerned about removal of trees, particularly T11. At previous planning enquiry, it was stated that this poplar was in poor condition but 8 years on and with no care, it looks to be better than ever. Any tree removal will be a great pity and should only be permitted if absolutely necessary and when proper replacements are provided,

(xxx) The amenity space is nothing more than a narrow strip of land around the building. This, close to boundary hedging, would not provide adequate amenity space and residents would be in a very dark and enclosed environment which is not conducive to high quality care,

(xxxii) Validity of reptile report is questionable as site was burnt for 2 - 3 days consecutively in February 2012. Complaints were made to the Council at the time,

(xxxii) Given that the land was originally donated by a local philanthropist, this proposal will not use land in manner he intended and commercial use proposed very different from community based use previously,

(xxxii) there has been a high degree of spin and misleading statements egs, photographs taken after demolition of Frank Welch Court to suggest site is a scar on landscape, photographs taken to suggest Daymer \Gardens is a collection of closely spaced and differently styled houses, misleading 3D images, plans producing showing previous housing development not the scheme for 8 houses approved. This requires extreme caution and need for scrutiny of all information,

(xxxiii) Proposal will result in decline of house prices,

(xxxiv) Developers have liaised with me and acknowledged my concerns,

Points raised by original occupiers of 16 Daymer Gardens:-

(i) Greatly increased traffic, including commercial vehicles on residential close,

(ii) Traffic will be at unusual hours due to staff shift changes and emergency vehicles, increasing noise and disturbance on road,

(iii) Insufficient parking provision will result in on-street parking and congestion,

(iv) Noise levels for No. 16 will be unacceptable, being next to commercial kitchen, bin store, particularly when they are emptied and extractor fans,

(v) Privacy will be infringed from first floor of new building,

(vi) Previous building may have been closer to No. 16 but much smaller building. Proposed building much larger with almost double amount of beds and will be very imposing, changing character of the close,

(vii) Basement construction will affect neighbouring properties due to ground movement,

(viii) How sustainable will building be as regards 'green measures',

Ward Councillor requests that the objections raised by one of his constituents are taken into account, particularly those relating to overdominance and parking.

Northwood Hills Residents' Association: No response.

Eastcote Residents' Association: No response.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

COMMENTS: This is a vacant site that lies to the north of the Eastcote Village Conservation Area. It is concealed from the surrounding road frontages by the existing housing and is well screened by trees and vegetation on its southern and eastern boundaries. Prior to the site being cleared, it was occupied by a former Council residential home. This comprised single (in some cases on high plinths) and two storey blocks with added pitched roofs.

CONCLUSION: Having visited the site, it has become clear that the tree survey is not entirely accurate and that the drawings do not show how dense and mature much of the off site planting is, particularly on the southern boundary. The 'buffer area' between the site and the properties on Larkwood Rise also needs to be shown as this would have a role to play in screening the development from the south.

The design of the new development has been subject to much discussion and would create a visually varied and interesting building. Whilst different to the existing properties on Highfield Close and Daymer Gardens, it would be of sufficient quality to hold its own and much of the quality of the local context is derived from the trees and landscaping rather than the individual properties. The crown roof whilst not ideal, would not detract from the appearance of the new build, and would provide an opportunity to screen the PV cells at roof level - these should, however, be placed so that they sit below the ridge line of the blocks.

There are gaps in the screening along the southern boundary that need to be considered and also at the entrance to the site, which would benefit from additional planting. It is important that the new build is at least partially screened from views from Larkwood Rise, this has not been fully explored in the supporting documentation.

RECOMMENDATION: No objection in design terms and there would not be any detrimental impact on local heritage assets. Some further work needs to be done with regard to the existing trees and the screening of the building, particularly from the south.

HIGHWAY ENGINEER

The development proposals are for the construction of a 45 bedroom nursing home on vacant land, located at the eastern end of High Meadow Close. As part of the proposals, 15 car and 10 cycle parking spaces will be provided within the site and vehicular access will be provided directly from High Meadow Close.

A total of 42 staff will be employed at the site, which will consist of 28 full time and 14 part time employees. Staff will be employed in shifts, with a maximum of 15 staff at the site during the daytime and 7 staff during the evening and night time.

When undertaking assessment of the development proposals it is noted that the applicant has provided a Transport Statement and a supporting Technical Note detailing the likely trip generation and parking demand at the site. Additionally, the applicant has undertaken a number of car parking surveys at similar sites, which are located within Hillingdon.

As a result, it is considered that the traffic generation associated with the proposed development will not have a material impact along the highway network adjacent to the site and the proposed parking provision is appropriate to serve the development proposals.

In addition, it is noted that a Travel Plan will be provided in relation to the development, which will include initiatives to increase alternative modes of travel other than by private vehicles. The proposed initiatives include the provision of cycle storage facilities, staff changing and shower facilities and a cycle purchase scheme that will enable staff to purchase cycles at a reduced cost.

Therefore, it is considered that the development will not be contrary to the Policies of the adopted Hillingdon Local Plan, and an objection is not raised in relation to the highway aspect of the proposals. However, a suitable worded condition is required to be imposed on the planning consent, stating that the proposed Travel Plan to be submitted and agreed in writing by the LPA and thereafter maintained before to beneficial occupation at the site.

TREE/LANDSCAPE OFFICER:

There are many trees on and close to the vacant site. Several of the off-site trees are protected by a tree preservation order (Nos. 61 and 81). A couple of unprotected trees in the middle of the site have been felled in the recent past (possibly when the site was cleared).

The trees on the site are valuable landscape features and/or are, together with the off-site vegetation, screens/buffers between the site and the adjacent residential properties. They are, in terms of Saved Policy BE38, features of merit that constrain the development of the site. In terms of that policy, any scheme for the development of the site should also make provision for landscaping to reinforce the existing features and screens/buffers near to the site boundaries, and for the planting of new specimens and feature trees within the gardens and grounds of the proposed care home.

The application includes various plans and documents including a range of tree-related information (based on the guidance in BS 5837:2012) and detailed landscaping proposals. However, the position of some of the trees shown on the original plans are incorrect. A set of revised (corrected) plans was, therefore, submitted in October. The plans show the line of fencing to protect the retained trees, but not details of the fencing. Furthermore, the application does not include an arboricultural method statement (to BS 5837).

The revised scheme (with additional information about the details of tree protection and methodology to be required by condition) makes adequate provision for the protection and long-term retention of the existing trees on the site.

Whilst the revised landscaping scheme (Dwg. No. L5327/920 Rev. B) includes many new trees, in particular near to the site boundaries, and other planting to provide a setting for the care home and gardens for the residents, there is space and scope for several more trees so that there will be no gaps in the linear screens/buffers.

Subject to conditions RES8 [modified to also require details of proposed drains and services], RES9 [...1 - with additional tree planting near to site boundaries, 5, 6a, and last clause requiring that the development shall be carried out and maintained in full accordance with the approved details/scheme of landscaping - including refuse/cycle storage - and landscape maintenance...], and RES10, the revised application is acceptable in terms of Saved Policy BE38 of the UDP.

SUSTAINABILITY OFFICER:

The applicant has submitted a phase 1 habitat survey, undertaken in November 2011 and a further Reptile survey undertaken in April 2012.

The phase 1 habitat survey recommended a reptile survey. The report provided the following description of the site:

The overgrown parcels of tall ruderal/ephemeral short perennial mosaic (TR/ESP1-3) and the areas of dense scrub (DS1-2) on the site constitute suitable reptile habitat for grass snake (*Natrix natrix*), slow worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*). As the site has been unmanaged for some time, it is possible that reptiles may have colonised the site from adjacent habitat (i.e. adjoining gardens) if they were not present when the site was in use. The rubble and log piles, and dense scrub areas throughout the site (see Target Notes 3-6 on Figure 2) also provide features suitable to support sheltering and hibernating reptiles, and the hard standing areas provide good basking opportunities.

However, in between the two surveys, the appears to have been subject to extensive clearance

which was likely to result in some (if not all) the above features being lost. It is also unsurprising that the subsequent reptile survey found no evidence.

It is clear from the photographic evidence that active clearance work occurred resulting in the loss of the value of the site.

There has been a very limited amount of information submitted to show that the new development will enhance the environment, or replace any of the features that were considered valuable before they were cleared.

The proposals as they stand are therefore unacceptable.

However, re-using brownfield sites is a priority for the Council, and this has to be balanced with the ecological value that these sites pose when they are left unmanaged. The initial phase 1 habitat survey showed the site to have been of relatively high value, but the follow reptile report fails to properly address the clearance work following the initial site investigation.

The applicant must therefore demonstrate that their proposals can adequately address the loss of the features on the site. Furthermore, the phase 1 habitat report failed to adequately consider bats, which are likely to be in the surrounding area. Bat foraging areas, which this site could have accommodated had it been surveyed properly, are protected by EU legislation.

The decision to clear the site prior to the survey works is highly disappointing. The phase 1 habitat survey's failure to address bats is also highly disappointing. The follow up reptile survey also failed to adequately describe the level of work undertaken on site after the phase 1 survey, this demonstrates a further lack of responsibility from the ecology consultant.

To overcome the concern, the applicant must now demonstrate either a far greater level of on site compensation for the loss, this would most likely require the use of roof space for plant growth.

Alternatively, the applicant can agree an offsite contribution to improve an existing publicly available facility, with the River Pinn Meadows the ideal receptor. The contribution would be set at £30,000.

Energy Comments

The Energy strategy fails to provide an adequate conclusion, nor does it provide details on the total carbon levels as required by London Plan policy 5.2. However, based on the limited information provided, it appears that the development will only reduce emissions by 18% although more detailed calculations would be required.

There is no reason why the development cannot achieve a reduction in emissions in line with the London Plan. Therefore the following condition is required:

Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);
4. proposals to further reduce carbon dioxide emissions through the use of on-site renewable

energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO2 emissions by a minimum of 25% from 2010 Building Regulations (Part L). At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO2). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must shown photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

ENVIRONMENTAL PROTECTION OFFICER:

I would like to confirm that I have, on behalf of the Environmental Protection Unit, considered the application for the proposed development above with regard to the prevention of public nuisance.

The following condition is recommended should the application be approved:

Sound Insulation

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

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

CONTROLLING THE CONSTRUCTION PHASE

Dust and Smoke Control

During the demolition of existing buildings the site area should be protected with debris screens as a measure against dust particles escaping to neighbouring areas. Water sprays and dousing jets should also be used to keep airborne transmission of particles to a minimum. Demolition materials shall be moved from the site as soon as practicable and prolonged storage of debris shall be avoided. Appropriate measures should also be taken to reduce wind exposure to the debris. All vehicles removing demolition materials shall be adequately sheeted to prevent dust escape.

No Burning of rubbish as a means of disposal is allowed at the premises at time during the demolition construction phase. All rubbish must be adequately stored and properly disposed off. Vehicular Activity Measures should be taken to prevent site deliveries and vehicular movements outside the specified working times. Vehicles waiting to enter or leave the site must switch off their engines.

No former contaminative use has been identified based on Ordnance Survey historical maps. The site appears to have been part of a farmers field. They should be carrying out the appropriate investigations with regard to land contamination, as part of a geotechnical survey. As a minimum requirement, can you ensure the following condition is included in any permission that may be

given, as it is a sensitive end use.

Condition to minimise risk of contamination from garden and landscaped area

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

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

Officer comments:

Given the location of the scheme, within a residential cul de sac, it is not considered that the proposed scheme requires protection from traffic noise.

ACCESS OFFICER:

The proposal is for the construction of a, mainly two-storey, 45 bed residential care home on the former Frank Welch Sheltered Care Complex. It is understood that the proposed care home would predominantly cater for older people with dementia with physical support needs and some degree of nursing care.

As stated in the Design & Access Statement, the development would need to comply with London Plan Policy 7.2.

Vehicular access to the site is from High Meadows via Daymer Gardens. The proposal incorporates two enlarged parking spaces (3.6 x 6.2 m) for community type vehicles and ambulances. It is stated that there would be a setting down point adjacent to the main entrance.

It is anticipated that the care home would accommodate residents who would ordinarily not leave the building or the confines of the site. In recognition of this, there appears to be a concerted intention to create a homely environment, which would include creative use of colours, textures and aromas, in addition to other building and technology enhancements to facilitate a wide range of social activities.

Plans indicate three passenger lifts: adjacent to the entrance; adjacent to the services delivery area and also in the northern wing. It is understood that all bedrooms would be designed to BS 8300:2009, including a level access shower. Corridor lighting lux levels would accord with the Care Quality Commission (CQC) requirements.

Whilst it is noted that the doors across circulation routes would be held open on magnetic closers and links to the fire control panel, a fire strategy/evacuation plan has not been submitted. It is important to consider, at this stage, how residents would be kept safe or evacuated in the event of a fire and further details should be requested.

Conclusion: acceptable, subject to the approval of a fire strategy that demonstrates that the building design: has sufficient and appropriate refuge areas; would incorporate building features

that support horizontal evacuation and/or a 'stay put' policy; and/or would feature fire rated lifts to facilitate the safe and dependable evacuation of people with reduced mobility.

S106 OFFICER:

Proposed Heads of Terms:

1. Transport: in line with the SPD any and all highways works will need to be addressed through a s278 and/or s38 agreement. Highways can advise further in this matter.

2. Health: in line with the SPD and given the nature of the proposal and the knowledge that there will be an additional burden placed on local health facilities a contribution equal to £9,750.15 is sought. This has been calculated on the basis of the nature of the scheme whereby it is considered that each of the rooms will be single person occupancy therefore $45 \times £216.67 =$ total contribution.

3. Libraries: in line with the SPD and following on from similar care home schemes whereby a contribution towards local library facilities has been secured a contribution in the sum of $£23 \times 45 = £1,035$ is sought.

4. Construction Training: in line with the SPD either an in-kind training scheme is to be delivered during the construction phase of the development or a financial contribution secured equal to £2,500 for every £1m build cost + number of units $45/160 \times £71,675 =$ total contribution. I have been provisionally advise that the construction cost is to be in the region of 2.75m. Therefore if a financial contribution is to be secured it will be in the sum of $£5,000 + £20,158.59 = £25,158.59$.

5. Project Management and Monitoring Fee: in line with the SPD and if a s106 is entered into then a financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within an established residential area, where there would be no objection in principle to the intensification of the residential use, subject to normal development control criteria.

Policy H10 of the saved UDP advises that proposals for redevelopment to provide accommodation for people in need of care will normally be expected to:

- (i) Be conveniently located for local shops, services and public transport facilities;
- (ii) Comply with the Council's car parking standards and have regard to the Council's amenity guidelines as set out in supplementary planning guidance; and
- (iii) In respect of sheltered housing schemes, have regard to the recommendations on design set out in supplementary planning guidance.

As regards (i), the site is not particularly well located to shops, services or public transport facilities and has a Public Transport Accessibility Level (PTAL) of 1a, where 6 is the most and 1 the least accessible. Indeed, the poor location of the site was used as justification for the loss of the care home use on the previous application for family housing on this site. However, the applicant's advise that residents of the care home will spend the majority of their time within the confines of the home, rarely venturing outside. Professional services such as a dentist, opticians, hairdressers etc. will be brought into the home and a library and other leisure activities will also be provided at the home. As such, residents would have limited physical capability and no need to access local facilities. Furthermore, given the ageing population, it is self-evident that increasingly, there will be a growing demand for such accommodation, particularly in Eastcote, which

has a significantly higher percentage of its population aged 65 or over compared with Hillingdon, London and the South East. As regards criteria (ii), there are no adopted car parking standards for care home use and the Council's Highway Engineer advises that the off-street car parking that is proposed is acceptable. Criteria (iii) is not strictly relevant to this proposal. As such, it is considered that no objection could be raised to this proposal on the basis of Policy H10.

As regards National Planning Policy Framework (March 2012), this places greater emphasis on the need to provide employment opportunities. This scheme would contribute towards employment generation in the local area.

7.02 Density of the proposed development

The Mayor's density guidelines are not applicable to care homes.

The applicants have provided density details of other care homes and this assessment suggests that this proposal represents a low density scheme compared with other development. However, a direct comparison with other schemes is of only limited value as of more importance will be to ensure that the scheme harmonises with its surroundings and provides suitable accommodation.

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

The proposal would not be likely to affect any archaeological remains, nor would it affect any listed building or its setting. There are also no areas of special local character in the vicinity of the site and although the northern boundary of the Eastcote Village Conservation Area does lie some 40m to the south of the site, the site is sufficiently remote so that the conservation area would not be materially affected.

7.04 Airport safeguarding

The proposal does not raise any airport safeguarding concerns.

7.05 Impact on the green belt

The application site does not lie within nor is it sited close to the Green Belt.

7.07 Impact on the character & appearance of the area

The application site is within a cul-de-sac, concealed from surrounding road frontages by existing, predominantly detached two storey housing and screened by trees and vegetation, particularly on its southern and eastern boundaries.

The proposed care home has formed the subject of much discussion with officers and has been significantly reduced in size. It does remain a large building in comparison with the surrounding houses, with an extensive footprint. However, the building would not exceed the predominant two storey building height in the area. Furthermore, the building has been designed as a series of blocks with an irregular footprint and staggered elevations, including recessed glazed links and varied roof heights which help to break up the size and bulk of the building. This layout does mimic the previous care home building on site. Given the relationship of the site with adjoining roads, the main bulk of the building would only be viewed obliquely as the site is approached from Catlins Lane, with much of the building being screened by existing housing and mature trees on Daymer Gardens.

The proposal does include the use of crown roofs which are not normally encouraged within the borough. A common objection to the use of crown roofs is that although they can have the appearance of a traditional roof form at street level, they do tend to encourage a square, regular building footprint which lacks interest. In this case, the building would take a linear form and be visually varied which holds interest. The roof form is also varied, using a series of crown roofs with small flat roof areas and the use of chimneys which give a more traditional appearance. Therefore, it is considered that in this

case, the proposed crown roofs would not be overly conspicuous and harmful and are acceptable.

The Council's Urban Design/Conservation Officer advises that whilst the building would be different from surrounding houses, both in terms of scale and design, it would be of sufficient quality to hold its own in the street scene. As the character of the area and the quality of the local environment is derived from the mature trees and landscaping of the area, and not the individual buildings, the proposed building is considered to be acceptable. It is also considered to represent a significant improvement on the former care home building(s) on this site. The scheme is considered to comply with Policy BE13 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 seek to safeguard the amenities of residential properties from adjoining development. The Council's Design Guide: Residential Layouts establishes minimum separation distances which new residential development would be expected to satisfy to safeguard the amenities of adjoining residential properties. It is considered that this guidance provides a useful starting point for the consideration of this scheme. Any consideration of adequate separation distances on this site is further complicated by the change in levels.

The guidance states that in order for two or more storied development not to appear unduly dominant, a minimum separation distance of 15m would need to be maintained between new two storey buildings and the main elevations of surrounding property. At its nearest point, the two storey elements of the proposal would be sited a minimum distance of 23.4m from the nearest rear elevation on Daymer Gardens (No. 24) to the north and 20.5m from the rear elevation of the nearest bungalow on Larkswood Rise to the south. There is a significant change in levels across the site so that the properties in Daymer Gardens to the north are on higher ground which equates to a storey difference. Given the relationship with properties to the north, it is considered that the proposed care home would not appear unduly dominant from these neighbouring properties, despite the building's overall bulk and size.

To the south, there are mature trees and dense vegetation on the boundary and an approximate 1m strip of 'no-mans' land between the boundary of the site and the rear boundaries of adjoining properties which provides good screening to the site from the south. The nearest properties would be Nos. 7, 8 and 9 Larkswood Rise, bungalows which are arranged around the circular end of this cul-de-sac. As such, Nos. 7 and 9 are sited at an angle to the rear elevation of the proposed care home. No. 9 would be sited at approximately 45 degrees to the care home, so that it would not directly face its two storey elements. The nearest two storey element of the proposed care home would be sited some 22.3m from the rear elevation of No. 7, but given the angled and staggered relationship, it is considered that any impression of the bulk of the building would be softened to an accepted extent, despite the similar change in levels of approximately a storey. As regards No. 8, this does have a more direct rear outlook onto the proposed building. Although the distance between the two storey element of the care home and the rear elevation of the bungalow reduces to 20.5m, the bungalow would directly face the gap between the two main blocks of the building. As such, it is considered that this relationship is adequate to mitigate the size and bulk of the building, despite the change in levels. Furthermore, it is proposed to plant additional trees along this boundary to enhance the screening and to fill any gaps. The proposed building would therefore not appear unduly prominent from the properties and their gardens to the south.

As regards the two properties adjoining the site at its eastern and western ends, these are roughly on the level of the proposed building and again would not directly face the care home and would be separated from its two storey bulk by distances greatly in excess of the 15m.

It is therefore considered that the building, despite its size and bulk and the changing levels, has been carefully designed to ensure that it would not appear unduly dominant and sufficiently exceeds the minimum distance advocated by design guidance. As such, the scheme complies with Policy BE21 of the saved UDP.

In terms of overlooking, it is only from first floor rooms where this would potentially occur and the scheme has been carefully designed to ensure that the vast majority of windows would not overlook adjoining properties or their 3m deep patio areas within a distance of 21m. The only exception to this is the rear patio area of No. 7 Larkswood Rise which would potentially be overlooked by a window within 19.7m, but this would only affect a very small part of the patio area and given the marginal shortfall, the privacy of the property would not be materially compromised, particularly given the boundary screening. The scheme therefore complies with Policy BE24 of the saved UDP.

In terms of loss of sunlight, the developers have taken December, when the length of shadows are at their greatest to produce a worse case scenario of the overshadowing. This shows that 3 or 4 properties on the southern side of Daymer Gardens (Nos. 18 to 24/26) would experience loss of sunlight, but this would only be in the early hours of the morning and only the ends of their rear gardens would be affected and the shadow has moved away after 10:00. In the late afternoon after 3:00, the shadow has moved around to the east and would now begin to affect the side/rear garden of No. 28 Daymer Gardens, but again, this would be to the end of its garden and of limited duration. It is also likely that these areas would already be overshadowed by boundary fences/structures and vegetation so that any additional impact would be insignificant. The scheme therefore complies with Policy BE20 of the saved UDP.

The applicant has provided detailed plans and cross sections which show the relationship and level changes from adjoining properties.

The applicant's have also offered to provide additional planting and landscaping within reason, within the rear gardens of adjoining property. As this measure is not considered necessary to make the proposal acceptable in planning terms, there is no specific requirement for this, but the additional planting could be shown as part of a wider landscaping scheme.

7.09 Living conditions for future occupiers

The proposed care home would primarily cater for older people, many suffering from dementia and with physical support and nursing care needs. As such, it is anticipated that the care home would accommodate residents who would not normally leave the building or the confines of the site.

The Council has not prepared any specific planning guidelines relating to care homes. However, bedrooms are expected to afford a reasonable outlook, natural lighting and privacy to their occupants.

The Access Officer considers that in recognition of this, the applicants appear to have made a concerted effort to create a homely environment, which would include creative use of colours, textures and aromas, in addition to other building and technology

enhancements to facilitate a wide range of social activities and that bedrooms would be built to relevant British Standards.

The proposed scheme has been the subject of numerous discussions with officers and neighbours and has undergone numerous revisions as a result which has seen the building pulled back from its boundaries. The building is now considered to be sited a sufficient distance away, with the nearest bedroom being set back by 6.7m to allow a suitable outlook and natural lighting to be provided. The position of bedroom windows within the internal corners of the building have also been revised to ensure windows positioned here still have a reasonable outlook and are not directly obstructed by projecting elements of the building and do not overlook each other within too small a distance. Furthermore, the areas immediately adjacent to ground floor bedrooms would provide private patio space so that the bedrooms would afford a reasonable level of privacy. Ground floor bedrooms that previously abutting the road have now been re-sited.

External Space

There are no specific standards that have been produced by the Local Planning Authority which relate to amenity space within care homes. The applicants have compared this and other care home sites and suggest that this site would provide some 40sqm of main amenity space per resident (a total of 1788 sqm), which does compare favourably with the standard for shared space in one-bedroom flatted residential schemes which stipulates 20sqm per unit. As regards other sites, these range from 2.9sqm of main amenity space per resident at 'Blenheim', High Road, Ickenham to 21.8sqm at Highfield House, High Street, Harefield.

It is considered that the scheme does provide adequate amenity space with two larger areas provided at the north and southern ends of the building and includes adequate shared amenity space beyond the private patio areas that would allow residents and visitors to walk around the building. The scheme also fares favourable when compared with other care homes. As such, the scheme is considered to comply with policy BE23 of the Hillingdon Local Plan (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is not particularly well located for public transport and local services, being 700m from the 282 and H13 bus routes on Joel Street and 1500m from the Northwood Hills Minor Town Centre. The site has a Public Transport Accessibility Level of 0-1a, on a scale of 1 to 6, where 1 represents the lowest level of public transport accessibility.

The development proposals for the 45 bedroom care home include 15 car parking spaces and 10 cycle parking spaces, with vehicular access provided directly from High Meadow Close.

A total of 42 staff will be employed at the site, which will consist of 28 full time and 14 part time employees. Staff will be employed in shifts, with a maximum of 15 staff at the site during the daytime and 7 staff during the evening and night time.

An assessment by the applicants suggests that the scheme with 1 parking space per 3 bed spaces is generous when compared with the national norm, which equates to 1 space per 4 bed spaces.

Dealing specifically with this site, the applicant has provided a Transport Statement and a supporting technical note detailing the likely trip generation and parking demand at the

site. The Transport Statement concludes that the likely traffic generation associated with the care home would result in 3 additional cars generated by the care home during each of the morning and afternoon peak hours, which equates to 1 additional car every 20 minutes. The applicant has also undertaken a number of car parking surveys at reasonably comparable sites within the local area. Taking a worse-case scenario, these suggest that the proposed 15 off-street parking spaces would be able to satisfy maximum parking demand at this site.

The Council's Highway Engineer advises that the traffic generation associated with the proposed development will not have a material impact along the highway network adjacent to the site. Furthermore, the proposed parking provision is appropriate to serve the development proposals.

In addition, it should also be noted that there is a large lay-by within the spur road immediately adjacent to the site and the building entrance. This is sited behind the bollards and is therefore not currently available for use, although it was previously used in connection with the former Frank Welch Court. The lay-by clearly has the potential to provide overspill parking if needed without disrupting existing on-street car parking on Daymer Gardens.

In addition, the Highway Engineer notes that a Travel Plan will be provided in relation to the development, which will include initiatives to increase alternative modes of travel other than by private vehicles. The proposed initiatives include the provision of cycle storage facilities, staff changing and shower facilities and a cycle purchase scheme that will enable staff purchase cycles at a reduced cost.

The Highway Engineer therefore considers that the development will not be contrary to the policies of the adopted Hillingdon Local Plan (November 2012), and an objection is not raised in relation to the highway aspect of the proposals, subject to the provision of a Travel Plan.

7.11 Urban design, access and security

Relevant planning considerations have been discussed elsewhere in the officer's report.

As regards security, a Secure by Design condition has been added.

7.12 Disabled access

Policy 7.2 of the London Plan requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design.

The Council's Access Officer advises that the scheme is acceptable from an access point of view, but a fire strategy should be submitted that demonstrates that the building design has sufficient and appropriate refuge areas; would incorporate building features that support horizontal evacuation and/or a 'stay put' policy; and/or would feature fire rated lifts to facilitate the safe and dependable evacuation of people with reduced mobility. This would be controlled by condition.

7.13 Provision of affordable & special needs housing

Not applicable to the proposed development.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

Policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping

should be provided when necessary.

The Council's Tree Officer advises that there are many trees on and close to the site. Several of the off-site trees are protected by tree preservation orders. A couple of unprotected trees in the middle of the site have been felled in the recent past.

The trees on the site are valuable landscape features which help screen the site and are features of merit in terms of Saved Policy BE38 that constrain the development of the site. In terms of this policy, any scheme for the development of the site should also make provision for landscaping to reinforce the existing features and screens/buffers near to the site boundaries, and for the planting of new specimens and feature trees within the gardens and grounds of the proposed care home.

The Officer further considers that the application includes various plans and documents and detailed landscaping proposals. The position of some of the trees shown on the original plans was incorrect, but a set of revised accurate plans were submitted in October. The loss of two trees categorised as not being suitable for retention (Category 'R') is acceptable. The plans show the line of fencing to protect the retained trees, but not details of the fencing. Furthermore, the application does not include an arboricultural method statement.

The revised scheme (with additional information about the details of tree protection and methodology to be required by condition) makes adequate provision for the protection and long-term retention of the existing trees on the site.

Whilst the revised landscaping scheme (Dwg. No. L5327/920 Rev. B) includes many new trees, in particular near to the site boundaries, and other planting to provide a setting for the care home and gardens for the residents, there is space and scope for several more trees so that there will be no gaps in the linear screens/buffers.

Subject to conditions, the Tree /Landscape Officer raises no objection to the scheme. The proposal therefore complies with Saved Policy BE38 of the Hillingdon local Plan (November 2012).

Ecology

The Council's Sustainability Officer advises that the submitted Extended Phase 1 Habitat Survey, undertaken in November 2011 recommended that a further Reptile Study be undertaken as the site was suitable for various species of reptile. This was undertaken in April 2012, but in the meantime, the site appears to have been subject to extensive and active clearance work when much of the ecological value of the site and many, if not all, of the features that made the site attractive for reptiles would have been lost. The phase 1 habitat report also failed to adequately consider bats, which are likely to be in the surrounding area and this site could have accommodated bat foraging areas.

There has been a very limited amount of information submitted to show that the new development will enhance the environment, or replace any of the features that were considered valuable before they were cleared and considers that as it stands, the proposals are unacceptable.

However, the re-use of brownfield sites is a priority for national and local government and this has to be balanced with the ecological value that these sites can acquire when they are left unmanaged. The initial phase 1 habitat survey showed the site to have been of

relatively high value. Therefore, in order to compensate for the loss, it must be demonstrated that the scheme either provides for a greater ecological value and habitat features on site, which would now be likely to involve roof top planting or alternatively, the applicant can agree an offsite contribution to improve an existing publicly available facility, with the River Pinn Meadows an ideal receptor.

The applicants have agreed to a contribution of £30,000, which would be secured as part of the S106 which is considered to be commensurate to the loss.

7.15 Sustainable waste management

The proposal makes provision for refuse and recycling storage within a store at the side of the proposed building.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer advises that the submitted Energy strategy fails to provide an adequate conclusion, nor does it provide details on the total carbon levels as required by policy 5.2 of the London Plan (July 2012). It appears, based on the limited information provided, that the development will only reduce emissions by 18% although more detailed calculations would be required.

The Sustainability Officer considers that there is no reason why the development cannot achieve a reduction in emissions in line with the London Plan and therefore a condition is recommended.

7.17 Flooding or Drainage Issues

The application site is not located within an area that is prone to flooding and a sustainable drainage condition has been attached to ensure that run-off from the site is sustainably controlled.

7.18 Noise or Air Quality Issues

This proposal is for a care home is situated within a quiet cul de sac and the premises would not generate significant noise. A condition is recommended to control the hours of deliveries to the site and the loading/unloading of goods.

7.19 Comments on Public Consultations

With regard to the comments received to the public consultation, the comments raised by the petitioners and the majority of individual responses raising material planning considerations have been considered in the officer's report.

As regards point (ii) the proposal is for a two storey building with a modestly proportioned pitched roof. To use the roof to provide additional accommodation would require a further planning application which would be treated on its merits if such an application was submitted. As regards point (viii), the proposed relationship with the proposed building to neighbouring properties is a normal one and would not give rise to unacceptable light pollution. As regards point (xii), the siting of garden sheds and composting bins/enclosures within gardens and adjacent to neighbouring properties is not uncommon and would not present an unacceptable threat to residential amenity but these facilities have now been moved to the southern end of the site. As regards point (xvi), the 3D visualisations of the scheme are for illustrative purposes only and would not form part of any approved scheme.

7.20 Planning Obligations

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

proposals'.

Should the application be approved, a number of planning obligations would be sought to mitigate the impact of the development. These include possible highway works, a £9,750.15 health contribution, a £1,035 library contribution, a construction training contribution, in line with the Council's formula, a £30,000 ecology contribution to mitigate for the loss of the ecological features on site and enhance sites elsewhere, a project management and monitoring fee and a 10 Year Green Travel Plan in accordance with TfL guidance.

The scheme would also be liable under the Mayor's Community Infrastructure Levy.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

7.21 Expediency of enforcement action

This application, nor the application site raise any enforcement issues.

7.22 Other Issues

There are no other relevant planning issues raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed care home use would be compatible with the surrounding established residential area and provide valuable employment opportunities for its residents.

The proposed part two storey, part single storey care home is a large building and would be of a different design to the detached houses that would surround it. However, the building has been carefully designed as a series of irregular blocks with staggered elevations and glazed links which help to break up the appearance and bulk of the building. The building is also considered to be of a good quality design that would hold its own in the street scene. On this basis, no objections are raised to its scale or design.

Furthermore, the building would be adequately set back from adjoining residential properties so that their amenities would not be adversely affected.

The scheme would also provide suitable accommodation for future occupants and the scheme would not be detrimental to the surrounding highway network and adequate car parking would be provided. The scheme also makes adequate provision for the retention of existing trees on site and would provide for suitable additional planting and landscaping. Appropriate energy efficiencies would also be achieved by condition. The loss of ecological features from the site through site clearance is regrettable, but this needs to be balanced against the need to ensure that these brownfield sites play an active role in urban regeneration. The loss has been mitigated by an appropriate S106 contribution to enhance the ecological value of site(s) elsewhere and other contributions sought and agreed represent a commensurate package of S106 contributions.

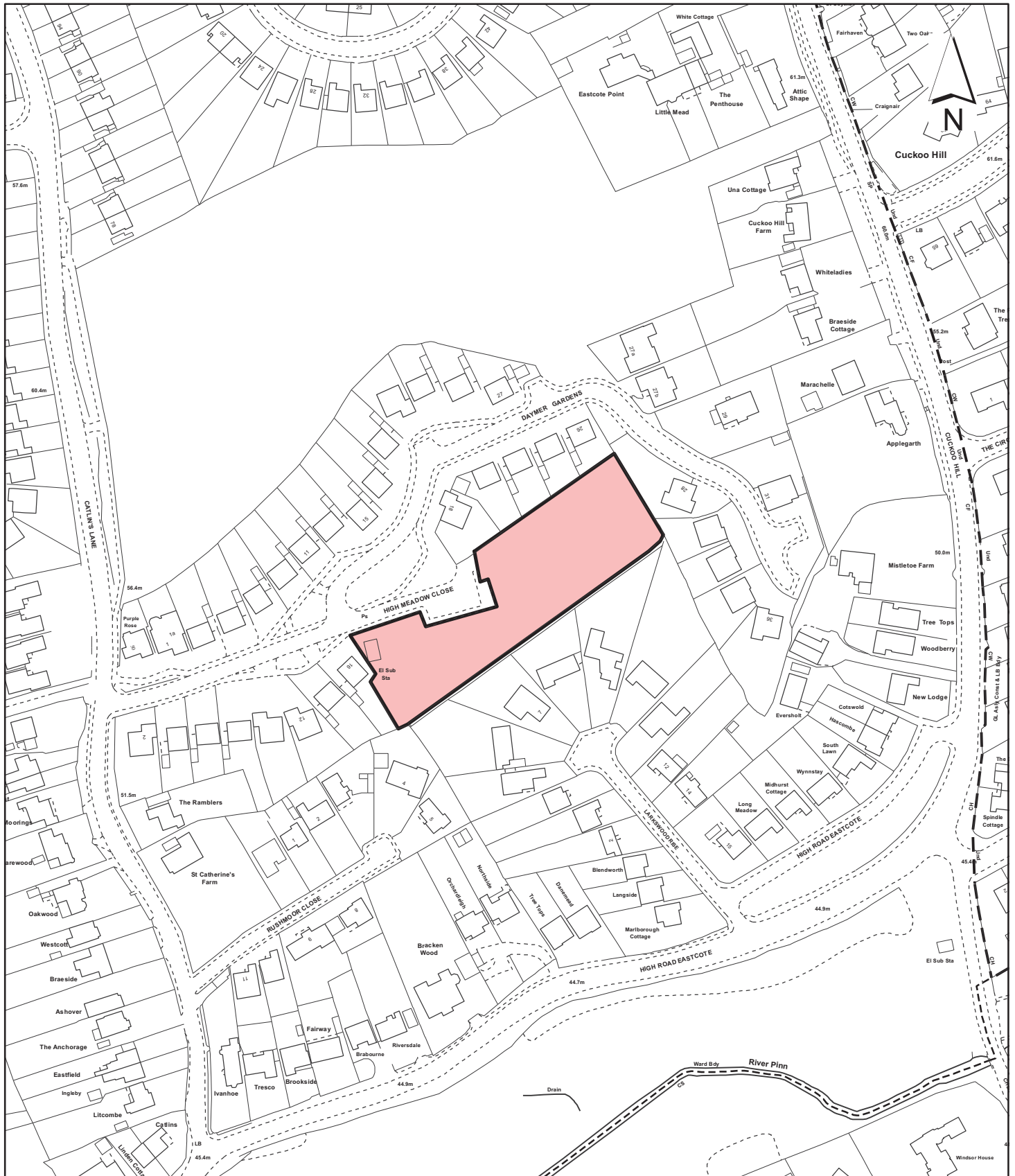
It is therefore considered that on balance, the scheme is acceptable and is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at High Meadow Close
Pinner**

Planning Application Ref:
196/APP/2012/1776

Planning Committee
North Page 36

Scale
1:2,000

Date
**November
2012**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 138 LINDEN AVENUE RUISLIP

Development: Erection of 1 x 3 bedroom and 1 x 4 bedroom two storey detached dwellings with associated parking and amenity space involving the demolition of existing bungalow.

LBH Ref Nos: 11121/APP/2012/1922

Drawing Nos: 2983 S01 Rev. A
Design and Access Statement (Ref: 2983)
2983 PD03
2983 PD01 Rev. C
Photographs of Existing Bungalow
2983 PD02 Rev. C

Date Plans Received: 06/08/2012 **Date(s) of Amendment(s):** 12/11/2012
Date Application Valid: 30/08/2012 06/08/2012
18/10/2012

1. SUMMARY

The application seeks planning permission for the erection of 2 x two storey detached dwellings after the demolition of the existing bungalow at the site.

The existing bungalow is located on the southern side of Linden Avenue, within a cul-de-sac containing 8 detached dwellings, off the highway of Oak Avenue. The properties within the cul-de-sac are a mixture of bungalows and two storey dwellings. The buildings have a wide variance in architectural design, with the language of the street being traditional roof slopes and contrasting angles, however, the street also includes a symmetrical pair of modern detached dwellings on the northern side of the street.

The two proposed dwellings would be of asymmetrical design and would be provided with garden space to the rear and off-street parking in front of their principal elevations.

The proposal would provide two family dwellings which would have an acceptable impact on the character and appearance of the surrounding area. The properties would have an acceptable impact on the residential amenity of the neighbouring occupiers and would provide acceptable living conditions for the future occupiers of the properties. Therefore, the application is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

(i) Education: A contribution of £13,265 is sought.

2. That the applicant meets the Council's reasonable costs in the preparation of

the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.

6. That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2983 PD01 Rev C, 2983 PD02 Rev B & 2983 PD 03 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 Local Plan: Part 2(November 2012) and the London Plan (July 2011).

3 RES6 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 know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved

Policies (November 2012).

5 RES8 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.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

6 RES9 Landscaping (including refuse/cycle storage)

Notwithstanding the plans hereby approved in relation to refuse storage and parking layout, no development shall take place until a layout/landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting

2.g Sustainable Urban Drainage Systems

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 Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and 5.17 (refuse storage) of the London Plan.

7 RES12 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 or other openings shall be constructed in any side elevation or roofslope of either dwelling hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

8 RES14 Outbuildings, extensions and roof alterations

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

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

9 RES13 Obscure Glazing

The windows in the side elevation of both dwellings 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 Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

10 RES16 Code for Sustainable Homes

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

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

REASON

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

11 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

12 RES24 Secured by Design

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

REASON

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

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 Local Plan (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
NPPF1	
NPPF6	
NPPF7	

3 145 **Discharge of Conditions**

Your attention is drawn to conditions 3, 4, 5, 6, 9, 10, 11 and 12 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

4 11 **Building to Approved Drawing**

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

5 115 **Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works 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 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.

6 12 **Encroachment**

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

7 13 **Building Regulations - Demolition and Building Works**

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

plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

8 14 Neighbourly Consideration - include on all residential exts

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).

9 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

10 16 Property Rights/Rights of Light

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

11

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £7,455 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a detached bungalow set within a 610 square metre plot of land on the southern side of Linden Avenue. The detached bungalow is justified towards the western boundary line of the plot, with the width of the plot narrowing behind the rear

elevation of the dwelling.

Originally a square footprint, the single storey dwelling within the plot has undergone a side extension, with the original section of the building being covered with a hipped roof and a hipped and lean to roof above the side extension. The dwelling has a width of 16.9 metres and a depth of 8.12 metres. The extension to the building has been built flush with the principal elevation and has a depth of 5.75 metres. The external walls of the dwelling are covered in white render and the roof is made from brown concrete tiles.

The site is located in a cul-de-sac of Linden Avenue containing 8 dwellings, with only the application dwelling and No.140 Linden Avenue, a detached bungalow sharing the eastern boundary line, being on the southern side of the street. On the northern side of the street are a number of 1 to 2 storey detached dwellings of varying ages and architectural designs, including Nos.177 & 179 Linden Avenue, a pair of modern detached two storey dwellings.

The western boundary line of the site is the shared rear boundary line of No.38 Oak Avenue, a detached bungalow with a conservatory on the rear elevation.

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

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing detached bungalow at the site and the erection of 2 x two storey detached dwellings, one with three bedrooms (western dwelling), one with four bedrooms (eastern dwelling).

The proposed western dwelling would have a maximum width of 11.36 metres, including an attached single width garage, and a maximum depth of 12.07 metres. The design of the dwelling would include a small crown roof above the dwelling, two dormer windows in the principal elevation, a catslide roof on the western facade and maximum height of 7 metres.

The proposed eastern dwelling would have a maximum width of 8.5 metres and a maximum depth of 11.12 metres. The design would include an integral garage, a small two storey projecting section in the principal elevation finished with a hipped roof, a small crown roof over the building, one dormer window in the principal elevation, two dormer windows in the rear elevation and a maximum height of 7 metres.

Both dwellings would be provided with two parking spaces in front of their principal elevations and a private garden area to the rear of the building.

3.3 Relevant Planning History

11121/APP/2012/1282 138 Linden Avenue Ruislip

2 x two storey, 4-bed, detached dwellings with associated parking and amenity space involving the demolition of existing bungalow

Decision: 18-07-2012 Withdrawn

Comment on Relevant Planning History

None relevant.

