



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 7 MARCH 2013

Time: 7.00 PM

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

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

To Councillors on the Committee

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

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

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?XXR=0&Year=2013&CId=116&>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



INVESTOR IN PEOPLE

Useful information

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

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

Reports - Part 1 - Members, Public and Press

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

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	Former RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2012/3143	Eastcote & East Ruislip	S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development). Recommendation: Approval	1 - 30

6	Former RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2012/3144	Eastcote & East Ruislip	<p>S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).</p> <p>Recommendation: Approval</p>	31 - 60
7	Former RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2012/3145	Eastcote & East Ruislip	<p>S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)</p> <p>Recommendation: Refusal</p>	61 - 84
8	Former RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2012/3146	Eastcote & East Ruislip	<p>S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).</p> <p>Recommendation: Approval</p>	85 - 114

9	Former RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2012/3147	Eastcote & East Ruislip	Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development). Recommendation: Approval	115 - 144
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Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	Harlyn Primary School, Tolcarne Drive, Ruislip, 8883/APP/2012/3004	Northwood Hills	Construction of part two storey/part single storey extension to existing school; erection of a stand alone two storey classroom block; demolition of the existing caretaker's house, nursery building and refuse compound; demolition and removal of six temporary units; construction of an extension to the south of the main hall; partial refurbishment of the existing building; car parking; landscaping; and associated development. Recommendation: Approval	145 - 186

11	Sainsbury's Superstore, Long Drive, South Ruislip, 33667/APP/2012/3214	South Ruislip	<p>Demolition of existing store and erection of new larger retail superstore, creation of ancillary commercial units (Use Class A1, A2, A3, and D1), refurbishment of existing petrol station, creation of new service yard and decked car park, alterations to existing public car park with associated landscaping and public realm works.</p> <p>Recommendation: That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Sport and Green Spaces and also those requested by the Greater London Authority and the conditions as outlined in the report.</p>	187 - 240
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Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
12	Land rear of 81-93 Hilliard Road, Northwood, 64786/APP/2012/2421	Northwood Hills	<p>2 x two storey, 3- bed semi detached dwellings and 1 x two storey, 3- bed detached dwelling with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.</p> <p>Recommendation: Refusal</p>	241 - 256

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
13	Civic Amenity Site, New Years Green Lane, Harefield, 8232/APP/2012/2988	Harefield	Construction of a waste transfer facility, comprising an open fronted building (18m x 15m x 10m high) together with associated hard standing and landscaping. Recommendation: Approval	257 - 286

Other

	Address	Ward	Description & Recommendation	Page
14	38 College Drive, Ruislip, 62734/TRE/2013/5	Manor	To fell one Oak tree (T1) on TPO 510. Recommendation: Refusal	287 - 294

Part 2 - Members Only

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

	Address	Ward	Description & Recommendation	Page
15			Enforcement Report	295-304
16			Enforcement Report	305-314
17	Any Items Transferred from Part 1			
18	Any Other Business in Part 2			

Plans for North Planning Committee

Report of the Head of Planning & Enforcement Services

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3143

Drawing Nos:

- 5585/WIM.WL/M/P1 rev. B
- 5585/WIM.WL/L/P2
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- 5585/WIM.WL/R/E4
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- 5585/WIM.WL/A1/E1 rev. A
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WIM 6061-09A
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Energy strategy
Noise Assessment
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5585/WIM.WL/L/P1
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5585/WIM.WL/J/P2
5585/WIM.WL/H1/E1
5585/WIM.WL/M/P3 rev. B
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5585/WIM.WL/Q/E3 rev. A
Eco Homes Assessment
Arboricultural Implications Assessment
Habitat Survey

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	11/01/2013
Date Application Valid:	11/01/2013		02/10/2007
			03/12/2007
			09/10/2007
			30/11/2007
			04/12/2007

1. SUMMARY

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, as a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to Block C of the approved scheme at RAF Eastcote in order to regularise the built development in the following areas:

- Rear Elevation (facing into the estate)- An approved roof light has been built larger than the approved plans, the developer advises that this is in order to comply with Building Regulations (fire escape). Also the dormer has been built with a break in the eaves line of the roof.
- Southern Side Elevation (facing Estate Road) - 3 new roof lights serving an approved internal habitable rooms have been inserted which were not part of the Reserved Matters Approval.
- The dormer windows on the Northern Side Elevation and Front Elevation (facing High Road) have been erected with a break in the eaves line of the roof.
- An internal alteration has been made to a second floor flat increasing this from a two bedroom to a three bedroom property, but no new units or bedrooms have been created and there is no change to building envelope.
- No change to height, footprint or massing of Block C has occurred between the approved reserved matters and the 'as built' scheme.

The completed development is considered to have had an acceptable impact on the visual amenities of the surrounding area and the character and appearance of the Eastcote Village Conservation Area. The additional rooflights in Block C are considered not to have led to a significant loss of residential amenity to any neighbouring occupier in terms of loss of privacy.

The enlarged second floor flat is provided with sufficient internal floor area and external amenity area for a three bedroom flat and the amended layout is considered accessible by wheelchair users. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 M1 Details/Samples to be Submitted

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

- * vertical tile hanging,
- * balcony railings,
- * roof details,
- * porches,
- * fenestration types and doors,
- * comprehensive colour schemes for all built details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

2 ST1 Standard Condition

The development hereby approved north of public footpath R154 shall not be commenced until evidence is provided to the Local Planning Authority that a Department for Environment Food and Rural Affairs (DEFRA) Licence, in respect of the protection of the population of Great Crested Newts, has been obtained.

REASON

To ensure the protection of a European Protected Species and that the proposed development will not have unacceptable ecological effects on a Nature Reserve and Nature Conservation Site of Borough Grade II importance, in accordance with Part 1 Policy EM7 of the Hillingdon Local Plan (November 2012).

3 ST1 Standard Condition

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

4 ST1 Standard Condition

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

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Local Plan (November 2012).

5 ST1 Standard Condition

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

6 ST1 Standard Condition

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan (November 2012).

7 ST1 Standard Condition

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Local Plan (November 2012).

8 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan (November 2012) and Policies 3.5 & 3.8 and 7.2 of the London Plan (July 2011).

9 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been

implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with policy AM13 of the Hillingdon Local Plan (November 2012).

10 ST1 Standard Condition

Details of the internal design of the wheelchair units and the compliance of the remaining units to lifetime homes standard shall be submitted to and approved in writing by the Local Planning Authority before development commences. Hereafter, the units shall be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with Policy 3.8 of the London Plan (July 2011) and the Hillingdon Design and Accessibility Statement (HDAS) 'Accessible Hillingdon'.

11 T3 Time Limit - Tree Works

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

REASON

To enable the Local Planning Authority to reconsider the appropriateness of the works in the light of possible changed circumstances.

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

Details of the supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme should be carried out in accordance with the approved method statement.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction

LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

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 September 2007), then London Plan Policies.

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

4

Your attention is drawn to conditions 1, 2, 5, 9, 10, 11 & 12 which have been discharged under applications 10189/APP/2008/2800, 10189/APP/2008/2872, 10189/APP/2009/1845, 10189/APP/2010/1336, 10189/APP/2008/1941 and 100189/APP/2008/2380 and no further information is required in relation to these conditions. However condition 3 is still required to be discharged. The Council may consider taking enforcement action to rectify the breach of any condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

5 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.

6 12 Encroachment

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

7 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -

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

8

There is need for the archaeological potential of the site to be further clarified through field evaluation, which is in accordance with Condition 32 of the approved outline permission. This will take the form of trial trenches across the site, but concentrated in the southwest corner. A Written Scheme of Investigation will need to be submitted and approved prior to the commencement of the evaluation works.

9 I6 Property Rights/Rights of Light

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

10 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

11 I12 Notification to Building Contractors

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

12 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

13 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-
The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the

construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;
The siting of any external machinery (eg air conditioning);
The installation of additional plant/machinery or replacement of existing machinery.
Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

14 I15 Control of Environmental Nuisance from Construction Work

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

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

15 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.
For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

16 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

17 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For

further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

18

In order to check that the proposed storm water system meets their requirements, the Environment Agency will require the following information be provided to discharge condition 34 of the outline planning permission: a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. b) Confirmation of the critical storm duration. c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required. e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated. f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

19 134 **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

20

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

21 I25 **Consent for the Display of Adverts and Illuminated Signs**

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

22

To promote the development of sustainable building design, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, such as solar, geothermal and fuel cell systems.

23

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

24

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 Acts.

25

Specific security needs identified for the application site include the following:

* The whole development must achieve Secured by Design (SBD) Accreditation. SBD can not be granted for the affordable housing element only.

* Pedestrian link to Azalea Walk CCTV coverage of this pedestrian link would constitute a means of control.

* Improvements to East/West Public Footpath formal surveillance by CCTV cameras and perimeter treatments of both sides of the public footpath. The requirements of SBD New Homes - Footpath Design to be closely followed where ever possible. Break-speed barriers should be installed at various points along the footpath, particularly where the CCTV cameras are trained. The perimeter treatments of the footpath should be,

wherever possible, of a robust (15 to 20mm diam round bar) park-style railings, to maximise vision both in and out. Where there is a need for 1.8m close board privacy fencing (at the rear & side of plots 82 to 100) this should be topped with an extra 200mm of (flimsy) trellis and protected from graffiti with defensive planting.

* Doors and Windows : Recessed front doors well beyond 600mm or secluded in other ways may preclude granting the SBD Award. All external (front and back) doors must be to PAS24 Standard and accessible windows to BS 7950, with the correct glassing in the appropriate areas.

* Car Parking areas: All car parking areas must meet Safer Parking Standards. All basement parking must have access control and CCTV. Any parking areas to the rear of houses should also be access controlled for those residents only. Where there are a number of vehicles using an access controlled parking area a locally recorded CCTV system should be considered

* Bin and bike stores for blocks : Wherever possible these should be within the shell of buildings. Double leaf doors should be avoided on bin stores and 'empty space' within the bin stores kept to a minimum. Bike stores to have a Pass24 standard door and racks inside broken up into cages of 2 bikes maximum - these stores must be fit for purpose. No signs outside saying 'Bicycle Store'. All Designs and security details for bike stores to be submitted before being built. No bike or bin stores to block sight lines to front doors and car parking areas etc. and wherever possible should be located within the 'private' areas of blocks of flats ie not in the public space.

* Alleys leading to the rear of houses: These must be gated flush with the front building line of the houses. Gates should have stout frames capable of housing a BS3621 mortise lock and capable of being locked/unlocked from both sides. Likewise with gates to rear gardens. Flimsy C/B gates with inadequate locks and hinges are not acceptable.

* Isolated Sub Stations : Any sub stations on the site should be well protected with 1.8m high railings, standing off at least 1.5m from the building itself. The proposed new sub station in the north of the site should not allow access behind it.

* Ambiguous ownership of land : There must be no ambiguity of ownership of any land near buildings.

* Security and CCTV around the Community Hall and LEAP. The LEAP should have railings around the perimeter as well as the play area itself and it's play equipment should be covered by CCTV. The hall itself should have good CCTV coverage all around it. You are advised to submit details to expedite the specified security needs in order to comply with Condition 3 of this planning permission. In addition to the above, and for this site to achieve 'Secured by Design' accreditation, doors and windows should also comply with the specifications set out in the 'SBD New Homes' documentation in the Design Guides & Publications section of the www.securedbydesign.com website. Consultation with the local Police Crime Prevention Design Adviser (CPDA) will be required to achieve this award. The CPDA's contact number is 0208 246 1769.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Block C, located in the north western corner of the northern section of the former RAF Eastcote site. The three storey block has a roughly square footprint with a crown roof design and accommodation in the loft space. The reserved matters approval for the development granted 7 x 2 bedroom flats and 2 x 1 bedroom flats within Block C. The building has been completed and some of the flats within the block are occupied.

To the northeast of Block C is the highway of High Road and to the northwest are residential dwellings Nos. 1 - 3 New Cottages. The larger site is 7.7 hectares in area and is bisected into northern and southern areas by an existing public footpath.

3.2 Proposed Scheme

The application seeks to vary Condition 1 (Sample Materials), Condition 6 (Removal of PD Rights for windows and doors) and Condition 10 (Lifetime Homes Standard) to regularise Block C as the development after a number of minor infractions have ensured the scheme has not been built in accordance with the approved plans.

The required amendments are as follows:

- Rear Elevation (facing into the estate)- An approved roof light has been built larger than the approved plans, the developer advises that this is in order to comply with Building Regulations (fire escape). Also the dormer has been built with a break in the eaves line of the roof.
- Southern Side Elevation (facing Estate Road) - 3 new roof lights serving an approved internal habitable rooms have been inserted which were not part of the Reserved Matters Approval.
- The dormer windows on the Northern Side Elevation and Front Elevation (facing High Road) have been erected with a break in the eaves line of the roof.
- An internal alteration has been made to a second floor flat increasing this from a two bedroom to a three bedroom property, but no new units or bedrooms have been created and there is no change to building envelope.
- No change to height, footprint or massing of Block C has occurred between the approved reserved matters and the 'as built' scheme.

3.3 Relevant Planning History

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND

ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2008/2699 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 17 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2702 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 13 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2703 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 24 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2704 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 83 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2706 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 84 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE

AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2708 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 147, 148 and 149 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 12-11-2008 Refused

10189/APP/2008/2709 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 7 and 82 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2711 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 132, 133 and 134 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2712 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORIES TO PLOTS 3, 5, 90, 91, 92, 126, 127, 128, 130, 181, 182, 195, 196, 197, 198, 299 AND 300 (APPLICATION TO VARY PARTS OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2010/1976 Raf Eastcote Lime Grove Ruislip

Erection of timber sheds in the rear garden of Nos. 1, 5, 11, 13, 15, 40-48 (evens), and 52-104 (evens) Coleridge Drive, and 38 and 40 Flowers Avenue, as well as Plots 60-63, 82-86, 129, 132-134, 147-149, 184, 236-239 and 253-258 (Part retrospective application.)

Decision: 18-03-2011 Approved

10189/APP/2010/736 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

Decision: 22-06-2010 Approved

10189/APP/2010/737 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

Decision: 22-06-2010 Approved

10189/APP/2011/1119 Raf Eastcote Lime Grove Ruislip

Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

Decision: 14-07-2011 Approved

10189/APP/2011/1677 Former R A F Eastcote Lime Grove Eastcote

Replacement of one 5 bedroom unit (type 2000D) with an alternative 5 bedroom dwelling at plot 325. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008.

Decision: 06-10-2011 Refused

10189/APP/2011/1724 Former R A F Eastcote Lime Grove Ruislip

Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008)

Decision: 25-10-2011 Approved

10189/APP/2011/2278 Former Raf Eastcote Lime Grove Ruislip

3 no additional 2 bedroom apartments within Blocks C and W and re-design of 1 no 1 bedroom apartment within Block V approved under permission ref: 10189/APP/2007/3046

Decision: 10-11-2011 Withdrawn

10189/APP/2011/281 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2011/282 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 259: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2012/106 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/108 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/109 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/112 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/3144 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3145 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.).

Decision:

10189/APP/2012/3146 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3147 Former Raf Eastcote Lime Grove Ruislip

Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

Comment on Relevant Planning History

An enforcement case ENF/350/12 was opened on 4 July 2012 following complaint from a neighbour that an extra rooflight had been inserted in block D, and a dormer in Block C. In November 2012, it came to the Council's attention that there may also be discrepancies with Block W. Further investigation and neighbour complaints highlighted that House Types B & P have not been built in accordance with the approved plans.

The applicant has submitted five concurrent applications, inclusive of the current application, to regularise the breaches at the site.

Outline planning permission was granted on 9th March 2006, for residential development at the former RAF Eastcote site. On February 21st 2008, four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

A S73 application to vary this outline planning permission was approved on 21st February 2008 (application ref:10189/APP/2007/3383), to allow flexibility in how vehicular access was to be achieved into the northern portion of the site from Road Eastcote Road. The location and specific details of an alternative access were the subject of a full planning

approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008 and has been implemented.

Reserved matters covering details of siting, design, external appearance and landscaping for 385 residential units (ref: 10189/APP/2007/3046) were approved on 31 March 2008. In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved. Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

4. Planning Policies and Standards

No additional planning policies or standards for consideration.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.H2 (2012) Affordable Housing

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 16th January 2013.

Press Advertisement: Printed 23rd January.

25 neighbouring occupiers along with the Eastcote and Pembroke Park Residents Associations were notified of the application on 14th January 2013. By the close of the consultation period the Eastcote Residents Association had returned a petition with 33 signatures had been received by the Local Planning Authority. This petition objected to all five concurrent applications as they believe the aggregated effects of all five applications are as follows:

- Loss of Privacy
- Unacceptable Increase in Density across the Scheme

A second petition of 26 residents on Eastcote Road was also received during the consultation period. The signatories on the second petition were not the same as those on the first petition. This neighbouring occupiers also objected to all five applications on the following grounds:

- Loss of Privacy
- Unacceptable Increase in Density across the scheme
- Harm the Character and Appearance of the Eastcote Villages Conservation Area
- Harm to the Appearance of the Approved Building.

The above issues will be discussed in the main body of the report.

Internal Consultees

S106 OFFICER

Having reviewed the completed amendment to the approval I consider that given this is 1 additional bedroom in 1 unit of this block of flats, the impact of any additional population would be de-minimus and therefore no additional planning obligations are required to be secured

CONSERVATION AND URBAN DESIGN

No objection to the changes to the fenestration, dormer and rooflights.

ACCESSIBILITY OFFICER

No accessibility concerns are raised as the amended layout offers an improvement over the plans approved previously.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development seeks a S.73 application to regularise the completed development, due to development not being building in accordance with the approved reserved matters plans. An outline of the 'as built' amendment is provided in the proposed development section of this report. All of the proposed amendments are considered not to significantly alter the proposed scheme to an extent where a new consent would be required. Therefore, the use of a S.73 application in this instance is considered

acceptable.

7.02 Density of the proposed development

A number of neighbouring occupiers have objected to the proposed development on the grounds on an unacceptable increase in density across the site. This application forms one of five concurrent application and the neighbouring occupier have objected to the accumulative impact on density from all five application.

The completed development has created a three bedroom flat at second floor level within Block C, which was approved to be a 2 bedroom flat at reserved matters stage. The creation of an additional bedroom within a 385 unit scheme is considered to have an acceptable impact on the overall residential densities of the scheme.

Across the five applications there has been a no additional residential units created and two bedrooms and two studies, totaling four habitable rooms, have been added across the whole site. The addition of four habitable rooms across a 385 unit scheme is not considered to increase the residential density to an unacceptable level. Therefore, no objection is raised in regard to the impact on the density of the scheme.

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

The boundary of the Eastcote Villages Conservation Area is the shared boundary line between the application site and the curtilages of Nos. 1 - 3 New Cottages, with the application site falling outside of the conservation area. Policy BE4 of the Hillingdon Local Plan Part 2 requires development on the fringes of a Conservation Area to preserve or enhance the character and appearance of the area.

The only elevation of the building that is visible from the Conservation Area is the northeast side elevation. The minor alteration which to this flank has been the opening up of the eaves below the dormer. The harm from this minor deviation from the approval is considered not to be so great to the character and appearance of the Conservation Area to be unacceptable. Therefore, the completed amendment is considered to comply with Policy BE4 of the Hillingdon Local Plan.

7.04 Airport safeguarding

The completed building has not increased in above the height approved in the reserved matters application. Therefore, no objection is raised on airport safeguarding grounds.

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

The applicant seeks approval to regularise a number of alterations to the building which were not part of the outline consent. The completed amendments relate to the increase in the size of rooflights to accord with building regulations, the insertion of additional rooflights into the side roof slope of the building and amendments to the design of the dormers. These minor alterations are considered not be so harmful to the visual amenities of the surrounding area to be unacceptable and the application is considered to comply with Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Policies.

7.08 Impact on neighbours

The amendments proposed in this application has not increased the height or siting of the building. Therefore, the completed building is considered not to have cause significant harm of the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook or sense of dominance.

The building has been completed with three additional rooflights in the southern elevation facing towards the estate road and an enlarged window on the western roof slope facing in towards the site. The additional and enlarged fenestration is not within 21 metres of any existing dwelling and is considered not to cause harm to any neighbouring occupier in terms of loss of privacy. Therefore, the proposed development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Policies.

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

The internal alterations to the second floor flat within Block C has increased the size of this flat from 2 bedroom to 3 bedrooms. Policy 3.5 of the London Plan (July 2011) requires a three bedroom flat (4 person) to be provided with 74 square metres of internal floor area. The flat has been completed with an internal floor area of 107 square metres in accordance with Policy 3.5 of the London Plan (July 2011).

EXTERNAL AMENITY SPACE

The increase in the second floor flat from two bedroom to three bedroom would require an additional 5 square metres of external amenity space to meet the requirements of the HDAS Residential Layouts. The existing flat block is well served with amenity space around the building and the creation of an additional bedroom within the block is considered not to place an unacceptable burden on the amenity space which services block C.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

CAR PARKING

The Adopted Car Parking Standards requires a two or three bedroom dwelling to provide the same maximum standard of 1.5 spaces per dwelling. Therefore, no objection is raised to the increase in the second floor flat from two bedrooms to three bedrooms as the parking levels would remain adequate and in compliance with the Adopted Car Parking Standards

CYCLE PARKING

Block C would have an integral cycle store with space for 10 cycles. The built development has provided 2 x 1 bedroom flats, 6 x 2 bedroom flats and 1 x 3 bedroom flat, with the adopted Cycle Standards requiring 10 cycle spaces to service the 9 flats. Therefore, the proposal is in accordance with the adopted Cycle Standards and Policy 6.9 of the London Plan (July 2011).

7.11 Urban design, access and security

The completed development has not increased the height of the building or enlarged the footprint above that of the reserved matters approval. The additional windows are considered proportionate to the building and have an acceptable impact on the appearance of the surrounding area.

7.12 Disabled access

The amended internal has been reviewed by the Accessibility Officer who believes the amended layout is an improvement in accessibility terms. Therefore, the completed development is considered to comply with Lifetime Homes Standards and Policy AM13 of the Hillingdon Local Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No further comments in relation to the Public Consultation.

7.20 Planning obligations

The s.106 officer has reviewed the proposal and considers the addition of 1 bedroom to the scheme to be 'de minimis' and no additional contribution towards educational facilities is sought.

7.21 Expediency of enforcement action

No further action required in relation to the breaches of condition being regularised by this application.

7.22 Other Issues

None received.

8. Observations of the Borough Solicitor

None received

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The completed development is considered to have had an acceptable impact on the visual amenities of the surrounding area and the character and appearance of the Eastcote Village Conservation Area. The additional rooflights in Block C are considered not to have led to a significant loss of residential amenity to any neighbouring occupier in terms of loss of privacy.

The enlarged second floor flat is provided with sufficient internal floor area and external amenity area for a three bedroom flat and the amended layout is considered accessible by wheelchair users. Therefore, the application is recommended for approval.

11. Reference Documents

The Hillingdon Local Plan.

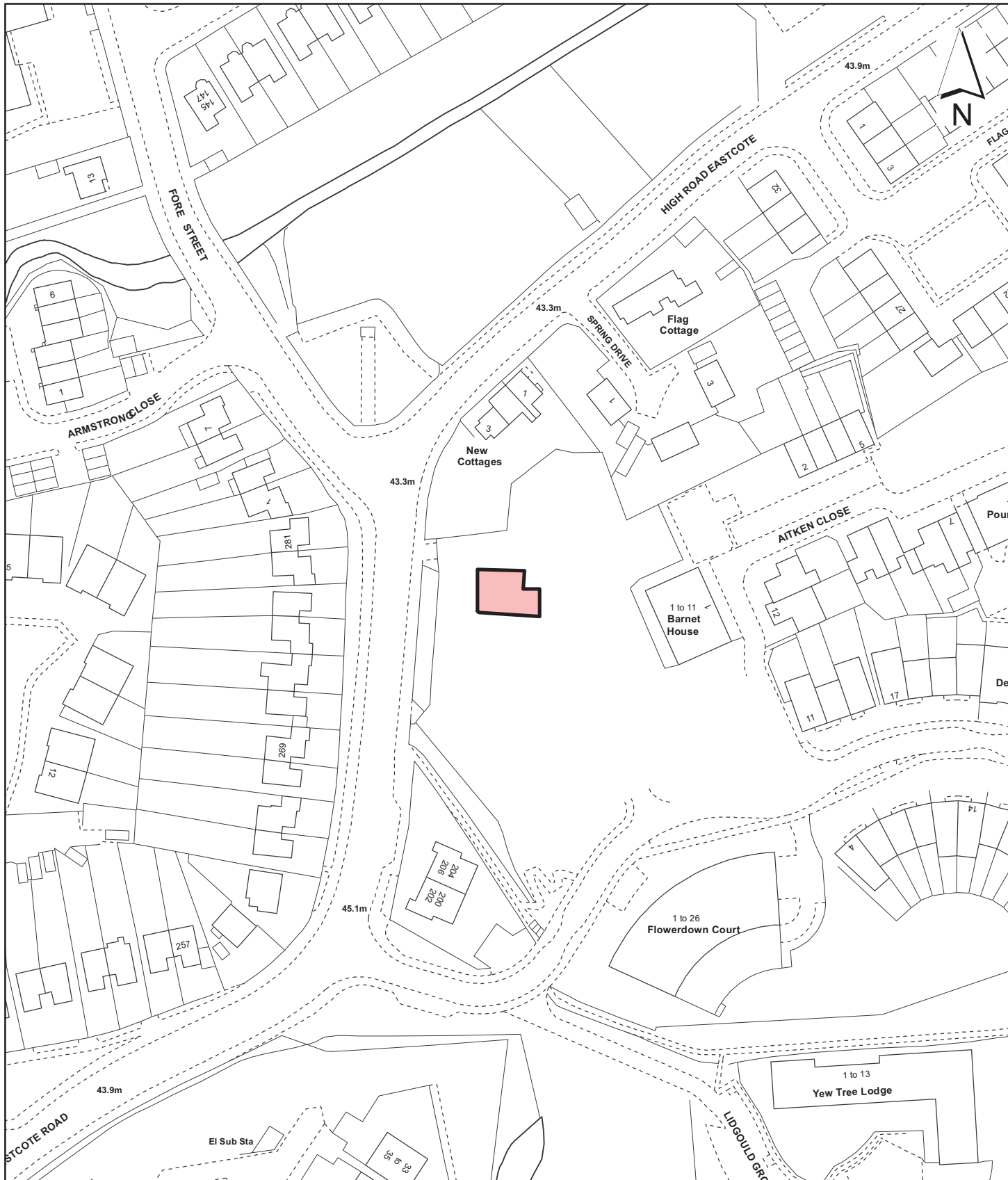
The London Plan (July 2011).

National Planning Policy Framework.

Hillingdon Design and Accessibility Statement Accessible Hillingdon.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

Planning Application Ref:

10189/APP/2012/3143

Planning Committee

North Page 29

Scale

1:1,250

Date

**February
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 FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3144

Drawing Nos:

- 5585/WIM.WL/EAA/P1
- 5585/WIM.WL/C/P2
- 5585/WIM.WL/S/E2
- 5585/WIM.WL/ 1396/P1
- 5585/WIM.WL/G/P1
- 5585/WIM.WL/G/P2
- 5585/WIM.WL/F/E2 A
- 5585/WIM.WL/F/P1 A
- 5585/WIM.WL/W/P1 rev. A
- 5585/WIM.WL/W/P2 rev. A
- 5585/WIM.WL/W/P3 rev. A
- 5585/WIM.WL/H1/E2
- 5585/WIM.WL/H1/E3
- 5585/WIM.WL/H1/E4
- 5585/WIM.WL/H1/P1
- 5585/WIM.WL/H1/P2
- 5585/WIM.WL/H2/E1
- 5585/WIM.WL/P3 A
- 5585/WIM.WL/L/E2
- 5585/WIM.WL/1089/E2 rev. A
- 5585/WIM.WL/1216/E1 rev. A
- 5585/WIM.WL/1216/E2 rev. A
- 5585/WIM.WL/1225/E2 rev. A
- 5585/WIM.WL/1396C/E1 rev. A
- 5585/WIM.WL/H2/E2
- 5585/WIM.WL/14020/E1 rev. A
- 5585/WIM.WL/WP0111
- 5585/WIM.WL/WPO2
- 5585/WIM.WL/101
- 5585/WIM.WL/102
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HG005 REV.P2
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WIM16329- 12C
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WIM160161-14B
WIM 6061-09A
WIM16329- 12A,
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5585/WI.WL/SS/B
5585/WIM.WL/C/P3
5585/WI.WL/GAR/P6
Tree Report
5585/WIM.WL/ 2000/E1
5585/WIM.WL/E/P3 rev. B
5585/WIM.WL/EAA/P3
5585/WIM.WL/G/P1 rev. A
5585/WIM.WL/K/E1 rev. B
5585/WIM.WL/K/E2 rev. B
5585/WIM.WL/K/E3, rev. A
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5585/WIM.WL/P/P1 REV. A
5585/WIM.WL/P/E1 rev. A
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5585/WIM.WL/Q/E3 rev. A
5585/WIM.WL/P/P2 rev. A
16061-03 A
5585/WIM.WL/L/E1
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5585/WIM.WL/ /E2A
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5585/WIM.WL/M/P2 rev. B
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5585/WIM.WL/V/E3 rev. A
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5585/WIM.WL/ 1402C/E2
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5585/WIM.WL/ 2BCH/P1
5585/WIM.WL/J/E1
5585/WIM.WL/ 1225/E3
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5585/WIM.WL/ 1089/P1
5585/WIM.WL/4BWC/P1 rev. A
5585/WIM.WL/B/E1
5585/WIM.WL/C/E1
5585/WIM.WL/ C/E2
5585/WIM.WL/M/P3 rev. B
5585/WIM.WL/M/P4 rev. B
5585/WIM.WL/P/E1 rev. A
5585/WIM.WL/B/P2 rev. A
5585/WIM.WL/B/P3 rev. A
5585/WIM.WL/2000/P1 rev. A
5585/WIM.WL/A/P4 rev. B
5585/WIM.WL/R/E3
5585/WIM.WL/E/E2 rev. B
5585/WIM.WL/F
5585/WIM.WL/B/E2 rev. A
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5585/WIM.WL/E/P1 rev. B
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5585/WIM.WL/W/E3 rev. A
5585/WIM.WL/W/E4 rev. A
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5585/WI.WL/GAR/P2
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5585/WI.WL/GAR/P4
5585/WI.WL/GAR/P5
5585/WIM.WL/C/P1
WWL/A/3843/1882A/05 E - Style A Elevations
5585/WIM.WL/K/E4, rev. A
5585/WIM.WL/ 1735+/E1
Planning Statement
5585/WIM.WL/ 5BH/E2A
5585/WIM.WL/ 5BH/P1A
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5585/WIM.WL/A/P3 rev. B
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5585/WIM.WL/ 1735+/P1
5585/WIM.WL/K/P2 rev. B
5585/WIM.WL/K/P1 rev. B
5585/WIM.WL/P/P3 rev. A
5585/WIM.WL/G/E2
5585/WIM.WL/N/E2
5585/WIM.WL/F/P2 A
5585/WIM.WL/P/P1 rev. A
5585/WIM.WL/R/E1

WWL/A/3843/1882A/02 K - Style A Floor Plans

5585/WI.WL/BCS/P1
5585/WI.WL/SS/P1
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5585/WIM.WL/04 REV.C
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5585/WIM.WL/U/E1
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5585/WIM.WL/T/E2
5585/WIM.WL/T/E3
5585/WIM.WL/T/E4
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5585/WIM.WL/T/P2
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5585/WIM.WL/T/P3
5585/WIM.WL/R/E4
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5585/WIM.WL/A/E1 rev. B
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5585/WIM.WL/EAA/P2
5585-WIM-WL-LOC1004
5585/WIM.WL/ 3BCH/E1
5585/WIM.WL/ 3BCH/P1A
5585/WIM.WL/ 4BWC/E1
5585/WIM.WL/ 5BH/E1A
5585/WIM.WL/E/P2 rev. B
5585/WIM.WL/B/P1 rev. A
5585/WIM.WL/P/E2 rev. A
5585/WIM.WL/P/E3 rev. A

5585/WIM.WL/P/E4 rev. A
5585/WIM.WL/1396C/E1
5585/WIM.WL/H2/E2
5585/WIM.WL/H2/E3
5585/WIM.WL/H2/P1
5585/WIM.WL/H2/P2
5585/WIM.WL/H2/P3
5585/WIM.WL/T/E1
5585/WIM.WL/ 1402C/P1
5585/WIM.WL/K/P3 rev. B
5585/WIM.WL/M/E1 rev. B
5585/WIM.WL/M/E3 rev. A
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5585/WIM.WL/F/E1 A
5585/WIM.WL/A1/P1 rev. A
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5585/WIM.WL/ 713/P1
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M16329-15 A, sheet 6
5585/WIM.WL/V/P1 rev. A
5585/WIM.WL/V/P2 rev. A
5585/WIM.WL/V/P3 rev. A
5585/WIM.WL/M/E2
5585/WIM.WL/N/E1
5585/WIM.WL/ 1396SP/P1
5585/WIM.WL/L/P3
5585/WIM.WL/E/E1 rev. B
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Design and Access Statement

Schedule of Landscape Maintenance
Energy strategy
Noise Assessment
Flood Risk Assessment
Desktop Archaeological Study
Comments on from the Public Exhibition 16th October 2007
Arboricultural Method Statement
Eco Homes Assessment
Arboricultural Implications Assessment
Habitat Survey

Date Plans Received: 19/12/2012 **Date(s) of Amendment(s):**
Date Application Valid: 11/01/2013

1. **SUMMARY**

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, after a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to house Type B (1882), which is approved in two styles known as Style A and Style B, and seeks to regularise the built development in the following areas:

Plots 317, 320 (Style A) Plots 294, 309, 316, 321, 323, 326 (Style B)

- The approved elevations show only one dormer centrally located on the rear roof slope, although the approved 2nd floor plans do show 2 rear roof lights and a dormer (serving the second floor bonus rooms).
- The bonus rooms approved as habitable rooms, which were to be served by dormer windows in the front and rear roofslopes, centrally located. In addition, one side window was shown in the flank elevation, although this side window was conditioned to be obscure glazed (condition 7 of reserved matters approval ref: 10189/APP/2007/3046 dated 31/3/2008).
- The 'as built' development has included both the dormer and two roof lights on the rear roof slope. The central dormer now serves a shower/wc room, whilst the two rear roof lights now serve the internal space. One of the roof lights appears to be larger than that indicated on the floor plan of the approved drawings and the dormer has been lower in position in the roofslope and the design amended.
- In addition, the chimney stack has been built lower than the approved scheme, the eaves and roof of the conservatory have been amended and the design of the garage door has changed.

The approved drawings allowed for the erection of a dormer window on the rear roofslope of the dwellings, with rooflights shown on the approved floor plans. The creation of the rooflights has not significantly increased the actual or perceived overlooking of the neighbouring occupiers above the levels approved at reserved matters stage. The amendments to the dwellings are considered to have an acceptable impact

on the appearance of the dwelling and the visual amenities of the surrounding area. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 M1 Details/Samples to be Submitted

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

- * vertical tile hanging,
- * balcony railings,
- * roof details,
- * porches,
- * fenestration types and doors,
- * comprehensive colour schemes for all built details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

2 ST1 Standard Condition

The development hereby approved north of public footpath R154 shall not be commenced until evidence is provided to the Local Planning Authority that a Department for Environment Food and Rural Affairs (DEFRA) Licence, in respect of the protection of the population of Great Crested Newts, has been obtained.

REASON

To ensure the protection of a European Protected Species and that the proposed development will not have unacceptable ecological effects on a Nature Reserve and Nature Conservation Site of Borough Grade II importance, in accordance with Part 1 Policy EM7 of the Hillingdon Local Plan (November 2012).

3 ST1 Standard Condition

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

4 ST1 Standard Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or

without modification), no extension to any dwellinghouse(s) including enlargement of roofs, nor any garage(s), shed(s) or other out-building(s) shall be erected without the grant of further specific permission from the local planning authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Local Plan (November 2012).

5 ST1 Standard Condition

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

6 ST1 Standard Condition

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan (November 2012).

7 ST1 Standard Condition

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Local Plan (November 2012).

8 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan (November 2012) and Policies 3.5 & 3.8 and 7.2 of the London Plan (July 2011).

DIS3

~~Development shall not be permitted until details for wheelchair disabled people~~ **Parking for Wheelchair Disabled People** provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with policy AM13 of the Hillingdon Local Plan (November 2012).

10 ST1 Standard Condition

Details of the internal design of the wheelchair units and the compliance of the remaining units to lifetime homes standard shall be submitted to and approved in writing by the Local Planning Authority before development commences. Hereafter, the units shall be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with Policy 3.8 of the London Plan (July 2011) and the Hillingdon Design and Accessibility Statement (HDAS) 'Accessible Hillingdon'.

11 T3 Time Limit - Tree Works

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

REASON

To enable the Local Planning Authority to reconsider the appropriateness of the works in the light of possible changed circumstances.

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

Details of the supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme should be carried out in accordance with the approved method statement.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon 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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3

Your attention is drawn to conditions 1, 2, 5, 9, 10, 11 & 12 which have been discharged under applications 10189/APP/2008/2800, 10189/APP/2008/2872, 10189/APP/2009/1845, 10189/APP/2010/1336, 10189/APP/2008/1941 and 100189/APP/2008/2380 and no further information is required in relation to these conditions. However condition 3 is still required to be discharged. The Council may consider taking enforcement action to rectify the breach of any condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

4

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

5 I25 Consent for the Display of Adverts and Illuminated Signs

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

6

To promote the development of sustainable building design, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, such as solar, geothermal and fuel cell systems.

7

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 Acts.

