



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: TUESDAY, 12 FEBRUARY
2013

Time: 7:00 PM

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

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

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

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

Published: Monday, 4 February 2013

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1556&Ver=4>

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INVESTOR IN PEOPLE

Useful information

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A useful guide for those attending Planning Committee meetings

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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 To sign and receive the minutes of the previous meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	51 The Drive, Ickenham 21977/APP/2012/2194	Ickenham	Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling. Recommendation : Approval	11 – 32 86 - 105
7	42 Raisons Hill, Eastcote 27718/APP/2012/2930	Northwood Hills	Two storey rear extension, part first floor side extension and alterations to elevations. Recommendation : Approval	33 – 44 106 - 110

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Astral House, The Runway, Ruislip 42570/APP/2012/2734	South Ruislip	Change of use from Use Class B1 (Office) to Use Class D1 (Non-residential Institutions)/D2 (Assembly and Leisure) (Resubmission). Recommendation : Approval	45 – 60 111 - 116

Part 2 - Members Only

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

9 Enforcement Report

10 Enforcement Report

Plans for North Planning Committee

85 - 116

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

3 January 2013

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon John Morgan David Payne Raymond Graham Judith Cooper</p>
	<p>OFFICERS PRESENT: Matthew Duigan – Planning Services Manager Meghji Hirani - Planning Contracts and Planning Information Manager Manmohan Ranger – Transport Consultant Anne Gerzon – Legal Advisor Charles Francis – Democratic Services</p>
11.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Carol Melvin. Councillor Judith Cooper attended as a substitute.</p>
12.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a pecuniary interest in Item 12 – Enforcement Report. He left the Committee Room and did not participate in the item.</p>
13.	<p>TO SIGN AND RECEIVE THE MINUTES OF 11 DECEMBER 2012 (<i>Agenda Item 3</i>)</p> <p>The minutes of 11 December 2012 were agreed as an accurate record.</p>
14.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
15.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in Part 1 with the exception of Item 12 which was</p>

	considered in Part 2.
16.	<p>FORMER RAF WEST RUISLIP, HIGH ROAD, ICKENHAM - 38402/APP/2012/1033 (<i>Agenda Item 6</i>)</p> <p>Erection of 55 tailored care living units (extra care accommodation) with communal facilities and car parking (variation of 38402/APP/2008/2733) and the erection of 25 retirement living (category ii type) sheltered apartments with communal facilities and car parking</p> <p>In discussing the application, the Committee enquired about energy demands and whether or not non-standard condition 10 applied in this case. In response, officers confirmed that this would apply to ensure the development reduced its impact on climate change in accordance with Policy 5.2 of the London Plan.</p> <p>In relation to the ages of the occupiers of the care living units, it was noted that the minimum age was 55 years old.</p> <p>In discussing the S106 Agreement, it was noted that the S106 officer had advised that there was no requirement to provide a proportion of the retirement flats as affordable housing and the overall package of the benefits sought was appropriate.</p> <p>In view of the development being in excess of £2 million, Members questioned how the decision not to provide a sufficient affordable housing contribution had been arrived at. In response, Officers confirmed that S106 valuations and contributions were out sourced to a third party consultant and owing to the costs involved to the developer, the cost analysis was based on commercially sensitive confidential information. On the balance of what officers had explained the Committee felt the current report did not provide sufficient information on how the S106 had been determined and requested that the application be deferred.</p> <p>It was moved, seconded and on being put to the vote that the application be deferred for further scrutiny of the Financial Viability Appraisal (FVA) and further information on how this assessment was made.</p> <p>Resolved –</p> <p>That the application be deferred for further scrutiny of the Financial Viability Appraisal (FVA) and further information on how this assessment was made.</p>
17.	<p>51 THE DRIVE, ICKENHAM - 21977/APP/2012/2194 (<i>Agenda Item 7</i>)</p> <p>Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling</p> <p>Resolved -</p>

	<p>The item was withdrawn from the agenda by the Head of Planning</p>
<p>18.</p>	<p>101 VICTORIA ROAD, RUISLIP - 19448/APP/2012/2541 (<i>Agenda Item 8</i>)</p> <p>Change of use of ground floor from retail (Use Class A1) to restaurant/cafe (Use Class A3) involving installation of extract duct to rear and new door to rear.</p> <p>Officers introduced the report and outlined the changes as set out in the addendum.</p> <p>In accordance with the Council's Constitution a representative of the petition in objection to the proposal was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> • Although empty premises were undesirable, Victoria Road did not require any further restaurants • The petitioner had contacted the majority businesses in the locality (the petition contained 93 signatures in objection) and only 5 had supported the application <p>A representative of the Applicant / Agent did not attend the meeting.</p> <p>In discussing the application, Officers confirmed that the hours of operation condition did include the clearing up time and no staff were permitted to be on the premises after the times specified in the report. Officers confirmed that proposed air extraction system for the development had been checked by the Environmental Protection Unit and that this had complied with its guidance.</p> <p>Members noted that the usual condition in relation to food hygiene had been omitted from the Officer report in error and requested that this be added to the Officer report as a standard condition.</p> <p>In relation to vehicular movements and the provision for deliveries, collections and waste operations, officers confirmed that adequate provision had been made.</p> <p>Resolved –</p> <p>That the application be Approved as set out in the agenda and addendum subject to the inclusion of an additional informative relating to food hygiene.</p>
<p>19.</p>	<p>39 COPSE WOOD WAY NORTHWOOD - 11007/APP/2012/2233 (<i>Agenda Item 9</i>)</p> <p>Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling</p> <p>Officers introduced the report and in doing so confirmed that although no shadow diagram had been produced, the proposal would result in significant</p>

overshadowing.

In accordance with the Council's Constitution a representative of the petition in objection to the proposal was invited to address the meeting. The following points were raised:

- The proposal would result in significant amount of overshadowing to number 37
- The proposal would threaten an area of special local character and result in the loss of an Arts and Crafts style dwelling.
- The proposal would constitute an inappropriate and intrusive form of development by virtue of its size, scale and bulk.
- The proposal would result in an infilling of the skyline and be detrimental to the street scene
- The proposed development would result in a compression to the street scene by virtue of flank walls being considerable closed together
- Neighbouring properties would be overshadowed and it was liked to living next to a three storey block of flats
- The plans in the Officer were inaccurate
- The spread of the oak tree was understated on the plan and the tree might be damaged as a result

A representative of the Applicant / Agent did not attend the meeting.

In discussing the application, the Committee agreed that the proposal would amount to an inappropriate form of development in an area of special local character. It was proposed, moved and seconded that the application be refused as set out in the officer report.

Resolved –

That the application be Refused as per agenda.

20. **LONDON SCHOOL OF THEOLOGY, GREEN LANE, NORTHWOOD - 10112/APP/2012/2057** (*Agenda Item 10*)

Erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving demolition of existing tennis courts).

Officers introduced the report and outlined the changes as set out in the addendum.

In accordance with the Council's constitution a representative of the petition in objection to the application was invited to speak at the meeting. A representative did not attend the meeting.

The Agent spoke in response to the petition in objection to the application. The following points were raised:

- The current application addressed previous concerns which had been raised about the arboreal impact of the application
- The current application provided for three detached homes with associated car parking. It was reported that the Highways Officer had

	<p>confirmed that turning circles and access were acceptable</p> <ul style="list-style-type: none"> • The application made a significant contribution to provide recreational improvements to the local area • The current application supplied the most up to date information on trees and landscaping • The developer had met with local residents about the application to address their concerns. <p>Members expressed concerns over site access and whether there would be sufficient width in the road to accommodate construction vehicles. In response, Officers confirmed that there would be sufficient room to allow construction vehicles (and subject to a grant of permission), refuse vehicles to use the road. The Committee also raised the question of whether there was any likelihood that trees might suffer damage during the construction phase. Officers confirmed that in this case, no objections had been raised by the tree officer.</p> <p>It was moved, seconded and on being put to the vote that the application be agreed with six votes in favour, with one against.</p> <p>Resolved –</p> <p>That the application be Approved as per agenda and Addendum - Subject to a S106 agreement</p>
21.	<p>8-10 LONG LANE, ICKENHAM - 68864/APP/2012/2744 (Agenda Item 11)</p> <p>Installation at roof level of 6 telecommunications antennae shrouded within 3 replica 'dummy' chimneys and 2 associated equipment cabinets</p> <p>Officers introduced the report. Members noted that the application was supported by the Conservation Officer and no objections had been raised.</p> <p>Resolved –</p> <p>That the application be Approved as per the agenda.</p>
22.	<p>ENFORCEMENT REPORT (Agenda Item 12)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> <p>It was moved, seconded and on being put to the vote was agreed that consideration of the enforcement report be deferred for a site visit and digital</p>

	measurements. Resolved – That the consideration of the enforcement report be Deferred for site visit and accurate digital measurements.
	The meeting, which commenced at 7.00 pm, closed at 9.20 pm.

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

Minutes

NORTH PLANNING COMMITTEE

23 January 2013

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillor Eddie Lavery (Chairman) Councillor Allan Kauffman (Vice-Chairman) Councillor David Allam Councillor Carol Melvin Councillor John Morgan Councillor David Payne Councillor Neil Fyfe</p> <p>LBH Officers Present: James Rodger, Head of Planning, Sports and Green Spaces Matt Duigan, Planning Services Manager Meghji Hirani, Planning Contracts and Planning Information Manager Anne Gerzon, Legal Advisor Steven Maiden, Democratic Services Officer</p>	
23.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Graham and Dhillon. Councillor Fyfe attended as a substitute for Councillor Graham.</p>	Action by
24.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 22 November 2012 were agreed as an accurate record.</p>	Action by
25.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in Part 1.</p>	Action by
26.	<p>LAND REAR OF 115 & 117 HALLOWELL ROAD, NORTHWOOD (<i>Agenda Item 6</i>)</p> <p>Two storey building to create 2 x 1 bedroom flats and 2 x 2 bedroom flats with associated parking and installation of vehicular traffic.</p> <p>In introducing the report, officers directed the Committee to note the changes in the Addendum circulated at the meeting.</p>	Action by

	<p>Officers also advised that an email had been received from the organiser of a petition in objection to this application. Members took time to read the email which set out the petitioners' main reasons for objecting to the development.</p> <p>The recommendation for refusal was moved, seconded, and on being put to the vote, was unanimously agreed.</p> <p>Resolved that the application be refused as per officer recommendation and the change outlined in the addendum sheet.</p>	
27.	<p>BOURNE PRIMARY SCHOOL, CEDAR AVENUE, RUISLIP (<i>Agenda Item 7</i>)</p> <p>Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.</p> <p>Officers introduced the report.</p> <p>Members asked whether the loss of hardstanding at the school would lead to more being introduced and, if not, whether there would still be sufficient hard play area for pupils.</p> <p>Officers advised that there were standards on the size of hard and soft play areas which schools were required to meet. It was noted that Bourne Primary School would have sufficient hardstanding in place to meet these standards after the extension was completed. Officers also advised that any application to extend the hardstanding at the school would be considered by the Committee due to the site being located in the Green Belt.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, was unanimously agreed.</p> <p>Resolved that the application be approved as per officer recommendation.</p>	Action by
28.	<p>S106 QUARTERLY MONITORING REPORT TO 30 SEPTEMBER 2012 (<i>Agenda Item 8</i>)</p> <p>Resolved that Members noted the contents of the report.</p>	Action by
29.	ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 9</i>)	Action by
30.	ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 10</i>)	Action by
	The meeting, which commenced at 7.00 pm, closed at 7.17 pm.	

minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning & Enforcement Services

Address 51 THE DRIVE ICKENHAM

Development: Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling

LBH Ref Nos: 21977/APP/2012/2194

Drawing Nos: 99315.P01 Rev. A
99315.P11.2
99315.P100
99315.P101
99315.P111
Tree Survey and Arboricultural Constraints Report
99315.P10 Rev. A
99315.P02 Rev. A
99315.P11 Rev. A
Design & Access Statement
Preliminary Arboricultural Impact Plan
Tree Location and Constraints Plan
99315.P06
99315.P07
99315.P21
99315.P20
Extended Phase 1 Habitat Survey Rev.1
99315.P31 Rev. B
99315.P30 Rev. B
99315.P110 Rev. A

Date Plans Received:	06/09/2012	Date(s) of Amendment(s):	21/09/2012
Date Application Valid:	24/09/2012		06/09/2012
			20/12/2012
			30/11/2012

1. SUMMARY

The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 x self-contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling store. There is no in principle objection to the proposal.

It is considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would provide adequate off-street parking and a cycling store, refuse and recycle store. The proposal would be of low density and the internal floor space required for new flats would provide an adequate level of amenity for future occupants. As such, the proposal is considered acceptable and is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 99315.P01 Rev. A, 99315.P02 Rev. A, 99315.P06, 99315.P07, 99315.P10 Rev. A, 99315.P11 Rev. A, 99315.P11.2, 99315.P20, 99315.P21, 99315.P31 Rev. B, 99315.P30 Rev. B, 99315.P100, 99315.P101, 99315.P110 Rev. A, 99315.P111, Tree Survey and Arboricultural Constraints Report, Preliminary Arboricultural Impact Plan, Tree Location and Constraints Plan, Extended Phase 1 Habitat Survey Rev.1 and Design & Access Statement.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (July 2011).

3 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 Two - Unitary Development Plan Saved Policies (November 2012).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 49b and 51a.

REASON

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

5 HO6 Obscure Glazing

The windows facing 49b and 51a 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 Two - Unitary Development Plan Saved Policies (November 2012).

6 RES8 Tree Protection

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

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - 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,
 - 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 Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of 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 Two - Unitary Development Plan Saved Policies (November 2012) and Policy 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 Two - 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

Level access shall be provided to and into the building, including into all five dwellings, via the communal entrance.

REASON: to ensure adequate access for all is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with policy 3.8 of the London Plan (2011).

10 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.

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

11 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

12 RES24 Secured by Design

The flats 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 flats 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 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the Council's Supplementary Planning Guidance on Educational Facilities.

14 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 Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and London Plan (July 2011) Policy 5.12.

15 RES16 Code for Sustainable Homes

The dwelling(s) 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.

16 RES22 Parking Allocation

No unit 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 Two - Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

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).

2 153 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.

AM3	Proposals for new roads or widening of existing roads
AM7	Consideration of traffic generated by proposed developments.
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.
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.4	(2011) Optimising housing potential
LPP 5.13	(2011) Sustainable drainage
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

3 159 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), 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.

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 12 Encroachment

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

6 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.

7 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.

8 115 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.

9 154 Section 106 Agreement for educational facilities

In respect of condition No. 13, you are advised that the Council considers that one way to ensure compliance with the condition is to enter into an agreement with the Council to ensure the provision of additional/improved educational facilities locally, proportionate to the child yield arising from the development.

10

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 £21,317 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. 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 is located on the west side of The Drive and comprises a 1930's detached 4-bed, two-storey house with a detached garage forward of the main house. To the front of the property is hardstanding with ample parking for cars. To the rear is a single storey rear element with a roof terrace above. The house is set back from the highway and sits on a spacious plot and comprises white painted brick elevations with a green pantile roof. The site is on a gentle slope with the land to the rear sloping downwards. There are a number of small trees and shrubs along the site's front boundary which form an effective green screen. There is a large, protected Scots Pine and a protected Blue Spruce in the rear garden (T9 and T8 on TPO 287). To the north of the site lies 51a The Drive, a two storey detached house and to the south of the site lies 49b The Drive, also a two storey detached house with a single storey rear extension and conservatory. To the rear of the site is Uxbridge Golf Course.

The street scene is residential in character and appearance comprising single and two storey, individually designed detached houses. The application site lies within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 self-contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling store.

The proposed building would be 21.40m wide, 20m deep and 9.80m high increasing to 10.20m high as the ground slopes downwards east to west. The building would have a crown roof measuring 11m by 9m with solar panels above and windows to the front and rear of the roof and rooflights to the side. There would be a covered projecting porch centrally located to the front of the property leading to an entrance hallway. To the rear of the property, there would be recessed balconies on the ground, first floor and the roof space. The building would maintain a minimum 3m distance from the side boundaries and would be set back from the highway by a minimum of 20m increasing to 24m and in line with the building line of the adjacent properties. The property would retain approximately 1170sq. metres of private amenity space. A communal parking area would also be provided within the front of the building allowing for 8 car parking spaces. Additionally, 5 cycle parking spaces will be provided within the site, secured and undercover. The existing vehicle crossovers would be stopped up and a new crossover provided centrally along the front of the site. The new access would be 5.0m wide, which would enable two vehicles to pass side by side. A bin storage area would be provided to allow for separate storage of general and recyclable refuse.

There would be two flats on the ground floor, two flats on the first floor and one flat in the roof space. The floor areas would be as follows:

Flat 1 = Two bedroom flat of 125 sq.m.

Flat 2 = Two bedroom flat of 125 sq.m.

Flat 3 = Two/three bedroom flat of 147 sq.m.

Flat 4 = Two/three bedroom flat of 147 sq.m.

Flat 5 = Two bedroom flat of 182 sq.m.

The elevations of the building would comprise red brick with reconstituted stone features, and the roof would be of slate. Windows would be of a traditional sash pattern in painted aluminium and double glazed.

Revised plans were submitted with the following amendments:

1. Removal of double garage.
2. Re-siting of refuse store.
3. Revised roof profile.

3.3 Relevant Planning History

21977/C/81/1696 51 The Drive Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 02-12-1981 Approved

21977/E/83/0812 51 The Drive Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 14-07-1983 Approved

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM3 Proposals for new roads or widening of existing roads
AM7 Consideration of traffic generated by proposed developments.
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.
OE5 Siting of noise-sensitive developments
OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16 Accessibility for elderly people, people with disabilities, women and children
H4 Mix of housing units
HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1 (2011) Ensuring equal life chances for all
LPP 3.4 (2011) Optimising housing potential
LPP 5.13 (2011) Sustainable drainage
LPP 5.7 (2011) Renewable energy
LPP 7.2 (2011) An inclusive environment
LPP 7.4 (2011) Local character
LPP 3.3 (2011) Increasing housing supply
LPP 3.5 (2011) Quality and design of housing developments
LPP 5.3 (2011) Sustainable design and construction
PO-EDU Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

32 neighbouring properties were consulted by letter on 27th September 2012 and a site notice was posted on 1st October 2012. 22 letters of representation have been received with 1 letter supporting the application, 18 against the application and 3 making comments. A petition with 41 signatories has also been received opposing the proposed scheme. The comments can be summarised as follows:

1. Excellent use of plot, making maximum and sensitive use of available land;
2. Pleasant design and great improvement on some recent developments in The Drive;
3. Increase in traffic and noise;
4. Safety of road users could be compromised due to there being no street lighting;
5. Parking would be a problem as visitor parking would have to park on the road and cause access and egress of vehicles difficult at No.49b.
6. The street consists of single family homes and the proposed scheme would be out of character and appearance with the surrounding properties and set a precedence;
7. The number of recent examples of older houses being demolished and replaced by new, larger buildings has already eroded the traditional residential character of the road and therefore object to more of the same;
8. The proposed 350% increase in gross internal floor area of the house from 244sq. metres to 849 sq. metres is excessive and clearly refutes the claims made in the Design and Access Statement;
9. The proposal would bring down the value of the properties in the street;
10. The noise and pollution would increase enormously in what is at present a delightful 4/5-bed house with one kitchen. It would become a large ugly 13-bed building with five kitchens and numerous bathrooms, all of which would add many problems to the present drain and sewerage system;
11. The proposed footprint of the new building would be twice the size of the present house and would move much closer to the side boundary adjoining No.49b and would be the full length of the neighbouring property.
12. No. 49b is a two storey property with a single storey rear element. The proposed three storey building would result in a loss of light to this property.
13. The proposal would overlook No.49b house and garden as the plot sits about a foot higher;
14. Planning applications for flats/apartments have been turned down on the road because they do not suit the street scene;
15. Rubbish and recycling would be a problem as the bins would need to be very large and housed in a wooden enclosure, which would smell and an eye sore to neighbours;
16. The site is located in a predominantly low-density residential area where occupiers could reasonably expect a level of amenity concurrent with a detached house. The use of the property as flats introduces a diverse element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbouring homeowners amenity;
17. The kitchen window on the flank should be made smaller and non-opening as this would have an impact on No.51a;
18. No.51a at present share the same drain. A new run should be installed.