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.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

H3 Loss and replacement of residential accommodation

H4 Mix of housing units

H5 Dwellings suitable for large families

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

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 7.3 (2011) Designing out crime
LPP 7.4 (2011) Local character
LPP 7.6 (2011) Architecture
NPPF1
NPPF6
NPPF7

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

9 neighbouring dwellings and the Eastcote Residents Association were notified of the proposed development on 4th September 2012. A site notice was erected on the 11th September 2012. Three individual replies and a petition with 23 signatures received, objecting on the following grounds:

- i) Harm to the character and appearance of the area;
- ii) Loss of light;
- iii) Loss of privacy;
- iv) Unacceptable increase in density;
- v) Parking layout
- vi) Harm to infrastructure;
- vii) Inaccurate plans;

Issues i)-v) are considered in the main body of the report. The proposed scheme is not considered to significantly impact the existing drainage at the site and this would not form a material planning consideration. A neighbour has questioned the plans showing that 36 Oak Avenue is not correctly indicated on the plans. The northern square containing this property on the plans is an attached wooden car port and brick garage. The living accommodation is the southern square as shown on plan reference 2983 PD 02 Rev. C, which is a detached bungalow with gable ends in the principal and rear elevations and habitable rooms in the loft space.

Internal Consultees

TREES AND LANDSCAPING

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.

- No trees or other significant landscape features will be affected by the proposal. A small Cherry tree in the rear garden of the neighbouring property (number 38), should be unaffected by the development and the Apple trees and a Holly along the rear garden boundaries should be protected and retained as part of the landscape layout.
- The proposed layout provides a total of four parking spaces which will dominate the front gardens. However, some space has been reserved for soft landscape in the form of small areas of lawn and hedges. The Council seeks to secure a reasonable proportion (minimum 25% by area) of soft

landscape enhancement to front gardens.

- DCLG/EA guidance requires new driveways to comply with SUDS requirements.

- External storage for bikes and bins can have a detrimental visual impact on the front garden and streetscape. In this case the bins are shown within the side passages/rear garden from where they will be hidden from public view which is ideal.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions RES6, RES8, RES9
(parts 1, 2, 5 and 6)

ACCESS OFFICER:

1. Level access should be achieved. Entry to the proposed dwelling appears to be stepped, which would be contrary to the above policy requirement. Details in this regard should be requested prior to any grant of planning permission.

2. Unit 1: the entrance level WC should be reconfigured so that a wheelchair user can access the side transfer area straightforwardly, rather than negotiate the gap between the toilet pan and handbasin. The first-floor bathroom proposed between bedroom three and four requires the handbasin to be positioned on the wall opposite, so that the transfer space to the side of the toilet pan can be accessed with the ease.

3. Unit 2: the handbasin within the entrance level WC should be relocated to the wall opposite. Likewise, the handbasin shown within the first-floor bathroom between bedroom one and two, should be repositioned to the wall opposite.

4. To allow entrance level WC and at least one bathroom at first floor to be used as a wet room in future, plans should indicate floor gulley drainage, with the technical specifications detailed on plan.

5. The plans should indicate the location of a future through the ceiling wheelchair lift.

Conclusion: revised plans should be requested as a prerequisite to any planning approval.

Officer Comment: Revised plans have been received which address the issues raised by the Access Officer.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H3 of the adopted UDP (Saved Policies September 2007) states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in the residential accommodation will be sought.

The proposed development would result in the loss of the existing bungalow, however, it would result in an overall increase in the level of residential accommodation at the site.

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere.

The proposed development is outside of a town centre and would provide 1 x 3 bedroom dwelling and 1 x 4 bedroom dwelling which are considered to be family accommodation. Therefore, the proposal is in accordance with Policies H3, H4 and H5 of the Hillingdon Local Plan: Part 2(November 2012) and the London Plan (July 2011) and is acceptable in principle.

7.02 Density of the proposed development

The proposal would have density scores of 32.78 units per hectare and 229.5 habitable rooms per hectare.

Policy 3.5 of the London Plan (July 2011) requires a site with a PTAL score of 2 to have the densities of between 35-65 units per hectare and 150-250 habitable rooms per hectare.

Whilst the number of units per hectare is slightly below the required density score, the proposal is considered in keeping with the established residential layout of the surrounding streets and no objection is raised in this regard.

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

Not applicable to this application.

7.04 Airport safeguarding

The application site is sufficiently distanced from the nearest airport to ensure the proposed new dwellings would not harm the safeguarding on an airdrome.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

A number of neighbouring occupiers have objected to the proposal based on the harm to the character and appearance of the area. On the opposite side of the street to application site are 4 x two storey dwellings and 2 x bungalows. Therefore, the provision of 2 x two storey dwellings in replacement of a bungalow is considered not to harm the character of the area in terms of the heights of the buildings proposed.

In terms of design, the pair of dwellings would have minimal symmetry between the properties. However, this section of Linden avenue is characterised by a mixture of buildings and a variance in architectural design between the premises. Indeed the one anomaly in the street is the pair of symmetrical modern dwellings at the end of the northern side of the road. Therefore, the use of differing designs between the dwellings is considered in keeping with the character and appearance of the area. Whilst the use of crown roofs on the dwellings would not be in keeping with the traditional roofslopes of the neighbouring properties, the level of harm to the appearance of the area is considered not to be so great to warrant a refusal of the application. Therefore, the development is considered to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2(November 2012) and the London Plan (July 2011).

7.08 Impact on neighbours

The application is a resubmission which has redesigned the western dwelling to minimise the impact to No.36 Oak Avenue. On plan reference 2983 PD 02 Rev. C, the applicant has compared the distance separation between the rear elevation of No.38 Oak Avenue to the proposed western dwelling and the existing bungalow. The plan shows that the catslide roof would ensure the upper floor of the building is situated further away from the rear elevation of this neighbouring occupier than the existing roof slope at a distance separation of 15 metres. The proposed height of the western building at this distance separation would be 5 metres, with the roof pitching away from this No.38 Oak Avenue. Given the eastern orientation of the western dwelling to No.38 Oak Avenue, this neighbouring property would only receive light over the proposed dwelling in the early hours of summer months. Therefore, the impact to this neighbouring occupier in terms of loss of light is considered acceptable in this instance. No.36 Oak Avenue also has a conservatory on the southern side of the building, which is not plotted on the plans. Given the glazed nature of this structure, it would still receive adequate daylight and the orientation would again ensure the proposed dwelling would only impact the sunlight early in the morning during the summer months.

The eastern dwelling would cause no conflict of the 45 degree guideline when taken from

the rear elevation of No.140 Linden Avenue. Therefore, the proposal would cause no unacceptably harmful loss of light, loss of outlook or sense of dominance to the occupiers of this neighbouring property.

The occupiers of No.38 Oak Avenue have objected to the proposal due to the loss of privacy to their property. The rear elevation of this neighbouring dwelling would not be within 21 metres, nor 24 metres, when a 45 degree visual splay is taken from the first floor window in the rear elevation of the western dwelling. Whilst a proportion of the garden area of No.38 Oak Avenue would be within this visual splay, the overlooking of neighbouring gardens in this manner is no worse than in most linear residential layouts. Therefore, the level of harm to this neighbouring occupier from the overlooking of the garden space is considered not to be so great to warrant a refusal of this application.

Therefore, the proposal is considered to have an acceptable impact on the residential amenity of all neighbouring occupier, in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2(November 2012).

7.09 Living conditions for future occupiers

The proposed eastern and western dwellings would have internal floor areas of 134 square metres and 143 square metres (excluding garages) respectively. Therefore, both dwellings would meet the minimum floor space standards required under Policy 3.5 of the London Plan (July 2011).

The proposed eastern and western dwellings would be provided with 178 square metres and 146 square metres of garden space respectively. Therefore, both dwellings would meet the required garden space standards detailed within the Supplementary Planning Document HDAS: Residential Layouts, in accordance with Policy BE23 of the of the Hillingdon Local Plan: Part 2(November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Both of the proposed dwellings would be provided with a garage measuring 3 metres by 6 metres and two car parking spaces in front of their principal elevations measuring 2.4 metres by 4.8 metres. One of the parking spaces in front of the principal elevation of the western dwelling would be right up to the principal elevation and unsuitable for use. However, this dwelling would still be provided with 2 parking spaces, in accordance with the maximum parking standard.

The provided parking spaces would require cars to exit the site in reverse gear. The site is located in a cul-de-sac of 8 properties and no pavement is provided on this side of the vehicle carriageway. Therefore, given the low level of vehicle movements and the minimal pedestrian movements past the driveways, no objection is raised to this parking arrangement.

Subject to a condition for the removal of the unacceptable parking space as part of the required landscaping plans. No objection would be raised on parking grounds.

The provided garages meet the minimum standard provided within the adopted Car Parking Standards to also allow for the storage of bicycles. Therefore, the proposal is considered acceptable in terms of Policies AM7 and AM14 of the Hillingdon Local Plan: Part 2(November 2012).

7.11 Urban design, access and security

A condition is recommended requiring the dwellings to achieve the secure by design accreditation. With this condition attached, the proposal is considered acceptable in terms of design to minimise crime.

7.12 Disabled access

The Accessibility Officer has raised a number of issues with the design over the proposed dwellings in terms of accessibility. The applicant has submitted amended plans to address these issues and ensure the dwellings will be in accordance with Lifetimes Homes Standards. Therefore, the proposal is considered to meet Policy 3.8 of the London Plan (July 2011) and the HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The trees and landscaping officer has reviewed the proposal and subject to conditions relating to landscape and planting plans, has raised no objection to the proposal. The development would provide at least 25% soft landscaping on the land in front of the principal elevation. Therefore, the development is considered to comply with Policy BE38 of the adopted UDP (Saved Policies September 2007).

7.15 Sustainable waste management

The provided plans show the location of a bin store adjacent the side elevation of the dwellings. However, these bins would block the side passageway to the rear gardens and would not be suitable location. A bin store could easily be accommodated in the rear garden, with the refuse presented to the kerbside on the day of collection. Therefore, subject to the relocation of the bin store as part of the landscaping plans, no objection would be raised over the waste collection from the site.

7.16 Renewable energy / Sustainability

A condition would be added to any approval requiring the dwellings to be built in accordance with Code for Sustainable Homes Level 3.

7.17 Flooding or Drainage Issues

Not applicable this application.

7.18 Noise or Air Quality Issues

Not applicable this application.

7.19 Comments on Public Consultations

The issues raised have been covered in the main body of the report.

7.20 Planning Obligations

The proposed development would add 6 habitable rooms to the site and would create an additional dwelling. Therefore, a contribution towards educational facilities at the site will be required, as detailed under the SPD Planning Obligations, Revised Chapter 4. The applicant has indicated that they are willing to meeting this financial contribution and therefore a S106 agreement is proposed to cover this. The proposed development is therefore considered to comply with Policy R17 of the adopted UDP (Saved Policies September 2007).

7.21 Expediency of enforcement action

Not applicable this application.

7.22 Other Issues

No further issues for comment.

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 this application.

10. CONCLUSION

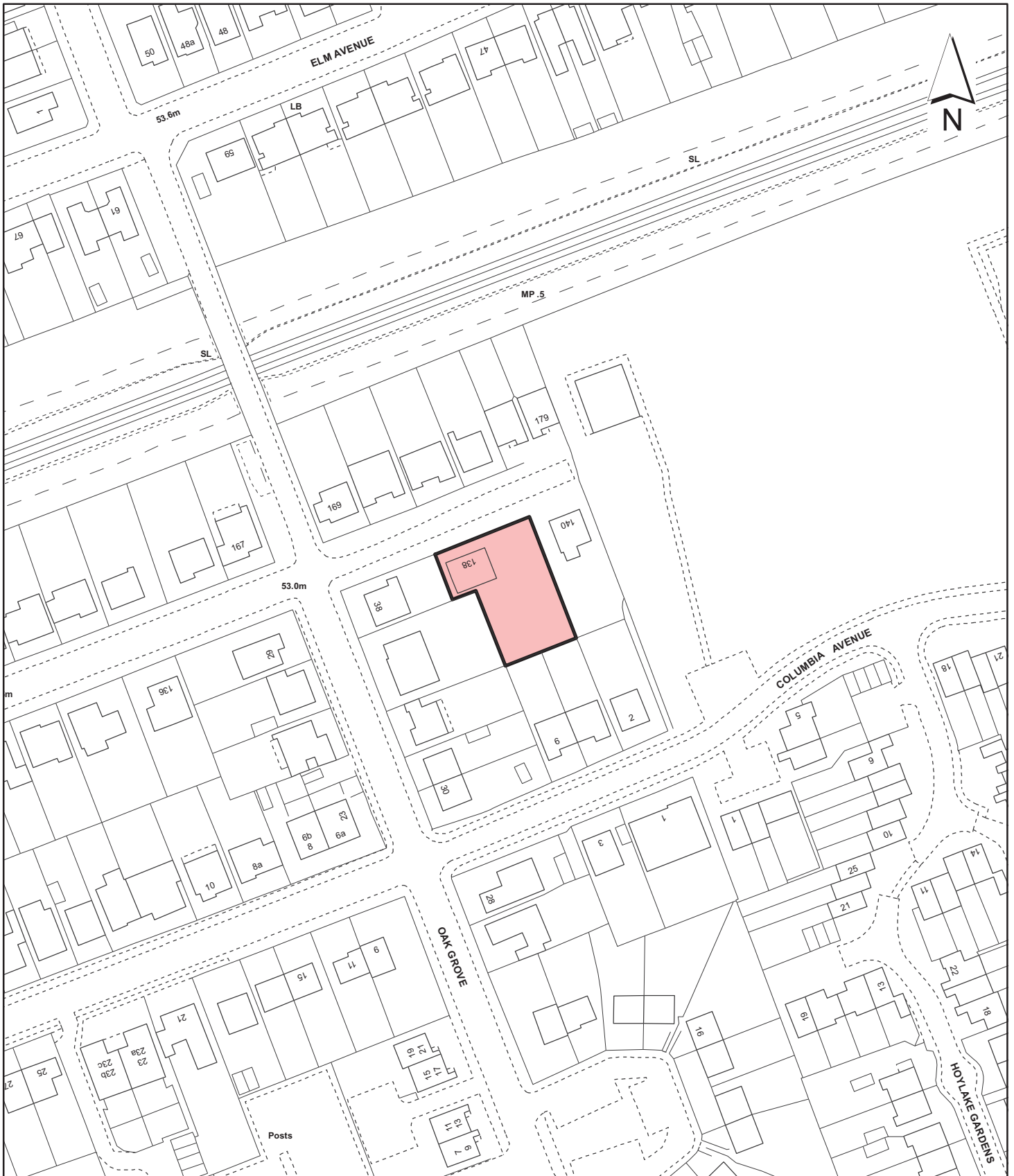
The proposal would provide two family dwellings which would have an acceptable impact on the character and appearance of the surrounding area. The properties would have an acceptable impact on the residential amenity of the neighbouring occupiers and would provide acceptable living conditions for the future occupiers of the properties. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 2 - UDP Saved Policies (November 2012)
HDAS: Residential Layouts
HDAS: Residential Extensions
The London Plan (July 2011)
Supplementary Planning Document Planning Obligations (July 2008)
Supplementary Planning Document Planning Obligations: Revised Chapter 4 (September 2010)

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**138 Linden Avenue
Ruislip**

Planning Application Ref:

11121/APP/2012/1922

Planning Committee

North Page 53

Scale

1:1,250

Date

**November
2012**

**LONDON BOROUGH
OF HILLINGDON
Residents 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 BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

Development: Proposal to enclose the lightwell between the original manor house and the 2 storey car park to create 2 rooms to serve 2 individual flats within the original manor house

LBH Ref Nos: 7610/APP/2012/2637

Drawing Nos: 99225-1401
99225-400 Rev. F
Design, Access and Statement of Significance dated October 2012
Key Plan at Scale 1:1250
99225-402

Date Plans Received: 24/10/2012 **Date(s) of Amendment(s):**

Date Application Valid: 24/10/2012

1. SUMMARY

The application seeks to enclose the screened lightwell located between the original manor house and the 2 storey car park to create 2 rooms to serve 2 ground floor apartments located within the manor house.

The design of the extension is well detailed, would not be readily visible from the front, side or rear of the manor house as the extension will be fully screened by a wall that encloses the bin stores for the flats within Breakspear House, and by built out enabling development to the rear and side. The scheme would not intrude upon the open setting of the Green Belt, or have a detrimental impact upon the appearance or architectural integrity of the manor house or present any amenity issues. Accordingly the scheme is considered acceptable and consistent with relevant adopted Council planning policies and is thus recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 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 of the Hillingdon Local Plan: Part One and Part Two - Saved UDP Policies and the London Plan (July 2011).

3 CAC14 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Drawing showing how the ceiling level detail avoids the fanlight.
- (b) Samples of the brick and mortar mix for the front elevation and of the natural stone coping, cill, and door threshold.
- (c) Drawing of the design and method of construction of the glazed rear elevation (at minimum 1:20 scale).
- (d) Drawing detail showing how the ceiling level avoids the fanlight.
- (e) Design and method of construction of sash windows and timber door frontage (including cross section of glazing bar)
- (f) Details of method of ventilation to the extension.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

4 NONSC Non Standard Condition

The scheme shall be completed with the following:

- (i) Lead shall be used on the roof and dressed up into the brickwork/render of the end elevation
- (ii) The projecting stump of brickwork (the end of a vault) shall be retained

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

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 Local Plan: Part One and Part Two - Saved UDP Policies set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) Green Belt
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.

BE21

Siting, bulk and proximity of new buildings/extensions.

3 112 Notification to Building Contractors

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

3. CONSIDERATIONS

3.1 Site and Locality

Breakspear House is a Grade 1 listed building and is located on the south western side of Breakspear Road North approximately 1 kilometre to the south east of Harefield Village. The proposed extension is situated on the flank north west facing wall of the manor house and sandwiched between this flank wall and the enabling development 2 storey car park.

The site is screened from the front (north east facing) elevation of the manor house by an original wall running off the external north west corner of the manor house and to the south west (the rear of the manor house) and to the side (north west) by enabling development. The site of the existing lightwell was filled by a boiler house building when Breakspeare House was a single dwelling house.

3.2 Proposed Scheme

The extension would be a linear rectangular extension no wider than 3.35m wide and 13.6m long occupying the full width (3.35m) of the existing lightwell. Its external footprint would be approximately 46 sq.m.

The extension would be attached to the flank wall of the original manor house but is set back from the front and rear elevation of the manor house to provide for two small outdoor spaces opening off the extensions - both of these outdoor 'terrace spaces' are less than 10sq.m in area.

The extension would be finished with a flat roof and contain 4 light roofs. The maximum height of the extension (to the top of the maximum height of the roof light) would be 3.45m. The extension would be screened from all side by existing walls that are substantially higher than the extension itself (the wall to the north west serving the bin store is 4.1m high).

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- LPP 7.8 (2011) Heritage assets and archaeology
- LPP 7.16 (2011) Green Belt
- BE4 New development within or on the fringes of conservation areas
- BE8 Planning applications for alteration or extension of listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE21 Siting, bulk and proximity of new buildings/extensions.

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

A site notice was displayed and a press notice was placed. No comments were received.

English Heritage: No objection, sought it to be determined in accordance with local and national guidance, and on the basis of the Council's specialist conservation officer advice.

Harefield Conservation Area Advisory Panel: The Panel, having considered the application very carefully, has no objection to the proposal and recommends approval

Internal Consultees

CONSERVATION OFFICER:

No objection following receipt of revised drawings and further information that can be addressed by condition relating to the following:-

- . Confirmation the front elevation will be traditional, in brick and include cambered arches over the opens etc. In contrast, the rear can be lightweight, modern and glazed.
- Revised drawings showing the ceiling level avoids the fanlight.
- Revised drawings that the projecting stump of brickwork (the end of a vault) in the end wall of the house should be retained.
- Following receipt drawing the introduction of the parapet to the front elevation could do with being taller to hide the rooflight to the rear
- Following confirmation the lead forming the roof will be dressed up into the brickwork/render of the end elevation.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application for modest extension to 2 residential flats located within the manor house presents no issues of the principle of the development subject to it not having an adverse impact on the Green Belt or upon the architectural integrity of this Grade 1 listed building.

7.02 Density of the proposed development

Not applicable to this application.

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

Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies require that any extensions and alterations to listed buildings do not have any detrimental impact on the architectural integrity of the listed building, its historic value or its visual appearance and setting. The proposed development is not visible (except from above and its flat roof with roof lights from the adjacent top storey of the enabling development car park) and would involve minimal impact upon the flank wall of Breakspear House in terms of structural means of attachment. Accordingly it is considered the scheme is consistent with the aforementioned Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The scheme would not be visible from any direction and would not intensify the general use of the wider site accordingly the extension is not considered to raise any Green Belt issues and is consistent with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.07 Impact on the character & appearance of the area

The extension would not be visible from the wider area or indeed from the immediate landscaped grounds of Breakspear House and therefore is considered will have no adverse impact on the character or appearance of the area.

7.08 Impact on neighbours

The extension is situated on a flank wall of the house and would provide no opportunity for overlooking into any residential units within the house or the adjacent enabling houses and presents no adverse change in terms of potential noise from the associated outside spaces compared to the presence of the existing lightwell accordingly the scheme is considered to comply with BE24 of Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.09 Living conditions for future occupiers

The site of the extension currently serves as a lightwell and outdoor amenity space for the two flats which the extension would serve. However given it is linear in shape, north facing and enclosed on all 4 sides by high walls it gain little sunlight and provide little amenity value to these flats as outdoor amenity space. Enclosing this space to provide an extension to the existing units, with retention of 2 outdoor terraces is considered to provide more useful space for the future occupants of these flats. Accordingly the scheme is considered to comply with Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

The changes proposed would not impact upon the security of the 2 residential flats the extension would serve.

7.12 Disabled access

The proposed changes would not impact on the primary access into the 2 flats the extension would serve.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application..

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The scheme that infills an existing lightwell (that is presently capable of producing a certain degree of echo) is not considered to raise any adverse noise or any air quality issues.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other

opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The main planning issue is a heritage concern that the extension does not having an adverse impact on the architectural integrity of the manor house or upon the character of the Harefield Conservation Area and the open appearance of the Green Belt. The modest extension is considered acceptable, subject to appropriate conditions to safeguard the historic fabric and appearance of the listed building and comply with relevant OL4, BE4, BE8, BE9, BE13, BE15, BE19, BE25 policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies

11. Reference Documents

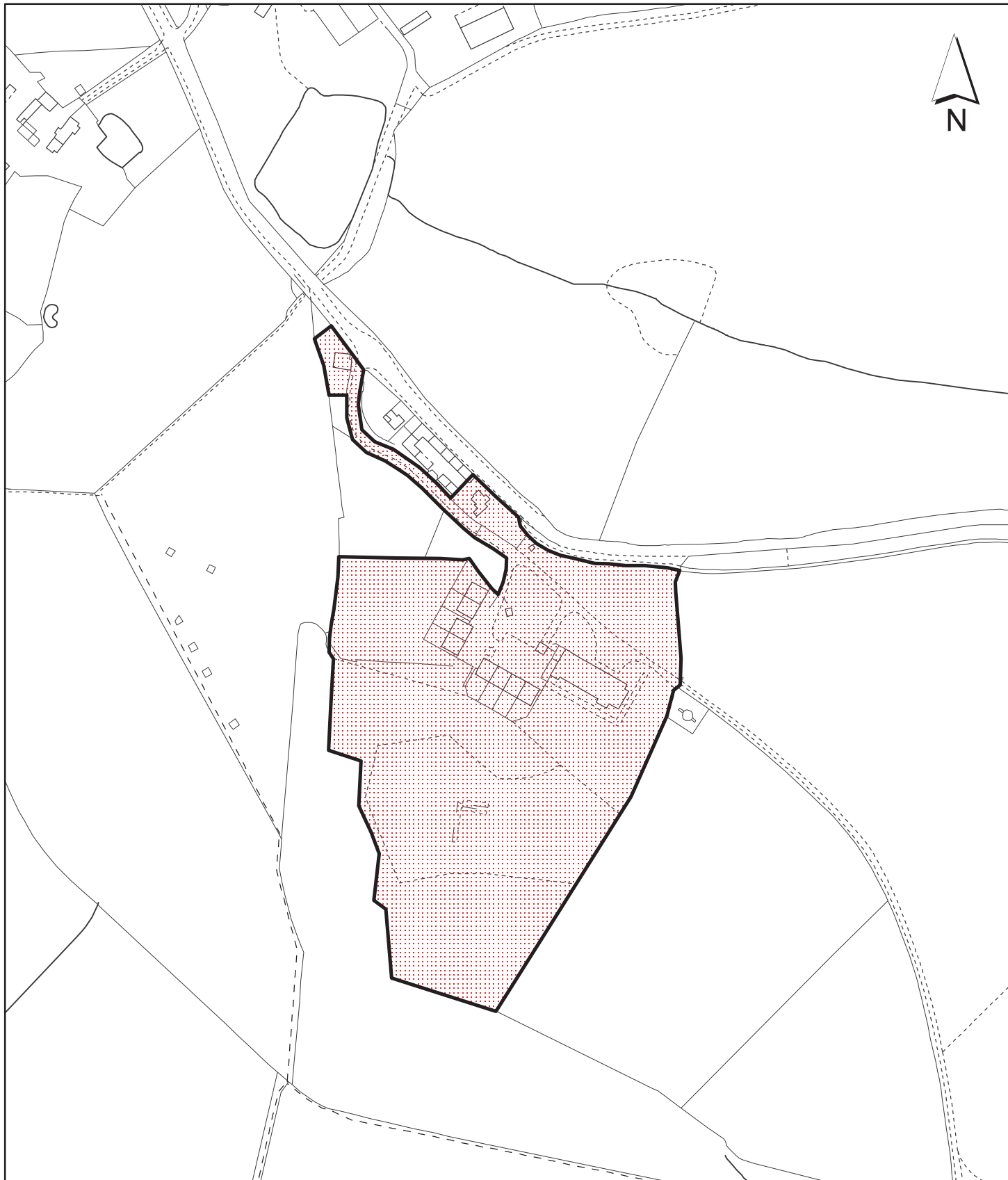
National Planning Policy Framework

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

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Site Address

**Breakspear House
 Breakspear Road North
 Harefield**

Planning Application Ref:
7610/APP/2012/2637

Planning Committee
North Page 62

Scale
1:3,000

Date
November 2012

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

Report of the Head of Planning & Enforcement Services

Address BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

Development: Proposal to enclose the lightwell between the original manor house and the 2 storey car park to create 2 rooms to serve 2 individual flats within the original manor house (Application for Listed building Consent)

LBH Ref Nos: 7610/APP/2012/2638

Drawing Nos:

Date Plans Received: 24/10/2012 **Date(s) of Amendment(s):**

Date Application Valid: 24/10/2012

1. CONSIDERATIONS

1.1 Site and Locality

Breakspear House is a Grade 1 listed building and is located on the south western side of Breakspear Road North approximately 1 kilometre to the south east of Harefield Village. The proposed extension is situated on the flank north west facing wall of the manor house and sandwiched between this flank wall and the enabling development 2 storey car park.

The site is screened from the front (north east facing) elevation of the manor house by an original wall running off the external north west corner of the manor house and to the south west (the rear of the manor house) and to the side (north west) by enabling development. The site of the existing lightwell was filled by a boiler house building when Breakspear House was a single dwelling house.

1.2 Proposed Scheme

The extension would be a linear rectangular extension no wider than 3.35m wide and 13.6m long occupying the full width (3.35m) of the existing lightwell. Its external footprint would be approximately 46 sq.m.

The extension would be attached to the flank wall of the original manor house but is set back from the front and rear elevation of the manor house to provide for two small outdoor spaces opening off the extensions - both of these outdoor 'terrace spaces' are less than 10sq.m in area.

The extension would be finished with a flat roof and contain 4 light roofs. The maximum height of the extension (to the top of the maximum height of the roof light) would be 3.45m. The extension would be screened from all side by existing walls that are substantially higher than the extension itself (the wall to the north west serving the bin store is 4.1m high).

1.3 Relevant Planning History

7610/APP/2012/2637 Breakspear House Breakspear Road North Harefield

Proposal to enclose the lightwell between the original manor house and the 2 storey car park to

create 2 rooms to serve 2 individual flats within the original manor house

Decision Date:

Appeal:

Comment on Planning History

None applicable.

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

A site notice was displayed and a press notice was placed. No comments were received.

EXTERNAL:

English Heritage: No objection, sought it to be determined in accordance with local and national guidance, and on the basis of the Council's specialist conservation officer advice.

Harefield Conservation Area Advisory Panel: The Panel, having considered the application very carefully, has no objection to the proposal and recommends approval

INTERNAL:

CONSERVATION OFFICER:

No objection following receipt of revised drawings and further information that can be addressed by condition relating to the following:-

- Confirmation the front elevation will be traditional, in brick and include cambered arches over the opens etc. In contrast, the rear can be lightweight, modern and glazed.
- Revised drawings showing the ceiling level avoids the fanlight.
- Revised drawings that the projecting stump of brickwork (the end of a vault) in the end wall of the house should be retained.
- Following receipt drawing the introduction of the parapet to the front elevation could do with being taller to hide the rooflight to the rear
- Following confirmation the lead forming the roof will be dressed up into the brickwork/render of the end elevation.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List. Replaced by PT1.HE1 (2012)

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE9 Listed building consent applications for alterations or extensions

5. MAIN PLANNING ISSUES

Policies BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies require any extensions and alterations to listed buildings do not have any detrimental impact on the architectural integrity of the listed building, its historic value or its visual appearance and setting. The scheme will not be visible from any frontage (except from above and through a open door frame within the north east wall running off the main house) and would involve minimal impact upon the flank wall of Breakspear House its structural means of attachment accordingly it is considered the scheme is consistent with the aforementioned Hillingdon Local Plan: Part Two - Saved UDP Policies and is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area Consent

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

REASON

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

2 RES4 Accordance with Approved Plans

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

REASON

To ensure the development complies with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the London Plan (July 2011).

3 CAC14 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Drawing showing how the ceiling level detail avoids the fanlight.
- (b) Samples of the brick and mortar mix for the front elevation and of the natural stone coping, cill, and door threshold.
- (c) Drawing of the design and method of construction of the glazed rear elevation (at minimum 1:20 scale).
- (d) Drawing detail showing how the ceiling level avoids the fanlight.
- e) Design and method of construction of sash windows and timber door frontage (including cross section of glazing bar)
- (f) Details of method of ventilation to the extension.

REASON

To safeguard the special architectural and/or historic interest of the building in

accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

4 NONSC Non Standard Condition

The scheme shall be completed with the following:

- (i) Lead shall be used on the roof and dressed up into the brickwork/render of the end elevation
- (ii) The projecting stump of brickwork (the end of a vault) shall be retained

REASON

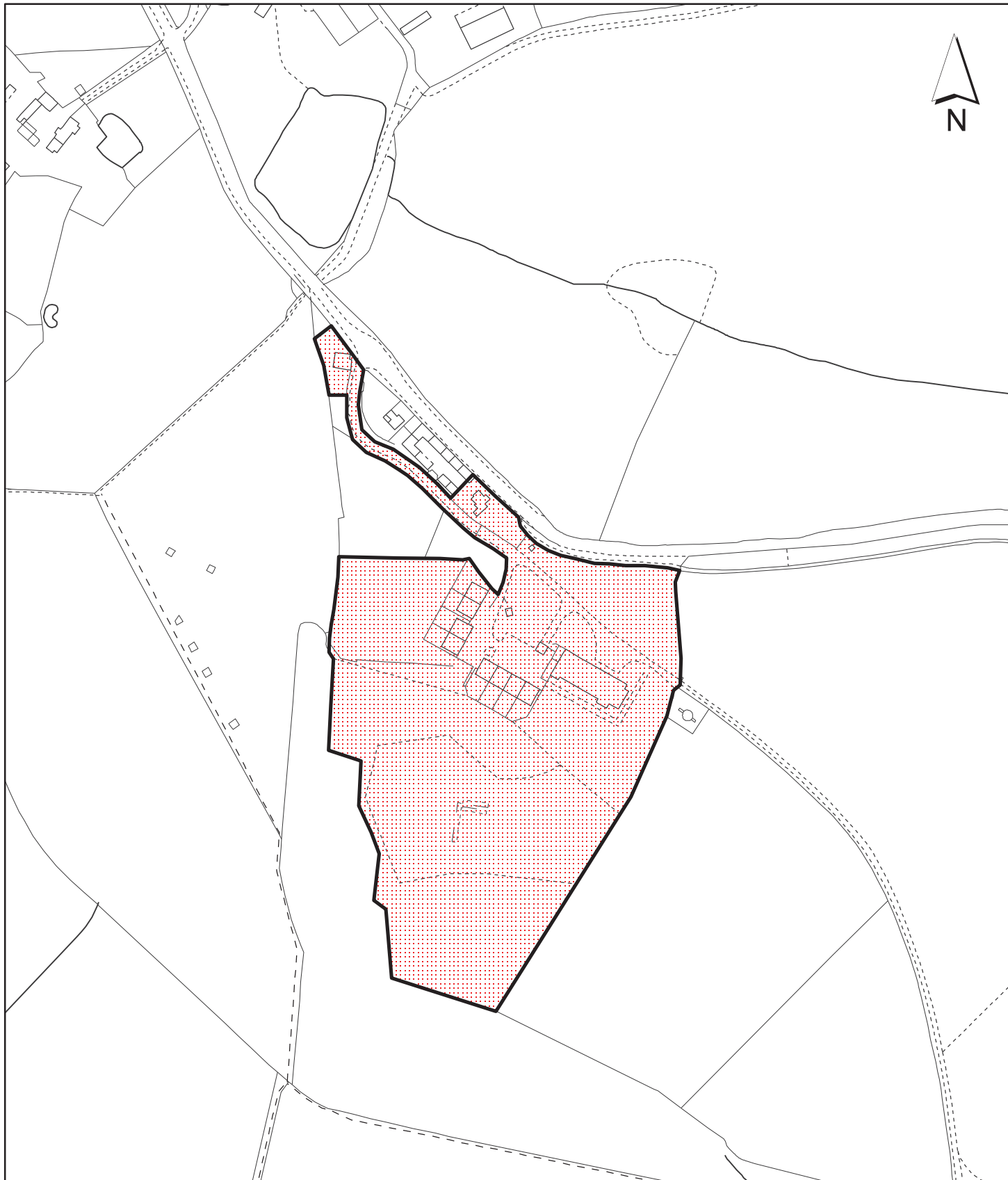
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

INFORMATIVES

- 1** The decision to GRANT listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
 - 2** The decision to GRANT listed building consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.
- BE9 Listed building consent applications for alterations or extensions
- 3** The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Breakspeare House
 Breakspeare Road North
 Harefield**

Planning Application Ref:
7610/APP/2012/2638

Planning Committee
North Page 67

Scale
1:3,000

Date
November 2012

**LONDON BOROUGH
 OF HILLINGDON
 Residents 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 HOLLAND AND HOLLAND SHOOTING GROUND DUCKS HILL ROAD
RUISLIP

Development: Single storey building for use as a corporate facility involving demolition of existing building

LBH Ref Nos: 16568/APP/2012/1423

Drawing Nos: Foundation Plan and Section A-A
Proposed Floor Plan and Elevations - Amended 11/8/2012
Design and Access Statement
History and Supporting Information
Location Plan
Flood Risk Assessment
Floor Plan and Elevations
B-180-4
Design and Access Statement
Existing Block Plan to Scale 1:1250
Foundation Details
Photographs
B-180-5 REV A
Statistical Data & Analysis
B-180-6
Floor Plan & Elevation

Date Plans Received:	12/06/2012	Date(s) of Amendment(s):	25/09/2012
Date Application Valid:	22/06/2012		22/06/2012
			23/11/2012
			15/06/2012
			09/09/2012

1. SUMMARY

The application seeks planning permission for the demolition of the existing corporate facility building at the Holland & Holland Shooting Grounds, Ducks Hill Road and the erection of a replacement corporate facility. The existing building is set within 100 acres of privately owned land, which is classified as Green Belt.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The NPPF requires Local Planning Authorities to 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.

The existing corporate facility is a single storey wooden building with an internal floor area of 222 square metres. The applicant is seeking a modern replacement with an internal floor area of 637 square metres, a 2.37 fold increase in the floor area.

In support of the proposal, the applicant has provided historical data regarding the

business mix of the shooting club. This demonstrates that the majority of their business is now coming from corporate shooting days, with a weighting of these towards the later end of the week and weekend. Given the age of the building, the club is struggling to compete with local competitors who are able to offer fine dining and modern technology to supplement their events.

The supporting information also provides a breakdown of the layout of the new 637 square metre building and establishes that the club would require a building of this size to continue to compete in the corporate market.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable level of harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable and recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, titled Floor Plans & Elevations and submitted 23rd November 2012, and shall thereafter be retained/maintained for as long as the development remains in existence.

No importation of material or modification of landforms shall take place other than those indicated in the approved plans and documentation.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 2 and the London Plan (July 2011).

3 COM6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy BE13 of the Hillingdon Local Plan Part 2.

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies OL1 and BE13 of the Hillingdon Local Plan Part 2.

5 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.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policies OL2 and BE38 of the Hillingdon Local Plan Part 2.

6 COM9 Landscaping (including refuse/cycle storage)

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.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.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.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 Local Plan Part 2 and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

7 COM15 Sustainable Water Management

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

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan Part 2 and the London Plan (July 2011) Policy 5.12.

8 COM31 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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.

9 NONSC Non Standard Condition

No development shall take place until a detailed energy assessment has been submitted to and approved in writing by the Local Planning Authority. The detailed assessment shall demonstrate how the relevant phase will reduce regulated CO2 emissions by 25% (compared to 2010 Building Regulations) and include details and plans of any renewable energy technologies required to meet the emissions reduction.

REASON

To ensure the development contributes a minimum 25% reduction in regulated CO2 emissions in accordance with London Plan (July 2011) Policy 5.2.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces

	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of 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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.16	(2011) Green Belt

3

On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 7th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 11 **Building to Approved Drawing**

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

5 115 **Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works 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 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.

6 13 Building Regulations - Demolition and Building Works

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

7 133 Tree(s) Protected by a Tree Preservation Order

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

8 145 Discharge of Conditions

Your attention is drawn to conditions, 3, 4, 5, 6, 7, 8 & 9 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the Holland and Holland Shooting Grounds off the highway of Ducks Hill Road. The buildings at the site are situated approximately 350 metres from the public highway at the end of the private access driveway into the site. The main structures at the shooting grounds are the larger lodge building and the smaller corporate facility building, which is the subject of this application.

The existing corporate facility building is a single storey wooden structure with two gable end, pitched roof sections and a mansard style crown roof towards the rear of the building, which was an extension added 10 years ago. Contained within the building is an entrance room at the front of the building which provides access to the main toilets and a galley style kitchen area. A larger second dining room is situated to the rear of the building, which is also accessible from the kitchen. The corporate facility building has a rectangular shape with an internal floor area of 222 square metres.

The site has a car park with 40 spaces located off the main drive at the site, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan Part 2 and is surrounded by open countryside.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing single storey corporate facility building and its replacement with a building with an internal floor area of 637 square metres.

The proposed new building would have an H-shape design, with two gable end wings attached to a pitched roof central core. The building would have a width of 32 metres, with the wing sections having a depth of 21 metres and the central core having a depth of 16 metres. The new corporate facility would provide a reception, 2 x sixty cover dining rooms, an enlarged kitchen, 2 meeting rooms, office and toilets.

The proposed corporate facility would be serviced by the existing car parking areas, which are situated off the main driveway of the site and adjacent the proposed new building.

3.3 Relevant Planning History

16568/APP/2000/965 Holland & Holland Shooting School Ducks Hill Road Northwood
ERECTION OF EXTENSION TO SINGLE STOREY PAVILION

Decision: 12-07-2000 Approved

16568/C/77/1109 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 48sq.m. (Full)(P)

Decision: 04-10-1977 Approved

16568/E/80/0613 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 224sq.m. (Full)(P)

Decision: 09-07-1980 Approved

16568/F/86/0205 Holland & Holland Shooting School Ducks Hill Road Northwood
Extension/Alterations to Leisure premises (P) of 36 sq.m.

Decision: 03-04-1986 Approved

16568/H/87/1902 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of a biodisc treatment plant

Decision: 25-01-1988 Approved

16568/M/88/1864 Holland & Holland Shooting School Ducks Hill Road Northwood
Use of agricultural land as an extension to shooting school grounds.

Decision: 08-02-1989 Approved

16568/N/89/1139 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of automatic clay pigeon trap to existing tower (Application for determination under Section 53 of the Act)

Decision: 16-06-1989 GPD

16568/P/89/1242 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of a single-storey timber shelter

Decision: 17-11-1989 Approved

16568/R/89/2338 Holland & Holland Shooting School Ducks Hill Road Northwood
Retention of renovation works to existing building (former pavilion)

Decision: 22-03-1990 Approved

16568/S/90/0127 Holland & Holland Shooting School Ducks Hill Road Northwood
Renewal of temporary permission for continued use of six acre field for shooting grounds
(Ref:16568M/88/1864)

Decision: 19-06-1990 ALT

16568/T/91/0759 Holland & Holland Shooting School Ducks Hill Road Northwood
Continued use of 6 acre field for shooting grounds

Decision: 04-03-1992 ALT

16568/W/92/1924 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of single-storey extensions to infill a verandah and form an entrance lobby and alterations

Decision: 21-01-1993 Approved

Comment on Relevant Planning History

Planning permission was approved under application reference 16568/APP/2000/965 for the erection of an extension to the corporate facility. The extension has been added to the building and is the large dining room area to the rear of the building, which is viewed from the outside as the crown roof section of the property. This extension added approximately 100% to the footprint of the original pavilion building.

The Lodge building at the site was erected following the approval of planning permission under application reference 16568/E/80/0613 on 9th July 1980.

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.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

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

BE20 Daylight and sunlight considerations.

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

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

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

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

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of 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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 29th June 2012. Expired 20th July 2012.

Given the remote nature of the site, no neighbouring occupiers were notified of the development. However, site notices were erected on the public highway to provide notice of the development. No consultation responses have been received from any neighbouring occupier.

Ward Councillor: Requests that this application be determined at planning committee.

Internal Consultees

HIGHWAYS OFFICER

No objection on highways grounds.

ENVIRONMENTAL PROTECTION OFFICER

No objection, please add the construction site informative to any approval.

TREES AND LANDSCAPING OFFICER

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

· The existing building is set within an area of tarmac car park which wraps around the building.

Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building.

- There is an area of woodland to the south of the site which should be protected during the construction period from building operations such as the contractors access and storage of materials.

- Otherwise any new car parking and soft landscape enhancements (shown within the context of existing planting) should be conditioned.

No objection, subject to conditions COM8, COM9 (parts 1, 2, 4, 5, 6).