8

Specific security needs identified for the application site include the following:

- * The whole development must achieve Secured by Design (SBD) Accreditation. SBD can not be granted for the affordable housing element only.
- * Pedestrian link to Azalea Walk CCTV coverage of this pedestrian link would constitute a means of control.
- * Improvements to East/West Public Footpath formal surveillance by CCTV cameras and perimeter treatments of both sides of the public footpath. The requirements of SBD New Homes - Footpath Design to be closely followed where ever possible. Break-speed barriers should be installed at various points along the footpath, particularly where the CCTV cameras are trained. The perimeter treatments of the footpath should be, wherever possible, of a robust (15 to 20mm diam round bar) park-style railings, to maximise vision both in and out. Where there is a need for 1.8m close board privacy fencing (at the rear & side of plots 82 to 100) this should be topped with an extra 200mm of (flimsy) trellis and protected from graffiti with defensive planting.
- * Doors and Windows : Recessed front doors well beyond 600mm or secluded in other ways may preclude granting the SBD Award. All external (front and back) doors must be to PAS24 Standard and accessible windows to BS 7950, with the correct glassing in the appropriate areas.
- * Car Parking areas: All car parking areas must meet Safer Parking Standards. All basement parking must have access control and CCTV. Any parking areas to the rear of houses should also be access controlled for those residents only. Where there are a number of vehicles using an access controlled parking area a locally recorded CCTV system should be considered
- * Bin and bike stores for blocks : Wherever possible these should be within the shell of buildings. Double leaf doors should be avoided on bin stores and 'empty space' within the bin stores kept to a minimum. Bike stores to have a Pass24 standard door and racks inside broken up into cages of 2 bikes maximum - these stores must be fit for purpose. No signs outside saying 'Bicycle Store'. All Designs and security details for bike stores to be submitted before being built. No bike or bin stores to block sight lines to front doors and car parking areas etc. and wherever possible should be located within the 'private' areas of blocks of flats ie not in the public space.
- * Alleys leading to the rear of houses: These must be gated flush with the front building line of the houses. Gates should have stout frames capable of housing a BS3621 mortise lock and capable of being locked/unlocked from both sides. Likewise with gates to rear gardens. Flimsy C/B gates with inadequate locks and hinges are not acceptable.
- * Isolated Sub Stations : Any sub stations on the site should be well protected with 1.8m high railings, standing off at least 1.5m from the building itself. The proposed new sub station in the north of the site should not allow access behind it.
- * Ambiguous ownership of land : There must be no ambiguity of ownership of any land near buildings.
- * Security and CCTV around the Community Hall and LEAP. The LEAP should have railings around the perimeter as well as the play area itself and it's play equipment should be covered by CCTV. The hall itself should have good CCTV coverage all around it. You are advised to submit details to expedite the specified security needs in order to comply with Condition 3 of this planning permission. In addition to the above, and for this site to achieve 'Secured by Design' accreditation, doors and windows should also comply with the specifications set out in the 'SBD New Homes' documentation in the Design Guides & Publications section of the www.securedbydesign.com website. Consultation with the local Police Crime Prevention Design Adviser (CPDA) will be required to achieve this award. The CPDA's contact number is 0208 246 1769.

9 **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.

10 **13** **Building Regulations - Demolition and Building Works**

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

11

There is need for the archaeological potential of the site to be further clarified through field evaluation, which is in accordance with Condition 32 of the approved outline permission. This will take the form of trial trenches across the site, but concentrated in the southwest corner. A Written Scheme of Investigation will need to be submitted and approved prior to the commencement of the evaluation works.

12 **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.

13 **111** **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

14 **112** **Notification to Building Contractors**

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

15 **113** **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in

accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

16 114 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

17 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.

18 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

19 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

20 115 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 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 or Bank 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.

21 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

22

In order to check that the proposed storm water system meets their requirements, the Environment Agency will require the following information be provided to discharge condition 34 of the outline planning permission: a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. b) Confirmation of the critical storm duration. c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required. e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated. f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

23

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

24 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled

people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

25 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to 8 x two storey detached dwellings (Plots 294, 309, 316, 317, 320 321, 323, 326) located across the eastern area of the northern section of the former RAF Eastcote site.

Plot 293 is located on the eastern side of the loop road in the northern area of the estate,

with its rear elevation facing Plot 303 within the application site.

Plot 309 is located on the southern side of the loop road in the northern area of the estate, with its rear elevation facing the side elevation of Plot 292.

Plots 316, 317, 320, 321 & 323 are located on the eastern side of the loop road in the northern area of the estate and their rear boundary lines are shared with the rear gardens of dwellings on Azalea Walk.

Plot 326 is on the southern side of the loop road in the northern area of the estate, with the right of way footpath to the rear of its curtilage and flat Block H2 further to the south.

Plots 290, 291 are on the western side of an estate road, with their rear elevations facing towards flat Block F within the application site.

Plot 293 is on the eastern side of an estate road, with its rear elevation facing Plot 304 within the application site.

Plot 308 is on the southern side of an estate road, with its rear elevation facing the side boundary line of Plot 292.

The larger site is 7.7 hectares in area and is bisected into northern and southern areas by an existing public footpath.

3.2 Proposed Scheme

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seeks to regularise the built development at the site, after a number of minor infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to house Type B (1882), which is approved in two styles known as Style A and Style B, and seeks to regularise the built development in the following areas:

Plots 317, 320 (Style A) Plots 294, 309, 316, 321, 323, 326

- The approved elevations show only one dormer centrally located on the rear roof slope, although the approved 2nd floor plans do show 2 rear roof lights and a dormer (serving the second floor bonus rooms).

- The bonus rooms approved as habitable rooms, which were to be served by dormer windows in the front and rear roofslopes, centrally located. In addition, one side window was shown in the flank elevation, although this side window was conditioned to be obscure glazed (condition 7 of reserved matters approval ref: 10189/APP/2007/3046 dated 31/3/2008).

- The 'as built' development has included both the dormer and two roof lights on the rear roof slope. The central dormer now serves a shower/wc room, whilst the two rear roof lights now serve the internal space. One of the roof lights appears to be larger than that indicated on the floor plan of the approved drawings and the dormer has been lower in position in the roofslope and the design amended.

- In addition, the chimney stack has been built lower than the approved scheme, the eaves and roof of the conservatory have been amended and the design of the garage door has changed.

3.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

Decision: 06-03-2006 Approved

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2008/2699 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 17 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2702 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 13 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE

FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2703 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 24 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2704 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 83 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2706 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 84 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2708 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 147, 148 and 149 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 12-11-2008 Refused

10189/APP/2008/2709 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 7 and 82 (Application to vary parts of the approved

layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2711 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 132, 133 and 134 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2712 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORIES TO PLOTS 3, 5, 90, 91, 92, 126, 127, 128, 130, 181, 182, 195, 196, 197, 198, 299 AND 300 (APPLICATION TO VARY PARTS OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2010/1976 Raf Eastcote Lime Grove Ruislip

Erection of timber sheds in the rear garden of Nos. 1, 5, 11, 13, 15, 40-48 (evens), and 52-104 (evens) Coleridge Drive, and 38 and 40 Flowers Avenue, as well as Plots 60-63, 82-86, 129, 132-134, 147-149, 184, 236-239 and 253-258 (Part retrospective application.)

Decision: 18-03-2011 Approved

10189/APP/2010/736 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

Decision: 22-06-2010 Approved

10189/APP/2010/737 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008)

(Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

Decision: 22-06-2010 Approved

10189/APP/2011/1119 Raf Eastcote Lime Grove Ruislip

Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

Decision: 14-07-2011 Approved

10189/APP/2011/1677 Former R A F Eastcote Lime Grove Eastcote

Replacement of one 5 bedroom unit (type 2000D) with an alternative 5 bedroom dwelling at plot 325. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008.

Decision: 06-10-2011 Refused

10189/APP/2011/1724 Former R A F Eastcote Lime Grove Ruislip

Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008)

Decision: 25-10-2011 Approved

10189/APP/2011/2278 Former Raf Eastcote Lime Grove Ruislip

3 no additional 2 bedroom apartments within Blocks C and W and re-design of 1 no 1 bedroom apartment within Block V approved under permission ref: 10189/APP/2007/3046

Decision: 10-11-2011 Withdrawn

10189/APP/2011/281 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2011/282 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 259: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2011/283 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 224: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2012/106 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/108 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/109 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/112 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/3143 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3145 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.).

Decision:

10189/APP/2012/3146 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3147 Former Raf Eastcote Lime Grove Ruislip

Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

10189/APP/2013/230 Former Raf Eastcote Lime Grove Ruislip

Details of underground works in compliance with condition 23(iv) of outline planning permission ref: 10189/APP/2007/3383 dated 21/2/2008 (Residential development).

Decision:

Comment on Relevant Planning History

An enforcement case ENF/350/12 was opened on 4 July 2012 following a complaint from a neighbour that an extra rooflight had been inserted in block D, and a dormer in Block C. In November 2012, it came to the Council's attention that there may also be discrepancies with Block W. Further investigation and neighbour complaints highlighted that House Types B & P have not been built in accordance with the approved plans.

The applicant has submitted five concurrent applications, inclusive of the current application, to regularise the breaches at the site.

Outline planning permission was granted on 9th March 2006, for residential development at the former RAF Eastcote site. On February 21st 2008, four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

A S73 application to vary this outline planning permission was approved on 21st February 2008 (application ref:10189/APP/2007/3383), to allow flexibility in how vehicular access was to be achieved into the northern portion of the site from Road Eastcote Road. The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008 and has been implemented.

Reserved matters covering details of siting, design, external appearance and landscaping

for 385 residential units (ref: 10189/APP/2007/3046) were approved on 31 March 2008. In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved. Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

4. Planning Policies and Standards

No additional Planning Policies and Standards.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 16th January 2013.

Press Advertisement: Printed 23rd January.

29 neighbouring occupiers along with the Eastcote and Pembroke Park Residents Associations were notified of the application on 14th January 2013. By the close of the consultation period the Eastcote Residents Association had returned a petition with 33 signatures to the Local Planning Authority. This petition objected to all five concurrent applications as they believe the aggregated effects of all five applications are as follows:

- Loss of Privacy
- Unacceptable Increase in Density across the Scheme

A second petition of 26 residents on Eastcote Road was also received during the consultation period. The signatories on the second petition were not the same as those on the first petition. These neighbouring occupiers also objected to all five applications on the following grounds:

- Loss of Privacy
- Unacceptable Increase in Density across the scheme
- Harm the Character and Appearance of the Eastcote Villages Conservation Area
- Harm to the Appearance of the Approved Building.

A third petition of 21 residents from Azalea Walk was also received during the consultation period. These neighbouring occupiers objected to application references 10189/APP/2012/3144 and 10189/APP/2012/3145 relating to house type B & P only. These objections stated on the petition were as follows:

- Loss of Privacy
- Loss of Light

Two neighbouring occupiers returned individual consultation response in objection to the application. These objections were on the following grounds:

- Loss of Privacy
- Loss of Light

The above issues will be discussed in the main body of the report.

Internal Consultees

CONSERVATION AND URBAN DESIGN

Style A, B- no objection to the minor fenestration changes and changes to the floor layout.

ACCESSIBILITY OFFICER

No accessibility concerns are raised as the amended layout offers an improvement on the plans previously approved.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks a S.73 amendment to regularise the completed development, due to a number of breaches of the reserved matters approval. The amendments are outlined in the proposed development section of this report.

All of the proposed amendments are considered not to significantly alter the proposed scheme to an extent where a new consent would be required. Therefore, the use of the s.73 application in this instance is considered acceptable.

7.02 Density of the proposed development

A number of neighbouring occupiers have objected to the proposed development on the grounds on an unacceptable increase in density across the site. This application forms one of five concurrent application and the neighbouring occupier have objected to the accumulative impact on density from all five application.

The completed development has created no additional dwellings or habitable rooms within the Type B houses.

Across the five applications there has been a no additional residential units created and two bedrooms and two studies, totaling four habitable rooms, have been added across the whole site. The addition of four habitable rooms across a 385 unit scheme is not considered to increase the residential density to an unacceptable level. Therefore, no objection is raised in regard to the impact on the density of the scheme.

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

None of the House Type B plots would be visible from the Eastcote Villages Conservation Area. Therefore, the completed dwellings have not caused harm to the setting of the Conservation Area.

7.04 Airport safeguarding

The completed dwellings have not increased in height above the level approved in the reserved matters application. Therefore, no objection is raised on airport safeguarding grounds.

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

The Conservation and Urban Design officer has reviewed the amended plans and raised no objection to the amended design. The relocation of the dormer window in the roofslope and the erection of rooflights on the rear elevation is considered to have had an acceptable impact on the appearance of the dwelling. The other minor amendments have had minimal impact on the overall appearance of the property and no objection is raised in this instance. Therefore, the application is considered to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

7.08 Impact on neighbours

DAYLIGHT & SUNLIGHT

The amendments which the applicant is seeking to regularise in this application have not increased the height or massing of the buildings. Therefore, the existing unapproved alterations are considered not to have caused significant harm to the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook or sense of dominance.

PRIVACY

Three petitions were received during the course of the consultation process from the neighbouring occupier, including those on Azalea Walk, who objected to the proposed development due to loss of privacy from the creation of rooflights on Plot nos.316, 317, 320, 321 & 323. The nearest Type B dwelling (Plot 323) is located approximately 25

metres from the rear elevation of the nearest residential dwelling on Azalea Walk.

The Type B dwellings were approved with dormers in the rear elevation and the floor plans showed rooflights also being proposed. Therefore, these dwellings were approved with an outlook towards Azalea Walk from the second floor of the dwellings. The creation of rooflights alongside the dormers has not caused an increase in actual or perceived overlooking of the neighbouring dwellings to an extent that would warrant a refusal of this application. Therefore, the proposal is considered to comply Policy BE24 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

7.09 Living conditions for future occupiers

The development has been built to ensure that sufficient sunlight and daylight would be provided to the habitable rooms at second floor level. Therefore, proposed amendments are considered to provide an adequate outlook and source of natural light in accordance with Policy BE20 of the Hillingdon Local Plan Part 2: Saved UDP Policies and Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development of House Type P has been completed with the same number of dwellings and bedrooms as the reserved matters approval. The car parking and cycle parking has been provided in accordance with the reserved matters approval and no objection is raised in relation to car parking, cycling parking and pedestrian access.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The amended internal layout to the House Type B dwellings would provide acceptable turning areas for wheelchair users and are considered to comply with Lifetime Homes Standards and Policy AM13 of the Hillingdon Local Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No alteration to the approved landscaping and tree planting are proposed as part of this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No further comments in relation to public consultation.

7.20 Planning Obligations

None required.

7.21 Expediency of enforcement action

No further action required in relation to the breaches of condition being regularised by this application.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

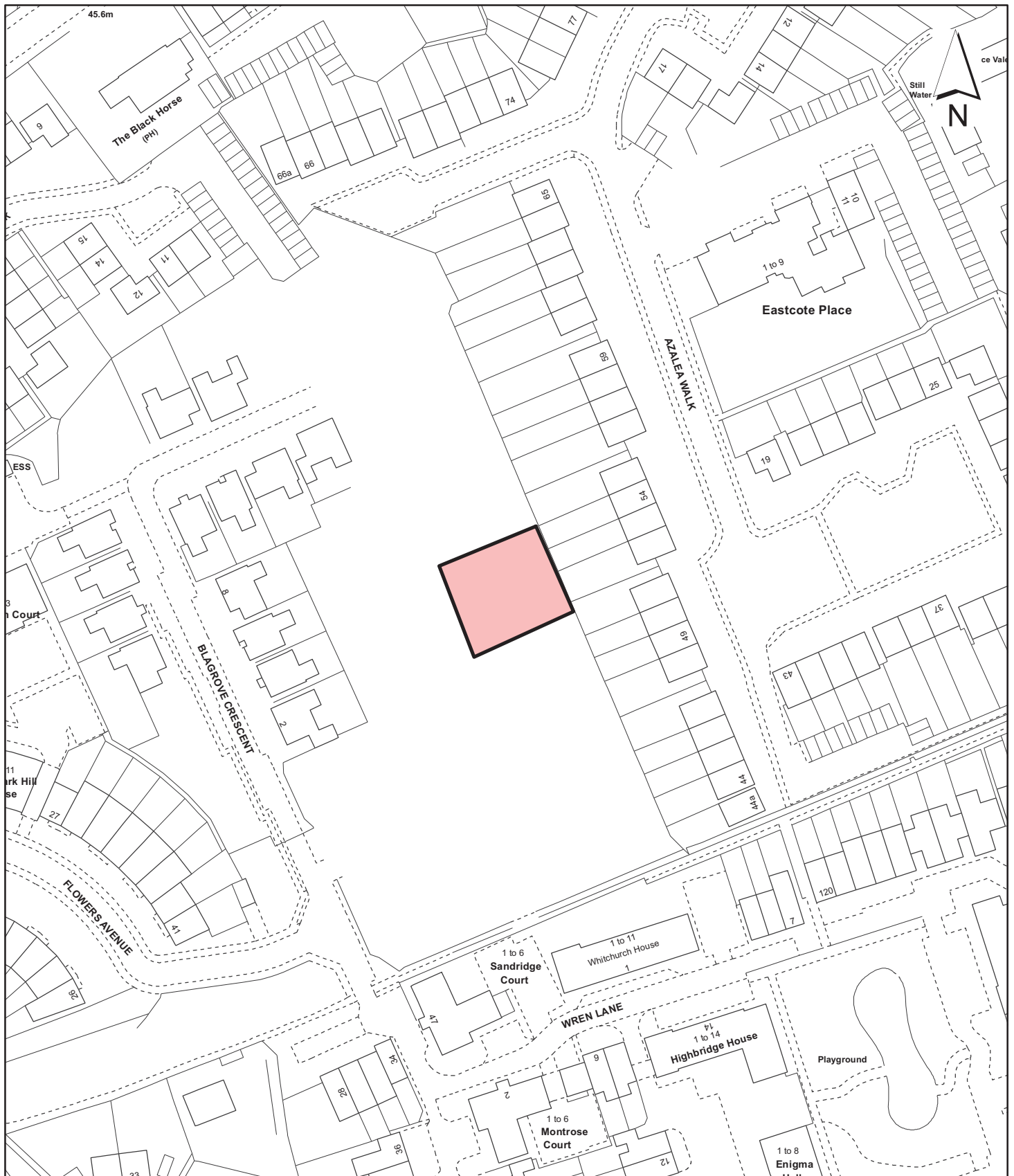
The approved drawings allowed for the erection of a dormer window on the rear roofslope of the dwellings, with rooflights shown on the approved floor plans. The creation of the rooflights has not significantly increased the actual or perceived overlooking of the neighbouring occupiers above the levels approved at reserved matters stage. The amendments to the dwellings are considered to have an acceptable impact on the appearance of the dwelling and the visual amenities of the surrounding area. Therefore, the application is recommended for approval.

11. Reference Documents

The Hillingdon Local Plan.
The London Plan (July 2011).
National Planning Policy Framework.
Hillingdon Design and Accessibility Statement Accessible Hillingdon.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

10189/APP/2012/3144

Scale

1:1,250

Planning Committee

North Page 60

Date

**February
2013**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.).

LBH Ref Nos: 10189/APP/2012/3145

Drawing Nos: 5585/WIM.WL/E/P1 rev. B
5585/WI.WL/05 A
5585/WIM.WL/E/P2 rev. B
5585/WIM.WL/J/E3
WIM16329-10C
5585/WIM.WL/D/P1A
WWL/A/3843/1761ASS/02 - Proposed Floor Plans Amended Plots 322 & 324 only
Amended Plans Covering Letter
5585/WIM.WL/L/P1
5585/WIM.WL/L/P2
5585/WIM.WL/L/P3
5585/WIM.WL/M/E2
5585/WIM.WL/N/E1
5585/WIM.WL/N/E2
WWL/A/3843/1761A/02 K - Proposed Floor Plans Style A
WWL/A/3843/1761A/05 C - Proposed Elevations Style A
WWL/A/3843/1761B/02 G - Proposed Floor Plans Style B
WWL/A/3843/1761B/05 B - Proposed Elevation Style B
5585/WIM.WL/D/P2A
5585/WIM.WL/F/E1 A
5585/WIM.WL/R/E1
5585/WIM.WL/R/E2
5585/WIM.WL/R/E3
5585/WIM.WL/R/E4
5585/WIM.WL/ 713/E1
5585/WIM.WL/ 713/P1
5585/WIM.WL/F/E2 A
5585/WIM.WL/F/P1 A
5585/WIM.WL/F/P2 A
5585/WIM.WL/F
5585/WIM.WL/P3 A
5585/WIM.WL/1396C/E1
5585/WIM.WL/ 1089/P1
5585/WIM.WL/ 1089/P2
5585/WIM.WL/ 1216/P1
5585/WIM.WL/ 1225/E1
5585/WIM.WL/ 1225/E3
5585/WIM.WL/ 1225/P1
5585/WIM.WL/G/E2

5585/WIM.WL/ 1225/P2
5585/WIM.WL/ 1396C/E2
5585/WIM.WL/ 2000/E2
5585/WIM.WL/ 2BCH/E1
5585/WIM.WL/ 2BCH/P1
5585/WIM.WL/ 3BCH/E1
5585/WIM.WL/ 3BCH/P1A
5585/WIM.WL/ 4BWC/E1
5585/WIM.WL/ 5BH/E1A
5585/WIM.WL/ 5BH/E2A
5585/WIM.WL/ 5BH/P1A
5585/WIM.WL/R/P2 A
5585/WIM.WL/R/P3 A
5585/WIM.WL/S/E1
5585/WIM.WL/S/E2
5585/WIM.WL/ 1396SP/P1
5585/WIM.WL/ 1396C/P2
5585/WIM.WL/ 1396/P1
5585/WIM.WL/ 1400+/E1
5585/WIM.WL/ 1400+P1
5585/WIM.WL/ 1402C/E2
5585/WIM.WL/ 1402C/P1
5585/WIM.WL/ 1735+/E1
5585/WIM.WL/ 1735+/P1
5585/WIM.WL/ 2000/E1
5585/WIM.WL/B/E1 rev. A
5585/WIM.WL/B/E2 rev. A
5585/WIM.WL/B/P1 rev. A
5585/WIM.WL/1089/E2 rev. A
5585/WIM.WL/1216/E1 rev. A
5585/WIM.WL/1216/E2 rev. A
5585/WIM.WL/1225/E2 rev. A
5585/WIM.WL/1396C/E1 rev. A
5585/WIM.WL/14020/E1 rev. A
5585/WIM.WL/2000/P1 rev. A
5585/WIM.WL/4BWC/P1 rev. A
5585/WIM.WL/ /E2A
5585/WIM.WL/B/E1
5585/WIM.WL/C/E1
5585/WIM.WL/U/E1
5585/WIM.WL/U/E2
5585/WIM.WL/A1/E1 rev. A
5585/WIM.WL/A1/E2 rev. A
5585/WIM.WL/G/P1
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5585/WIM.WL/GIP3
5585/WIM.WL/ C/E2
5585/WIM.WL/C/P1
5585/WIM.WL/C/P2
5585/WIM.WL/C/P3
5585/WIM.WL/D/E1

5585/WIM.WL/J/E1
5585/WIM.WL/J/E2
5585/WIM.WL/A1/P1 rev. A
5585/WIM.WL/A/E1 rev. B
5585/WIM.WL/A/P1 rev. B
5585/WIM.WL/A/P2 rev. B
5585/WIM.WL/A/P3 rev. B
5585/WIM.WL/A/P4 rev. B
5585/WIM.WL/B/E2 rev. A
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5585/WIM.WL/3DABB/E2
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5585/WIM.WL/J/P3
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5585/WIM.WL/L/E1
HG005 REV.P2
5585/WIM.WL/L/E2
5585/WIM.WL/L/E3
5585/WIM.WL/T/E2
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5585/WIM.WL/T/E4
5585/WIM.WL/T/P1
5585/WIM.WL/T/P2
5585/WIM.WL/K/P3 rev. B
5585/WIM.WL/M/E1 rev. B
5585/WIM.WL/M/E3 rev. A
5585/WIM.WL/M/E4 rev. A
5585/WIM.WL/M/P1 rev. B
5585/WI.WL/SS/C
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5585/WI.WL/GAR/P1
5585/WI.WL/GAR/P2
5585/WIM.WL/T/P3.
5585/WIM.WL/DDA/P1
5585/WIM.WL/V/P4 rev. A
5585/WIM.WL/W/E1 rev. A
5585/WIM.WL/W/E2 rev. A
5585/WIM.WL/W/E3 rev. A
5585/WIM.WL/WPO2
5585/WIM.WL/101
5585/WIM.WL/W/E4 rev. A
5585/WIM.WL/W/P1 rev. A
5585/WIM.WL/W/P2 rev. A
5585/WIM.WL/W/P3 rev. A
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5585/WIM.WL/H1/P2

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5585/WIM.WL/H2/E3
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5585/WIM.WL/106
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5585/WIM.WL/3BWC/E2
5585/WIM.WL/E/P3 rev. B
5585/WIM.WL/J/P2
5585/WIM.WL/EAA/P2
5585/WIM.WL/T/E1
5585/WIM.WL/3BWC/P1
5585/WIM.WL/3DAB/P1
5585/WIM.WL/4BH/E1
5585/WIM.WL/4BH/E2
PDFMERE400 REV. C01
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WIM16329-12C
WIM160161-14B
16061-03 A
WIM 6061-09A
WIM16329- 12A
M16329-15 A, sheet 1
M16329-15 A, sheet 2
M16329-15 A, sheet 3
M16329-15 A, sheet 4
M16329-15 A, sheet 5
M16329-15 A, sheet 6
M16329-15 A, sheet 7
M16329-15 A, sheet 8
M16329-15 A, sheet 9
Planning Statement
Design and Access Statement
Tree Report
Schedule of Landscape Maintenance

Energy strategy
Noise Assessment
Flood Risk Assessment
Desktop Archaeological Study
Comments on from the Public Exhibition 16th October 2007
Arboricultural Method Statement
5585/WI.WL/GAR/P3
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5585/WIM.WL/M/P3 rev. B
5585/WIM.WL/M/P4 rev. B
5585/WIM.WL/P/E1 rev. A
5585/WIM.WL/P/E2 rev. A
5585/WIM.WL/P/E3 rev. A
5585/WIM.WL/P/E4 rev. A
5585/WI.WL/SS/A
5585/WI.WL/SS/B
5585/WIM.WL/K/P1 rev. B
5585/WIM.WL/K/P2 rev. B
5585/WIM.WL/P/P1 rev. A
5585/WIM.WL/P/P2 rev. A
5585/WIM.WL/P/P3 rev. A
5585/WIM.WL/Q/E1 rev. A
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5585/WIM.WL/Q/E3 rev. A
5585/WIM.WL/Q/P1 rev. B
5585/WIM.WL/Q/P2 rev. B
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5585/WIM.WL/U/P3 rev. A
5585/WIM.WL/V/E rev. A
5585/WIM.WL/V/E2 rev. A
5585/WIM.WL/V/E3 rev. A
5585/WIM.WL/V/P1 rev. A
5585/WIM.WL/V/P2 rev. A
5585/WIM.WL/V/P3 rev. A
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5585/WI.WL/GAR/P6
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5585/WI.WL/SS/P1
5585-WIM-WL-LOC1005
5585/WIM.WL/01 REV.C
5585/WIM.WL/02 REV.C
5585/WIM.WL/03
5585/WIM.WL/04 REV.C
5585/WIM.WL/06
5585/WIM.WL/07
5585/WIM.WL/GAR/P6

5585/WIM.WL/GAR/P7
 5585/WIM.WL/GAR/P8
 5585/WIM.WL/GAR/P9
 5585/WIM.WL/CAR/P1
 WIM16061-13
 5585/WIM.WL/BCS/P1
 5585/WIM.WL/SS/P1
 5585/WIM.WL/WP0111
 Eco Homes Assessment
 Arboricultural Implications Assessment
 Habitat Survey
 WWL/A/3843/1761AOS/05 - Proposed Elevations Amended Plots 318 &
 319 Only
 WWL/A/3843/1761AOS/02A - Proposed Floor Plans Amended Plots 318 &
 319 Only
 WWL/A/3843/1761AOS/06 - Proposed Section Plots 318 & 319 Only
 WWL/A/3843/1761ASS/05 - Proposed Elevations Amended Plots 322 &
 324 Only - FINAL PLANS
 WWL/A/3843/1761ASS/02 - Proposed Floor Plans Amended Plots 322 &
 324 only
 WWL/A/3843/1761ASS/06 - Proposed Section Plots 322 & 324

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	30/11/2007
Date Application Valid:	11/01/2013		02/10/2007
			11/01/2013
			22/02/2013
			20/12/2012
			03/12/2007
			25/02/2013

1. SUMMARY

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seeks to regularise the built development at the site, after a number of minor infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to House Type P (1761), which is approved in two styles known as Style A and Style B, and seeks to regularise the built development in the following areas:

Plots 290, 293, 308, 318, 322, 324 & 327 (Style A) & Plots 291 & 319 (Style B)

- The approved plans had no roof lights or dormer windows in the rear roof slope with light provided to a 'Bonus Room' from a single dormer window off set in the principal roofslope.

- The development 'as built' has relocated two bedrooms from the first floor of the dwelling into the second floor loft space. Two rooflights have been erected in the rear roofslope to

provide light and outlook to these rooms, which were not on the approved plans. The first floor of the building has been reconfigured to provide an additional living room.

- In addition, the window in the side elevation is proposed to be clear glazed. Condition 7 of reserved matters approval ref: 10189/APP/2007/3046 dated 31/3/2008 required these windows to be obscure glazed.

- On 21st February 2013 the applicant submitted amended plans for plots 318, 319, 322 & 324.

- For Plots 318 & 319 it is proposed that the lower pane of the rooflights would be changed to obscure glazing.

- For Plots 322 & 324 it is proposed that the alignment in the panes of the two rooflights be changed from vertical to horizontal, with the lower cill of the rooflights now being 2 metres above floor level.

The approved consent was for an open plan room at second floor level to avoid the requirement for rooflights on the rear elevation. Under the reserved matters approval the open plan rooms would have been well served for light and outlook by the front and side facing windows.

The applicant has failed to build the dwellings in accordance with the approved plans, due to the splitting of the second floor bonus room into two bedrooms. In order to provide sufficient living conditions for these habitable rooms, the dwellings have been completed with two rooflights in the rear elevation.

It is considered that the roof lights in plots 318, 319, 322 & 324, when combined with the approved rooflights and dormers in plots 316, 317, 320, 321 & 323, would cumulatively result in the unacceptable perception of overlooking from the dwellings on Azalea Walk to the east, causing a significant harm to the residential amenity of these adjoining occupiers. The development is therefore contrary to Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 R13 Perceived Overlooking Refusal

The proposed development by reason of the accumulation of rooflights and dormer windows on the rear roofslopes of Plots 316 - 324 has resulted in an unacceptable perception of overlooking from the dwellings on the western side of Azalea Walk. This resulting development has not safeguarded a satisfactory residential amenity to the occupiers of these neighboring properties, due a perceived loss of privacy. The development is therefore contrary to Policy BE24 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon 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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

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 September 2007), then London Plan Policies.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to nine two storey detached dwellings (Plots 290, 291, 293, 308, 318, 319, 322, 324 & 327) located across the eastern area of the northern section of the former RAF Eastcote site.

Plots 290, 291 are on the western side of the loop road in the northern area of the estate, with their rear elevations facing towards flat Block F within the application site.

Plot 293 is on the eastern side of the loop road in the northern area of the estate, with its rear elevation facing Plot 304 within the application site.

Plot 308 is on the southern side of the loop road in the northern area of the estate, with its rear elevation facing the side boundary line of Plot 292.

Plots 318, 319, 322, 324 are on the eastern side of the loop road in the northern area of the estate and share their rear boundary lines with the rear gardens of dwelling on Azalea Walk to the west of the former RAF Eastcote Site.

Plot 327 is on the southern side of the loop road in the northern area of the estate, with the right of way footpath to the rear of its curtilage and flat Block H2 further to the south.

The larger site is 7.7 hectares in area and is bisected into northern and southern areas by an existing public footpath.

3.2 Proposed Scheme

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, after a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to House Type P (1761), which is approved in two styles known as Style A and Style B, and seeks to regularise the built development in the following areas:

Plots 290, 293, 308, 318, 322, 324 & 327 (Style A) & Plots 291 & 319 (Style B)

- The approved plans had no roof lights or dormer windows in the rear roof slope with light provided to a 'Bonus Room' from a single dormer window off set in the principal roof slope.
- The development 'as built' has relocated two bedrooms from the first floor of the dwelling into the second floor loft space. Two rooflights have been erected in the rear roof slope to provide light and outlook to these rooms, which were not on the approved plans. The first floor of the building has been reconfigured to provide an additional living room.
- In addition, the window in the side elevation is proposed to be clear glazed. Condition 7 of reserved matters approval ref: 10189/APP/2007/3046 dated 31/3/2008 required these windows to be obscure glazed.
- On 21st February 2013 the applicant submitted amended plans for plots 318, 319, 322 & 324.
- For Plots 318 & 319 it is proposed that the lower pane of the rooflights would be changed to obscure glazing.
- For Plots 322 & 324 it is proposed that the alignment in the panes of the two rooflights be changed from vertical to horizontal, with the lower cill of the rooflights now being 2 metres above floor level.

3.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

Decision: 06-03-2006 Approved

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING

PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2008/2699 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 17 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2702 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 13 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2703 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 24 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2704 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 83 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2706 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 84 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2708 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 147, 148 and 149 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 12-11-2008 Refused

10189/APP/2008/2709 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 7 and 82 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2711 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 132, 133 and 134 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site

for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2712 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORIES TO PLOTS 3, 5, 90, 91, 92, 126, 127, 128, 130, 181, 182, 195, 196, 197, 198, 299 AND 300 (APPLICATION TO VARY PARTS OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2010/1976 Raf Eastcote Lime Grove Ruislip

Erection of timber sheds in the rear garden of Nos. 1, 5, 11, 13, 15, 40-48 (evens), and 52-104 (evens) Coleridge Drive, and 38 and 40 Flowers Avenue, as well as Plots 60-63, 82-86, 129, 132-134, 147-149, 184, 236-239 and 253-258 (Part retrospective application.)

Decision: 18-03-2011 Approved

10189/APP/2010/736 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

Decision: 22-06-2010 Approved

10189/APP/2010/737 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: Residential Development.)

Decision: 22-06-2010 Approved

10189/APP/2011/1119 Raf Eastcote Lime Grove Ruislip

Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

Decision: 14-07-2011 Approved

10189/APP/2011/1677 Former R A F Eastcote Lime Grove Eastcote

Replacement of one 5 bedroom unit (type 2000D) with an alternative 5 bedroom dwelling at plot 325. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008.)

Decision: 06-10-2011 Refused

10189/APP/2011/1724 Former R A F Eastcote Lime Grove Ruislip

Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008)

Decision: 25-10-2011 Approved

10189/APP/2011/2278 Former Raf Eastcote Lime Grove Ruislip

3 no additional 2 bedroom apartments within Blocks C and W and re-design of 1 no 1 bedroom apartment within Block V approved under permission ref: 10189/APP/2007/3046

Decision: 10-11-2011 Withdrawn

10189/APP/2011/281 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2011/282 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 259: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2012/106 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/108 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/109 Former Raf Eastcote Lime Grove Ruislip

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

Decision: 30-08-2012 Refused

10189/APP/2012/112 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J)

Decision: 30-08-2012 Refused

10189/APP/2012/3143 Former Raf Eastcote Lime Grove Ruislip
S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3144 Former Raf Eastcote Lime Grove Ruislip
S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3146 Former Raf Eastcote Lime Grove Ruislip
S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3147 Former Raf Eastcote Lime Grove Ruislip
Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

Comment on Relevant Planning History

An enforcement case ENF/350/12 was opened on 4 July 2012 following complaint from a neighbour that an extra rooflight had been inserted in block D, and a dormer in Block C. In November 2012, it came to the Council's attention that there may also be discrepancies

with Block W. Further investigation and neighbour complaints highlighted that House Types B & P have not been built in accordance with the approved plans.

The applicant has submitted five concurrent applications, inclusive of the current application, to regularise the breaches at the site.

Outline planning permission was granted on 9th March 2006, for residential development at the former RAF Eastcote site. On February 21st 2008, four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

A S73 application to vary this outline planning permission was approved on 21st February 2008 (application ref:10189/APP/2007/3383), to allow flexibility in how vehicular access was to be achieved into the northern portion of the site from High Road Eastcote Road. The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008 and has been implemented.

Reserved matters covering details of siting, design, external appearance and landscaping for 385 residential units (ref: 10189/APP/2007/3046) were approved on 31 March 2008. In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved. Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

4. Planning Policies and Standards

No additional Planning Policies and Standards for Consideration.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage

LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 16th January 2013.

Press Advertisement: Printed 23rd January.

29 neighbouring occupiers along with the Eastcote and Pembroke Park Residents Associations were notified of the application on 14th January 2013. By the close of the consultation period the Eastcote Residents Association had returned a petition with 33 signatures to the Local Planning Authority. This petition objected to all five concurrent applications as they believe the aggregated effects of all five applications are as follows:

- Loss of Privacy
- Unacceptable Increase in Density across the Scheme

A second petition of 26 residents on Eastcote Road was also received during the consultation period. The signatories on the second petition were not the same as those on the first petition. These neighbouring occupiers also objected to all five applications on the following grounds:

- Loss of Privacy
- Unacceptable Increase in Density across the scheme
- Harm the Character and Appearance of the Eastcote Villages Conservation Area
- Harm to the Appearance of the Approved Building.

A third petition of 21 residents from Azalea Walk was also received during the consultation period. These neighbouring occupiers objected to application references 10189/APP/2012/3144 and 10189/APP/2012/3145 relating to house type B & P only. These objections stated on the petition were as follows:

- Loss of Privacy

- Loss of Light

Two neighbouring occupiers returned individual consultation response in objection to the application. These objections were on the following grounds:

- Loss of Privacy

- Loss of Light

The above issues will be discussed in the main body of the report.