ICKENHAM RESIDENTS ASSOCIATION:

The proposed conversion of an existing large family home into 5 self-contained flats would create an undesirable precedent in The Drive, and would cause harm to the residential amenities and

character of the area and the amenity of adjoining occupiers in accordance with section H7 of the UDP. The 5 x self-contained flats would be 2-bedroom apartments, indicating mainly professional single person or young couples occupancy within the commuter belt of London. The front garden would be turned into a substantial car-park, reminiscent of medical clinics car park facilities, unlike the generous, suburban landscaping of the rest of The Drive. This is a huge and massive development, more than doubling the existing footprint, which will create an excessive bulk and appear overbearing on adjacent properties, which in accordance with BE21 by reason of the proposed siting would result in a significant loss of residential amenity. We have been approached by a number of anxious residents in The Drive, who, no doubt, will be contacting you shortly, and we understand a petition is being raised at the moment. The Association objects to this application.

(Officer comment: The comments raised are considered in the main body of the report).

NATURAL ENGLAND:

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species.

Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that bats, a European protected species may be affected by this application.

Using Nature on the Map we determined that the application is not within/close to a SSSI or SAC notified for bats. We looked at the survey report and determined that it did highlight that there are suitable features for roosting within the application site (eg buildings, trees or other structures) that are to be impacted by the proposal. We determined that detailed visual inspections (internal and external where appropriate) had not been undertaken and no evidence of a roost was found. We determined that the application does not involve a medium or high risk building as defined in our standing advice. Permission could be granted (subject to other constraints) and that the authority should consider requesting enhancements.

METROPOLITAN POLICE: No response received.

REVISED PLANS:

Residents and Residents Association were reconsulted on 14th January 2013, informing them of the revised plans.

3 letters of representation have been received from neighbours reiterating a number of the objections set out above and the following new objections summarised below:

- The hard surfacing of the whole driveway would cause rain water to run off and damage the road surface which does not have the usual drainage causing the water to pool.
- Despite the removal of the garage from the plans, the application still only allows for 8 parking spaces which would be inadequate.

- The modified plans may improve the aesthetic aspect of the rubbish facilities, however this does not solve the problem of the added pollution and smell that would arise from the increased rubbish generated by five families.

The Association of the Residents of the Drive:

- The type of dwelling provided should reflect housing needs identified in the Borough particularly the need to provide more family homes with adequate garden space;
- The proposal would not maintain the quality or diversity of the Borough's housing stock and would result in a net loss of a large family home;
- The luxury flats do not serve a need in this part of the district, are not affordable and have not been identified within the mix of housing requirement to be met;
- The recently adopted core strategy found that current estimates indicate that less than 10% of the need for four bedroom accommodation is expected to be met compared when set against almost three quarters of the need for one bedroom accommodation;
- Allowing this proposal would be contrary to the emerging policies of the second stage of the UDP process.

Internal Consultees

HIGHWAYS:

It is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance. However, a suitably worded condition should be imposed in the planning consent, stating that the proposed access gates shall not open out over the adjacent highway.

URBAN DESIGN:

The loss of the existing house is regrettable as it has significant architectural value and is a good example of its style and period. However, there is no control over demolition within non-designated areas and as such we do not wish to comment on the same.

New development:

Setting: The new block would be set back from the main street frontage and would be in line with the neighbouring houses. The scheme proposes planting to the front to mitigate the impact of the parking and hard-standing to the front. This would also ensure to preserve the street suburban scene of the area. There are, therefore, no objections regarding the setting and positioning of the new building.

Design: There have been several discussions during the pre-application process regarding the design of the new block to create 5 flats. The new building would be in a Neo-Georgian style and as such given the other new houses in the street, there would be no objections to the same from a design point of view. Whilst not ideal, the crown roof would be acceptable in this instance as it has been allowed in other schemes on the street. The concerns raised previously regarding the proportions of the windows, dormers and the roof have been addressed and there are no further objections.

Conclusion: Acceptable. Materials to be conditioned.

EPU:

External Amenity Space: In addition to the private external amenity space for each apartment

described above (terraces for apartments 1 & 2, balconies for Apartments 3-5) there is also a large communal garden area to the rear. This can be accessed either via the enclosed link from the entrance hall or via the perimeter of the building which offers full disabled access. Any ramped sections of the path will not exceed a gradient of 1:20.

We are conscious of the need to adequately separate individual private external amenity space from communal external space.

Around the perimeter of the building a 1.8m deep planting bed will be created between the perimeter path and the building to create adequate privacy and security to ground floor windows.

The site appears to have been built on farmers fields. No former contaminative uses have been identified based on Ordnance Survey historical maps. However, as an additional number of sensitive receptors are being introduced to the site as a minimum a condition to ensure the soil is free of contamination and suitable for use is advised.

Also the construction site informative is advised on any planning permission that may be given.

TREES AND LANDSCAPE:

Acceptable, subject to conditions RES8 (implementation of tree protection); RES9 (1, 2, 4, 5 and 6) and RES10.

S106 OFFICER:

The education would be the only obligation arising from this proposal. I note that you have already undertaken the education calculation and have sought agreement from the applicant to meet the contribution in the sum of £23,599.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Contrary to and the advice within the submitted Design & Access Statement, the communal entrance shown on plan appears to be stepped, which would be contrary to the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, a gentle slope (maximum gradient 1:21) to the entrance door should form an integral component of the landscaping design.
2. A minimum of one bathrooms/ensuite facility within each flat should be designed in accordance with Lifetime Home Standards as defined in the above Supplementary Planning Document. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow a minimum of one bathroom in every flat to be used as wet rooms in future, plans should include the position of floor gulley drainage, including the type to be installed.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case, an additional Condition, as set out below, should be attached to any planning permission:

ADDITIONAL CONDITION

Level access shall be provided to and into the building, including into all five dwellings, via the communal entrance. Level thresholds shall be designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seek to protect the impacts of flatted development on the character and amenity of established residential areas. There are currently no new flats/apartments on The Drive, therefore the erection of flats is acceptable in principle.

7.02 Density of the proposed development

The London Plan 2011 requires that new housing within a suburban setting and a PTAL score of 1a to generally be in the range of 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha). The residential density of the proposed development equates to 14 hr/ha and 2.5 u/ha. As such, the proposed scheme is considerably below the minimum range, but given the spacious layout and large plots within the vicinity of the site and the density of development of the surrounding area, it is considered that a density below the London Plan requirements is acceptable in this instance. However, density is only one consideration and the proposal still needs to comply with other Council and London Plan policies and standards and these issues are considered elsewhere in the report.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The site is located within a Developed Area where there is no objection in principle to flats on the site subject to the proposal satisfying other policies in the plan and supplementary planning documents.

UDP Policies BE13 and BE14 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The street scene is characterised by large detached properties individually designed. The proposed building would be well designed, rectangular in shape with a crown roof with solar panels. It is proposed that the building would follow the existing front building line of the adjacent properties and it would retain a large front garden which, despite the provision of parking on the frontage, would still entail a considerable level of soft landscaping, including a landscape area of a minimum 3.5m depth extending to over 5m at the front of the site, before any hardsurfacing commences. This combined with the grass verge to the front of the property would result in a soft landscape area of a minimum 8m depth right at the front of the site. This would ensure that the building would integrate well into its surroundings and that the front garden would not have the appearance of a car park.

The Drive consists of large properties in spacious surroundings. This proposal results in a building which is sited a minimum 20m back from the front boundary, on a similar building line as the adjoining properties and in fact further back than the existing property, which is sited some 15m back from the front boundary. The proposed building would also be set in from the side boundaries by a minimum of 3m, which is in excess of the council's normal requirement of 1m, but reflects the spacious nature of the setting of the properties in The Drive. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road.

The Drive comprises of, in the main large detached properties, of varying designs. It does not have a homogenous character and thus the provision of a building designed in a neo-georgian style, with a crown roof, would not in itself be alien to the street. It would, in fact, reflect the design of a number of other properties, which have recently been redeveloped in the street. The Council's urban design officer considers the design to be acceptable.

Overall, it is considered that the proposed development, in terms of its siting, size, scale, bulk and design would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

UDP Policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE22 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

The proposed development would extend approximately the same depth as the adjacent properties and would be a minimum 3m from the side boundaries. As a result it is considered that the proposal would not impede upon the daylight serving these properties or result in loss of outlook. The building would be a sufficient distance from the side boundary and the neighbouring properties to not result in an overbearing impact. The balconies on the upper floors are set back within the footprint of the building to prevent angular views into neighbouring properties gardens. The first floor side windows serving en-suites, utility and kitchens can be conditioned to be obscure glazed and fixed shut below 1.8m to prevent any unacceptable overlooking to the neighbouring properties. The

roof space would have rooflights on the side elevation, however due to the angle of these windows, they would not directly overlook the adjacent properties.

As a result it is considered that the proposal would not be harmful to the amenity of nearby residents through loss of privacy, loss of light and overbearing impact. It would be in compliance with Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) in this respect.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. The London Plan recommends that for a three bed, five person flat a minimum of 86sq.m should be provided and for a 2 bed 4 person flat a minimum of 70sq.m. The total internal floor area for each of the proposed flats would be well in excess of these standards and therefore they are in accordance with the London Plan.

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a 2 bed flat is 25sq.m and 3 bed flat is 30sq.m. The amenity space proposed for the flats would far exceed these standards and would be in accordance with the HDAS.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport.

A communal parking area would be provided within the front of the building to provide 8 car parking spaces. Additionally, 5 cycle parking spaces would be provided within the site, secured and undercover. The existing vehicle crossovers would be stopped up and a new crossover provided centrally along the boundary of the site, fronting on to the adjacent highway. Access to the site would be provided at 5.0m wide, which would enable two vehicles to pass side by side.

The Drive does not form part of the adopted highway network and is under private ownership. Additionally, it is noted that the PTAL index within the area is 1a, which is classified as very poor. As a result, the maximum parking provision of 1.5 parking spaces per flat is acceptable.

Therefore, it is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance.

7.11 Urban design, access and security

URBAN DESIGN

The design of the new building would be in a Neo-Georgian style. Taking into consideration the similar large size and design of houses in the street, there would be no objection from a design point of view. Furthermore, the crown roof would be acceptable in this instance as it has been allowed in other schemes on the street. The proportions of the windows, dormers and the roof are considered acceptable and the Urban Design officer has raised no objection.

ACCESS

The London Plan Policy 3.8 and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon require all new housing to be built to Lifetime Homes standards. This can be secured by means of a condition. The Access Officer has recommended a condition which requires level access into the building and this is incorporated.

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

See section 7.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are a number of small trees and shrubs along the front boundary to the site which form an effective green screen. The majority of these trees are to be retained. There is a large, protected Scots Pine and a protected Blue Spruce in the rear garden (T9 and T8 on TPO 287). The trees have a high amenity value and are to be retained. The submitted Tree Report recommends adequate protection for the high value trees on-site. There is a large, mature, protected Oak (T2 on TPO 297) in the front garden of the neighbouring front garden. The tree is situated far enough away to not be affected by the proposals.

It is considered that the proposal would comply with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), subject to appropriate conditions being imposed.

The site and adjacent land are given over to buildings, hard-standing and well maintained gardens. The proposed works would therefore not impact upon any habitats of ecological interest or conservation concerns.

7.15 Sustainable waste management

In the case of five or more households in a block of flats, the Council requires bulk bins to be provided with a 1,100 litre capacity. In this case, a communal covered refuse store is provided in close proximity to the car parking area and site entrance. Two Eurobins would be provided within a well ventilated weather protected enclosure (1 for general waste and 1 for recycling). This would be acceptable.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the efficiency of the property and accordingly reduce energy demand and CO2 emissions. The application proposes solar panels to the roof with the possibility of increasing the number of solar panels in the future, subject to securing the appropriate planning permissions. A

condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Concerns relating to drainage and value of properties are not material planning considerations. Matters relating to drains would be addressed through the Building Regulations as appropriate.

Concerns raised over traffic, parking, character and appearance of the area, density, pollution, noise, the amenities of adjoining properties, and refuse are considered elsewhere in this report.

7.20 Planning Obligations

Policy R17 of the Unitary Development Plan Saved Policies September 2007 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 educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £23,599 if the application is recommended for approval. The applicant has agreed to pay this financial contribution.

The proposed development would exceed 100sq.m, therefore there would also be a requirement to make a CIL contribution.

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

It is considered that the principle of flats on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan (November 2012)

London Plan (July 2011)

National Planning Policy Framework

HDAS: Residential Layouts

Council's Supplementary Planning Guidance - Community Safety by Design

Council's Supplementary Planning Guidance - Noise

Council's Supplementary Planning Guidance - Air Quality

HDAS: Accessible Hillingdon

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


Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230

Golf Course



Notes

 Site boundary

For identification purposes only.

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Site Address

**51 The Drive
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

21977/APP/2012/2194

Scale

1:1,250

Planning Committee

North Page 32

Date

**November
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 42 RAISINS HILL EASTCOTE PINNER

Development: Two storey rear extension, part first floor side extension and alterations to elevations

LBH Ref Nos: 27718/APP/2012/2930

Drawing Nos: 12/AGR-2A
Location Plan to Scale 1:1250
Block Plan to Scale 1:500
12/AGR-1A

Date Plans Received: 26/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 28/11/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling located on the south side of Raisins Hill. The building is set back from the main highway and benefits from a driveway and a garden to the front of the site. The site slopes upwards at a medium gradient from north to south and the rear garden is level in nature. The dwelling is characterised by a centrally pitched hipped roof to all sides but with a catslide roof feature to the eastern flank elevation. The dwelling is finished with brick and tile hanging to the front elevation.

There is a hardstanding to the front of the dwelling that has sufficient space to park one car and the dwelling also benefits from an integral garage.

The site is adjoined by detached dwellings to the west and east of the site. The street scene is residential in character with the surrounding dwellings along Raisins Hill being of a similar character and appearance to one another.

The application site lies within the developed area and an Area of Special Local Character as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is for planning permission for the erection of a two storey rear extension, part first floor side extension and alterations to the elevations. The proposed ground floor element of the two storey rear extension would project 3.5m from the rear elevation of the main dwelling, would be erected in line with the eastern flank elevation of the existing dwelling and would merge in with the existing single storey side addition to the western flank elevation. The first floor element of the extension would also project 3.5m from the rear elevation of the main dwelling, would be erected in line with the eastern and western flank elevations of the existing dwelling and would be characterised with a centrally pitched hipped roof which would be erected to the same ridge and eaves height as the main dwelling.

A high level roof light would be inserted to the eastern flank roof slope and a first floor bathroom window to the western flank elevation. The garage is also proposed to be converted to habitable use through the insertion of one window to the front elevation and the bricking up of the remainder of the opening.

The proposed extension would provide a study and an extended kitchen and family room at ground floor level and an extended bedroom and a new master bedroom at first floor level.

1.3 Relevant Planning History Comment on Planning History

There is no relevant planning history in connection with this planning application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

11 local addresses were consulted by letter on 30 November 2012. 6 letters of objection and a petition with 42 signatures have been received objecting to the proposal on the following grounds:

- 1) The proposed over-development of this house will result in reduced sunlight and daylight entering our garden, preventing enjoyment of our small garden.
- 2) The 45 degree angle drawn on the site plan gives a wrong impression. In fact a double-storey building will cause a loss of visual amenity by virtue of over-looking our garden. This will lead to a loss of privacy.
- 3) The proposed loss of garage will allow only one vehicle to be parked off-street unless it is the intention to convert the front garden into a car parking area.
- 4) Raisins Hill is an Area of Special Local Character (ASLC), where as well as the street scene, the garden scene is protected from such overdevelopment.
- 5) The proposal is out of character with the existing properties.
- 6) There is no other detached property in the vicinity of Raisins Hill that has a complete two storey development at the back. If this is allowed to go ahead it will allow all these properties semi and detached to go up to two storeys at the back.

INTERNAL

Conservation and Urban Design Officer:

The scheme proposes a single storey side extension in a stepped footprint. This would be well set back from the front and as such would not be visible directly from the street and would not have an impact on the appearance of the area. It is, therefore, acceptable.

To the rear, the scheme proposes a two storey extension which would span the entire rear elevation of the existing property. The extension has been designed to replicate the existing rear elevation. Given the landscape buffer to the rear, the extension would not be

visible from the open space behind and as such would not have an impact on the character of the area. It is, therefore, acceptable in this instance.

There are no objections in principle to the conversion of the garage, however, alternative parking would need to be provided in the front garden. This would have an impact on the character and appearance of the area. Further landscaping to mitigate the same should be incorporated in the scheme.

Conclusion: Acceptable in this instance.

Trees and Landscape Officer:

Tree Preservation Order/Conservation Area: This site is adjacent to TPO 63a.

Significant Trees/Other vegetation of merit in terms of Policy BE38 (off site): There is a large group of trees (some protected) to the rear of the site. The group of trees is highly visible and form a significant landscape feature. There is a possibility that the closest trees could be affected by construction related activity and/or storage of materials. Therefore the trees should be separated from the working area by way of protective fencing.

Conclusion: Acceptable, subject to condition RES8 (part 2).

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- | | |
|------|---------------------------------------------------------------------------------------------------------------------------|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE5 | New development within areas of special local character |
| 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. |

LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

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

The proposed two storey rear extension would be erected in line with the eastern and western flank elevations of the existing building, and would project 3.5 metres from the rear elevation of the original dwelling. It would be characterised by a centrally pitched hipped roof which would be to the same ridge and eaves height as the main dwelling.

Chapter 3 of the Hillingdon Design and Accessibility Statement Residential Extensions (HDAS) states that extensions should always be designed so as to appear subordinate to the original house. In particular, the extension should not protrude out too far from the rear wall of the original house. For a detached house, single and two storey extensions up to 4m deep are normally acceptable. As such in this case it is considered that the overall depth of the two storey rear extension would be acceptable and that it would comply with the Council's HDAS. The roof of the proposed extension would tie in neatly and would relate well with the centrally pitched hipped roof of the existing dwelling. The use of a hipped roof assists in reducing the bulk and massing of the roof. Due to the two storey extension being at the rear of the property, it would not appear prominent from the street scene or from any other public viewpoint. The conversion of the garage would also have an acceptable and sympathetic appearance however, it is worth noting that this element can be implemented under permitted development.

Therefore, the extensions and alterations would have an acceptable impact on appearance of the existing dwelling and the visual amenities of the surrounding area and the Area of Special Local Character, in compliance with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The dwelling to the east, 44 Raisins Hill, has no habitable room windows to the flank elevation facing the application site and is separated from the site by the garage along the common boundary. The dwelling to the west, 40 Raisins Hill, benefits from a two storey side/rear extension which is sited right up to the common boundary with the application dwelling.

Chapter 6 of Hillingdon Design and Accessibility Statement Residential Extensions (HDAS) states that rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. The first floor should not extend beyond a 45-degree angle and if this can be achieved then the maximum depth of 4m can be applied.

In this case the proposed extension would not extend beyond a 45-degree angle when

measured from the near side corners from both adjoining dwellings. The proposed extension would be screened from the main rear aspects of No. 40 Raisins Hill due to their two storey side/rear extension along the common boundary.

As such, due to the 3.5 metre projection of the extension from the rear elevation of the host dwelling and the use of a hipped roof which assists in reducing the bulk and massing of the roof, the size of the extension is considered to not cause significant harm to the occupiers of the dwellings to the east and west in terms of loss of light, loss of outlook or sense of dominance. Therefore, the development would comply with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

A first floor bathroom window to the western flank elevation is proposed. However, this window can be conditioned to be obscure glazed and fixed shut up to an internal height of 1.8m. A further condition is recommended to be added to the permission to prohibit the installation of further flank windows as part of the development. This would ensure no significant loss of privacy would occur to any neighbouring occupiers, in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would create an open plan kitchen/family room and a study room at ground floor level and an extended bedroom and master bedroom at first floor level. The proposed rooms would have light and outlook provided from the patio doors and windows to the rear elevation. Therefore, the development is considered to comply with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 the London Plan (2011).