ACCESSIBILITY OFFICER

As the proposal would involve the election of an entirely new building, the design should accord with best practice specifications as defined in BS 8300:2009.

The following observations should be applied to ensure an environment that is inclusive to all persons:

1. Accessible car-parking bays should be sited within 40m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300.
2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths should include suitably dropped kerbs at key crossing points.
3. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.
4. The principal entrance door should be provided with a glazed panel giving a zone of visibility from a height of 500mm to 1500mm from the finished floor level.
5. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation) within a zone of 1400mm to 1600mm from the floor, contrasting in colour and luminance with the background seen through the glass in all light conditions. The edges of a glass door should also be apparent when the door is open. If a glass door is adjacent to, or is incorporated within a fully glazed wall, the door and wall should be clearly differentiated from one another, with the door more prominent.
6. Internal door widths should provide a minimum clear opening width of 800mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
7. The proposed plan details and accessible toilet facility for use by disabled people. However, its size and layout appear not to comply with the specifications defined in Approved Document M to the Buildings Regulations 2004.
8. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

Recommended Informatives

9. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
10. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
11. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: Acceptable, subject to suitable planning conditions, attached to any grant of planning permission, that secure the above accessibility provisions.

Officer Comments: The applicant has provided amended plans which have incorporated the recommendations of the Accessibility Officer. Therefore, the proposed development is considered to comply with the requirements of Policy 7.2 of the London Plan (July 2011) and the Hillingdon Design and Accessibility Statement Accessible Hillingdon.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy OL1 of the Hillingdon Local Plan Part 2 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.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that: 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also states that a presumption in favour of sustainable economic development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very

special circumstance for an increase in the size of the building being proposed.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The applicant has provided statistical data which clearly demonstrates that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They have also stated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate.

Outlined within the additional information are the economic benefits provided by the club within the Borough, with 12 full time staff and 30 part time staff at the site. The proposed development would also provide an addition 3 full time positions and 1 part time position. Further to this, at the applicant's best estimates, the benefit to the local economy stands at £400,000, with Holland & Holland bringing 10,000 clients into the surrounding area.

It is important to balance the impact of the proposal on the Green Belt against the benefits of the scheme, in light of the thrust of the Planning for Growth Ministerial Statement, which states, amongst other things, that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth. It goes on to say that the Government's top priority is to promote sustainable economic growth and jobs, and that in determining planning applications appropriate weight should be given to the need to support economic recovery. These are matters should be considered in the overall planning balance for this case.

The applicant has applied to develop the new building in order to bring Holland & Holland's corporate offering in line with surrounding shooting clubs, namely EJ Churchill, West London and Royal Berkshire, both of which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection.

The evidence provided demonstrates that corporate days are now weighed towards the back end of the week, with a reduction in the spread across the week which was seen prior to the recession. The existing building is unsuitable for use by multiple shooting groups and the capacity of the building requires the applicant to hire a marquee on up to 20 occasions a year, in order to meet the capacity requirements of some clients.

The proposed development would result in an almost three fold increase in the external footprint of the building. However, an increase of this size has been justified in the supporting evidence, by clearly establishing the need for 2 x 60 cover dining rooms, a meeting room, lecture theatre and enlarged kitchen all of which are considered to be reasonably required in order for the continued successful operation of the business.

Whilst the increase in the size of the building is considered large, this needs to be taken in context of the site, which consists of 100 plus acres of land. The building itself would be set over 360 metres back from the highway of Ducks Hill Road and is well screened by tree lines to south and east, both of which ensure that the proposed building would not be visible from the public domain. Furthermore, the design of the building has been considered to keep the building to the same height as the existing, ensuring it would not be a prominent addition to the Green Belt when viewed from within the Shooting Club's private grounds.

The applicant takes seriously the maintenance of their land and have embarked on a programme of conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wild flower areas. Therefore, they have designed the low level building to best fit in with the rural nature of the site, which is a key characteristic of the shooting club. Furthermore, the materials to be used will be conditioned to ensure the building best blends into the Green Belt surroundings, with natural materials used where possible, and landscaping improvements to further screen the building will also be sought by condition.

The fact the applicant has such a long track record of managing over 100 acres of Green Belt land weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (re appropriate Green Belt use).

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

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

The application site is sufficiently located from any airport to ensure the development would cause no harm in terms of airport safeguarding.

7.05 Impact on the green belt

The impact on the Green Belt is discussed under the Principle of the Development section of this report.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

7.07 Impact on the character & appearance of the area

The existing building is located within the Green Belt, with the surrounding area characterised by open countryside. The replacement building proposed at the site has been design to have a low pitched roof which keeps the building to the same height as the existing, which is currently well screened and not visible from the public domain. Therefore, subject to landscaping and materials conditions, the proposal is considered to have an acceptable impact on the character of the surrounding area, in accordance with

Policies BE13 and BE19 of the Hillingdon Local Plan Part 2.

7.08 Impact on neighbours

The proposed corporate facility is located over 500 metres from the nearest neighbouring building. Therefore, the single storey building is considered to have an acceptable impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, the development is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site has a sizeable car park located off the main driveway to the east of the buildings at the site, with further parking available behind the existing corporate facility. The parking areas provide 40 spaces and 1 disabled space within the site. The Council's Highways Officer considers that the proposed parking would be sufficient to service the proposed enlarged corporate facility and the existing parking requirements for the site. Therefore, the application is considered to comply with Policy AM14 of the Hillingdon Local Plan Part 2.

The applicant has provided no details of a covered and secure cycle store at the site. However, the site could easily accommodate such provision and this can be secured by condition.

7.11 Urban design, access and security

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain.

7.12 Disabled access

The Accessibility Officer has reviewed the proposal and has noted 11 requirements which the new corporate centre would be required to meet to ensure it would be accessible by all. The points raised have been addressed by the applicant who has submitted amended plans and no objection is raised on accessibility grounds.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The existing building is set within an area of tarmac car park which wraps around the building. Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building. Therefore, subject to conditions relating to landscaping plans at the site, no objection is raised in this matter.

7.15 Sustainable waste management

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

7.16 Renewable energy / Sustainability

The applicant has stated that the building would meet Building Regulation Part L, but provides no details of the renewable energy technology or sustainability measures to be included at the site. However, as this is for the development of a new building it is envisaged that these could be included into the scheme by condition. Therefore, subject to a condition requiring an energy efficient report showing how the Mayors Energy

Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 10% of the sites energy needs through on site renewable energy generation, no objection is raised in this matter.

7.17 Flooding or Drainage Issues

The application site is outside of Flood Zones 2 and 3 and the proposal is considered not to give rise to any significant flood risk issues in the area.

7.18 Noise or Air Quality Issues

The site is set sufficiently far from neighbours to ensure residential amenity would not be affected.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues for comment.

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

None received.

10. CONCLUSION

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, set alongside the applicant's long track record of successfully managing over 100 acres of Green Belt and this management of 100 acres will be on-going, this weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (a use appropriate for Green Belt use).

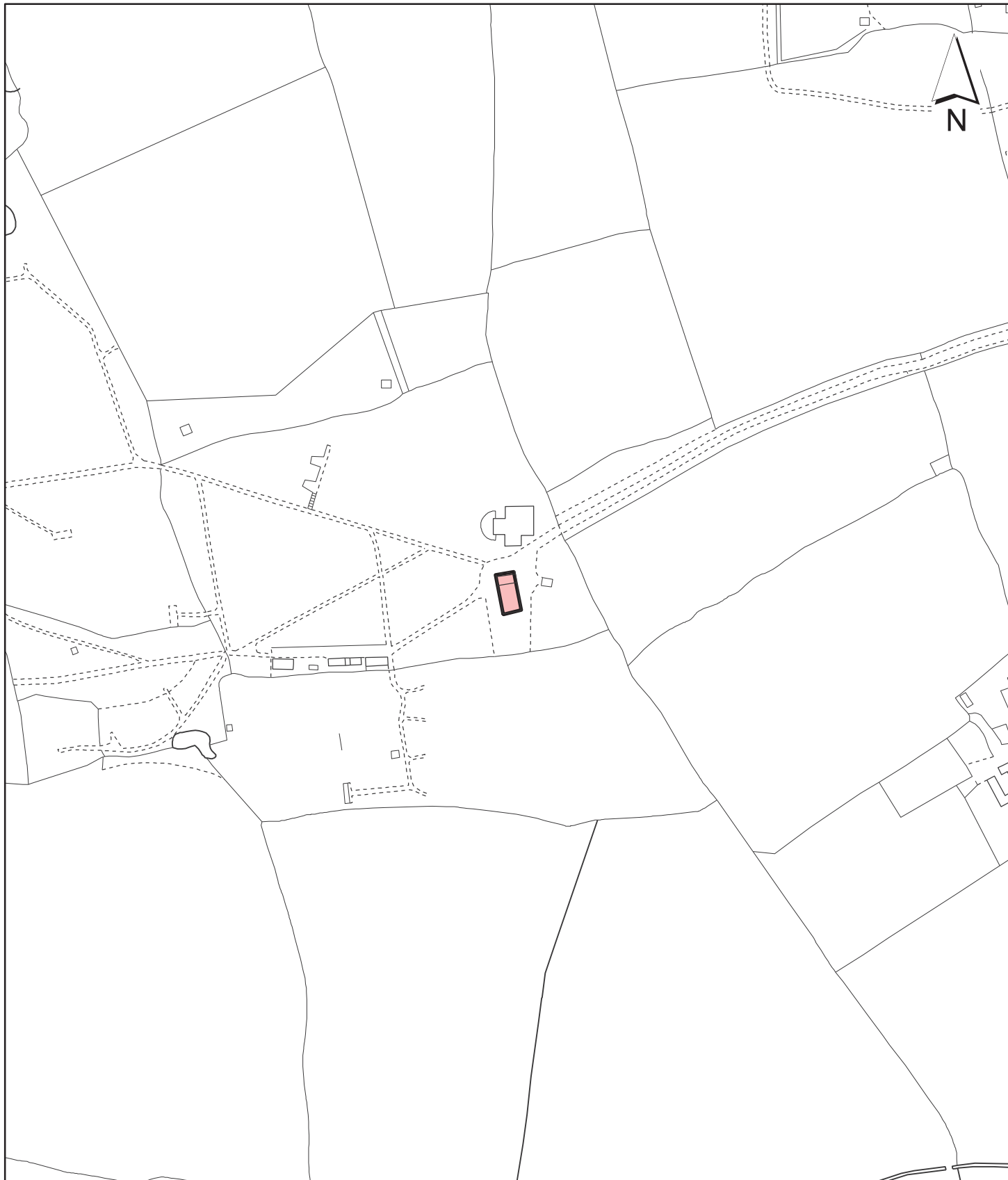
are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2011).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Holland and Holland Shooting Ground
Ducks Hill Road
Northwood**

Planning Application Ref:

16568/APP/2012/1423

Planning Committee

North Page 87

Scale

1:3,000

Date

**November
2012**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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Plans for North Planning Committee

11th December 2012



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 103

Report of the Head of Planning & Enforcement Services

Address LAND AT HIGH MEADOW CLOSE PINNER
Development: Erection of a 45 Bed Care Home (Use Class C2) with associated landscaping and parking.
LBH Ref Nos: 196/APP/2012/1776

Date Plans Received:	20/07/2012	Date(s) of Amendment(s):	12/11/2012
Date Application Valid:	20/08/2012		29/11/2012
			23/07/2012
			26/07/2012
			20/08/2012
			09/11/2012
			24/10/2012
			08/11/2012
			05/11/2012
			07/11/2012
			25/09/2012
			21/08/2012
			26/11/2012
			09/10/2012

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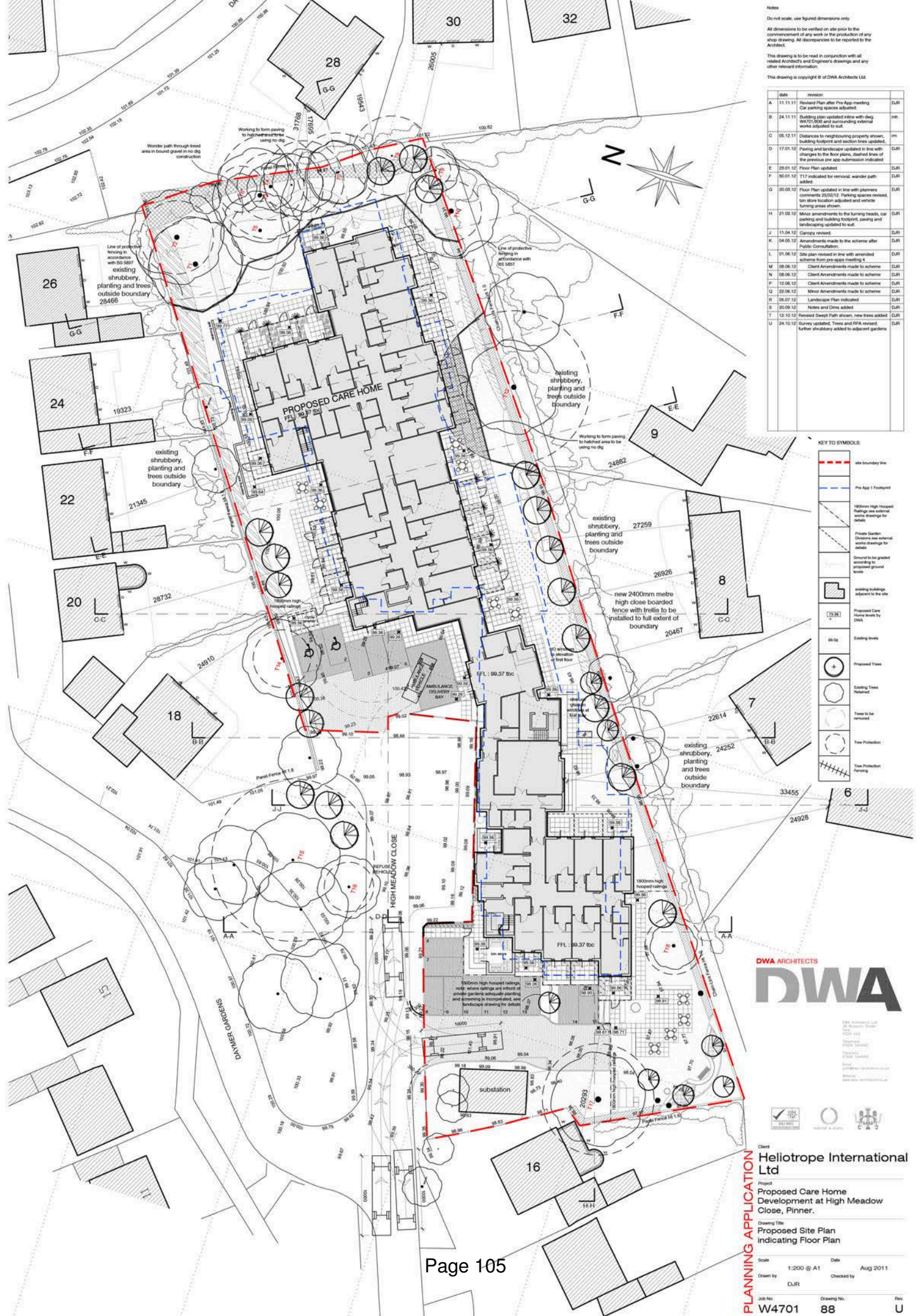
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date	revision	
A	11.11.11	Revised Plan after Pre-App meeting. Car parking spaces adjusted. DJR
B	24.11.11	Building plan updated in line with design 19/10/11 and surrounding external works adjusted to suit. rfb
C	05.12.11	Distances to neighbouring property shown, building footprint and section lines updated. mm
D	17.01.12	Planting and landscape updated in line with changes to the floor plans, dashed lines of the previous pre app submission indicated. DJR
E	25.01.12	Floor Plan updated. DJR
F	30.01.12	T17 indicated for removal, wander path added. DJR
G	20.03.12	Floor Plan updated in line with planners comments 02/03/12. Parking spaces revised, bin store location adjusted and vehicle turning areas shown. DJR
H	21.03.12	Minor amendments to the turning heads, car parking and building footprint, paving and landscaping updated to suit. DJR
J	11.04.12	Clarity revised. DJR
K	04.05.12	Amendments made to the scheme after Public Consultation. DJR
L	01.06.12	Site plan revised in line with amended scheme from pre-app meeting 4. DJR
M	08.06.12	Client Amendments made to scheme. DJR
N	08.06.12	Client Amendments made to scheme. DJR
P	12.06.12	Client Amendments made to scheme. DJR
Q	22.06.12	Minor Amendments made to scheme. DJR
R	26.07.12	Landscape Plan indicated. DJR
S	20.09.12	Notes and Dims added. DJR
T	12.10.12	Revised Swept Path shown, new trees added. DJR
U	24.10.12	Drawings updated. Trees and other features further shrubbery added to adjacent gardens. DJR

KEY TO SYMBOLS

- site boundary line
- Pre App 1 Footprint
- 1800mm High Hooped Railings see external works drawings for details
- Private Garden. Crossings see external works drawings for details
- Ground to be graded according to proposed ground levels
- existing buildings adjacent to the site
- Proposed Care Home levels by DWA
- Existing levels
- Proposed Trees
- Existing Trees Retained
- Trees to be removed
- Tree Protection
- Tree Protection Fencing



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 Website: www.dwaarchitects.com

Client
Heliotrope International Ltd

Project
Proposed Care Home Development at High Meadow Close, Pinner.

Drawing Title
Proposed Site Plan Indicating Floor Plan

Scale
 1:200 @ A1

Date
 Aug 2011

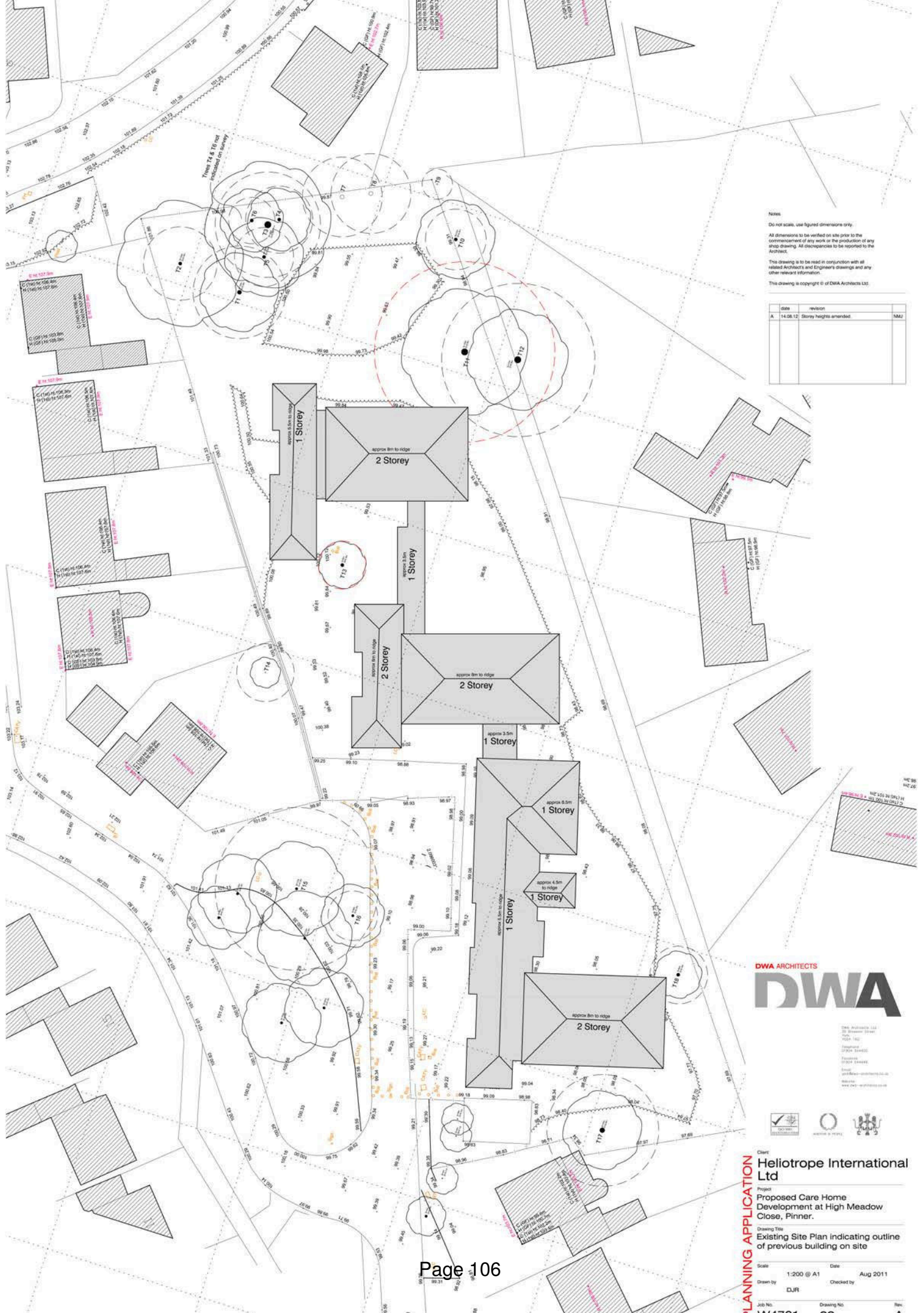
Drawn by
 DJR

Checked by

Job No
 W4701

Drawing No.
 88

Rev.
 U



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date	revision	
A	14.08.12	Storey heights amended

DWA ARCHITECTS
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Client: **Heliotrope International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Pinner.**
 Drawing Title: **Existing Site Plan Indicating outline of previous building on site**
 Scale: 1:200 @ A1 Date: Aug 2011
 Drawn by: DJR Checked by:
 Job No: W4701 Drawing No: 92 Rev: A



GROUND FLOOR
BEDS 1 - 27 (27 Beds)
 Gross external floor area - 1377.5 m²
 Net internal floor area - 1288.5 m²
 Dayspace - 142.5 m²
 = 5.28 m² p/p



LOWER GROUND FLOOR
ANCILLARY
 Gross external floor area - 474.6 m²
 Net internal floor area - 436.5 m²



Notes:
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Rev	Description	By	Date
A	11/11/11 Revised Plans after P10 final meeting	DPH	11/11/11
B	24/11/11 Revised Plans following meeting of planning officer dated 11/11/11	DPH	24/11/11
C	28/12/11 Further updates to plans following meeting of planning officer dated 15/12/11	DPH	28/12/11
D	11/01/12 Floor plans updated following meeting of planning officer dated 05/12/11	DPH	11/01/12
E	20/01/12 Floor plans updated to include glazed lift in Service Porch	DPH	20/01/12
F	20/01/12 Revised section, Treatment and Sludge cleaner added, updates to bedrooms 18 and 19/12/11	DPH	20/01/12
G	20/01/12 Additional details to the plans to the 8-Bed Unit and to show 3 rooms to be used for other services and plan approved. (Revised layout changed to wall)	DPH	20/01/12
H	21/05/12 Minor adjustments to the Treatment room 2	DPH	21/05/12
J	28/09/12 Minor adjustments to the plans of the 8-Bed Unit, Sludge cleaner and lift 18	DPH	28/09/12
K	11/04/12 Change overhead equipment	DPH	11/04/12
L	14/05/12 Amendments made to volume after Public Consultation	DPH	14/05/12
M	21/08/12 Amendments made to volume after P10	DPH	21/08/12
N	28/08/12 Client Amendments made to volume	DPH	28/08/12
O	21/08/12 Client Amendments made to volume	DPH	21/08/12
P	12/09/12 Client Amendments made to volume	DPH	12/09/12
Q	22/09/12 Amendments made to volume	DPH	22/09/12



Client: **Heliotrope International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Pinner.**
 Drawing No: **Lower Ground & Ground Floor Plan**
 Date: **1:100 @ AD Aug 2011**
 Drawn by: **DPH** Checked by:
 Planning Application No: **W4701** Drawing No: **81** Rev: **R**

Notes
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date	revision	by	
A	22.05.12	Client Amendments made to scheme	DJR
B	22.06.12	Client Amendments made to scheme	DJR
C	22.08.12	Client Amendments made to scheme	DJR
D	08.07.13	Client Amendments made to scheme	DJR
E	24.10.13	Survey updated, Trees and FPA revised further shrubbery added to adjacent gardens	DJR



KEY TO SYMBOLS

	site boundary line
	Pre App 1 Footprint
	1800mm High Hooped Railings see external works drawings for details
	Private Garden. Drawings see external works drawings for details
	Ground to be graded according to proposed ground levels
	existing buildings refer to the site
	Proposed Care Home levels by DWA
	Existing levels
	Proposed Trees
	Existing Trees Refered
	Trees to be removed
	Tree Protection
	Tree Protection Fencing



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 www.dwaarchitects.com



Client
Heliotrope International Ltd

Project
Proposed Care Home Development at High Meadow Close, Pinners.

Drawing Title
Proposed Site Plan Indicating First Floor Plan

Scale
 1:200 @ A1

Date
 Aug 2011

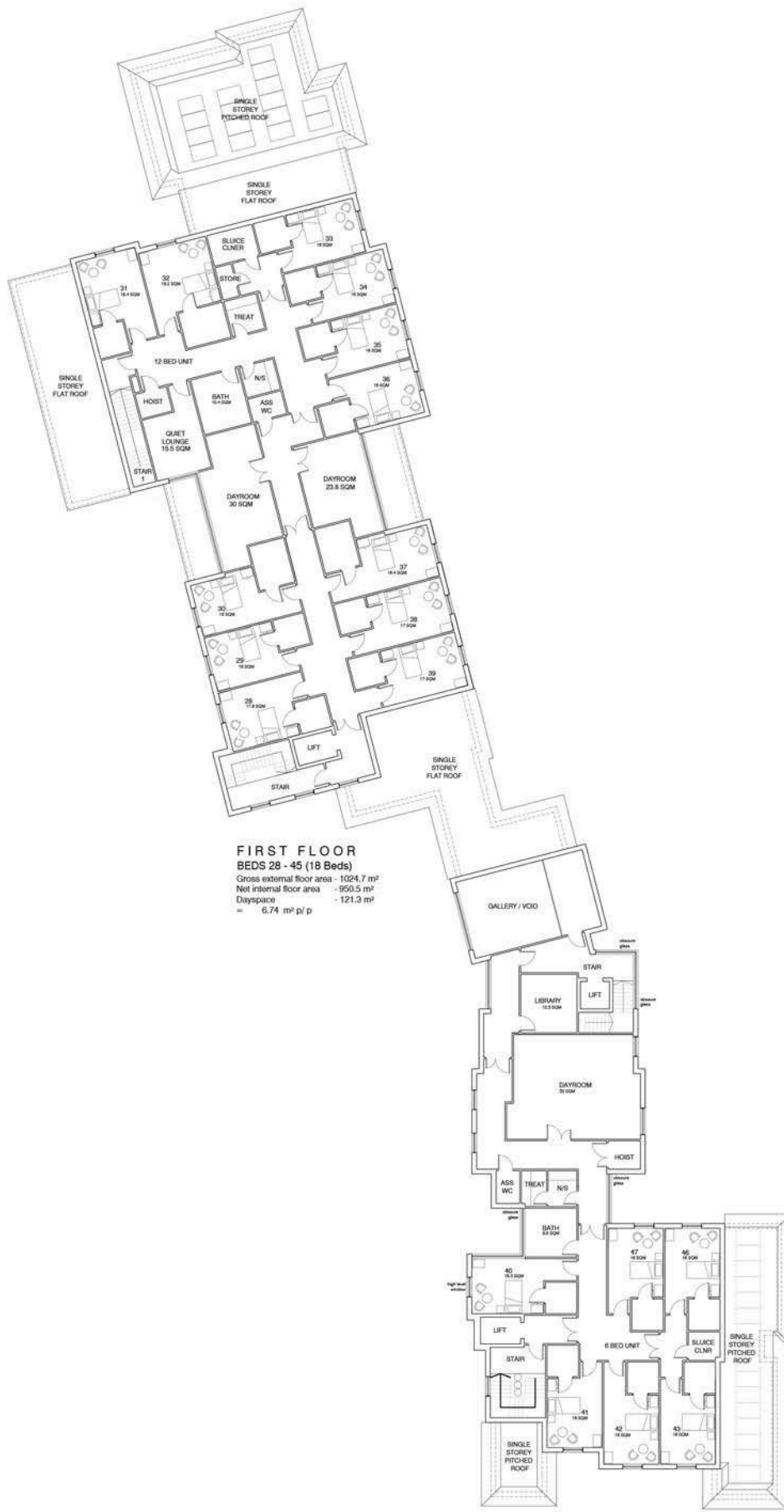
Drawn by
 DJR

Checked by

Job No
 W4701

Drawing No.
 95

Rev.
 E



FIRST FLOOR
BEDS 28 - 45 (18 Beds)
 Gross external floor area - 1024.7 m²
 Net internal floor area - 950.5 m²
 Dayspace - 121.3 m²
 = 6.74 m² p/p

Notes
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 2. All dimensions to be verified on site prior to the commencement of any work, in the production of any final drawing. All dimensions to be reported as B.F. finished.
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DATE	REVISION	BY
15.11.11	Revised Plans after P10 App meeting	JUR
24.11.11	Revised Plan following receipt of planning (10/11/11)	JUR
28.12.11	Further updates to plans following receipt of planning (10/11/11)	JUR
11.01.12	Final plans submitted following approvals from the planning officer (10/11/11)	JUR
22.01.12	Final plans submitted to Health in approved format subject to plan 2	JUR
28.01.12	Final plans submitted to Health in approved format subject to plan 2	JUR
28.02.12	Final plans submitted to Health in approved format subject to plan 2	JUR
27.05.12	Minor adjustments to the layout around the lift	JUR
27.05.12	Minor adjustments to the size of the treatment rooms	JUR
11.04.12	Changes following approval	JUR
24.02.12	Amendments made to address other Public Comment	JUR
21.08.12	Amendments made to address other Public Comment	JUR
11.08.12	Client Amendments made to address other Public Comment	JUR
12.08.12	Client Amendments made to address other Public Comment	JUR
22.08.12	Amendments made to address other Public Comment	JUR
15.08.12	Client amendments approved (10/11/11)	JUR
18.08.12	Final plan submitted to live with plan	JUR

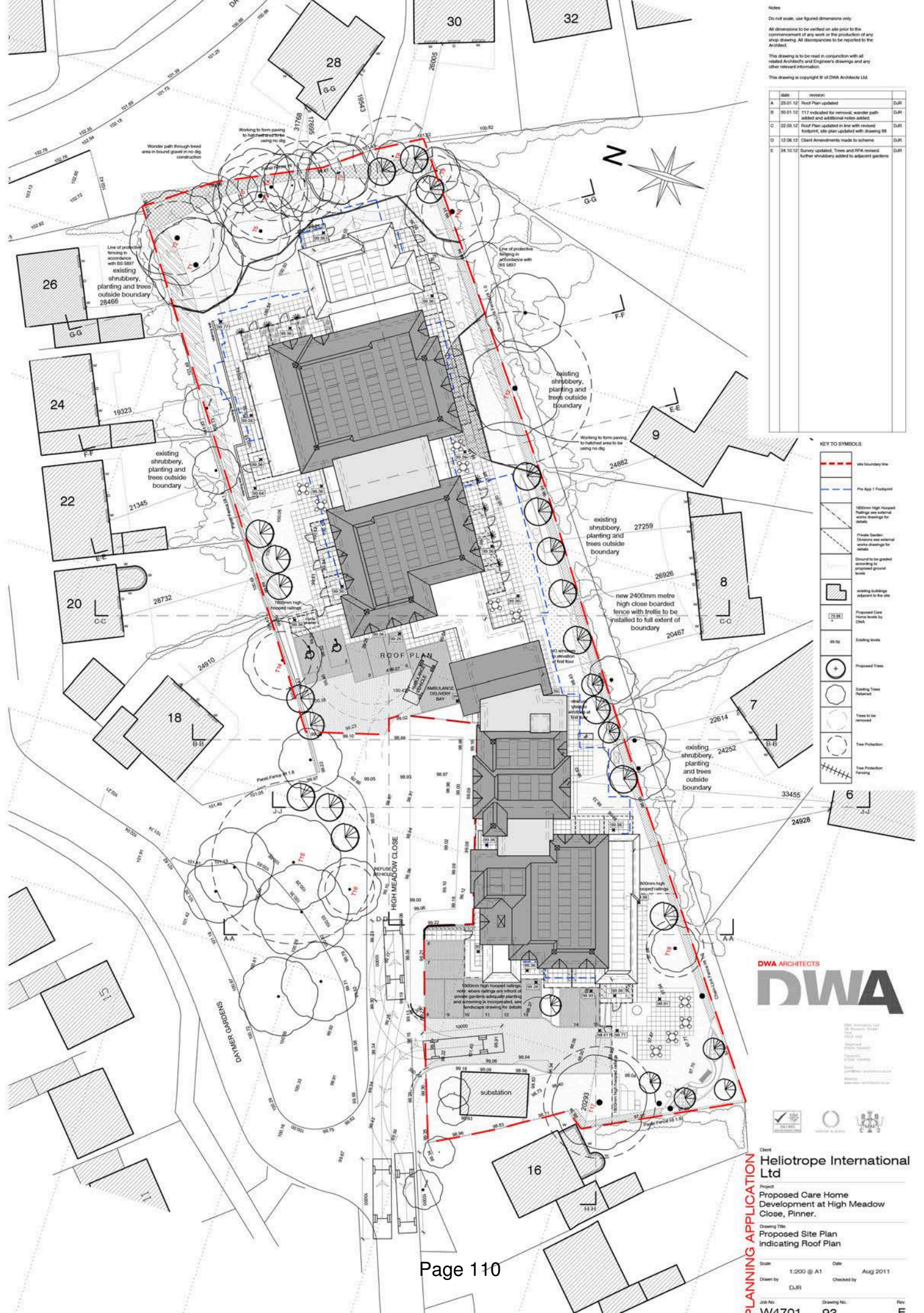


Client: **Heliotrope International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Plimmer**
 Drawing No: **First Floor Plan**

Scale: 1:100 @ A0
 Date: Aug 2011
 Drawn by: JUR
 Checked by:
 Job No: W4701
 Drawing No: 82
 Rev: T

Notes
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date	revision	by	
A	23.02.12	Roof Plan updated	DJR
B	30.01.12	T17 indicated for removal, wander path added and additional notes added	DJR
C	22.08.12	Roof Plan updated in line with revised layout, site plan updated with drawing 08	DJR
D	12.06.12	Client Amendments made to scheme	DJR
E	24.10.12	Survey updated, Trees and OPA revised further shrubbery added to adjacent gardens	DJR



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Client
Heliotrope International Ltd

Project
Proposed Care Home Development at High Meadow Close, Pinner.

Drawing Title
Proposed Site Plan Indicating Roof Plan

Scale
 1:200 @ A1

Date
 Aug 2011

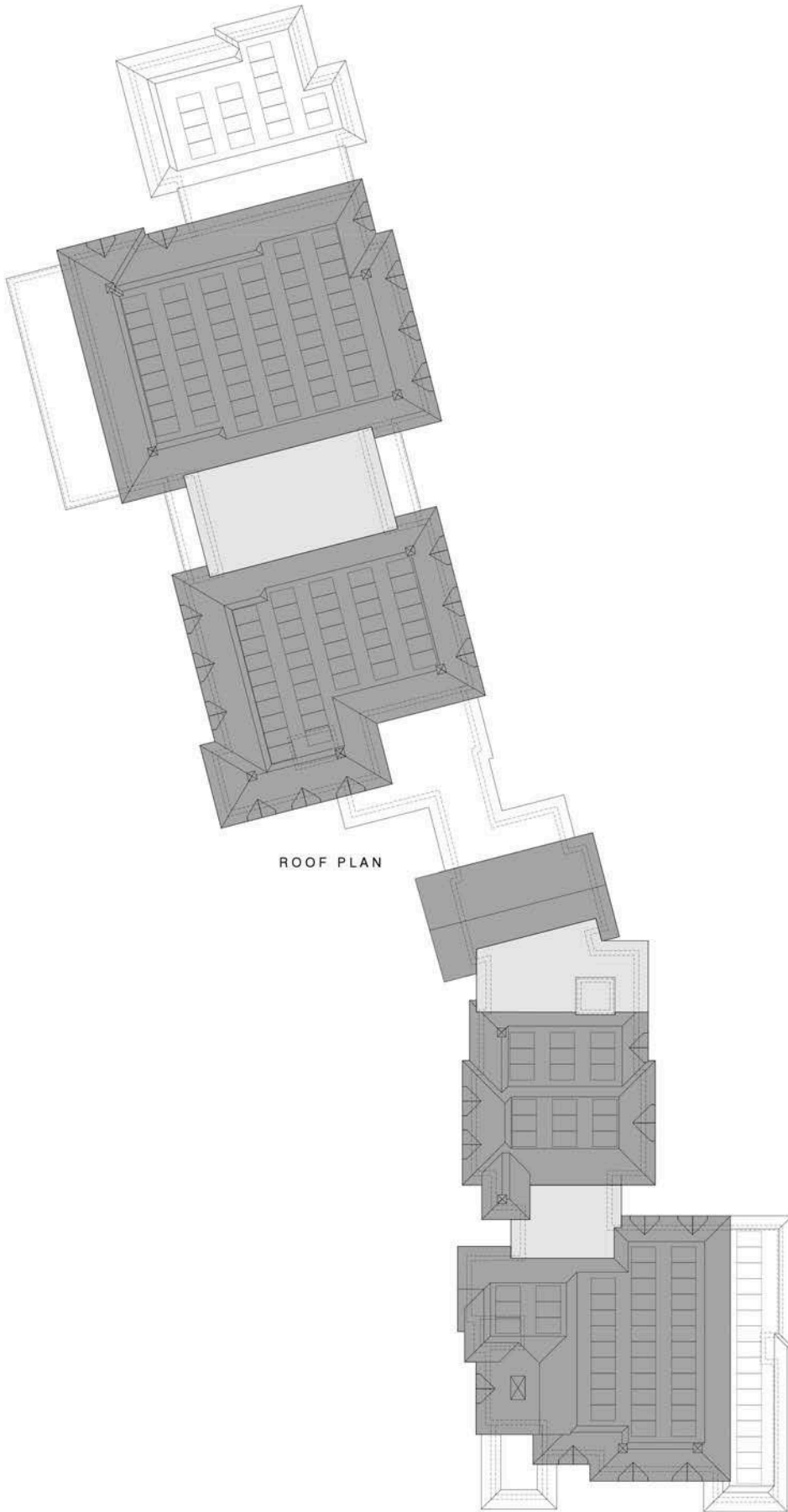
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 DJR

Checked by

Job No
 W4701

Drawing No.
 93

Rev.
 E



ROOF PLAN

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Date	Description	By
08.12.11	Issued to client in accordance with Stage 1 of the RIBA process	JLR
11.01.12	These plans issued following agreement from the planning officer dated 04.01.12	JLR
28.01.12	Final plan updated for roof added adjacent to stage 2	JLR
08.01.12	Final Revision added	JLR
22.03.12	Final Plan issued in line with changes to the budget	JLR
11.04.12	Final revision issued	JLR
24.06.12	Amendments made to address other planning requirements	JLR
08.08.12	Final updates to incorporate PV walls	JLR
12.09.12	Client Amendments made in advance	JLR
14.08.12	Final plan approved for web page	JLR



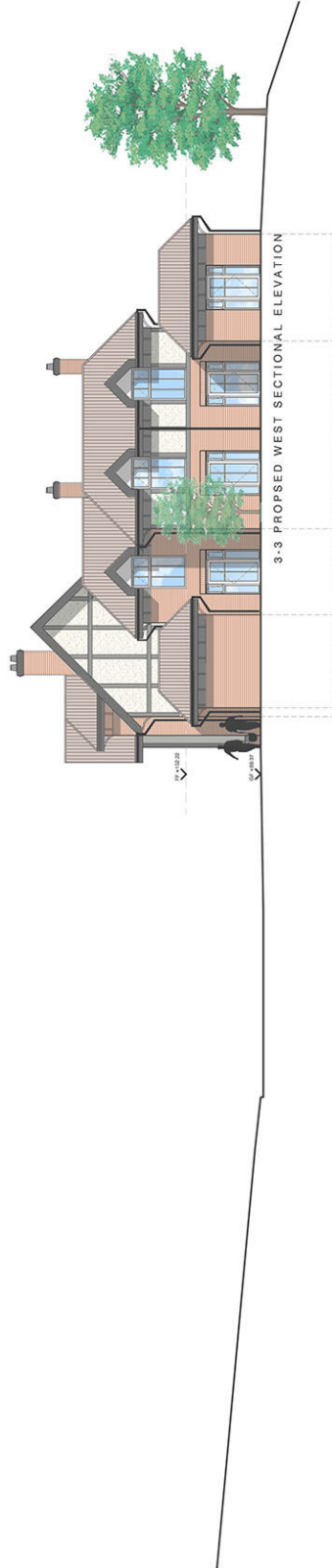
Client: **Heliotrope International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Ripper.**
 Drawing: **The Roof Plan**

Scale: 1:100 @ A0 Date: Aug 2011
 Drawn by: JLR Checked by:
 DWA

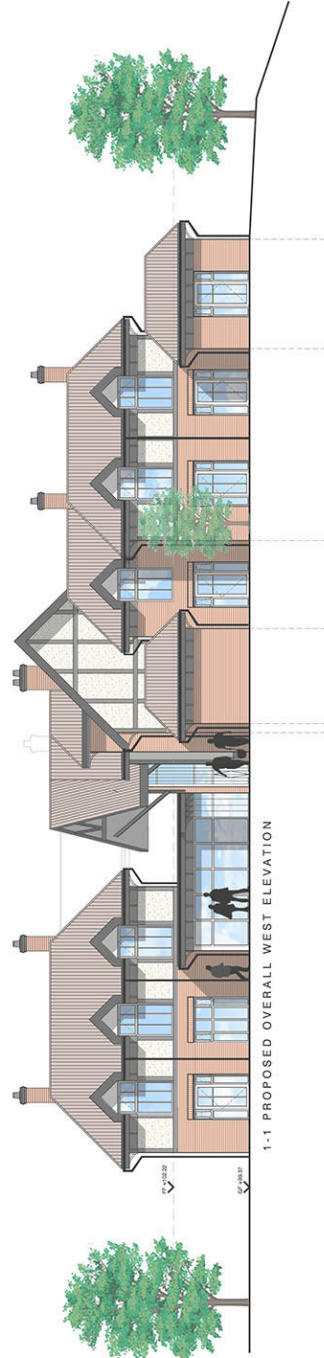
Job No: Drawing No: Rev: K
W4701 83



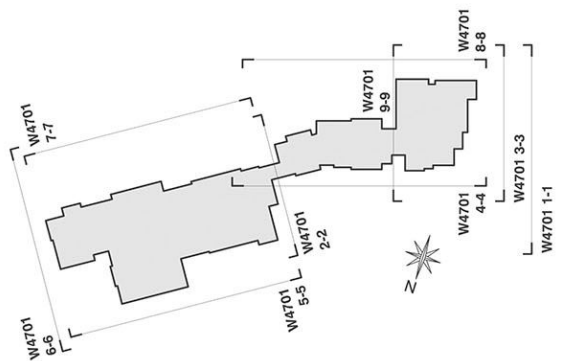
2-2 PROPOSED WEST SECTIONAL ELEVATION



3-3 PROPOSED WEST SECTIONAL ELEVATION



1-1 PROPOSED OVERALL WEST ELEVATION



Notes
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Rev.	Description	Date
A	05.12.11 Elevations updated to suit plans	DJR
B	01.02.12 Elevations Updated	DJR
C	- Elevations Updated	DJR
D	25.05.12 Elevations Updated	DJR
E	20.06.12 Elevations Updated	DJR