Internal Consultees

CONSERVATION AND URBAN DESIGN

Style A & B - The changes to the elevational detailing, through the dropping of the eaves position of the dormer and the amendment of its fenestration, are considered to have negatively impacted the appearance of the dwelling. The ad-hoc position of the rooflights have also harmed the appearance of the dwellings. Whilst the as built development is a less convincing design, on balance, no objection is raised in this instance.

ACCESSIBILITY OFFICER

It is noted that the living accommodation on the proposed plans has been relocated to the first floor. The Lifetime Home Standards stipulate that a living or family room should be provided on the entrance level of a dwelling. The revised internal layout is therefore considered to be inappropriate.

Case Officer Comments: The proposal has created an open plan kitchen and dining room at ground floor level. Whilst Criterion 8 of the Lifetime Homes Standard does require a living space at ground floor level, the criterion states that a "dining area (e.g. within a kitchen/diner)" is classified as living space in this context.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks a S.73 amendment to regularise the completed development, due to a number of breaches of the reserved matters approval. The amendments are outlined in the proposed development section of this report.

All of the proposed amendments are considered not to significantly alter the proposed scheme to an extent where a new consent would be required. Therefore, the use of the s.73 application in this instance is considered acceptable.

7.02 Density of the proposed development

A number of neighbouring occupiers have objected to the proposed development on the grounds on an unacceptable increase in density across the site. This application forms one of five concurrent application and the neighbouring occupier have objected to the accumulative impact on density from all five application.

The completed development has created no additional dwellings or habitable rooms within the Type B houses

Across the five applications there has been a no additional residential units created and two bedrooms and two studies, totaling four habitable rooms, have been added across the whole site. The addition of four habitable rooms across a 385 unit scheme is not considered to increase the residential density to an unacceptable level. Therefore, no objection is raised in regard to the impact on the density of the scheme.

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

None of the House Type B plots would be visible from the Eastcote Villages Conservation

Area. Therefore, the completed dwellings have not caused harm to the setting of the Conservation Area.

7.04 Airport safeguarding

The completed development has not increased in height of the dwellings above the level approved in the reserved matters application. Therefore, no objection is raised on airport safeguarding grounds.

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

The Conservation and Urban Design officer has reviewed the amended plans and provided no objection to the amended designs. The relocation of the dormer window in the roofslope has lost the balance between itself, the first floor strip window and gable above the garage in the Style B dwellings. However, the level of harm from this loss of symmetry is considered not to be so great as to warrant a refusal of the application. The additional rooflights on the rear elevation, whilst not evenly spread across the roofslope are considered to have an acceptable impact on the appearance of the property. Therefore, the application is considered to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

7.08 Impact on neighbours

DAYLIGHT & SUNLIGHT

The amendments which the applicant is seeking to regularise in this application have not increased the height or the siting of the building. Therefore, the existing unapproved alterations are considered not to have caused significant harm to the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook or sense of dominance.

PRIVACY

A petition was received during the course of the consultation process from the neighbouring dwellings on Azalea Walk who objected to the proposed development due to overlooking from the creation of rooflights on Plot nos. 318, 319, 322, 324. The nearest residential dwelling on Azalea Walk is located 25.9 metres from the rear elevation of the nearest new dwelling (Plot 324). Therefore, the approved dwellings meet the 21 metre distance separation guideline contained by the Hillingdon Design and Accessibility Statement Residential Layouts.

The approved scheme included the erection of 10 dwellings (Plots 315 - 324) in the northern area of the site whose rear boundary lines would be shared with the rear gardens of dwellings on Azalea Walk. Of these 10 dwellings, 5 were to be house Type B (Plots 316, 317, 320, 321 & 323), 4 to be house Type P (Plots 318, 319, 322 & 324) with one dwelling being house Type 2000 (Plot 315). House Type B was approved with a rear dormer being erected on the rear roof slope of the dwelling, whereas House Type P was approved with no rooflights or dormers in the rear roof slope.

In an attempt to address the issue of overlooking, the applicant submitted amended plans on 21st February 2013. These amendments proposed the lower pane of each rooflight to be obscure glazed in Plots 318 & 319 and realigned the panes from vertical to horizontal in Plots 322 & 324. The impact of these amendments is that no outlook will be available from the second floor of these plots until a height of 1.95 metres above floor level. Given this amendment, the proposal could not be considered to result in actual overlooking of

the neighbouring occupiers on Azalea Walk.

However, these windows would be readily visible from the rear gardens and dwellings on Azalea Walk. Whilst the windows would be between 24.95 metres and 31.2 metres from the rear elevations of the dwellings on Azalea Walk, the accumulative impact of every dwelling in Plots 316 - 324 having rooflights and/or dormer is considered to result in unacceptable perception of overlooking for the neighbouring occupiers on Azalea Walk. Therefore, the application is considered contrary to Policy BE24 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

The creation of rooflights on Plots 290, 291, 293 & 327 are considered not to cause unacceptable overlooking of any neighbouring occupier.

The approval of the Reserved Matters (ref:10189/APP/2007/3046) came with Condition 6, which removed permitted development rights for any windows or doors in the walls or roofslopes of all the approved dwellings. Therefore, the rooflights being considered in this application required planning consent. These windows would face the blank gable end wall of the neighbouring building, ensuring no significant loss of residential amenity would occur.

7.09 Living conditions for future occupiers

The development has been built to ensure that sufficient sunlight and daylight would be provided to the habitable rooms at second floor level. Notwithstanding the previous comments with regards to harm to the neighbouring occupiers, the completed roof lights are considered to provide an adequate outlook and source of natural light, therefore complying with Policy BE20 of the Hillingdon Local Plan Part 2: Saved UDP Policies and Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development of House Type P has been completed with the same number of dwellings and bedrooms as the reserved matters approval. The car parking and cycle parking has been provided in accordance with the reserved matters approval and no objection is raised in relation to car parking, cycling parking and pedestrian access

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The completed House Type P has relocated the living room to the first floor. The Accessibility Officer raised an objection to having the primary living space on the first floor. Whilst Criterion 8 of the Lifetime Homes Standard does require a living space at ground floor level, the criterion states that a "dining area (e.g. within a kitchen/diner)" is classified as living space in this context. Therefore, as the dwellings have a kitchen / diner at ground floor level, no objection is raised in this regard.

7.13 Provision of affordable & special needs housing

No alteration to the approved landscaping at the site is being proposed.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No further comments in relation to the public consultation is required.

7.20 Planning Obligations

None received.

7.21 Expediency of enforcement action

The enforcement notice served in relation to the unapproved development to remain extant.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The approved consent was for an open plan room at second floor level to avoid the requirement for rooflights on the rear elevation. Under the reserved matters approval the open plan rooms would have been well served for light and outlook by the front and side facing windows.

The applicant has failed to build the dwellings in accordance with the approved plans, due to the splitting of the second floor bonus room into two bedrooms. In order to provide sufficient living conditions for these habitable rooms, the dwellings have been completed with two rooflights in the rear elevation.

It is considered that the roof lights in plots 318, 319, 322 & 324, when combined with the approved rooflights and dormers in plots 316, 317, 320, 321 & 323, would accumulatively result in the unacceptable perception overlooking from the dwellings on Azalea Walk to the east, causing a significant harm to the residential amenity of these adjoining occupiers. The development is therefore contrary to Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies and is recommended for refusal.

11. Reference Documents

The Hillingdon Local Plan.

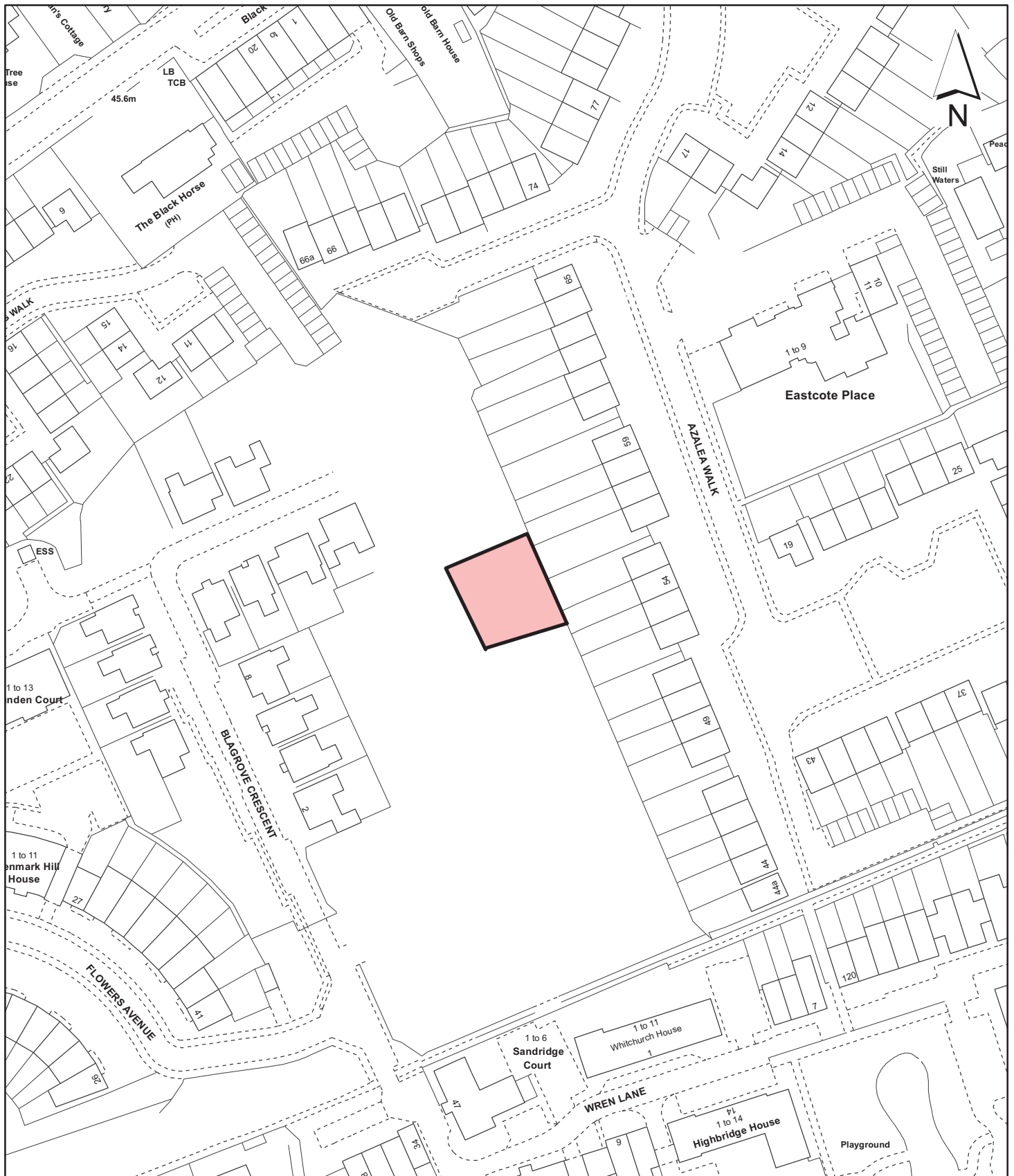
The London Plan (July 2011).

National Planning Policy Framework.

Hillingdon Design and Accessibility Statement Accessible Hillingdon.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

Planning Application Ref:

10189/APP/2012/3145

Planning Committee

North Page 84

Scale

1:1,250

Date

**February
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 FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3146

Drawing Nos:

- 5585/WIM.WL/B/P1 rev. A
- 5585/WIM.WL/B/P2 rev. A
- 5585/WIM.WL/B/P3 rev. A
- 5585/WIM.WL/E/E1 rev. B
- 5585/WIM.WL/E/E2 rev. B
- 5585/WIM.WL/E/P1 rev. B
- 5585/WIM.WL/E/P2 rev. B
- 5585/WIM.WL/E/P3 rev. B
- 5585/WIM.WL/EAA/P1
- 5585/WIM.WL/EAA/P2
- 5585/WIM.WL/EAA/P3
- 5585/WIM.WL/G/P1 rev. A
- 5585/WIM.WL/K/E1 rev. B
- 5585/WIM.WL/K/E2 rev. B
- 5585/WIM.WL/K/E3, rev. A
- 5585/WIM.WL/K/E4, rev. A
- 5585/WIM.WL/K/P1 rev. B
- 5585/WIM.WL/K/P2 rev. B
- 5585/WIM.WL/K/P3 rev. B
- 5585/WIM.WL/M/E1 rev. B
- 5585/WIM.WL/M/E4 rev. A
- 5585/WIM.WL/B/E2 rev. A
- 5585/WIM.WL/M/P1 rev. B
- 5585/WIM.WL/P/E1 rev. A
- 5585/WIM.WL/P/E2 rev. A
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- 5585/WIM.WL/P/E4 rev. A
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- WWL/A/3717/BLKD/01 K - Block D Ground Floor Plans
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- WWL/A/3717/BLKD/05 B - Block D Front / Side Elevations
- WWL/A/3717/BLKD/06 B - Block D Rear / Side Elevations
- 5585/WIM.WL/ P/E2
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5585/WIM.WL/GAR/P9
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5585/WIM.WL/WP0111
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5585/WIM.WL/V/P2 rev. A
5585/WIM.WL/V/P3 rev. A
Design and Access Statement
Schedule of Landscape Maintenance
Energy strategy
Noise Assessment
Flood Risk Assessment

Desktop Archaeological Study
Comments on from the Public Exhibition 16th October 2007

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	03/12/2007
Date Application Valid:	11/01/2013		08/10/2007
			02/10/2007
			20/12/2012
			21/02/2013
			04/10/2007
			11/01/2013
			30/11/2007

1. SUMMARY

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, after a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to Block D of the approved scheme at RAF Eastcote in order to regularise the built development in the following areas:

- Front elevation (south, fronting estate road) - ground floor entrance to first floor flat has been replaced by a window, with access provided through the entrance in the rear elevation
- Rear Elevation (north fronting Spring Drive) - New door to ground and first floor flats inserted. New roof light to stair well for inserted for building control purposes.
- Internal layout of the flats has been reorganised. By relocating the entrance to the flats from the south elevation to the north elevation, it has been possible remove the lobby on the first floor, thereby allowing for the creation of an additional bedroom in the flat above the drive through archway. This is now a 2 bedroom flat instead of the approved one bed flat.

The completed development is considered to have had an acceptable impact on the visual amenities of the surrounding area and the character and appearance of the Eastcote Village Conservation Area. The additional rooflight in Block W is considered not to have led to a significant loss of residential amenity to any neighbouring property.

The enlarged first floor flat is provided with sufficient internal floor area and external amenity area for a two bedroom flat. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 M1 Details/Samples to be Submitted

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

writing by the Local Planning Authority. Such details shall include:

- * vertical tile hanging,
- * balcony railings,
- * roof details,
- * porches,
- * fenestration types and doors,
- * comprehensive colour schemes for all built details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

2 ST1 Standard Condition

The development hereby approved north of public footpath R154 shall not be commenced until evidence is provided to the Local Planning Authority that a Department for Environment Food and Rural Affairs (DEFRA) Licence, in respect of the protection of the population of Great Crested Newts, has been obtained.

REASON

To ensure the protection of a European Protected Species and that the proposed development will not have unacceptable ecological effects on a Nature Reserve and Nature Conservation Site of Borough Grade II importance, in accordance with Part 1 Policy EM7 of the Hillingdon Local Plan (November 2012).

3 ST1 Standard Condition

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

4 ST1 Standard Condition

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

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Local Plan (November 2012).

ST1

~~5~~ No development shall ~~Standard Condition~~ of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

6 ST1 Standard Condition

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan (November 2012).

7 ST1 Standard Condition

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Local Plan (November 2012).

8 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan (November 2012) and Policies 3.5 & 3.8 and 7.2 of the London Plan (July 2011).

9 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with policy AM13 of the Hillingdon Local Plan (November 2012).

10 **ST1** **Standard Condition**

Details of the internal design of the wheelchair units and the compliance of the remaining units to lifetime homes standard shall be submitted to and approved in writing by the Local Planning Authority before development commences. Hereafter, the units shall be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with Policy 3.8 of the London Plan (July 2011) and the Hillingdon Design and Accessibility Statement (HDAS) 'Accessible Hillingdon'.

11 **T3** **Time Limit - Tree Works**

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

REASON

To enable the Local Planning Authority to reconsider the appropriateness of the works in the light of possible changed circumstances.

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

Details of the supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme should be carried out in accordance with the approved method statement.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

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

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon 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.

- | | |
|-----|---|
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |

AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime

LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3

Your attention is drawn to conditions 1, 2, 5, 9, 10, 11 & 12 which have been discharged under applications 10189/APP/2008/2800, 10189/APP/2008/2872, 10189/APP/2009/1845, 10189/APP/2010/1336, 10189/APP/2008/1941 and 100189/APP/2008/2380 and no further information is required in relation to these conditions. However condition 3 is still required to be discharged. The Council may consider taking enforcement action to rectify the breach of any condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

4

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

5 125 **Consent for the Display of Adverts and Illuminated Signs**

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

6

To promote the development of sustainable building design, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, such as solar, geothermal and fuel cell systems.

7

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 Acts.

8

Specific security needs identified for the application site include the following:

- * The whole development must achieve Secured by Design (SBD) Accreditation. SBD can not be granted for the affordable housing element only.
- * Pedestrian link to Azalea Walk CCTV coverage of this pedestrian link would constitute a means of control.
- * Improvements to East/West Public Footpath formal surveillance by CCTV cameras and perimeter treatments of both sides of the public footpath. The requirements of SBD New

Homes - Footpath Design to be closely followed where ever possible. Break-speed barriers should be installed at various points along the footpath, particularly where the CCTV cameras are trained. The perimeter treatments of the footpath should be, wherever possible, of a robust (15 to 20mm diam round bar) park-style railings, to maximise vision both in and out. Where there is a need for 1.8m close board privacy fencing (at the rear & side of plots 82 to 100) this should be topped with an extra 200mm of (flimsy) trellis and protected from graffiti with defensive planting.

* Doors and Windows : Recessed front doors well beyond 600mm or secluded in other ways may preclude granting the SBD Award. All external (front and back) doors must be to PAS24 Standard and accessible windows to BS 7950, with the correct glassing in the appropriate areas.

* Car Parking areas: All car parking areas must meet Safer Parking Standards. All basement parking must have access control and CCTV. Any parking areas to the rear of houses should also be access controlled for those residents only. Where there are a number of vehicles using an access controlled parking area a locally recorded CCTV system should be considered

* Bin and bike stores for blocks : Wherever possible these should be within the shell of buildings. Double leaf doors should be avoided on bin stores and 'empty space' within the bin stores kept to a minimum. Bike stores to have a Pass24 standard door and racks inside broken up into cages of 2 bikes maximum - these stores must be fit for purpose. No signs outside saying 'Bicycle Store'. All Designs and security details for bike stores to be submitted before being built. No bike or bin stores to block sight lines to front doors and car parking areas etc. and wherever possible should be located within the 'private' areas of blocks of flats ie not in the public space.

* Alleys leading to the rear of houses: These must be gated flush with the front building line of the houses. Gates should have stout frames capable of housing a BS3621 mortise lock and capable of being locked/unlocked from both sides. Likewise with gates to rear gardens. Flimsy C/B gates with inadequate locks and hinges are not acceptable.

* Isolated Sub Stations : Any sub stations on the site should be well protected with 1.8m high railings, standing off at least 1.5m from the building itself. The proposed new sub station in the north of the site should not allow access behind it.

* Ambiguous ownership of land : There must be no ambiguity of ownership of any land near buildings.

* Security and CCTV around the Community Hall and LEAP. The LEAP should have railings around the perimeter as well as the play area itself and it's play equipment should be covered by CCTV. The hall itself should have good CCTV coverage all around it. You are advised to submit details to expedite the specified security needs in order to comply with Condition 3 of this planning permission. In addition to the above, and for this site to achieve 'Secured by Design' accreditation, doors and windows should also comply with the specifications set out in the 'SBD New Homes' documentation in the Design Guides & Publications section of the www.securedbydesign.com website. Consultation with the local Police Crime Prevention Design Adviser (CPDA) will be required to achieve this award. The CPDA's contact number is 0208 246 1769.

9 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.

10 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building

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

11

There is need for the archaeological potential of the site to be further clarified through field evaluation, which is in accordance with Condition 32 of the approved outline permission. This will take the form of trial trenches across the site, but concentrated in the southwest corner. A Written Scheme of Investigation will need to be submitted and approved prior to the commencement of the evaluation works.

12 I6 Property Rights/Rights of Light

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

13 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

14 I12 Notification to Building Contractors

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

15 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

16 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;
The siting of any external machinery (eg air conditioning);
The installation of additional plant/machinery or replacement of existing machinery.
Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

17 I2 Encroachment

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

18 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.
For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

19 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

20 I15 Control of Environmental Nuisance from Construction Work

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

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

21 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

22

In order to check that the proposed storm water system meets their requirements, the Environment Agency will require the following information be provided to discharge condition 34 of the outline planning permission: a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. b) Confirmation of the critical storm duration. c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required. e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated. f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

23

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

24 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate

against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

25 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Block D, located in the north western corner of the northern section of the former RAF Eastcote site. To the northeast is the highway of High Road and to the northwest are residential dwellings Nos. 1 - 3 New Cottages. The Reserved Matters approval granted 7 x 2 bedroom flats and 2 x 1 bedroom flats.

Block D is attached to the northern side elevation of block C. The two storey building has a cranked design with a pitched roof. The building has been completed to the approved height and footprint, however, the appearance of the building is not in accordance with the approved plans and the applicant seeks to regularise this as part of the current application.

The larger site is 7.7 hectares in area and is bisected into northern and southern areas by an existing public footpath.

3.2 Proposed Scheme

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, after a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to Block D of the approved scheme at RAF Eastcote in order to regularise the built development in the following areas:

- Front elevation (south, fronting estate road) - ground floor entrance to first floor flat has been replaced by a window, with access provided through the entrance in the rear elevation
- Rear Elevation (north fronting Spring Drive) - New door to ground and first floor flats inserted. New roof light to stair well for inserted for building control purposes.
- Internal layout of the flats has been reorganised. By relocating the entrance to the flats from the south elevation to the north elevation, it has been possible remove the lobby on the first floor, thereby allowing for the creation of an additional bedroom in the flat above the drive through archway. This is now a 2 bedroom flat instead of the approved one bed flat.

3.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

Decision: 06-03-2006 Approved

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING

PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2008/2699 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 17 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2702 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 13 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2703 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 24 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2704 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 83 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2706 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 84 (APPLICATION TO VARY PART

OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2708 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 147, 148 and 149 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 12-11-2008 Refused

10189/APP/2008/2709 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 7 and 82 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2711 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 132, 133 and 134 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2712 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORIES TO PLOTS 3, 5, 90, 91, 92, 126, 127, 128, 130, 181, 182, 195, 196, 197, 198, 299 AND 300 (APPLICATION TO VARY PARTS OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2010/1976 Raf Eastcote Lime Grove Ruislip

Erection of timber sheds in the rear garden of Nos. 1, 5, 11, 13, 15, 40-48 (evens), and 52-104 (evens) Coleridge Drive, and 38 and 40 Flowers Avenue, as well as Plots 60-63, 82-86, 129, 132-134, 147-149, 184, 236-239 and 253-258 (Part retrospective application.)

Decision: 18-03-2011 Approved

10189/APP/2010/736 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

Decision: 22-06-2010 Approved

10189/APP/2010/737 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

Decision: 22-06-2010 Approved

10189/APP/2011/1119 Raf Eastcote Lime Grove Ruislip

Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

Decision: 14-07-2011 Approved

10189/APP/2011/1677 Former R A F Eastcote Lime Grove Eastcote

Replacement of one 5 bedroom unit (type 2000D) with an alternative 5 bedroom dwelling at plot 325. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008.

Decision: 06-10-2011 Refused

10189/APP/2011/1724 Former R A F Eastcote Lime Grove Ruislip

Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008)

Decision: 25-10-2011 Approved

10189/APP/2011/2278 Former Raf Eastcote Lime Grove Ruislip
3 no additional 2 bedroom apartments within Blocks C and W and re-design of 1 no 1 bedroom apartment within Block V approved under permission ref: 10189/APP/2007/3046

Decision: 10-11-2011 Withdrawn

10189/APP/2011/281 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East
Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2011/282 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East
Provision of glazed conservatory to plot 259: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2012/106 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3, one bedroom live work units to 6, one bedroom bedroom flats (Block R)

Decision: 30-08-2012 Refused

10189/APP/2012/108 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3 one bedroom live work units to 6, one bedroom flats (Block H1)

Decision: 30-08-2012 Refused

10189/APP/2012/109 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block L)

Decision: 30-08-2012 Refused

10189/APP/2012/112 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J)

Decision: 30-08-2012 Refused

10189/APP/2012/3143 Former Raf Eastcote Lime Grove Ruislip
S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref:

10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3144 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3145 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.).

Decision:

10189/APP/2012/3147 Former Raf Eastcote Lime Grove Ruislip

Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

Comment on Relevant Planning History

An enforcement case ENF/350/12 was opened on 4 July 2012 following complaint from a neighbour that an extra rooflight had been inserted in block D, and a dormer in Block C. In November 2012, it came to the Council's attention that there may also be discrepancies with Block W. Further investigation and neighbour complaints highlighted that House Types B & P have not been built in accordance with the approved plans.

The applicant has submitted five concurrent applications, inclusive of the current application, to regularise the breaches at the site.

Outline planning permission was granted on 9th March 2006, for residential development at the former RAF Eastcote site. On February 21st 2008, four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

A S73 application to vary this outline planning permission was approved on 21st February 2008 (application ref:10189/APP/2007/3383), to allow flexibility in how vehicular access was to be achieved into the northern portion of the site from Road Eastcote Road. The

location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008 and has been implemented.

Reserved matters covering details of siting, design, external appearance and landscaping for 385 residential units (ref: 10189/APP/2007/3046) were approved on 31 March 2008. In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved. Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

4. Planning Policies and Standards

No additional planning policies or standards for consideration.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM9 (2012) Safeguarding Mineral Resources

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 16th January 2013.

Press Advertisement: Printed 23rd January.

29 neighbouring occupiers along with the Eastcote and Pembroke Park Residents Associations were notified of the application on 14th January 2013. By the close of the consultation period the Eastcote Residents Association had returned a petition with 33 signatures to the Local Planning Authority. This petition objected to all five concurrent applications as they believe the aggregated effects of all five applications are as follows:

- Loss of Privacy
- Unacceptable Increase in Density across the Scheme

A second petition of 26 residents on Eastcote Road was also received during the consultation period. The signatories on the second petition were not the same as those on the first petition. These neighbouring occupiers also objected to all five applications on the following grounds:

- Loss of Privacy
- Unacceptable Increase in Density across the scheme
- Harm the Character and Appearance of the Eastcote Villages Conservation Area
- Harm to the Appearance of the Approved Building.

The above issues will be discussed in the main body of the report.

Internal Consultees

S.106 OFFICER

I have taken a look at the following proposal and consider that given this is 1 additional bedroom in 1 unit in this block of flats, that the impact of any additional population would be de-minimus and therefore not require planning obligations to be secured.

CONSERVATION AND URBAN DESIGN

No objection to the minor changes to the fenestration and additional rooflight.

ACCESSIBILITY OFFICER

It is considered that the proposed revised layout of the ground floor flat bathroom would be less accessible to a wheelchair user than the layout approved as part of the original application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks a S.73 application to regularise the completed development, due to a number of breaches of the reserved matters approval. The amendments are outlined in the proposed development section of this report.

All of the proposed amendments are considered not to significantly alter the proposed scheme to an extent where a new consent would be required. Therefore, the use of the

s.73 application in this instance is considered acceptable.

7.02 Density of the proposed development

A number of neighbouring occupiers have objected to the proposed development on the grounds on an unacceptable increase in density across the site. This application forms one of five concurrent application and the neighbouring occupiers have objected to the accumulative impact on density from all five applications.

The completed development has created a two bedroom flat at first floor level within Block D, which was approved to be a one bedroom flat at reserved matters stage. The creation of an additional bedroom within a 385 unit scheme is considered to have an acceptable impact on the overall residential densities of the scheme.

Across the five applications there has been no additional residential units created and two bedrooms and two studies, totalling four habitable rooms, have been added across the whole site. The addition of four habitable rooms across a 385 unit scheme is not considered to increase the residential density to an unacceptable level. Therefore, no objection is raised in regard to the impact on the density of the scheme.

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

The boundary of the Eastcote Villages Conservation Area is the shared boundary line between the application site and the curtilages of Nos. 1 - 3 New Cottages, with the application site falling outside of the conservation area. Policy BE4 of the Hillingdon Local Plan Part 2 requires development on the fringes of a Conservation Area to preserve or enhance the character and appearance of the area.

The only elevation of Block D visible from the Conservation Area is the northern rear elevation. The built rear elevation has included the erection of a rooflight to service the stairwell of the building. This amendment is considered to have an acceptable impact on the appearance of the building and is considered not to cause unacceptable harm to the character and appearance of the adjacent Conservation Area. Therefore, the completed amendment is considered to comply with Policy BE4 of the Hillingdon Local Plan.

7.04 Airport safeguarding

The completed building has not increased in height above the level approved in the reserved matters application. Therefore, no objection is raised on airport safeguarding grounds.

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

The applicant seeks approval to regularise the replacement of a doorway with a window in the principal elevation and the erection of a rooflight in the rear roofslope of the building. These minor alterations are not considered so harmful to the visual amenities of the surrounding area to be unacceptable and the application is considered to comply with Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Policies.

7.08 Impact on neighbours

The amendments which the applicant is seeking to regularise in this application have not increased the height or siting of the building. Therefore, the existing unapproved alterations are considered not to have caused significant harm to the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook or sense of dominance.

The building has been completed with an additional rooflight in the rear elevation. However, this rooflight services the stairwell only, which is not considered a habitable room. The rooflight would be approximately 28 metres from the rear elevation of the nearest residential dwelling, No.3 New Cottages to the north. Therefore, the additional rooflight is considered not to cause significant harm to any neighbouring occupier in terms of loss of privacy and the development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Policies.

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

The internal alteration to the first floor flat within Block D has increased the size of this flat from 1 bedroom to 2 bedrooms. Policy 3.5 of the London Plan (July 2011) requires a two bedroom flat (2 person) to be provided with 50 square metres of internal floor area. Each bedroom is less than 12 square metres and would be classified as single occupancy bedrooms. The flat has been completed with an internal floor area of 65 square metres. Therefore, the proposal is in accordance with Policy 3.5 of the London Plan (July 2011).

EXTERNAL AMENITY SPACE

The increase in the first floor flat from one bedroom to two bedrooms would require an additional 5 square metres of external amenity space to meet the requirements of the HDAS Residential Layouts. The existing flat block is well served with amenity space around the building and the creation of an additional bedroom within the block is considered not to place an unacceptable burden on the shared amenity space which services Block D.

7.10 Traffic impact, car/cycle parking, pedestrian safety

CAR PARKING

The Adopted Car Parking Standard requires a one or two bedroom flat to be provided with the same maximum standard of 1.5 spaces per dwelling. Therefore, no objection is raised to the increase in the first floor flat from one bedroom to two bedrooms as the level of parking would remain compliant with the Adopted Car Parking Standards.

CYCLE PARKING

The adopted car parking standard requires a one or two bedroom flat to be provided with the same maximum standard of 1 cycle space per flat. Therefore, no objection is raised to the increase in the first floor flat from one bedroom to two bedrooms without a proportionate increase in cycle storage for Block D and the development is considered in accordance with Policy AM9 of the Hillingdon Local Plan and Policy 6.9 of the London Plan (July 2011).

7.11 Urban design, access and security

The completed development has not increased the height of the building or enlarged the footprint above that of the reserved matters approval. The additional windows are considered proportionate to the building and have an acceptable impact on the appearance of the surrounding area.

7.12 Disabled access

The Accessibility Officer has noted that the amendment to the layout of the bathrooms in the ground floor flats has resulted in a less accessible development than approved at Reserved Matters Stage. However, the bathroom arrangement was approved under application reference 10189/APP/2008/1941 to discharge the Lifetime Homes Condition attached to the Reserved Matters approval. Therefore, given that this arrangement has been previously approved, no objection is raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application does not seek to alter the landscaping or trees within the site.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No further comments in relation to the Public Consultation.

7.20 Planning Obligations

The s.106 officer has reviewed the proposal and considers the addition of 1 bedroom to the scheme to be 'de minimis' and no additional contribution towards educational facilities is sought.

7.21 Expediency of enforcement action

No further action required in relation to the breaches of condition being regularised by this application.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The completed development is considered to have had an acceptable impact on the visual amenities of the surrounding area and the character and appearance of the Eastcote Village Conservation Area. The additional rooflight in Block W is considered not to have led to a significant loss of residential amenity to any neighbouring property.

The enlarged first floor flat is provided with sufficient internal floor area and external amenity area for a two bedroom flat. Therefore, the application is recommended for approval.

11. Reference Documents

The Hillingdon Local Plan.

The London Plan (July 2011).

National Planning Policy Framework.

Hillingdon Design and Accessibility Statement Accessible Hillingdon.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

10189/APP/2012/3146

Scale

1:1,250

Planning Committee

North Page 114

Date

**February
2013**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3147

Drawing Nos:

- 5585/WIM.WL/K/E2 rev. B
- 5585/WIM.WL/G/P2
- 5585/WIM.WL/GIP3
- 5585/WIM.WL/J/E1
- WWL/A/3717/BLKW/02 M - Block W First Floor Plan
- WWL/A/3717/BLKW/03 Q - Block W Second Floor Plan
- 5585/WIM.WL/J/E2
- 5585/WIM.WL/J/E3
- WWL/A/3717/BLKW/06 E - Block W Front and Side Elevations
- WWL/A/3717/BLKW/07 C - Block W Front and Side Elevations
- 5585/WIM.WL/J/P1
- 5585/WIM.WL/J/P2
- 5585/WIM.WL/J/P3
- 5585/WIM.WL/L/E1
- 5585/WIM.WL/ P/E2
- 5585/WIM.WL/ P/P1
- 5585/WIM.WL/ 713/E1
- 5585/WIM.WL/ 713/P1
- 5585/WIM.WL/ 1089/P1
- 5585/WIM.WL/ 1089/P2
- 5585/WIM.WL/ 1225/P1
- 5585/WIM.WL/ 1225/P2
- 5585/WIM.WL/ 1396C/E2
- 5585/WIM.WL/ 1396SP/P1
- WIM 6061-09A
- 5585/WIM.WL/F
- 5585/WIM.WL/01 REV.C
- 5585/WI.WL/05 A
- 5585/WIM.WL/ 1396C/P2
- 5585/WIM.WL/ 1396/P1
- 5585/WIM.WL/ 1400+/E1
- 5585/WIM.WL/ 1400+P1
- 5585/WIM.WL/ 1402C/E2
- 5585/WIM.WL/ 1402C/P1
- 5585/WIM.WL/ 1735+/E1
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5585/WIM.WL/ 2BCH/E1
5585/WIM.WL/ /E2A
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5585/WIM.WL/1216/E1 rev. A
5585/WIM.WL/1216/E2 rev. A
5585/WIM.WL/1225/E2 rev. A
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5585/WIM.WL/14020/E1 rev. A
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5585/WIM.WL/ C/E2
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5585/WIM.WL/D/E2A
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5585/WIM.WL/M/P4 rev. B
HG005 REV.P2
5585/WIM.WL/P/E1 rev. A
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5585/WIM.WL/P/E3 rev. A
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5585/WI.WL/SS/A
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5585/WI.WL/SS/D
5585/WI.WL/GAR/P1
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16061-03 A
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5585/WIM.WL/R/P3 A
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M16329-15 A, sheet 2
M16329-15 A, sheet 3
M16329-15 A, sheet 4
M16329-15 A, sheet 5
M16329-15 A, sheet 6
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M16329-15 A, sheet 7

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M16329-15 A, sheet 9
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5585/WIM.WL/BCS/P1
5585/WIM.WL/SS/P1
5585/WIM.WL/WP0111
5585/WIM.WL/WPO2
5585/WIM.WL/101
Planning Statement
Design and Access Statement
Tree Report
Schedule of Landscape Maintenance
Energy strategy
Noise Assessment
5585/WIM.WL/102
5585/WIM.WL/104
5585/WIM.WL/105
5585/WIM.WL/106
5585/WIM.WL/107
5585/WIM.WL/3BWC/E1
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5585/WIM.WL/Q/E3 rev. A
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5585/WIM.WL/R/P1 rev. B
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5585/WIM.WL/H1/E2
5585/WIM.WL/H1/E3
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WWL/A/3717/BLKW/01 M - Block W Ground Floor Plan
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5585/WIM.WL/F/E2 A
5585/WIM.WL/F/P1 A
5585/WIM.WL/F/P2 A
5585/WIM.WL/P3 A
5585/WIM.WL/1396C/E1
5585/WIM.WL/G/E2
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5585/WIM.WL/3BWC/E2
5585/WIM.WL/3BWC/P1
5585/WIM.WL/3DABB/E2
5585/WIM.WL/3DAB/P1
5585/WIM.WL/4BH/E1
5585/WIM.WL/4BH/E2
PDFMERE400 REV. C01
WIM16329-10C
WIM16329-11C
WIM16329- 12C
WIM16061-13
WIM160161-14B
Flood Risk Assessment
Desktop Archaeological Study
Comments on from the Public Exhibition 16th October 2007
Arboricultural Method Statement

Eco Homes Assessment
Arboricultural Implications Assessment
Habitat Survey

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	08/10/2007
Date Application Valid:	11/01/2013		04/12/2007
			30/11/2007
			20/12/2012
			11/01/2013
			02/10/2007
			03/12/2007

1. SUMMARY

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, after a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to Block W of the approved scheme at RAF Eastcote in order to regularise the built development in the following areas:

- Front elevation (South East) facing the estate road - One additional dormer and two additional roof lights have been inserted into the roofslope and the approved dormers have been built lower towards the eaves line. In addition there have been alterations to the fenestration on the ground and first floors.
- Side Elevation (North East), facing Block C - Three additional rooflights have been inserted and one dormer removed from the design. In addition the two approved dormers have been built lower to pierce the eaves and their design has changed to flat roofed. There are also changes to fenestration at ground and first floor levels.
- Rear elevation (North West) facing High Road Eastcote. The approved window at second floor level has been dropped in height and the small small rooflights have been replaced by a larger one, which has been lower in position in the roofslope. There are also changes to fenestration on ground and first floors.
- Side elevation (South West), this elevation faces the maisonettes fronting High Road Eastcote. In this elevation the roof form has been lowered and three rooflights

The completed development is considered to have had an acceptable impact on the visual amenities of the surrounding area and the character and appearance of the Eastcote Village Conservation Area. The additional rooflights in Block W are considered not to have led to a significant loss of residential amenity of any neighbouring property. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 M1 Details/Samples to be Submitted

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

writing by the Local Planning Authority. Such details shall include:

- * vertical tile hanging,
- * balcony railings,
- * roof details,
- * porches,
- * fenestration types and doors,
- * comprehensive colour schemes for all built details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

2 ST1 Standard Condition

The development hereby approved north of public footpath R154 shall not be commenced until evidence is provided to the Local Planning Authority that a Department for Environment Food and Rural Affairs (DEFRA) Licence, in respect of the protection of the population of Great Crested Newts, has been obtained.