After the erection of the rear extension, in excess of 100 square metres of the garden space would be retained for the occupiers of the 4 bedroom dwelling. Therefore, sufficient private amenity space would be provided for the occupiers of the dwelling in compliance with Policy BE23 of the adopted UDP Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Residential Extensions.

Although the use of the garage would be lost due to the garage conversion, this could be implemented under permitted development. The site would still have 1 off road parking space and there is space within the front garden area to provide a further space and to ensure that there is sufficient space for landscaping. Furthermore, Raisins Hill has no on road parking restrictions. Therefore, the development would be considered to comply with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development would have an acceptable impact on the visual amenities of the surrounding area and the Area of Special Local Character and the residential amenity of both neighbouring occupiers and occupiers of the application building. Therefore, the application is recommended for approval subject to the appropriate conditions.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12/AGR-1A and 12/AGR-2A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE5 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the flank walls or roof slopes of the development hereby approved facing 40 and 44 Raisins Hill.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 HO6 Obscure Glazing

The first floor flank window(s) facing 40 Raisins Hill 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 Two - Saved UDP 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:

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:

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

REASON

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

7 HO10 Front Garden Landscaping

No development shall take place until a scheme showing the provision of two parking spaces and a minimum of 25% of the front garden area to be soft landscaped (eg.grass or planted beds) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained for so long as the development remains in existence.

REASON

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate parking facilities in compliance with Policies BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1 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), 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.

Standard Informatives

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

life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Policy No.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the

Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building

Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

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

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

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

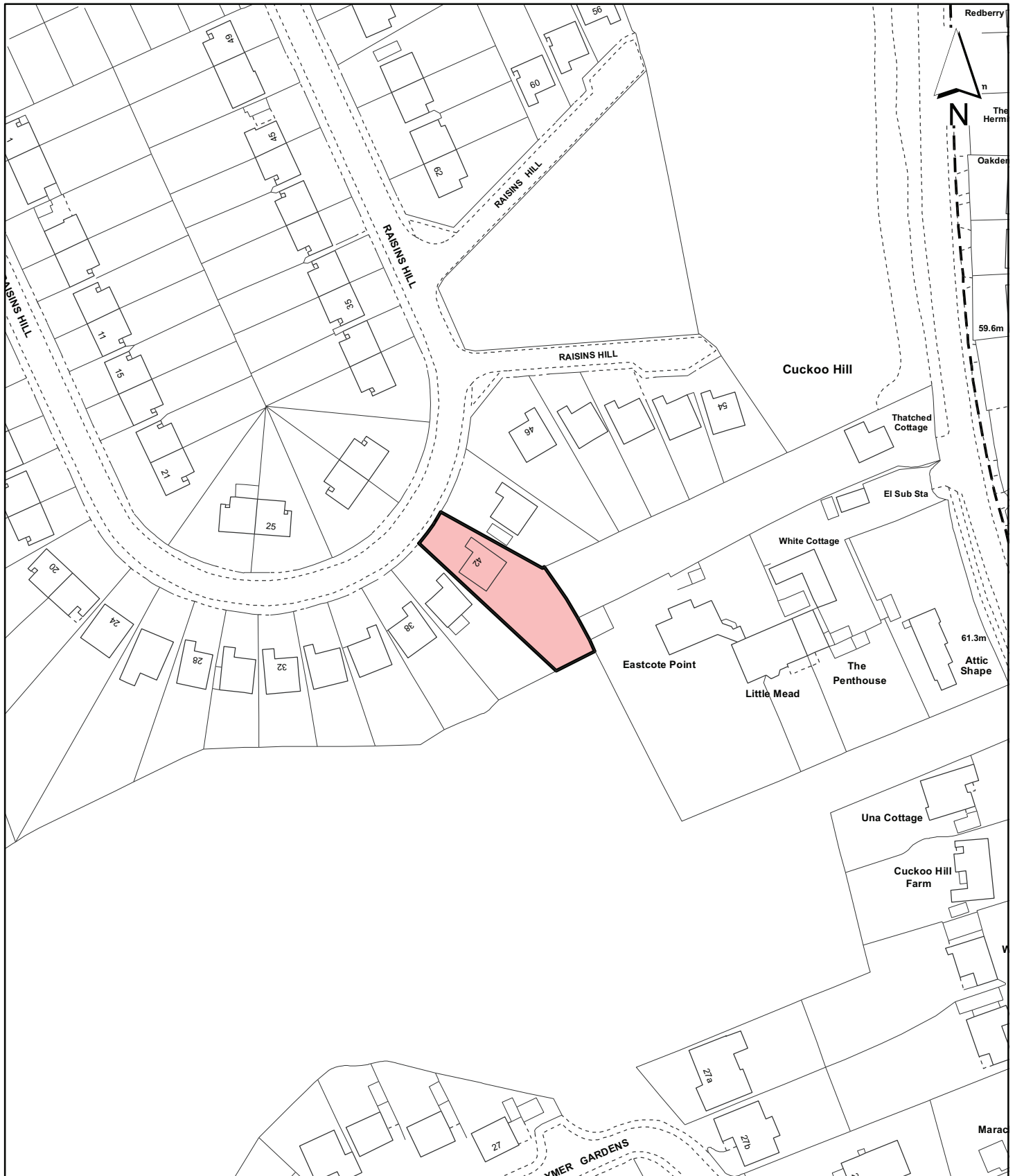
D) No bonfires that create dark smoke or nuisance to local residents.

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


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

Contact Officer: Murtaza Poptani

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**42 Raisins Hill
Eastcote**

Planning Application Ref:

27718/APP/2012/2930

Planning Committee

North Page 43

Scale

1:1,250

Date

**January
2013**

**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 ASTRAL HOUSE THE RUNWAY RUISLIP

Development: Change of use from Use Class B1 (Office) to as Community or Adult Education Facility, Place of Worship, Play Centre or Community Centre within Use Class D1 (Non-residential Institutions)

LBH Ref Nos: 42570/APP/2012/2734

Drawing Nos: Design and Access Statement
PL29283-01
PL29283-02
190-001 Rev. P1
190 SK02 Rev. P1
Planning Statement (Parts 1 and 2)
Report on Marketing History
Transport Statement (Ref:12/044) Received 27th November 2012

Date Plans Received: 05/11/2012 **Date(s) of Amendment(s):** 05/11/2012
Date Application Valid: 14/11/2012 27/11/2012
09/11/2012

1. **SUMMARY**

The application is for the change of use of the two-storey Astral House from B1 Office to a D1. There is no in principle objection to the proposals. The application has addressed the highway and parking concerns and impact on neighbours from the previous refused application. As such, the proposals comply with policy and it is recommended the application be approved.

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL29283-01, PL29283-02, 190-001 Rev.P1, 190 SK02 Rev.P1 and Transport Statement (dated 27.11.2012).

REASON

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

3 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 Landscape Maintenance

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

2.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

3. Schedule for Implementation

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 Two - Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Prior to occupation of the site, a Travel Plan shall be submitted and approved in writing by the Local Planning Authority. The Travel Plan must thereafter be regularly reviewed and kept up to date.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011).

5 NONSC Non Standard Condition

The proposed toilet cubicle size should be a minimum of 1500mm wide by 2200mm.

REASON

To ensure that facilities are 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.

6 NONSC Non Standard Condition

The development shall not begin until a sound insulation scheme for the control of noise transmission to nearby premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON:

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November

2012).

7 NONSC Non Standard Condition

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 COM12 Use Within Same Use Class

The premises shall only be used as a Community or Adult Education Facility, Place of Worship, Play Centre or Community Centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 COM22 Operating Hours

The premises shall not be used except between 0800 and 2200 hours.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

guidance.

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM7	Consideration of traffic generated by proposed developments.
AM10	Incorporation in new developments of additions to the proposed cycle network
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
R9	Proposals for the use of buildings for religious and cultural purposes
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R12	Use of premises to provide child care facilities
R15	Use of residential accommodation for medical/health care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 2.7	(2011) Outer London: economy
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.17	(2011) Health and social care facilities
LPP 3.18	(2011) Education Facilities
NPPF	

4 I59 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), 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.

3. CONSIDERATIONS

3.1 Site and Locality

Astral House is a two storey building comprising B1 offices, located on the north east side of The Runway, Ruislip. The property has a car park to the rear and side of the building for 36 cars. To the north lies the railway line and to the north west lies B1 office building, which is currently vacant. To the south east lies a B1 office building. The street scene is industrial/commercial in character and appearance and the application site lies within the the South Ruislip Local Centre, as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application is for a change of use of Astral House from offices (Class B1) to D1 (Non-residential institutions) use. The proposal is to retain the envelope of the existing building essentially as it is and any alterations would be internal only. The proposal would include 30 car parking spaces, including 2 disabled spaces and cycle parking within the site for 24 cycles, which would be secured and undercover. The application site would be restricted to the following uses:

- Community or Adult Education Facility
- Place of Worship
- Play Centre
- Community Centre

3.3 Relevant Planning History

42570/88/2207 - The Runway Ruislip
Demolition of light industrial building & erection of a two-storey office block.

Decision: 08-02-1989 Approved

42570/APP/2003/2634 Astral House The Runway Ruislip
INSTALLATION OF TWO ENTRANCE DOORS FACING WINDMILL HILL, ASSISTING ACCESS RAMPS AND WITH STEEL COATED HANDRAILS (CONSULTATION UNDER CIRCULAR 18/84 PROCEDURE)

Decision: 22-12-2003 NO

42570/APP/2004/125 Astral House The Runway Ruislip
CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO CLASS A2 (JOB CENTRE) (CONSULTATION UNDER CIRCULAR 18/84 PROCEDURE)

Decision: 09-03-2004 NO

42570/APP/2009/2016 Astral House The Runway Ruislip
Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as college and alterations to parking provision.

Decision: 26-11-2009 Withdrawn

42570/APP/2012/1830 Astral House The Runway Ruislip

Change of use from Use Class B1 (Office) to Use Class D1 (Non-residential Institutions) or D2 (Assembly and Leisure)

Decision: 27-09-2012 Refused

Comment on Relevant Planning History

Planning permission (Ref: 42570/APP/2009/2016) was submitted for a change of use from B1 (office) to D1 (non-residential institution) for use as a college and alterations to parking provision. This application was subsequently withdrawn.

The most recent application was Ref: 42570/APP/2012/1830 for a Change of use from Use Class B1 (Office) to Use Class D1 (Non-residential Institutions) or D2 (Assembly and Leisure), which was refused for the following reasons:

1. The application fails to demonstrate the scheme would not have an adverse impact upon the adjacent highway network, including the existing on-street car parking capacity, compared to the demands associated with the existing B1 use at the site. The applicant has failed to provide accurate information in relation to the site, detailing the level of parking (within the site and on street), parking restrictions in proximity of sample sites, the availability and level of public transport facilities that serve individual sites and the details of associated catchment areas. A scatter graph is also required showing the comparability of sample site trips. As such the proposal is considered to be contrary to the Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (2011).

2. The applicant has failed to demonstrate through not providing sufficient details of the proposed use, including hours of operation, number of visitors and the frequency of visitors, that the proposed change of use would not result in an un-neighbourly form of development. Therefore, an accurate assessment cannot be made as to the impact on the neighbouring properties. The proposal is therefore contrary to Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Part 2 Policies:

AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations

AM7 Consideration of traffic generated by proposed developments.

AM10 Incorporation in new developments of additions to the proposed cycle network

AM13 AM13 Increasing the ease of movement for frail and elderly people and people

with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
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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
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
R9	Proposals for the use of buildings for religious and cultural purposes
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R12	Use of premises to provide child care facilities
R15	Use of residential accommodation for medical/health care facilities
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LPP 2.7	(2011) Outer London: economy
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.17	(2011) Health and social care facilities
LPP 3.18	(2011) Education Facilities
NPPF	

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 total of 8 neighbouring properties were consulted in regards to the proposals. A site notice was displayed on 20th November 2012.

South Ruislip Residents Association: No comments received.

MOD: No objections.

Internal Consultees

HIGHWAY ENGINEER

Further to undertaking a site inspection and reviewing the Transport Statement (TS) submitted in relation to the above, I would comment as follows.

The development proposals are for the change of use from B1 Office use to provide either Community or Adult Education facilities, a Place of Worship, a Play Centre or a Community Centre under the D1 and D2 Use Class. As part of the proposals 30 car parking spaces, including 2 disabled spaces will be provided, which is a reduction of 2 parking spaces provided for the existing office use. Cycle parking will be provided within the site for 24 cycles, which will be secured and undercover.

When considering the development, it is noted that the local area adjacent to the site is a mixed of residential and commercial uses. As a result, the surrounding highway network is designated as a Controlled Parking Zone between 0900 and 1700, Monday to Friday, with the exception of The Runway, which is controlled by separate traffic orders. Additionally, the development site is located within the South Ruislip Local Centre.

When undertaking assessment of the existing and proposed traffic generation at the site, it is noted that there will be a slight increase in the number of two way vehicle trips that will be generated by the proposed Community or Adult Education facility, during the weekday AM and PM peak hours. All other proposed uses have been assessed to provide lower levels of traffic within the highway peak hours than that of the existing office use. As a result, an assessment of the junction of The Runway and Station Approach has been undertaken with additional trips assigned to the highway network. This has demonstrated that there will be no material impact in terms of capacity or queuing at the junction during the AM and PM peak hours.

In terms of the likely parking demand, an assessment has been undertaken in relation to overspill parking that would occur as a result of the proposed change of use. This has demonstrated that during the weekday, overspill parking will take place under the proposed Community or Adult Education facility and the Play Centre of 4 and 6 vehicles respectively. However, when comparing this to overspill parking associated with the existing office use, this represents a reduction in the demand for parking at the site.

When assessing the proposed Community Centre and Place of Worship, it has been demonstrated that the Community Centre will not generate overspill parking. It should be noted that trip data for 4 mosques across London was looked at as part of the Transport Statement. It has been demonstrated that overspill parking for a place of worship will not take place and the parking demand will be accommodated within the site.

In order to assess the impact from overspill parking, a parking beat survey has been undertaken along the adjacent highway, which has demonstrated that at weekends, there is available kerbside parking capacity that can accommodate the increased demand generated by the proposed Place of Worship. During the weekday period, it has been demonstrated that overspill parking would be less than that of the existing office use at the site.

When considering the PTAL index within the area of the site it is noted that this is classified as 2/3, which is poor to moderate. Nevertheless, the site is located within the recommended walking distances to bus and rail facilities as specified by Transport for London. Additionally, there is a public car located approximately 300m from the site, which has available capacity at weekends and during the weekday evenings.

In terms of highway safety, an analysis of accidents along the highway network within a 400m radius of the site has been undertaken within the TS for a 3 year period up to December 2011.

The analysis has identified that 32 accidents occurred, which were all classified as slight, except for 1, which has been classified as serious. Out of the 32 recorded accidents, 5 included pedestrians, 4 classified as slight and 1 classified as serious. Only 1 accident was recorded along The Runway, which involved a vehicle.

Despite the moderately high accident rate, most accidents occurred at junctions away from the site and all related to driver behaviour. As a result, it has been demonstrated that there are no established patterns identifying specific road safety issues adjacent to the site.

Therefore, it is considered that the development proposals would not be contrary to Part 2 of the adopted Hillingdon Local Plan, and an objection in relation to the highway or transportation aspect of the development is not raised. However, a suitable planning condition/S106 Agreement should be imposed on the planning consent, requiring a Travel Plan to be provided and approved in writing by the LPA prior to first occupation at the site and thereafter, regularly reviewed and kept up to date.

EPU:

With reference to the above planning application I have concerns that if it is converted for religious use without adequate noise mitigation measures there is likely to be disturbance caused to nearby residential dwellings. As such I recommend the following conditions:

1. The development shall not begin until a sound insulation scheme for the control of noise transmission to nearby premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

2. The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 Method for rating industrial noise affecting mixed residential and industrial areas.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

TREES AND LANDSCAPE:

LANDSCAPE CONTEXT: The site is occupied by a modern two-storey industrial building within a small industrial estate behind South Ruislip Station. There are small trees to the rear of the site along the railway boundary. Integral raised planters containing ornamental shrubs are situated in front of the building, which provide colour and visual interest in an otherwise urban environment. There are no trees or other landscape features of merit protected, or otherwise, which might constrain development.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions COM9 (parts 1,4 and5).

ACCESS OFFICER

The proposed change of use would involve minor alterations to the internal layout, including the conversion of an existing kitchen area to form a new accessible toilet proposed on the 1st floor.

1. It is considered that the proposed cubicle size would result in toilet facilities that would be unusable by disabled people. The cubicle should be a minimum of 1500mm wide by 2200mm and fitted to comply with Part M to the Building Regulations 2000 (2004) Edition.

Given the proposed usage, the following informative should be attached to any grant of planning permission:

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

Conclusion: Acceptable, subject to a condition to secure the provision as detailed in point 1 above.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located in the South Ruislip Local Centre. Policy LE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states:

"PROPOSALS WHICH INVOLVE THE LOSS OF EXISTING INDUSTRIAL FLOORSPACE OR LAND OUTSIDE DESIGNATED INDUSTRIAL AND BUSINESS AREAS WILL NORMALLY ONLY BE PERMITTED IF:

(i) THE EXISTING USE SERIOUSLY AFFECTS AMENITY, THROUGH DISTURBANCE TO NEIGHBOURS, VISUAL INTRUSION OR AN ADVERSE IMPACT IN THE CHARACTER OF AN AREA; OR

(ii) THE SITE IS UNSUITABLE FOR INDUSTRIAL REDEVELOPMENT BECAUSE OF THE SIZE, SHAPE, LOCATION OR LACK OF VEHICULAR ACCESS; OR

(iii) THERE IS NO REALISTIC PROSPECT OF THE LAND BEING USED FOR INDUSTRIAL AND WAREHOUSING PURPOSES IN THE FUTURE; OR

(iv) THEY ARE IN ACCORDANCE WITH THE COUNCIL'S REGENERATION POLICIES FOR AN AREA.

Whilst the use of the site for industrial/office use would not impact on residential amenity and the site is not unsuitable for redevelopment, the applicants have provided evidence of extensive marketing of the site as follows:

"Astral House was occupied by Abbey National from its construction in 1997 until June 2006, when it was vacated as part of Abbey National's rationalisation programme.

In July 2006 Astral House was placed on the open market via Lambert Smith Hampton (LSH), a leading firm of agents based in Central London with a National network of offices. The company acted on behalf of Mapeley Columbus II Limited, in the capacity as letting agents, until March 2012 when Chamberlain Commercial were appointed.

In the 6 year period between July 2006 and March 2012, LSH conducted a full and comprehensive marketing campaign. Despite every effort made to find a tenant, the property remained vacant and available to let when the instruction passed to Chamberlain Commercial this year. The marketing undertaken by LSH comprised as follows:

In 2006 LSH produced in-house particulars which were regularly mailed to their extensive list of office applicants, together with all Central London and Middlesex based commercial agents. We understand the particulars were mailed every 3 months throughout the course of 2006 and 2007, reaching over 1,120 parties on each occasion. Astral House featured on the LSH website from early 2007.

By 2008 the marketing efforts had failed to attract any firm interest and it was decided that the property should be fully refurbished internally. The refurbishment works included new suspended ceilings, category II lighting, new decorations and new fitted carpets throughout. The marketing campaign was intensified in late 2008 to coincide with the completion of the refurbishment works. The building was professionally photographed and a full colour 2 page brochure was produced. The brochure was used for extensive blanket mailing throughout 2008 and 2009. Individual brochures were mailed to the following parties:

All Central London & Middlesex Commercial Agents (760 firms mailed on 4 occasions).
All office occupiers within a 3 mile radius with 50 or more employees.
All office occupiers within a 5 mile radius with a break clause, rent review or lease renewal.
All commercial occupiers within the immediate vicinity.

By late 2010, the marketing campaign had failed to generate any firm interest. LSH produced a further brochure detailing 4 available buildings. The brochure was again sent to the above parties but to no positive effect.

As previously mentioned, the developer of Astral House also carried out another office scheme in The Runway, known as The Eagle Office Centre. The development was completed in 2003 and was pre-let to GP Direct and Harmony GP Services. The occupiers vacated the development in 2009 and the space has been available via David Charles Commercial for over 3 years."