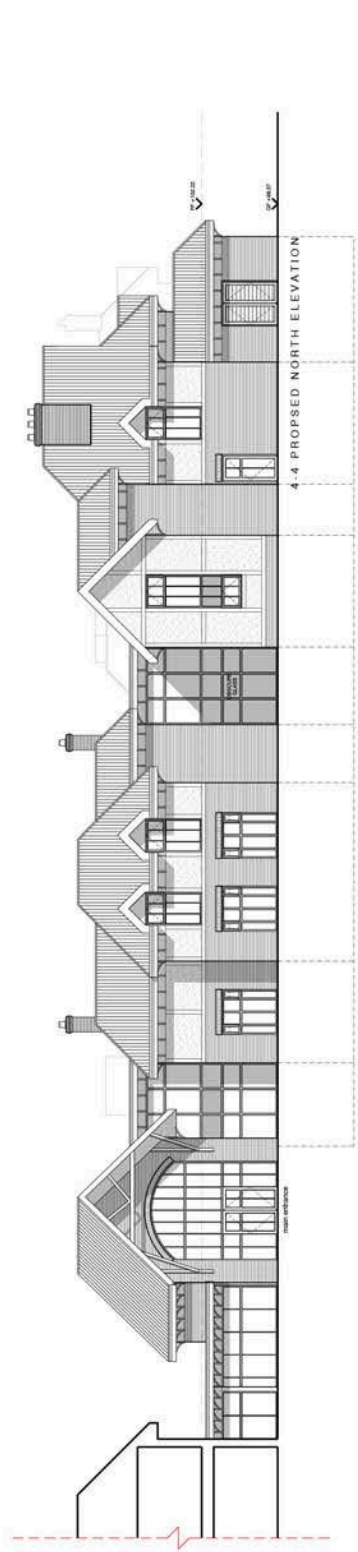


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Client: **Heliotrope International Ltd**
Project: **Proposed Care Home Development at High Meadow Close, Plinier.**
Drawing Title: **Elevations 1, 2 & 3**

Scale: 1:100 @ A1
Date: Aug 2011
Checked by: [blank]
Drawn by: DJR
Job No: W4701
Drawing No: 90
Rev: E



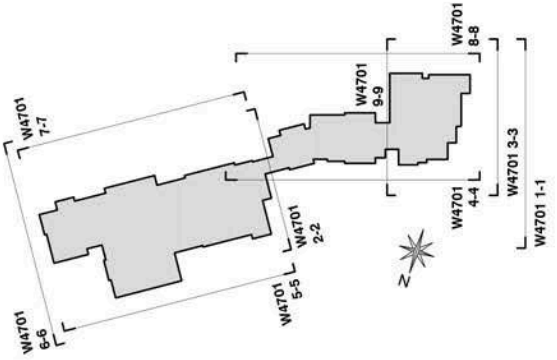
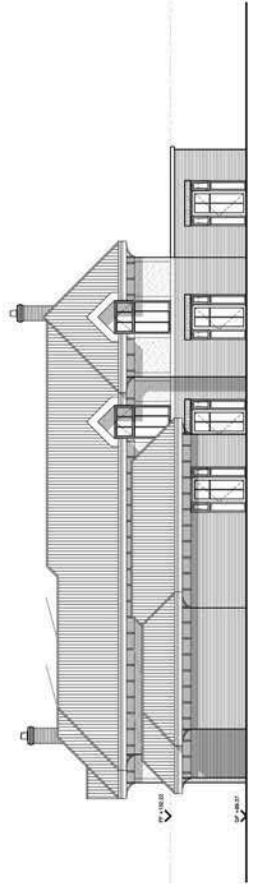
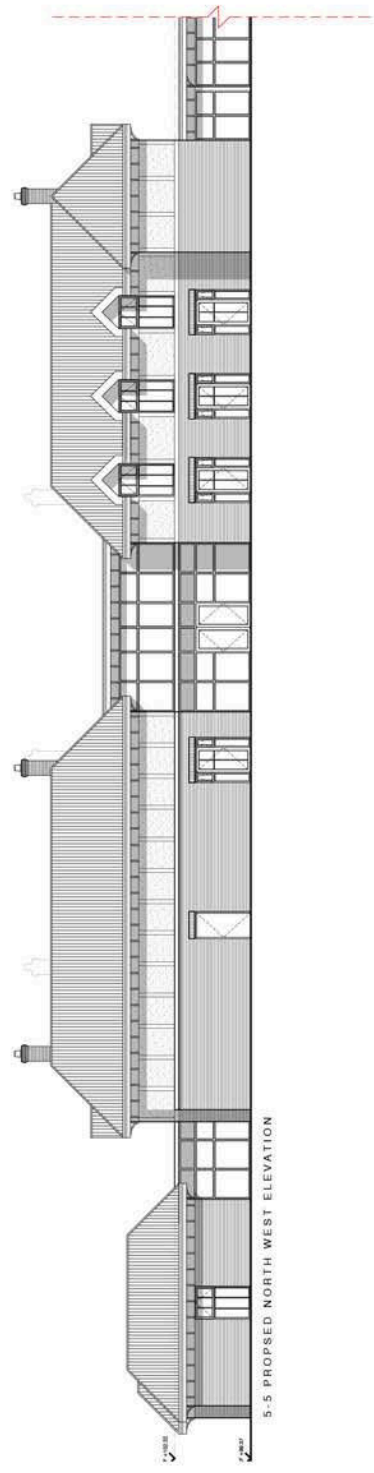
Date	Revision
A 08.12.11	Received drawings following receipt of planning application. To be submitted with W4701 1-1, 2-2, 3-3, 4-4, 5-5, 6-6, 7-7, 8-8, 9-9, 10-10, 11-11, 12-12, 13-13, 14-14, 15-15, 16-16, 17-17, 18-18, 19-19, 20-20, 21-21, 22-22, 23-23, 24-24, 25-25, 26-26, 27-27, 28-28, 29-29, 30-30, 31-31, 32-32, 33-33, 34-34, 35-35, 36-36, 37-37, 38-38, 39-39, 40-40, 41-41, 42-42, 43-43, 44-44, 45-45, 46-46, 47-47, 48-48, 49-49, 50-50, 51-51, 52-52, 53-53, 54-54, 55-55, 56-56, 57-57, 58-58, 59-59, 60-60, 61-61, 62-62, 63-63, 64-64, 65-65, 66-66, 67-67, 68-68, 69-69, 70-70, 71-71, 72-72, 73-73, 74-74, 75-75, 76-76, 77-77, 78-78, 79-79, 80-80, 81-81, 82-82, 83-83, 84-84, 85-85, 86-86, 87-87, 88-88, 89-89, 90-90, 91-91, 92-92, 93-93, 94-94, 95-95, 96-96, 97-97, 98-98, 99-99, 100-100
B 08.12.11	Drawings & minor adjustments to Prop. DLR
C 11.01.12	Conditions updated following comments from the planning officer dated 06/01/12
D 28.01.12	Drawings updated (plant area added)
E 28.01.12	Minor adjustments made
F 28.01.12	Drawings updated in line with planning officer's comments dated 01/02/12
G 11.04.12	Additional window details added to drawings
H 04.05.12	Amendments made to scheme after Public Consultation
J 28.05.12	Scheme updated to incorporate PV cells
K 18.06.12	Revised Scheme after Pre-App. 4
L 14.08.12	Windows removed on the 4-4, 6-6, 9-9, 10-10, 11-11, 12-12, 13-13, 14-14, 15-15, 16-16, 17-17, 18-18, 19-19, 20-20, 21-21, 22-22, 23-23, 24-24, 25-25, 26-26, 27-27, 28-28, 29-29, 30-30, 31-31, 32-32, 33-33, 34-34, 35-35, 36-36, 37-37, 38-38, 39-39, 40-40, 41-41, 42-42, 43-43, 44-44, 45-45, 46-46, 47-47, 48-48, 49-49, 50-50, 51-51, 52-52, 53-53, 54-54, 55-55, 56-56, 57-57, 58-58, 59-59, 60-60, 61-61, 62-62, 63-63, 64-64, 65-65, 66-66, 67-67, 68-68, 69-69, 70-70, 71-71, 72-72, 73-73, 74-74, 75-75, 76-76, 77-77, 78-78, 79-79, 80-80, 81-81, 82-82, 83-83, 84-84, 85-85, 86-86, 87-87, 88-88, 89-89, 90-90, 91-91, 92-92, 93-93, 94-94, 95-95, 96-96, 97-97, 98-98, 99-99, 100-100
M 18.08.12	Revised Scheme after Pre-App. 5

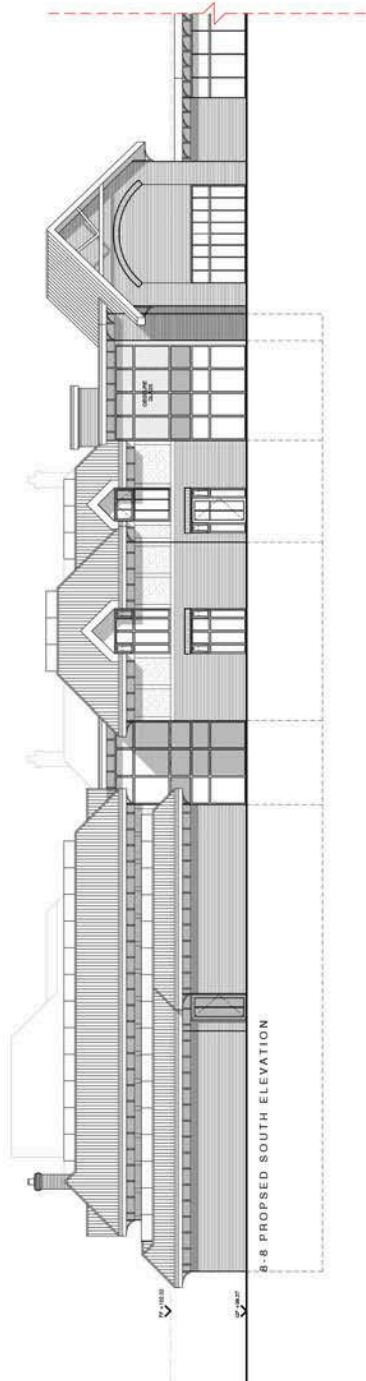


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 Tel: 01483 885888
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 Website: www.dwa-architects.co.uk

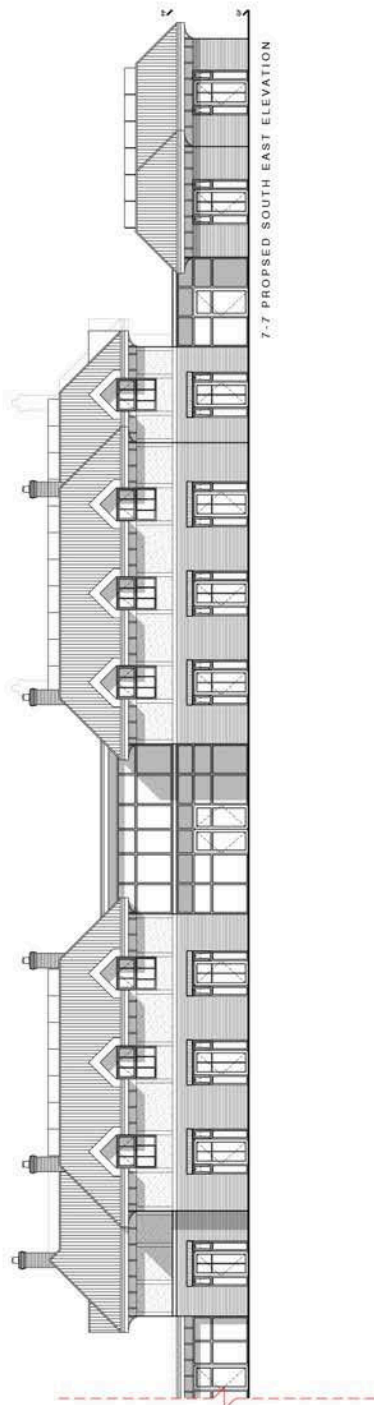


Client: **Heliotrope International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Pinner.**
 Drawing Title: **Elevations 4, 5 & 6**
 Scale: 1:100 @ A1 Date: Aug 2011
 Drawn by: DLR Checked by:
 Job No: **W4701 85** Drawing No: **M**

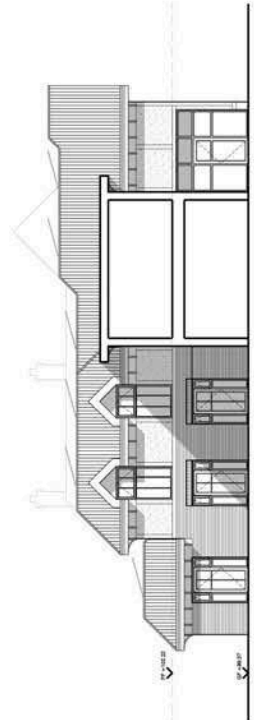




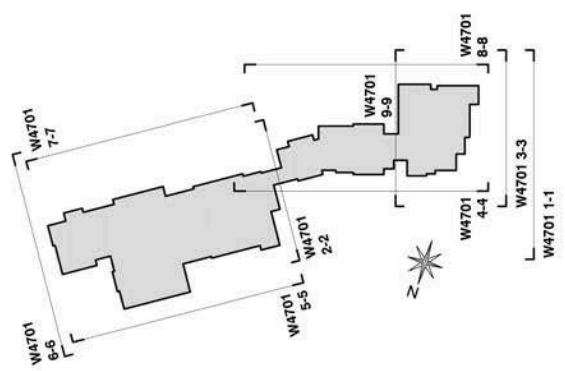
8-8 PROPOSED SOUTH ELEVATION



7-7 PROPOSED SOUTH EAST ELEVATION



9-9 PROPOSED SECTIONAL NORTH EAST ELEVATION



Notes
 Drawn scale, use figured dimensions only.
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Date	Revision	Notes
A 20.12.11	Initial design and construction of drawings for W4701 1-1 and 2-2. Coordinate with other W4701 1-1, 2-2, 3-3, 4-4, 5-5, 6-6, 7-7, 8-8, 9-9.	CLB
B 06.12.11	Structures & minor adjustments to the drawings.	CLB
C 11.01.12	Drawings updated following comments from the Planning Committee.	CLB
D 28.01.12	Drawings updated following comments from the Planning Committee.	CLB
E 20.01.12	Minor adjustments made.	CLB
F 22.03.12	Drawings updated following comments from the Planning Committee.	CLB
G 04.05.12	Public Consultation made to scheme after minor changes to the layout.	CLB
H 28.05.12	Head Updated to incorporate PV cells.	CLB
J 18.06.12	Revised Scheme after Pre App 4.	CLB
K 18.06.12	Photocopies added. Minor elevation changes to complete with scheme.	CLB



100, Riverside Way
 1st Floor
 15000, 15000
 15000, 15000
 15000, 15000
 15000, 15000

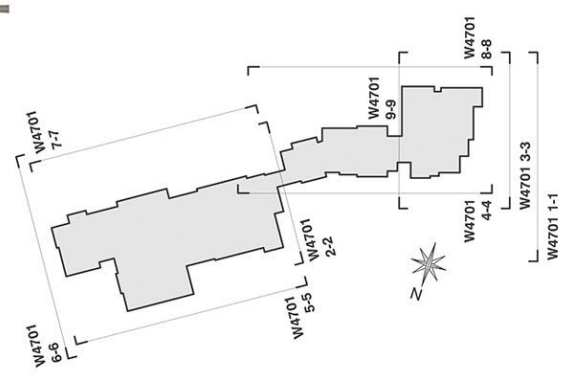
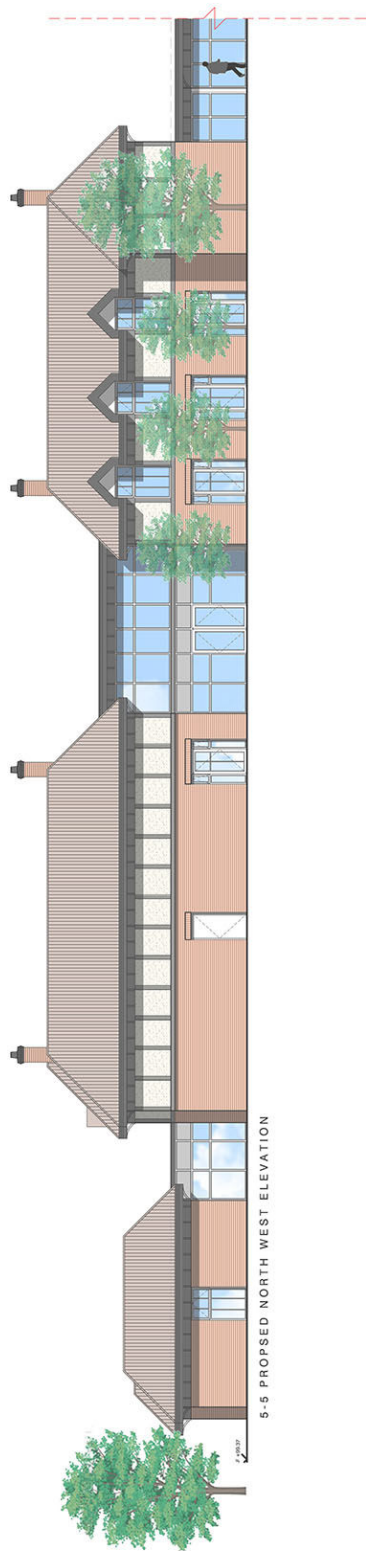


Client Heliotrope International Ltd
Project Proposed Care Home Development at High Meadow Close, Pinner.
Drawing Title Elevations 7, 8, 9

Scale 1:100 @ A1
Date Aug 2011
Drawn by CLB
Checked by

Job No. W4701
Drawing No. 86
Rev. K

PLANNING APPLICATION



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Date	Revision

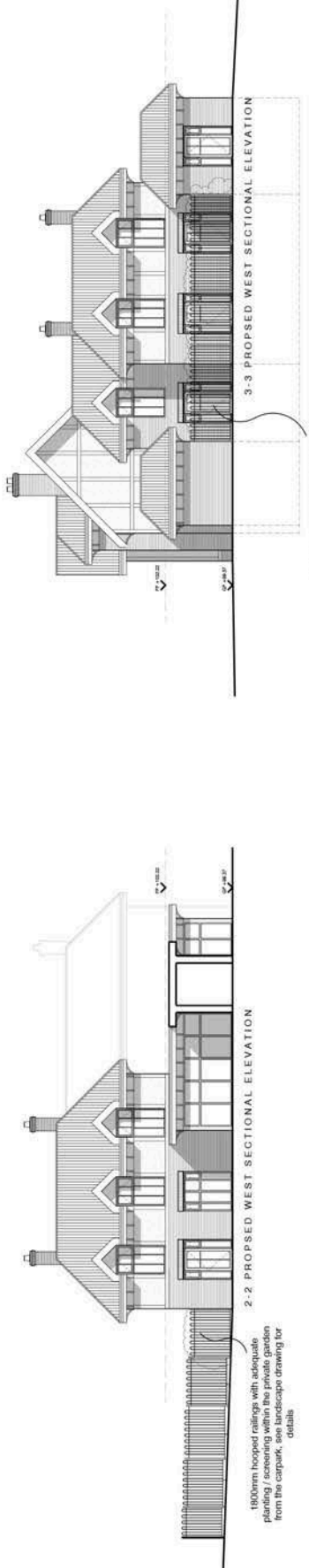
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Client: **Heliotrope International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Plinier.**
 Drawing Title: **Coloured Elevations 2**

Scale: 1:100 @ A1
 Date: Aug 2011
 Drawn by: DJR
 Checked by:
 Job No: W4701
 Drawing No: 97



2-2 PROPOSED WEST SECTIONAL ELEVATION

1800mm hooped railings with adequate glass to be provided to the full extent of the front porch. See landscape drawing for details.

3-3 PROPOSED WEST SECTIONAL ELEVATION

1800mm hooped railings with adequate planting / screening from the carpark, see landscape drawing for details.

Notes

Do not scale. Use figured dimensions only.
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 All dimensions to be referred to the Architect. All dimensions to be referred to the Architect.

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Date	Revision	Author	Checked
A 05.12.11	Issue for planning application	DAW	DAW
B 04.02.11	Revised scheme after the App 4	DAW	DAW
C 11.01.12	Drawings updated following comments from the Council	DAW	DAW
D 28.01.12	Drawings updated (shaded lines added)	DAW	DAW
E 30.01.12	Minor amendments made	DAW	DAW
F 22.03.12	Drawings updated to reflect changes to the scheme	DAW	DAW
G 04.05.12	Minor amendments to scheme after App 4	DAW	DAW
H 28.05.12	Revised scheme after the App 4	DAW	DAW
J 18.06.12	Revised scheme after the App 4	DAW	DAW



Client: **Heiioptre International Ltd**

Project: **Proposed Care Home Development at High Meadow Close, Pinner.**

Drawing Title: **Street Elevations**

Scale: 1:100 @ A1

Date: Aug 2011

Drawn by: DWR

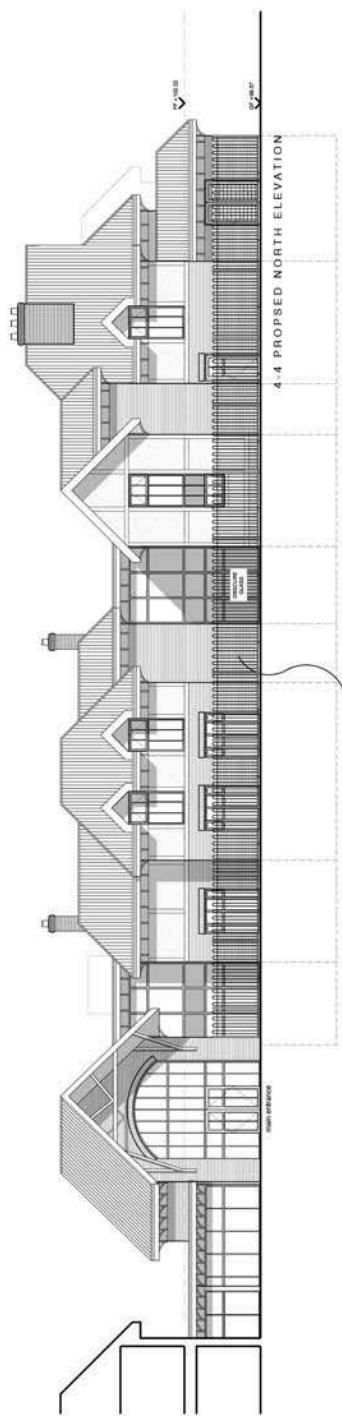
Checked by:

Job No: **W4701**

Drawing No: **100**

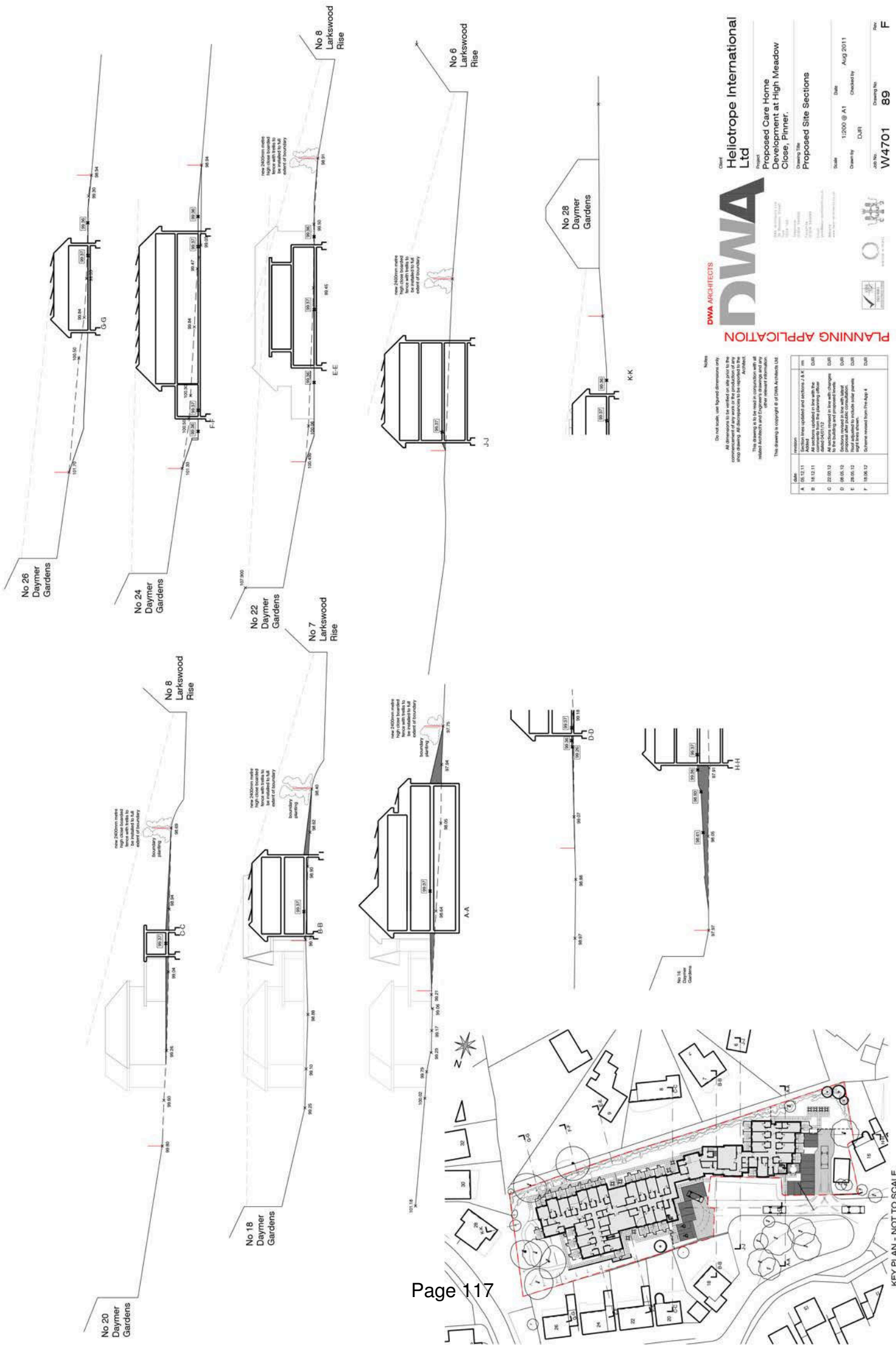
Rev: -

PLANNING APPLICATION



4-4 PROPOSED NORTH ELEVATION

1800mm hooped railings with adequate planting / screening from the carpark, see landscape drawing for details. Note obscure glass to be provided to the full extent of the bathroom window at ground floor.

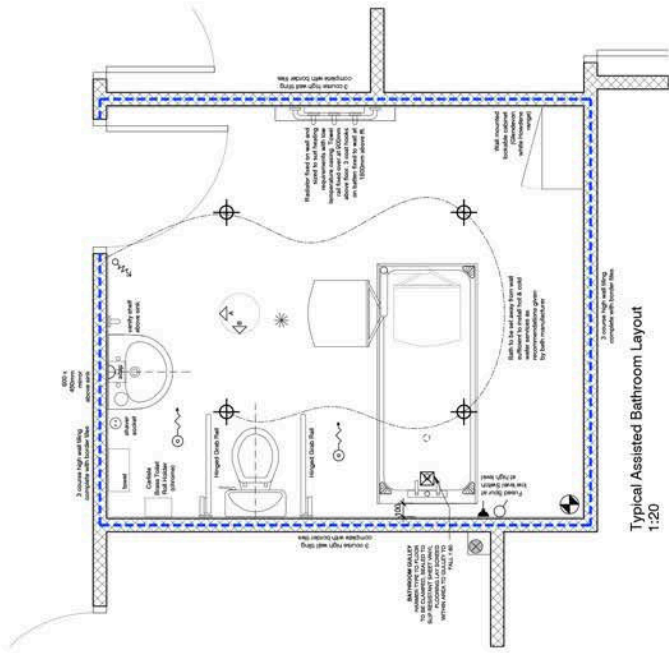


Client Heilitrope International Ltd
Project Proposed Care Home Development at High Meadow Close, Pinner.
Drawing Title Proposed Site Sections
Scale 1:200 @ A1
Date Aug 2011
Drawn by DJR
Checked by
Job No. W4701
Drawing No. 89
Rev. F

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PLANNING APPLICATION







Notes
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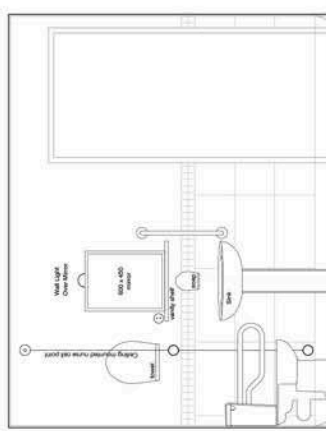
Date	Revision	Description
18.12.11	A	Sections were updated and sections A-X were added.
18.12.11	B	Sections updated to line with the construction for the planning office.
22.05.12	C	All sections revised to line with changes to the building and site with updated proposed site plan and site layout.
18.05.12	D	Sections revised to line with updated site plan.
18.06.12	F	Sections revised from Prev Appr 4.



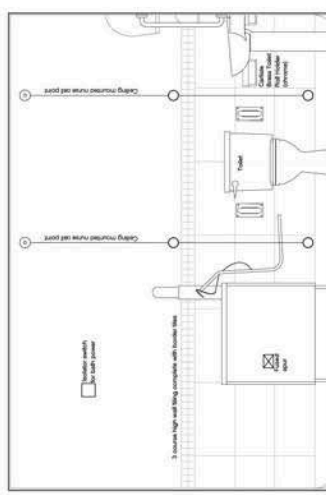
Typical Assisted Bathroom Layout
1:20

Key to Electrical Symbols

-  Double switched electrical socket
-  Downlighters
-  Ceiling mounted nurse call point
-  Ventilation extract
-  Ceiling mounted smoke detector
-  Fused Spur to extract fan



Elevation 1
1:20



Elevation 2
1:20

Notes
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Date	Revision

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No. 123456789

Client: **Heliotrope International Ltd**
Project: **Proposed Care Home Development at High Meadow Close, Pinner,**
Drawing Title: **Typical Detailed Bathroom Layout**

Date: 11/00 @ A1
Checked By: DJR
Drawing No: **W4701**
Date: Aug 2011
Checked By:
Drawing No: **98**

PLANNING APPLICATION

Notes
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Drawing Issues	
Date	04/12/16
By	CLJ
Month	02/17
Year	16/17
Revision	
Author	CLJ
Checked	CLJ
Drawn	CLJ
Scale	1:1
Project	
Client	
Site	
Drawn	CLJ
Checked	CLJ
Scale	

Date	Revision
A	16/07/17 (Garden beds highlighted)

WARD ASSOCIATES LANDSCAPE DESIGN
 A DIVISION OF WARD ASSOCIATES CONSULTING LTD

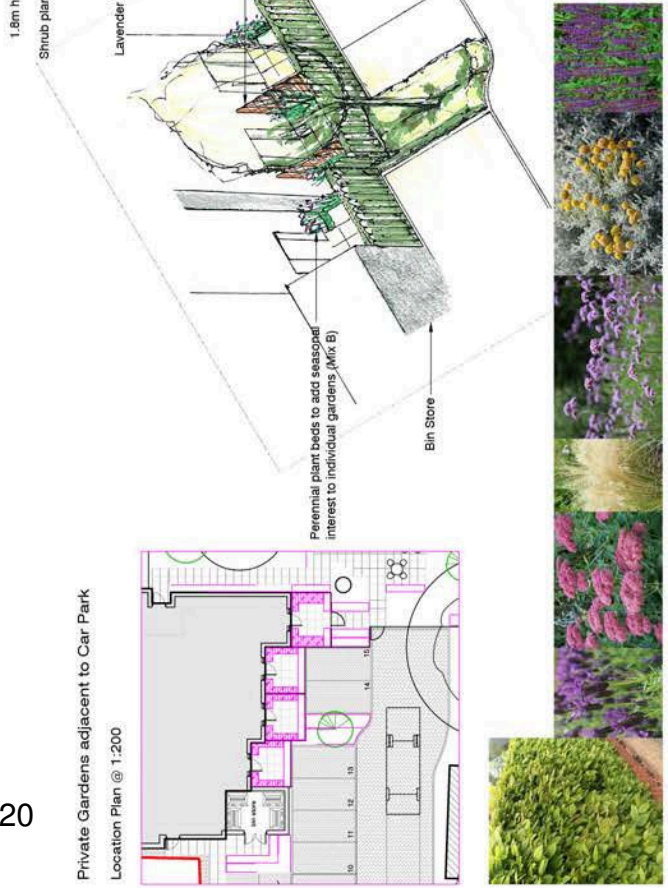
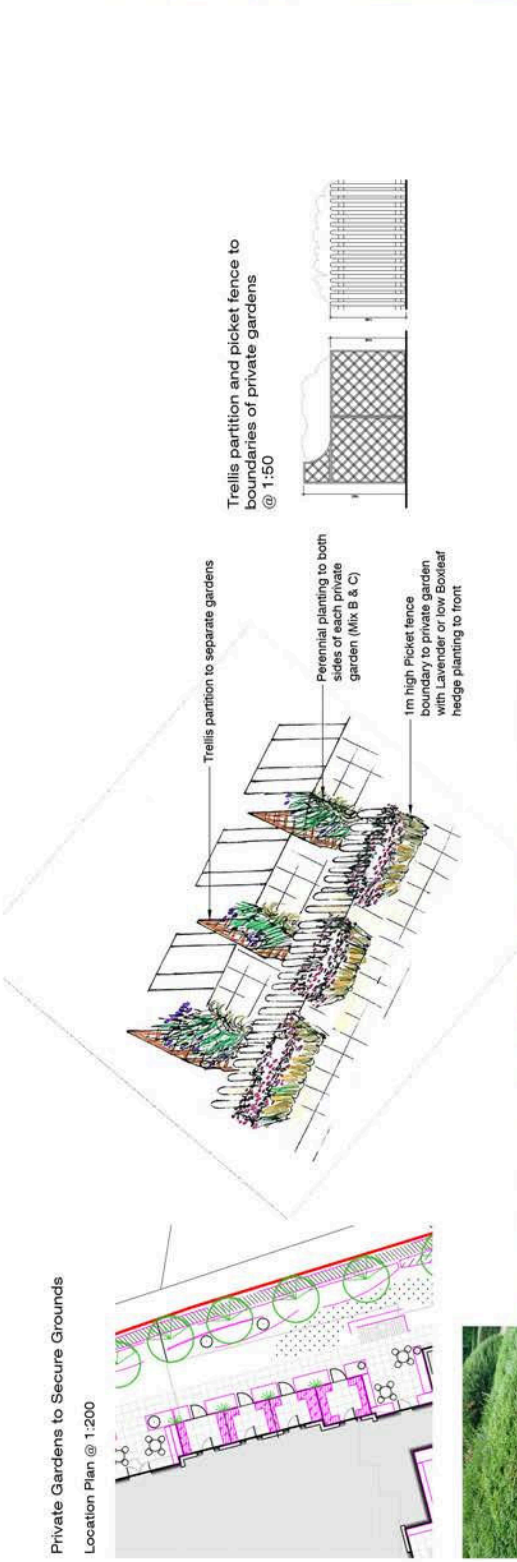
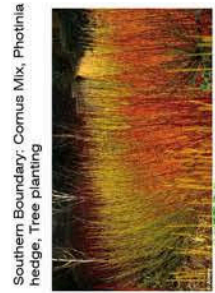
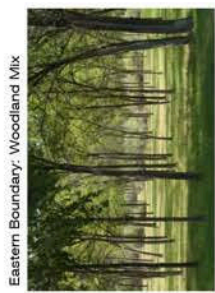
WARD

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Client Heliotrope International Ltd
Project Proposed Care Home Development at High Meadow Close, Pinner.
Drawing Title Detailed Landscape Proposals - Supplement
Date Not to Scale @ A1
Drawn by CLJ
Checked by CLJ
Issue No. 921
Drawing No. L5327
Rev. A

FOR PLANNING



Notes:
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DATE	REVISION
A	01/08/2012 Pre App 1 Site Plan shown, amenity, DWA
B	20/08/2012 Revised Scheme shown, SUR

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100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



Client: Heliotrope International Ltd
Project: Proposed Care Home Development at High Meadow Close, Pinner.
Drawing Title: Proposed Private & communal usable garden space
Scale: 1:500 @ A1
Date: Dec 2011
Drawn By: (RT)
Checked By:
Job No.: WA701
Drawing No.: 91
Rev: B

PLANNING APPLICATION



Proposed Submission
 Private & communal usable garden space
 1787.0m²



September 2011 Pre App 1 Submission
 Private & communal usable garden space
 1502m²

<p>Notes</p> <p>1. Do not scale, use digital instruments only.</p> <p>2. All dimensions are given in metres unless otherwise stated.</p> <p>3. All dimensions are given to the nearest millimetre.</p> <p>4. All dimensions are given to the nearest millimetre.</p> <p>5. All dimensions are given to the nearest millimetre.</p> <p>6. All dimensions are given to the nearest millimetre.</p> <p>7. All dimensions are given to the nearest millimetre.</p> <p>8. All dimensions are given to the nearest millimetre.</p> <p>9. All dimensions are given to the nearest millimetre.</p> <p>10. All dimensions are given to the nearest millimetre.</p>	
<p>Client: Heliotrope International Ltd</p> <p>Project: Proposed Care Home Development at High Meadow Close, Penner.</p> <p>Site: High Meadow Close, Penner.</p> <p>Date: 15/11/11</p> <p>Scale: 1:1000</p> <p>Sheet: 1 of 1</p>	
<p>Drawn: [Blank]</p> <p>Checked: [Blank]</p> <p>Approved: [Blank]</p> <p>Date: [Blank]</p>	

DWA PROJECTS

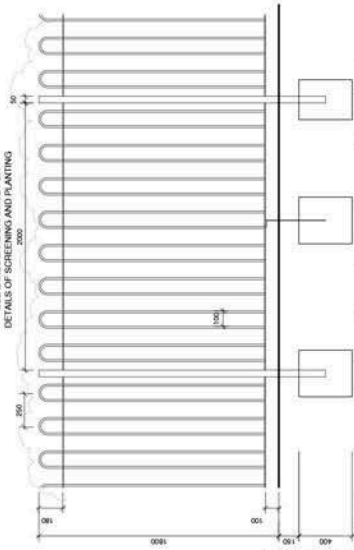


Heliotrope International Ltd
 Proposed Care Home Development at High Meadow Close, Penner.
 Site Survey

Scale: 1:1000 @ A2
 Date: Aug 2011
 Sheet: 1 of 1
 Drawing No: W4701 87



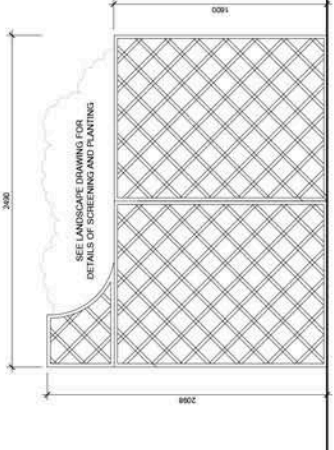
SEE LANDSCAPE DRAWING FOR DETAILS OF SCREENING AND PLANTING



① Elevation of Railing fencing to Carpark, Private gardens (facing the southern carpark) and relevant boundaries 1:20

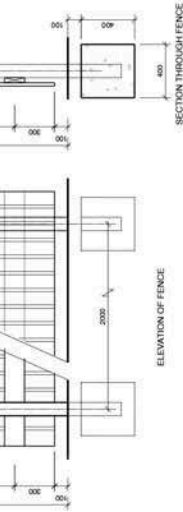
SEE SITE LAYOUT DWG. FOR LOCATION OF FENCING
 Vertical bars @ 100mm. Rail bar to be set 100mm from top and bottom of vertical bars; panels are to be 2000mm long set between 5000mm SHS posts set in suitable foundation to suit ground conditions; provide 100mm wide top and bottom rails. All materials to be supplied by the nominated fence contractor to be provided details and may propose alternative methods of assembly or materials provided the strength & appearance of the completed assembly is not impaired.
 SINGLE GATES TO FENCING
 Framed and braced gate in style to match fencing with key operated gate lock

SEE LANDSCAPE DRAWING FOR DETAILS OF SCREENING AND PLANTING



③ Elevation of Trellis Fencing between private gardens 1:20

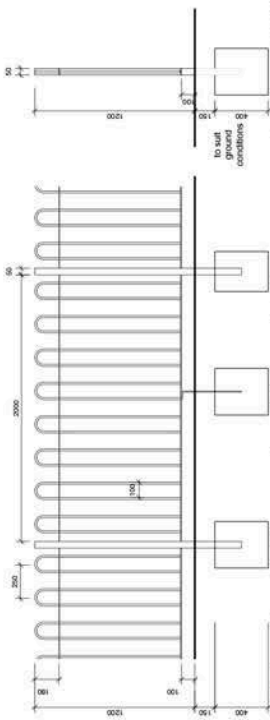
SEE SITE LAYOUT DWG. FOR LOCATION OF FENCING
 Panels to be fully encased and removed and banded with DOT Type 1 approved sub base
 SINGLE GATES TO FENCING
 Framed and braced gate in style to match fencing



⑤ Typical detail of close boarded fence to Eastern Boundary 1:20

SEE SITE LAYOUT DWG. FOR LOCATIONS
 Erect close boarded fencing as necessary, including for gates where required, comprising 1700mm high close boarding - boards to be treated SW feather edged 100 x 25mm with 25mm gaps between. Area rails to be 100 x 25mm treated SW timber. Posts to be 100 x 100 x 25mm treated SW timber. All materials to be supplied by the nominated fence contractor to be provided details and may propose alternative methods of assembly or materials provided the strength & appearance of the completed assembly is not impaired.
 SINGLE GATES TO FENCING
 Framed and braced gate, with catch and mechanical digital lock. Hanging edge to gate formed from 100x100mm timber with 1" panel finish.