REASON

To ensure the protection of a European Protected Species and that the proposed development will not have unacceptable ecological effects on a Nature Reserve and Nature Conservation Site of Borough Grade II importance, in accordance with Part 1 Policy EM7 of the Hillingdon Local Plan (November 2012).

3 ST1 Standard Condition

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

4 ST1 Standard Condition

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

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Local Plan (November 2012).

ST1

~~5~~ No development shall ~~Standard Condition~~ of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

6 ST1 Standard Condition

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan (November 2012).

7 ST1 Standard Condition

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Local Plan (November 2012).

8 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan (November 2012) and Policies 3.5 & 3.8 and 7.2 of the London Plan (July 2011).

9 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with policy AM13 of the Hillingdon Local Plan (November 2012).

10 ST1 Standard Condition

Details of the internal design of the wheelchair units and the compliance of the remaining units to lifetime homes standard shall be submitted to and approved in writing by the Local Planning Authority before development commences. Hereafter, the units shall be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with Policy 3.8 of the London Plan (July 2011) and the Hillingdon Design and Accessibility Statement (HDAS) 'Accessible Hillingdon'.

11 T3 Time Limit - Tree Works

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

REASON

To enable the Local Planning Authority to reconsider the appropriateness of the works in the light of possible changed circumstances.

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

Details of the supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme should be carried out in accordance with the approved method statement.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon 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.

- | | |
|-----|---|
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |

AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3

Your attention is drawn to conditions 1, 2, 5, 9, 10, 11 & 12 which have been discharged under applications 10189/APP/2008/2800, 10189/APP/2008/2872, 10189/APP/2009/1845, 10189/APP/2010/1336, 10189/APP/2008/1941 and 100189/APP/2008/2380 and no further information is required in relation to these conditions. However condition 3 is still required to be discharged. The Council may consider taking enforcement action to rectify the breach of any condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

4

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

5 125 **Consent for the Display of Adverts and Illuminated Signs**

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

6

To promote the development of sustainable building design, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, such as solar, geothermal and fuel cell systems.

7

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 Acts.

8

Specific security needs identified for the application site include the following:

- * The whole development must achieve Secured by Design (SBD) Accreditation. SBD can not be granted for the affordable housing element only.
- * Pedestrian link to Azalea Walk CCTV coverage of this pedestrian link would constitute a means of control.
- * Improvements to East/West Public Footpath formal surveillance by CCTV cameras and perimeter treatments of both sides of the public footpath. The requirements of SBD New Homes - Footpath Design to be closely followed where ever possible. Break-speed barriers should be installed at various points along the footpath, particularly where the CCTV cameras are trained. The perimeter treatments of the footpath should be, wherever possible, of a robust (15 to 20mm diam round bar) park-style railings, to

maximise vision both in and out. Where there is a need for 1.8m close board privacy fencing (at the rear & side of plots 82 to 100) this should be topped with an extra 200mm of (flimsy) trellis and protected from graffiti with defensive planting.

* Doors and Windows : Recessed front doors well beyond 600mm or secluded in other ways may preclude granting the SBD Award. All external (front and back) doors must be to PAS24 Standard and accessible windows to BS 7950, with the correct glassing in the appropriate areas.

* Car Parking areas: All car parking areas must meet Safer Parking Standards. All basement parking must have access control and CCTV. Any parking areas to the rear of houses should also be access controlled for those residents only. Where there are a number of vehicles using an access controlled parking area a locally recorded CCTV system should be considered

* Bin and bike stores for blocks : Wherever possible these should be within the shell of buildings. Double leaf doors should be avoided on bin stores and 'empty space' within the bin stores kept to a minimum. Bike stores to have a Pass24 standard door and racks inside broken up into cages of 2 bikes maximum - these stores must be fit for purpose. No signs outside saying 'Bicycle Store'. All Designs and security details for bike stores to be submitted before being built. No bike or bin stores to block sight lines to front doors and car parking areas etc. and wherever possible should be located within the 'private' areas of blocks of flats ie not in the public space.

* Alleys leading to the rear of houses: These must be gated flush with the front building line of the houses. Gates should have stout frames capable of housing a BS3621 mortise lock and capable of being locked/unlocked from both sides. Likewise with gates to rear gardens. Flimsy C/B gates with inadequate locks and hinges are not acceptable.

* Isolated Sub Stations : Any sub stations on the site should be well protected with 1.8m high railings, standing off at least 1.5m from the building itself. The proposed new sub station in the north of the site should not allow access behind it.

* Ambiguous ownership of land : There must be no ambiguity of ownership of any land near buildings.

* Security and CCTV around the Community Hall and LEAP. The LEAP should have railings around the perimeter as well as the play area itself and it's play equipment should be covered by CCTV. The hall itself should have good CCTV coverage all around it. You are advised to submit details to expedite the specified security needs in order to comply with Condition 3 of this planning permission. In addition to the above, and for this site to achieve 'Secured by Design' accreditation, doors and windows should also comply with the specifications set out in the 'SBD New Homes' documentation in the Design Guides & Publications section of the www.securedbydesign.com website. Consultation with the local Police Crime Prevention Design Adviser (CPDA) will be required to achieve this award. The CPDA's contact number is 0208 246 1769.

9 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.

10 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to

demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

11

There is need for the archaeological potential of the site to be further clarified through field evaluation, which is in accordance with Condition 32 of the approved outline permission. This will take the form of trial trenches across the site, but concentrated in the southwest corner. A Written Scheme of Investigation will need to be submitted and approved prior to the commencement of the evaluation works.

12 I6 Property Rights/Rights of Light

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

13 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

14 I12 Notification to Building Contractors

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

15 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

16 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

17 I2 Encroachment

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

18 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

19 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

20 I15 Control of Environmental Nuisance from Construction Work

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

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

21 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out

on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

22

In order to check that the proposed storm water system meets their requirements, the Environment Agency will require the following information be provided to discharge condition 34 of the outline planning permission: a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. b) Confirmation of the critical storm duration. c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required. e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated. f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

23

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

24 134 **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

25 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Block W, located in the western corner of the northwestern section of the former RAF Eastcote site. To the west is the semi-detached Maisonette Block of Nos.200 - 206 High Road, Eastcote and the highway of High Road. On the opposite side of the High Road are a number of semi-detached dwellings of largely uniform appearance. The building is surrounded directly to the north, south and east by the remainder of the RAF Eastcote site which comprises of two and three storey flat blocks and two storey dwellings.

The Reserved Matters approval granted 10 x 2 bedroom flat within block W. The block has a roughly L-shaped design with a pitched roof over the main sections of the building. The building has been completed to the approved height and footprint, however, the development is not in accordance with the approved plans and the applicant seeks to regularise this as part of the current application.

The larger site is 7.7 hectares in area and is bisected into northern and southern areas by an existing public footpath.

3.2 Proposed Scheme

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters

approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, after a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to Block W of the approved scheme at RAF Eastcote in order to regularise the built development in the following areas:

- Front elevation (South East) facing the estate road - One additional dormer and two additional roof lights have been inserted into the roofslope and the approved dormers have been built lower towards the eaves line. In addition there have been alterations to the fenestration on the ground and first floors.
- Side Elevation (North East), facing Block C - Three additional rooflights have been inserted and one dormer removed from the design. In addition the two approved dormers have been built lower to pierce the eaves and their design has changed to flat roofed. There are also changes to fenestration at ground and first floor levels.
- Rear elevation (North West) facing High Road Eastcote. The approved window at second floor level has been dropped in height and the small small rooflights have been replaced by a larger one, which has been lower in position in the roofslope. There are also changes to fenestration on ground and first floors.
- Side elevation (South West), this elevation faces the maisonettes fronting High Road Eastcote. In this elevation the roof form has been lowered and three rooflights

3.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

Decision: 06-03-2006 Approved

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH

CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2008/2699 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 17 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2702 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 13 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2703 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 24 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2704 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 83 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2706 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 84 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2008/2708 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 147, 148 and 149 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 12-11-2008 Refused

10189/APP/2008/2709 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 7 and 82 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2711 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 132, 133 and 134 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

Decision: 07-11-2008 Refused

10189/APP/2008/2712 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORIES TO PLOTS 3, 5, 90, 91, 92, 126, 127, 128, 130, 181, 182, 195, 196, 197, 198, 299 AND 300 (APPLICATION TO VARY PARTS OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

Decision: 26-11-2008 Approved

10189/APP/2010/1976 Raf Eastcote Lime Grove Ruislip

Erection of timber sheds in the rear garden of Nos. 1, 5, 11, 13, 15, 40-48 (evens), and 52-104 (evens) Coleridge Drive, and 38 and 40 Flowers Avenue, as well as Plots 60-63, 82-86, 129, 132-134, 147-149, 184, 236-239 and 253-258 (Part retrospective application.)

Decision: 18-03-2011 Approved

10189/APP/2010/736 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

Decision: 22-06-2010 Approved

10189/APP/2010/737 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

Decision: 22-06-2010 Approved

10189/APP/2011/1119 Raf Eastcote Lime Grove Ruislip

Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

Decision: 14-07-2011 Approved

10189/APP/2011/1677 Former R A F Eastcote Lime Grove Eastcote

Replacement of one 5 bedroom unit (type 2000D) with an alternative 5 bedroom dwelling at plot 325. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008.

Decision: 06-10-2011 Refused

10189/APP/2011/1724 Former R A F Eastcote Lime Grove Ruislip

Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008)

Decision: 25-10-2011 Approved

10189/APP/2011/2278 Former Raf Eastcote Lime Grove Ruislip
3 no additional 2 bedroom apartments within Blocks C and W and re-design of 1 no 1 bedroom apartment within Block V approved under permission ref: 10189/APP/2007/3046

Decision: 10-11-2011 Withdrawn

10189/APP/2011/281 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East
Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2011/282 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East
Provision of glazed conservatory to plot 259: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2011/283 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East
Provision of glazed conservatory to plot 224: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

Decision: 07-04-2011 Approved

10189/APP/2012/106 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3, one bedroom live work units to 6, one bedroom bedroom flats (Block R)

Decision: 30-08-2012 Refused

10189/APP/2012/108 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3 one bedroom live work units to 6, one bedroom flats (Block H1)

Decision: 30-08-2012 Refused

10189/APP/2012/109 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block L)

Decision: 30-08-2012 Refused

10189/APP/2012/112 Former Raf Eastcote Lime Grove Ruislip
Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J)

Decision: 30-08-2012 Refused

10189/APP/2012/3143 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3144 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

10189/APP/2012/3145 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.).

Decision:

10189/APP/2012/3146 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

Decision:

Comment on Relevant Planning History

An enforcement case ENF/350/12 was opened on 4 July 2012 following complaint from a neighbour that an extra rooflight had been inserted in block D, and a dormer in Block C. In November 2012, it came to the Council's attention that there may also be discrepancies with Block W. Further investigation and neighbour complaints highlighted that House Types B & P have not been built in accordance with the approved plans.

The applicant has submitted five concurrent applications, inclusive of the current application, to regularise the breaches at the site.

Outline planning permission was granted on 9th March 2006, for residential development at the former RAF Eastcote site. On February 21st 2008, four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

A S73 application to vary this outline planning permission was approved on 21st February 2008 (application ref:10189/APP/2007/3383), to allow flexibility in how vehicular access was to be achieved into the northern portion of the site from Road Eastcote Road. The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008 and has been implemented.

Reserved matters covering details of siting, design, external appearance and landscaping for 385 residential units (ref: 10189/APP/2007/3046) were approved on 31 March 2008. In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved. Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

4. Planning Policies and Standards

No additional Planning Policies or Standards for consideration.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM9 (2012) Safeguarding Mineral Resources

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 16th January 2013.

Press Advertisement: Printed 23rd January.

29 neighbouring occupiers along with the Eastcote and Pembroke Park Residents Associations were notified of the application on 14th January 2013. By the close of the consultation period the Eastcote Residents Association had returned a petition with 33 signatures to the Local Planning Authority. This petition objected to all five concurrent applications as they believe the aggregated effects of all five applications are as follows:

- Loss of Privacy
- Unacceptable Increase in Density across the Scheme

A second petition of 26 residents on Eastcote Road was also received during the consultation period. The signatories on the second petition were not the same as those on the first petition. These neighbouring occupiers also objected to all five applications on the following grounds:

- Loss of Privacy
- Unacceptable Increase in Density across the scheme
- Harm the Character and Appearance of the Eastcote Villages Conservation Area
- Harm to the Appearance of the Approved Building.

The above issues will be discussed in the main body of the report.

Internal Consultees

URBAN DESIGN AND CONSERVATION

As built there are changes to the eaves position, fenestration and dormers, and the addition of varied roof lights, plus internal changes. The changes have very clearly resulted in a dilution of the original design quality of this block. On balance the changes are not considered to warrant a refusal of this application on design grounds.

ACCESSIBILITY OFFICER.

No accessibility concerns are raised as the amended layout offers an improvement over the plans approved previously.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development seeks a S.73 application to regularise the completed development, due to a number of breaches of the reserved matters approval. The amendments are outlined in the proposed development section of this report.

All of the proposed amendments are considered not to significantly alter the proposed scheme to an extent where a new consent would be required. Therefore, the use of the s.73 application is considered acceptable in this instance.

7.02 Density of the proposed development

A number of neighbouring occupiers have objected to the proposed development on the grounds on an unacceptable increase in density across the site. This application forms one of five concurrent application and the neighbouring occupiers have objected to the accumulative impact on density from all five applications.

The development of Block W has been completed with the same number of dwellings and bedrooms as the reserved matters approval. The internal layout amendments to the stairwells has provided an additional study in each of the second floor flats. The addition of two more habitable rooms within a 385 unit scheme is considered to have an acceptable impact on the overall residential densities of the scheme.

Across the five applications there has been no additional residential units created and two bedrooms and two studies, totalling four habitable rooms, have been added across the whole site. The addition of four habitable rooms across a 385 unit scheme is not considered to increase the residential density to an unacceptable level. Therefore, no objection is raised in regard to the impact on the density of the scheme.

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

Block W would not be visible from the Eastcote Villages Conservation Area, due to its location to the south of the Block C, another 3 storey residential flat block. Therefore, the amendments being considered in this application would not harm the character and appearance of the Eastcote Village Conservation Area, in compliance with Policy BE4 of the Hillingdon Local Plan.

7.04 Airport safeguarding

The completed building has not increased in height above the level approved in the reserved matters application. Therefore, no objection is raised on airport safeguarding grounds.

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

The applicant seeks approval to regularise a number of alterations to the amended plans which are outlined in the proposed development section of this report. The Conservation and Urban Design Officer has reviewed the proposal and feels that whilst the amendments have diluted the quality of the original design, the harm to the visual amenities of the area would not be so great as to warrant a refusal of the application. Therefore, the application is considered to comply with Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Policies.

7.08 Impact on neighbours

The amendments which the applicant is seeking to regularise in this application have not increased the height or mass of the building. Therefore, the existing unapproved alterations are considered not to have caused significant harm to the residential amenity

of any neighbouring occupier in terms of loss of light, loss of outlook or sense of dominance.

The amendments to Block W have created a number of additional rooflights and dormers in the roofslopes of Block W. The main consideration is the new rooflights in the southern elevation facing Nos.200-206 Eastcote Road. Two of these rooflights would service habitable rooms, a study and open plan kitchen/dining room, with an obscure glazed window serving an en-suite. The southern elevation has a distance separation of 20 metres from the side elevation of Nos.204-206 Eastcote Road, which is marginally less than the required 21 metre standard. However, it is considered that the rooflights are set back from the eaves and therefore, are actually beyond the required 21 metres from these dwellings. In addition the side elevation of No.204-206 Eastcote Road has no habitable room windows in the side elevation facing Block W and there is a cluster of significant trees within the curtilage of No.204-206 Eastcote road, which provides sufficient screening to ensure no significant loss of privacy has occurred to these neighbouring occupiers. The dormers and rooflights on the remaining elevations would not overlook any neighbouring occupier and no objection is raised to their addition to the scheme. Therefore, the development is considered in accordance with Policy BE24 of the Hillingdon Local Plan.

7.09 Living conditions for future occupiers

The development of Block W has been completed with the same number of dwellings, and bedrooms as the reserved matters approval. The addition of more rooflights and dormers has provided additional sunlight and daylight into the approved dwellings above that of the reserved matters approval. Therefore, the development is considered to improve the living conditions of the future occupiers of the dwelling in accordance with Policy 3.5 of the London Plan (July 2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development of Block W has been completed with the same number of dwellings, and bedrooms as the reserved matters approval. The car parking and cycle parking has been provided in accordance with the reserved matters approval and no objection is raised in relation to car parking, cycling parking and pedestrian access.

7.11 Urban design, access and security

The completed development has not increased the height of the building or enlarged the footprint above that of the reserved matters approval. The additional windows and dormers are considered proportionate to the building and have an acceptable impact on the appearance of the surrounding area.

7.12 Disabled access

The amended internal layout to Block W would provide acceptable turning areas for wheelchair users and is considered to comply with Lifetime Homes Standards and Policy AM13 of the Hillingdon Local Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No alterations to the trees or landscaping within the site is being considered as part of this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No further comments in relation to the public consultations.

7.20 Planning Obligations

The s.106 officer has reviewed the proposal and considers the addition of 2 studies to the scheme to be 'de minimis' and no additional contribution towards educational facilities is sought.

7.21 Expediency of enforcement action

No further action required in relation to the breaches of condition being regularised by this application.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The completed development is considered to have had an acceptable impact on the visual amenities of the surrounding area and the character and appearance of the Eastcote

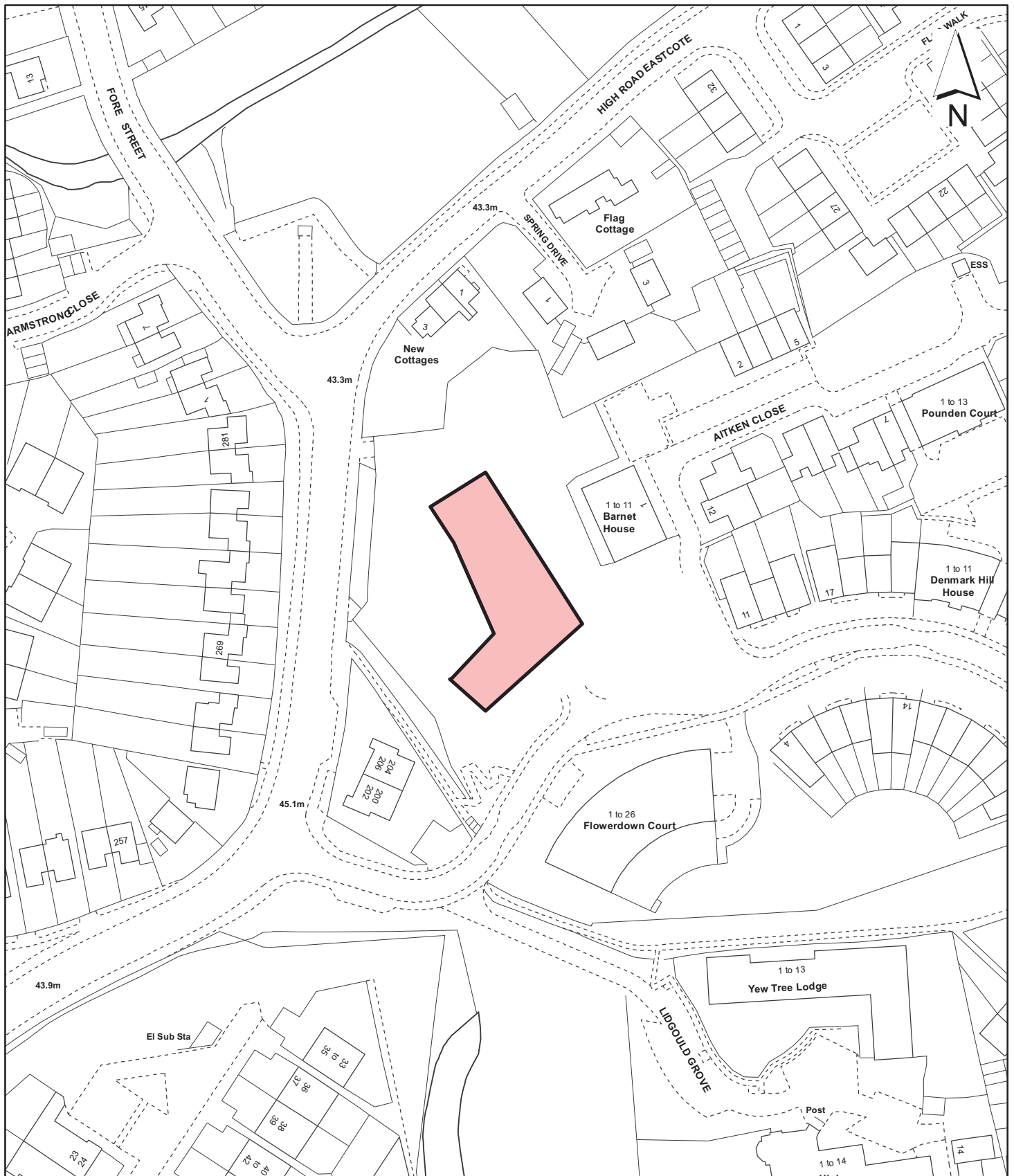
Village Conservation Area. The additional rooflights and dormers in Block W are considered not to have led to a significant loss of residential amenity of any neighbouring property. Therefore, the application is recommended for approval.

11. Reference Documents

The Hillingdon Local Plan.
The London Plan (July 2011).
National Planning Policy Framework.
Hillingdon Design and Accessibility Statement Accessible Hillingdon

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

Planning Application Ref:

10189/APP/2012/3147

Planning Committee

North Page 144

Scale

1:1,250

Date

**February
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	HARLYN PRIMARY SCHOOL TOLCARNE DRIVE PINNER
Development:	Construction of part two storey/part single storey extension to existing school; erection of a stand alone two storey classroom block; demolition of the existing caretaker's house, nursery building and refuse compound; demolition and removal of six temporary units; construction of an extension to the south of the main hall; partial refurbishment of the existing building; car parking; landscaping; and associated development.
LBH Ref Nos:	8883/APP/2012/3004
Drawing Nos:	8218/A/110 Rev.P14 (Proposed Ground Floor Plan) Unnumbered location plan showing demolition 8218/A/111 Rev.P13 (Proposed First Floor Plan) 8218/A/112 Rev.P12 (Proposed First Floor Plan) 8218/A/109 Rev.P14 (Proposed Ground Floor Plan) 8218/A/113 Rev.P6 (Proposed Elevations) 8218/A/102 Rev.P11 (Proposed Site Plan and Ground Floor) 8218/A/114 Rev.P6 (Proposed Elevations) 8218/A/115 Rev.P5 (Proposed Sections) 8218/A/116 Rev.P4 (Proposed Sections) 8218/A/119 Rev.P5 (Proposed Roof Plan) 8218/A/121 Rev.P4 (Proposed Elevations) 8218/A/125 Rev.P1 (Proposed Refuse Enclosure) 8218/A/141 Rev.P4 (Proposed Fire Strategy) 8218/A/142 Rev.P5 (Proposed Fire Strategy) 8218/A/143 Rev.P7 (Proposed Site and Building Access Strategy) 8218/A/090 Rev.P3 (Existing Ground Floor Plans) 8218/A/091 Rev.P4 (Existing First Floor Plans) 8218/A/095 Rev.P1 (Existing Site Plan Showing Demolition) 2915/015/120 (Elevations) 2915/015/121 (Sections) 2915/015/122 (Sections & Elevations) 2915/015/001 Rev.A 2915/015/002 Rev.A 2915/015/003 Rev.A Design & Access Statement prepared by Mace dated December 2012 (Rev.A) Planning Statement prepared by Montagu Evans dated December 2012 Transport Assessment prepared by Robert West dated November 2012 Level 2 Flood Risk Assessment prepared by Robert West dated December 2012 Energy Statement prepared by Low Carbon Consultants dated February 2013 (Rev.02) Report on Tree Inspections prepared by Broad Oak Tree Consultants Ltd dated 15/08/11 Landscape Maintenance Plan prepared by Wynne-Williams Associates Ltd dated November 2012 Ecological Survey Report prepared by Access Ecology dated July 2011 Ground Investigation Report prepared by WYG dated October 2012 Baseline Air Quality Assessment prepared by Air Quality Consultants dated

August 2011
 Sustainability Checklist
 BRUKL Assessment
 Statement of Community Involvement prepared by Montagu Evans dated
 December 2012
 Surface Water Drainage information prepared by Robert West dated
 31/01/13
 Validation and Calibration of traffic Models prepared by Robert West
 8218/A/100 Rev.P6 (Site Location Plan)
 8218/A/104 Rev.P24 (Proposed Site Plan)
 1240/LL/101 Rev.E (Landscape Layout Plan)
 1240/LP/301 Rev.A (Planting Plan)
 OS 486-12.1 Rev.B (Tree Retention & Removal Plan)
 OS 486-12.2 Rev.B (Tree Protection Plan)
 Arboricultural Impact Assessment prepared by Open Spaces dated
 February 2013

Date Plans Received:	03/12/2012	Date(s) of Amendment(s):	22/02/2013
Date Application Valid:	20/12/2012		13/02/2013
			04/02/2013
			20/12/2013
			15/02/2013

1. SUMMARY

This application seeks full planning permission for the significant expansion of Harlyn Primary School in Northwood through the provision of a new part single-storey, part two-storey extension to the east of the existing school building, extension to the school hall and the provision of a new two-storey stand alone classroom block. The development would also involve the demolition of six existing temporary classroom units, the caretaker's house, the nursery building and the refuse compound, partial refurbishment of the existing building, reconfiguration and extension of the car park, landscaping and other associated development.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net immigration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

Accordingly, the Council wishes to expand Harlyn Primary School from two forms of entry to three forms of entry to provide additional places for the children of the borough. The new school will provide capacity for a total of up to approximately 630 pupils, up to 90 nursery aged children (split into two sessions of 45) and approximately 119 staff.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Sport England

have raised no objections to the loss of playing field and the plans indicate a plot would be provided of sufficient size to provide a replacement dwelling, sufficient to offset the loss of the caretaker's property, in accordance with Local Plan policy.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8218/A/110 Rev.P14, 8218/A/100 Rev.P6, Unnumbered location plan showing demolition, 8218/A/111 Rev.P13, 8218/A/112 Rev.P12, 8218/A/104 Rev.P24, 8218/A/109 Rev.P14, 8218/A/113 Rev.P6, 8218/A/102 Rev.P11, 8218/A/114 Rev.P6, 8218/A/115 Rev.P5, 8218/A/116 Rev.P4, 8218/A/119 Rev.P5, 8218/A/121 Rev.P4, 8218/A/125 Rev.P1, 8218/A/141 Rev.P4, 8218/A/142 Rev.P5, 8218/A/143 Rev.P7, 8218/A/090 Rev.P3, 8218/A/091 Rev.P4, 8218/A/095 Rev.P1, 2915/015/120, 2915/015/121, 2915/015/122, 2915/015/001 Rev.A, 2915/015/002 Rev.A, 2915/015/003 Rev.A, 1240/LL/101 Rev.E, 1240/LP/301 Rev.A, OS 486-12.2 Rev.B & OS 486-12.1 Rev.B, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until it has been completed in full accordance with the details within the following specified supporting plans and/or documents:

Reduction in energy use and renewable technology installation [Energy Statement prepared by Low Carbon Consultants dated February 2013, Sustainability Checklist]

SUDS [Flood Risk Assessment prepared by Robert West dated December 2012, Surface Water Drainage Information prepared by Robert West dated 31/01/13]

Fully accessible development [Design and Access Statement prepared by Mace dated December 2012, Email from Montagu Evans dated 21/02/13]

Highway Mitigation Measures [Transport Assessment prepared by Robert West dated November 2012]

Landscaping [Report on Tree Inspections prepared by Broad Oak Tree Consultants Ltd dated 15/08/11, Arboricultural Implications Assessment prepared by Open Spaces dated February 2013]

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

REASON

To ensure that the development complies with the objectives of Policies OE1, OE8, R16, AM2, AM9, AM7 and AM13 of the Hillingdon Local Plan: Part 2, and policies 3.1, 3.8 and Chapter 6 of the London Plan (2011).

5 COM7 Materials (Submission)

Within 1 month of the start of contract on site, details of all materials and external surfaces, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

6 COM6 Levels

Prior to start of any development around trees to be retained plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings and external works shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

7 COM8 Tree Protection

No site clearance or construction work shall take place until the fencing, to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained, has been erected in accordance with the approved plans. Thereafter, 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 2.

8 COM9 Landscaping (including refuse/cycle storage)

Within 1 month of the start of contract on site a landscape scheme shall be 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 Covered and secure cycle and scooter storage facilities
 - 2.b Means of enclosure/boundary treatments
 - 2.c Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part 2 and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

9 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely

damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

10 TW2 Tree Works - Crown Reduction

Prior to commencement of any work to T47 full details of the proposed crown reduction shall be submitted to and approved in writing by the Local Planning Authority. This work shall comprise a reduction in both height and spread over the whole crown by shortening or removing peripheral branches in a uniform and systematic manner. Where branches are shortened, they should be cut back to a suitably positioned secondary branch.

Crown reduction shall not be construed as 'lopping' or 'topping' and shall result in a tree of typical form for the species and of balanced appearance. The works shall be carried out in accordance with the recommendations contained in BS 3998:2010 'Tree work - Recommendations'. Climbing irons or 'spikes' shall not be used during the execution of the work.

REASON

In order to protect health of the tree and the visual amenity of the area in compliance with policy BE38 of the Hillingdon Local Plan: Part 2.

11 COM31 Secured by Design

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

REASON

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

12 SUS6 Green Travel Plan

Prior to first occupation of the development hereby approved, the details of the proposed mitigation measures identified within the Transport Assessment (by Robert West, dated November 2012), including expansion of the existing breakfast/after school clubs, staggering of the start/end school times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, shall have been submitted to and approved in writing by the Local Planning Authority as part of the school's revised Travel Plan. Thereafter a Travel Plan review shall be undertaken and submitted in writing to the Local Planning Authority for approval on an annual basis until the school is fully occupied. The mitigation measures identified in the Transport Assessment and the Travel Plan review shall be implemented for the duration of the development.

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.

13 NONSC Fire Evacuation Plan

Prior to construction of the building hereby approved a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part 2 and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

14 COM29 No floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: part 2; and to protect the ecological value of the area in accordance with Policy EC3.

15 NONSC Environment Agency/LPA water efficiency condition

Within 1 month of the start of contract on site a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) Heathrow Primary School, Sipson (November 2012 2915/022/R023) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA and shall incorporate sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Additionally it will:

- i. provide details of the surface water design and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased

approach to building.

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

iv. incorporate water saving measures and equipment.

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

vi. 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

16 NONSC Sport England 1

Prior to occupation of the development/use hereby permitted:

i. A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

ii. Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be complied with in full prior to commencement of the remainder of the permitted development.

REASON

To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field, in accordance with policy R4 of the Hillingdon Local Plan: Part 2.

17 NONSC Sport England 2

The playing field/s and pitch/es shall be laid out in accordance with the drawing no. 8218-A-04-Rev.P22 dated 19/2/2013, and made available for use prior to first occupation.

REASON

To ensure the quality of pitches is satisfactory and they are available for sports use in compliance with policy R4 of the Hillingdon Local Plan: Part 2.

18 NONSC Sport England 3

Prior to the occupation of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

REASON

To secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport in accordance with policy R4 of the Hillingdon Local Plan: Part 2.

19 NONSC Energy

Within 1 year of occupancy of the new development the applicant must provide a report to the Local Planning Authority showing how £22,908 has been spent in the existing building to improve energy efficiency and reduce carbon emissions with the aim of reducing emissions by 1.8 tonnes per annum. The report shall clearly describe all the measures taken to reduce the emissions and the estimated savings (in kWhr and KgCO₂). The measures shall have been installed in accordance with the approved report and maintained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure a sustainable approach to energy efficiency and carbon reductions is met across the existing school site, in accordance with London Plan Policies 5.2 and 5.3.

20 NONSC Replacement dwelling

Prior to first occupation of the development hereby approved, an application for planning permission for a replacement dwelling, to be provided in the north west corner of the site as indicated on drawing number 8218/A/104 Rev.P22, shall be submitted to and approved in writing by the Local Planning Authority. That application shall include a schedule of implementation.

REASON

To ensure there is no loss of residential accommodation in accordance with policies H2 and H3 of the Hillingdon Local Plan: Part 2.

21 NONSC Hours of use

The playing fields shall not be used between the hours of 21:00 and 08:00 Monday to Friday, before 10.00 or after 19:00 on Saturdays, before 10.00 or after 18:00 on Sundays and not at all on Bank Holidays and other Public Holidays.

REASON

In the interests of residential amenity in accordance with policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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

3 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.

4 13 Building Regulations - Demolition and Building Works

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

5 111 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 112 Notification to Building Contractors

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

7 115 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.

8 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk

- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

10 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

11

The Council's Access Officer has advised as follows:

- a) 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.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate décor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
- f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

g) Part IV of the Disability Discrimination Act 1995 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

3. CONSIDERATIONS

3.1 Site and Locality

Harlyn Primary School occupies an approximately 2.5 hectare irregularly shaped plot, located to the south of Tolcarne Drive in Pinner. The school comprises a two-storey brick built building located behind a sizeable playground and fronting Tolcarne Drive. An existing temporary building is located adjacent to the south east end of the building, and an array of temporary classrooms are located towards the rear of the main building. The school's nursery is located in the northern most corner of the site fronting Tolcarne Drive and a vacant caretaker's property is located towards the front of the site. Playing fields are located to the south and north west of the main school buildings.

The school falls within a largely residential area and is surrounded by residential properties on all sides.

The entire school site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

This application seeks full planning permission for the provision of a part single-storey part two-storey extension and the erection of a two-storey stand alone block, and ancillary development, at Harlyn Primary School in Northwood, to increase the capacity of the school from two to three forms of entry.

A two-storey extension would be erected to the east of the existing school building. This would step down to single-storey adjacent to the school's eastern boundary. At ground floor level this would comprise four classrooms and circulation space and at first floor level this would comprise three classrooms and circulation space. For the purposes of this report, this extension shall be referred to as the eastern block.

To the west of the existing school building a two-storey stand alone classroom block, stepping down to single-storey towards its western end, would be provided. At ground floor level this would comprise four classrooms, including a nursery, a studio, staff room, WC facilities, a group room, a store room, office space, a sick bay, a hygiene room, circulation space and ancillary facilities. At first floor level this would comprise six classrooms, an ICT suite, a design technology/food science room, WC facilities, circulation space and ancillary facilities. For the purposes of this report, this building will be referred to as the western block.

The new nursery will be located at the end of the western block, connected internally to the remainder of the classrooms within the block. The nursery will have its own public entrance, accessible from a paved courtyard on the north side. Access will be provided to an external covered play area and to the playground beyond.

To the rear of the existing building a single-storey extension would be provided to the hall.

The existing building will be refurbished to provide toilets, library and storage facilities, and

the main hall will be extended.

Six existing temporary classroom units, currently located towards the south west and east of the existing school building would be removed from the site. Furthermore, the existing caretaker's house, nursery building and refuse compound, all located towards the front of the site, would be demolished.

The existing staff car park would be reconfigured and extended to provide 38 spaces, including four disability standard spaces (an increase of 18 spaces). Provision would also be made for cycle and scooter parking.

Further exterior works are proposed as follows:

- Creation of main entrance approach and plaza;
- Staff and visitors car park;
- New refuse area;
- Playgrounds to serve the nursery and reception years;
- New railings and gates at the front boundary of the site; and
- Close boarded fences to separate the residential gardens adjacent to the perimeter footpath on the western boundary.

A new vehicular access point will be provided from Tolcarne Drive to be used primarily to access the staff and visitor's car park. The main pedestrian access will be via a new tree lined avenue from Tolcarne Drive, leading to a circular plaza.

The proposals involve the loss of a the vacant former caretaker's house in order to allow improvements to access arrangements. It is proposed to reprovide this through a subsequent planning application. Nevertheless, the submitted plans indicate that a plot on the edge of the school site has been set aside for this.