Given that the building has remained vacant despite the extensive marketing campaign, it is clear that there is no realistic prospect of the site being used for industrial/office use in the near future. This being the case, the principle of the loss of the office use is considered acceptable.

Paragraph 70 of the National Planning Policy Framework states:

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

. plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments"

The NPPF and London Plan Policies 3.16, 3.17 and 3.18 all support the provision of social, recreational and cultural facilities in appropriate and sustainable locations. The

proposed uses within Class D1 are thus acceptable in this location, subject to the planning considerations identified elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

This is a well designed modern office building. The proposal is to retain the envelope of the existing building essentially as it is with internal alterations only. This being the case it is considered that the proposed development would be not impact on the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposal is for the change of use of the existing building. No additional windows or openings or any other alterations are proposed. Therefore the proposal would not result in any increase of over looking over and above that which already exists with the existing B1 Office Use.

The applicant has not provided detail of each proposed use in terms of hours of operation, number of people visiting, how frequently, and so forth mainly due to the fact that an end user has not been identified. However, the site is located some 75m from the nearest residential properties, on Station Approach. Given this distance it is considered that conditions relating to hours of use and noise mitigation measures would prevent noise and disturbance to nearby properties. As such the proposal would not result in a significant loss of amenity to neighbouring properties, over and above the existing situation, in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

As part of the proposals 30 car parking spaces, including 2 disabled spaces would be provided, which would be a reduction of 2 parking spaces from that provided for the existing office use. Cycle parking would be provided within the site for 24 cycles, which would be secured and undercover.

An assessment of the junction of The Runway and Station Approach has been undertaken with additional trips assigned to the highway network. This has demonstrated that there will be no material impact in terms of capacity or queuing at the junction during the AM and PM peak hours.

In terms of the likely parking demand, an assessment has been undertaken in relation to overspill parking that would occur as a result of the proposed change of use. This has

demonstrated that the proposals would either represent a reduction in the demand for parking at the site, that overspill parking would not take place and the parking demand would be accommodated within the site or would be less than that of the existing office use at the site.

The site is located within the recommended walking distances to bus and rail facilities as specified by Transport for London. Additionally, there is a public car park located approximately 300m from the site, which has available capacity at weekends and during the weekday evenings.

It has been demonstrated that there are no established patterns identifying specific road safety issues adjacent to the site.

Therefore, it is considered that the development proposals would be in compliance with Policies AM7, AM14, T4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and an objection in relation to the highway or transportation aspect of the development has not been raised.

7.11 Urban design, access and security

Should the application be approved a condition is recommended to ensure that the scheme meets all Secure By Design Criteria.

7.12 Disabled access

The scheme would not alter the existing access to site application site. The Council's Access Officer has reviewed the plans and raises no objection. The scheme is in accordance with Policies AM13 and R16 of the Unitary Development Plan.

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 no objections to the scheme, subject to condition.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None 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

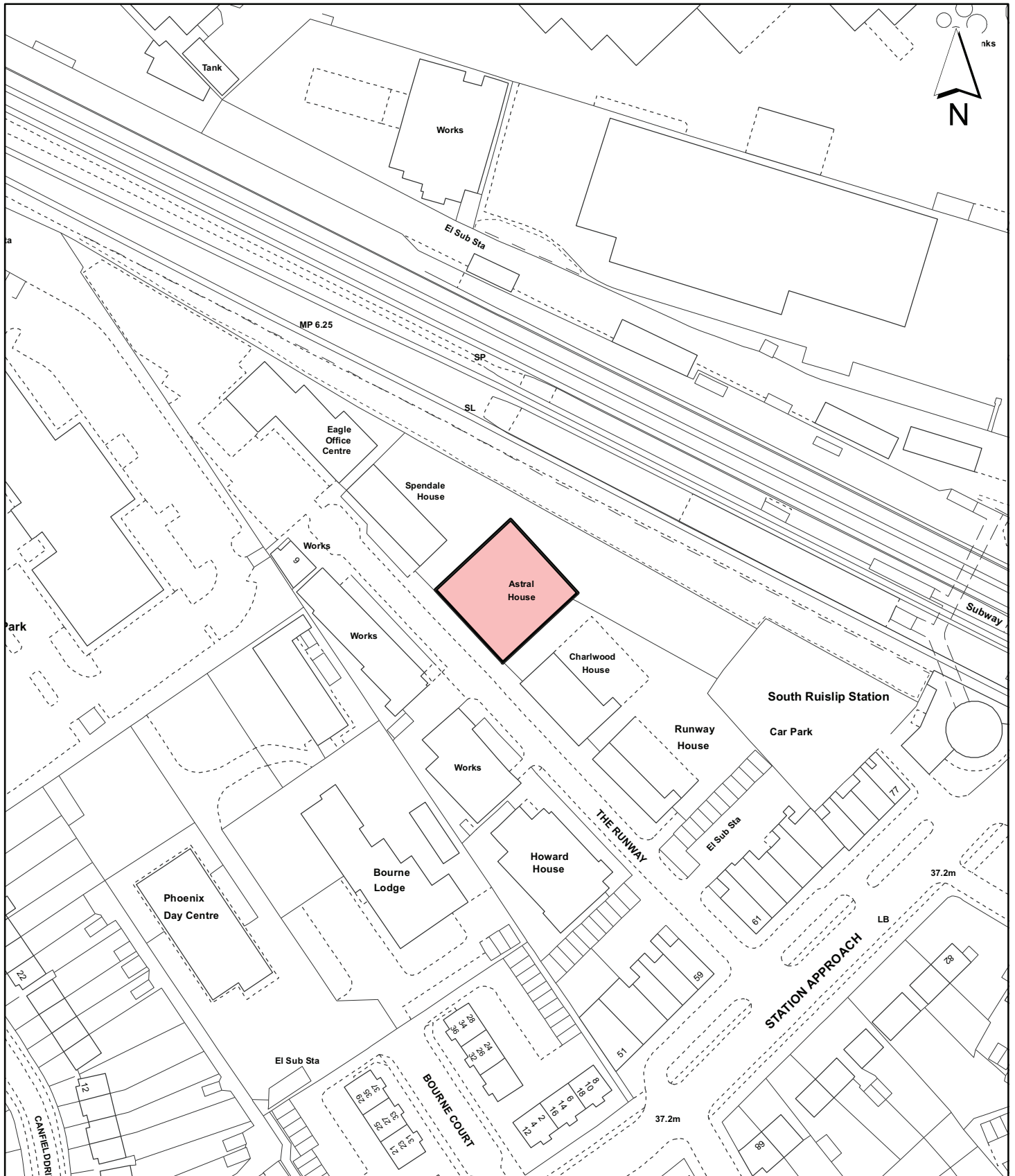
It is considered that the principle of the proposed uses on this site is acceptable. The application has addressed the highway and parking concerns and impact on neighbours from the previous refused application. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

11. Reference Documents


Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Astral House
 The Runway
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
42570/APP/2012/2734

Scale
1:1,250

Planning Committee
North Page 59

Date
**January
 2013**



HILLINGDON
 LONDON

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Agenda Item 9

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

12th February 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

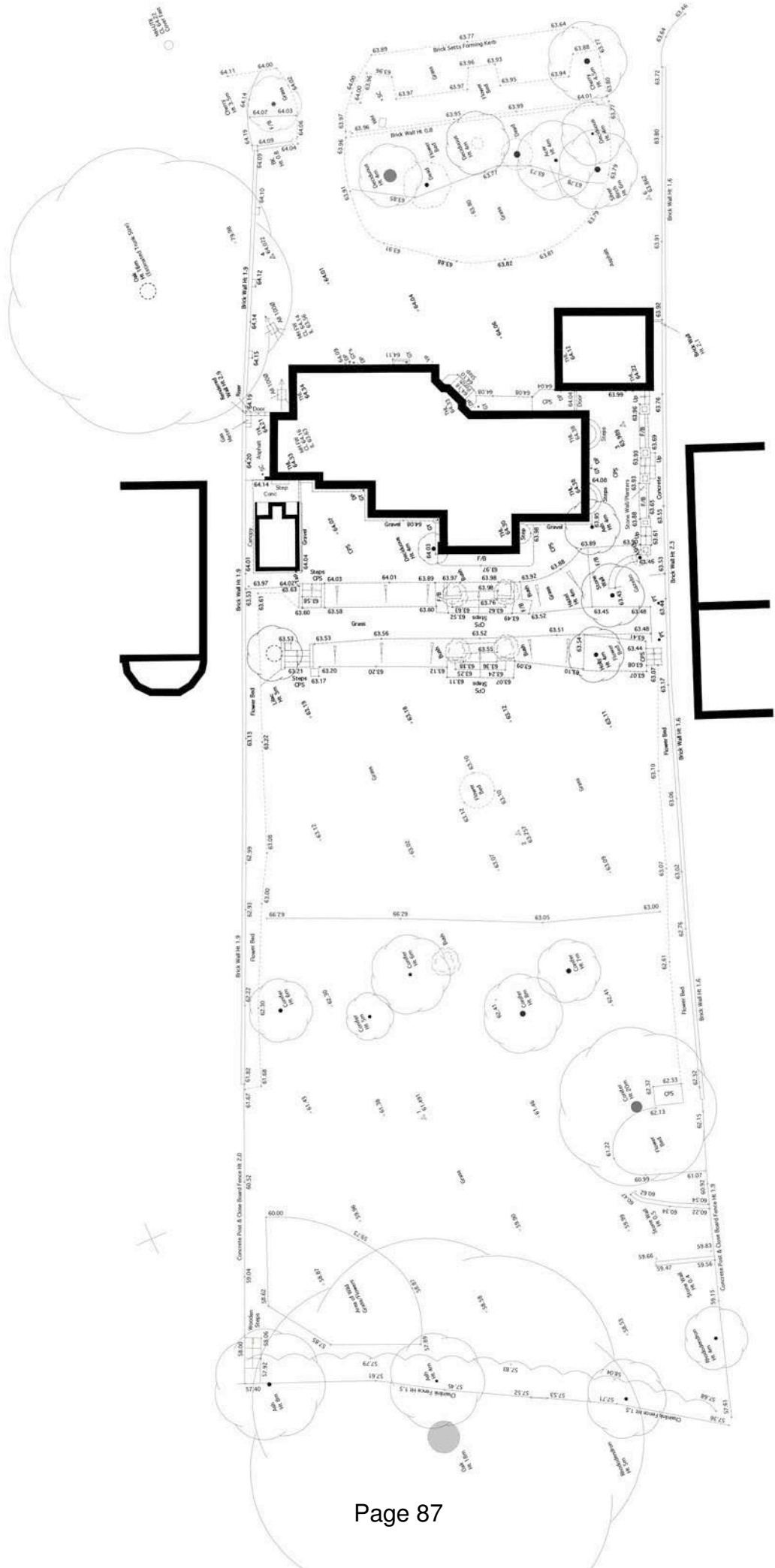
Report of the Head of Planning & Enforcement Services

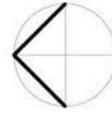
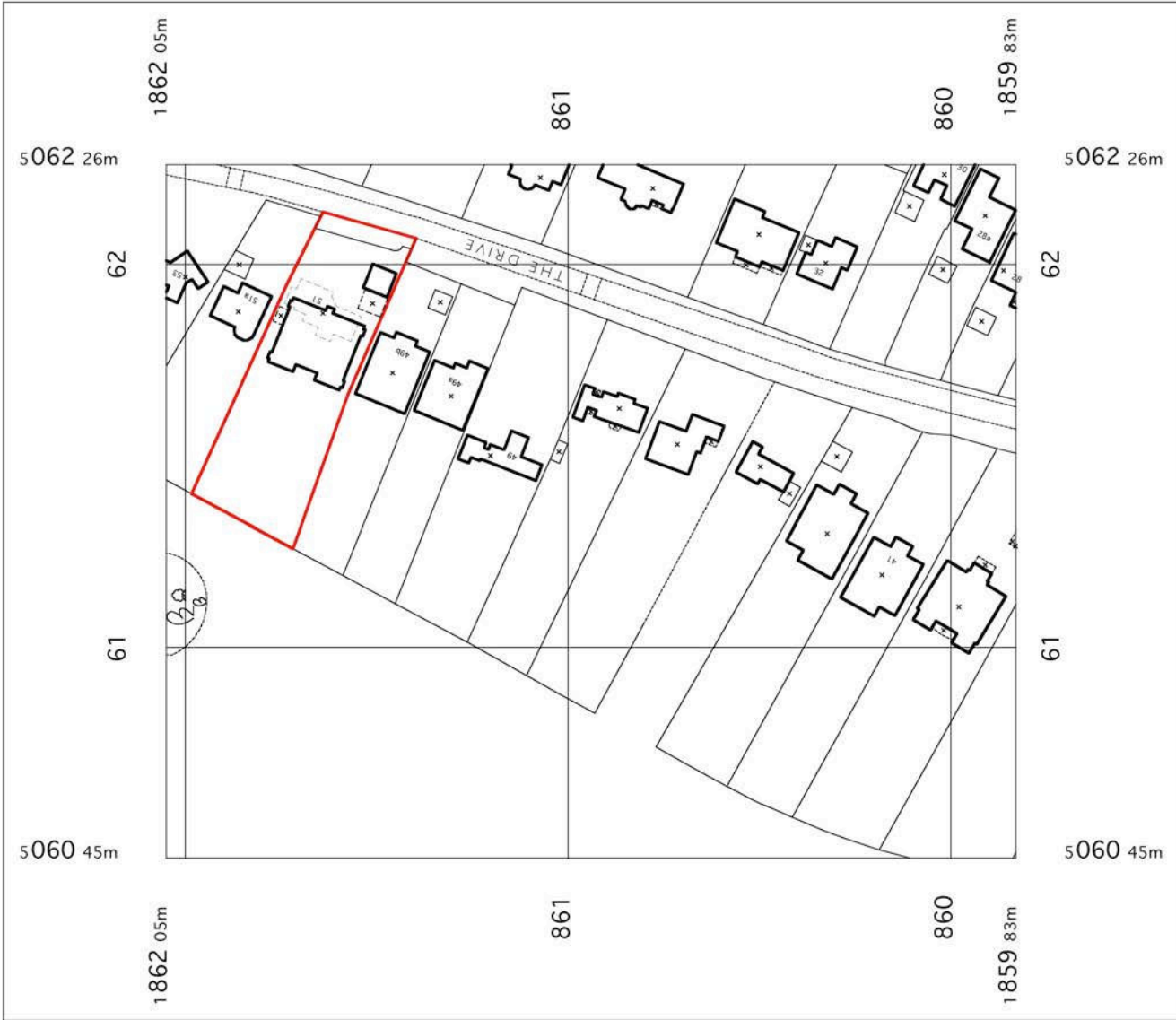
Address 51 THE DRIVE ICKENHAM

Development: Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling

LBH Ref Nos: 21977/APP/2012/2194

Date Plans Received:	06/09/2012	Date(s) of Amendment(s):	21/09/2012
Date Application Valid:	24/09/2012		06/09/2012
			20/12/2012
			30/11/2012





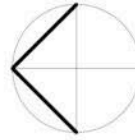
PIO



Proposed Residential Development
81 The Drive Icknham
Site Location Plan as Proposed
Drawing No. 9615.P10A
Scale 1:1250 at A3
September 2012

warren benbow architects
21-22 Mill Street Brighton
Hove BN1 1SL
01544 239 136
www.warrenbenbow.com
info@warrenbenbow.co.uk

Revised
A 2009.12
Scale corrected
Road name added



P02



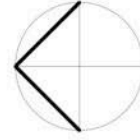
Proposed Residential Development
51 The Drive Isenheim
Block Plan as Existing
Drawing no. 99315 P02A
Scale 1:500 at A3
September 2012

warren benbow architects
21-22 Mill Street Kingston
Hendonshire MK5 3AL
01544 289 136
www.warrenbenbow.com
mail@warrenbenbow.co.uk

Revised
A 2009 12
Scale corrected
Road name added

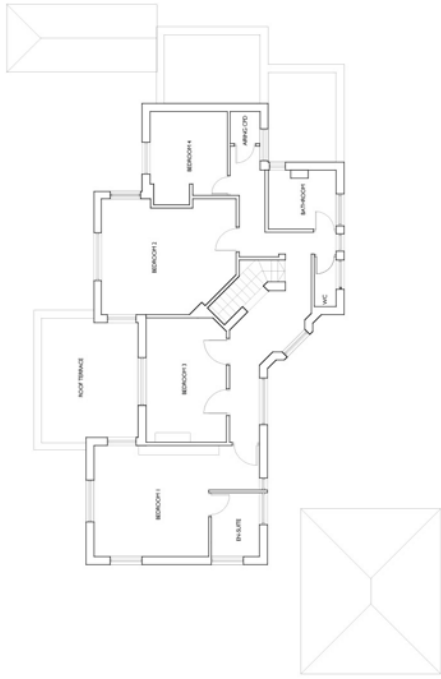


P11

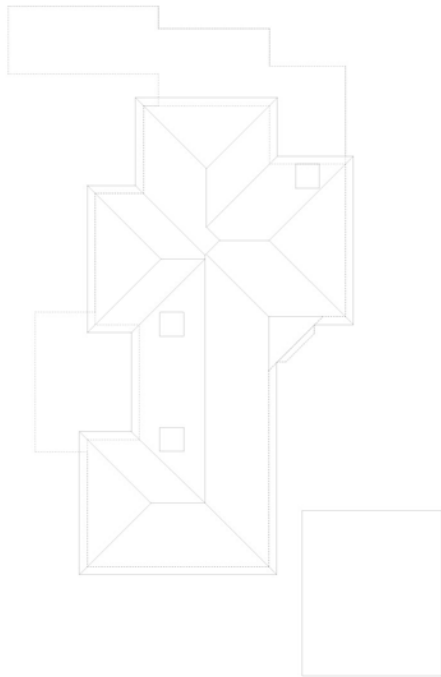


Proposed Residential Development
51 The Drive Isenheim
Block Plan as Proposed
Drawing no. 99315 P11A
Scale 1:500 at A3
September 2012

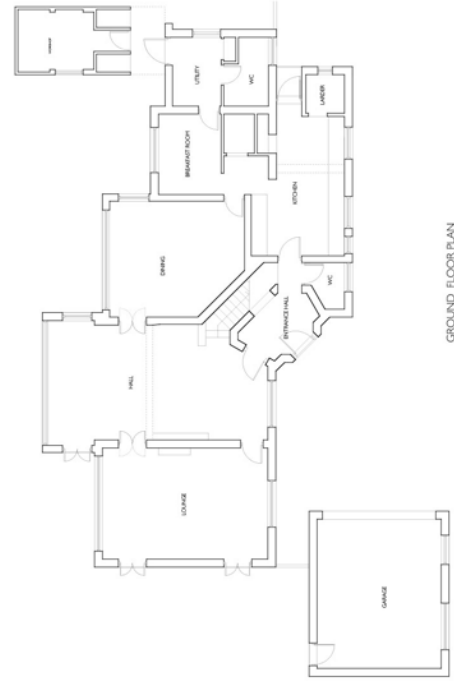
warren benbow architects
21-22 Mill Street Kingston
Herefordshire HR5 3AL
01544 289 136
www.warrenbenbow.com
mail@warrenbenbow.co.uk



FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



NOTES

1. All dimensions are in millimeters unless otherwise stated.
2. All areas are in square meters unless otherwise stated.
3. All areas are rounded to the nearest square meter.
4. All areas are subject to change without notice.
5. All areas are subject to change without notice.
6. All areas are subject to change without notice.
7. All areas are subject to change without notice.
8. All areas are subject to change without notice.
9. All areas are subject to change without notice.
10. All areas are subject to change without notice.