SEE LANDSCAPE DRAWING FOR DETAILS OF SCREENING AND PLANTING



② Elevation of railing garden divisions 1:20

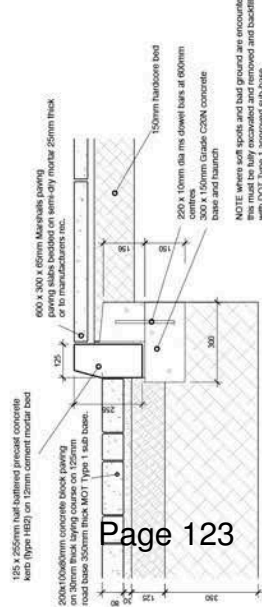
SEE SITE LAYOUT DWG. FOR LOCATION OF FENCING
 Vertical bars @ 100mm. Rail bar to be set 100mm from top and bottom of vertical bars; panels are to be 2000mm long set between 5000mm SHS posts set in suitable foundation to suit ground conditions; provide 100mm wide top and bottom rails. All materials to be supplied by the nominated fence contractor to be provided details and may propose alternative methods of assembly or materials provided the strength & appearance of the completed assembly is not impaired.
 SINGLE GATES TO FENCING
 Framed and braced gate in style to match fencing with key operated gate lock



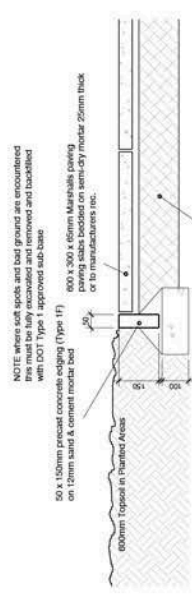
④ Elevation of Palisade fence in front of bedroom private gardens 1:20

SEE SITE LAYOUT DWG. FOR LOCATION OF FENCING
 Panels to be fully encased and removed and banded with DOT Type 1 approved sub base
 SINGLE GATES TO FENCING
 Framed and braced gate in style to match fencing

(A) - Typical edge detail (block paved road to soft landscaping) 1:10



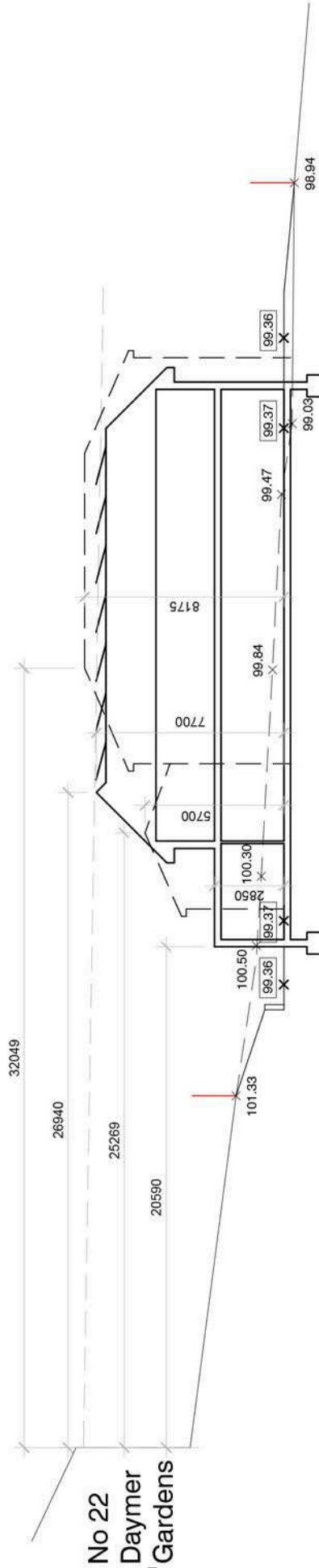
(B) - Typical edge detail (block paved road to paved footpath) 1:10



(C) - Typical edge detail (a linia paving slabs to soft landscaping) 1:10



DWA ARCHITECTS
DWA
 Client: **Heiloptre International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Pinner.**
 Drawing Title: **External Works Details**
 Drawing No: **99**
 Date: **11:00 @ A1**
 Checked by: **DJR**
 Drawn by: **DJR**
 Job No: **W4701**
 Planing Application

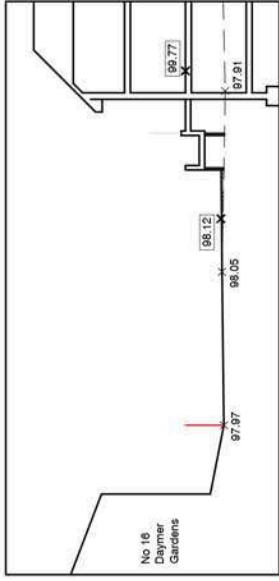


No 22
Daymer
Gardens

PUBLIC CONSULTATION SITE PLAN 1:250

16 DAYMER GARDENS CONCERNS RAISED

1. Very close proximity of bin store to their property
2. Noise and activity in very close proximity to their property conceptual upon the services/deliveries etc being at the western end of the site. Concern also about the proximity of the kitchen and issues of odour.



PUBLIC CONSULTATION SITE SECTION 1:250

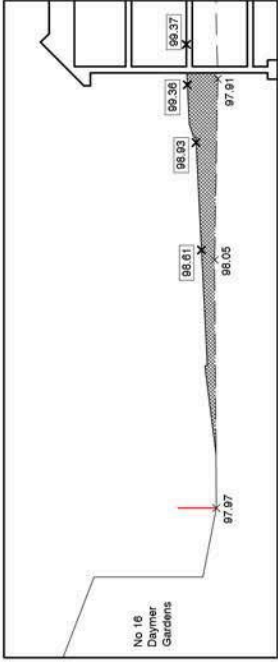
NOTE:

The lower building, Frank Welsh Court, was in closer proximity to No. 16 and of 2 storey construction as indicated by shaded area opposite.

PROPOSED SITE PLAN 1:250

16 DAYMER GARDENS AMENDMENTS MADE

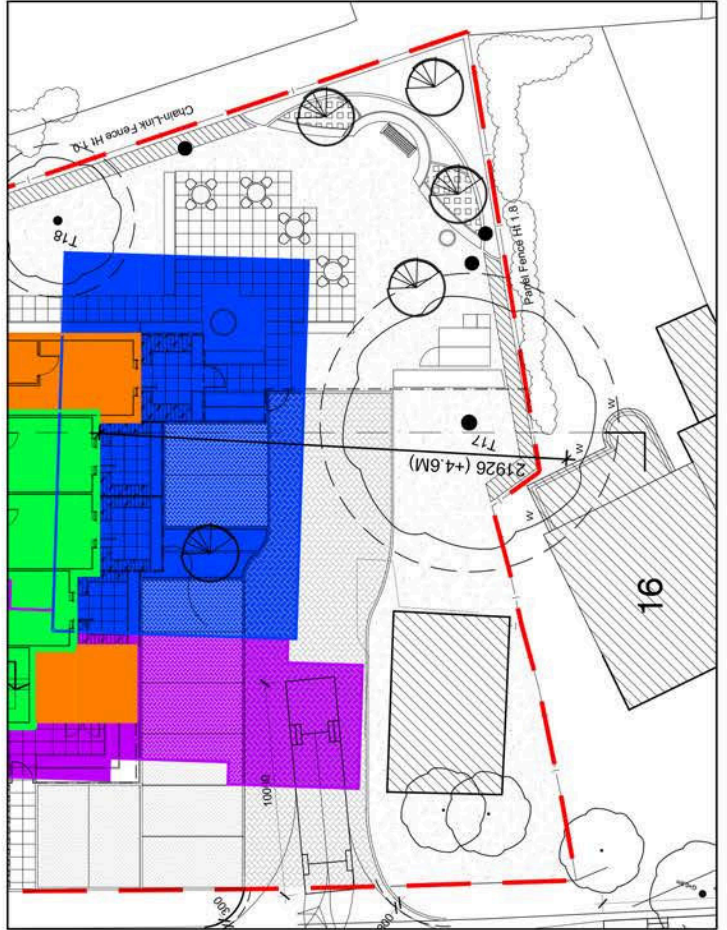
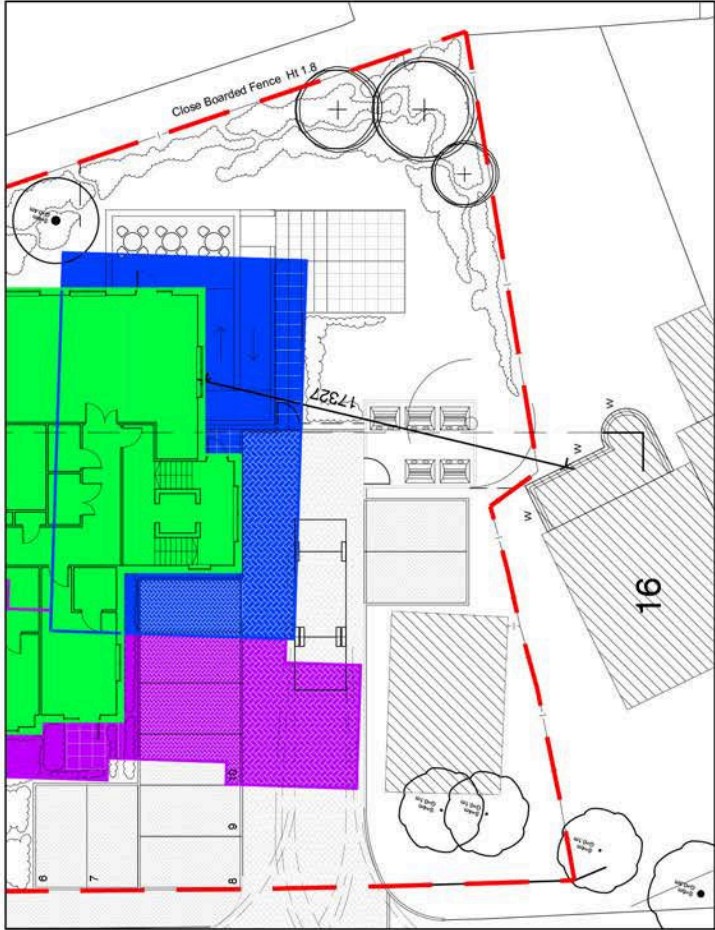
1. The bin store is now incorporated as a single storey building to address concerns raised and moved from being adjacent property no. 16.
2. The building is now set 4.6 metres further back to allow for activities to be moved further away from this site and to address concerns raised. It has been re-positioned so that the necessary delivery area has now been incorporated to the northern side of the block.
3. The introduction of the screening line on the site boundary also helps to provide adequate screening and noise reduction.
4. The omission of the raised terrace helps to reduce the overall massing and address any concerns regarding overlooking.
5. The existing building outlined in blue highlights that previous building was closer to the boundary of 16 Daymer Gardens (note: this section of building was previously two storey).
6. The floor level of the proposed building has been lowered 400mm to reduce the overall building massing even further.

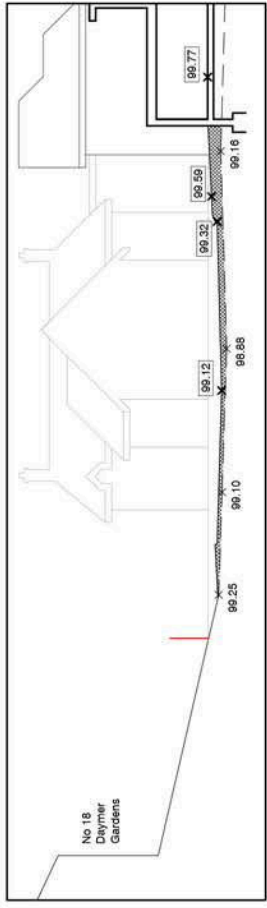


PROPOSED SITE SECTION 1:250

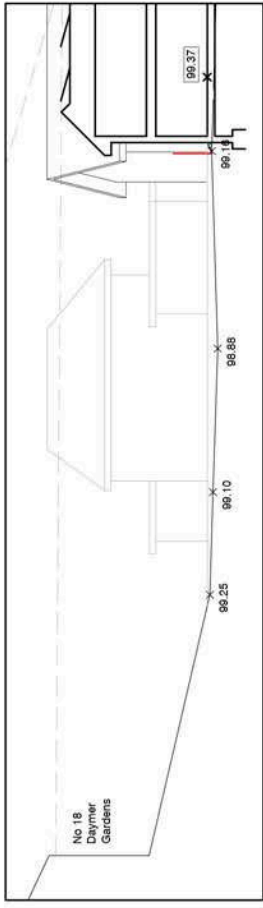
KEY:

- Site Boundary
- Existing FCW building - 2 storey construction
- Existing FCW building - single storey construction
- Proposed Building - 2 Storey construction
- Proposed Building - Single Storey Construction



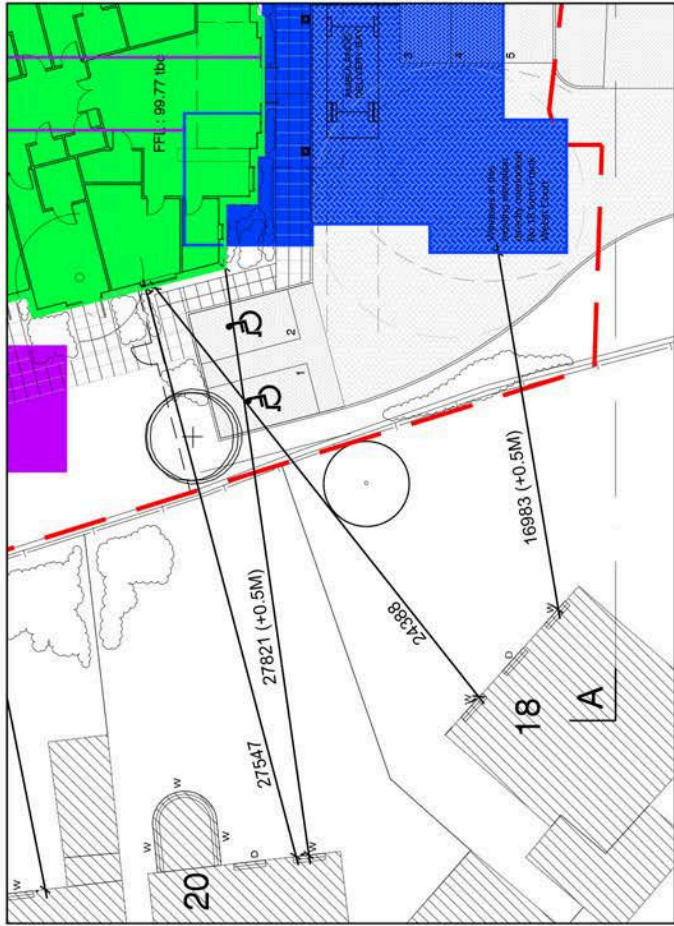


A - PUBLIC CONSULTATION SITE SECTION 1:250

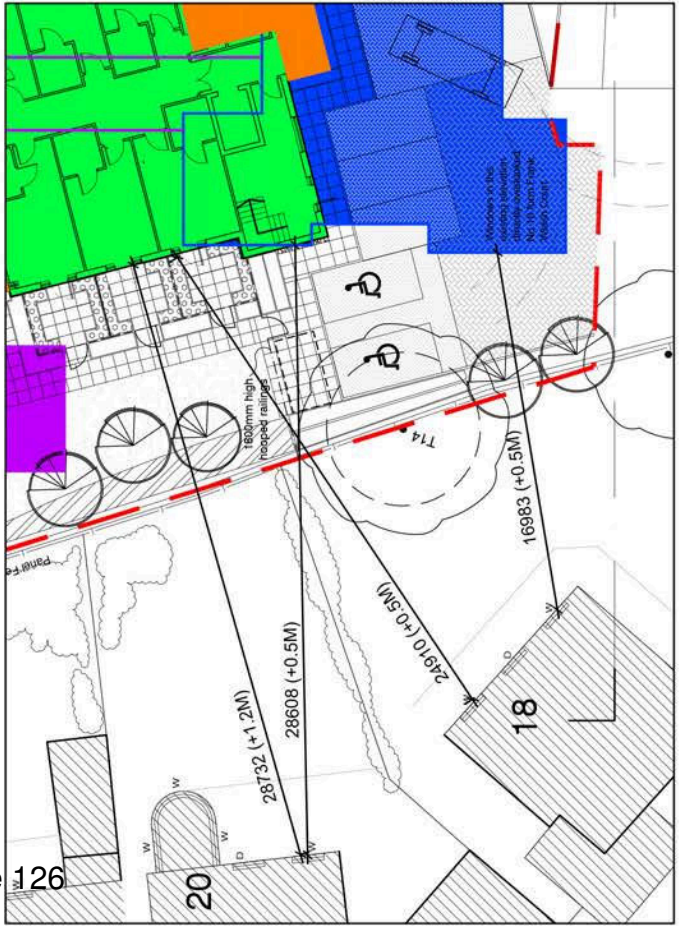


A - PROPOSED SITE SECTION 1:250

- AMENDMENTS MADE**
1. The building in part has been moved approximately 2 meters away from the boundary of 20 Daymer Gardens.
 2. The floor level of the building has been lowered 400mm to reduce the overall building massing even further.
 3. The Existing Building outlined in this highlights that the previous building was much closer to the boundary to 18 Daymer Gardens (note: this section of the existing building was two storey).
 4. The building has now been repositioned to the South Eastern block therefore the building mass has been considerably reduced in this area.



PUBLIC CONSULTATION SITE PLAN 1:250 18 DAYMER GARDENS

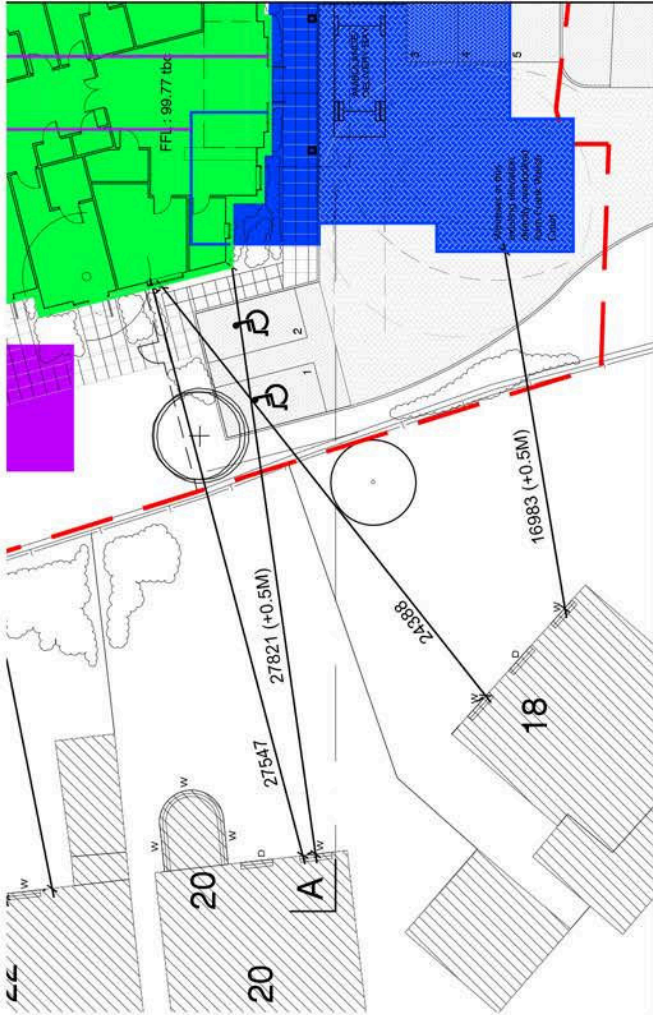


PROPOSED SITE PLAN 1:250 18 DAYMER GARDENS



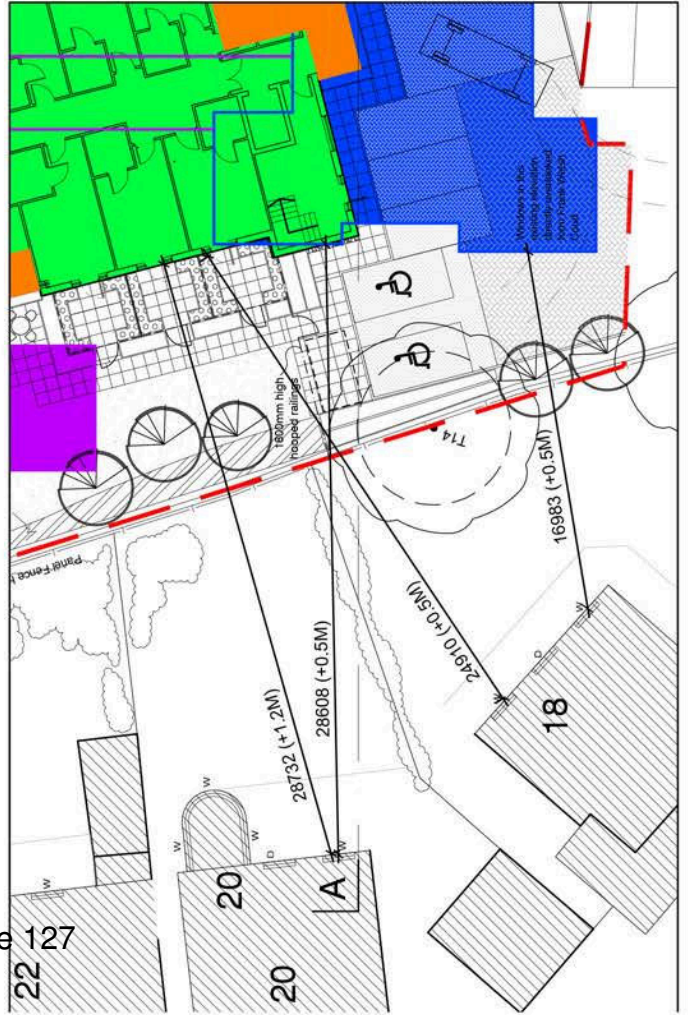
KEY:

Red dashed line	Site Boundary
Blue hatched area	Existing FCW building - 2 storey construction
Purple hatched area	Existing FCW building - single storey construction
Green hatched area	Proposed Building - 2 Storey construction
Orange hatched area	Proposed Building - Single Storey Construction



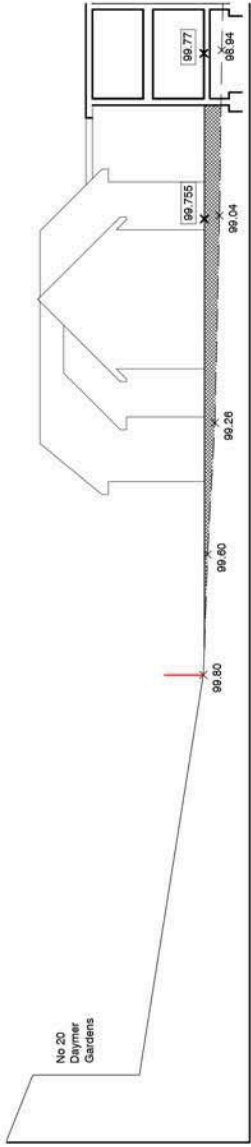
PUBLIC CONSULTATION SITE PLAN
1:250

20 DAYMER GARDENS

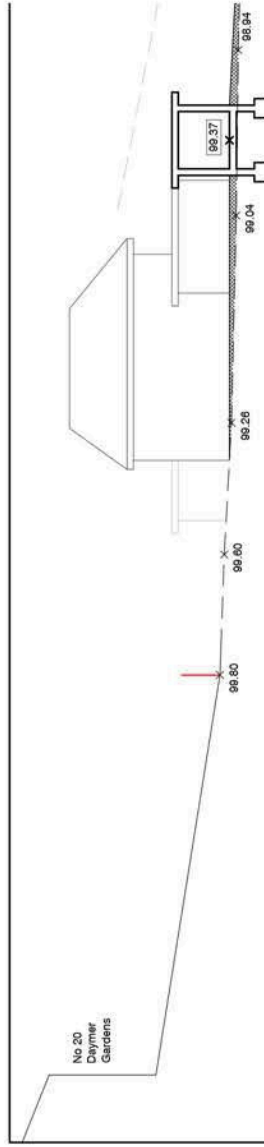


PROPOSED SITE PLAN
1:250

20 DAYMER GARDENS



A - PUBLIC CONSULTATION SITE SECTION 1:250



A - PROPOSED SITE SECTION 1:250

1828 DAYMER GARDENS

AMENDMENTS MADE

1. The building in part has been received approximately 1.2 metres away from the boundary of 20 Daymer Gardens.
2. The floor level of the building has been lowered 400mm to reduce the overall building massing even further.
3. The Existing Building outlined in Blue highlights that the previous building was much closer to the boundary to 18 Daymer Gardens (note this section of the existing building was two storey).
4. The building has now been re-located with the entrance re-located to the South Eastern block therefore the building mass has been considerably reduced in this area.

KEY:

- Site Boundary
- Existing FCW building - 2 storey construction
- Existing FCW building - single storey construction
- Proposed Building - 2 Storey construction
- Proposed Building - Single Storey Construction

DWA ARCHITECTS

PA03A

DWA

Amendments made from
Neighbourhood Consultation Process
20 Daymer Gardens



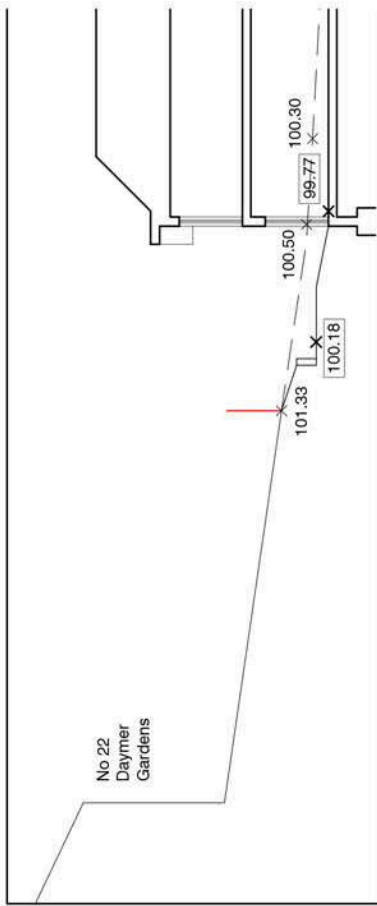
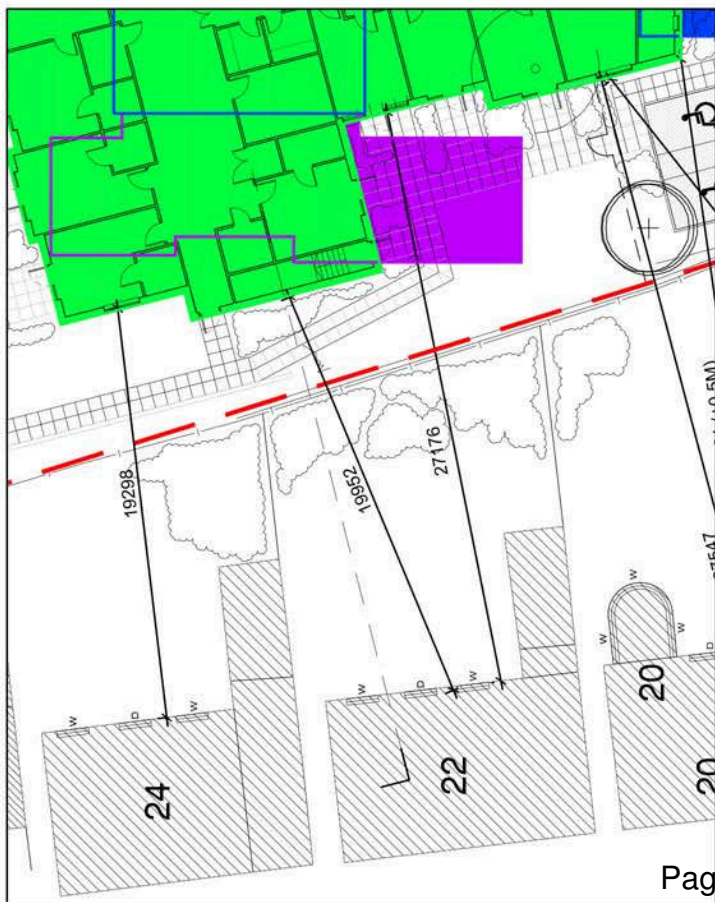
DWA ARCHITECTS LTD
179-182
Mortimore
Epsom
SURREY
Middlesex
SURREY
SURREY
SURREY

PUBLIC CONSULTATION SITE PLAN
1:250

22 DAYMER GARDENS

CONCERNS RAISED

Main concern related to the building being closer to rear property than the previous building on the site and being two storey rather than single storey to this section and thereby problems of overshadowing and overlooking generated.



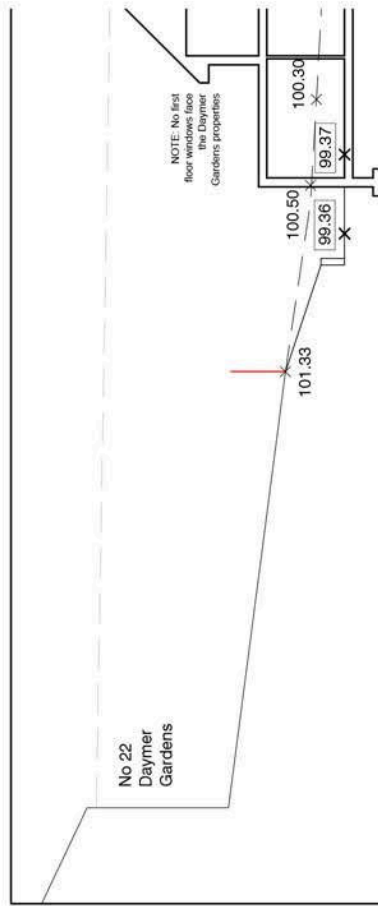
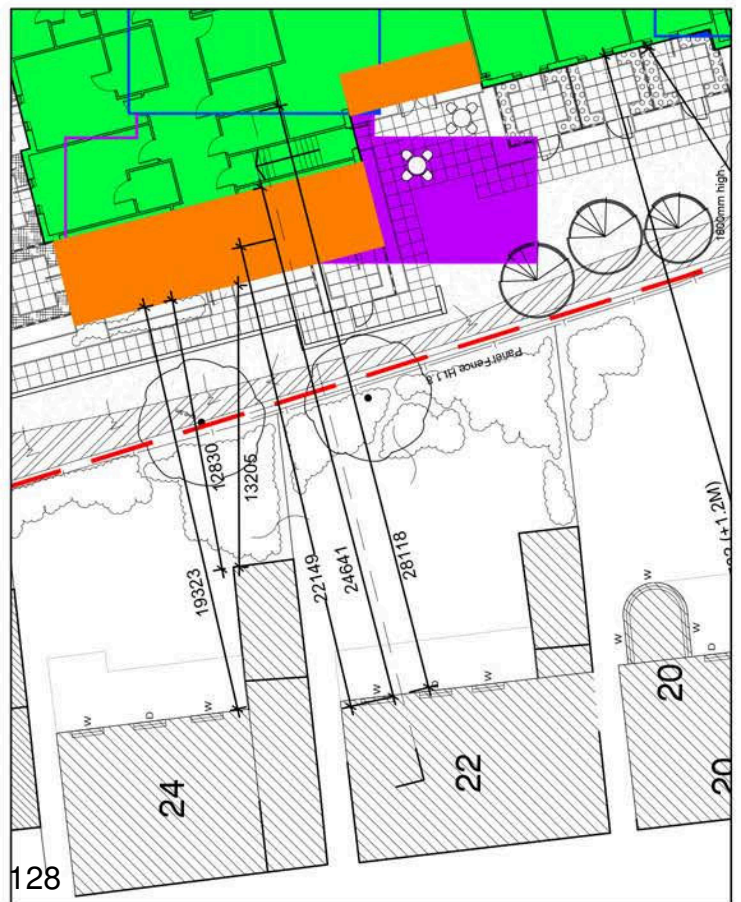
PUBLIC CONSULTATION SITE SECTION 1:250

PROPOSED SITE PLAN 1:250

22 DAYMER GARDENS

AMENDMENTS MADE

1. The building in part has been moved approximately 1.4 metres away from the boundary from 22 Daymer Gardens
2. The building has been reduced down to single storey significantly reducing overshadowing and overlooking.
3. Most windows on this building face have been removed to stop overlooking.
4. The floor level of the building has been lowered 400mm to reduce the overall building missing even further.
5. The Existing Building (outlined in blue) was closer to the boundary to 22 Daymer Gardens.



PROPOSED SITE SECTION 1:250

KEY

- Site Boundary
- Existing FCW building - 2 storey construction
- Existing FCW building - single storey construction
- Proposed Building - 2 Storey construction
- Proposed Building - Single Storey Construction

DWA ARCHITECTS

PA04 B



Amendments made from
Neighbourhood Consultation Process
22 Daymer Gardens

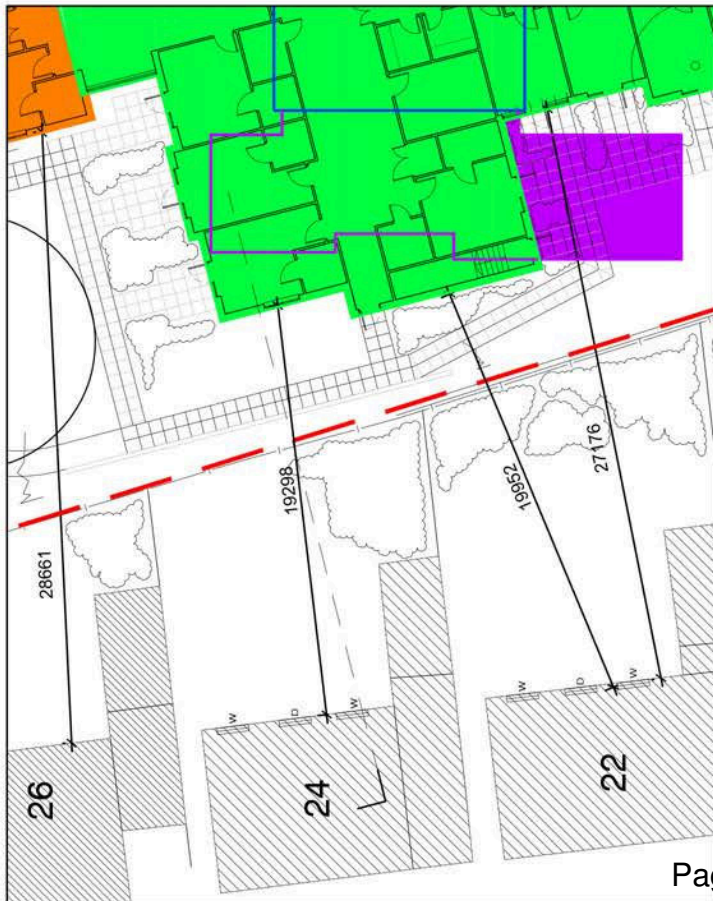


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PUBLIC CONSULTATION SITE PLAN
1:250

24 DAYMER GARDENS
CONCERNS RAISED

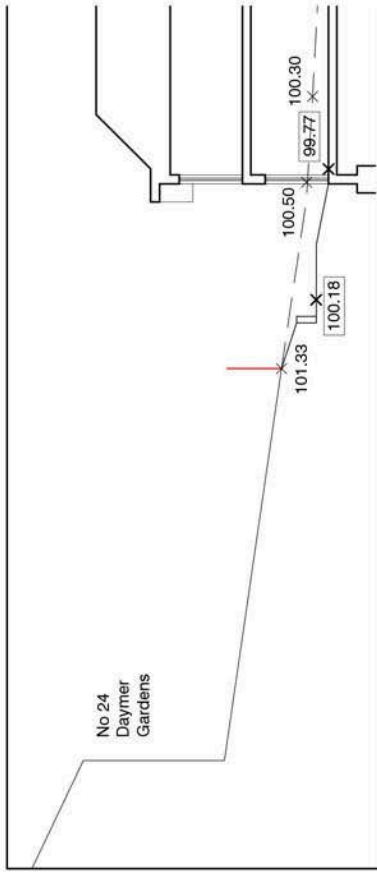
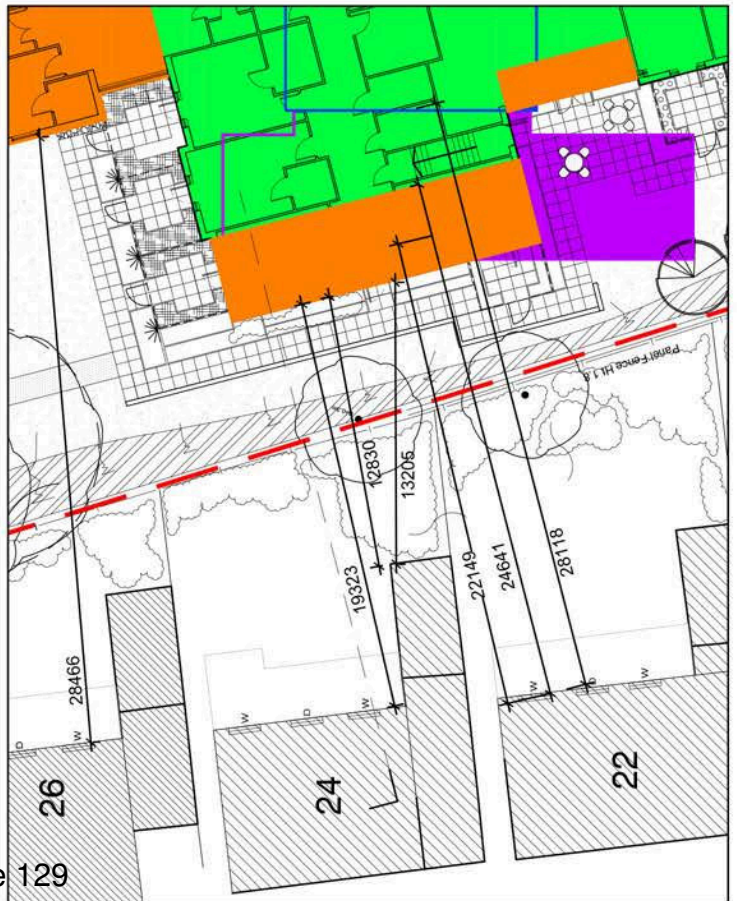
Main concern related to the building being closer to their property than the previous building on the site and being two storey rather than single storey to this section and thereby problems of overshadowing and overlooking generated.



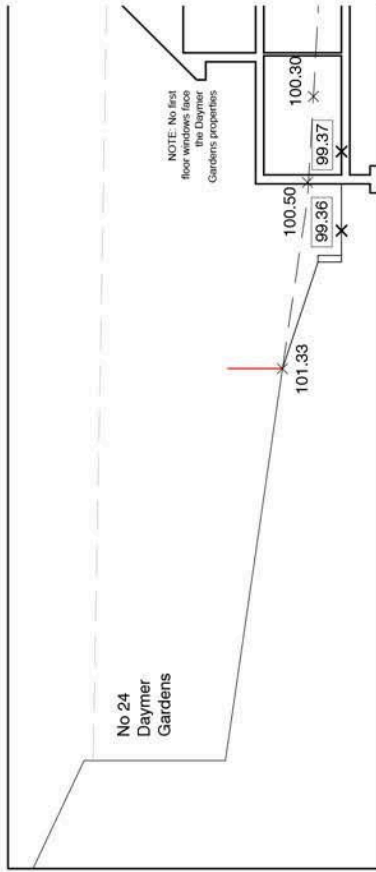
PROPOSED SITE PLAN 1:250
24 DAYMER GARDENS

AMENDMENTS MADE

1. The building has been reduced down to single storey and removing overshadowing and overlooking
2. Most windows on this building face have been removed to stop overlooking
NOTE: No windows directly face No. 24.
3. The floor level of the building has been lowered 600mm to reduce the overall building massing even further.



PUBLIC CONSULTATION SITE SECTION 1:250



PROPOSED SITE SECTION 1:250

KEY

- Site Boundary
- Existing FCW building - 2 storey construction
- Existing FCW building - single storey construction
- Proposed Building - 2 Storey construction
- Proposed Building - Single Storey Construction

DWA ARCHITECTS

PA05 B



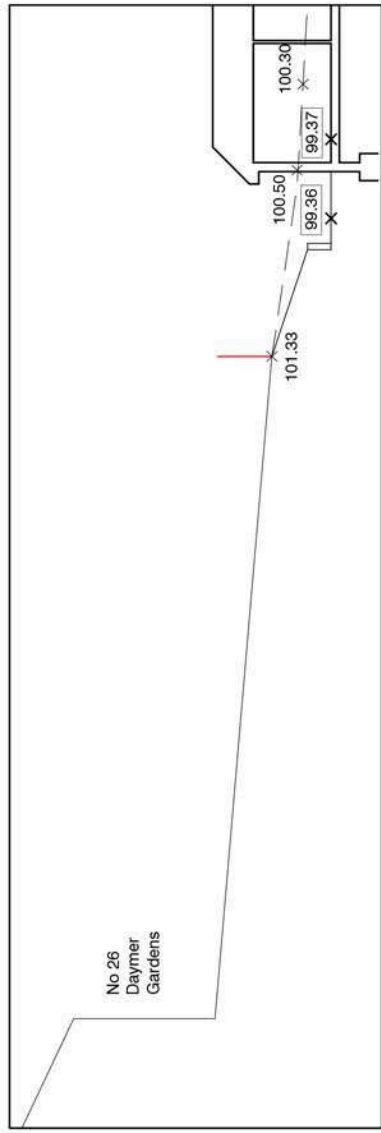
Amendments made from
Neighbourhood Consultation Process
24 Daymer Gardens



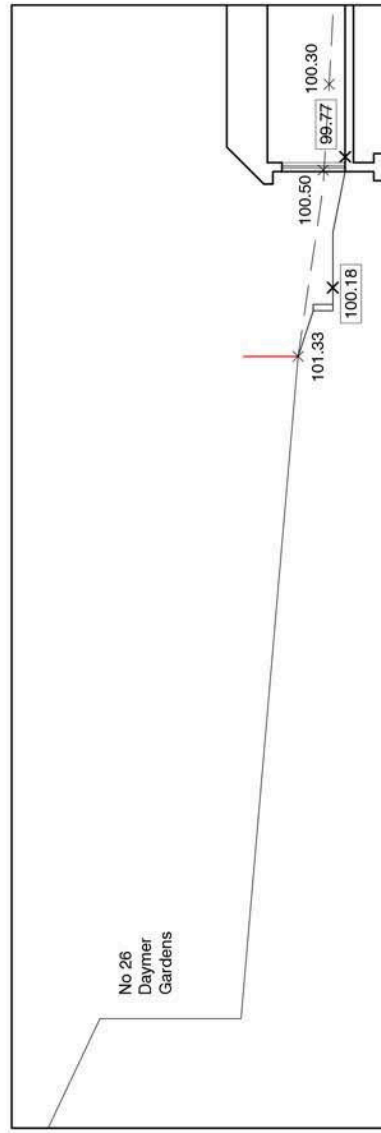
DWA ARCHITECTS LTD
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www.dwa-architects.co.uk

PUBLIC CONSULTATION SITE PLAN
1:250

NO CONCERNS WERE RAISED FROM
26 DAYMER GARDENS



PUBLIC CONSULTATION SITE SECTION 1:250



PROPOSED SITE SECTION 1:250

PROPOSED SITE PLAN 1:250
26 DAYMER GARDENS

AMENDMENTS MADE

1. The building has been reduced down to single storey significantly reducing overshadowing and overlooking.
2. Most windows on the building face have been removed to stop overlooking.
3. The floor level of the building has been lowered 400mm to reduce the overall building massing even further.