3.3 Relevant Planning History

8883/AA/97/1732 Harlyn Primary School Tolcarne Drive Pinner
Erection of a single storey relocatable double classroom unit

Decision: 05-02-1998 ALT

8883/APP/1999/2460 Harlyn School Tolcarne Drive Pinner
ERECTION OF ENTRANCE LOBBY INCLUDING REMOVAL OF EXISTING DOUBLE DOOR AND FRAME, AND REPLACEMENT WITH A WINDOW

Decision: 17-01-2000 ADH

8883/APP/2001/149 Harlyn Primary School Tolcarne Drive Pinner
RETENTION OF MOBILE CLASSROOM; RENEWAL OF PLANNING PERMISSION REF. 8883W/94/1751 DATED 23/01/95

Decision: 08-05-2001 ALT

8883/APP/2001/1859 Harlyn Primary School Tolcarne Drive Pinner

ERECTION OF SINGLE STOREY EXTENSION TO EXISTING MODULAR CLASSROOM FOR USE AS A DISABLED TOILET AND CLASSROOM FACILITIES

Decision: 09-10-2001 ALT

8883/APP/2003/205 Harlyn Primary School Tolcarne Drive Pinner
RENEWAL OF TEMPORARY PLANNING PERMISSION REF.8883AA/97/1732 DATED 05/02/1998; CONTINUED USE OF SINGLE STOREY RELOCATABLE DOUBLE CLASSROOM UNIT

Decision: 12-03-2003 ALT

8883/APP/2005/24 Harlyn Primary School Tolcarne Drive Pinner
ERECTION OF SINGLE STOREY EXTENSION TO WESTERN END OF MAIN BUILDING TO PROVIDE OFFICE, CLASSROOMS, STORES AND TOILETS

Decision: 11-02-2005 Approved

8883/APP/2011/941 Harlyn School Tolcarne Drive Pinner
Installation of a temporary mobile double classroom for a period of 3 years.

Decision: 02-06-2011 Approved

8883/F/76/1228 Harlyn Primary School Tolcarne Drive Pinner
Extension/Alterations to Educational premises (P) of 60 sq.m.

Decision: 08-09-1976 ADH

8883/G/79/0955 Harlyn Primary School Tolcarne Drive Pinner
Extension/Alterations to Educational premises (P) of 21 sq.m.

Decision: 16-08-1979 ADH

8883/H/81/1518 Harlyn Primary School Tolcarne Drive Pinner
Educational dev. - 80sq.m. (Full)(P)

Decision: 08-01-1982 ADH

8883/J/81/1796 Harlyn Primary School Tolcarne Drive Pinner
Extension/Alterations to Educational premises (P) of 60 sq.m.

Decision: 22-01-1982 ADH

8883/L/85/0129 Harlyn Primary School Tolcarne Drive Pinner

Retention of existing mobile classroom.

Decision: 11-02-1985 ALT

8883/M/85/1918 Harlyn Primary School Tolcarne Drive Pinner
Householder dev. (small extension,garage etc) (P)

Decision: 14-02-1986 ALT

8883/N/89/1009 Harlyn Primary School Tolcarne Drive Pinner
Retention of mobile classroom

Decision: 25-07-1989 ALT

8883/P/90/0406 Harlyn Primary School Tolcarne Drive Pinner
Retention of storage shed

Decision: 18-09-1990 ALT

8883/R/91/1061 Harlyn Primary School Tolcarne Drive Pinner
Retention of mobile classroom; Renewal of planning permission ref. 8883N/89/1009 dated
25.7.89

Decision: 21-04-1992 ALT

8883/T/93/1487 Harlyn Primary School Tolcarne Drive Pinner
Retention of storage shed

Decision: 24-06-1994 Approved

8883/W/94/1751 Harlyn Primary School Tolcarne Drive Pinner
Erection of a single mobile classroom

Decision: 23-01-1995 Approved

8883/Y/96/0520 Harlyn Primary School Tolcarne Drive Pinner
Extension to nursery and provision of glazed canopy to form external play area

Decision: 24-05-1996 Approved

Comment on Relevant Planning History

The site has an extensive planning history as summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
 Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
 Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
 London Plan (July 2011)
 National Planning Policy Framework
 Hillingdon Supplementary Planning Document: Accessible Hillingdon
 Hillingdon Supplementary Planning Document: Residential Layouts
 Hillingdon Supplementary Planning Guidance - Community Safety by Design
 Hillingdon Supplementary Planning Guidance - Noise
 Hillingdon Supplementary Planning Document - Air Quality
 Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- R4 Proposals that would involve the loss of recreational open space
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th January 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 514 local owner/occupiers and the Northwood Hills Residents' Association. Site and press notices were also posted. Eleven letters of objection have been received, which raise the following concerns:

- i) Residents were told the existing double classroom would be removed within 3 years and the permanent building would be at the western side of the school.
- ii) Inadequate consultation regarding the temporary building and loss of trees.
- iii) Sport England require the land at Harlyn and other Hillingdon schools to be used just for sport.
- iv) There are laws in place regarding how close buildings can be sited to adjoining properties (including gardens). All residents who have gardens which back directly onto the playing fields must give their permission.
- v) The temporary classroom is higher than residents were told.
- vi) Adjoining residents are private owners, not Council tenants, and should be treated as such.
- vii) Inadequate consultation regarding the current proposals.
- viii) The gross impingement of the east side extension on adjoining properties/gardens is unacceptable. The adjoining garden is very small (10m by 5m). The extension will come within 5.5m of the boundary fence and is 4m high at the nearest point, climbing to 6.35m high within 12m of the boundary fence.
- ix) The adjoining gardens will be completely overwhelmed by the size/height of the development and will no longer be places to relax and enjoy.
- x) When the temporary classroom was installed trees were removed without planning permission and screening to residents was lost (photos provided). Replacement planting was not provided and existing trees are dying.
- xi) Trees and screening adjacent to properties to the east would be reduced further.
- xii) There is no space for replanting due to hard standing/paving.
- xiii) Contrary to some plans there is a bush not a tree at the end of the garden of 140 Tolcarne

Drive.

xiv) Some plans are misleading as they give the impression that the extension will be further than it is from the nearest property to the east. The property is on a corner plot and the gardens angle in to the school.

xv) Gates and footpaths will be located adjacent to the boundaries raising issues of security and loss of privacy.

xvi) The east side single-storey classroom should not be built in this location and should be sited elsewhere to allow more space between adjoining properties (as with the west side extension).

xvii) Additional planting should be provided on the east side of the site and residents should be consulted on what planting is removed and reprovided.

xviii) Loss of privacy due to double height extension and proximity of footpaths to adjoining gardens.

xix) The infrastructure within the area is strained. The proposals will cripple the transport network which is made worse by the heavily used driving test centre.

xx) Impact on air quality due to increased traffic.

xxi) Noise from the school can already be heard. This will become unacceptable with the increase in students.

xxii) The green land within the school is limited. Removing it for expansion is unjustified as it should be used to expand the car park.

xxiii) The plans only take into consideration what is best for the school. Not what is best for residents or the surrounding areas.

xxiv) The school is currently undersubscribed. Where is a 50% increase in children coming from?

xxv) The proposed building will be far more intrusive than the existing as it will be closer to nearby housing.

xxvi) Unacceptable impact on the highway network, which is already heavily congested.

xxvii) It is suggested that a travel plan will help traffic flow. This must have been tried already and has obviously not been successful.

xxviii) Parked cars and congestion in Tolcarne Drive prevent access for emergency vehicles.

xxix) The plans suggest more provision will be made for cyclists. Children under 10 will not cycle to school. There is too much traffic for this to be safe.

xxx) There will be 119 staff travelling to the school. There are only 38 parking spaces so where will they park?

xxxi) 50% of dwellings in the surrounding area do not have off-street parking, contrary to the Transport Assessment. The proposal will almost double the capacity of the school and cause enormous congestion issues, parking stress, reduced visibility between pedestrians and vehicles and inappropriate parking.

xxxii) The multi-use games area will attract more vehicles out of school hours with all the associated inconvenience, noise, parking problems and litter.

xxxiii) Access to residents' garages and driveways is blocked by parents parking inconsiderately. Residents receive verbal abuse if they ask parents to move.

xxxiv) Traffic problems are worse at the weekend and evenings when residents' cars are present.

xxxv) Noise and light pollution would have a negative impact on quality of life.

xxxvi) There needs to be a drop-off area inside the school grounds which will be safer for children.

xxxvii) A planning officer needs to visit the site at peak hours to see the situation.

xxxviii) A one way system in Tolcarne Drive and Harlyn Drive should be provided and the driving test centre should not be allowed to open before 9.30am.

xxxix) Pedestrian safety as the road is busy, parking limited and there are no crossings or speed bumps to prevent parents from parking.

xl) Resident permit parking should be looked into.

xli) Will a synthetic pitch be provided, will it have floodlights, will it be used at evenings and weekends, will it be used for the sole use of the school or will it be hired to others? Residents object to the provision of a synthetic pitch due to noise and congestion.

xlii) The school is undersubscribed. Where will the pupils come from. If from Harrow is that borough contributing to the cost and are they aware of traffic impacts on key junctions within their

borough boundary?

- xlili) There will be up to 119 staff but only 38 car parking places. Where will the rest park as there are not enough parking spaces in the surrounding roads due to resident parking.
- xliv) The parking assessment fails to take into consideration loss of available parking spaces that LB Hillingdon's traffic scheme proposes.
- xlv) Conditions should be imposed to reduce the number of staff driving to the school.
- xlvi) Concerns are raised over the assessment methodology used to determine the traffic impacts of these proposals, the Transport Assessment, and specifically with the use of Picady and some of the assumptions used within this modelling.
- xlvii) The Transport Assessment fails to account for other development in the area which will further impact on kerbside, road and junction capacity.
- xlviii) Picady makes basic assumptions on how traffic behaves and is unable to assess the interaction between the development of queues blocking the junction. Accordingly, the modelling is flawed and does not adequately represent on-site conditions.
- xlix) Concern is raised, particularly regarding the assessment of the junction of Joel Street, Tolcarne Drive and the Tesco petrol station where access will be blocked due to queuing and parked cars.
- l) Assessment of junctions, traffic streams and queue lengths is inaccurate.
- li) The model appears to be un-validated in terms of the results given by the base model and no evidence of any validation exercise is apparent.
- lii) The Transport Assessment should also assess the impact on the roundabout junction at Northwood Hills Circus which suffers serious congestion.
- liii) The level of assessment undertaken completely fails to accurately reflect the local network - a full network analysis must be carried out using appropriate modelling software and data requirements.
- liv) The Transport Assessment fails to assess surrounding roads such as Colchester Road, Winchester Road, Norwich Road, etc.
- lv) The physical measures, which the Council is carrying out anyway, will not encourage people to walk, will increase accidents and are not supported by most residents. They fall short of what is required.
- lvi) The soft measures will not work as a Travel Plan has been in place since 2006 and has not encouraged parents to use alternative modes of transport.
- lvii) The cycle parking proposed fails to comply with London Plan standards and the cycle parking facilities are too small to accommodate the number of bicycles proposed.
- lviii) The proposal would be detrimental to residential amenity contrary to policy BE21 of the Local Plan.
- lix) The development is contrary to Hillingdon's Local Implementation Plan (LIP), Core Strategy and AM7 of the Local Plan: Part 2 policies, as it will increase congestion and does not reduce car use.
- lx) No noise survey has been conducted.
- lxi) If this were a private development the Council would not allow it.
- lxii) The justification to expand this school has not been made clear, the school is currently undersubscribed and conclusive evidence to support the predicted future population growth in this area has not been made available.

It should be noted that the applicant has submitted a Statement of Community Involvement, which provides details of consultation, which was carried out by the applicant, prior to submission of the planning application. A consultation event was held with residents, parents and teachers in May 2012. Attendees were asked to fill in feedback forms at the event, copies of which have been provided. Eight forms were filled in. Three attendees were opposed to the scheme, four were in favour but had concerns and one was unsure. The concerns raised primarily related to proximity of the proposed building to residential properties, the height of the building, traffic congestion, insufficient consultation and noise.

SPORT ENGLAND

As you will recall, Sport England raised concern that the submitted scheme had changed since pre-application stage and resulted in a greater loss of playing field than the pre-application scheme. As such, Sport England saw fit to register a formal objection. Since then, that applicant has provided revised drawing no. 8218-A-04-Rev22 dated 19/2/2013. This drawing demonstrates that the site will be capable of accommodating 3no U9/10 football pitches.

Whilst the scheme still results in a loss of playing field land, it is recognised that the same number of pitches can still be accommodated and thus the sporting potential of the site has been maintained. In addition, there is scope to provide better quality pitches than those which currently exist.

As such, Sport England is willing to withdraw its objection, accepting that in practical terms, exception E4 is met in the main. However, the construction of the new playing field areas will be key in ensuring that fit for purpose pitches are provided. With that in mind, Sport England withdraws its objection, subject to the following condition(s) being attached to the decision notice (if the Council are minded to approve the application):

1. Prior to commencement of the development/use hereby permitted:
 - i. A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - ii. Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be complied with in full prior to commencement of the remainder of the permitted development.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field

2. The playing field/s and pitch/es shall be laid out in accordance with the drawing no. 8218-A-04-Rev22 dated 19/2/2013, and made available for use prior to first occupation.

Reason: To ensure the quality of pitches is satisfactory and they are available for use

3. Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

ENVIRONMENT AGENCY

Further to our letter dated 17 January 2013 we have received an email from Montagu Evans LLP dated 13 February 2013 with additional calculations for surface water.

The additional document addresses our initial query relating to discharge rates and now shows that the London Plan targets can be met i.e. minimum of 50% reduction in rates. We are therefore satisfied that the condition we requested in our letter of 17 January can remain.

"Development shall not begin until an updated detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) 2915/022/R017, November 2012, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme should demonstrate a restriction in run-off and surface water storage in accordance with the London Plan, unless otherwise agreed with the Local Planning Authority.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity."

Internal Consultees

HIGHWAY ENGINEER

The development proposals are for the provision of additional classroom facilities at the existing Harlyn Primary School, which will include the provision of 18 additional parking spaces and 20 cycle parking spaces.

The existing vehicle access to the school will be relocated adjacent to the western boundary of the site. As a result, the existing 'Keep Clear' carriageway markings will be amended.

It is noted that a traffic management scheme is proposed along Tolcarne Drive, which will introduce a 20 MPH Zone adjacent to the site and will include the provision of raised tables and a controlled crossing (zebra). While this scheme does not form part of the expansion of the site, it is understood that the works will be completed by the spring of 2013, which will provide clear benefits in terms of highway safety.

In order to assess the development in relation to the expected impact along the adjacent highway network, a Transport Assessment (TA) has been submitted in support of the development.

The TA has undertaken an assessment of the parking demand in relation to the existing and future on street parking capacity along the adjacent highway network, which has been based on the current modal share at the school and by undertaking a parking beat survey.

The parking beat survey was undertaken along Tolcarne Drive, Harlyn Drive and Henley Gardens. From the survey, it has been identified that during the existing morning and afternoon peak periods there is available on street parking capacity (apart from Tolcarne Drive adjacent to the school) within the surrounding area.

However, it is considered that if mitigation measures are not provided, then the proposed expansion of the school would result in an increase in parking demand at drop off/pick up times. Given the existing parking demand along Tolcarne Drive, mitigation measures are therefore required to achieve null detriment.

In order to consider the increase of vehicle trips associated with the development, the TA has undertaken a capacity analysis of the priority junctions of Joel Street/Tolcarne Drive, Cuckoo Hill/Chamberlain Way and Tolcarne Drive/ Chamberlain Way for the design year 2019 and future year - 2029.

However, when reviewing the analysis at the junction of Joel Street/Tolcarne Drive, it is noted that this junction cannot be accurately modelled due to the congested nature of the network and the way in which the junction operates. Nevertheless, it is clear that the development will increase traffic through the junction, which will further increase existing levels of congestion. Therefore, mitigation measures (Travel Plan) are required to be provided to address the increase in vehicle trips.

When assessing the junctions of Cuckoo Hill/Chamberlain Way and Tolcarne Drive/ Chamberlain Way, the TA has demonstrated that these junctions will operate within capacity.

The TA has undertaken a review of accident data along the highway adjacent to the school for a five year period. As a result, it is clear that the area is not an accident hotspot.

When assessing the proposed cycle parking provision within the site, this has been based on the current mode share at the school, which has identified that there is currently no demand for cycle parking. However, in order to encourage cycling, cycle parking is required to be provided in accordance with Transport for London's standards, which requires the provision of 67 cycle parking spaces.

The TA has identified a number of measures to mitigate against the increase in demand for on street parking from the dropping off/picking up of pupils and by staff and associated vehicle trips. Measures will focus on achieving an increase in the existing mode share to encourage a shift away from car usage alongside peak spreading in order to achieve null detriment above the existing demand from the school.

The proposed mitigation measures will be incorporated within the existing school Travel Plan, which will include the promotion of before/after school clubs, staggering school start/end times, promotion of a car sharing scheme, the promotion of walking/cycling and the use of public transport, alongside greater use of Harlyn Drive for dropping off/picking up of pupils.

It is considered that additional measures are required to be identified to provide a robust plan, which should include age appropriate road safety education, the operation of a walking bus, a cycle club and a specific car sharing database for both pupils and staff alongside associated targets. The updated Travel Plan is required to be submitted and agreed in writing by the LPA and implemented before occupation of the site, which should be secured under a suitable planning condition/S106 Agreement.

Thereafter, the Travel Plan is required to be reviewed at regular intervals (at least annually) and if required, updated and/or amended in order that its aims and objectives are achieved. A Travel Plan review is required to be undertaken and submitted to the LPA for approval and this should be secured under a suitable planning condition/S106 Agreement.

Additionally, the development is required to provide electrical charging points within the proposed staff car parking bays at the site. This should also be required to be covered through a suitable planning condition.

Finally, a condition is required to be imposed on the planning consent requiring a traffic management plan to be provided before commencement of any works at the site in order to minimise the impact along the adjacent highway network during construction.

URBAN DESIGN/CONSERVATION OFFICER

There is no objection in principle to this proposal. Render should be used on the primary school block, not only to link it with the nursery, but also to relieve the large areas of brickwork on both

frontages- the nursery school/main entrance elevation is better in this respect. There also appear to be opportunities to improve the appearance of the existing block and its linkage, in terms of finishes and detailing, with the new additions.

One of the features of the site is its green edge with the pavement, whilst at present this is probably too dense and screens the school from Tolcarne Drive, the treatment of this frontage is important and the planting should be given careful consideration to retain its green character. At present a 2.4m high fence is proposed along this boundary, which seems overly tall. If possible, more landscaping should also be incorporated into the car parking area to soften its appearance.

Ideally, a mid red multi brick, or a yellow stock should be used to reflect the materials of the surrounding buildings - the brick of the existing school block is not characteristic of the area and using too dark a material would give the new build too strong a presence in the street scene.

Conclusion: No objection in principle, conditions are needed to secure improvements to the appearance of the building, to link its various elements and to reduce the apparent bulk of the primary school block.

TREES/LANDSCAPING OFFICER

This primary school site occupies a relatively flat area of approximately 2.5 hectares/6.2 acres and is situated within a suburban residential area on the south side of Tolcarne Drive. The school buildings are set back from, and run parallel to, Tolcarne Drive from which they are currently well-screened by a mix of evergreen conifers and deciduous trees and shrubs along the front boundary. The south-west boundary of the school grounds is defined by the rear gardens of Harlyn Drive, while the rear gardens of Tolcarne Drive, Lawson Gardens and Henley Gardens back on to the north-east and south-east boundaries of the playing fields. These boundaries also feature tree planting which provides varying degrees of screening.

In addition to the existing tree planting around the site boundaries, the most prominent landscape feature on the site is a mature dense Hawthorn hedge which lies on a south-west / north-east axis and separates the complex of buildings from the playing fields. A second hedge, with gaps, lies on a south-east / north-west axis and separates the marked out playing pitches from the athletics area.

The hedges provide useful spatial division of the site and combined with the boundary trees and ornamental shrubs contribute to the landscape character and visual amenity of the site. Trees on the site are not protected by Tree Preservation Order or Conservation Area designation.

Proposal:

The proposal is to demolish and remove six temporary units, the caretakers house, nursery building and refuse compound; construct a part two- storey / part single-storey extension to the existing school; erect a stand alone two storey classroom block; construct an extension to the south of the main hall; partially refurbish the existing building; provide car parking; landscaping; and associated development.

Landscape considerations:

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

· The Design & Access Statement sets out clear landscape objectives for the school grounds in section 3.6. This refers to the creation of a new car park and retention of selected trees along the site frontage. It acknowledges that trees will be removed as part of the proposal either for safety reasons, or to facilitate the development, as indicated on drawing No. 1240/LL/102. The scheme aims to provide hard and soft landscape enhancement, which ensures that there are

new landscaped areas associated with the development. Improved circulation, play provision and learning opportunities are to be provided within a secure environment. At 3.3.1 the report confirms that green (Sedum) roofs are to be incorporated into the sloping roofs around the nursery and reception areas, which will be visible from the playground.

- A tree report has been prepared by Broad Oak Tree Consultants, dated 15 August 2011. This report was carried out in accordance with BS5837:2005 which pre-dates the current British Standard which was revised in 2012.

- The report assesses the condition and value of 64No. individual trees and groups which are associated with the area of development. It does not extend to the playing fields to the south, which will be unaffected by the proposals. The tree references can be cross-referenced with MACE drawing Nos.001 Rev A, 002 Rev A and 003 Rev A.

- There is 1No. 'A' category (best, whose retention is most desirable) tree, T59 a Common Oak, situated on the west boundary at the end of the hedgerow. 10No.trees are considered to be 'B' quality (fair, whose retention is desirable), 39No. are 'C' quality (poor, but could be retained due to their collective and / or screening value) and 14No 'R' (now referred to as 'U' in the re-issued BS5837:2012) value. These trees should be removed in the interests of good arboricultural management. There is no objection to the conclusions of these assessments

- The report also identifies 12No. trees with structural defects or in declining health and makes recommendations for their felling or specific tree surgery. Tree work is recommended for T17, a Red Oak (within a tree pit on the north side of the large play area), T26, a Goat Willow (alongside the existing driveway), T47,a Red Oak (north-west corner of site / proposed future residential development) and T48, an Indian Bean Tree on the west boundary (immediately to the south of the proposed residential development).

- An updated report prepared by Open Spaces, dated November 2012, provides details of Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Measures, with reference to BS5837:2012. This confirms that 37No. individual trees (or groups) will be retained in association with the development.

- 14No. tree (or groups) will be removed for arboricultural reasons. These trees are all 'R' (or 'U') grade trees, as originally identified. No objection.

- A further 17No. trees will be removed to facilitate the development. These are all 'C' grade trees apart from two (G38 and T46) which appear in the list above (so have been double counted). No objection.

- Tree work has been recommended for trees T17, T47 and T48. There is no objection to this proposal. However, the crown (%) reduction of T47 should be specified.

- According to the Arboricultural Impact Assessment, the 'A' grade Oak and all of the 'B' grade trees are to be retained.

- MACE drawing No.104 Rev P21 (Proposed Site Plan) shows the new site layout and indicative landscape with retained trees, removed trees and opportunities for new planting. This plan casts doubt on the future of a number of trees which, according to the Arboricultural Impact Assessment are to be retained. The affected species include T33, an Ash (B), T47, a Red Oak (B),T48, an Indian

Bean Tree (B), T49, Birch (B). In the case of the last two trees, alterations to the play ground layout / circulation may be possible. While the removal of some of the vegetation along the site frontage is justified, the removal of evergreen species, in particular, will dramatically open up views into the site from Tolcarne Drive. In addition to tree planting, a hedge should be re-planted along this boundary to provide privacy (at eye level) for the school and re-instate a screen along this boundary.

- The new 38 space car park requires additional softening / screening. This should be achieved by re-inforcing the boundary planting and planting additional trees within the centre of the car park. This can be achieved without the loss of parking spaces.

- The outlook from the houses and rear gardens in Tolcarne Drive will be affected by the proposed new one and two-storey extension at the east end of the school. Particular attention should be paid to re-inforcing a soft landscape buffer along this boundary.

- An indicative Landscape Layout , drawing No. 1240/LL/101 Rev D, prepared by Wynne

Williams has been submitted, supported by a draft Landscape Maintenance Plan. A fully detailed hard and soft landscape plan is required which addresses the issues raised above.

· Full hard and soft landscape details are required, including planting plans, supported by schedules, specifications and management and maintenance details, in order to preserve and enhance the visual amenities of the locality and to ensure that the adequate facilities are provided.

Recommendations:

No objection, subject to the above considerations and conditions COM6, COM8, COM9 (parts 1,2,3,4,5 and 6), COM10 and TW2 (for tree T47).

ACCESS OFFICER

The proposal has been reviewed from an accessibility perspective and the following observations are provided in respect of the new Western block:

1. There is an aspiration to provide unhindered access for all by providing an accessible building.
2. The new building would present an opportunity to create accessible facilities within the existing school to provide the correct facilities in schools for disabled children who have complex care support needs. To this end, a 'Changing Places' cubicle should be incorporated into the scheme. The feasibility of this recommendation should be fully explored and further details should be provided.
3. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include: a) a stay-put policy within a large fire compartment(e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Conclusion: Additional details required in respect of points 2 and 3 above.

The following informatives should be attached to any grant of planning permission.

Recommended Informatives

- a) 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.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Part IV of the Disability Discrimination Act 1995 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

Officer comment: The applicant has confirmed that the required facilities will be incorporated into the scheme. This is addressed in part 7.12 of the report.

SUSTAINABILITY OFFICER

No objection.

FLOOD & WATER MANAGEMENT OFFICER

No objection subject to a condition regarding sustainable water management.

Officer comment: The Environment Agency have recommended a similar condition. Therefore, the recommended conditions have been combined to ensure all issued are covered.

ENVIRONMENTAL PROTECTION UNIT

Air Quality:

A baseline Air Quality Assessment was submitted in support of the application.

It is noted that the assessment looks at the baseline air quality of the site. It is unclear why the impact of the development was not considered within the assessment.

The proposed development is outside the designated AQMA, in an area which is currently below the European Union limit value for annual mean nitrogen dioxide (NO₂) based on 2011 air quality modelling carried out by CERC for the London Borough of Hillingdon and the baseline assessment.

Therefore no specific measures are required to be implemented at the development to protect from air pollution. However, mechanical intakes or natural ventilation (windows/e-stack ventilation) should be located away from exhausts to avoid recirculation of polluted air.

The Transport Assessment does indicate some impact as a result of the proposed development and a revised school travel plan has been put forward towards mitigation as a soft measure. It is also indicated that there will be additional parking on site. The Travel Plan should be required by way of condition.

The adoption of a no idling policy on school premises and along Tolcarne Drive and Harlyn Drive is encouraged to reduce NO_x emissions.

It is noted the Energy Statement recommends the use of solar PV panels, as the base loads and space required for CHP and biomass is not available at the site. The Sustainability checklist also mentions use of low NO_x boilers. Ultra low NO_x boilers should be used if possible.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007)

seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage educational development, it should be noted that the proposed development would result in loss of part of the playing field, albeit that replacement facilities would be put in place through the re-provision of grass pitches in the location of the existing mobile classrooms, which have been on site for several years and are now due to be demolished. Paragraph 74 of the

National Planning Policy Framework states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shows the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In this instance, Sport England have confirmed that whilst the scheme will result in a loss of playing field land, the same number of pitches can still be accommodated and therefore the sporting potential of the site has been maintained. Accordingly, they have raised no objections to the scheme subject to conditions regarding provision of replacement playing fields and community use of the site.

In addition to the above issues, it should be noted that the site accommodates a two-storey house, which is currently boarded up and vacant, and is due to be demolished.

UDP policies H2 and H3 seek to resist the loss of existing residential units. Policy H2 states that the Council will not normally grant planning permission for the change of use of residential units to other uses. Policy H3 states that:

"The loss of residential accommodation (which could be occupied with or without adaptation) will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought, subject to other policies in the plan."

Whilst not forming part of this application, the submitted plans indicate that land has been set aside to provide a replacement dwelling in the north west corner of the site. The plot would appear to be large enough to accommodate a dwelling of equivalent size and, accordingly, this is considered to comply with policies H2 and H3. A condition would be attached requiring the submission of a full planning application for the residential plot, should approval be granted.

The site does not fall within the Green Belt and has no other specific designations. The proposals are considered to comply with relevant local, regional and national planning policy relating to educational uses. Land has been set aside for the provision of a replacement dwelling in accordance with current planning policy and further details would be required by way of condition. Sport England have raised no objections subject to conditions. Accordingly, no objections are raised to the principle of the development subject to resolution of the issues raised by Sport England and the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land within the vicinity of this site.

7.07 Impact on the character & appearance of the area

Harlyn Primary School is located within a predominantly residential area, largely characterised by two-storey semi-detached properties. The existing school building, a predominantly two-storey brick built building with limited architectural merit, is set well back from Tolcarne Drive behind the school playground and car park. There are very limited views of the school available from any other surrounding roads.

The proposed east and west extensions to the school would follow a similar front building line to the existing school building and, as such, would similarly be set back from the street scene behind the existing playground and car park. Screening would also be provided by way of tree planting in front of the building and along the school's front (north) boundary.

The extensions would be of a modern flat roof design in keeping with the character and appearance of the existing building and it is not considered that they would be of any detriment to the visual amenities of the school site or surrounding area.

Limited views of the development, if any, would be available from Harlyn Drive to the south west, or from any other surrounding roads.

Whilst the car park to the front of the site would be extended, its impact on the street scene would be softened by tree planting along the site's front boundary. Conditions would be imposed, should planning permission be granted, to ensure sufficient and appropriate landscaping is provided along this frontage, as per the recommendations of the Council's Trees/Landscape Officer and, as such, it is not considered that the car park would have an unacceptable visual impact on the visual amenities of the school site or surrounding area.

It is proposed to demolish and/or remove several temporary buildings from the site, many of which appear to have been in situ for a long time and are time expired. Visually, this is considered to be a significant advantage of the permanent expansion works.

The proposal is considered to be in keeping with the character and appearance of the school site and it is not considered that it would have any significant impact on the visual amenities of the street scene or surrounding area. Accordingly, the proposal is considered to fully comply with Local Plan: Part 2 Policy BE13.

7.08 Impact on neighbours

The nearest residential properties to the nearest part of the proposed development are located in Tolcarne Drive, and adjoin the school's eastern boundary. The proposed east block would be predominantly two-storeys in height, stepping down to single-storey close to the boundary.

Residents have raised concerns over the proximity of the proposed building to the boundary. The nearest part of the proposed 4m high single-storey element of the block would be approximately 5.5m from the nearest part of the boundary fence. The nearest part of the two-storey element would be approximately 12m from the boundary.

Notwithstanding this, the Council's Supplementary Planning Document on Residential Layouts states that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m

should be maintained between adjoining two or more storey buildings. Furthermore, a minimum distance of 21m should be retained in order to ensure there is no unacceptable overlooking. The two-storey element of the proposed extension would be located approximately 24m away from the rear facade of the nearest residential property. This exceeds the requirements relating to overshadowing and overlooking in the Council's Supplementary Planning Document. Accordingly, it is not considered that the proposed development would have any significant impact on the residential amenity of the nearest residential occupants and refusal could not be justified on grounds of over prominence, overlooking or over shadowing.

The nearest residential properties to the nearest part of the two-storey west block would be located approximately 38m away. This complies with current Council guidance relating to overlooking, over prominence and overshadowing.

Notably, residents have also raised concerns over the provision of footpaths around the western and eastern boundaries, particularly in terms of potential security risk. It is understood the proposed footpaths would primarily be used by parents and children during drop-off and pick-up time to access relevant playgrounds. They would be contained within the school site, which is secure, and used during the school day only. Notably, whilst there are not currently footpaths in these locations, the area affected nevertheless falls within the school grounds and is fully accessible to users of the school. Accordingly, it is not considered that the footpaths would cause such a security risk, or lead to such an increase in levels of disturbance, that refusal could be justified.

7.09 Living conditions for future occupiers

The Council's guidelines relating to living conditions do not apply to schools. However, the proposals will be required to meet relevant Department for Education standards.

Notwithstanding the above, it is proposed to demolish the existing former caretaker's house on site. Whilst not forming part of this application, the plans indicate a plot has been set aside to provide a replacement dwelling in the north west corner of the school site.

The plot measures approximately 350m². Taking a three-bedroom house as an example replacement dwelling, the Council's Supplementary Planning Document on Residential Layouts requires a minimum internal floor area of 81m² and 60m² of external amenity space. Accordingly, even taking into consideration likely space required for car parking, refuse storage, etc, the plot would be amply sized to provide an appropriately sized replacement dwelling.

It is also considered that a dwelling could be provided on that plot without resulting in an unacceptable loss of privacy, daylight or outlook to adjoining properties. Accordingly, the plot designated for the replacement dwelling is considered to be suitable and full details of that development would be required by way of condition should approval be granted.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The expanded school would have a total of approximately 630 pupils, 90 nursery pupils (in two sessions of 45 each) and approximately 119 staff.

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop-off and, as is typical of most school sites, parents use surrounding roads for this. It is proposed to provide a total of 38 parking spaces (including four disability standard spaces) for use by staff only. This represents an increase of 18 spaces.

The applicant has submitted a Transport Assessment in support of the planning application.

Based on current trip generation data, the Transport Statement suggests that up to 137 two-way vehicle trips will be generated by parents and staff during peak drop-off and pick-up times. It concludes that whilst this will create a significant demand for short-term parking in the surrounding roads, it would not result in any significant impact on nearby junction capacity and that the impact of the expansion on the local highway network could be mitigated through the implementation of a robust Green Travel Plan.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified. Whilst it is acknowledged that Tolcarne Drive is very congested at peak pick-up and drop-off times, notably there is ample capacity within the surrounding area, a very short walk away from the school, and the Travel Plan will assist in spreading the peak demand period and encouraging use of more sustainable modes of transport.

In terms of staff travel this is unlikely to occur during peak times as the majority of staff arrive before and depart after peak pupil start/finish times. Accordingly, it is not considered that the additional trips generated by staff would lead to a significant demand for additional parking or have any significant impact on the highway network.

Whilst it is not considered that the proposed development would have such a detrimental impact on the local highway network sufficient to justify refusal, given that this is a permanent expansion, it is recommended that a condition be attached to require the submission of a Green Travel Plan to encourage the use of more sustainable modes of travel to/from the school.

In terms of cycle parking facilities it is proposed to provide facilities for the storage of up to 20 bicycles. Transport for London's Cycle Parking standards require 1 space to be provided per 10 staff or pupils. In this instance it is noted that the school currently has no cycle parking facilities and do not actively encourage pupils to cycle. Accordingly, it is considered that such facilities will be more attractive to staff in the first instance and that 20 is sufficient. In addition to cycle parking spaces 20 covered scooter parking spaces would also be provided which might be more attractive to the youngest children. The monitoring and additional provision of cycle and/or scooter parking spaces, should demand dictate, will be required through the school travel plan. Notably the Council's Highway Engineer has raised no objections in this respect.

The applicant has provided plans of the cycle and scooter stores. The cycle store would measure approximately 5.2m by 3.3m by 2.4m high and would be finished in treated softwood timber board fencing. The scooter store would measure approximately 1.7m by 1.4m by 1.6m high and would similarly be finished in timber.

It is not considered that the proposed development would result in such an increase in parking demand or have such a detrimental impact on the highway network that refusal could be justified. However, it is recommended that a condition be attached to require the submission of a Green Travel Plan to encourage the use of more sustainable modes of travel to/from the school. Notably the Council's Highway Engineer has raised no objections subject to conditions.

7.11 Urban design, access and security

Urban design

Harlyn Primary School is currently characterised by a predominantly two-storey, brick built, flat roofed building and numerous temporary classroom units, many of which have been on the site for many years and are in need of replacement. Whilst the proposed eastern extension and new western block are sizeable, their scale, height and design is considered to be visually acceptable in this location and would be in keeping with the character and appearance of the existing school building.

The eastern extension directly reflects the scale, height and design of the existing building. The larger western block would be taller than the existing building. It is understood this is primarily due to a change in levels on site and the need to meet modern building standards. Despite this, its proportions reflect that of the existing school building and it is not considered that it would appear as over dominant or out of character with the visual amenities of the school site or the surrounding area.

In terms of materials, it is largely proposed to finish the building in brickwork and render. The Council's Urban Design Officer has advised that a lighter brick and the addition of more render to the eastern block would enhance the visual appearance of the building. Accordingly, should approval be granted, it is recommended that a condition be attached requiring full details of materials and external finishes. The Urban Design officer has also suggested that consideration could be given to altering the fenestration. The fenestration directly reflects the internal space and use of the building. The existing building has no clear fenestration pattern. The proposed extensions and new block would be of a modern design and it is considered that they would enhance the visual amenities of an otherwise relatively dated building. Accordingly, it is not considered that this is justified in this instance.

The size, scale, height and design of the proposed extensions and new block are considered to be in keeping with the character and appearance of the existing building and would be visually acceptable in this location. A condition would be attached, requiring additional details relating to materials, should approval be granted.

Security

Given the size of the proposed extension, it is recommended that a condition relating to secure by design is added should approval be granted.

7.12 Disabled access

The submitted Design and Access Statement confirms that level or ramped access will be provided throughout the proposed development. It is necessary to provide ramped access in some circumstances due to the change in levels across the site. Disabled WC facilities will be provided and all new doors and finishes will fully comply with Part M of the Building Regulations. Three platform lifts will be provided throughout the school to give access to first floor level.

Notably, the Council's Access Officer has advised that a 'Changing Places' cubicle should be incorporated into the scheme, to serve those with complex care needs. The plans indicate that a hygiene room and a Medical Inspection (MI) room with sick bay would be provided. The applicant has advised that provision will be made for a future hoist to be installed within the hygiene room should the need arise. The room, which is located close to the nursery and reception classrooms, but also has access from the internal corridor, could be used by any member of staff in the school to assist a pupil with specific needs and the room will contain a shower with a low level screen, a height adjustable changing bench, a toilet and washing facilities. The MI room, which would also have a shower and

WC, could also be used for this purpose.