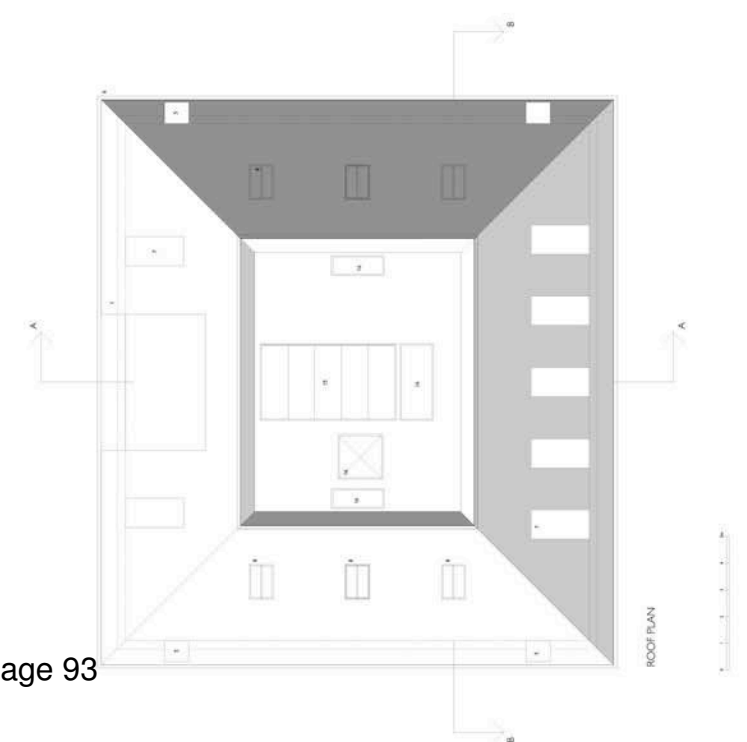
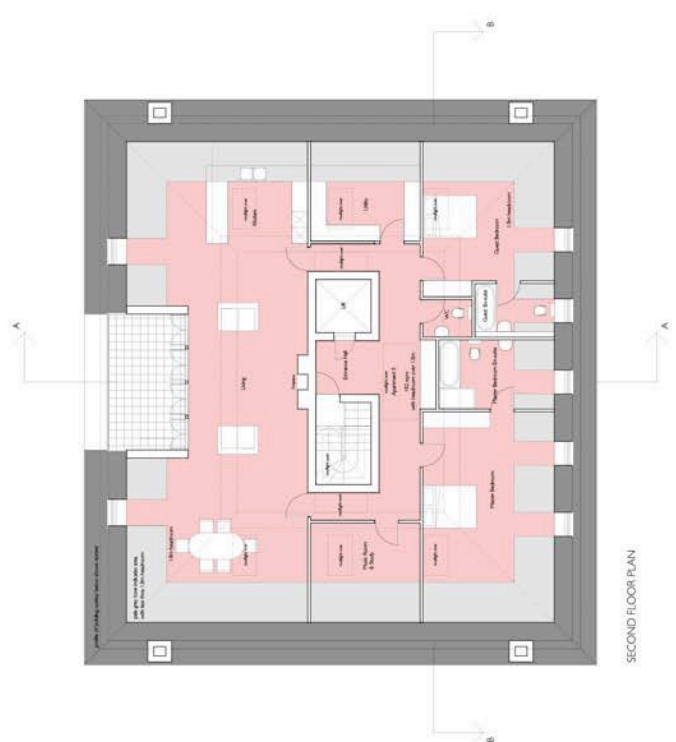
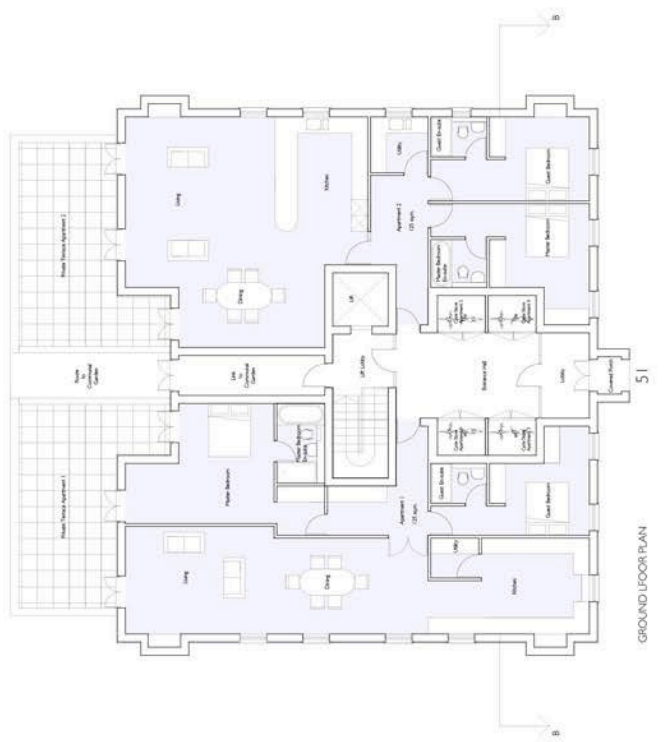
REVISIONS

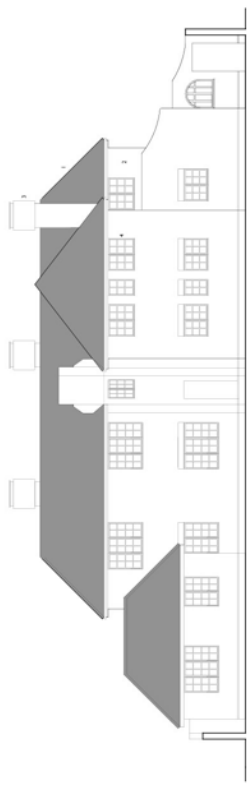
No.	Description	Date
1	Issue for information	11/10/11
2	Issue for construction	11/10/11

Drawn by: [Name]
 Checked by: [Name]
 Scale: 1:100 or A1
 November 2011
 WSPartners Architects
 71-72 Mad Street, London, EC1M 6BE
 Tel: 020 7427 0500
 Fax: 020 7427 0501
 www.wspartners.com

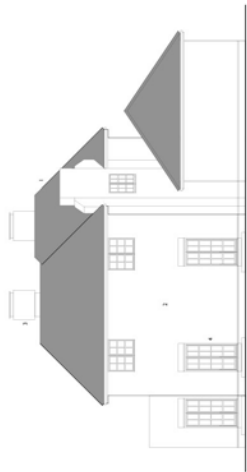
P30

WSPartners Architects
 51 The Ovens, Leamington
 Floor plans in progress
 Drawing No. WSP311/001
 Scale: 1:100 or A1
 November 2011
 WSPartners Architects
 71-72 Mad Street, London
 Tel: 020 7427 0500
 Fax: 020 7427 0501
 www.wspartners.com

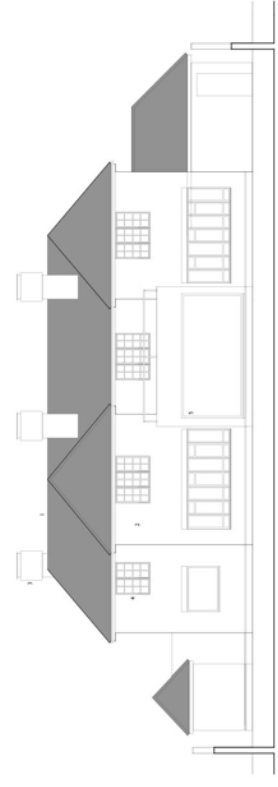




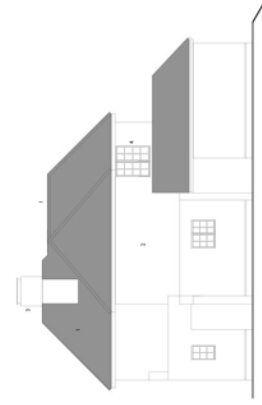
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



REAR (WEST) ELEVATION

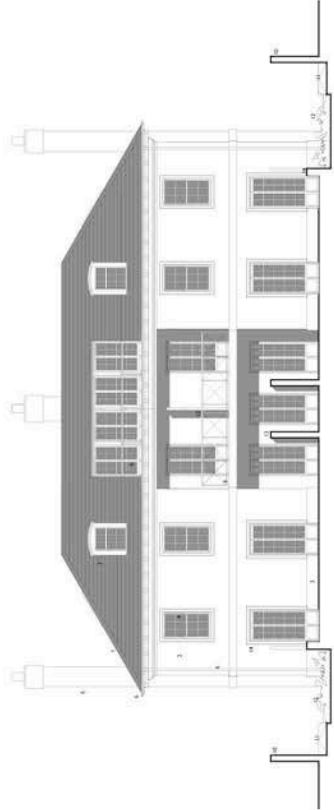


REAR (WEST) ELEVATION

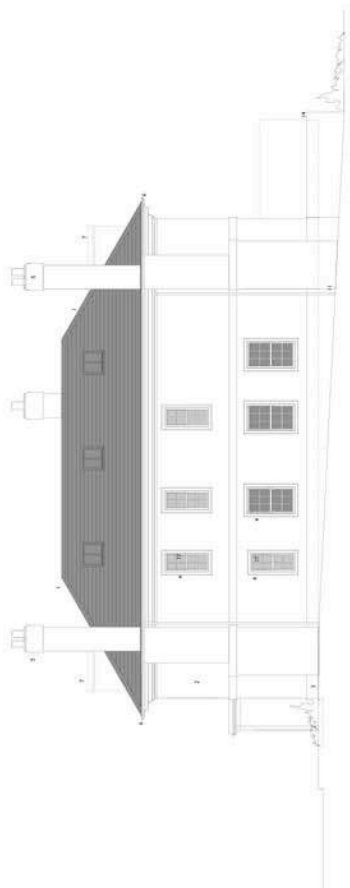


1. All work shall be in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall maintain access to all adjacent properties.
 4. The contractor shall be responsible for protecting all existing utilities.
 5. The contractor shall be responsible for the safety of all workers.
 6. The contractor shall be responsible for the cleanup of all construction debris.
 7. The contractor shall be responsible for the removal of all construction materials.
 8. The contractor shall be responsible for the final inspection of the work.
 9. The contractor shall be responsible for the payment of all bills.
 10. The contractor shall be responsible for the completion of the work within the specified time frame.

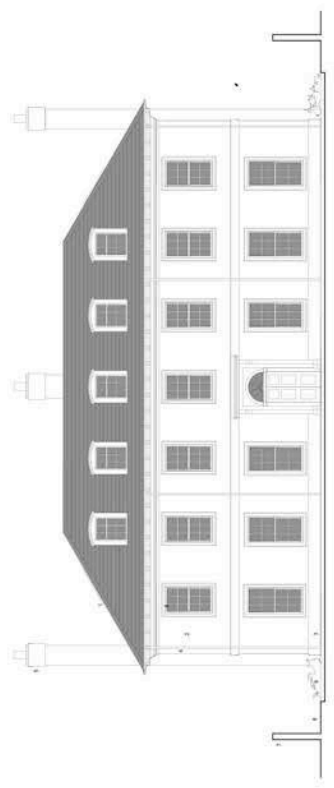
Notes:
 1. All work shall be in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall maintain access to all adjacent properties.
 4. The contractor shall be responsible for protecting all existing utilities.
 5. The contractor shall be responsible for the safety of all workers.
 6. The contractor shall be responsible for the cleanup of all construction debris.
 7. The contractor shall be responsible for the removal of all construction materials.
 8. The contractor shall be responsible for the final inspection of the work.
 9. The contractor shall be responsible for the payment of all bills.
 10. The contractor shall be responsible for the completion of the work within the specified time frame.



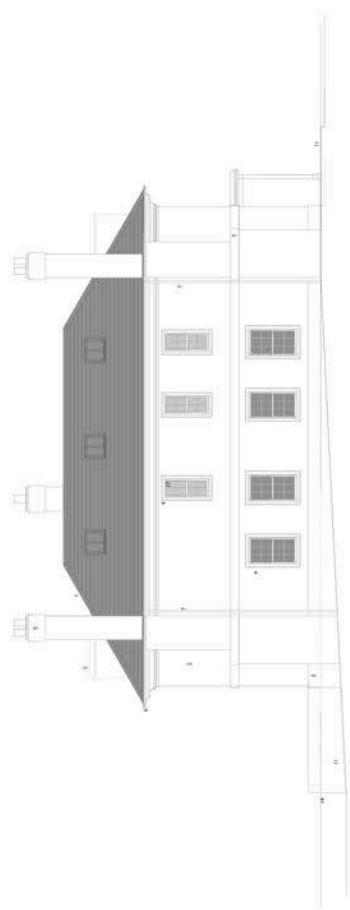
REAR (WEST) ELEVATION



NORTH ELEVATION



FRONT (EAST) ELEVATION

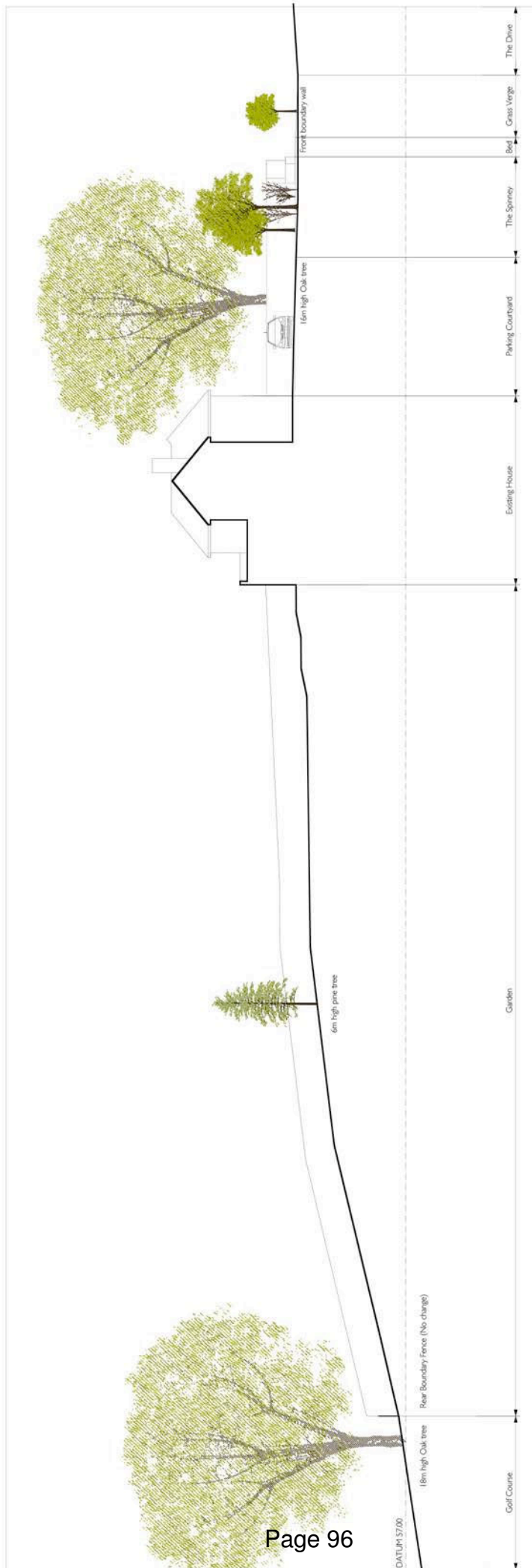


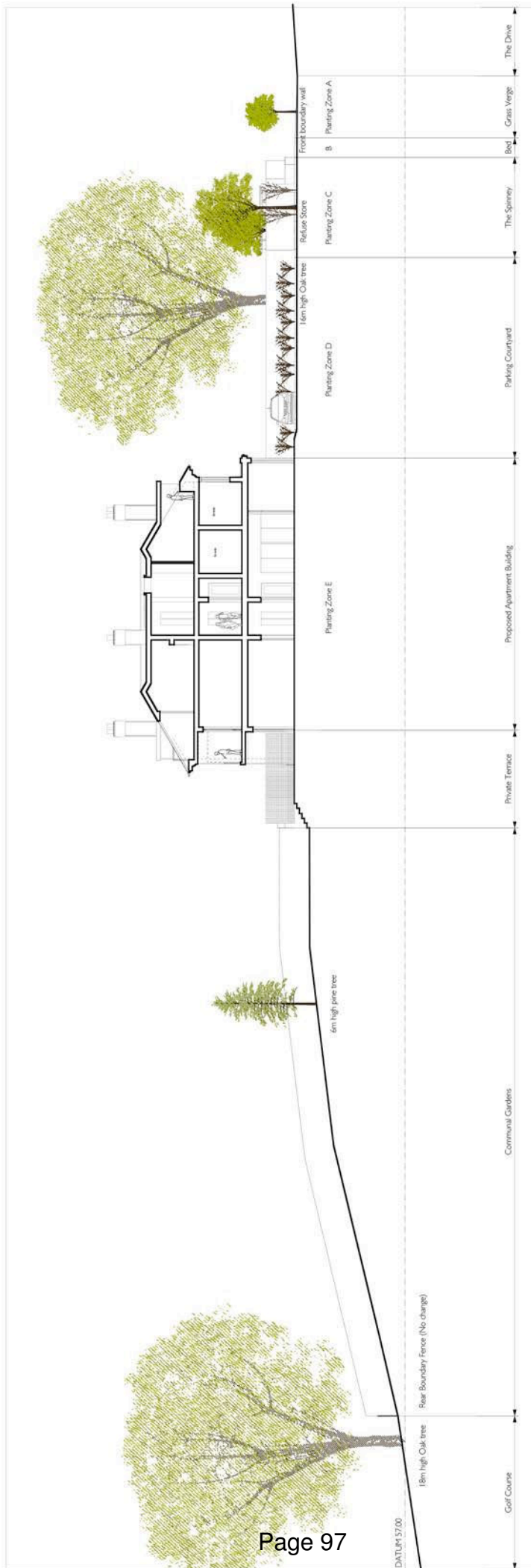
SOUTH ELEVATION

P31
 Proposed Infrastructure
 51 The Oaks Apartments
 Elevations as proposed
 Drawing no. WS15-0316
 Scale: 1/8" = 1'-0"
 November 2015

WBA
 WATKINS BROTHERS ARCHITECTS
 7122 Main Street, Dayton
 OH 45424
 937.233.1234
 www.watkinsbrothers.com



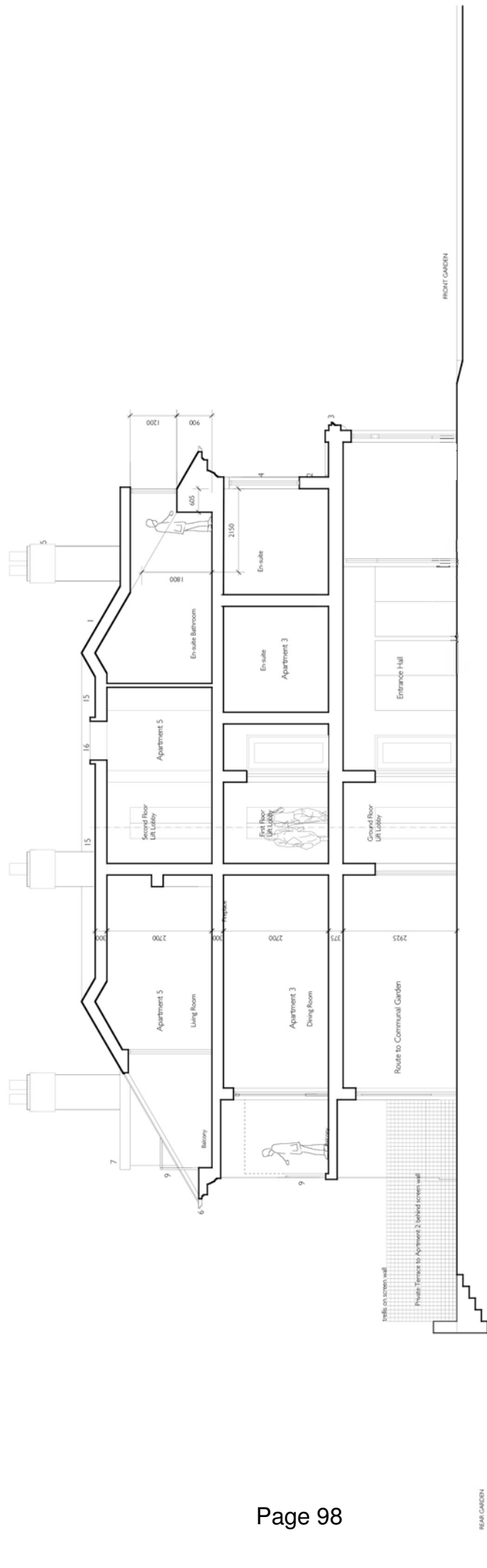




PIII

Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 leaded glass with windows and doors
- 5 brick chimney stack
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted brick boarded with glass infill
- 10 painted brick boarded with glass infill
- 11 1.2m wide paved path
- 12 1.8m wide planting bed
- 13 new screen wall
- 14 new low level wall to edge of terrace
- 15 new screen wall
- 16 roof glazing
- 17 obscured glazing/fixed light