KEY

- Site Boundary
- Existing FCW building - 2 storey construction
- Existing FCW building - single storey construction
- Proposed Building - 2 Storey construction
- Proposed Building - Single Storey Construction

DWA ARCHITECTS

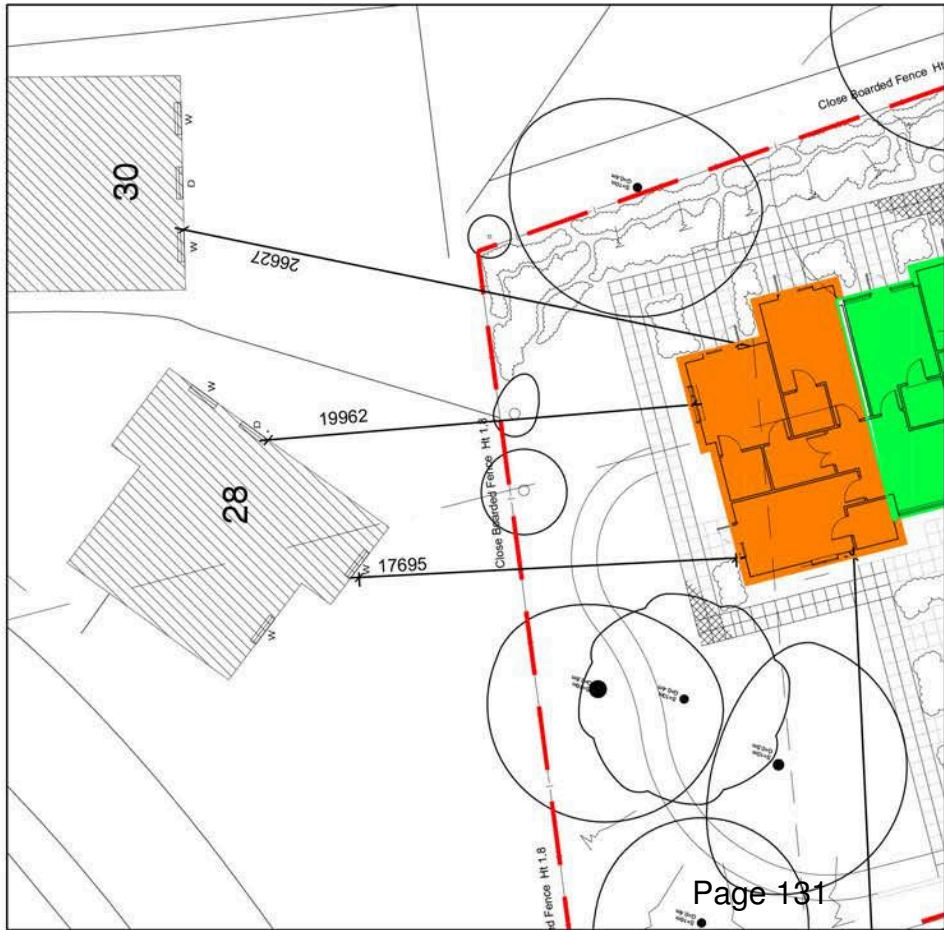
PA06 B



Amendments made from
Neighbourhood Consultation Process
26 Daymer Gardens



DWA ARCHITECTS LTD
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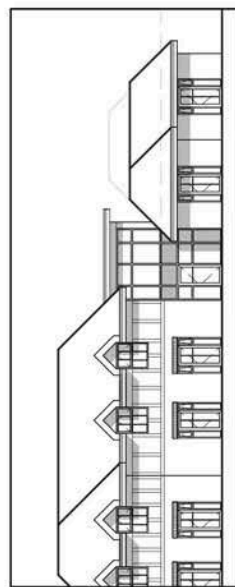


PUBLIC CONSULTATION ELEVATION 1:250

28 DAYMER GARDENS

CONCERNS RAISED

1. Not happy with the link being closer to their property than the previous building on the site.
2. Would prefer to see the link adjacent to the single-storey end section also being single-storey and if not of a design that the elevation design should marry with that of the houses in Daymer Gardens.
3. A belief that the fully glazed bedroom in the link nearest their property would have issues of privacy and overlooking to and from 30 Daymer Gardens.



KEY:

- Site Boundary
- Existing FCW building - 2-storey construction
- Existing FCW building - single-storey construction
- Proposed Building - 2-Storey construction
- Proposed Building - Single Storey Construction

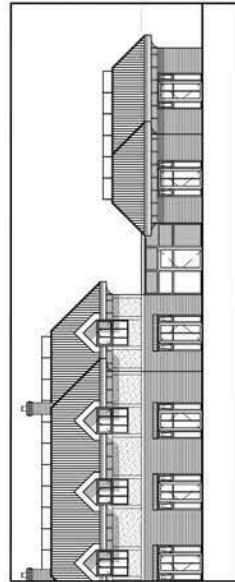


PROPOSED ELEVATION 1:250

28 DAYMER GARDENS

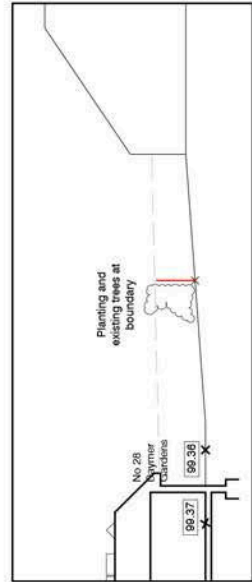
AMENDMENTS MADE:

1. The single-storey element has been reduced in height, there will be no overlooking one section below.
2. The link has been omitted to make the design more in harmony with the rest of the building.
3. Overlooking here does not seem an issue, however the link has been omitted anyway.
4. The floor level of this building has been lowered 400mm to reduce the overall building massing even further.



PROPOSED SITE SECTION 1:250

1. The section highlights that there will be no overlooking to 28 Daymer Gardens due to the location of existing trees and the level difference across the site.



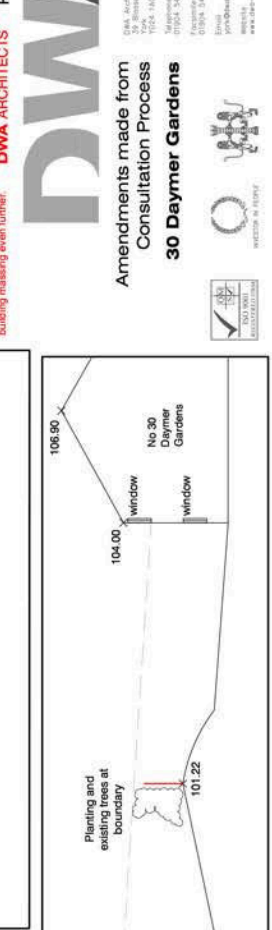
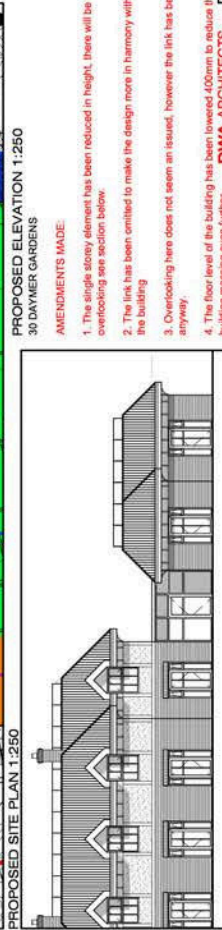
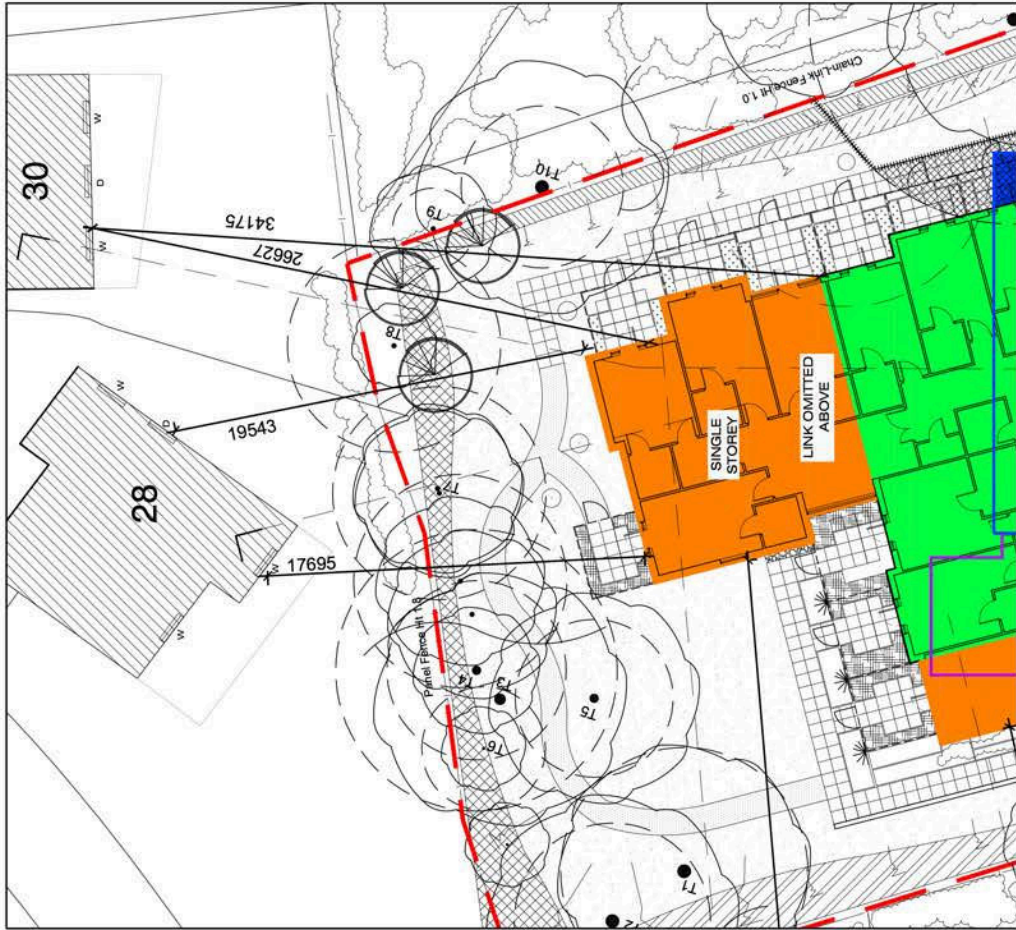
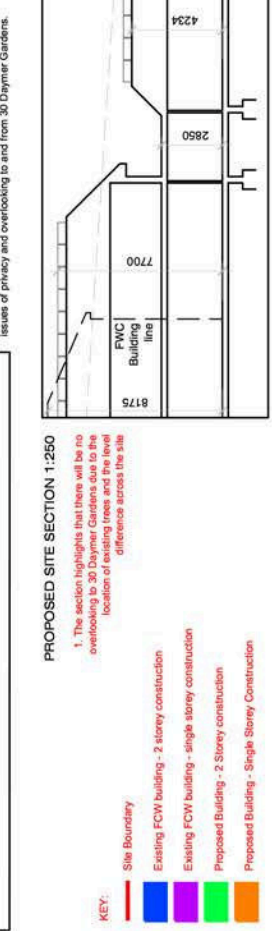
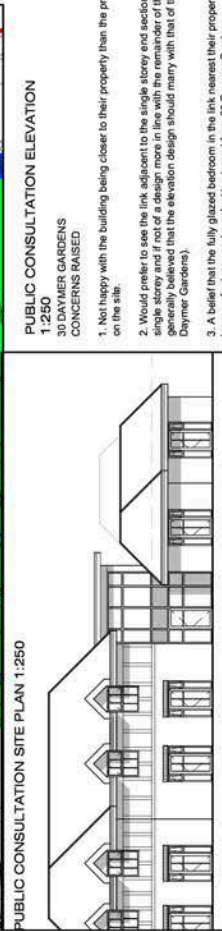
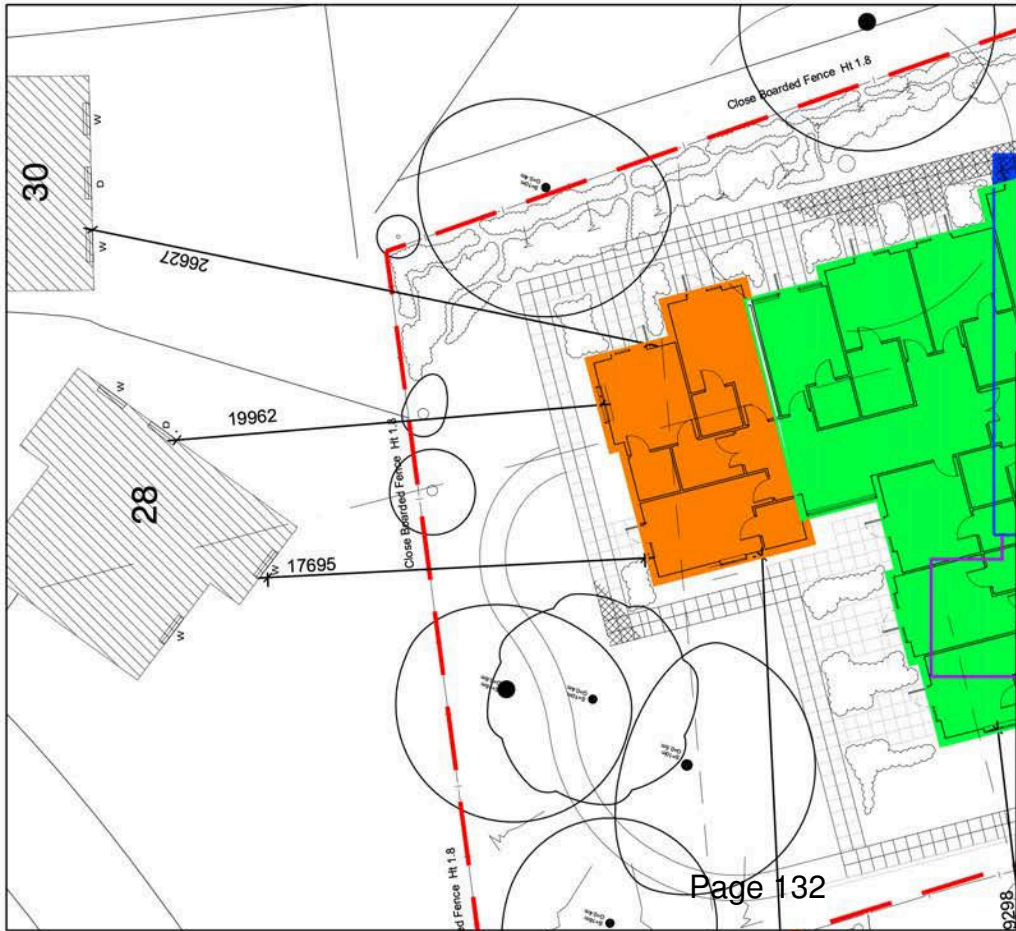
DWA ARCHITECTS PA07A

DWA

Amendments made from Consultation Process
28 Daymer Gardens



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www.dwa-architects.co.uk



AMENDMENTS MADE:

1. The single storey element has been reduced in height, there will be no overlooking one section below.
2. The link has been omitted to make the design more in harmony with the rest of the building.
3. Overlooking here does not seem an issue, however the link has been omitted anyway.
4. The floor level of the building has been lowered 600mm to reduce the access building raising even further.

DWA

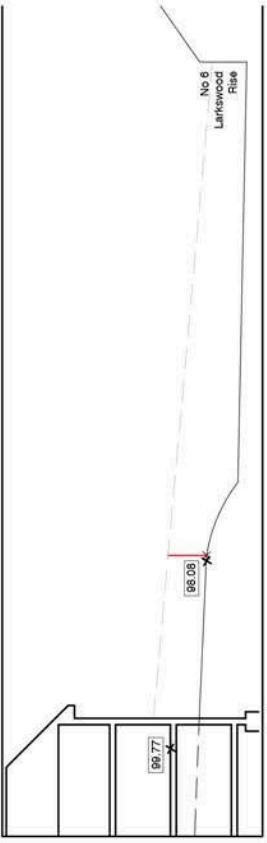
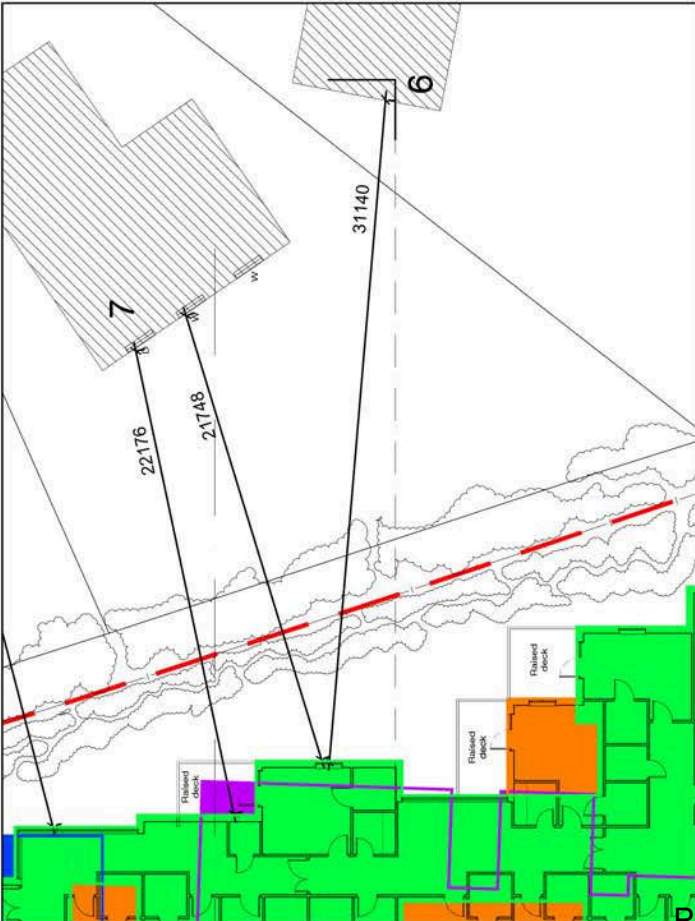
Amendments made from Consultation Process
30 Daymer Gardens

DWA ARCHITECTS PA08D

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PUBLIC CONSULTATION SITE PLAN
1:250

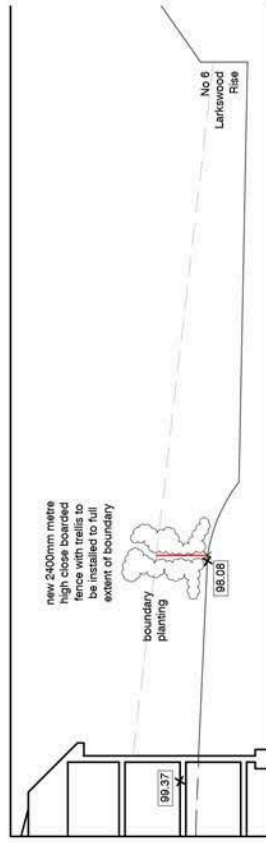
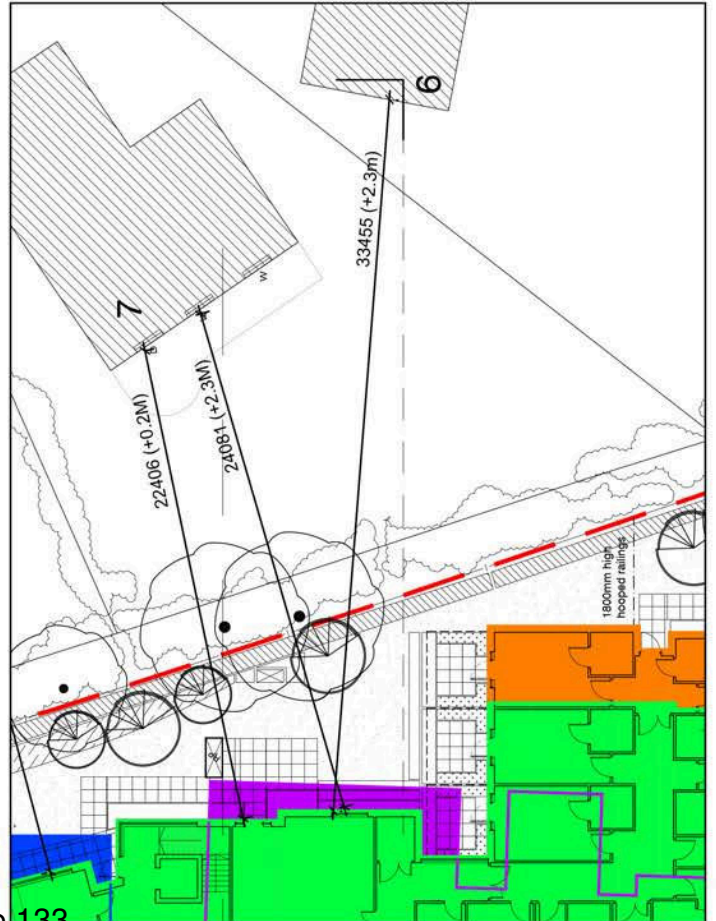
6/7 LARKSWOOD RISE
NO CONCERNS WERE RAISED



PUBLIC CONSULTATION SITE SECTION 1:250

PROPOSED SITE PLAN 1:250

- 6/7 LARKSWOOD RISE
AMENDMENTS MADE:
1. The building in part has been moved approximately 2.2 metres away from the boundary of 6 Larkswood Rise
 2. The floor level of the building has been lowered 200mm to reduce the overall building massing even further
 3. The Existing Building outlined in Blue highlights that the previous building was closer to the boundary to 7 Larkswood Rise
 4. Boundary treatment to be 2400mm high close boarded fence with high hedge buffer strip
 5. The Landscape scheme has been designed to incorporate a wide, high and thick landscape barrier to the boundary with the addition of new trees to fully reduce any overlooking issues.



PROPOSED SITE SECTION 1:250

KEY:

- Site Boundary
- Existing FCW building - 2 storey construction
- Existing FCW building - single storey construction
- Proposed Building - 2 Storey construction
- Proposed Building - Single Storey Construction

DWA ARCHITECTS PA09A

DWA

Amendments made from
Neighbourhood Consultation Process
6/7 Larkswood Rise

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Fax: 01582 524489
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**PUBLIC CONSULTATION
SITE PLAN 1:250**

8/9 LARKSWOOD RISE

CONCERNS RAISED

1. Re-establishment of the boundary line and wanting to know what its treatment in detail but would not want to see a solid brick wall. Proposed it would be a close board fence with trellis to create a landscaped/hedged buffer strip.
2. Concerned regarding the apparent close proximity of the proposal to 8 Larkswood Rise.
3. Concerned regarding the external treatment of the building and especially the links, such that the preference would be to see the buildings design being more like the opposite side which was considered to be attractive and more sympathetic.
4. The links were thought to be too industrial looking.

**NO CONCERNS WERE RAISED BY
9 LARKSWOOD RISE**

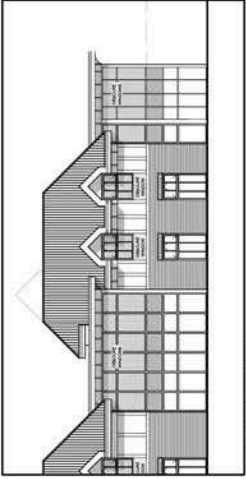
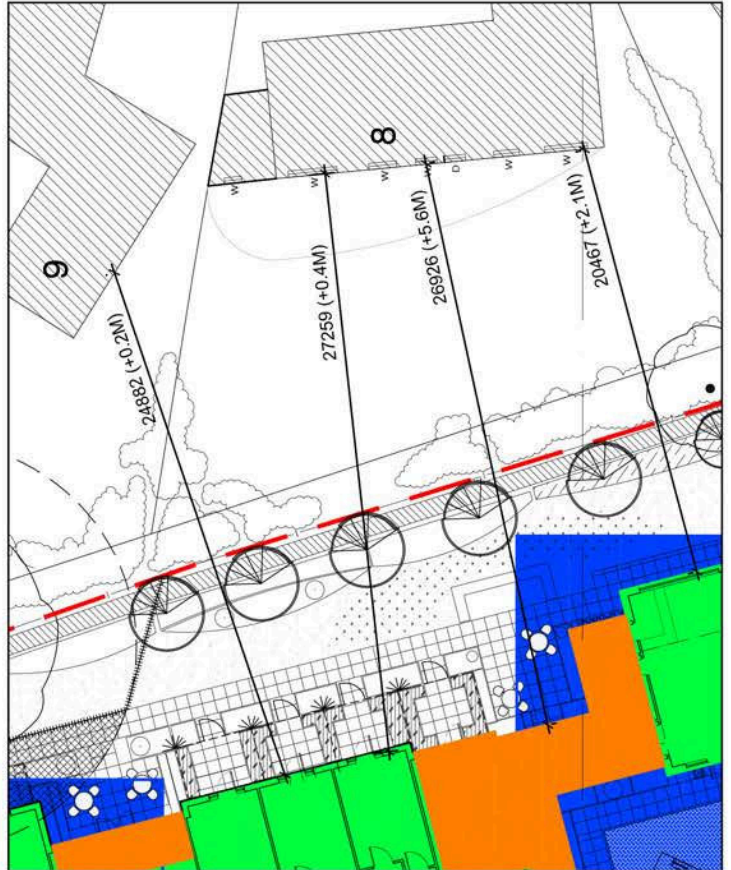


PROPOSED SITE PLAN 1:250

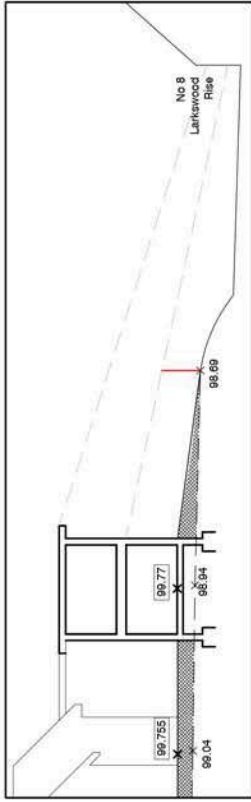
8/9 LARKSWOOD RISE

AMENDMENTS MADE

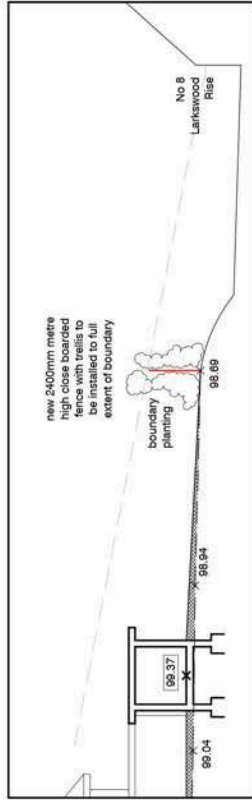
1. Boundary treatment to be 2400mm high close boarded fence with high hedge buffer strip
2. The building has been moved 5.5metres away from the site boundary of 8 Larkswood Rise reducing the overall proximity to the adjacent dwellings.
3. The existing building outlined in blue highlights that the previous building was closer to the boundary of 8 Larkswood Rise (note this section of building was previously two storey)
4. The floor levels of the building has been lowered 400mm to reduce the overall building massing even further.
5. The Landscape scheme has been amended to include a new hedged back landscape barrier to the boundary with the addition of new trees to fully reduce any overlooking issues.
6. The elevation has been reflected from the more sympathetic in form to the existing building on the site. The overall appearance much more pleasing.



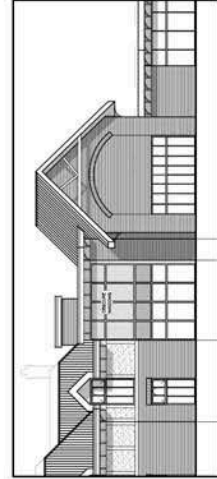
EXISTING ELEVATION



PUBLIC CONSULTATION SITE SECTION 1:250



PROPOSED SITE SECTION 1:250



PROPOSED ELEVATION

KEY:

	Site boundary
	Existing FCW building - 2 storey construction
	Existing FCW building - single storey construction
	Proposed Building - 2 Storey construction
	Proposed Building - Single Storey Construction

DWA ARCHITECTS PA10A
DWA
 Amendments made from
 Neighbourhood Consultation Process
8/9 Larkswood Rise

DWA Architects Ltd
 39 Bishop Street
 W1F 1JQ
 Telephone: 0204 242400
 Email: info@dwa-architects.co.uk
 www.dwa-architects.co.uk



view from daymer gardens



view from daymer gardens



view from main entrance car park



view from boundary of 18 daymer gardens



view from boundary of 16 daymer gardens



view from boundary of 26 daymer gardens

Notes

Do not scale, use figured dimensions only.
 All dimensions to be verified on site prior to the start of any work. All dimensions to be reported to the Architect.
 The Architect is not responsible for any errors or omissions in this drawing and is not liable for any damage or injury caused by any other relevant information.
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Date	Revision



100, The Meadows
 High Wycombe
 Bucks HP12 3JL
 Tel: 0494 474444
 Fax: 0494 474445
 Email: info@dwaarchitects.co.uk
 Website: www.dwaarchitects.co.uk



Client: **Heliotrope International Ltd**

Project: **Proposed Care Home Development at High Meadow Close, Plimmer.**

Drawing Title: **3D Visualisations**

Scale: 1:100 @ A1 Date: Aug 2011
 Drawn by: DJR Created by:
 Job No: W4701 Drawing No: 104
 Rev: -



view from southern boundary



view from garden of 7 Larkswood Rise



view from garden of 8 Larkswood Rise



view from garden of 30 Daymer Gardens



view from garden of 7 Larkswood Rise



view from garden of 8 Larkswood Rise

Notes

Do not scale, use figured dimensions only.
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Date	Revision



24, Waterloo Road
 1001, 101
 2000, 2000
 2000, 2000
 2000, 2000
 2000, 2000
 2000, 2000
 2000, 2000
 2000, 2000



Client
Heliotrope International Ltd

Project
Proposed Care Home Development at High Meadow Close, Plinier.

Drawing Title
3D Visualisations

Scale 1:100 @ A1
 Date Aug 2011
 Drawn by DJR
 Checked by
 Job No. W4701
 Drawing No. 105
 Rev.

PLANNING APPLICATION



View from Garden of No. 18 Daymer Gardens, looking South



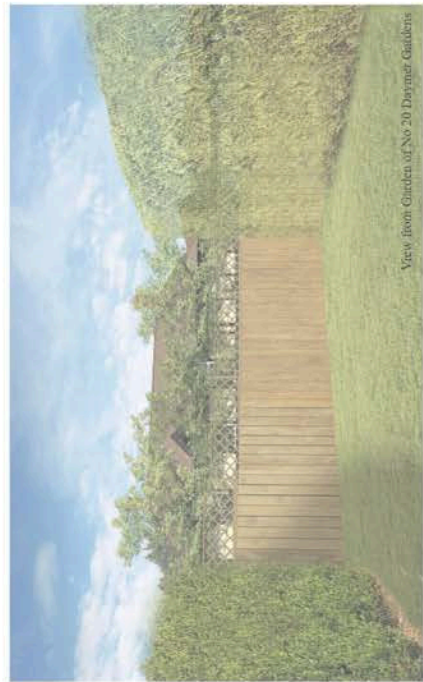
View from Garden of No. 18 Daymer Gardens, looking South



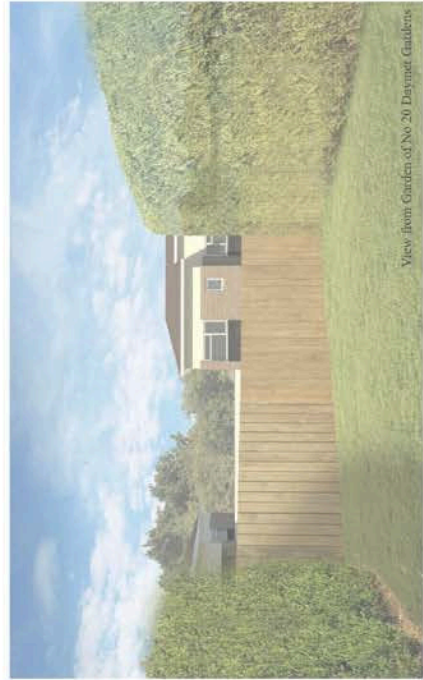
View from Garden of No. 18 Daymer Gardens, looking East



View from Garden of No. 18 Daymer Gardens, looking East



View from Garden of No. 20 Daymer Gardens



View from Garden of No. 20 Daymer Gardens

Proposed Care Home

Previous Building - Frank Welch Court

Name: []
D:\10010104 - use figured dimensions only.
All dimensions to be worked on the ground as shown on the drawings. All dimensions to be reported to the Architect.
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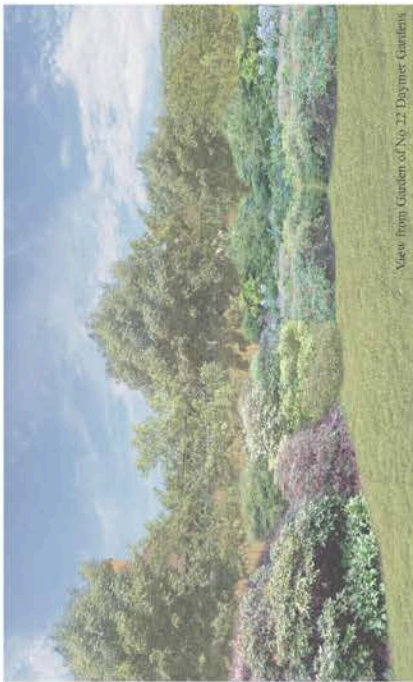
NO.	DATE	DESCRIPTION

DWA ARCHITECTS
DWA

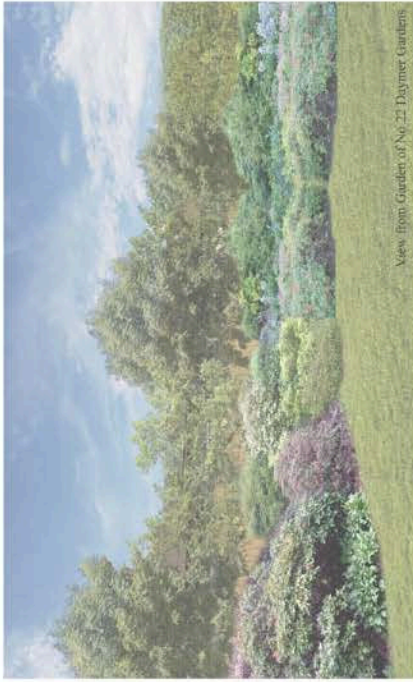
100, High Street
Newcastle, Tyne and Wear
NE1 1AF
Tel: 0191 275 2222
Fax: 0191 275 2223
Email: enquiries@dwa.co.uk
www.dwa.co.uk



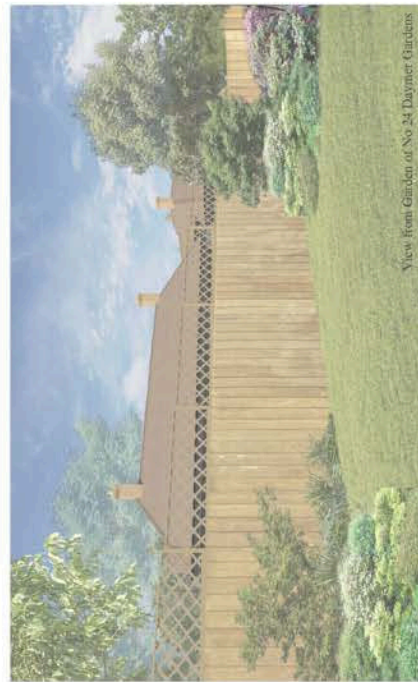
Client: **Heliotrope International Ltd**
Project: **Proposed Care Home Development at High Meadow Close, Pinners.**
3D Visualisations
Drawing Title: **Proposed Care Home & Existing Frank Welch Court**
Scale: 1:100 @ A1 Date: **Aug 2011**
Drawing No: **W4701** Drawing No: **106**
Client: **DLR** Project No:



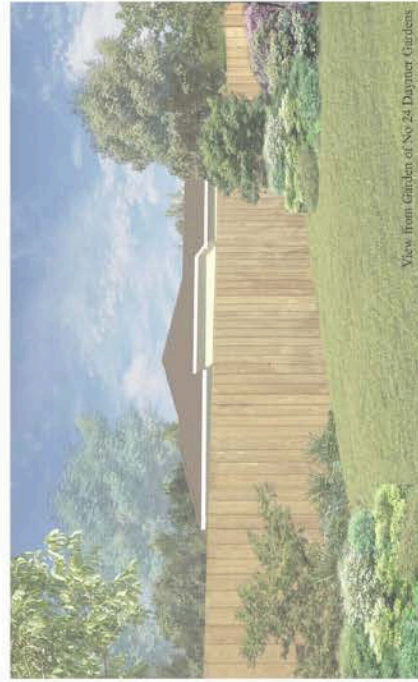
View from Garden of No. 22, Daymer Gardens



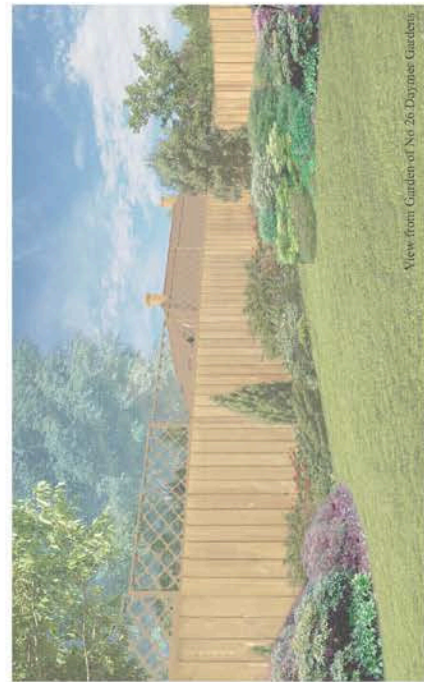
View from Garden of No. 22, Daymer Gardens



View from Garden of No. 24, Daymer Gardens



View from Garden of No. 24, Daymer Gardens



View from Garden of No. 26, Daymer Gardens



View from Garden of No. 26, Daymer Gardens

Proposed Care Home

Previous Building - Frank Welch Court

Notes
 Do not scale, use figure dimensions only.
 All dimensions to be worked on site prior to the start of any work.
 All dimensions to be rounded to the nearest 50mm.
 All dimensions to be rounded to the nearest 50mm.
 All dimensions to be rounded to the nearest 50mm.
 All dimensions to be rounded to the nearest 50mm.
 All dimensions to be rounded to the nearest 50mm.
 All dimensions to be rounded to the nearest 50mm.

DATE	REVISION



100
 101
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 120



Client: **Heliotrope International Ltd**
 Project: **Proposed Care Home Development at High Meadow Close, Plimmer.**
 Drawing Title: **3D Visualisations Proposed Care Home & Existing Frank Welch Court**
 Scale: **1:100 @ A1** Date: **Aug 2011**
 Drawing No: **DUP** Checked by:
 Job No: **W4701** Drawing No: **106**
 PLANING APPLICATION

VIEW OF FWC FROM NO 30



PROPOSED VIEW FROM NO 30

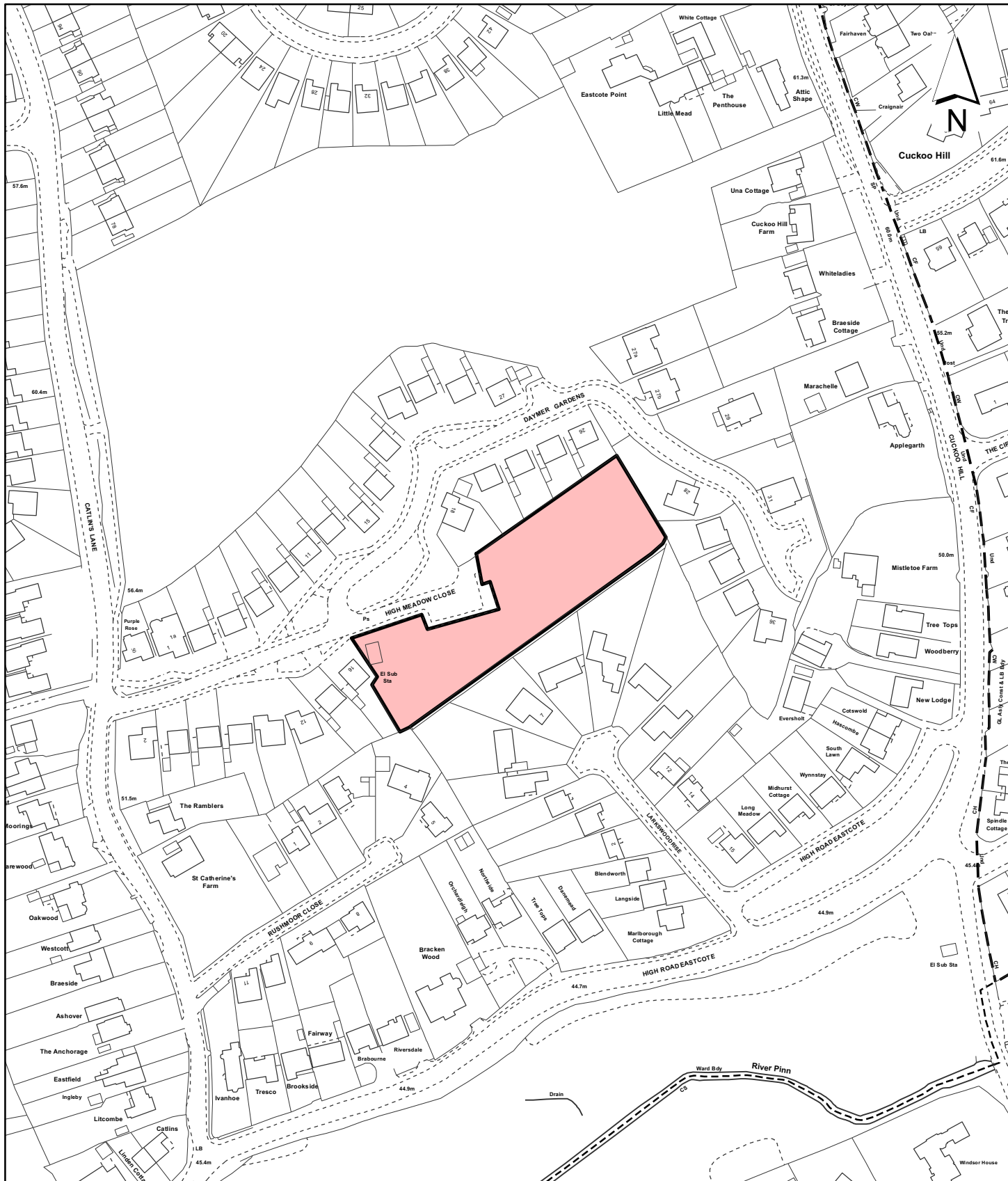





View from Garden of No 16 Daymer Gardens



View from Garden of No 16 Daymer Gardens



Notes

 Site boundary

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Site Address

**Land at High Meadow Close
Pinner**

Planning Application Ref:

196/APP/2012/1776

Planning Committee

North Page 142

Scale

1:2,000

Date

**November
2012**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 138 LINDEN AVENUE RUISLIP

Development: Erection of 1 x 3 bedroom and 1 x 4 bedroom two storey detached dwellings with associated parking and amenity space involving the demolition of existing bungalow.