It is considered that all the required facilities for the changing places criteria, can be or have been provided. Accordingly, this is considered to be acceptable in this instance.

Whilst the applicant has provided a Fire Evacuation Plan, the Council's Access Officer has advised that additional information is required. Accordingly, this would be required by way of condition should approval be granted.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, Landscaping and Ecology

The majority of good quality trees in and around the school site would be retained. Where tree removal is required, and this is particularly apparent towards the front of the site, replacement tree planting would be provided. Notably, all the trees to be removed are considered to be low quality and many should be removed in the interests of good arboricultural management in any case.

It is considered that additional tree planting should be provided along the site's eastern boundary, to assist with providing an increased level of screening for residential properties which back onto the school site and are currently relatively exposed, along the northern boundary with Tolcarne Drive, to provide a softer boundary and increased screening, and within the car park area to help break up the areas of hard standing. The applicant has indicated that no objections are raised to this and these details can be required by way of condition.

It is not considered that the proposed development would result in such a loss of trees or landscaping of value that refusal could be justified. The applicant has committed to providing replacement planting and this can be required by way of condition. Notably, the Council's Trees/Landscape Officer has raised no objection to the proposals subject to conditions.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities will be provided within the car park towards the front of the school site. These would measure approximately 9.9m by 5.0m by 2m high and would be timber built. They would be capable of accommodating up to eight refuse/recycling bins. The proposed facilities are considered to be acceptable in this instance. However, it should be noted that the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 25% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement and a Sustainability Checklist to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the extensions and new blocks will be well insulated, use of high efficiency boilers, energy efficient lighting, natural ventilation, etc, photovoltaic panels would be provided on the roof of the building to provide a portion of the site's energy needs through the use of a renewable energy.

These measures would achieve a 25% reduction in carbon dioxide emissions above Part

L of the Building Regulations in compliance with London Plan requirements.

In accordance with advice from the Council's Sustainability Officer, a condition would be attached requiring improvements to the existing building, rather than the installation of numerous PV panels to achieve 25% carbon reductions over part L of the Building Regulations. Given the dated nature of the existing building, and that the new buildings would need to meet modern building standards so would be relatively energy efficient in any case, it is considered that this would achieve the same or better carbon reductions, and would be more cost effective. This would be dealt with by way of condition should approval be granted.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. The applicant has confirmed that attenuation tanks will be provided within the site. Furthermore, the storage of rainwater would be incorporated into the sprinkler tank at the north west corner of the site and water butts would be provided.

Notably, the Environment Agency and the Council's Flood and Water Management Specialist have raised no objections subject to a conditions relating to surface water management. The Local Planning Authority's condition is considered to be more comprehensive and addresses the issues raised by the Environment Agency and, as such, this condition has been attached in this instance.

7.18 Noise or Air Quality Issues

Noise

It is not considered that the proposed development would lead to any significant increase in noise levels over the existing school use. Residents have raised concerns over noise from use of a Multi-use Games Area (MUGA). However, the school does not currently have such a facility and no MUGA is proposed.

Notably, officers in the Council's Environmental Protection Unit have raised no objections on noise grounds. However, given Sport England's requirement to encourage community use of the playing fields, it is recommended that a condition be attached to restrict the hours of use at evenings and weekends.

Air quality

The site does not fall within an Air Quality Management Area. A baseline Air Quality Assessment has been submitted in support of the application which confirms that this is not an area where EU limits relating to pollution are exceeded. It is not considered that there would be such an increase in traffic to/from the site that it would have any significant impact on local air quality and notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

7.19 Comments on Public Consultations

Points (i), (ii), (v) and (x) raise concerns over the provision of a temporary classroom at the site. That classroom was the subject of a previous planning permission and is not relevant to this application. However, it should be noted that the classroom was given a three year consent. The applicant/school would be required renew this consent should the classroom be required for any longer.

Point (vi) highlights that adjoining residents are home owners not tenants. This does not

affect the Council's assessment of the application.

Point (vii) suggest inadequate consultation has been carried out. Any consultation carried out by the applicant prior to submission of the application is voluntary. The Local Planning Authority has consulted local residents and posted site and press notices. This exceeds statutory guidelines.

Point (xiii) suggests there is bush has been shown incorrectly on the plans. This is noted. Additional planting is required along the eastern boundary and this will be required by way of condition.

Point (xiv) suggests the plans are misleading. It is considered that the plans accurately show the positioning of the proposed development in relation to adjoining properties.

Point (xxii) suggests the playing fields should be used to expand the car park, not the school. The loss of playing fields for car parking would be contrary to current local, regional and national planning policy which seeks their protection.

Point (xxiii) suggests the plans only consider what is best for the school and not what is best for residents. The impact of the development on residential amenity has been assessed and it is not considered refusal could be justified on this basis.

Points (xxiv) and (xlii) question where the children will come from as the school is currently undersubscribed. The expansion is required to meet future demand for school places in the surrounding area. The predictions are based on birth rates and census information from the Office of National Statistics, Greater London Authority and the Council's own data.

Points (xxxii) and (xli) raise concerns over the provision of a Multi-Use Games Area (MUGA). It should be noted that no MUGA is proposed.

All issues raised have been addressed in the report. The majority of these relate to impact on residential amenity and impact on the local highway network, including how the assessment has been carried out.

In terms of impact on residential amenity, it is not considered that the proposed development would result in such a loss of outlook, privacy or light that refusal could be justified.

In terms of impact on the highway network it is noted that several questions have been raised over the methodology used for assessment within the Transport Assessment. The Transport Consultatns have provided the following response to the issues raised:

- The analysis of capacity for parking in the streets surrounding the School was made on the basis of a survey of parked cars and measurements of space available for parking on the streets near the School. This demonstrates that there is capacity, despite resident demand.

- Demand for staff parking is not 119 spaces as not all staff drive or are full-time. Additional parking is being provided where possible given the site constraints. Staff will also be encouraged to car share, and use cycling and public transport, thus reducing demand for parking. However, some on-street parking will occur.

- The assessment methodology and assumptions used in preparation of the Transport Assessment, including use of PICADY as a junction modelling technique, was agreed with the Council's Highway Officers. Whilst the use of models have limitations in relation to how they represent real situations, they are standardised and industry recognised transport planning techniques.
- Where relevant traffic from committed developments (that which has planning permission but is not yet built) is considered in the traffic models, when the development would expect to have significant traffic impact during the hours and at the junctions assessed as part of the assessment. The Council's Highway Officers have confirmed that works to Northwood Hills High Street has not yet been approved and, therefore, they do not form part of the Transport Assessment.
- A validation and calibration exercise was undertaken following the submission of the Transport Assessment with the planning application.
- The junctions selected for assessment in the Transport Assessment were based on a materiality exercise which identified (through pupil postcode analysis) that the expansion of the School would not generate significant volumes of traffic at the junction of Northwood Hills Circus, Cuckoo Hill /Rickmansworth Road and Norwich Road/Joel Street. This was agreed with the Council's Highway Engineers. Therefore, these junctions were not included in the assessment.
- The mitigation strategy was discussed with Planning and Highways Officers prior to the expansion of the School. Those physical measures already proposed by the Council were considered to be of benefit to encouraging walking as parents concerns in relation to walking are typically related to road safety risks and lack of dedicated facilities. Other physical improvements were generally discussed but not considered to be of benefit as they would not directly reduce levels of car traffic generated. As the impacts caused by the expansion will be related to the behaviours of the School community (in driving rather than walking to School), the strategy is focussed on measures that will encourage the School community to adopt different or changed behaviours, through the School Travel Plan.
- A consultation exercise was carried out with the School who are committed to encouraging parents and staff to travel by alternatives to the private car before, during and after the School expands. It is their intention to place renewed emphasis on the School Travel Plan.
- Cycle parking will be monitored on an on-going basis during expansion and should further cycle parking be required funding applications can be made to TfL as is customary at School sites.
- The site layouts submitted with the planning application are preliminary designs and will be subject to detailed design, where aspects identified in relation to the spacing of the cycle parking stands can be reviewed and addressed.
- The cycle parking facility will be used by both staff and pupils.

The Council's Highway Engineer has visited the site and reviewed the information submitted. The Transport Assessment, methodology used, and information provided is considered to be reasonable. Accordingly, no objections have been raised in this respect.

7.20 Planning Obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

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.

10. CONCLUSION

The proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. Sport England have confirmed that there is no objection to the small loss in playing field which would occur as a result of the proposals, as there would be no loss in pitch size. Furthermore, a plot for a replacement residential dwelling has been provided. Accordingly, there is no in principle objection to the development.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development

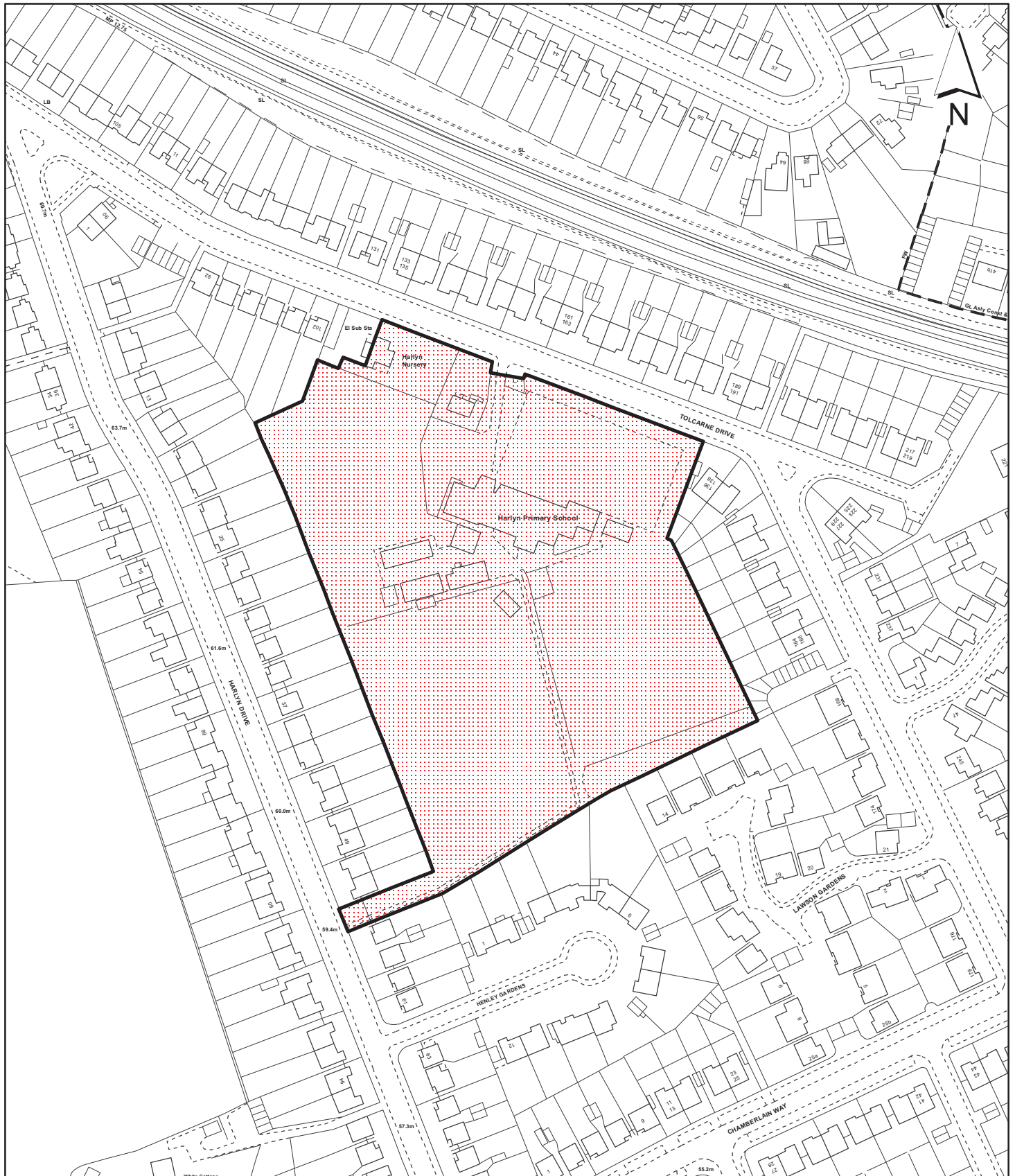
would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Johanna Hart

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Harlyn Primary School
Tolcarne Drive
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

8883/APP/2012/3004

Scale

1:2,000

Planning Committee

North Page 185

Date

**February
2013**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address SAINSBURY'S SUPERSTORE LONG DRIVE RUISLIP

Development: Demolition of existing store and erection of new larger retail superstore, creation of ancillary commercial units (Use Class A1, A2, A3, and D1), refurbishment of existing petrol station, creation of new service yard and decked car park, alterations to existing public car park with associated landscaping and public realm works.

LBH Ref Nos: 33667/APP/2012/3214

Drawing Nos:

- 01 AP 0010 003
- 01 AP 0010 004
- 01 AP 0020 001
- 01 AP 0020 002
- 01 AP 0020 003
- 01 AP 0020 004
- 01 AP 0030 001
- 01 AP 0110 001
- 01 AP 0110 002
- 01 AP 0110 003
- 01 AP 0120 001
- 01 AP 0120 002
- Design and Access Statement, December 2012
- Transport Assessment, December 2012
- Archaeological Desk-based Assessment, dated December 2012
- Agent's covering email dated 21/2/13
- Letter from RSK dated 19/2/13
- 01 AP 0010 001 Rev. PO2
- 01 AP 0010 002 Rev. PO1
- Access Statement, February 2013, Rev. 2
- Letter from Vectos dated 7/2/13
- Supplementary Retail Statement, February 2013
- Letter from WSP Environmental UK dated 20/2/13
- 1:1250 Location Plan
- Air Quality Assessment, December 2012
- Breeam 2011 Pre-Assessment Report, dated December 2012
- 986-01 Rev. B
- Renewable Energy and Energy Efficiency Assessment, December 2012
- Statement of Community Involvement, December 2012
- Tree Survey Schedule
- Ecological Assessment, December 2012
- 986-02 Rev. B
- Flood Risk Assessment, December 2012
- Geo-environmental Site Assessment, December 2012
- Noise Impact Assessment, December 2012
- Draft Demolition and Construction Management Plan, Revised 4/2/13
- Agent's covering email dated 4/2/13
- Cumulative Impact Assessment
- Planning and Retail Statement, December 2012

Date Plans Received: 21/12/2012 **Date(s) of Amendment(s):** 13/02/2013

Date Application Valid: 21/12/2012

21/02/2013

21/12/2012

04/02/2013

1. SUMMARY

The proposal is to redevelop the existing site, involving the demolition of the existing store and erection of a part two, part three storey building in a similar position to provide a 12,253 sq m (gross) store with business starter units at ground floor level fronting Long Drive, associated servicing and car parking including a deck level, refurbishment of the existing petrol filling station and landscaping and public realm works, together with the re-configuration of the public car park. The proposal would add 3,010 sqm to the existing 3,553 sqm net sales floorspace to provide a store with a net sales area of 6,563 sqm of which 4,200 sqm would be for convenience and 2,363 sqm for comparison goods (64% and 36% respectively).

The store is located within the core area of the South Ruislip local centre. As such, it is considered that there is no requirement to carry out a sequential test. Furthermore, the accompanying retail assessment advises that the new store seeks to address deficiencies of the existing store, which is showing signs of overtrading and demonstrates that the enlarged store would not adversely affect surrounding centres or fundamentally alter the functioning of the town centre.

The design of the scheme is considered to be acceptable and links and integration of the building with the surrounding town centre would be improved.

The Transport Assessment demonstrates that the operation of the surrounding road junctions would remain satisfactory, even after this proposal, committed development and the re-development of surrounding vacant sites is factored in, although the phasing and timings of the Long Drive/Victoria Road junction would need to be altered to accommodate the additional traffic.

The proposal would also involve the uplift of car parking on site from 336 to 552 spaces with the new decked level which would accord with the Mayor's car parking standards for the enlarged store and would be capable of accommodating demand and the provision of disabled, parent and child and brown badge spaces will ensure that the site is accessible to all and is socially inclusive.

Neighbouring properties would not be adversely affected. Sustainability objectives would be satisfied and although a green/brown roof is not currently proposed, its provision has been conditioned.

The scheme also provides a full package of planning benefits secured as part of the S106/278 Agreement, commensurate with the scale of development, including a requirement for off-site ecological enhancement works should a Green /Brown roof not be forthcoming.

Furthermore, the Mayor does not raise any in principle objections to the scheme in his Stage 1 report.

The application is recommended favourably, but needs to be referred back to the Mayor.

2. RECOMMENDATION

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Sport and Green Spaces and also those requested by the Greater London Authority and the following:

a) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

1. Transport: in line with the SPD a s278 agreement will be required to be entered into to address any and all highways matters arising from the proposal.

2. 10 Year Green Travel Plan.

3. Funding the cost of an addition bus stop on Victoria Road.

4. Contribution of £40,000 towards enhancements to bus and bus transit network.

5. Construction Training: A financial contribution or delivery on site of a construction training scheme (to address training during the construction phase of the development).

6. Employment Training: An on site employment training initiative to address employment training needs made necessary as a result of the development.

7. A contribution of £400,000 towards capacity enhancements to the public realm within the vicinity of the site.

8. Air Quality: A financial contribution of £25,000 required for air quality monitoring made necessary by the development.

9. Either onsite delivery of Ecological Enhancements in the form of a Green Roof, or a financial contribution of £50,000 towards off site creation of Ecological Enhancements.

10. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

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

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 28th March 2012, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:

'The development has failed to secure obligations relating to transport, construction and employment training, air quality monitoring, ecological and public realm enhancements. Accordingly, the proposal is contrary to policies R17, OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.

e) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

f) That if the application is approved, the following conditions be imposed:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1:1250 Location Plan, 01 AP 0010 001 Rev. PO2, 01 AP 0010 002 Rev. PO1, 01 AP 0010 003, 01 AP 0010 004, 01 AP 0020 001, 01 AP 0020 002, 01 AP 0020 003, 01 AP 0020 004, 01 AP 0030 001, 01 AP 0110 001, 01 AP 0110 002, 01 AP 0110 003, 01 AP 0120 001 and 01 AP 0120 002 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM6 Levels

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

REASON

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

4 COM7 Materials (Submission)

Notwithstanding the details shown on the plans and submitted documents hereby approved, no development shall take place until revised details of all materials and external surfaces, including samples of all external materials, details of glazing, including the new shopfronts and canopies 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 - Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

Notwithstanding the details shown on the plans and submitted documents hereby approved, no development shall take place until revised details of the timber fin screen along Victoria Road shall be 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 - Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

Notwithstanding Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), the net sales area of the new store shall not exceed 4,200 sqm for convenience goods and 2,363 sqm for comparison goods.

REASON

To ensure that the development accords with the terms of the application and to enable the Local Planning Authority to assess all the implications of the development, including retail impacts and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policies 2.15, 4.7 and 4.8 of the London Plan (July 2011), Policies E5 of the Hillingdon Local Plan Part One Policies (November 2012) and Policies AM7 and AM14 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7 NONSC Non Standard Condition

Prior to the commencement of development, plans showing the inclusion of a living roof and/or wall on the main retail store shall be submitted to and approved in writing by the

Local Planning Authority. The development must proceed in accordance with the approved plans unless otherwise agreed in writing.

Reason

To comply with Policy EM1 of the Hillingdon Local Plan: Part One (November 2011) and Policy 5.11 of the London Plan (July 2011).

8 NONSC Non Standard Condition

Prior to the commencement of works on site, details of the provisions to be made for shopping trolley storage shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

REASON:

To ensure that adequate storage capacity is provided and in the interests of the visual amenity of the area, in accordance with Policies BE13 and AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

10 COM9 Landscaping (including refuse/cycle storage)

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

11 COM10 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 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 - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

12 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policies AM7 and AM14 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

13 COM23 Hours of Use (Restaurant etc.)

The premises shall not be open for customers outside the following hours: -
0700 to 2300, Mondays - Fridays
0600 to 2200, Saturdays
1000 to 1600, Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

Notwithstanding the details shown on the plans and submitted documents hereby approved, no development shall take place until revised details of the provisions to be made for electric charging points, to include 10% active and 10% passive provision for all the spaces proposed shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details which shall thereafter be permanently retained.

REASON

To ensure adequate facilities are provided, in accordance with Policy 6.13 of the London Plan (July 2011).

15 NONSC Non Standard Condition

Prior to the commencement of development a certified design stage assessment

showing that the proposed building is designed to achieve a BREEAM Very Good rating must be sent to the Local Authority. The development must proceed in accordance with the approved designs.

Prior to the occupation of the development, the applicant must submit completion stage certificate verifying that the building has been certified as BREEAM Very Good.

The final certificate must demonstrate that following:

- A minimum of 6 credits have been scored against ENE01 (Reduction of CO2)
- A minimum of 3 credits have been scored against ENE04 (use of low or zero carbon technology)
- A minimum of 4 credits have been scored against WAT01 (water consumption) including the use of rainwater and grey water recycling.

Reason

To ensure the developer delivers a sustainable development in accordance with Policies 5.2, 5.3 and 5.15 of the London Plan (July 2011).

16 NONSC Non Standard Condition

Notwithstanding the proposed drainage scheme contained within the Flood Risk Assessment by RSK, dated December 2012, reference 131833-R1(0), the development hereby permitted shall not be commenced until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme should:

1. maximises the use of SuDS or
2. demonstrate that alternatives have been considered together with justification as to why alternatives cannot be implemented.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reasons

To ensure that suitable drainable is provided, in accordance with Policy EM6 of the Hillingdon Local Plan: Part One (November 2012) and Policy 5.13 of the London Plan (July 2011) and the NPPF (March 2012).

17 NONSC Non Standard Condition

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB 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)

18 NONSC Non Standard Condition

Before any part of the development is occupied an environmental fleet management plan shall be submitted for approval to the Local Planning Authority. The said scheme shall include the use of low emission vehicle technologies (e.g. use of electric and/or hybrid

vehicles where appropriate, installation of electric charging points), environmentally aware driver training scheme (e.g. no idling), and fleet servicing and maintenance regime. The said scheme shall be implemented for so long as the development is available for use.

Reason:

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

19 NONSC Non Standard Condition

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

20 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 - Saved UDP Policies (November 2012).

21 NONSC Non Standard Condition

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

REASON

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

22 NONSC Non Standard Condition

Prior to the commencement of works on site, a Delivery Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Delivery Servicing Plan for so long as the development remains in existence.

REASON

To ensure that servicing of the site does not prejudice highway safety, in accordance with Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.14 of the London Plan (July 2011).

23 NONSC Non Standard Condition

Prior to the commencement of works on site, a Framework Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority for the whole site. The development shall be implemented in accordance with the plan.

REASON

To ensure that servicing of the site does not prejudice highway safety, in accordance with Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.14 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 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.

NPPF1	
NPPF2	
NPPF4	
NPPF7	
NPPF8	
NPPF10	
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 2.15	(2011) Town Centres
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 4.9	(2011) Small Shops
LPP 4.12	(2011) Improving opportunities for all
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 5.21	(2011) Contaminated land
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.21	(2011) Trees and woodland
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE1	Proposals for industry, warehousing and business development
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM12	Promotion of traffic management measures which give priority to buses
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
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance,

	adopted July 2004
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 13 Building Regulations - Demolition and Building Works

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

4 16 Property Rights/Rights of Light

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

5 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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

6

In terms of condition 4, the applicant is advised that the brick for the principle elevations should be red rather than yellow or buff as this will more closely reflect the materials of the existing buildings within the area. The cladding to the rear of the buildings and

secondary areas should be a dark brown rather than grey. The timber screening should also be stained, or oiled, which will help it recess in the streetscape.

7

In terms of condition 5, the applicant should explore means of reducing the overall extent and visual impact of the timber fin screen.

8

As regards condition 16, the EA advise that in order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration, existing and proposed runoff rates and how this falls in line with the London Plan, i.e. minimum 50% reduction in runoff rates.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

9

The applicant is advised that the finished floor levels for the proposed development should be set no lower than 300 millimetres above the 1 in 100 chance in any year including an allowance for climate change flood level. Where this is not practical, flood resilience/resistance measures should be incorporated up to the 1 in 100 chance in any year including an allowance for climate change flood level. This is to protect the proposed development from flooding. We highly recommend this for the petrol station building, which will be located within Flood Zone 2.

Further information can be found in the document 'Improving the flood performance of new buildings' at: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Additional guidance can be found in the Environment Agency Publication 'Prepare your property for flooding', which can be found on our website at <http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>

Petrol Station

Any facilities for the storage of oil, fuel or chemicals must be provided in accordance with the relevant regulations. Please refer to the following link on our Pollution Prevention Guidance (PPG). Some of the guidance may apply to activities taking place on your site. <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

If you would like more specific advice on Environmental Permits or waste you will need to contact the Environment Management Team on 01707632792 or look at available guidance on our website www.environment-agency.gov.uk/subjects/waste/

10

As regards condition 7, if the applicant provides suitable justification as to why a living wall or roof cannot be provided, then alternative proposals for the enhancement of ecology must be submitted. Due to the onsite restrictions, it is likely that an offsite contribution will be required.

11

The applicant is advised that the scheme for the provision of CCTV submitted pursuant to Condition 21 of this permission should be designed to link into, and be compatible with, the Council's CCTV system.

12

The applicant is advised that the application site falls within land that may be required to construct and/or operate phase 1 of a high speed rail line between London and the West Midlands, known as High Speed 2. Powers to construct and operate High Speed 2 are to be sought by promoting a hybrid Bill which is to be deposited at the end of 2013. As a result the application site, or part of it, may be compulsorily purchased. More information can be found at www.hs2.org.uk.

13

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

14

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

3. CONSIDERATIONS

3.1 Site and Locality

The site forms a 2.26 hectare plot located on the south eastern side of Long Drive and to the south of Victoria Road. It is occupied by a Sainsbury's supermarket with an associated surface level customer car park and petrol filling station and a Council owned, pay and display public car park. The supermarket was constructed in 1987 and occupies the southern quadrant of the traffic lighted crossroads formed by Long Drive and Victoria Road. The customer car park is located at the rear of the store, with the petrol filling station sited further towards the eastern end of the site. The public car park is located to the south west of the supermarket, separated by a detached two storey office building with accommodation in the roof space which the application site wraps around.

The existing store appears somewhat dated due to the heavy brick walls, large expanses of clay-tiled pitched roofs and style of fenestration. The majority of the building is single storey, although it increases in height towards the corner of Long Drive and along the length of Victoria Road.

The existing store has a net sales area of 3,553 sqm with ancillary servicing and storage areas giving a gross external area of 6,260 sqm. The main customer entrance is on the south eastern elevation, facing the customer car park. A secondary access is located on the south west elevation, connecting via a walkway to Long Drive. The supermarket currently opens between 0700 and 2300 hours Monday to Friday, 0600 and 2200 hours on Saturday and 1000 to 1600 hours on Sunday.

The customer car park currently provides 336 spaces, including 20 disabled and 15 parent/child spaces with vehicular access taken from a mini roundabout on Victoria Road at the eastern end of the site. The access wraps around the filling station to gain entry to the car park. A goods yard to the rear of the supermarket building is also accessed separately from Victoria Road. The public car park which has 67 spaces is accessed separately from Long Drive.

The raised embankment of the Central Underground and Chiltern Main line railways forms the south western boundary of the site which crosses Long Drive immediately to the west of the public car park. Adjoining the site to the north west on the opposite side of Long Drive is a three storey retail parade with commercial buildings and the South Ruislip Underground Station further to the west. To the north are residential properties, whereas to the north east, on the opposite side on Victoria Road is a new three storey building comprising a library on the ground floor, with an adult education centre and flats above. Adjacent to this site is a vacant plot which is currently being developed for two blocks of three storey flats and to the east of this is a youth centre. To the east is an unmade access leading to an electricity sub-station beyond which is a storage warehouse.

Most of the site forms part of the South Ruislip Local Centre, with only the eastern end of the car park and petrol filling station being excluded, with the store itself forming part of the centre's core area. Long Drive and Victoria Road are local distributor roads. The site also has a Public Transport Accessibility Level of 2 to 3 on a scale of 1 to 6 where 1 represents and is covered by Tree Preservation Order 193. The site forms part of a Critical Drainage Area and eastern end of the site is also located within Flood Zone 2. The site is also on the edge of an Air Quality Management Area.

3.2 Proposed Scheme

The proposal is to redevelop the existing site, involving the demolition of the existing store and erection of a part two, part three storey building in a similar position to provide a 12,253 sq m (gross) store with business starter units at ground floor level fronting Long Drive, associated servicing and car parking including a deck level, refurbishment of the existing petrol filling station and associated landscaping and public realm works, together with the re-configuration of the public car park. The submission also advises that Sainsbury's are considering their options in terms of store strategy during the construction phase, with one option being to provide a temporary store on site, while another would be to relocate to a temporary site nearby. The scheme has formed the subject of pre-application enquiries, both with the Council and the GLA.

The new store involves the 'store on stilts concept' where undercroft parking is provided under much of the store away from the road frontages and the main sales area is provided at first floor level with an additional mezzanine sales area above. Access to the

store would be via a new atrium/lobby area Victoria Road with the Long Drive frontage comprising the individual new retail units and pedestrian access to the undercroft area at ground floor level, directly accessed from Long Drive. The building would have a maximum width of 90.7m and depth of 116.9m as measured along the Victoria Road frontage, although the first floor service yard which would project at the rear of the building would be enclosed and the decked car park would extend some 149.1m from the rear elevation of the building.

The main three storey bulk of the building would be covered by a very shallow pitched ridged roof enclosed by parapet walls with an average overall height of approximately 14.85m. The glazed atrium and the south western side of the store, including the section of building which wraps around the office building would be two storeys with a typical height of 8.8m - 9.4m.

The proposals would also include an Explore/Learning Unit on the first floor which would provide top-up English and Mathematics tuition for 5 - 14 year old children and a Sainsbury's cafe on the mezzanine floor above. The retail/commercial units on the Long Drive frontage would have a gross external floor area of 357 sqm.

The proposal represents a 5,993 sqm increase on the gross external floor area of the existing 6,260 sqm supermarket. As regards net sales area, the proposed new store represents a 3,010 sqm increase on the 3,553 sqm net sales area of the existing store to provide a 6,563 sqm net sales store, of which 4,200 sqm (64% of the total) would be for convenience goods and 2,363 sqm (36%) for comparison goods. The existing store currently provides a net sales area of 3,020 sqm for convenience goods and 533 sqm for comparison goods so that the new store would provide an additional 1,180 sq m of convenience and 1,830 sqm of comparison goods floor space, increases of 39% and 343% respectively.

The proposed car parking would be provided at surface level, including the undercroft parking within the building, and on a new raised decked level at the rear, accessed via a ramp along the southern boundary within the car park. Car parking would increase from 336 to 552 spaces, including 32 disabled parking spaces, 23 parent/child parking spaces and 22 electric charging spaces. Customer access and egress would be retained in its existing location, via the mini-roundabout on Victoria Road, but a new left turn only customer egress would be provided onto Victoria Road, approximately mid-point along this frontage. Service and delivery vehicles would also access the site from the mini-roundabout, using the ramp to gain access to the service yard at the rear of the store at deck level. Ten online delivery goods vehicles would also be accommodated here. The new starter units would be serviced by a new lay-by outside the units on Long Drive.

The main road frontage elevations of the building would be brick built with individual shopfronts with projecting canopies provided at ground floor level along the Long Drive elevation for the retail/commercial units with associated landscaping and public realm works in front. The more recessed elements of the side elevations at the side and rear of the building would have grey coloured cladding. Along Victoria Road, for a length of over 180m, extending from the centre of the atrium and along the full length of the decked car park would be a timber fin screen, some 6.0 to 6.5m high with landscaping in front.

The petrol filling station would be refurbished with the number of pumps increasing from 4 to 9.

The public car park would be re-configured, resulting in a reduction of parking spaces

from 68 to 44 spaces.

The application is supported by the following documents:

Design and Access Statement:

This provides an introduction to the proposals and assesses the site's context. The urban scale, land use, site constraints, site opportunities are assessed, together with the planning history and the previously consented scheme in 2006 is detailed. The design of the proposal is presented and described, including photomontage imagery of the proposed building within the street scene. Various aspects of the development are described.

Planning and Retail Statement:

This provides an introduction to the proposals and describes the site and surroundings. Relevant planning history is outlined, national, regional and local planning policy assessed and the development proposals described. The assessment then addresses the retail planning issues. It advises on the lack of need for a sequential assessment and highlights the relevance of the extant planning permission on this site. Retailing in the wider area is discussed together with the findings of various retail studies, namely the London Borough of Hillingdon Town Centres and Retail Study (January 2007) and the London Borough of Hillingdon Convenience Goods Retail Study Update (February 2012). The need for the proposal is then discussed.

A quantitative assessment is then provided. This establishes the catchment area of the store and population and expenditure growth is then assessed and estimates provided. Centre and stores' turnover is then assessed, together with retail capacity for additional convenience and comparison floorspace within the catchment area. Anticipated trading effects of the proposed development are then assessed for convenience and comparison goods. A brief discussion on the impact of the proposal on investment is provided and the impact upon individual centres is assessed. The appropriateness of the scale of development is considered.

The report then goes on to briefly consider other planning issues and relevant material considerations, including the principle of development, traffic and transport, design, public realm and landscaping, residential amenity, sustainability and addresses other issues such as ecology, flood risk and drainage, ground conditions, demolition and waste management.

It concludes by stating that the proposal comprises an 'in-centre' development and fully complies with all relevant planning policy and is entirely consistent with the 'town centre first' principle enshrined at all levels of planning policy. The proposal seeks to make full and effective use of this previously developed site for appropriate 'in-centre' uses within a high quality distinctive design which will improve permeability on the adjoining roads. The balance of issues is firmly in favour of allowing the development with all the benefits that would ensue.

Transport Assessment:

This provides the background to the application, describing the existing site and the planning history. An accessibility audit of the site by all modes of transport was undertaken and results presented. Modal split data of existing store customers from interviews undertaken in May and observed parking demand from surveys undertaken in September 2012 is presented. Maximum occupation of the car park was 81%, 84% and 79% on Friday, Saturday and Sunday respectively demonstrating that the existing car

park does not limit travel by car. Surrounding road junctions are described.

A baseline assessment is then presented, based upon various traffic surveys taken at different times of the year. Junctions are assessed. Whilst the site access mini roundabout comfortably accommodates observed traffic flows, the Victoria Road/Field End Road/ Eastcote Lane roundabout is at or close to capacity in the Saturday and Sunday peak periods and the Victoria Road/Long Road junction is currently operating at capacity in the PM and Saturday peaks, although this is typical of local centres in London and the highway network is safe, with the number and type of accidents recorded not being unusual.

The assessment then goes on to assess relevant national, regional and local policy and the proposed development is described, including the pedestrian, cyclist and vehicular access arrangements.

The assessment then goes on to assess the effect of the proposals on the local transport network. In terms of trip generation, based on evidence at numerous other sites where stores have been extended, the average increase in customer numbers as a result of the extension is 25% of the percentage increase in floor area. With a proposed 96% increase in floor space, customer numbers are anticipated to increase by 24% as compared with existing. The uplift in customer numbers is then factored into peak hour trip attraction. The assessment notes that during the construction phase, the reduced customer numbers expected as a result of the smaller sized temporary store would offset any increase from construction vehicle traffic.

The surrounding junctions are then modelled, using various scenarios which factor in committed development and future development on vacant surrounding sites such as the South Ruislip Dairy Site and former Focus site which were agreed by the Council's Highway Engineer and TfL. The operation of the junctions are then assessed. The impact of additional traffic upon the West End Road/Station Approach junction with a net increase not to exceed 18 vehicles in any peak hour period of 18 vehicles during is not significant and it was agreed that no further assessment was required. The modelling predicts that there would be a reduction in overall traffic on the access mini-roundabout, given the new egress for westbound traffic and although certain movements would increase, the junction would still operate satisfactorily with no significant queuing or delay anticipated. The results for the Victoria Road/ Long Drive junction suggest that the junction, although it does experience queuing and delay, particularly at peak periods, it currently delivers an acceptable performance and will continue to do so in all scenarios, albeit with the optimization of signal timings and cycle times. The anticipated impacts are fairly typical within a local centre network. The impact upon the Victoria Road/ Field End Road/Eastcote Lane roundabout would be negligible in terms of the junction's performance. The new egress would not have any impact upon the road network, with all site traffic giving way to the main flow of traffic on Victoria Road and all queuing, which the modelling suggests would be minimal, contained within the site.

The assessment then considers car parking. It advises that car parking provision accords with London Plan standards and that the loss of spaces within the Council car park would be offset by the increase in on-site parking and the level of convenience and amenity to visitors to the local centre will be unaffected. The car park will be repainted and security improved. It will be managed in accordance with the submitted draft Car Park Management Plan.

In terms of parking demand, with a 28% increase in trip generation as a result of the

proposal, there would similarly be a 28% increase in parking demand. With increased spend of both existing and proposed customers, the length of stay would also increase by some 15 minutes. Factoring this in, the analysis predicts that peak demand will occur on a Saturday at 12:30pm when 80% of the spaces would be occupied. There would also be enough availability to accommodate transferred demand from the Council car park and seasonal peaks in demand.

The report then provides a summary and concludes that the development is acceptable on traffic and transport grounds.

Delivery Servicing Plan:

The report sets out the proposed servicing strategy for delivery and refuse collection vehicles to and from the site and the delivery process to and at the store, along with a management plan for deliveries and servicing.

Draft Travel Plan:

The draft Travel Plan sets out existing and proposed travel patterns of colleagues and customers to and from the site. The plan sets out a strategy of managing travel through reducing the number of vehicle trips and promoting sustainable forms of travel.

Draft Demolition and Construction Management Plan:

This details various aspects of the proposed demolition and development work and actions required and defines those who will resume responsibility.