SITE SECTION A - A



Proposed Redevelopment
51 The Drive Ickenham
Section A-A as proposed
 Drawing no. **98315.P20**
 Scale 1:100 at A3, 1:50 at A1
 August 2012

warren benbow architects

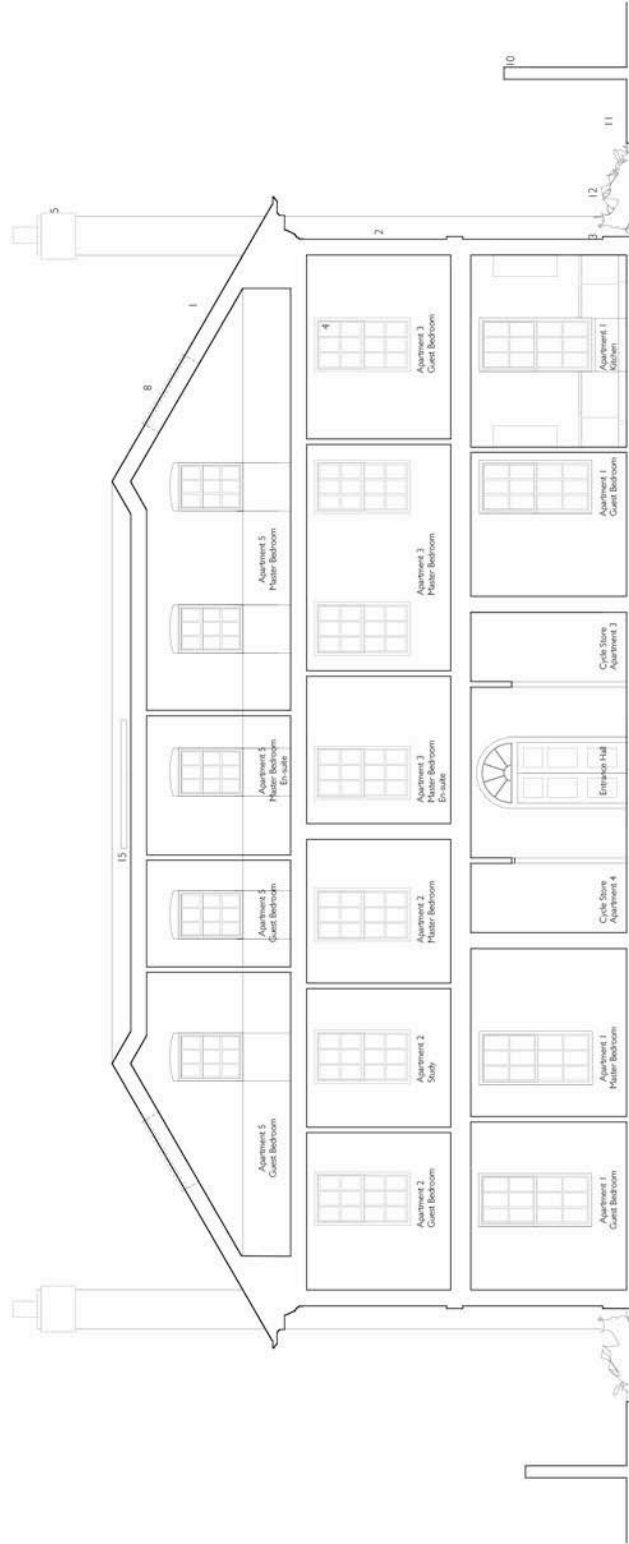
21-22 Mill Street, Kington
 Herefordshire HR5 3AL

01544 250 136

www.warrenbenbow.com
 mail@warrenbenbow.co.uk

Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 leaded glass windows
- 5 black chimney stack
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted metal cladding with glass (rfl)
- 10 painted brick boarded wall retained
- 11 1.2m wide paved path
- 12 1.8m wide planting bed
- 13 new screen wall
- 14 new low level wall to edge of terrace
- 15 new paving
- 16 roof piling
- 17 obscured glazing/loft light



SITE SECTION B-B



Proposed Redevelopment
51 The Drive Ickenham
Site section B-B as proposed
 Drawing no. 98315.P21
 Scale 1:100 at A3, 1:50 at A1
 August 2012

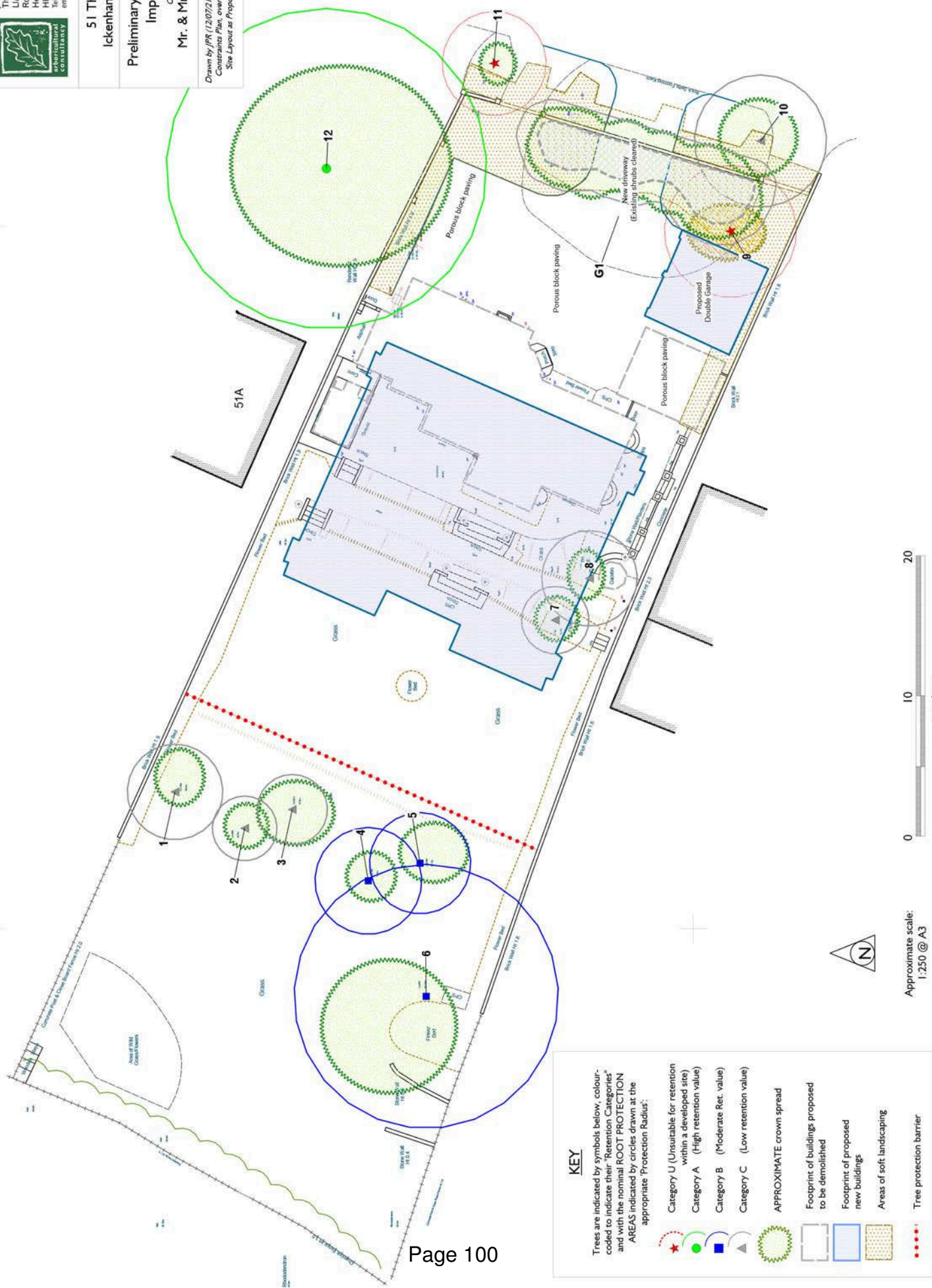
warren benbow architects

21-22 Mill Street Kingston
 Herefordshire HR5 3AL

01544 230 136

www.warrenbenbow.com
 mail@warrenbenbow.co.uk

Drawn by JPR (12/07/202), based on Arboricultural
 Constraints Plan, overlaid with details from WBA
 Site Layout as Proposed, drawing 9931.5 P14



KEY

Trees are indicated by symbols below, colour-coded to indicate their "Retention Categories" and with the nominal ROOT PROTECTION AREAS indicated by circles drawn at the appropriate "Protection Radius".

- ★ Category U (Unsuitable for retention within a developed site)
- Category A (High retention value)
- Category B (Moderate Ret. value)
- ▲ Category C (Low retention value)
- APPROXIMATE crown spread
- Footprint of buildings proposed to be demolished
- Footprint of proposed new buildings
- Areas of soft landscaping
- - - - Tree protection barrier

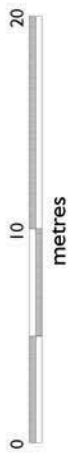


KEY

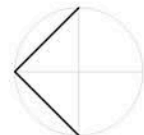
Trees are indicated by symbols below, colour-coded to indicate their "Retention Categories" and with the nominal ROOT PROTECTION AREAS indicated by circles drawn at the appropriate Protection Radius:

- ★ Category U (Unsuitable for retention within a developed site)
- Category A (High retention value)
- Category B (Moderate Ret. value)
- ▲ Category C (Low retention value)
- APPROXIMATE crown spread

Note that the RPAs as indicated are for guidance only, to assist in determining the footprint & design of any development; they do not represent definitive Construction Exclusion Zones.



Approximate scale:
 1:250 @ A3



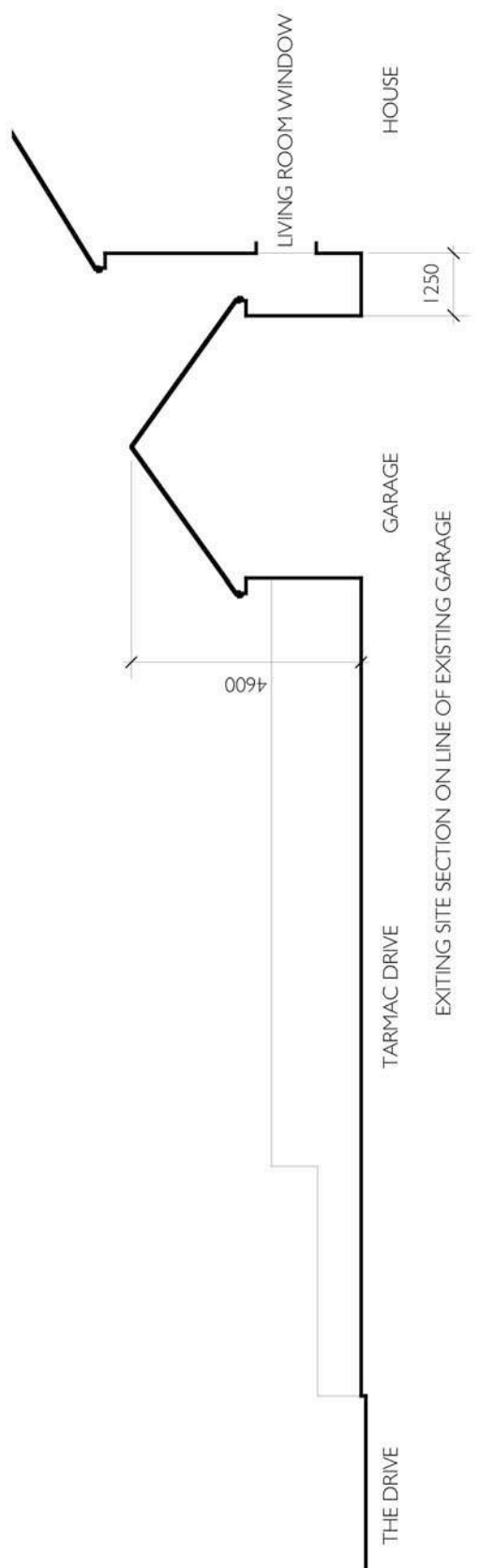
P11.2



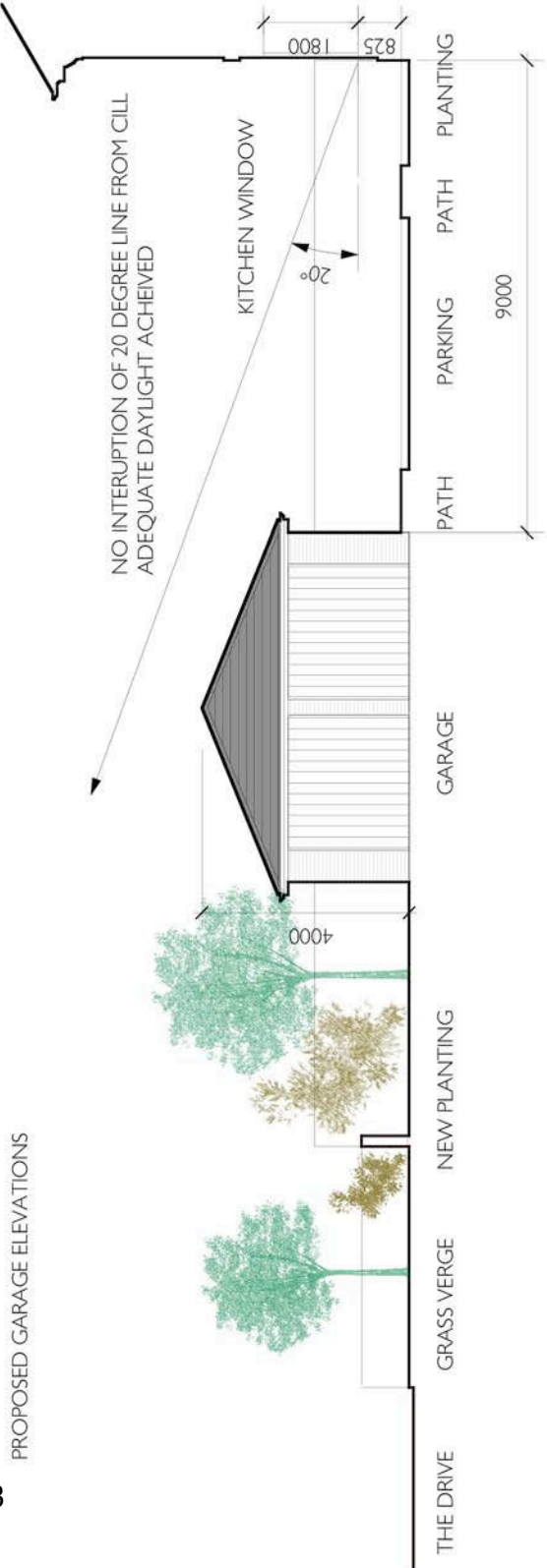
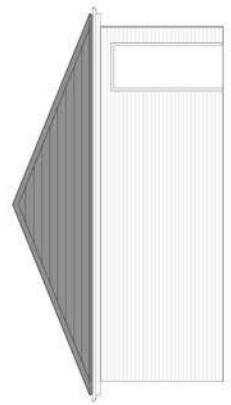
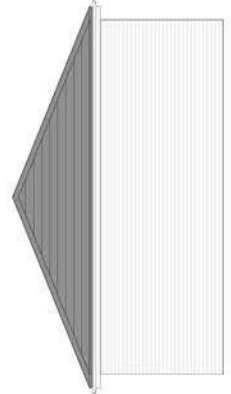
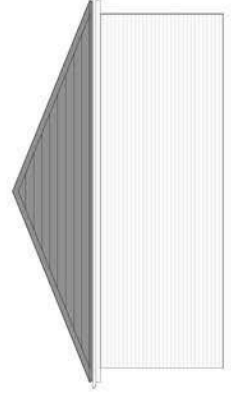
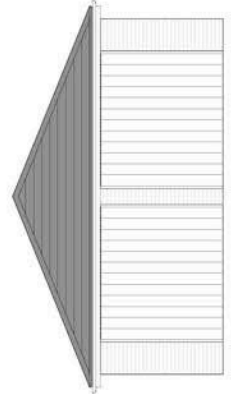
Proposed Residential Development
51 The Drive Ickenham
 Crossover Plan as Proposed
 Drawing no. 9915.P11.2
 Scale: 1:200 at A1
 September 2012