LBH Ref Nos: 11121/APP/2012/1922

Date Plans Received:	06/08/2012	Date(s) of Amendment(s):	12/11/2012
Date Application Valid:	30/08/2012		06/08/2012
			18/10/2012

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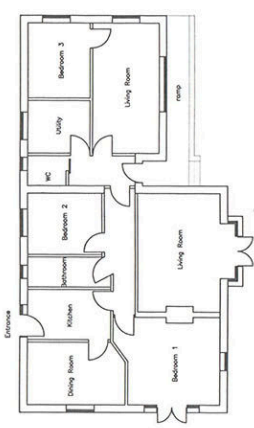
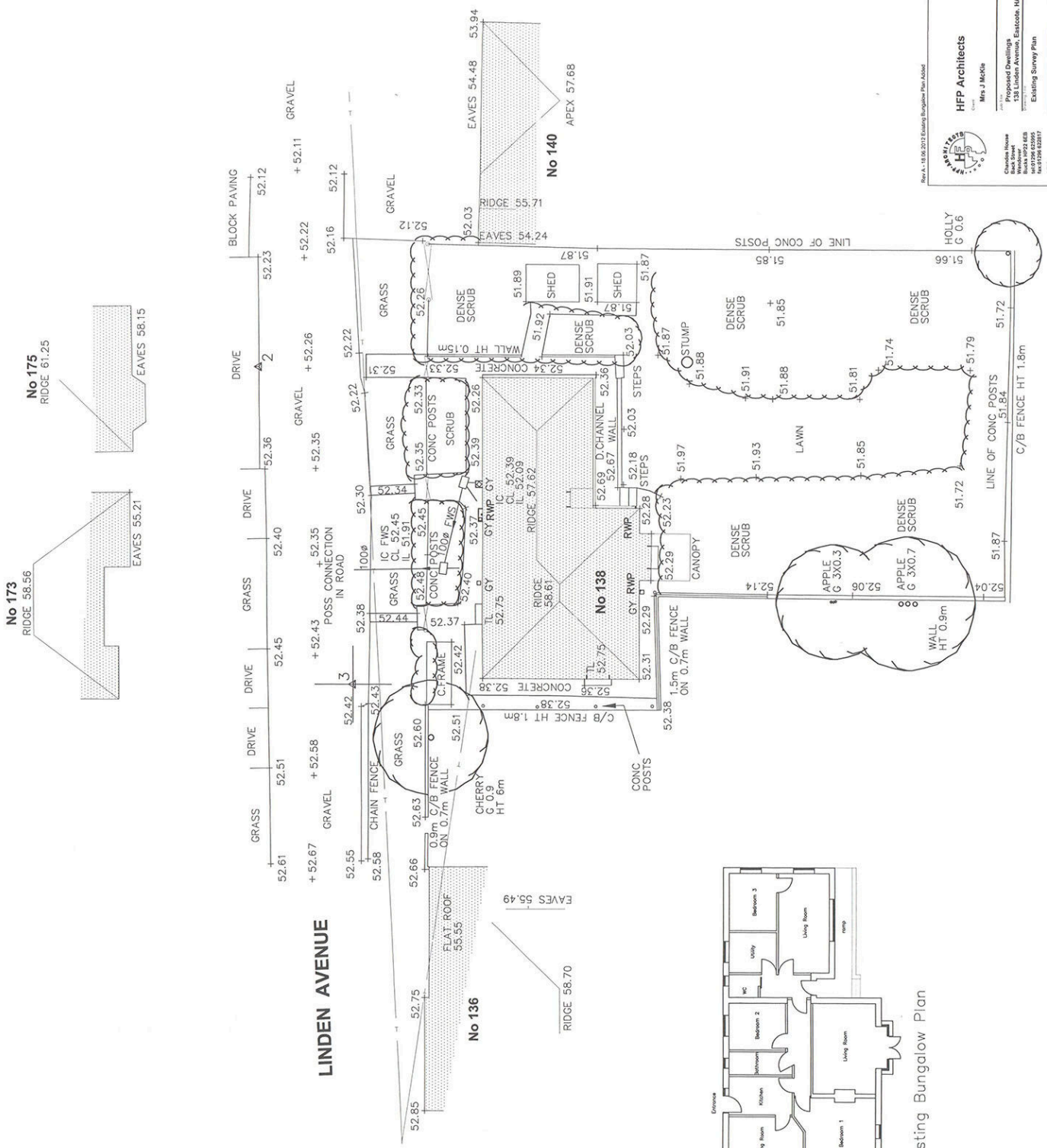
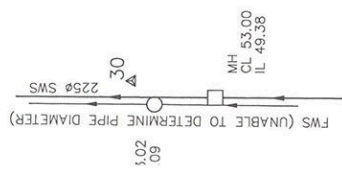
LOT 1308 OF HILLWOOD
 RECEIVED
 06 APR 2012
 PLANNING & DEVELOPMENT
 GROUP

Rev A - 18.06.2012 Existing Bungalow Floor Added

HFP Architects
 Mrs J McKie
 Proposed Dwellings
 138 Linden Avenue, Eastcote, HIA BUB.
 Existing Survey Plan

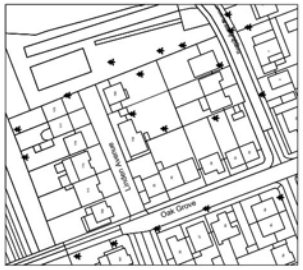
Feb 2012 1:100
 2983
 S01 A

OAK GROVE

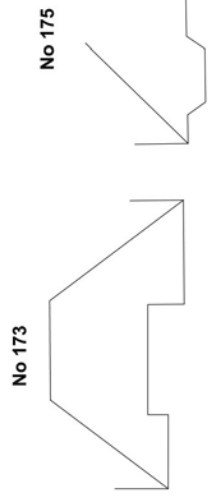


Existing Bungalow Plan

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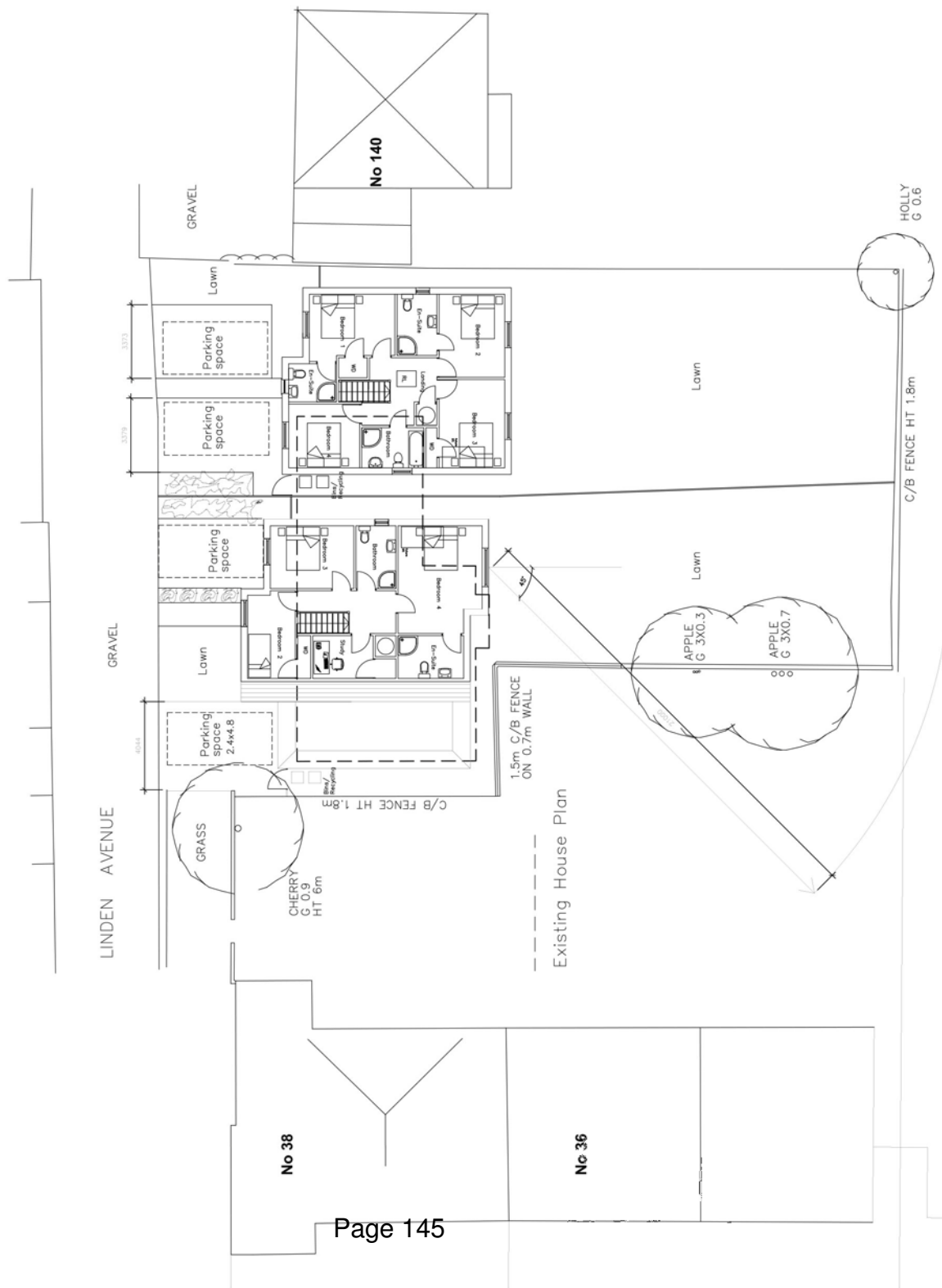


Location Plan



No 173

No 175



No 38

No 36

Rev C - 10.06.2012 Plans amended as planning officer comment.
 Rev B - 11.06.2012 Plans amended as planning officer comment.
 Rev A - 11.06.2012 Planning Committee Refusal.
 Rev D - 11.06.2012 Planning Committee Refusal.

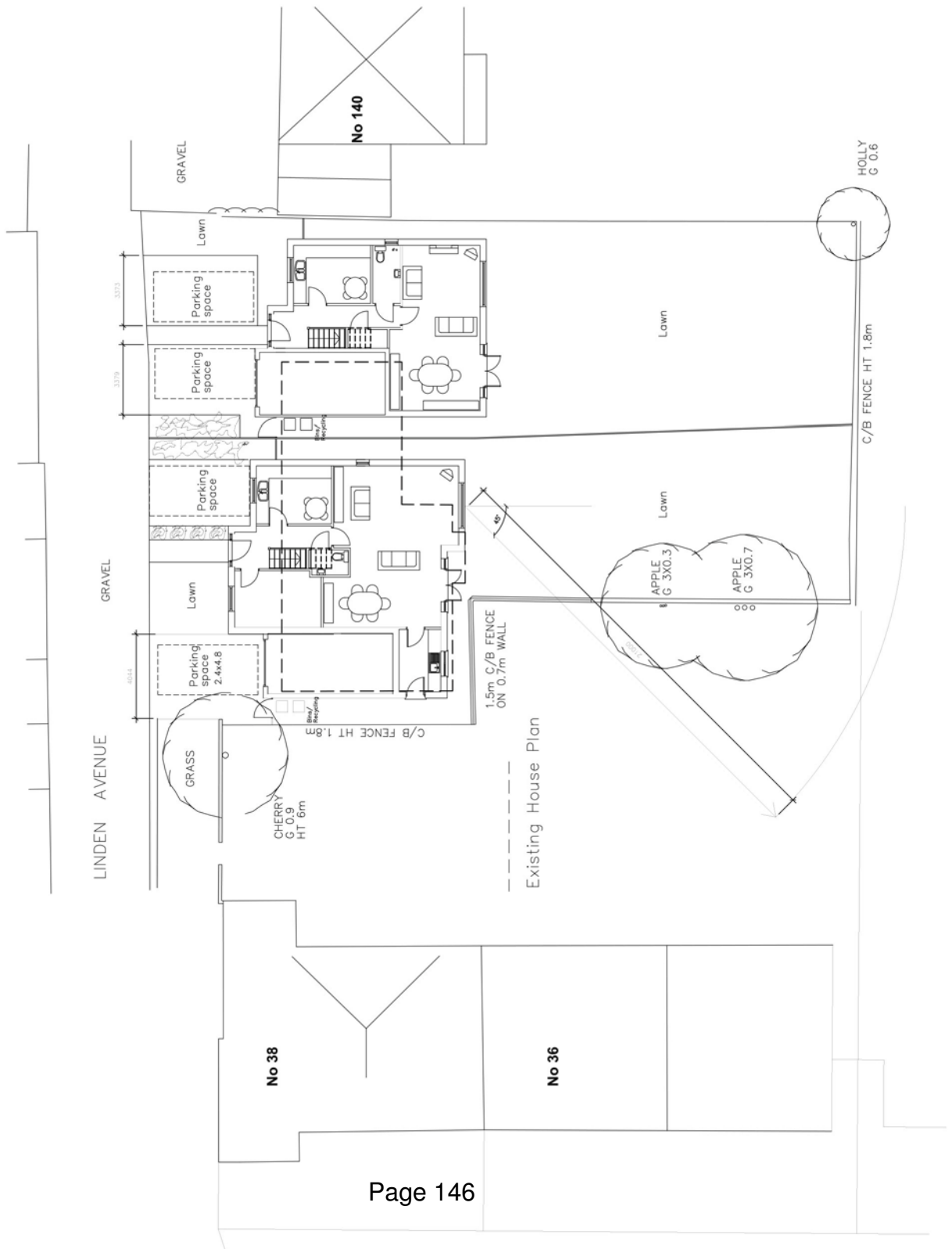
HFP Architects
Mrs J. McKie

Proposed Dwellings
1-38 Linden Avenue, Eritoch, HA4 8UB.
2983

Proposed Site Plan
PD 01 C

Client's Name: Mrs J. McKie
 Plot No: 140
 Date: Feb 2012 | 1:100/1250
 Drawing No: 2983

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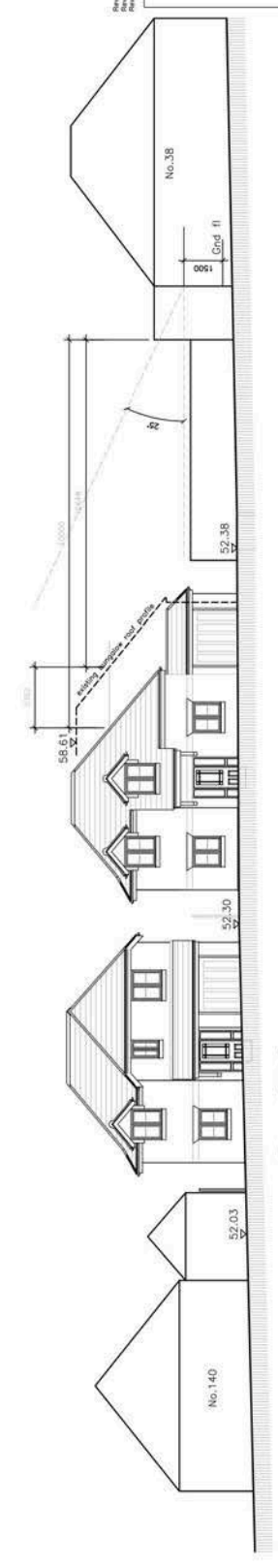
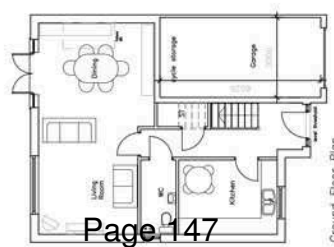
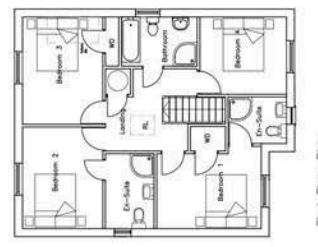
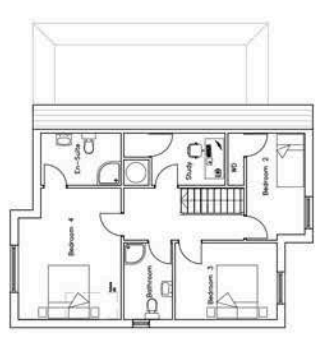
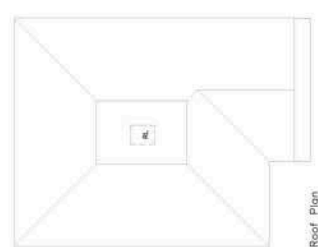
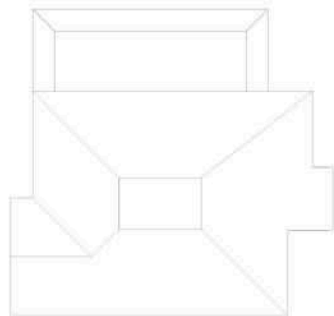
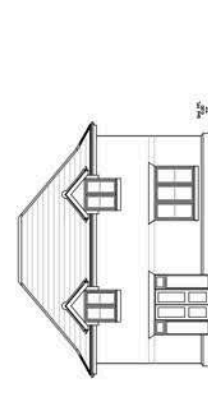
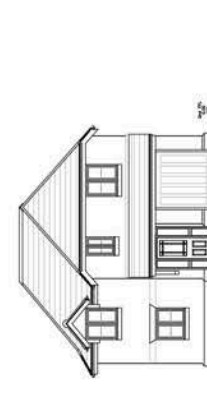
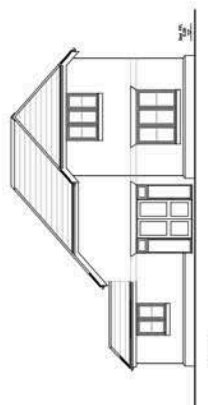
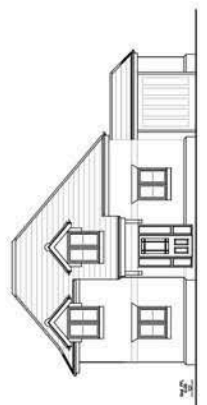
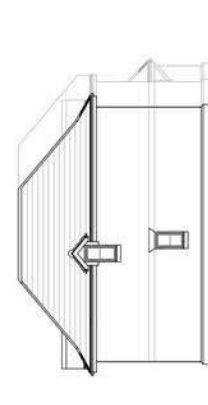
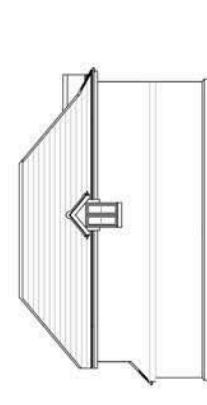
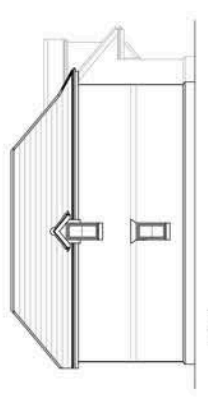


HFP Architects
 Mrs J McKie

Proposed Dwellings
 138 Linden Avenue, Epswich, VIC 3142
 Proposed Off Block Plan

Client Name: Mrs J McKie
 Client Address: 138 Linden Avenue, Epswich, VIC 3142
 Project No: 2983
 Date: Feb 2012 | 1:100
 Scale: PD 03

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Ref: C-08-11-2012 Location of HFC units and Unit 1 UFP. HFP Architects has access to other comments.
Ref: A-12-01-2012 Planning approval meeting minutes to read. Top floor finished in distance from No.38

HFP Architects
Mrs J McKie

Proposed Dwellings
138 Linnam Avenue, Enniscorthy, Wex. Co. DU8.
Proposed Plans & Elevations

Client's Name: Mrs J McKie
Address: 138 Linnam Avenue, Enniscorthy, Wex. Co. DU8.
Phone: 051 256 4288
Fax: 051 256 4287
Email: hfp@hfp.ie

Date: Feb 2012 | 1:100
Drawing No: 2983
Project No: PD 02 | C

138 Linden Avenue. Existing Bungalow Photos

Front / (LH)Side

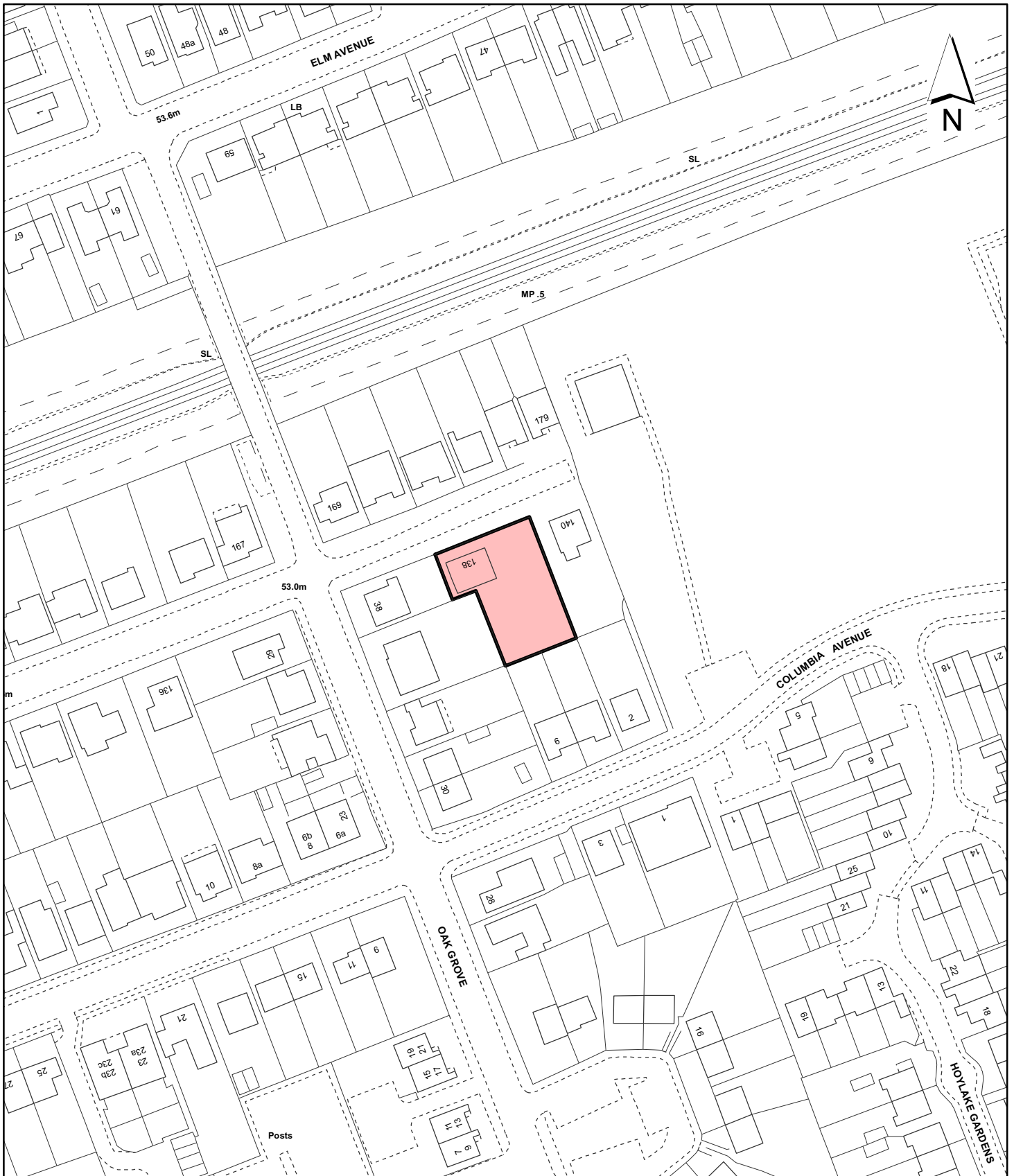


Side (RH)




Rear





Notes

 Site boundary

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Site Address

**138 Linden Avenue
Ruislip**

Planning Application Ref:

11121/APP/2012/1922

Planning Committee

North Page 149

Scale

1:1,250

Date

**November
2012**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

Development: Proposal to enclose the lightwell between the original manor house and the 2 storey car park to create 2 rooms to serve 2 individual flats within the original manor house

LBH Ref Nos: 7610/APP/2012/2637

Date Plans Received: 24/10/2012

Date(s) of Amendment(s):

Date Application Valid: 24/10/2012

Report of the Head of Planning & Enforcement Services

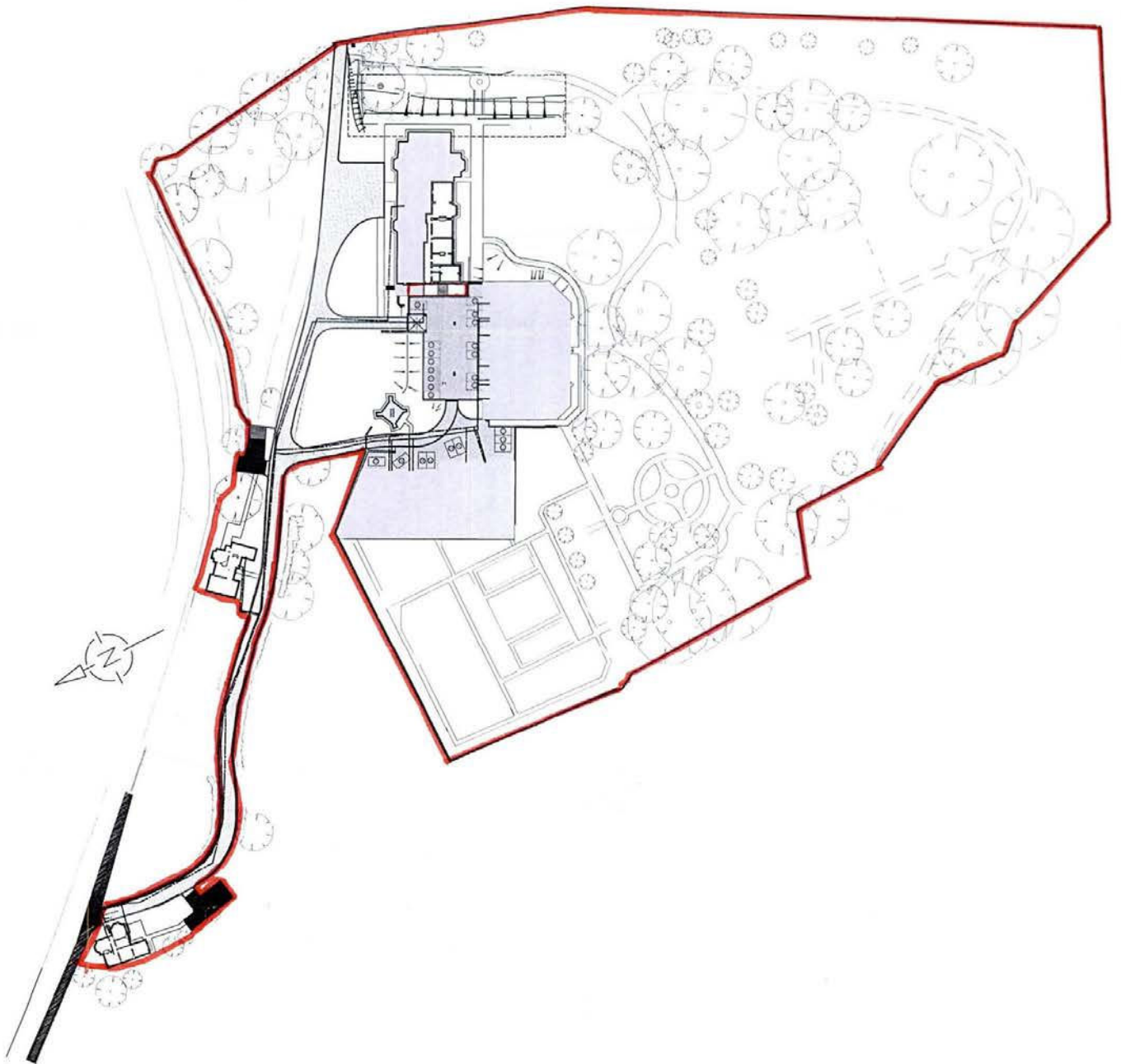
Address BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

Development: Proposal to enclose the lightwell between the original manor house and the 2 storey car park to create 2 rooms to serve 2 individual flats within the original manor house (Application for Listed building Consent)

LBH Ref Nos: 7610/APP/2012/2638

Date Plans Received: 24/10/2012 **Date(s) of Amendment(s):**

Date Application Valid: 24/10/2012

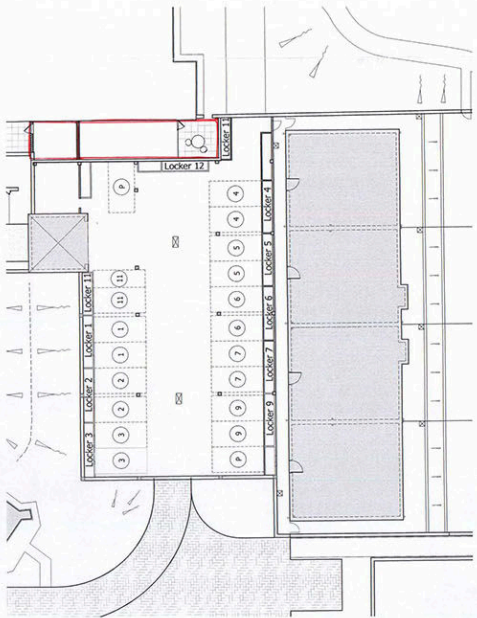


PLANNING & TRANSPORTATION
GROUP
24 OCT 2012
RECEIVED
GENERAL SERVICES
MUNICIPAL GOVERNMENT

Title: Breakspears

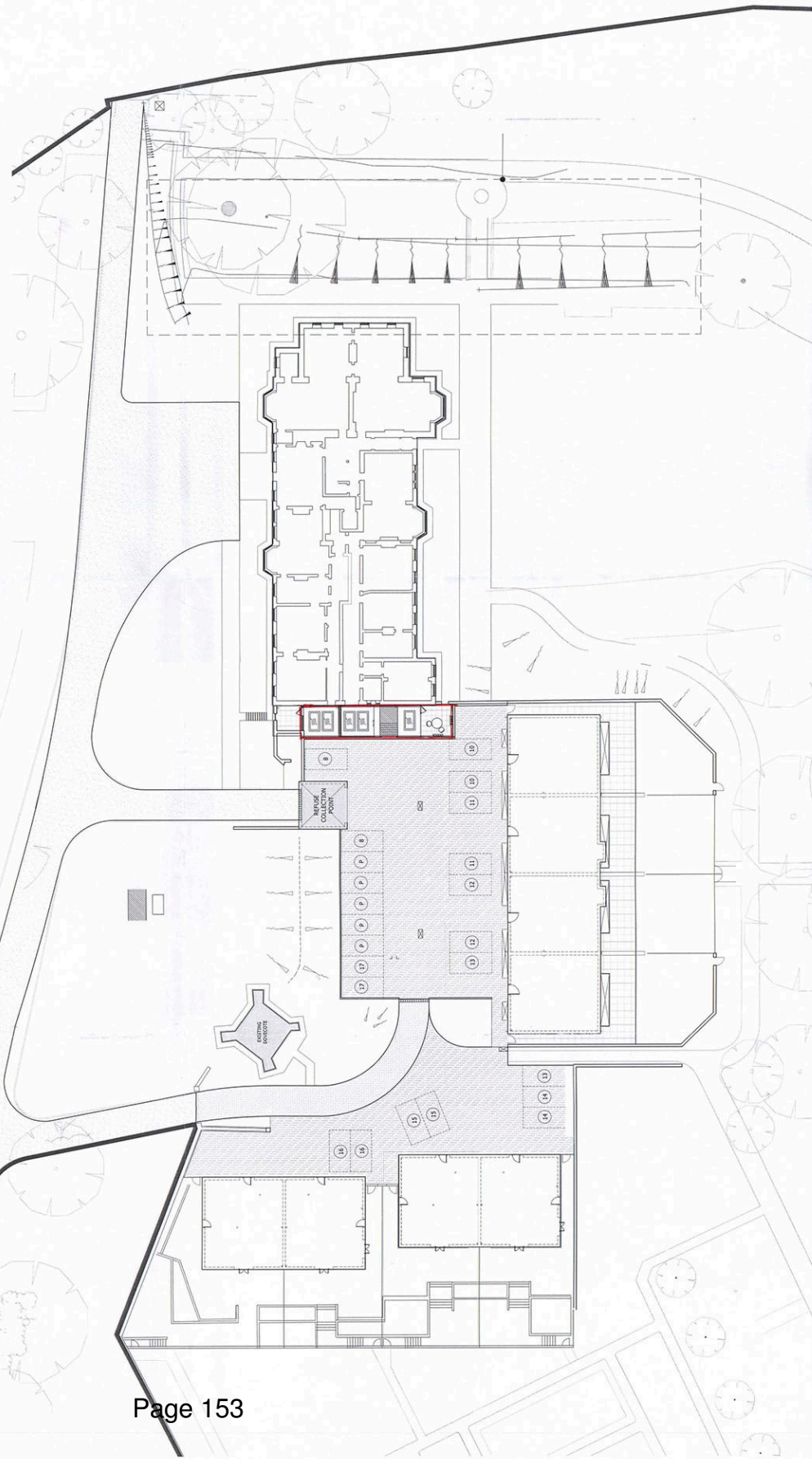
Key Plan

Scale: 1:1250
@ A3



- Legend**
- Private Block Paved
 - Carriageway Construction
 - Main road (Asphalt with rolled in pea grit to Conservation Officers approval)
 - Parking Bay Number

Private Block Paved
 Carriageway Construction
 Main road (Asphalt with rolled in pea grit to Conservation Officers approval)
 Parking Bay Number



200 100 1 2
 200 100 1 2
 200 100 1 2

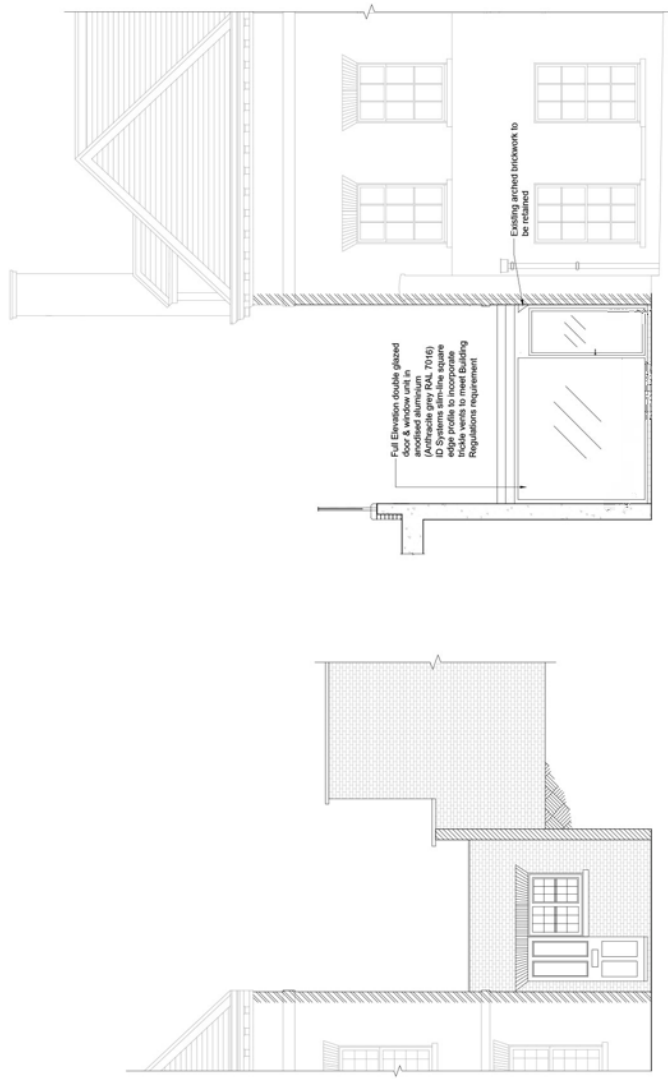
CLANCY
 Developments

PROJECT: RELEASED HOUSE
 PROPOSED CONVERSION TO NINE APARTMENTS

TITLE: COURT YARD ALTERATIONS
 LOCATION PLAN

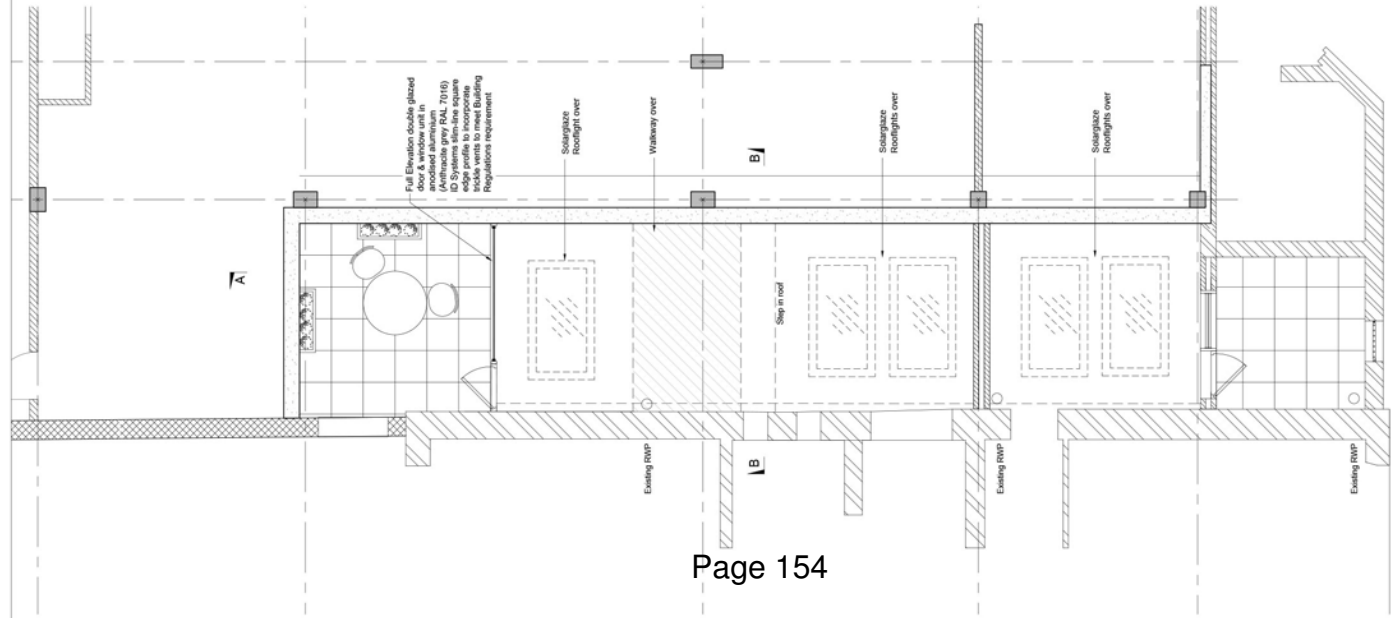
SCALE	DATE	DRAWN	REVISION	DRAWING NUMBER
1:250	16.10.12			9225-101

CLANCY DEVELOPMENTS, HEAD OFFICE
 100, COLLEGE STREET, BRISBANE
 QUEENSLAND 4000
 TEL: (07) 3251 1000
 FAX: (07) 3251 1001
 EMAIL: info@clancydevelopments.com.au