Archaeological Assessment:

The report provides an introduction and policy background to the study. The assessment then describes the site and the methodology employed. The archaeological and historical background from the various sources of evidence is set out, namely that the use of the site prior to the construction of the existing supermarket would appear to be for agricultural cultivation with the site forming part of a medieval open field with its enclosure within the 19th century leading to the establishment of Bourne Farm to the north of the site being the only historic development in the vicinity. It concludes with a discussion on the findings of the assessment and draws a conclusion regarding the potential archaeological impacts from the development.

Air Quality Assessment:

This report sets out existing legislation and guidance relating to air quality. The report describes the methods used to measure existing and proposed levels of air quality and assess the potential impact of the development on air quality.

BREEAM - Pre-Assessment Report:

The report details the expected interim design stage performance of the proposed development. The performance level is determined through the achievement of credits within a number of environmental sections - Management, Health & Wellbeing, Energy, Transport, Water, Materials, Waste, Land use & Ecology and Pollution.

Ecological Assessment:

This provides an introduction to the study, describes the site and its habitats and those in the surrounding areas. The assessment goes on to describe the legislative framework for the study and describes its methodology. The findings of the assessment are analysed and recommendations are provided for the ecological enhancement of the site.

Flood Risk Assessment:

The report provides the background to the study, describes the site and the development proposals. It sets out the national, regional and local planning policies in relation to flood risks along with sources of flooding. Assessments of the existing and proposed surface water drainage and flood mitigation measures are provided and conclusions and recommendations are made.

Geo-Environmental Site Assessment:

This provides a preliminary assessment of the chemical and physical properties of the underlying soil and was primarily designed to identify whether any soil or groundwater contamination is present. The report describes the various processes of site investigation, and assesses the results of the laboratory analysis, observed ground conditions, geotechnical and environmental results. A summary of the site investigation and a contaminated land risk assessment is provided and conclusions and recommendations are made.

Noise Impact Assessment:

This report sets out the existing noise levels and assesses the potential/expected noise levels from the proposed construction, operational road traffic and delivery arrangements of the proposed development and the potential impact on the surrounding area.

Renewable Energy and Energy Efficiency Assessment:

The report sets out the policy framework and describes Sainsbury's environmental targets and initiatives. Site energy use and emissions and alternative technologies are considered. Recommendations are made, including the use of ground source and air source heat pumps.

Statement of Community Involvement:

This report sets out the programme of consultation with residents and businesses within the local community, existing customers and other interested parties, along with the methods of consultation i.e. newsletters, flyers, on-line and an in-store exhibition. The report concludes with an analysis of the responses from the public consultation.

Documents/further information submitted in response to the GLA's Stage 1 comments:-

Supplementary Retail Statement:

This report provides further information on overtrading, comparison floorspace, vitality and viability, cumulative impact and impact on investment in response to the comments from the GLA. It concludes that existing supermarkets within the local area, including the existing store are trading well and show signs of overtrading, comparison floorspace will be ancillary to principal convenience offer, additional floorspace will address qualitative deficiencies in the store, there is no clear evidence that modest uplift in comparison goods floorspace is likely to adversely impact upon existing centres, there is very limited overlap in the catchment and anticipated trade draw of the proposal and other developments so that potential cumulative effects of the centres affected would be negligible; and vitality and viability indicators of neighbouring centres suggest that they are not vulnerable to decline.

Access Statement:

This provides additional information on the use, amount, layout, scale, landscaping, appearance, vehicular and transport links, inclusive access and more general issues relating to access arrangements on the scheme.

Letter to TfL, dated 7/2/13:

This provides additional information on car parking, trip rates, impact on highway network, cycling and walking, public transport infrastructure, travel plans and delivery and construction.

Letter to the EA, dated 19/2/13

This provides detail with regard to site drainage and SuDS. It goes on to advise that Sainsbury's are currently risk adverse to specifying green roofs/wall materials due to the long-term performance and maintenance legacy that they may leave. For instance, the integrity of green roofs cannot be guaranteed for a 25 year lifespan, alien species can colonise a roof, resulting in shabby, patchy and unkempt appearance, uniformity is not guaranteed, water attenuation over food store carries risk, although this can be minimised, leak detection is difficult, minor uplifts required for steelwork, additional maintenance costs of keeping rooflights clean and rainwater goods maintenance costs increase. As a result, rainwater harvesting will be incorporated as an alternative. These will be specified by specialist contractor but likely that a storage tank of between 20 - 30,000 litres would be required. Pervious pavements are also not suitable due to underlying ground conditions.

Letter from WSP Environmental UK:

This seeks to address various air quality issues raised by the Council and the Mayor.

3.3 Relevant Planning History

33667/APP/2006/2141 Sainsbury Store And Land Adjacent To Long Drive Ruislip
EXTENSION TO EXISTING STORE, PROVISION OF A NEW BOROUGH LIBRARY, DECKED CAR PARK AND ASSOCIATED LANDSCAPING

Decision: 13-11-2006 Approved

33667/APP/2009/116 Sainsbury Store And Land Adjacent To Long Drive Ruislip
Details in compliance with condition 3 (materials), condition 4 (boundary fencing), condition 7 (external litter bin facility scheme), condition 8 (programme for safe demolition of potentially contaminating materials), condition 15 (schedule of sustainability measures), condition 16 (construction and environmental management plan), condition 25 (tree protection and retention), condition 26 (landscaping scheme), condition 28 (landscape maintenance) and condition 29 (local training and employment needs); and in part-compliance with condition 21 (details of CCTV coverage and security lighting - relating to the store extension and car park only) of planning permission ref.33667/APP/2006/2141 dated 13/11/2006: Extension to existing store, provision of a new borough library, decked car park and associated landscaping.

Decision: 01-06-2009 Approved

Comment on Relevant Planning History

Planning permission (33667/APP/2006/2141) was granted on 13/11/06 on this site for an extension of the existing store, the provision of a new library, decked car park and associated landscaping. This included an additional 1,444 sq m (net) of retail floor space to create an enlarged Sainsbury's store of 4,998 sq m. Of this, 85% of the floor space was for non-food goods and 15% for food goods. Although the scheme largely remains unimplemented, works on this scheme were commenced and therefore the permission is extant.

The site also lies adjacent to the proposed route of HS2 which in this location, follows the route of the adjoining railway lines. Currently, it is proposed to tunnel this section of line

and it is not anticipated that this site would be directly affected by construction work. However, proposals may change and it would be expedient to keep the situation under review for the latest developments.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|---------|--|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012) |
| PT1.18 | To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough. Replaced by PT1.H2 (2012) |
| PT1.19 | To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres. Replaced by PT1.E5 (2012) |
| PT1.20 | To give priority to retail uses at ground floor level in the Borough's shopping areas. |
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities. |
| PT1.31 | To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps. Replaced with PT1.E5, PT1.CI1, PT1.CI2 & PT1.CI3 (2012) |
| PT1.32 | To encourage development for uses other than those providing local services to locate in places which are accessible by public transport. Replaced by PT1.T1 (2012) |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed. |
| PT1.BE1 | (2012) Built Environment |
| PT1.H2 | (2012) Affordable Housing |
| PT1.E5 | (2012) Town and Local Centres |
| PT1.CI1 | (2012) Community Infrastructure Provision |
| PT1.CI2 | (2012) Leisure and Recreation |
| PT1.CI3 | (2012) Culture |
| PT1.T1 | (2012) Accessible Local Destinations |

Part 2 Policies:

NPPF1

NPPF2

NPPF4

NPPF7

NPPF8

NPPF10

LPP 2.7 (2011) Outer London: economy

LPP 2.8 (2011) Outer London: Transport

LPP 2.15 (2011) Town Centres

LPP 4.7 (2011) Retail and town centre development

LPP 4.8 (2011) Supporting a Successful and Diverse Retail Sector

LPP 4.9 (2011) Small Shops

LPP 4.12 (2011) Improving opportunities for all

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.6 (2011) Decentralised Energy in Development Proposals

LPP 5.7 (2011) Renewable energy

LPP 5.9 (2011) Overheating and cooling

LPP 5.10 (2011) Urban Greening

LPP 5.11 (2011) Green roofs and development site environs

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.15 (2011) Water use and supplies

LPP 5.21 (2011) Contaminated land

LPP 6.3 (2011) Assessing effects of development on transport capacity

LPP 6.5 (2011) Funding Crossrail and other strategically important transport infrastructure

LPP 6.9 (2011) Cycling

LPP 6.10 (2011) Walking

LPP 6.13 (2011) Parking

LPP 7.1 (2011) Building London's neighbourhoods and communities

LPP 7.2 (2011) An inclusive environment

LPP 7.3 (2011) Designing out crime

LPP 7.4 (2011) Local character

LPP 7.5 (2011) Public realm

LPP 7.6 (2011) Architecture

LPP 7.13 (2011) Safety, security and resilience to emergency

LPP 7.14 (2011) Improving air quality

LPP 7.15 (2011) Reducing noise and enhancing soundscapes

LPP 7.21 (2011) Trees and woodland

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE1	Proposals for industry, warehousing and business development
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM12	Promotion of traffic management measures which give priority to buses
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

AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th January 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

592 neighbouring properties were consulted, the application has been advertised in the local press and 4 notices have been displayed on site. The supermarket has also undertaken its own customer surveys. 5 responses have been received, making the following comments:-

(i) The proposed building is far too big and is not appropriate for the location. It will dwarf adjoining office building and will be disproportionate and over bearing in it's relationship to the existing street scene.

(ii) The proposals will affect our ability to access and service the adjoining office building.

(iii) The build programme required to implement and deliver the proposed new supermarket will be extensive and will cause an unacceptable level of disruption. We will undoubtedly suffer great inconvenience and disruption due to noise and dust and other issues that will arise during the construction process. Our ability to trade and run our business will be severely restricted if these proposals are granted planning permission,

(iv) What are people meant to do whilst being built,

(v) A superstore is planned on the old express dairies site and we do not need 2 with all the extra traffic,

(vi) Application does not appear to address traffic disruption during construction. The local roads are at bursting point now. What provision is being made for all the additional construction traffic, will it affect Station Approach which is already at a standstill in the rush hours and at weekends.

(vii) Noise levels during construction should be restricted to normal working hours,

(viii) The application states that locals were consulted, but I don't know anyone who was.

(ix) MoD Safeguarding office in Sutton Coldfield needs to be consulted. I wanted to ensure safeguarding issues during construction are covered. I would be grateful if a condition is imposed that the developer will consult senior Air Traffic Control Officer at RAF Northolt in respect of use of cranes on site given proximity of site to RAF Northolt runway,

(x) The current store has been very good for the area. It does now need a rebuild/expansion and as long as it is done well it has to be welcome.

SOUTH RUISLIP RESIDENTS' ASSOCIATION:
No comments received.

GREATER LONDON AUTHORITY:

London Plan policies on retail/ town centres, employment, housing, urban design, access, climate change and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

Retail: The assessment of impact should provide further evidence on trends within existing centres in context of the store delivery; the applicant should also confirm discussions with Ealing and Harrow Councils have taken place, this consultation should be evident in the impact assessment; the applicant should provide more extensive assessment of impact on investment in town centre hierarchy; the applicant should provide analysis of cumulative impact of the proposals in context of other potential and on-going applications including the Arla site in South Ruislip and Tesco's and Morrison's on Hillingdon Circus; Hillingdon Council work with GLA policy team in reviewing the town centre retail network and future change to table A2.1 town centre classifications and broad future directions.

Design: The quality of design is generally acceptable and modifications requested from pre-application discussions have been included in the finalised design. Given the large scale and mass of supermarket roof and car parking area, the applicant is requested to explore potential for a green/brown roof or roof elements this would have an impact in softening the bulk and massing of such a large building. Given the very significant increase in the size and scale of the proposed store redevelopment compared to the existing store and extant scheme. The applicant is required to make a proportionate contribution to the public realm and wider local higher to justify the impact of the extra floorspace and activity on this relatively small local/neighbourhood centre.

Access: The applicant should provide the requested additional information and respond to required clarifications in relation to the public realm, car parking and public facilities.

Climate change mitigation: The applicant should provide the requested additional information and respond to required clarifications in relation to energy efficiency standards, district heating, renewable energy technologies and overall carbon savings.

Air quality: The applicant should resubmit the air quality assessment responding to comments made in relation to air quality impacts of the proposed heating plant and mitigation measures to be adopted.

Flood risk: The applicant should consider including provision for rainwater harvesting to reduce mains water consumption and reduce operating costs for the supermarket; the applicant should assess the feasibility of a brown/green roof to reduce rainwater run off and other environmental benefits.

Transport: Further work is required on trip generation and modelling to understand the likely highway impact and its relation with the proposed level of car parking provision; an increase in the number of electric vehicle charging points is required; revisions to the travel plan are required; the introduction of a new northbound bus stop and improvements to the pedestrian environment around the store are required, including Legible London; the applicant should agree to Section 106 clauses and planning conditions.

PLANNING OFFICER COMMENT: Traffic modelling has been revisited, and the Council's Highways officer has advised that the revised modelling is acceptable, and as such it is considered that the GLA will be able to accept the scheme at Stage 2 (i.e. when the scheme is referred back to to the GLA post Committee).

Levels of parking are considered appropriate. Charging points will be secured by way of planning condition. The Travel Plan will be secured by the S106 legal agreement, as are enhancements to the public realm and bus stops.

ENVIRONMENT AGENCY:

We do not have any principle objections to the proposed development. Whilst the drainage scheme is acceptable, in that the appropriate storage volume has been provided and Greenfield has been achieved, the applicant has not demonstrated adequately that Sustainable Drainage Systems (SuDS) have been maximised to provide storage for surface water generated on site in line with the following policies:

- Policy EM6: Flood Risk Management of Hillingdon Local Plan Part 1
- Policy 5.13 of the London Plan
- National Planning Policy Framework paragraph 103

The FRA does not demonstrate whether other SuDS options have been considered or contain any justification as to why it is not viable or practical to do so.

Whilst we are pleased to see that the Greenfield runoff rate has been achieved, we consider that by using the hierarchical approach to SuDS, the applicant will be able to achieve an improved drainage scheme than proposed that delivers significant betterment in terms of sustainability and biodiversity. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

The variety of SuDS techniques available means that virtually any development should be able to include a scheme based around these principles. The supermarket store itself provides an ideal situation to implement a green roof; further advice can be found below regarding green roofs.

The applicant is advised to provide either:

- an alternative drainage scheme which better maximises the use of SuDS or
- demonstrate that alternatives have been considered together with justification as to why alternatives cannot be implemented.

If the applicant is unable to provide the above prior to determination we consider that the following condition can be applied to ensure that betterment can be achieved. Without the inclusion of this condition we consider the proposed development poses an unacceptable risk to the environment.

Condition

Notwithstanding the proposed drainage scheme contained within the Flood Risk Assessment by RSK, dated December 2012, reference 131833-R1(0), the development hereby permitted shall not be commenced until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme should:

1. maximises the use of SuDS or
2. demonstrate that alternatives have been considered together with justification as to why alternatives cannot be implemented.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reasons

Policies EM6: Flood Risk Management of Hillingdon Local Plan Part 1, 5.13 of the London Plan and NPPF paragraph 103 all require development to use SuDS unless it can be demonstrated there are practical reasons as to why they are not viable. Please note that health and safety is not sufficient justification as to the barriers of using SuDS.

The applicant must demonstrate through their surface water strategy that the use of SuDS has

been given priority over more traditional pipe and tank systems, providing justification where it is not considered practicable to utilise SuDS on site. The surface water strategy should be carried out in accordance with the National Planning Policy Framework and PPS25 Practice Guide.

Please find attached our SuDS guidance for developers which includes the SuDS hierarchy.

Advice to applicant on surface water drainage condition:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration, existing and proposed runoff rates and how this falls in line with the London Plan, i.e. minimum 50% reduction in runoff rates.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

Advice to LPA/Applicant

SuDS

Guidance on the preparation of surface water strategies can be found in the Defra/Environment Agency publication "Preliminary rainfall runoff management for developments". Guidance on climate change allowances can be found within the National Planning Policy Framework Technical Guidance.

The applicant should, as part of the surface water strategy, demonstrate that the requirements of any local surface water drainage planning policies have been met and the recommendations of the relevant Strategic Flood Risk Assessment and Surface Water Management Plan have been considered. The strategy should also meet Policy 5.13 of the London Plan (July 2011).

The CIRIA publication 'C635 Designing for exceedance in urban drainage-Good Practice' contains advice on surface water conveyance and storage. The document can be accessed at www.ciria.com/suds/ciria_publications.htm

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

Further information on SuDS can be found in:

- PPS25 Practice Guide
- CIRIA C522 document Sustainable Drainage Systems - design manual for England and Wales
- CIRIA C697 document SuDS manual

Green Roofs

The use of green roofs can help reduce runoff volumes and rates from development sites. They can also improve biodiversity, help ensure that developments are designed to adapt to climate change, and improve the quality of surface water runoff. This is supported by Policy 5.11 - Green roofs and development site environs (page 153) of the London Plan, which states that:

Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible, to deliver as many of the following objectives as possible:

- a. adaptation to climate change (ie aiding cooling)
- b. sustainable urban drainage
- c. mitigation of climate change (ie aiding energy efficiency)
- d. enhancement of biodiversity
- e. accessible roof space
- f. improvements to appearance and resilience of the building
- g. growing food.

Fluvial Flood Risk

We have no objections to the proposed development on fluvial flood risk grounds, but would recommend that finished floor levels for the proposed development are set no lower than 300 millimetres above the 1 in 100 chance in any year including an allowance for climate change flood level. Where this is not practical, flood resilience/resistance measures should be incorporated up to the 1 in 100 chance in any year including an allowance for climate change flood level. This is to protect the proposed development from flooding. We highly recommend this for the petrol station building, which will be located within Flood Zone 2.

Further information can be found in the document 'Improving the flood performance of new buildings' at: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Additional guidance can be found in the Environment Agency Publication 'Prepare your property for flooding', which can be found on our website at

<http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>

Petrol Station

Any facilities for the storage of oil, fuel or chemicals must be provided in accordance with the relevant regulations. Please refer to the following link on our Pollution Prevention Guidance (PPG). Some of the guidance may apply to activities taking place on your site.

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

If you would like more specific advice on Environmental Permits or waste you will need to contact the Environment Management Team on 01707632792 or look at available guidance on our website www.environment-agency.gov.uk/subjects/waste/

LONDON FIRE BRIGADE:

No objection.

METROPOLITAN POLICE:

No objection subject to the imposition of a Secure By Design condition on any consent granted.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

M.O.D SAFEGUARDING:

No objection.

HS2 SAFEGUARDING:

Part of the application site is shown in the safeguarding area. Due to the nature of the construction of the route (i.e, in tunnel) additional restrictions may ultimately be placed upon those wishing to develop land within the safeguarded area, though it may also assist them to avoid wasted development costs.

Considering the above, HS2 Ltd. would not raise an objection to the planning application. However, in the event that planning permission is granted for the development, an informative should be attached.

LONDON UNDERGROUND LIMITED:

London Underground Infrastructure protection has no comment to make on this planning application.

NETWORK RAIL:

No objection. Noted that as part of lease agreement, Sainsbury's should have consulted Network Rail directly on this proposal.

Internal Consultees

URBAN DESIGN:

This proposal has been subject to considerable pre-application discussion with the Conservation and Design Team. Overall, there are no objections to the scheme in principle.

The brick for the principle elevations should be red rather than yellow or buff, as shown in the design documents- this will more closely reflect the materials of the existing buildings within the area. The cladding to the rear of the buildings and secondary areas should be a dark brown rather than grey. The timber screening should also be stained, or oiled, which will help it recess in the streetscape. Samples of all external materials, illustrating their colours and finishes and details of the glazing, including the new shopfronts, should be required by condition if this application is recommended for approval.

Details of the layout and samples of the materials for the hardsurfacing around the new building should also be required via condition, together with details of new street furniture and lighting.

HIGHWAYS:

The proposals are to provide an improved shopping experience and provide greater choice in a more comfortable environment the proposed development is to demolish the existing store and replace it with a new store with additional floor space. The site already has consent, which is largely unimplemented, for an increase in GFA of the existing store to 7,561m². The proposed development also includes modifications to the petrol filling station (PFS), with the number of pumps increasing from four to nine.

The site is located in a PTAL 3 area with public transport facilities nearby. The development proposals will improve the relationship between the site and the Local Centre, re-orientating the main pedestrian entrance to face the Local Centre. The site will be accessible to pedestrians approaching from the north, east and west, and cycle parking will be provided in a convenient location subject to natural surveillance. The level of traffic impact is considered be not so significant to justify refusal against the economic benefits of the scheme.

The proposed level of parking provision will increase from 336 spaces to 552 spaces. This

proposed level of provision adheres to The London Plan standards and will accommodate demand, whilst providing flexibility to accommodate any changes in seasonal demand which may occur at Christmas and Easter. The provision of disabled, parent and child, and brown badge spaces will ensure the site is accessible to all and socially inclusive.

Subject to all off-site highways works being covered in the legal agreement, there is no objection from the Highways viewpoint.

TREES/LANDSCAPE OFFICER:

Landscape Context:

The superstore in South Ruislip is situated at the junction of Long Drive and Victoria Road. The store fronts onto Long Drive, with a surface level car park extending behind the store to the east, with vehicular access off Victoria Road. There is a petrol station within the car park near the Victoria Road entrance. The southern boundary is defined by the Chiltern Railway and Metropolitan Line, with industrial and large retail units continuing alongside the railway to the east. The north-west boundary is defined by Long Drive, a local centre with a shopping parade and South Ruislip Underground Station. The land across Victoria Road, to the north, is open space / school playing fields, which is bordered by residential streets. The railway boundary to the south is defined by off-site woodland and overgrown hedge planting. There are 8No. individual trees around the existing superstore (Victoria Road boundary) and 3No. groups of trees along the Long Drive boundary which are protected by Tree Preservation Order No.193. The other significant landscape feature is the line of established London Plane trees along the edge of the car park on the Victoria Road boundary.

Proposal:

The proposal is to demolish the existing store and erect a new larger retail unit, with additional commercial units, the refurbishment of the existing petrol station, a new service yard, decked car park, alterations to the existing public car park and associated landscaping and public realm works. Pre-application advice from the local planning authority included the need to retain trees where possible, justify tree removal where necessary and provide sufficient space and opportunity for a robust landscape scheme as part of the proposals.

Landscape Considerations:

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

- The Design & Access Statement sets out the design objectives for the public realm in section 04.00, with the proposed landscape masterplan indicated in section 04.02.

- In the Design & Access Statement (section 08.00, Appendices) the masterplan and Arboricultural Implications Plan (MacFarlane Wilder, drawing No. 1479.101.C) confirms that a total of 41No. trees will be removed and 26No. replacement trees planted.

- Specific objectives supported by written description, plans, cross-sections and proposed views (computer generated images) are provided for the Long Drive and Victoria Road frontages (04.03 - 04.11).

- A tree survey, to BS 5837:2012, has been prepared by Arthur Amos Associates, dated September 2012. This assesses the quality and value of 71No. individual trees, or groups.

- The survey confirms that there are 3No. 'A' grade trees on the site (T18, T38 and T56). This category indicates trees of high quality and value whose retention is most desirable.

- There are 35No. 'B' grade trees which signify moderate quality whose retention is desirable.

- 30No. trees are 'C' grade, indicating low quality. These trees may be worthy of retention, although their removal is more easily justified - particularly if replacement planting is proposed. The remaining 3no. trees are 'U' grade, whose poor quality and condition and limited life expectancy justifies removal in the interests of sound management.

- The existing trees have been considered in the light of the proposed development, in an

Arboricultural Impact Assessment (Design & Access Statement, 04.12). To summarise:

- One 'A' grade tree (T38, Robinia pseudoacacia) is to be removed, with 2No. (T18, Platanus hispanica and T56, Quercus robur) to be retained.
- 19No. of the thirty five 'B' grade trees are to be retained and 16No. to be removed. 8No. 'C' grade trees will be retained and 25No. to be removed.
- With regard to Tree Preservation Order No.193, groups (G)1 and 3 on Long Drive will be retained (and supplemented) and on Victoria Road a group of Birch (G 4) and three individual trees (T3, Robinia, T4, Robinia and T7, Ginko) will be removed - and new trees planted as part of the landscape masterplan.
- In effect, the existing trees on the Long Drive frontage will all be retained as part of the proposed development, including the 12 metre high Oak at the north-east end, close to the junction with Victoria Road. The trees at the northern end of Victoria Road will be removed to permit an extension of the building footprint. To mitigate this loss, replacement street tree planting is proposed within a narrower >6.5metre wide corridor 'along the entire length of the proposed building' (see 04.07).
- As Victoria Road bends eastwards, beyond the footprint of the store building, much of the existing tree line will be retained, with selective removal of individual species, particularly at the east end where the footprint of the decked car park creates a 'pinch point'. Due to the juxtaposition of the car park with the footway edge, replacement tree will not be possible in this location. However, limited new tree planting is indicated in association with the new fuel station and site entrance at the east end of the site.
- Where space for tree planting 'runs out' on the north-east corner of the site, climbing plants should be planted (at ground level) and trained to cover the timber walls. This detail could extend along the car park wall. This would add colour and seasonal interest, and complement the (large expanse of) timber.
- Off-site tree planting could be added to the grass verge on Victoria Road (by agreement with the local planning and highway authorities) to the north of the car park. This would help to mitigate the loss of tree cover in front of the car park.

Recommendations:

Landscape conditions COM6, COM7, COM8, COM9 (parts 1, 2, 3, 4, 5 and 6), and COM10 are necessary to preserve and enhance the visual amenities of the development site and public realm, in accordance with the proposed masterplan.

A S.106 agreement should include the provision of off-site street tree planting in Victoria Road opposite the car park, by agreement with the local planning authority (and highway authority).

SUSTAINABILITY OFFICER:

Sustainability

I have no objections to the proposed development. The applicant has demonstrated intent to reach BREEAM very good for retail units. I support this goal and would recommend the following condition:

Condition

Prior to the commencement of development a certified design stage assessment showing that the proposed building is designed to achieve a BREEAM Very Good rating must be sent to the Local Authority. The development must proceed in accordance with the approved designs.

Prior to the occupation of the development, the applicant must submit completion stage certificate verifying that the building has been certified as BREEAM Very Good.

The final certificate must demonstrate that following:

- A minimum of 6 credits have been scored against ENE01 (Reduction of CO2)
- A minimum of 3 credits have been scored against ENE04 (use of low or zero carbon technology)
- A minimum of 4 credits have been scored against WAT01 (water consumption) including the use of rainwater and grey water recycling.

Reason

To ensure the developer delivers a sustainable development in accordance with London Plan policies 5.2, 5.3 and 5.15.

Ecology

Very limited information has been provided about how the development will contribute to the enhancement of ecology. The ecological assessment shows recommends the incorporation of the bat and bird boxes as well as some additions to the landscaping scheme.

However, there are no proposals commensurate with the scale of the development. In particular, there are no plans for green roofs, or living walls. The energy (and sustainability statement) simply states that green roofs are 'not currently favoured by Sainsbury's'. The London Plan (Policy 5.11) and Hillingdon's Local Plan Part 1 (Policy EM1) contain requirements for green roofs for new major development. In this instance, a contrived landscaping scheme in an area extensively used by people and vehicles is going to have limited impacts. A green roof would allow for significant biodiversity gains outside of the areas extensively used by the public, which result in a more natural environment. Accordingly, the following condition is required:

Condition or planning obligation:

Prior to the commencement of development plans showing the inclusion of a living roof and/or wall on the main retail store shall be submitted to and approved in writing by the Local Planning Authority. The development must proceed in accordance with the approved plans unless otherwise agreed in writing.

Reason

To comply with policies EM1 of the Hillingdon Local Plan (Part 1) and 5.11 of the London Plan.

Informative

If the applicant provides suitable justification as to why a living wall or roof cannot be provided, then alternative proposals for the enhancement of ecology must be submitted. Due to the onsite restrictions, it is likely that an offsite contribution will be required.

ACCESS OFFICER:

No objection subject to the imposition of relevant conditions on any consent granted.

ENVIRONMENTAL PROTECTION UNIT:

Draft demolition and construction management plan: This document is satisfactory except for section 7.8 Noise and Vibration, subsection 7.8.3 which states " work outside of these hours will only be permitted with written dispensation of the site manager". This should really be " with prior dispensation from the Environmental Protection Unit".

Noise impact assessment: The construction noise and delivery assessment is satisfactory.

With regards to the fixed plant noise assessment, table 11 shows the noise limits at each residential receptor i.e. Great Central Avenue, Long Drive and Victoria Road and there is a recommendation that the rating level should be 5dB below existing background noise level. As details of plants to be installed are not available at the present moment I suggest the following as a condition:

Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB 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 Local Plan.

I also recommend the following as an informative:

Control of environmental nuisance from construction work (~ Informative 20)

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in The control of dust and emissions from construction and demolition: best practice guidelines , Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

ENVIRONMENTAL PROTECTION UNIT (LAND CONTAMINATION/ AIR QUALITY):

The following information was submitted with regard to air quality:

· Sainsbury's, South Ruislip Air Quality Assessment by WSP Environmental Ltd, dated December 2012

The following information was submitted with regard to land contamination:

· Sainsbury's, South Ruislip, HA4 0HQ Geo-environmental Site Assessment by RSK, dated December 2012

Please consider the following comments with regard to air quality. The air quality assessment would need to be reassessed in line with any changes to the transport assessment. We would

recommend any further assessment include the car park emissions as well, with further clarification regarding the petrol filling station. We need the air quality assessment to be consistent with the development to be implemented at the site.

With regard to the petrol filling station, it is not clear if the refurbishment includes additional tank installation works as well, to go along with the increase in the number of pumps to from 4 to 9, and/or additional fuel deliveries to the site.

We do not have any specific objections to the development on air quality grounds, as long as clarification is provided for the above and with regard to NO_x emissions at the site from the energy provision and adequate mitigation is incorporated into the development Travel Plan.

Air Quality

The proposed development is adjacent to the declared AQMA and in an area which currently appears to be under the European Union limit value for annual mean nitrogen dioxide (NO₂) based on CERC modelling for 2011.

The air quality assessment appears to be reasonably conservative, and may be overestimating the NO₂ levels in the area (all locations over the EU limit value of 40 µg/m³ in the vicinity of the site). It was indicated, in the transport assessment, the assumption was made a vacant site was still in use (Arla), and presumably this data was also used in the air quality assessment. The 'baseline', 'without development' and 'with development' NO₂ levels are indicated to have taken account of traffic generated by the current store.

The 2014 without development is indicated to be slightly higher than the 2012 baseline as it includes committed development. Further clarification is required with regard to the committed developments considered.

It is assumed the detailed assessment did not consider diesel trains (described as 'limited' and 'transient' emissions), car park emissions in relation to the development, and there is nothing specific to indicate vehicle movements associated with the petrol station were also considered. The contribution of NO_x emissions from energy generation at the site was not considered either (no onsite emission source has been identified based on the submitted information reviewed).

An increase of 0.4 µg/m³ is indicated at the proposed development, as a result of the proposed development, which is described as negligible. The highest increase indicated is 0.57 µg/m³, however, it is not located in the vicinity of a residential facade (tennis courts). Smaller increases are indicated for residential properties near the junction ranging from 0.18 to 0.25 µg/m³. There is a possibility, given the location, that these areas are close to the EU limit value, however as there is no monitoring information in this locality, it is difficult to say if they will be above the limit value as a consequence of the development. (As the assessment took a conservative approach the baseline data at these locations are all well above the EU limit value.) As the site is located outside the AQMA but adjacent to it, there may be potential implications for reviewing the AQMA, when considered alongside likely future developments.

As the development is in and will cause increases in an area already suffering poor air quality the following is requested:

Section 106: Section 106 obligation of £25,000 should be sought for contribution to the air quality monitoring network in the area.

Energy Proposals

The BREEAM pre-assessment indicates no points will be picked up for NO_x emissions as GSHP (ground source heat pump) associated emissions are extremely high. It is our understanding this is

due to the use of electricity to run the pumps, therefore it is anticipated any NOx emissions from this will not be located at the application site, however it would be helpful if the applicant can clarify what the NOx emissions at the site is likely to be from any energy sources which form part of the development, such as a boiler. The Renewable Energy and Energy Efficiency Assessment (December 2012) indicates both CHP and biomass have been excluded from the development. On this basis no conditions are recommended with regard to limiting emissions from the energy provision.

Travel Plan

The Transport Statement indicates a travel plan, delivery and servicing plan (doesn't seem to cover the petrol station) and car park management plan for the site. The application appears to include a total of 552 parking spaces. A draft travel plan has been submitted for the application. This needs to be given due consideration to ensure sustainable modes of transport are available to workers, and customers to provide some mitigation.

This development is within the boundaries of the London Low Emission Zone (LEZ) which sets strict pollutant emissions criteria for entry of certain types of diesel vehicles into the area within the M25. However, as this development is also on the boundary of a declared AQMA a detailed environmental management plan aimed at reducing emissions from the fleet is required for the operational phase of the development. This should include, for example, selecting a low emission vehicle fleet and delivery companies who can demonstrate their commitment to following best practice such as the Freight Operator Recognition Scheme (FORS). This would need to be submitted for approval prior to the operational phase of the development commencing.

Air Quality Condition 1 Environmental Fleet Management

Before any part of the development is occupied an environmental fleet management plan shall be submitted for approval to the Local Planning Authority. The said scheme shall include the use of low emission vehicle technologies (e.g. use of electric and/or hybrid vehicles where appropriate, installation of electric charging points), environmentally aware driver training scheme (e.g. no idling), and fleet servicing and maintenance regime. The said scheme shall be implemented for so long as the development is available for use.

Reason: To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Local Plan.

Notes: This condition is used to ensure that the end development use does not increase pollutant emissions in the surrounding area. The environmental management plan should, where relevant, address issues such as environmental fleet management, travel plan etc.

LAND CONTAMINATION

Please consider the following comments with regard to land contamination. There are unlikely to be significant controlled water issues at the site which would be interest to the Environment Agency, however it is still advisable to consult with the Environment Agency with regard to this as the applicant has indicated GSHP (ground source heat pumps) will be used at the site.

The geo-environmental assessment report includes some intrusive ground investigation looking at soil, perched groundwater and ground gas. Consideration was also given to possible impact of ground contamination on the Yeading Brook (Eastern Arm) approximately 180 metres to the east of the site. The report indicated they could not investigate a large part of the western area of the site.

The report referred to 1.246 mg/kg and 0.089 mg/kg of TPH (total petroleum hydrocarbons) in BH1 (thought to be associated with an old spill in the location of the service yard) and BH2 (thought to be associated with a recent spill near the vicinity of the petrol station) associated with the perched groundwater. These results are not backed by laboratory data in the report for either soil or water

which do not indicate contamination. There were also references to trace concentrations of 4-bromophenyl phenyl ether, m-xylene, benzene compounds and chromium within the samples of perched water from BH1, BH2, and BH4. However, the laboratory data only indicated chromium in BH1 at 18 µg/l, with the other contaminants referred to being indicated to be below the detection limit in the boreholes. Clarification is required with regard to this.

Four rounds of gas monitoring was undertaken at the site including at low/falling atmospheric pressure. There were slightly elevated localised levels of gas (methane 0.5 % BH2 and carbon dioxide 11.9 % BH5) at the site with high flow rates in some boreholes ranging from 4-12 l/hr. Due to this the gas screening value (GSV) approach used indicates the development requires a high level of gas protection (characteristic situation 3). The report recommends further gas assessment, as the GSV was not reflective of sources with potential to generate gas at the site. Further information is required with regard to gas monitoring at the site and the level/details of the gas protection measures to be used at the site, bearing in mind the current proposal, which has a car park in the lower level and therefore would require adequate ventilation. If this design is implemented, it is recommended gas monitoring is undertaken in the foot print of the non-food retail area and the atrium in particular. Further clarification is also sought with regard to the source of the slightly elevated methane level due to its proximity to the petrol station.

Chapter 8 of the report refers to the reuse of waste (assume this includes soil and spoil) and materials from the site in accordance with the CL:AIRE Code of Practice. Any soils/materials reused may need further testing and the relevant information should also be submitted as part of the contaminated land condition advised below.

The standard contaminated land condition is advised for any permission that may be given alongside a separate soil contamination condition for landscaped areas (for any reused and imported soils). The condition would apply to ground gas as well. If you would prefer a separate gas condition, please let me know.

CONTAMINATED LAND CONDITION

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such

requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Local Plan.

Condition to minimise risk of contamination from garden and landscaped areas

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 Local Plan.

WASTE STRATEGY OFFICER:

I would make the following comments on the above application regarding waste management.

a) The proposal is for a large commercial unit with smaller 'business start up units'. As the producers of waste from a commercial premises the occupiers have a Duty of Care to contain the waste safely until it is collected by a licensed waste carrier.

b) Sainsbury's would need to make their own arrangements with a licensed waste carrier for the collection of the waste produced.

c) It would be logical for waste and recycling from all business units to be dealt with as an integrated service, and the smaller units to use arrangements put in place by Sainsbury's for their own store.

d) The volume of waste produced would best be contained in larger sized bins. This could either be in the form of 12 cubic yard front end loader bins, or 40 cubic yard roll-on, roll-off bins. The latter would give to opportunity to be fed through compactors, to optimise the load being taken away, which is good practice.

e) Recyclable waste should be separated; in particular glass, paper, cardboard, metal cans, plastic bottles and possibly food waste. Some of the waste containers must be allocated to collect recyclable items, which is good practice.

f) The material used for the floor of the waste storage area must be able to withstand the weight of the bulk bins. If the 40 cubic yard roll-on roll-off bin option is chosen, then 40 Newton metre concrete would be required to withstand regular bin movements. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

g) The store operators should take steps to control litter, by having litter patrols within the area of the store and perhaps extend this to 20 metres outside the perimeter.

h) The store should make arrangements for the retrieval of shopping trolleys taken out of the

grounds by customers.