warren benbow architects
 7 Goswell Road
 Haverhill CB9 5AL



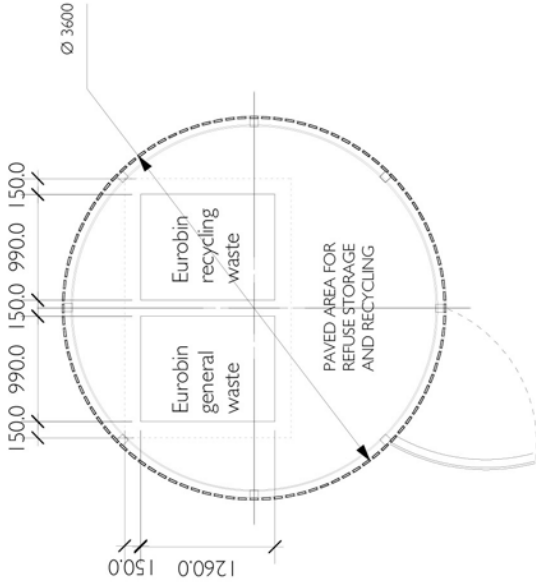


EXISTING SITE SECTION ON LINE OF EXISTING GARAGE

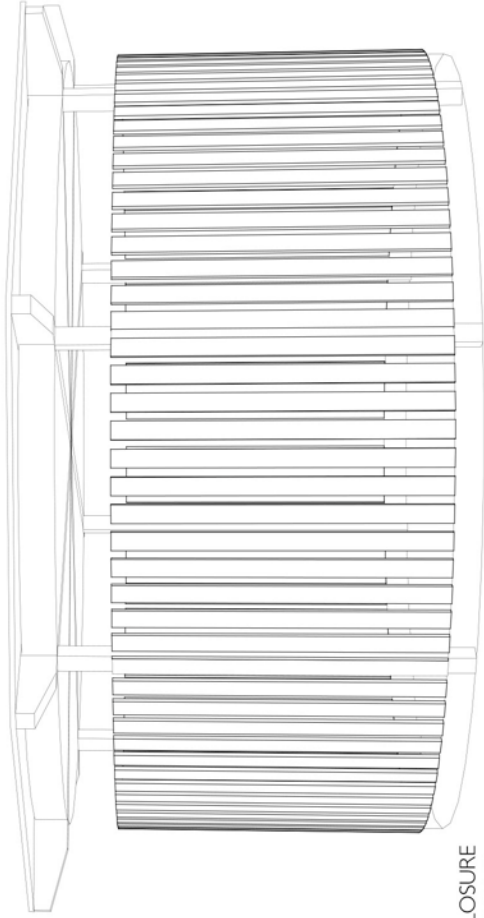


PROPOSED SITE SECTION ON LINE OF PROPOSED GARAGE

P23

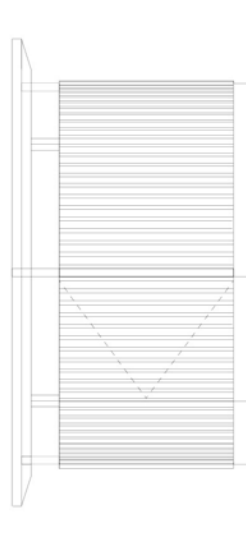


ENCLOSURE SIZED TO TAKE 2 NO. 1100 LITRE EUROBINS
 1 FOR GENERAL HOUSEHOLD WASTE
 1 FOR RECYCLING

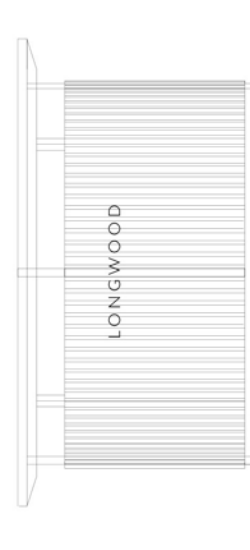


1.8m HIGH
 CEDAR BOARDED CIRCULAR ENCLOSURE
 100MM WIDE BOARDS WITH 50MM GAPS

PERSPECTIVE SKETCH



TIMBER BOARDING TO BE PLANTED WITH
 HONEYSUCKLE AND HOLLY



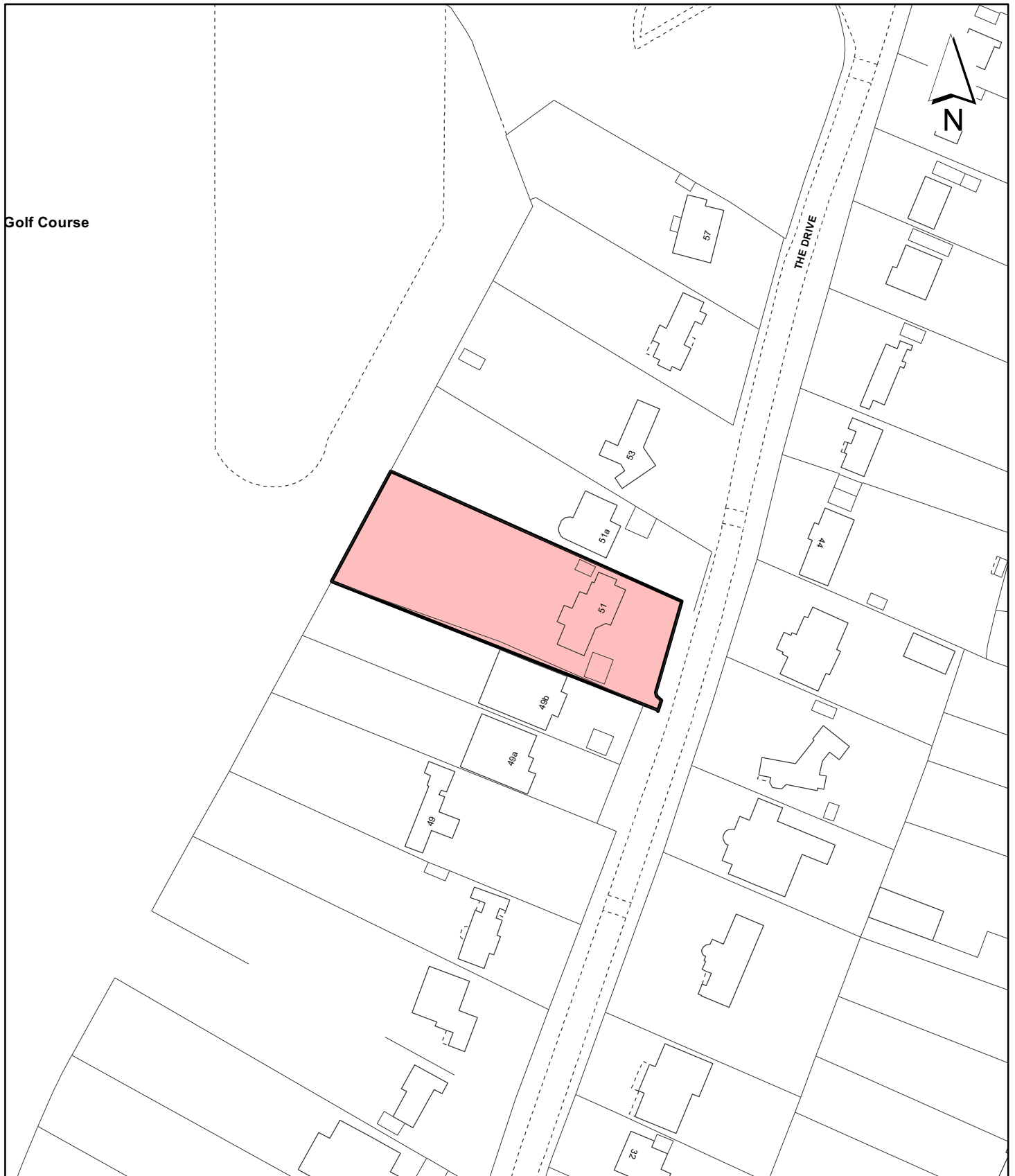
BIN STORE ELEVATION WITH PERGOLA ROOF

REFUSE CAPACITY BASED ON
 2 NO. 2 BEDROOM FLATS
 3 NO. 3 BEDROOM FLATS
 2 X 170 LITRES = 340 LITRES
 3 X 240 LITRES = 720 LITRES
 TOTAL 1060 LITRES = 1 EUROBIN (CAPACITY 1100 LITRES)


PROVISION IS THEREFORE TWICE ESTIMATED VOLUME OF WEEKLY WASTE

P24

Golf Course



Notes

 Site boundary

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Site Address

**51 The Drive
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

21977/APP/2012/2194

Scale

1:1,250

Planning Committee

North Page 105

Date

**November
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 42 RAISINS HILL EASTCOTE PINNER

Development: Two storey rear extension, part first floor side extension and alterations to elevations

LBH Ref Nos: 27718/APP/2012/2930

Date Plans Received: 26/11/2012

Date(s) of Amendment(s):

Date Application Valid: 28/11/2012



511000 E

~ SITE PLAN ~ 42 RAISINS HILL, PINNER ~
~ SCALE 1:500 ~ DATE 22/11/12 ~

511100 E



OWNERS OF BUILDING
RESERVED
26 NOV 2012
PLANNING & TRANSPORTATION
UNIT

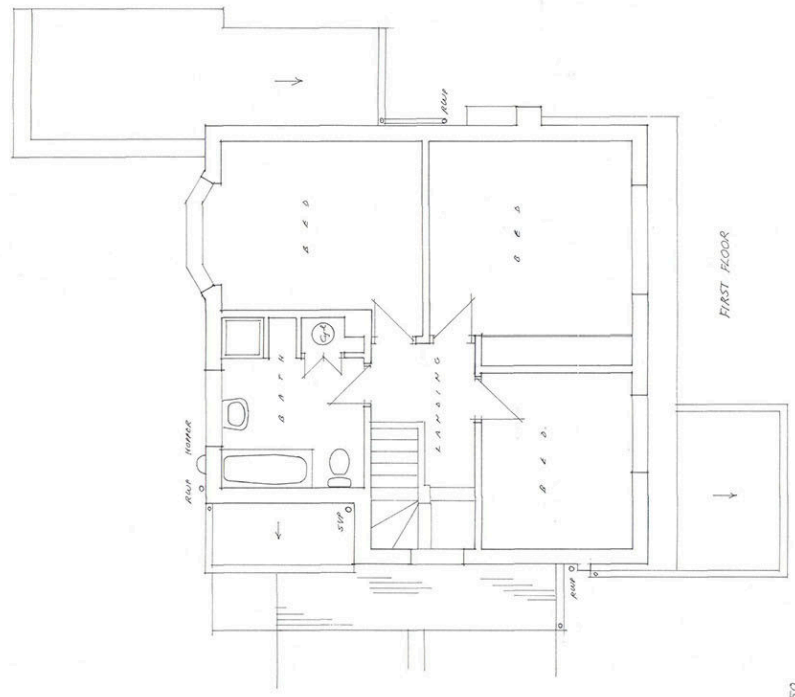
A. ELEVATIONS ARE AS SHOWN

EXISTING PLANS & ELEVATIONS

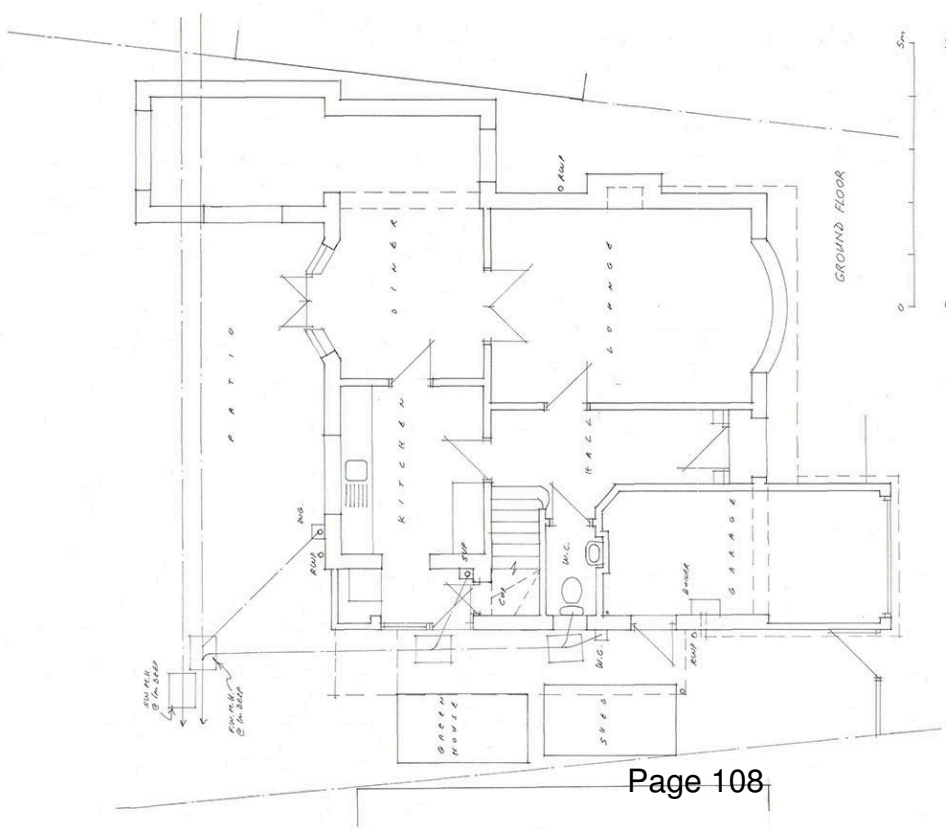
AT, 42 BAISINS HILL, PINNER

FOR, MR. A. GREEN 12/AGR-1A

SCALES 1:50, 1:100 DATE 8/11/12



FIRST FLOOR

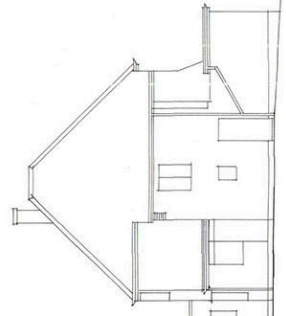


GROUND FLOOR

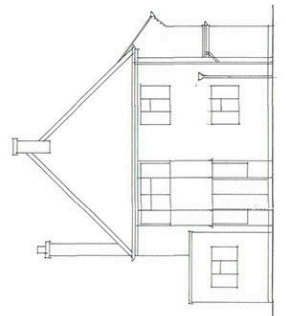
1:50

1:100

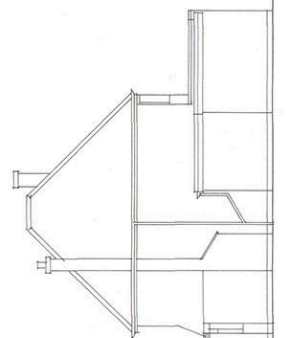
1:1



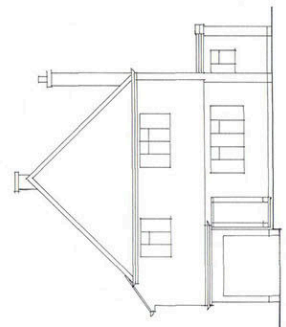
SIDE



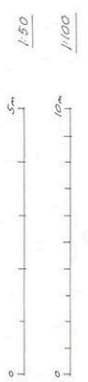
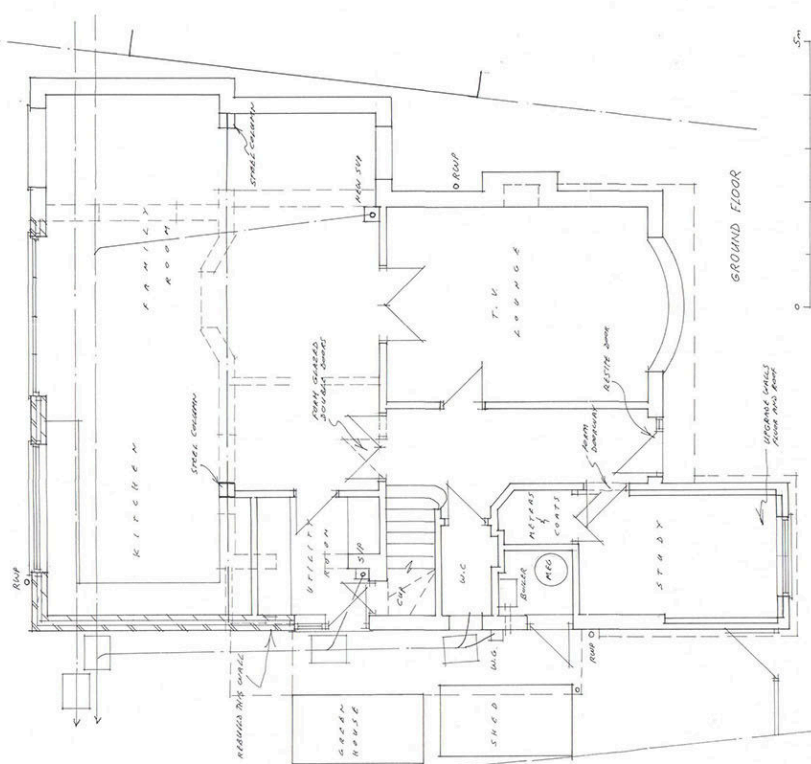
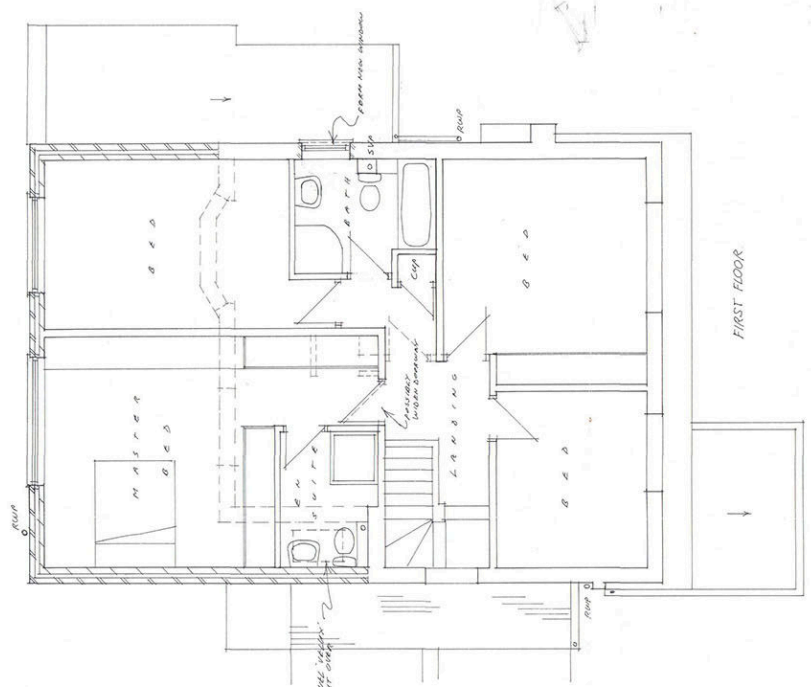
REAR



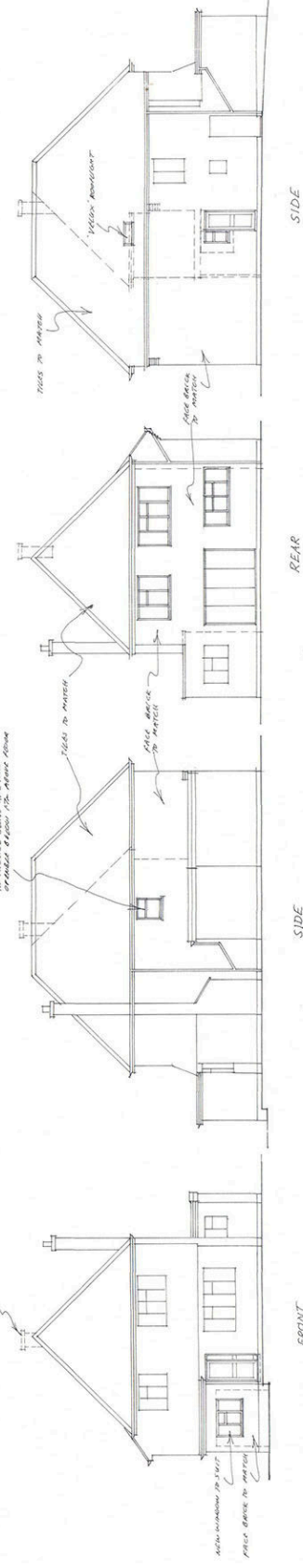
SIDE



FRONT



AI



LETTERS OF RECOMMENDATION RECEIVED
 28 NOV 2012
 PLANNING & TRANSPORTATION GROUP

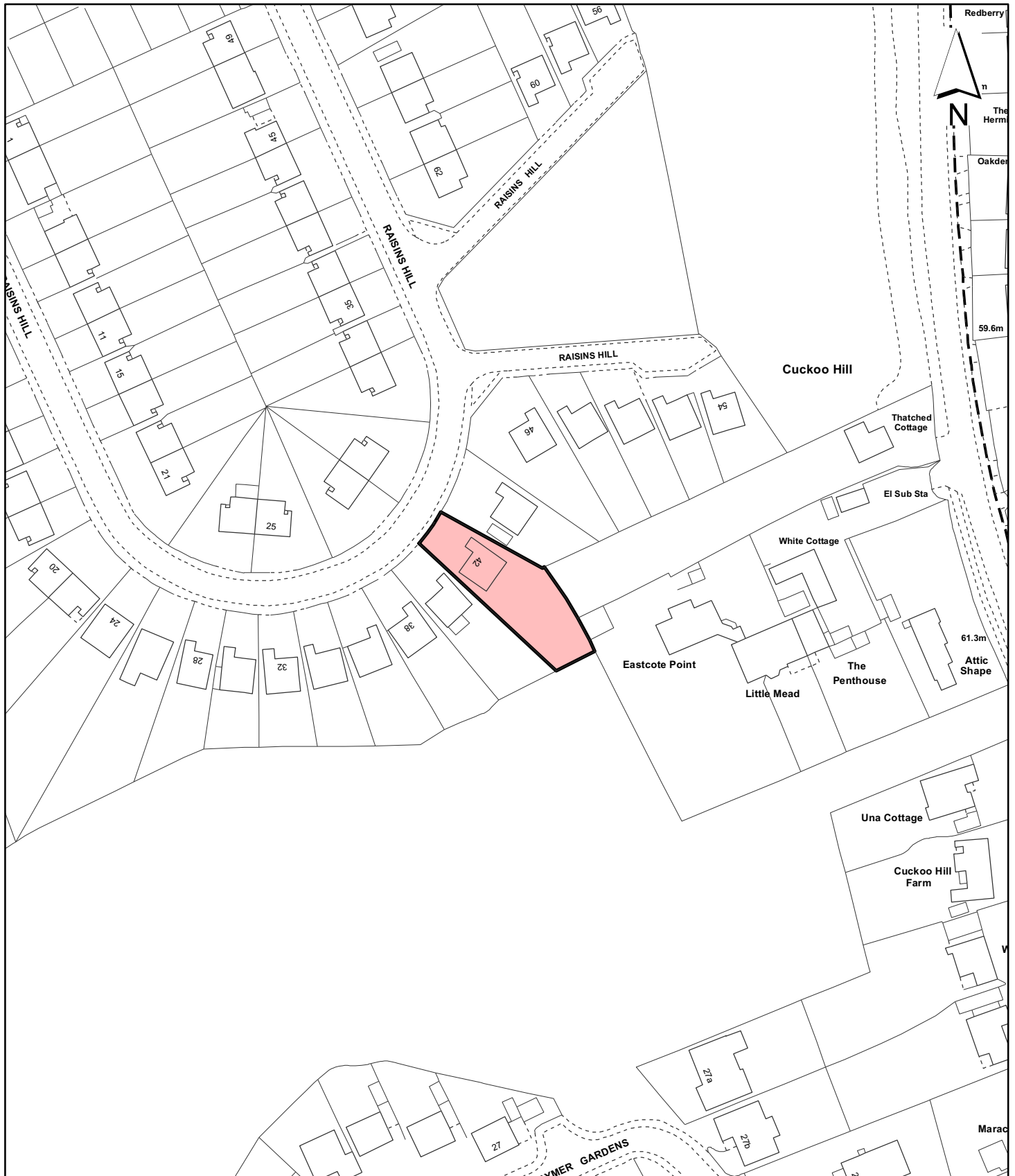
A. APPROVED AND NUMBER CORRECTED 20/11/12