Rear Elevation
Scale 1:50

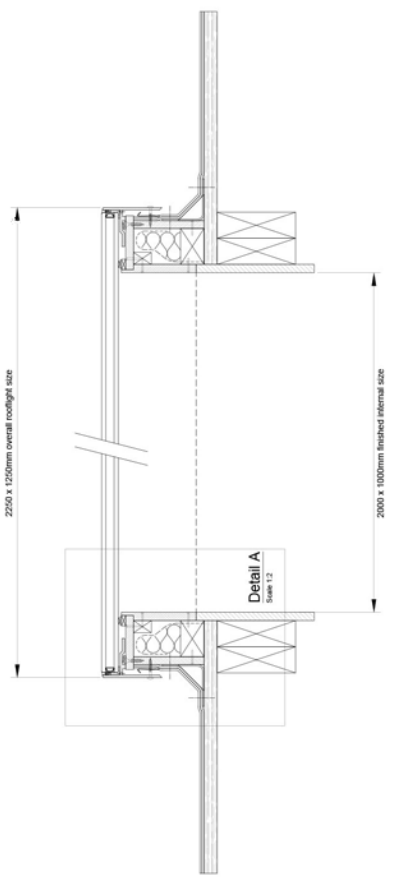
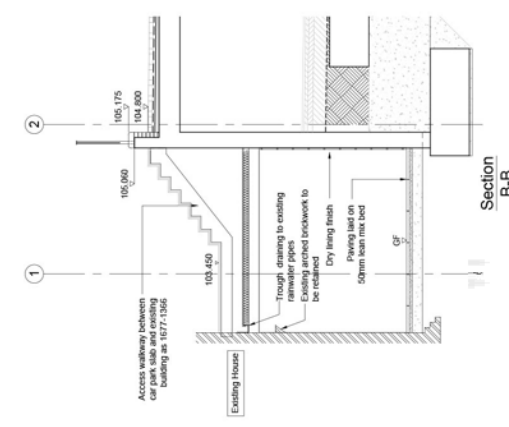
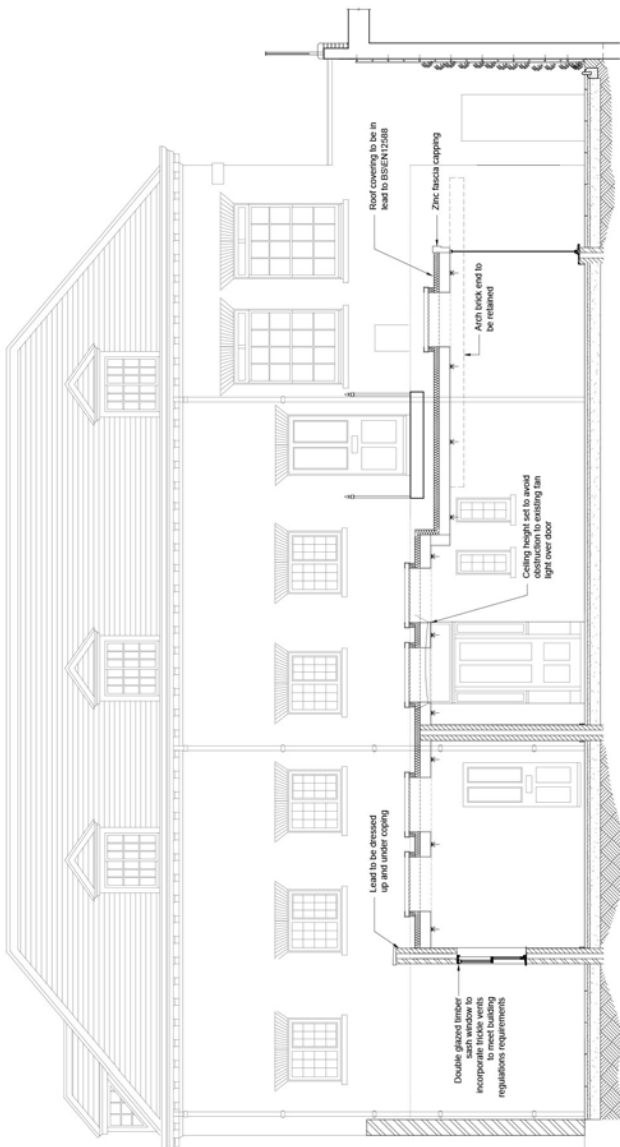
Front Elevation
Scale 1:50



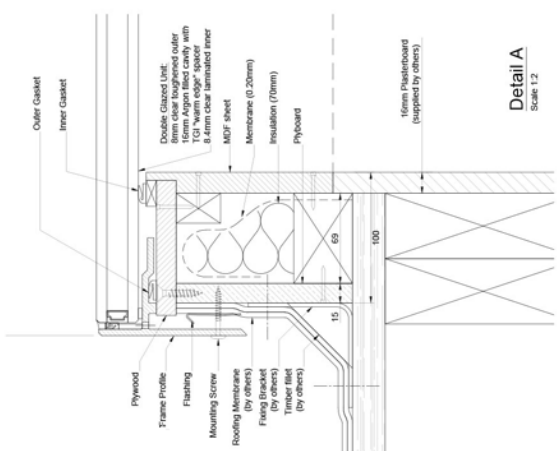
Courtyard General Arrangement
Scale 1:50

CLANCY Developments

PROJECT		BREAKSPAR HOUSE PROPOSED CONVERSION TO NINE APARTMENTS.	
TITLE		COURT YARD AREA GENERAL ARRANGEMENT	
SCALE	DATE	DESIGN	REVISION
AS SHOWN	29.11.12		
DRAWING NUMBER		9022-A007	
CLANCY DEVELOPMENTS, HEAD OFFICE CONTRIBUTION BUILDING NO. 2 MACKLEYS LANE BLDG. 10, 11 & 12, 138-140 FINCHLEY ROAD, FINCHLEY LONDON, N12 9JG E.M.C. CLANCY@CLANCYDEV.COM			

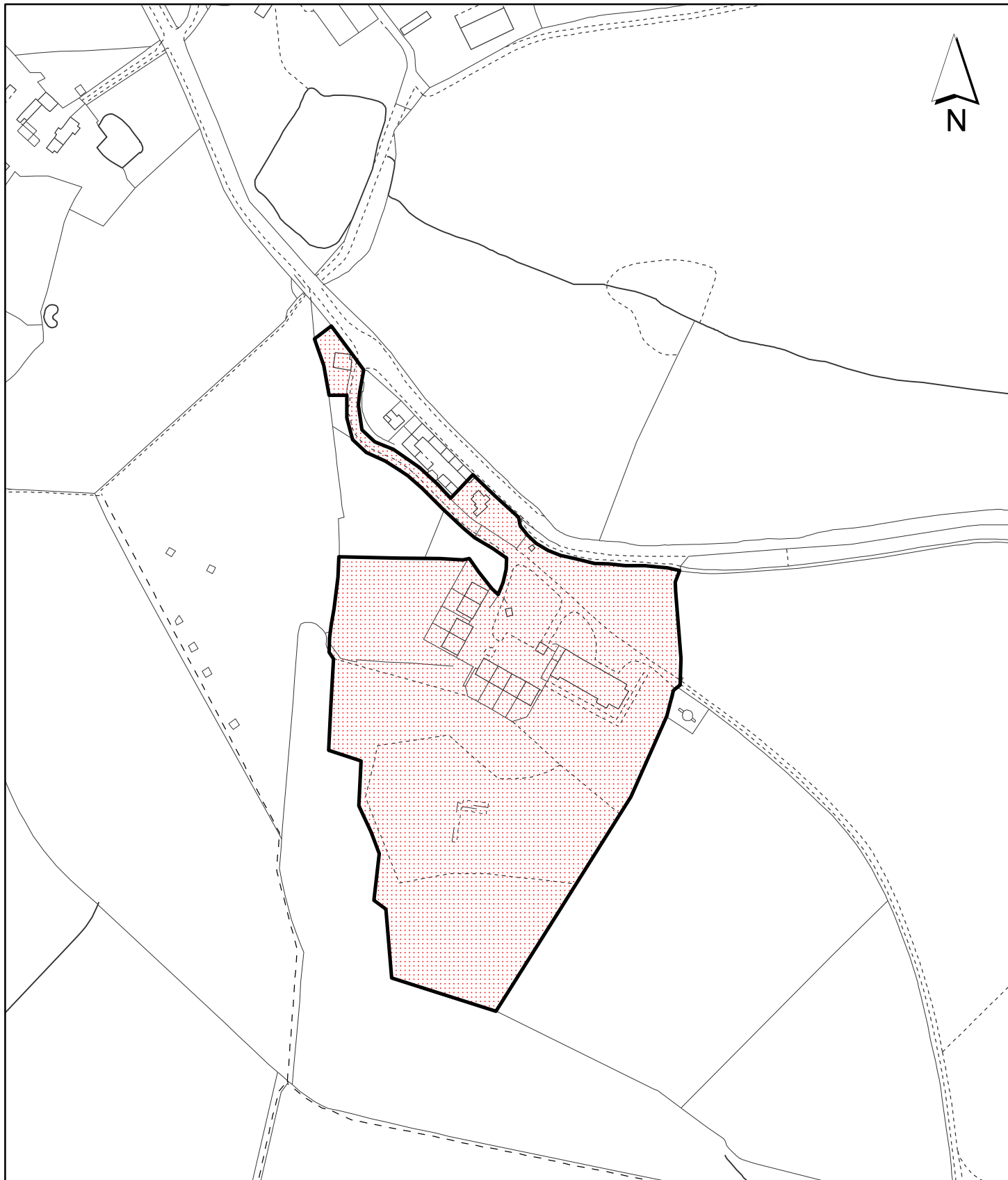


Section Through Solarglaze Roof Light
Scale 1:3




CLANCY
Developments

PROJECT	REPLACEMENT HOUSE PROPOSED CONVERSION TO NINE APARTMENTS.		
TITLE	COURT YARD AREA SECTIONS & DETAILS		
SCALE	DATE	DRAWN	REVISION
AS SHOWN	20.11.12		
DRAWING NUMBER	REVISED	DATE	BY
CLANCY DEVELOPMENTS			
100, MILLERS LANE, LONDON, E17 7DQ	TEL: 020 7306 8371	FAX: 020 7306 8372	EMAIL: info@clancydev.co.uk



Notes

 Site boundary

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Site Address

**Breakspear House
 Breakspear Road North
 Harefield**

Planning Application Ref:
7610/APP/2012/2637

Planning Committee
North Page 156

Scale
1:3,000

Date
November 2012

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

Report of the Head of Planning & Enforcement Services

Address HOLLAND AND HOLLAND SHOOTING GROUND DUCKS HILL ROAD
RUISLIP

Development: Single storey building for use as a corporate facility involving demolition of
existing building

LBH Ref Nos: 16568/APP/2012/1423

Date Plans Received: 12/06/2012 **Date(s) of Amendment(s):** 25/09/2012
22/06/2012
Date Application Valid: 22/06/2012 23/11/2012
15/06/2012
09/09/2012



3

LON BORO OF HILLINGDON
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15 JUN 2012
PLANNING & TRANSPORTATION
GROUP

OS Mastermap
12 July 2011, ID: CM-00082441
www.centremapslive.co.uk
1:1250 scale print at A4, Centre: 507343 E, 190138 N
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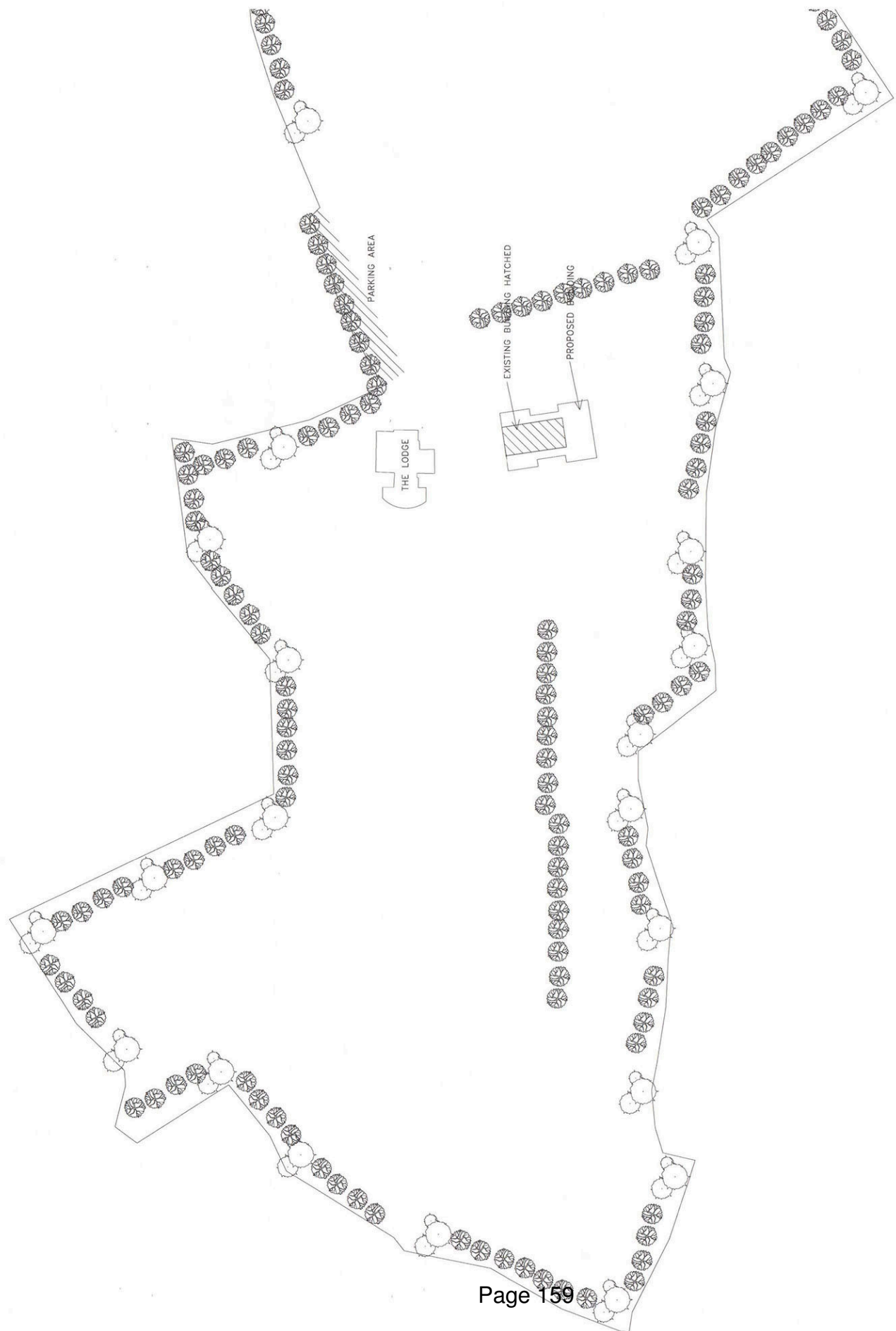
NOTE

LOW BOROUGH HILLINGDON
RECEIVED
15 JUN 2012
PLANNING & TRANSPORTATION
GROUP

WELLS
Architectural

Mogkolo College
Wells, W05 0GG
W: 01249 411100
F: 01249 411101
www.wellsarchitectural.co.uk

Client	Holland and Holland
Project	Corporate Facilities at Hillingdon Ducks Hill Road, Northwood, HAA 2ST
Drawing Title	Block plan 1
Date	31/07/2012
Scale	1 : 1000 @ A2
Drawn By	PW
Checked By	NL
Project No.	B-180
Drawing No.	B-180-4
Rev.	



NOTE: Where all due care and attention has been taken in the preparation of this drawing it is advised that all dimensions are Verified on Site by the Contractor prior to commencement of Work.

NOTE:

Rev. A-11/11/12-Accessibility officers
Comments noted.

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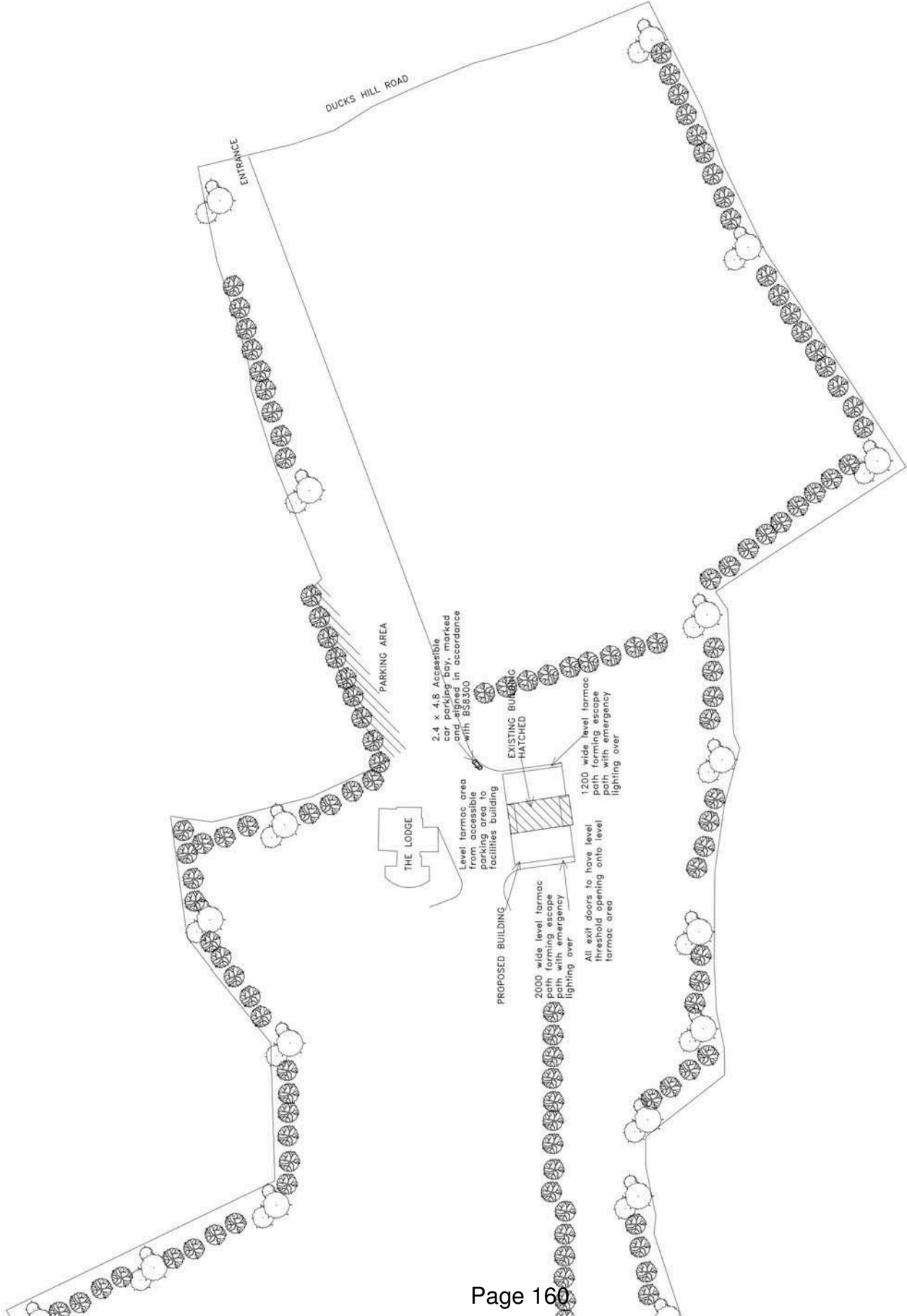
Wells Architects
East Lane, Goddard
W 07795 211253 t. 01922 244110
www.wellsarchitectural.co.uk

Client: Holland and Holland

Project: Corporate Facilities at Holland & Holland Shooling Ground, Ducks Hill Road, Northwood, HA6 2ST

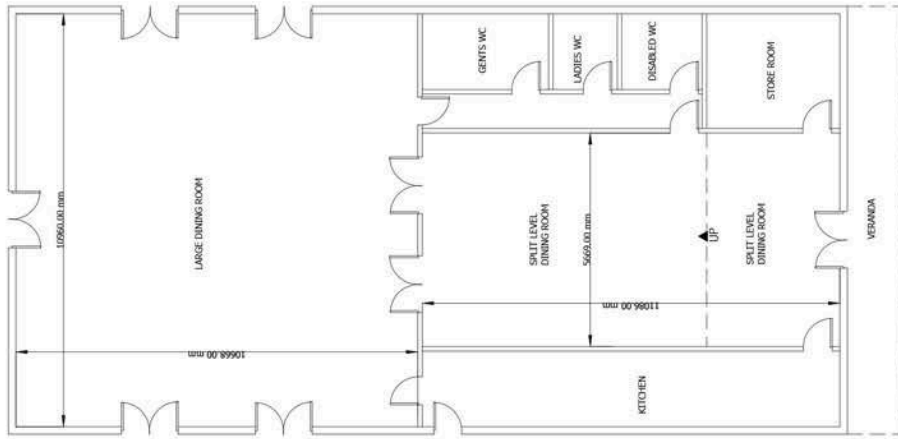
Drawing Title: Block plan 2

Date: 31/03/2012	Scale: 1 : 1000 @ A2
Drawn By: PW	Checked By: NL
Project No.: B-180	Drawing No.: B-180-5
	Rev.: A

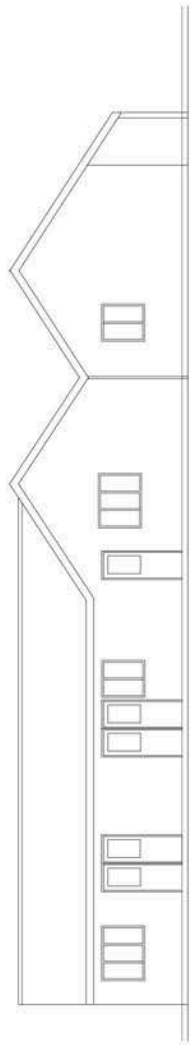


NOTE:
While all due care and attention has been taken in the preparation of this drawing it is advised that all dimensions are verified on Site by the Contractor prior to commencement of Work.

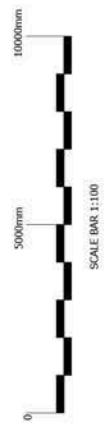
NOTE



Existing Plan
1:100

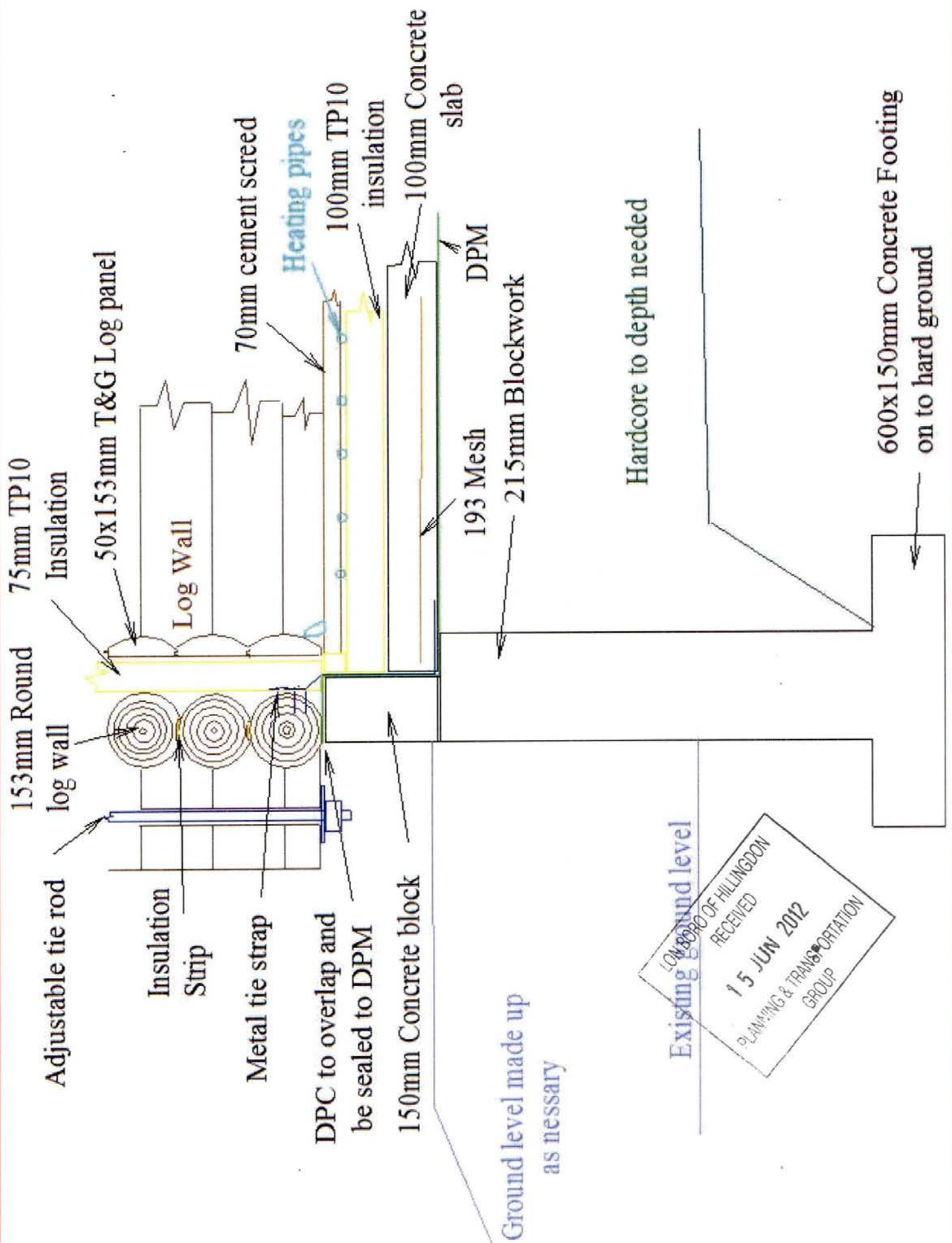


Existing Elevation
1:100



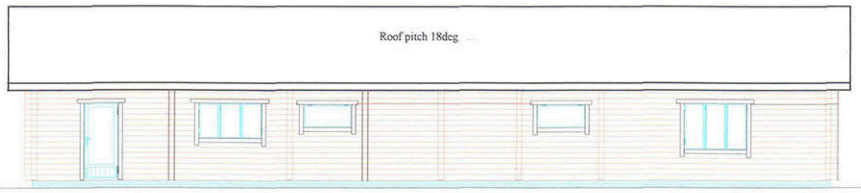

 WELLS
 Architectural
 Mervyn Collins
 201 Leys, Gidford
 Warrington, Cheshire, WA13 9JF
 Tel: 01925 21223 Fax: 01925 244110
 www.wellsarchitectural.co.uk
 0192521223

Client: Holland and Holland	
Project: Existing Corporate Facilities at Holland & Holland Shooling Ground, Ducks Hill Road, Northwood, HA6 2ST	
Drawing Title: Existing floor plan and elevation	
Date: 31/03/2012	Scale: 1 : 100 @ A2
Drawn By: PW	Checked By: NL
Project No.: B-180	Drawing No.: B-180-6
	Rev.:

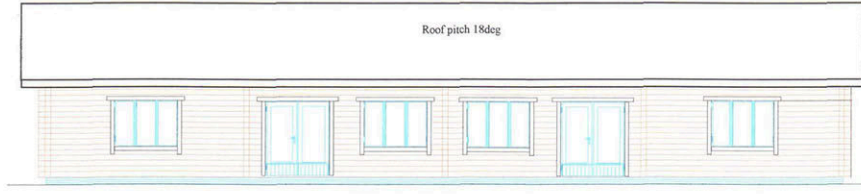


Existing ground level

LOW BOROUGH OF HILLINGDON
RECEIVED
15 JUN 2012
PLANNING & TRANSPORTATION
GROUP



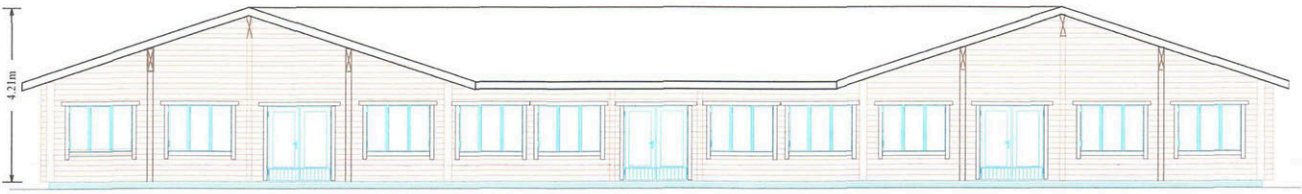
East Elevation



West Elevation



South Elevation



Front Elevation

Notes:
External finishes:
Roof to be slate grey Marley Modern concrete roof tiles.

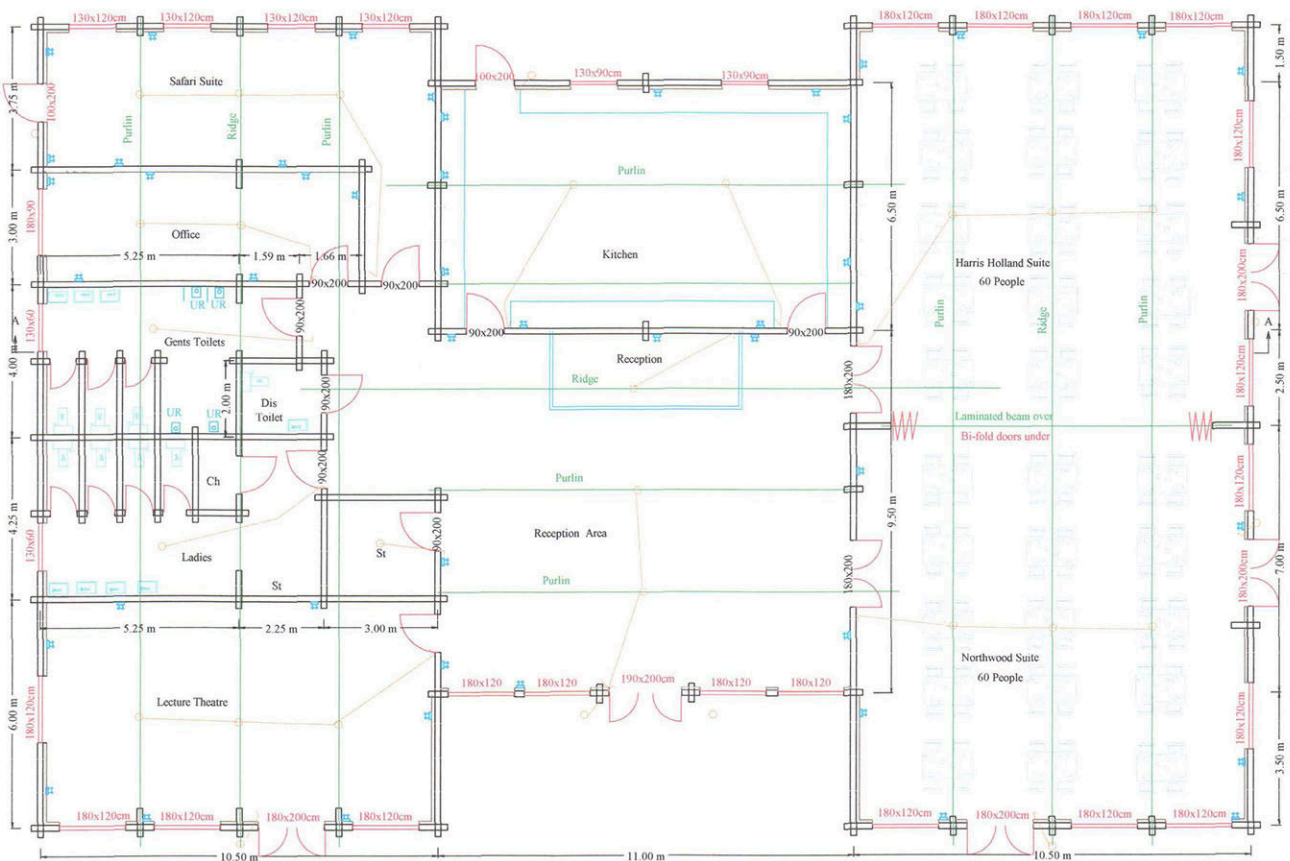
Walls to be 150mm Round Logs treated with mid brown preservative.

Windows & Doors to be timber treated with mid brown preservative.
External doors to have glazed panels from a height of 500mm to 1500mm from FFL. And all to have suitably level thresholds and to open onto a level area. All internal doors to have a clear opening of 800mm, and to have 300mm unobstructed space to the side of the leading edge. All glass doors to have permanent strips on the glass, within a zone of 1400mm to 1600mm from the floor, contrasting in colour and luminance with the background seen through the glass in all light conditions, edge and surround of glazed doors to be clearly defined.

Fire detection system to be fitted.

Emergency exit lights over all external doors.

Emergency lights in all rooms.

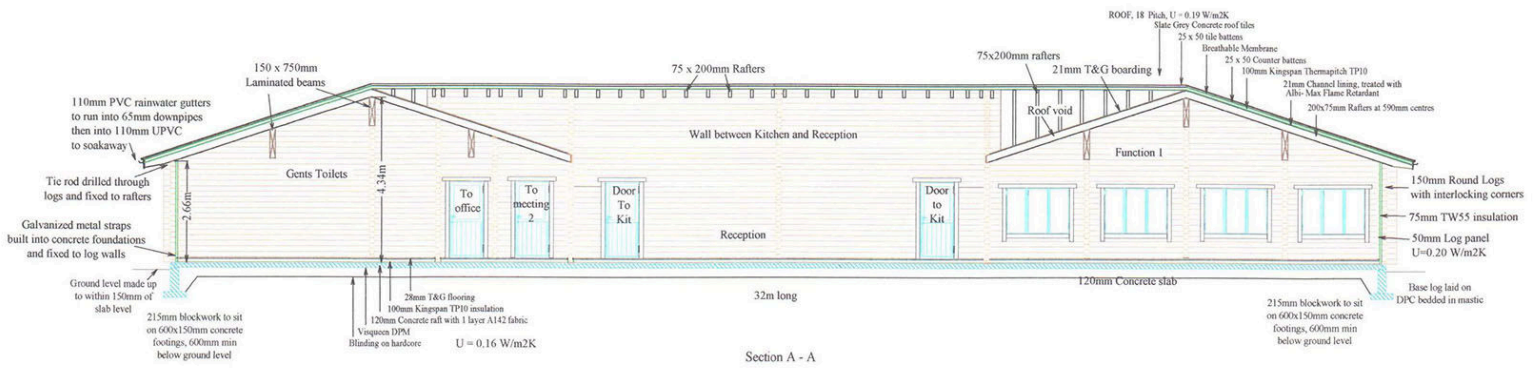


- Electrical Symbols:
- M Meter Board
 - Ceiling Light
 - ⚡ 1-way Switch
 - ⚡ 2-way Switch
 - ⚡ 13A Double Switch Socket
 - ⚡ 13A Single Switch Socket
 - ⚡ Fixed Saver Outlet
 - ⚡ Clocker Outlet
 - ⚡ Smoke Detector

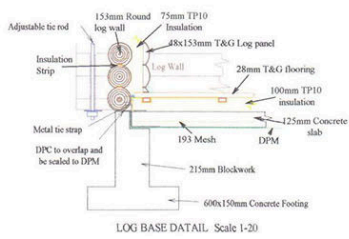
Proposed Log Corporate Facilities for Holland & Holland
Ducks Hill Road
Northwood, HA6 2ST

Drawing: Floor Plan & Elevations, Scale 1:100
Drawn by James Rattray
Date: 17/5/2012
Sheet: 1
Amended: 11/8/2012
Amended: 25/10/2012

Norlog: 07748186806
norlog@unicommail.co.uk



Section A - A



LOG BASE DETAIL Scale 1-20

Notes:

WALLS - INTERNAL & EXTERNAL

150mm dia round Pine logs with interlocking corners, treated externally with Pine preservative and internally with two coats of Albi-Max Flame Retardant. External walls to be lined internally with 75mm Kingspan TW55, covered with 50mm Log Panel, U value = 0.20 W/m2K

WINDOWS:

To have Low E glass with Argon gas double-glazing. All treated with preservative. Window heads to be positioned 2m from floor level. All parts to be side opening. Glazing below 800mm to be safety glass. Achieving a 1.1 U value.

DOORS:

All doors to be pine panel. External door to be half glass fitted with Low E safety glass double glazing. Achieving a 1.4 U value.

SPACE HEATING:

To be radiators powered from Oil Boiler

VENTILATION:

All rooms to have trickle ventilators fitted to windows. Kitchen to have mechanical extraction capable of 60 litres/sec. Toilets to have additional mechanical extraction capable of 15 litres/sec.

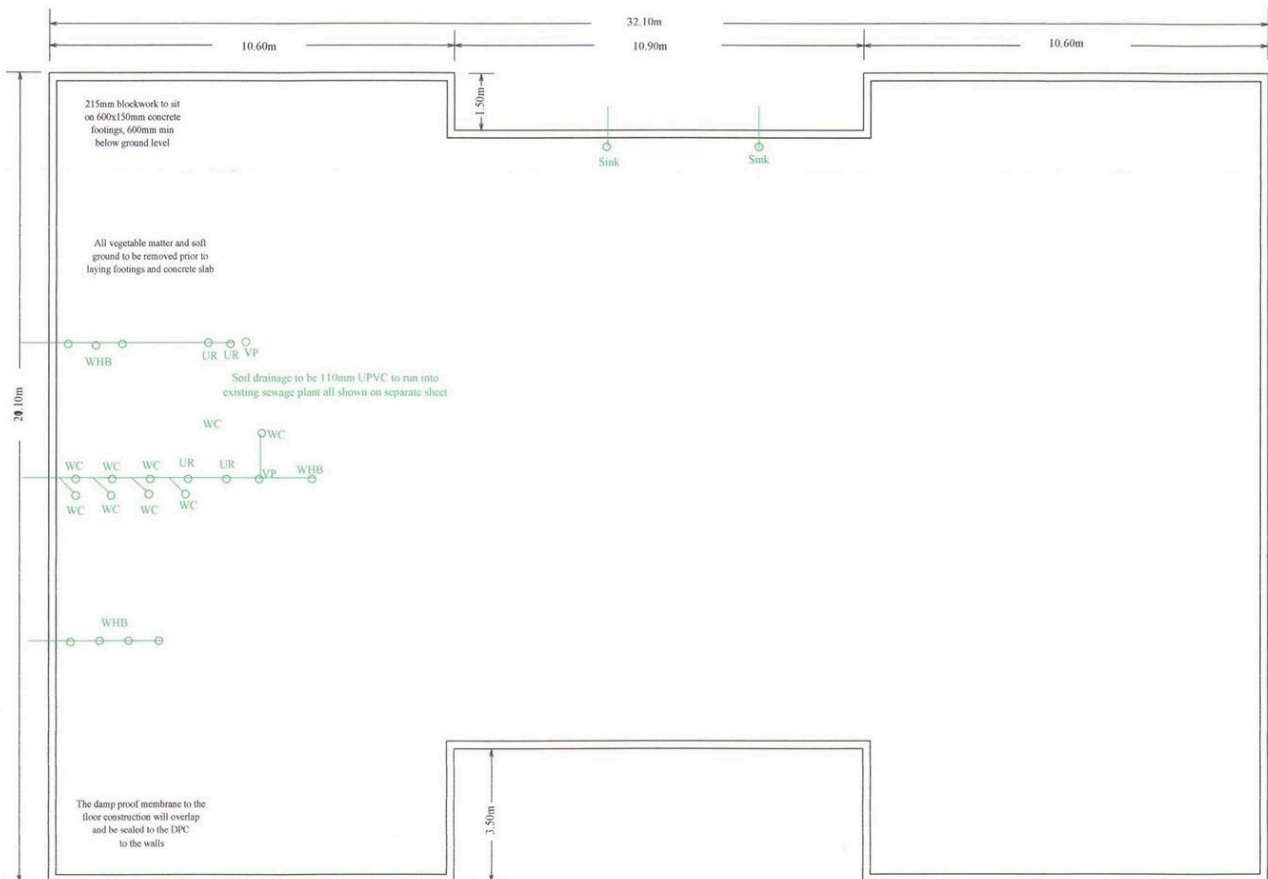
PLUMBING:

Hot and cold water to WHB, and sink; cold water supply to WC and Oil Boiler
Water heating from Oil Boiler

DRAINAGE:

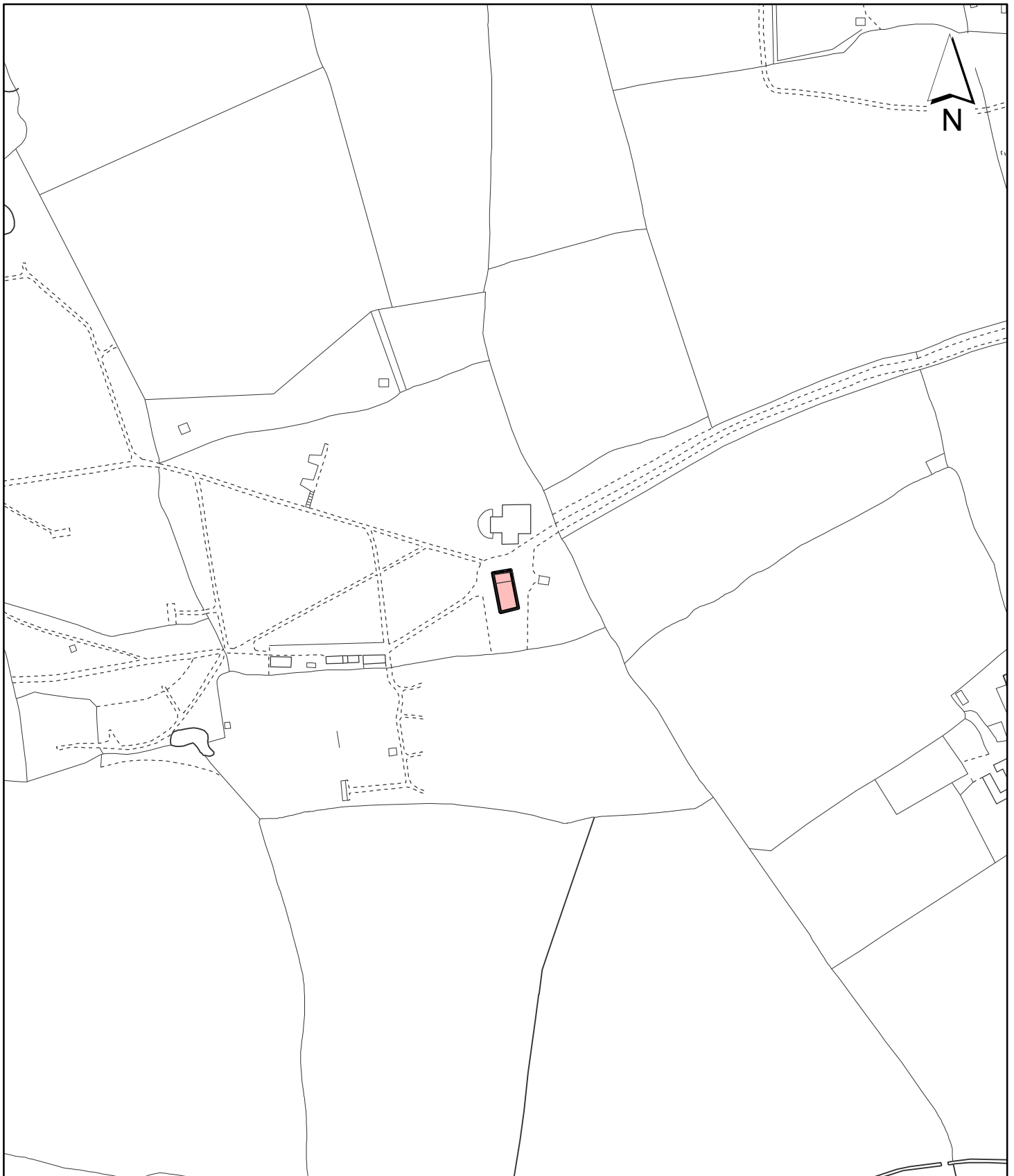
See separate sheet

Mains-wired with battery backup smoke detector & carbon monoxide detector be fitted in the lounge ceiling.




All access roads parking areas, disabled ramps etc shown on separate sheet

Proposed Log Corporate Facilities for Holland & Holland Ducks Hill Road Northwood, HA6 2ST
Drawing: Foundation Plan & Section A - A, Scale 1:100 Drawn by James Rattray Date: 17/5/2012 Sheet: 2 Amended Section 12/11/12
Norlog: 07748186806 norlog@unicomemail.co.uk



Notes

 Site boundary

For identification purposes only.

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Site Address

**Holland and Holland Shooting Ground
Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

16568/APP/2012/1423

Scale

1:3,000

Planning Committee

North Page 165

Date

**November
2012**



HILLINGDON
LONDON

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