PROPOSED PLANS & ELEVATIONS


AT 42 RAISINS HILL, PANNER

FOR MR. A. GREEN 12/AGR-2A

SCALES 1:50, 1:100 DATE 8/11/12



Notes

 Site boundary

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Site Address

**42 Raisins Hill
Eastcote**

Planning Application Ref:

27718/APP/2012/2930

Planning Committee

North Page 110

Scale

1:1,250

Date

**January
2013**

**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 ASTRAL HOUSE THE RUNWAY RUISLIP

Development: Change of use from Use Class B1 (Office) to as Community or Adult Education Facility, Place of Worship, Play Centre or Community Centre within Use Class D1 (Non-residential Institutions)

LBH Ref Nos: 42570/APP/2012/2734

Date Plans Received:	05/11/2012	Date(s) of Amendment(s):	05/11/2012
Date Application Valid:	14/11/2012		27/11/2012
			09/11/2012



— Indicative site boundary

01 LOCATION PLAN
001 1:1250 @ A4

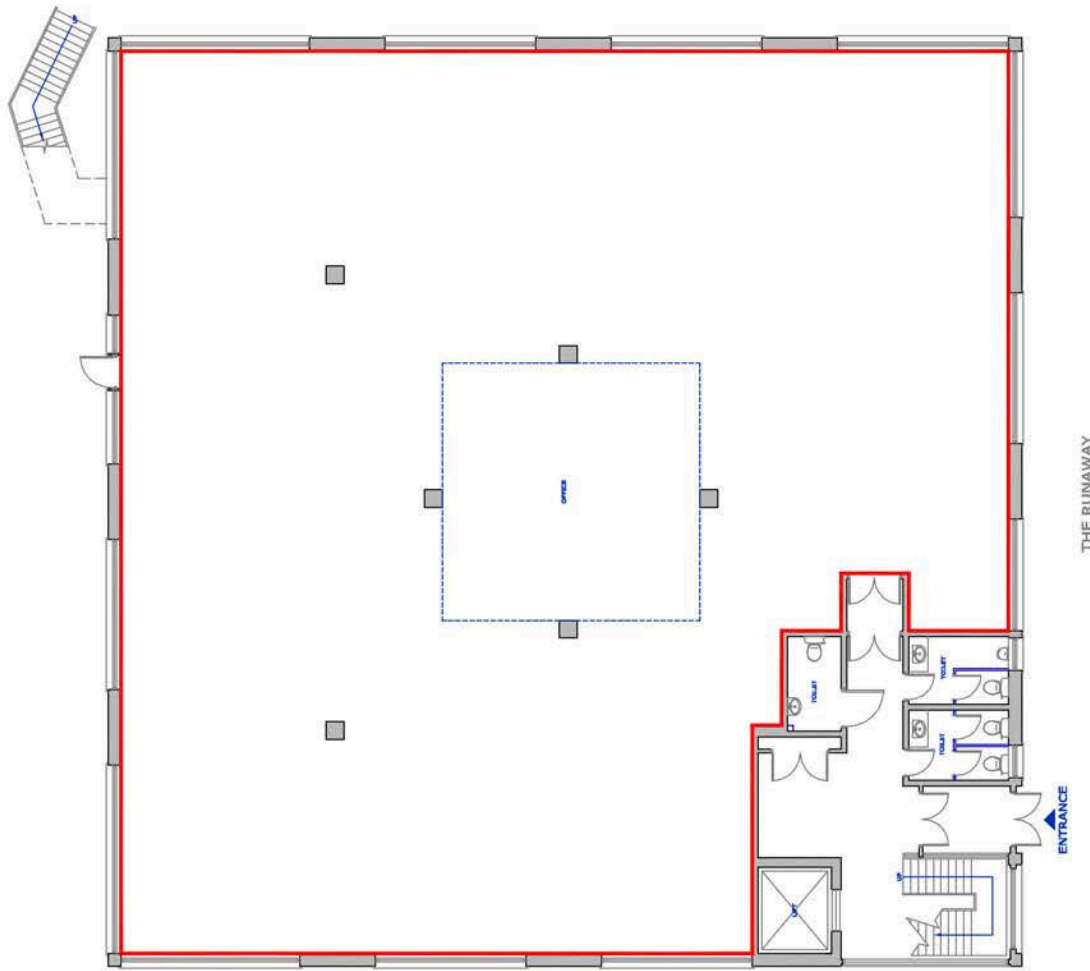
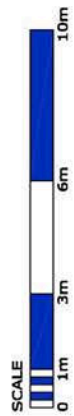


Rev	Date	Description	Obj	CrBy
P1	01.08.12	Issued for Outline Planning Application	2M	JS

meidarchitecture
302 Newnham Road
London EC1V 7ET
Tel : 020 7490 5249
email : studio@meidarchitecture.com

Project: **ASTRAL HOUSE THE RUNWAY SOUTH RUISLIP MIDDLESEX**
Title: **LOCATION PLAN**
Scale: 1:1250 @ A4
Dwg No: 190-001
Rev: P1

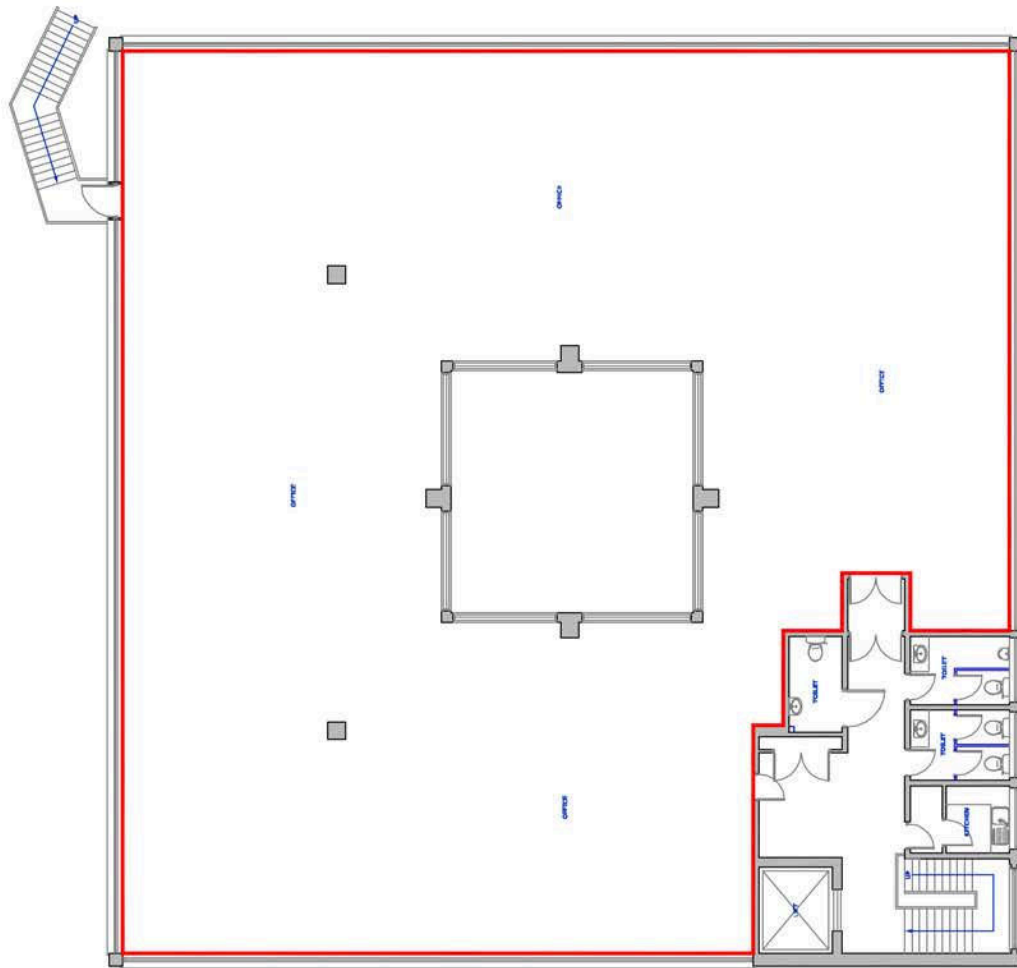
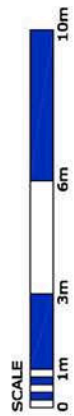
DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION



LOCATION PLAN
SCALE 1:1250

client	address	location	date	scale	sheet
	ASTRAL HOUSE, THE RUNWAY, SOUTH RUISLIP, MIDDLESEX, HA4 6SN	GROUND FLOOR LEASE PLAN	17/06/09	1:200	A3
			dwg. no.	revision	
			PL29283-01		

Plan London
Tel: 0845 2262776
www.planlondon.com
29-35 Lordship Lane London SE22 8EW



THE RUNWAY

FIRST FLOOR



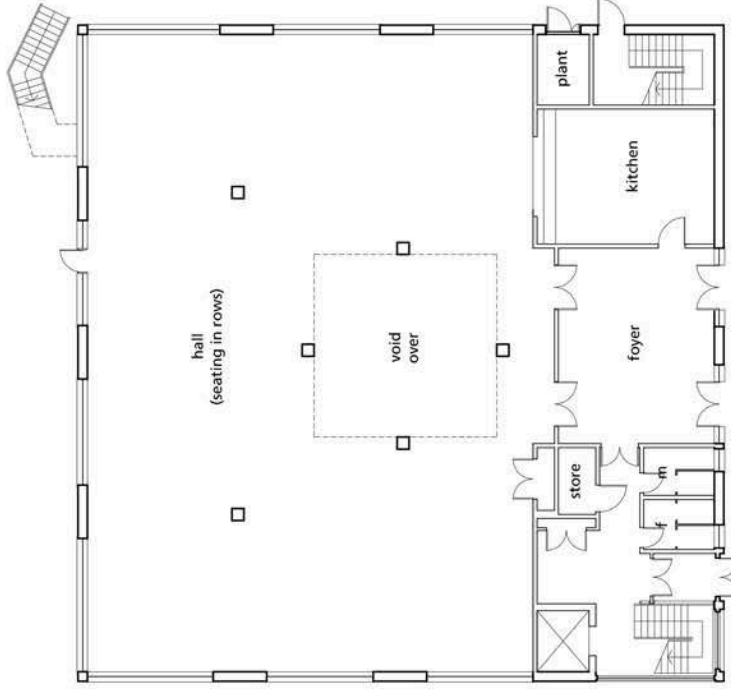
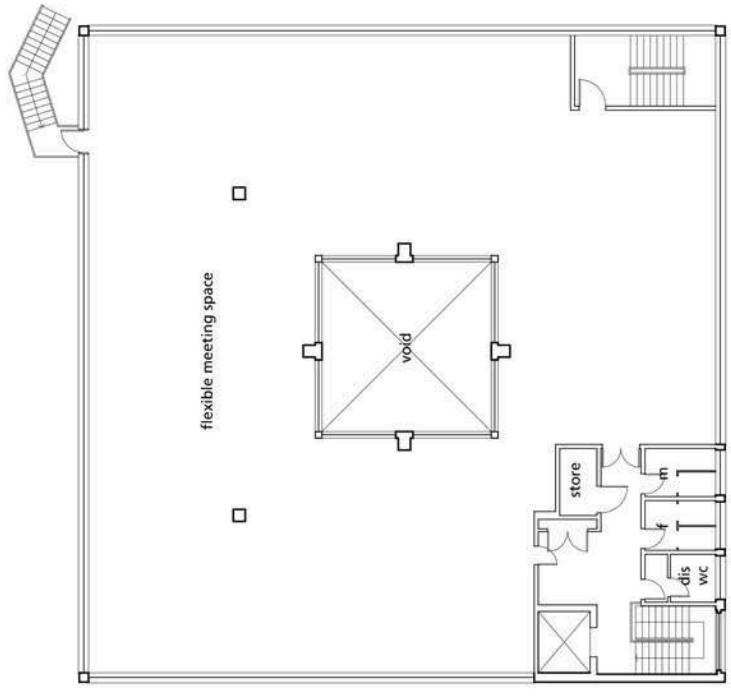
LOCATION PLAN
SCALE 1:1250



client	address ASTRAL HOUSE, THE RUNWAY, SOUTH RUISLIP, MIDDLESEX, HA4 6SN	location FIRST FLOOR LEASE PLAN	date 17/06/09	sheet A3
			scale 1:200	revision
			dwg. no. PL29283-02	

Plan London
Tel: 0845 2262776
www.planlondon.com
29-35 Lordship Lane London SE22 8EW

NB ALL LAYOUTS SHOWN ARE INDICATIVE ONLY. UNIT NUMBERS AND SIZES MAY HAVE TO CHANGE ONCE MORE DETAILED SITE INFORMATION IS AVAILABLE AND ARE ALL SUBJECT TO STATUTORY PLANNING REQUIREMENTS.



Proposed aprox layout areas:
 24 x 24 x 2 = 1152m² overall
 Less
 50m² void (FF)
 168m² facilities / foyer (GF)
 70m² facilities (FF)
 Area = 865m²
 Stairwidth
 @ 1m² / p (seated assembly) = 865 people
 Of which 430 on first floor
 @ 5mm / p = 2.15m width
 2 x 1.2m = ok
 (+ external)
 New internal stair on first floor 1200mm

02 PROPOSED FIRST FLOOR PLAN (for indicative purposes only)
 SK02 1:200 @ A3

01 PROPOSED GROUND FLOOR PLAN (for indicative purposes only)
 SK02 1:200 @ A3



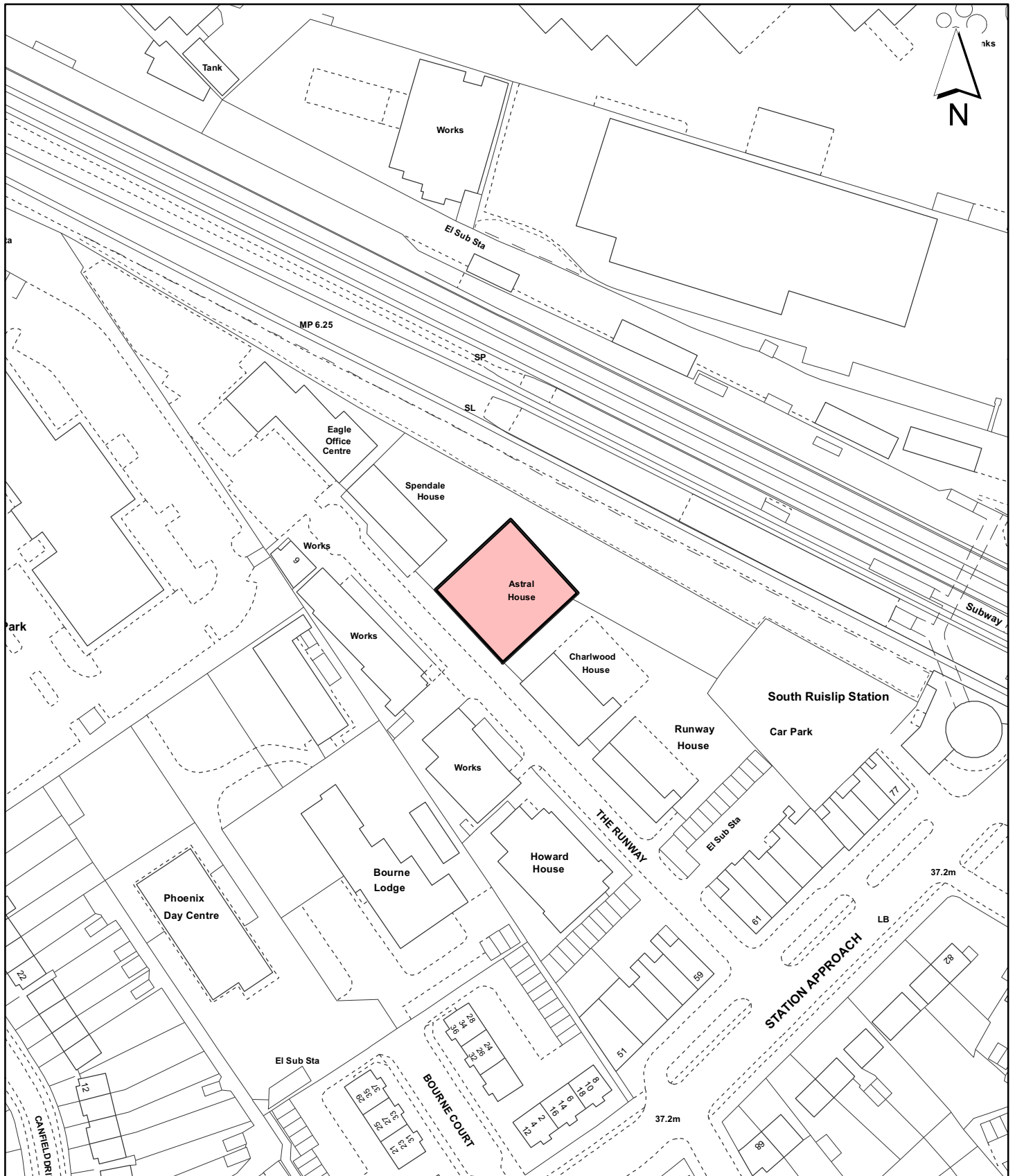
Issue	Date	Description	By	Chk	Issue	Date	Description
P1	10.08.12	Room data subject to first floor. Issued for planning					

met architecture
 302 Davena House
 137-149 Goswell Road
 London EC1W 7ET
 Tel : 020 7499 5249
 email : studio@metarchitecture.com


Project: **ASTRAL HOUSE
 THE RUNWAY
 SOUTH RUISLIP
 MIDDLESEX**
 Scale: 1:200 @ A3
 Title: **PROPOSED
 GROUND & FIRST FLOOR PLANS**

Dwg No: **190 SK02**
 Issue: **P1**

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Notes

 Site boundary

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Site Address

**Astral House
The Runway
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
42570/APP/2012/2734

Scale
1:1,250

Planning Committee
North Page 116

Date
**January
2013**





HILLINGDON LONDON

Meeting:	North Planning Committee		
Date:	Tuesday 12th February 2013	Time:	7.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Items: 6	Page:	Location: 51 The Drive, Ickenham	
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>	
<p>1. An additional 55 signatures have been submitted in connection with the original petition opposing the proposal and were received on the 11th February 2013.</p> <p>2. In the Highway officer's comments, in the main report, reference is made to a condition relating to the gates not opening over the highway. This comment was in relation to the original plans and the revised scheme does not include the provision of any gates.</p>			

Items: 7	Page: 33	Location: 42 Raisin's Hill, Eastcote	
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>	
<p>Comments received from a ward councillor were omitted from the main report and are as follows:</p> <p>Will you please take note of my constituents concerns whilst reviewing the application. If you are minded to approve this application via delegated authority I wish it to be referred to Planning North committee for Councillor consideration and determination.</p>			

Items: 8	Page: 45	Location: Astral House, The Runway, Ruislip	
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>	
<p>1. Condition 3 should be deleted and replaced by the following:</p> <p>No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:</p>			

Details of:

- 1.a Refuse Storage
- 1.b Cycle Storage
- 1.c External Lighting

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

REASON

To ensure that the proposed development will provide adequate facilities in compliance with policies BE13 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan.

4. Condition 4 should be amended to read as follows:

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall follow the current Travel Plan Guidance issued by Transport for London and will include:

- (1) Targets for sustainable travel arrangements;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) A commitment to delivering the Travel Plan objectives; and
- (4) Effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.3