SECTION 106 OFFICER:

Proposed Heads of Terms:

1. Transport: in line with the SPD a s278 agreement will be required to be entered into to address any and all highways matters arising from the proposal.
2. 10 Year Green Travel Plan.
3. Funding the cost of an addition bus stop on Victoria Road.
4. Contribution of £40,000 towards enhancements to bus and bus transit network.
5. Construction Training: A financial contribution or delivery on site of a construction training scheme (to address training during the construction phase of the development).
6. Employment Training: An on site employment training initiative to address employment training needs made necessary as a result of the development.
7. A contribution of £400,000 towards capacity enhancements to the public realm within the vicinity of the site.
8. Air Quality: A financial contribution of £25,000 required for air quality monitoring made necessary by the development.
9. Either onsite delivery of Ecological Enhancements in the form of a Green Roof, or a financial contribution of £50,000 towards off site creation of Ecological Enhancements.
10. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

Please note that this scheme will also have a Mayoral CIL liability on the net increase in GIA for all parts of the scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

SEQUENTIAL ASSESSMENT

Paragraph 24 of the National Planning Policy Framework (NPPF) establishes the requirement for a sequential assessment by advising that applications for main town centre uses such as retail development should be located within town centres, then in edge of centre locations and finally on out of centre sites. Annex 2 of the NPPF specifically includes local centres in the definition of town centres

This approach is carried forward in to the current London Plan and the Council's Local Plan Part 1: Strategic Policies, adopted in November 2012.

- London Plan Policy 4.7 (Retail and Town Centre Development) requires retail and town centre development to relate to the size, role and function of a town centre and that development should be focused on sites within the town centres themselves.

- London Plan Policy 4.8 encourages a proactive approach to retail planning and bringing

forward capacity for additional comparison goods retailing, particularly in the large international, metropolitan and major town centres with convenience retail supported in the district, neighbourhood and more local centres to secure a sustainable pattern of neighbourhood provision.

· Policy E5 of the Hillingdon Local Plan Part 1 (November 2012) states that the Council will accommodate additional retail growth within established centres in accordance with the conclusions of the latest evidence base. Growth for comparison goods will primarily be accommodated in District Centres as set out in Table 5.5 which excludes South Ruislip. Planning decisions will be taken in accordance with the provisions of national guidance, particularly the sequential and impact tests.

The application site is located within the South Ruislip Local Centre as designated within the existing and emerging local plan and a sequential assessment is not required. Although the London Plan (July 2011) does not designate South Ruislip as a town centre in terms of London Plan Policy 2.15 (Map 2.6 of the London Plan refers), the GLA has confirmed in their Stage 1 response that a sequential assessment would not be required in this instance.

SOUTHRUISLIP LOCAL CENTRE DESIGNATION

The NPPF (March 2012) places great emphasis on ensuring that town centres maintain their vitality and competitiveness. This involves the management of growth and defining a network and hierarchy of centres.

Policy 2.15 of the London Plan (July 2011) requires town centres outside London's Central Activities Zone to be the main focus for commercial development, sustaining and improving choice of goods and services in accessible locations. Identified deficiencies in the network can be addressed by promoting a centre to a higher level or designating new centres. Development in town centres should, amongst other criteria, sustain and improve vitality and viability, enhance competitiveness, quality and diversity and be in scale with the centre.

Centre hierarchy is important in order to ensure sustainable patterns of development. By way of example, centres with high levels of public transport accessibility, or within easy walking distance of residential concentrations are better suited to be higher order centres. This is because they are more easily accessed by shoppers using sustainable means of transport. It would, for example, be less sustainable to have higher order centres, which could only be accessed by cars.

South Ruislip is designated as a Local Centre. Annex 2 of the London Plan notes that local centres typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. In its definition of Local Centres The London Plan states that they may include a small supermarket (typically up to around 500 sqm).

Whilst the existing Sainsbury's store is greater than 500sqm, officers are of the view that the function of South Ruislip is very much that of a local centre. Given the presence of an existing large foodstore it is not considered that the function of the centre would change by allowing the proposed expansion (post the expansion South Ruislip would still function in much the same way).

It must also be remembered that there is an extant permission for an expansion at the supermarket. The current proposal would simply represent a further increase to the

existing permission. The Retail Impact Assessment also highlights the fact that the existing store is trading at a higher than average level (£ per sqm). To some extent the proposal represents a larger area within which existing customers can shop (the larger store would trade at average rates). Given the way that the centre at South Ruislip functions, in this particular case, there is no objection raised in terms of the scale of the proposal.

SIZE AND SCALE

The Applicant's assessment advises that the need for the additional retail floorspace, as before, is due to the deficiencies and overtrading at the existing store, which have an adverse impact on the overall customer experience.'Whilst there is no requirement to assess alternative sites for the proposed development, this leaves the appropriateness of the scale of retail development and its retail impacts to be considered.

Of particular importance on this site is the previous planning permission (33667/APP/2006/2141) for an enlarged store on this site. The permission has been partially implemented and is therefore extant. The former permission was for an increase in net retail floorspace of 1,444 sqm which compares to the current proposed increase of 3,010 sqm, so that the extant permission accounts for 48% of the additional retail floorspace now being proposed. The previous report presented to North Planning Committee on the 30/10/06 stated at paragraph 3.28:-

'The site is located within a town centre and, as such, it is unlikely to have a detrimental effect on the vitality of South Ruislip.'

The report concluded at paragraph 6.1:-

'The proposed store extension would benefit the South Ruislip town centre as it would address an existing qualitative need within the centre. Furthermore, the scale of the extension proposed would not result in adverse impacts on the viability or vitality of other surrounding centres.'

The retail assessment then establishes that there will be no significant change to the catchment area of the store as a result of the uplift in floor space and that the vast majority (95%) of the stores turnover is derived from a broadly 10 minute drivetime from South Ruislip. This adds to the evidence that the proposal would not change the function of South Ruislip and a local centre.

The proposal would improve facilities and consumer choice within the centre, which would be likely to increase footfall and opportunity for 'spin-off' expenditure. Given the nature of the proposal and that existing facilities already trade successfully, it is unlikely that the proposal would have a detrimental impact upon the vitality of South Ruislip.

COMPARISON FLOOR SPACE

Over half of the floorspace proposed in this application is relates to comparison (non food) goods. Officers have discussed with the applicant how the increase in comparison floorspace will affect trade in South Ruislip. Paragraph 5.44 of the retail statement submitted with the application advises:-

'the store would not become a comparison retail destination in its own right. The range, scale and nature of goods would not be unusual by Sainsbury's or other retailers standards and represents an offer expected by the consumer on a main food shop.'

The extant permission referred to above already sets a precedent for additional comparison goods floorspace at the store. Some 1,444 sqm of the total floorspace permitted in the extant consent related to non food items. Officers accept that the amount of comparison floorspace proposed in this application is not significantly greater than that already permitted, however this should be capped by a condition to prevent further increases, which could be detrimental to nearby town centres.

IMPACT ON WIDER AREA

The Applicant's assessment predicts that due to rising population and expenditure per capita within the catchment area, available convenience and comparison goods expenditure is expected to increase. Taking into account various factors, the study concludes that this expenditure growth within the catchment area would support the increases in convenience and comparison floorspace. This view is to some extent supported by the conclusions of the Council's Convenience Goods Retail Study Update 2012, which states that:

'there could be a qualitative argument to support the provision of convenience goods floorspace in the northern half of the Borough. New floorspace here should provide additional facilities for main food shopping to anchor and complement the role of existing centres.'

The larger store would attract some new customers and the applicant's retail assessment considers the anticipated trading effects of the proposed store. The store would mainly compete with existing similar stores. In terms of the surrounding local centres, these are trading well with below national average vacancy rates. Ruislip district centre would experience the greatest loss of convenience goods spending (-5.2%), followed by Ruislip Manor local centre (-4.7%), Pinner district centre (-4.4%) and South Harrow district centre (-3.3%). However, in all the centres affected, the growth in convenience goods turnover from 2012 - 2017 would offset the loss from trade draw.

Taking comparison goods, the assessment establishes that Ruislip district centre would be the greatest impacted (-6.4%), followed by Pinner district centre (-5.5%), South Harrow (-4.8%) and North Harrow (-3.5%). Again, the growth in convenience expenditure from 2012 - 2017 is anticipated to offset any loss from trade draw.

Taking convenience and comparison goods expenditure together, Ruislip district centre would be the greatest affected, with an overall expected trade draw of -5.9%, followed by Pinner district centre (-4.8%), South Harrow district centres (-3.8%) and North Harrow local centre (-3.3%). Ruislip Manor local centre would lose -1.8% and Eastcote -1.0%. However, again, the increase in turnover is expected to more than offset the trade draw loss within all centres, with increases of 20.1%, 25.3% and 20.5% within Ruislip district, Ruislip Manor local and Eastcote local centres.

The retail assessment demonstrates that the proposal would not harm the vitality and viability of other local centres, given the anticipated trade draws. As such, the scheme is considered to be consistent with the NPPF and Local Plan.

7.02 Density of the proposed development

The development does not include residential units as part of this application.

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

The application site is not located within an Archaeological Priority Area or has any other archaeological designation. The application is supported by an Archaeological Desk-based Assessment which advises that there are no recorded archaeological remains from

any period within the area and that the development of the supermarket and associated petrol filling station would have disturbed any remains in the unlikely event that they were present in these areas, given the site's previous use for agricultural cultivation. The assessment concludes by stating that the potential for the presence of any archaeological remains appears very low.

The application site is not located within the vicinity of a listed building, nor sited within or close to the boundary of a conservation area or an area of special local character.

As such, it is considered that the proposals would not harm any known heritage assets.

7.04 Airport safeguarding

The application has been examined by the various safeguarding authorities who do not raise any safeguarding objections to the proposals.

An informative has been added to advise on the use of cranes.

7.05 Impact on the green belt

The site is not located within the Green Belt or sited close to its boundary. As such, no Green Belt issues are raised by this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan (November 2012) seeks to ensure that new development complements and improves the character and amenity of the area.

The proposed supermarket building would have a similar building line on Long Drive but have a greater massing than the existing building which provides for a building with greater presence and a more prominent focal feature on this important road junction. The proposed building would be of an appropriate scale and height within the context of the local centre, being of a similar overall height to the three storey parade opposite. The building would reduce in height to two storeys where it wraps around the adjoining two and a half storey office building.

The glazed atrium adds interest to the building and marks the entrance to the building. The building would have a strong modern design. The proposed separate commercial units on Long Drive with their separate shopfronts and canopies would provide an active frontage and add interest to this elevation, assisting with the integration of the building within the commercial street scene. The shopfront has also been returned along the elevation of the building facing the Council owned car park which also helps to break up the bulk of the building. The shopfront and window detail along Long Drive has been re-configured so that it better reflects the rhythm and proportion of the fenestration of the parade building opposite.

The decked car park and part of the atrium would be faced with a timber fin screen, some 6.0m - 6.5m high. The screen would assist with the screening of the decked car park along the Victoria Road frontage and its design would allow views through so that it would not appear as a solid structure.

Both the Council's Urban Design/ Conservation Officer and TfL consider that the overall design of the proposal is acceptable although the Council's Urban Design/ Conservation Officer is concerned about the choice of some of the materials and considers the impact of the screen should be reduced and be of a dark colour. TfL also do not want the atrium to be used for the storage of trolleys. Both of these issues can be dealt with via the imposition of conditions on any consent granted.

7.08 Impact on neighbours

The nearest residential properties to the application site are the residential units above the ground floor shops in the retail parade on the opposite side of Long Drive and the upper floor flats in the recently constructed library building and the adjoining two new flatted blocks being constructed on the opposite side of Victoria Road. Sun on the ground diagrams prepared by the Council demonstrate that the proposal would not result in any overshadowing of these properties. In relation to the residential units in the retail parade on Long Drive, the proposed new supermarket building would be sited some 34m from these units and present an elevation some 14.3m high. On Victoria Road, the nearest residential units would be sited some 27m from the proposed atrium which would have a height of some 9.35m and 36m from the main store building with a height of 14.85m above ground level on this elevation. These distances are sufficient to ensure that the proposed new store would not appear unduly dominant, particularly as the nearest flats are above ground level, with the only exception being the ground floor flats in the flatted blocks currently being constructed, but here the proposed store building is recessed to give greater separation. There would also not be an issue as regards overlooking given these separation distances.

The proposed supermarket would wrap around to the rear of the adjoining building fronting Long Drive which is in use by an electrical contractors business. The sun on the ground diagrams show that the rear elevation of this building would be overshadowed throughout the morning and the supermarket's 8.6m high elevation at this point would be sited some 12.5m from the rear elevation of the office building. However, as this building at the rear has security bars fixed to the ground floor windows, only a small first floor window and is solely in commercial use, it is considered that the impact of the new store on this building is acceptable and an adequate working environment would be maintained for its employees.

7.09 Living conditions for future occupiers

Not applicable to this application for retail/commercial development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies 6.3, 6.9, 6.10 and 6.13 of the London Plan (July 2011) and AM2, AM7, AM9, AM14 and AM15 of the Hillingdon Local Plan (November 2012) are concerned with traffic generation, road capacity, vehicle and cycle parking and access to public transport.

The submitted Transport Assessment demonstrates that the surrounding road junctions would still operate satisfactorily with the uplift in customers to the store, albeit with the optimization of signal timings and cycle times at the Long Drive/Victoria Road junction. Although the Council's Highway Engineer does not raise any concerns regarding the modelling undertaken, TfL considers that whilst the modelling is generally acceptable, further information/clarification should be submitted to support the findings. In the light of the above, TfL is not in a position to confirm the acceptability of the likely highway impact generated by the proposals and may recommend potential mitigation.

Currently, a total of 403 spaces are provided on site, of which 336 spaces are contained within the Sainsbury's car park and 67 within the Council's public car park. The relevant car parking standards are contained within the London Plan. As part of the pre-application discussions with TfL, it was accepted that 1 space per 23 sq.m of floor space was reasonable for the retail store in this location with a PTAL of 2-3, which would accord with maximum standards (18 - 25 sq.m), although given the traffic congestion in the area, the applicant was encouraged to reduce the number further from the 582 spaces then proposed. The current proposal is for 552 spaces and represents a ratio of 22.2 sq.m which fully complies with the standards.

The proposal would reduce the number of spaces within the Council-owned public car park by 34%. However, permission was previously granted for the total loss of this car park, with the committee report advising that the public could utilise the store's car park on a pay and display basis so that there would be no loss of the public facility.

The level of cycle parking is generally considered acceptable, although TfL recommends that staff cycle spaces should be accessible, secure and well lit and with lockers and showers provided. TfL would also welcome additional provision, given the store's central location.

The proposal would include a main new entrance to the store through the new atrium at the Long Drive/Victoria Road junction and a new ancillary pedestrian access point on Long Drive, close to the public car park. It is considered that the proposal would improve pedestrian links between the store and the surrounding local centre. TfL are supportive of these improvements and recommend that the measures identified in a pedestrian environmental review system (PERS) audit, including a new northbound bus stop be secured through the S106 and S278 agreements. TfL also advise that the submitted draft Travel Plan needs revision, and a Delivery Servicing Plan should be conditioned.

The Council's Highway Engineer advises that subject to all off-site highways works being covered in the legal agreement, there is no objection from the a highways viewpoint.

7.11 Urban design, access and security

Relevant planning issues have been discussed elsewhere in the report.

7.12 Disabled access

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

The scheme would provide 24 disabled and 23 parent and child spaces on the ground floor and 5 disabled spaces on the first floor. In addition, there will be brown badge parking for Hillingdon residents over 65 years in priority location close to amenities but provision has yet to be confirmed and brown badge holders would also be able to use the parent and child spaces. TfL did not raise objection to the level of provision (although their comments appear to relate to the pre-application development).

TfL also advise that the new seating in the public realm areas should enable a range of people to use it and external furniture should not obstruct pedestrians especially blind and partially sighted people. Further information/clarification is required as regards entrance gradients and external furniture should not obstruct pedestrians especially blind and partially sighted people.

The applicants have submitted an Access Statement which seeks to provide clarification and further information of the issues raised.

7.13 Provision of affordable & special needs housing

Not applicable for this application.

7.14 Trees, Landscaping and Ecology

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

The Council's Tree Officer advises that the scheme generally makes adequate provision for the retention of existing trees on site, some of which are protected by TPO 193,

justifies tree removal where this is necessary and provides for replacement tree planting where necessary and provides a robust landscaping scheme.

In particular, the existing trees on the Long Drive frontage will all be retained as part of the proposed development, including the 12 metre high Oak at the north-east end, close to the junction with Victoria Road.

The trees at the northern end of Victoria Road will be removed to permit the new atrium. To mitigate this loss, replacement street tree planting is proposed within a narrower corridor along the length of the proposed building. Also, much of the existing tree line further along Victoria Road will be retained, with selective removal of individual species, particularly at the east end where the footprint of the decked car park creates a 'pinch point'. Here, replacement tree will not be possible due to the juxtaposition of the car park with the footway edge. However, limited new tree planting is indicated in association with the new fuel station and site entrance at the east end of the site.

Furthermore, where space for tree planting 'runs out' on the north-east corner of the site, climbing plants should be planted (at ground level) and trained to cover the timber walls. This detail could extend along the car park wall. This would add colour and seasonal interest, and complement the (large expanse of) timber. Also off-site tree planting could be added to the grass verge on Victoria Road (by agreement with the local planning and highway authorities) to the north of the car park. This would help to mitigate the loss of tree cover in front of the car park.

On this basis, the Tree Officer considers the scheme to be acceptable, subject to conditions. Also, any S.106 agreement should include the provision of off-site street tree planting in Victoria Road opposite the car park, by agreement with the local planning authority (and highway authority).

As regards ecology issues, the accompanying Ecological Assessment advises that on-site habitats are of low or negligible ecological value although they may provide nesting and foraging habitat for birds. The buildings may provide roosting opportunities for bats, but the likelihood of bats using identified features such as lifted roof tiles, missing ridge tile mortar etc. is low, due to the relatively small population of bats in this urbanised location, the local abundance of more suitable buildings and their immediate environs and the well lit nature of the site with security lighting. Existing trees on site were also surveyed and not found to be of a suitable age or condition to support roosting bats. No evidence relating to the presence or potential presence of any other protected species was found on site. The assessment goes on to make recommendations and advises on ecological enhancements including the provision of bird and bat boxes and some bird friendly planting.

The Council's Sustainability Officer advises that the ecological enhancements proposed, namely the proposed landscaping scheme with the provision of bird and bat boxes is not commensurate with the scale of development. The proposed landscaping scheme in an area which will be extensively used by people and vehicles is going to have only a limited impact. The most notable omission is for green roofs and/or living walls (the omission of which is also objected to by the GLA). A green roof would allow for significant biodiversity gains outside of the areas extensively used by the public, which would result in a more natural environment. The energy (and sustainability statement) simply states that green roofs are 'not currently favoured by Sainsbury's'. The London Plan (Policy 5.11) and Hillingdon's Local Plan Part 1 (Policy EM1) contain requirements for green roofs for new major development.

The revised information submitted by Sainsbury's in response to the Mayor's Stage 1 response does not include a new proposal for a green/brown roof. The provision of a green/brown roof has been conditioned and if it can be demonstrated that it is not practicable or feasible, a financial contribution to ensure that ecological enhancements are made in the vicinity would be sought as part of the S106 Agreement.

7.15 Sustainable waste management

Sainsbury's would be responsible for their own waste management with a licensed waste carrier. On this basis, the Council's Waste Services Officer does not raise any objection to the scheme.

7.16 Renewable energy / Sustainability

The application is supported by an accompanying Renewable Energy & Energy Efficiency Assessment and a BREEAM 2011 Pre-Assessment Report. The former advises that a ground source heat pump would be used to provide the heating and hot water requirements and an air source heat pumps would provide heating and cooling and the latter that demonstrates that it is intended to reach a BREEAM standard of very good for retail units.

The Council's Sustainability Officer advises that there are no objections to the proposal, subject to a condition.

The GLA advise that further revisions and information is required before the proposals can be considered acceptable and carbon dioxide savings verified. In particular, the applicant should demonstrate how the demand for cooling will be minimised. Modelling output should also be provided to support the 40% reduction in carbon dioxide emissions. Applicant should investigate whether there are any existing or planned district heating networks in the vicinity and provide commitment that development is designed to allow future connection should one become available. The applicant should also confirm that site heat network will be installed. Further details have been submitted.

7.17 Flooding or Drainage Issues

The application site is within Flood Zones 1 and 2, although it also forms part of a Critical Drainage Area. The application is supported by a Flood Risk Assessment.

The GLA and the Environment Agency confirm that the principle of development is acceptable within this area as regards flood risk. The Flood Risk Assessment states that the eastern edge of the site, centred around a culvert, is at risk from surface water flooding and that the surface water run-off from this site contributes to that risk. The GLA and EA are therefore concerned that this development minimises that risk. Although the run-off rates with the use of storage tanks under the car park would be controlled, the proposals do not include provision for rainwater harvesting. The proposal also does not include provision for a green/brown roof which on such a large building is a missed opportunity to provide multiple benefits, including a reduction in rainwater run-off.

The EA recommend a condition requiring details of the drainage system to be submitted, which has been attached. The applicant has confirmed that they would be prepared to provide rainwater harvesting, but they are risk adverse to providing a green/brown roof. As Sainsburys' justification is not sufficiently robust, the need for a green/brown roof has been conditioned.

7.18 Noise or Air Quality Issues

The application is supported by an Air Quality Assessment and a draft Demolition and Construction Management Plan.

The Council's Environmental Health Officer advises that the Noise Impact Assessment is acceptable, although a condition is required to ensure noise levels at the nearest residential properties are kept 5dB below background levels. As regards, the draft Demolition and Construction Management Plan, the plan has now been amended in accordance with the officer's suggestion and is now satisfactory.

The application site lies adjacent to an Air Quality Management Area and the application is accompanied by an Air Quality Assessment. Both the Council's Environmental Protection Officer and the GLA make detailed comments on the assessment and advise on the clarification/further information required. Further information has now been received.

A condition has also been attached requiring details of a fleet management plan to be submitted.

The Council's Environmental Health Officer advises that a £25,000 contribution is required for air quality monitoring within the locality.

7.19 Comments on Public Consultations

As regards the comments received to the Council's consultation on this application, points (i), (iv), (vi), (vii) and (ix) are dealt with in the main report. In terms of point (ii), the application site boundary does lie immediately adjacent to the flank elevation of the office building but this is not an unusual situation. Access to the rear yard area would be through the building. Point (iii) is an environmental health matter and not a reason to withhold planning permission. Points (v), (viii) and (x) are noted.

7.20 Planning Obligations

1. Transport: in line with the SPD a s278 agreement will be required to be entered into to address any and all highways matters arising from the proposal.
2. 10 Year Green Travel Plan.
3. Funding the cost of an addition bus stop on Victoria Road.
4. Contribution of £40,000 towards enhancements to bus and bus transit network.
5. Construction Training: A financial contribution or delivery on site of a construction training scheme (to address training during the construction phase of the development).
6. Employment Training: An on site employment training initiative to address employment training needs made necessary as a result of the development.
7. A contribution of £400,000 towards capacity enhancements to the public realm within the vicinity of the site.
8. Air Quality: A financial contribution of £25,000 required for air quality monitoring made necessary by the development.
9. Either onsite delivery of Ecological Enhancements in the form of a Green Roof, or a financial contribution of £50,000 towards off site creation of Ecological Enhancements.
10. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

As regards the public realm contribution, the previous scheme on the site (referenced in the planning history section of the committee report) refers to a library forming part of the store re-development, that was to be a replacement of the old South Ruislip library. This substantive S106 contribution cannot be reciprocated as part of this development, as the Council has re-provided a library already in South Ruislip and S106 contributions are subject to a variety of tests including a requirement that the contribution be required to offset the impacts of the development.

Nonetheless the scale of this development is such that it would have a substantive impact on the streetscene in South Ruislip (see the landscape officers comments which refer to the need for major investment in new trees/public realm to offset the impacts of the development). Furthermore the scale of the retail impact will be felt on surrounding town centres/retail parades in the north of the Borough, the greatest trade draw being on Ruislip town centre and Ruislip Manor town centre (as referenced in the main body of this report), thus justifying improvements to these town centres.

Officers have extensive experience of negotiating public realm contributions in the above context gained from dealing with other major developments in the Borough; hence we have upto date data of the costs per square metre of everything from major footway improvements and structural landscaping to new refuse bins (furthermore such costs have been agreed as acceptable by a planning inspector on a development in Hayes very recently). The public realm contribution of £400,000 is based on detailed data on actual costs of streetscene improvements, combined with an assessment of what is reasonable taking into account the impact on the streetscene and retail impact on South Ruislip, Ruislip town centre and Ruislip Manor town centre.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Land Contamination

The application is supported by a Geo-environmental Site Assessment. The Council's Environmental Health Officer (Land Contamination) provides detailed comments on the report and recommends that details of a scheme to deal with land contamination needs to be submitted. This is controlled by the recommended condition. Imported soils also need to be clean from contamination which would be controlled by condition.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The store is considered to be acceptable in terms of its retail impacts and the design of the scheme is appropriate and linkages of the site and integration of the building with the surrounding local centre would be improved.

The operation of the surrounding road junctions would remain satisfactory, even after this proposal, committed development and the re-development of surrounding vacant sites is factored in, although the phasing and timings of the Long Drive/Victoria Road junction would need to be altered to accommodate the additional traffic.

The proposal would also involve the uplift of car parking on site from 336 to 552 spaces with the new decked level which would accord with the Mayor's car parking standards for the enlarged store and would be capable of accommodating demand and the provision of disabled, parent and child and brown badge spaces will ensure that the site is accessible to all and is socially inclusive.

Neighbouring properties would not be adversely affected. Sustainability objectives would be satisfied and although a green/brown roof is not currently proposed, its provision has been conditioned.

The scheme also provides a full package of planning benefits secured as part of the S106/278 Agreement, commensurate with the scale of development, including a requirement for off-site ecological enhancement works should a Green /Brown roof not be forthcoming.

Furthermore, the Mayor does not raise any in principle objections to the scheme in his Stage 1 report.

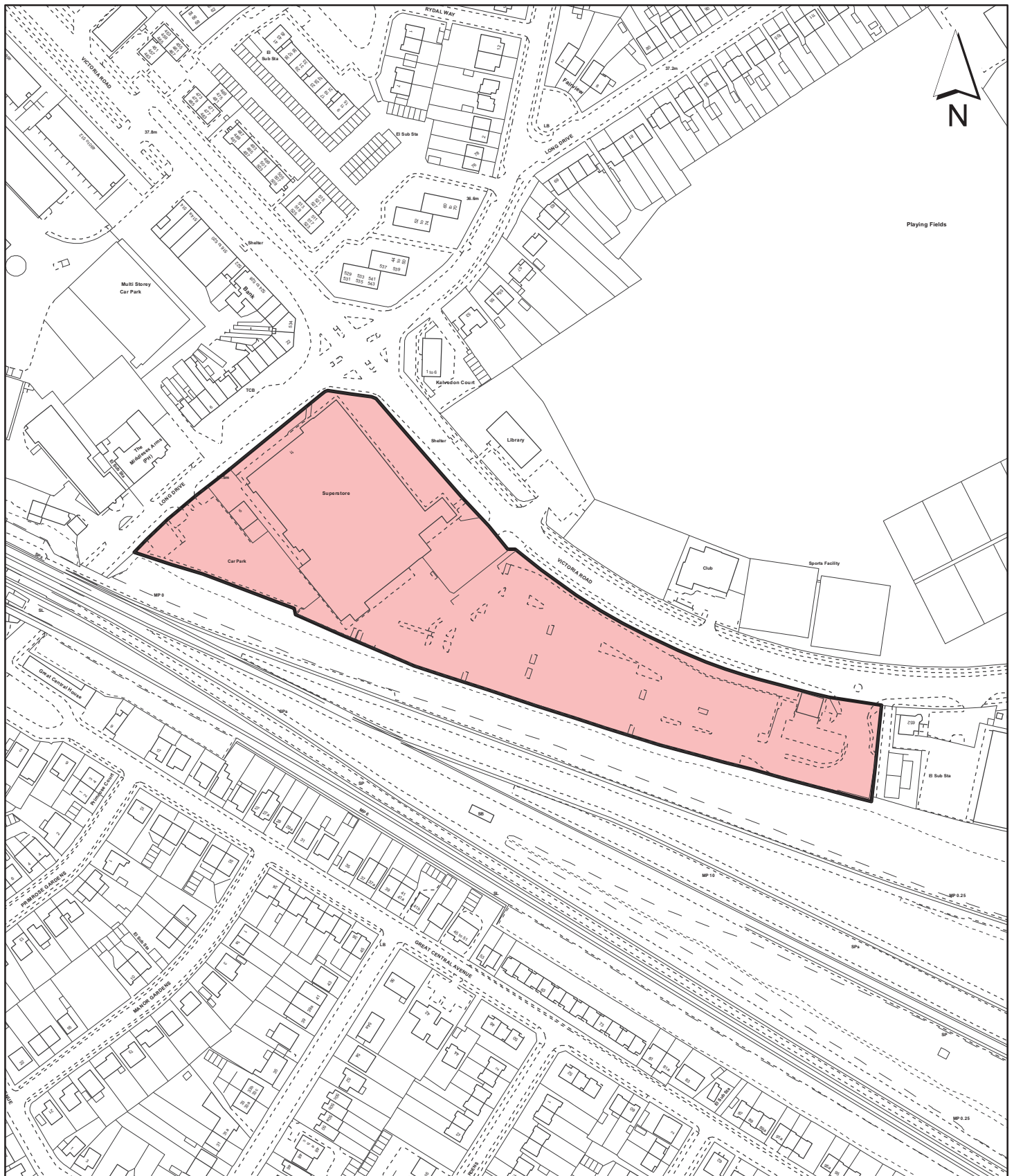
The application is recommended favourably, but needs to be referred back to the Mayor.

11. Reference Documents

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

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Sainsbury's Superstore
Long Drive
Ruislip**

Planning Application Ref:

33667/APP/2012/3214

Planning Committee

North Page 240

Scale

1:2,500

Date

**February
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 LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

Development: 2 x two storey, 3- bed semi detached dwellings and 1 x two storey, 3- bed detached dwelling with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

LBH Ref Nos: 64786/APP/2012/2421

Drawing Nos: PHOTOS
01
ELEVATIONS AND SITE PLAN
1158/P/5
1158/P/6
1158/P/7
1158/P/4
1158/P/8
RENEWABLE ENERGY ASSESSMENT AND STATEMENT
1158/P/2
CODE FOR SUSTAINABLE HOMES PRE ASSESSMENT
1158/P/1B
1158/P/3B
1158/P/8B
DESIGN AND ACCESS STATEMENT
1158/P/9

Date Plans Received: 04/10/2012 **Date(s) of Amendment(s):** 12/10/2012
Date Application Valid: 12/10/2012 07/11/2012
04/10/2012

1. SUMMARY

This scheme proposes to erect 2 x two storey, 3- bed semi detached dwellings and 1 x two storey, 3- bed detached dwelling with associated parking and amenity space. It would involve the demolition of the existing material shed, office building and material storage shelter on the site.

It is considered that the scheme would be detrimental to the visual amenities of the Old Northwood Local Area of Special Character by virtue of its siting, overall layout, size and site coverage. The scheme would fail to provide a satisfactory standard of residential accommodation for its future occupiers in terms of its internal floorspace, poor outlook and external amenity space. The proposed development would also fail to meet the required Lifetime Home Standards and would fail to provide an appropriate Planning Obligation towards educational provision.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the established character of the surrounding

area to the detriment of the character and appearance of the Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE15, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: 'Residential Layouts'.

2 NON2 Non Standard reason for refusal

The proposal by reason of its siting and layout would result in a poor level of outlook from the ground floor windows to the detriment of the future occupiers of Plot 1, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of the Council's HDAS "Residential Layouts".

3 NON2 Non Standard reason for refusal

The proposed units fail to provide an adequate amount of internal floor space for individual bedrooms, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposed development fails to afford an adequate standard of residential amenity space for future occupiers by virtue of the layout and size of the amenity space. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

6 NON2 Non Standard reason for refusal

The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon."

INFORMATIVES

1 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 September 2007), then London Plan Policies.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a 0.0653 hectares (653m²) rectangular shaped site located on the north-western side of Hilliard Road at the rear of Nos.81 to 93. The site abuts the rear boundaries (gardens) of Nos. 81 to 90 Hilliard Road to the east, rear boundaries of Nos. 58 to 68 High Road (predominantly commercial with 1st floor residential accommodation), the rear/side boundary of 79 Hilliard Road to the southwest and the rear/side boundary of Woodlodge Montessori School to the north.

The site is currently used as a builder's yard. There are various buildings on the site, predominantly single-storey, comprising office, workshop garage and covered storage. The site is infrequently used with some of its structures in a poor state of repair. Access to the site is via a 2.5m gap driveway between Nos.83 and 85.

Hilliard Road is characterised by a mixture of semi-detached and terraced houses. Nos.81 and 83 are semi-detached houses while Nos.85 to 93 are terraced houses. The road is in the Old Northwood Area of Special Local Character and lies within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposed development comprises 2 x two storey, 3- bed semi detached dwellings (Plots 2 & 3) and 1 x two storey, 3- bed detached dwelling (Plot 1) with associated parking and amenity space. It involves the demolition of the existing material shed, office building and material storage shelter.

Plot 1 would comprise a two-storey detached property that would be 7.10m high, 8.0m wide and 7.2m deep. The property would have a single storey attached garage which would be set back 5m from the front of the main property and which would measure 3m wide, 6.265m deep and 3.86m high with a pitched roof. The property would have a traditional barn hipped roof profile, a front dormer, a ground to ceiling height window, chimney features and a porch. The property would be finished in white render and soft stock brickwork.

The total internal floor area would be 81 square metres. The amenity space would be 66 square metres. The layout would comprise a porch, kitchen, living room, hall and WC on the ground floor and 3 bedrooms, a bathroom and a linen room on the first floor.

Plots 2 & 3 comprise a two-storey semi-detached property measuring 7.10m high, 10.0m wide and 11.0m deep (including projecting gable-ends). The properties would have projecting gables and rear dormer windows, a traditional barn hipped roof profile, chimney features and projecting gables. The properties would be finished white render and soft stock brickwork and a mock tudor finish on the projecting gables.

The total internal floor area would be 81 square metres. The amenity space would be 45 square metres for plot 2 and 46 square metres for plot 3. The layout would comprise a kitchen, living room, hall and WC on the ground floor and 3 bedrooms, a bathroom and a linen room on the first floor.

Two parking spaces are provided for plot 1, one of which is within the proposed garage. Three parking spaces are provided for plots 2 & 3, one of which is a disabled parking

space. A pedestrian pathway would be located on the north-eastern extent of the site, the existing vehicular access and access road would provide access to the proposed development and a 1.5m high gate is proposed at the entrance of the vehicular access to prevent light spillage from car headlights.

Amended plans were received during the course of the application, amended as follows:

- Alterations to plots 2 and 3 that lower the ridge height, and the height of the houses generally.
- Addition of a gate to reduce impact of headlamp spillage from emerging cars.

Changes from the previously refused scheme include the following:

- The reduction in height to 7.10m high through the lowering of the eaves and slab levels
- The reduction in units from 4 x two-bedroom flats to 3x 3 bedroom houses
- Individual private gardens
- Garden depths increased
- Shrub planting at the front and increased landscaping
- Retention of a pedestrian access to the north-eastern boundary
- Refuse store located within the proposed private gardens
- Cycle stores located within the proposed private gardens
- Refuse collection within 23m of the highway

3.3 Relevant Planning History

64786/APP/2008/2373 Land Rear Of 81-93 Hilliard Road Northwood

TWO STOREY BUILDING COMPRISING 4 TWO-BEDROOM FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS

Decision: 15-12-2008 Refused

64786/APP/2009/452 Land Rear Of 81-93 Hilliard Road Northwood

ERECTION OF 2 TWO STOREY BUILDINGS EACH COMPRISING OF TWO 2-BEDROOM MAISONETTE FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS.

Decision: 21-07-2009 Refused

Appeal: 04-03-2010 Dismissed

Comment on Relevant Planning History

An appeal (ref. APP/R5510/A/09/211540) was dismissed with regards to application 64786/APP/2009/452 FUL, detailed below. However, the Inspector considered that the proposed use of the existing vehicular crossover and access was acceptable.

Planning permission (reference 64786/APP/2009/452 FUL) was refused for the erection of 2 two storey buildings each comprising of two 2-bedroom maisonette flats, with associated car parking, cycle store and bin store, and involving the demolition of the existing buildings. The application was refused on the following grounds:

1. The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the established character of the surrounding

area. The proposal would result in a scale of buildings and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. This would also be to the detriment of the character and appearance of the Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: 'Residential Layouts'

2. The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal by reason of its siting would result in the provision of a poor level of outlook to the detriment of the future occupiers of the ground floor dwelling units, contrary to Policies BE19 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 4.0 of the Council's HDAS "Residential Layouts".

4. The proposed development by reason of the restricted width of the vehicular access represents a significant threat to highway and pedestrian safety, as it is likely to result in vehicles needing to wait in the road until the access way is clear. As such, the proposal is contrary to Policies AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The proposal fails to provide adequate refuse collection facilities, including its collection point, which would be in excess of the travel distance of refuse operators. The proposal would therefore be likely to create a poor quality of environment, result in refuse vehicles stopping up the free flow of traffic on the public highway and be contrary to the Council's recycling policies. The proposal is contrary to Policy AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4.A3 of the London Plan.

6. The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon."

Planning permission (reference 64786/APP/2008/2373) for the erection of a two storey building comprising 4 two-bedroom flats, with associated car parking, cycle store and bin store involving the demolition of existing buildings was refused in December 2008 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and excessive density, would result in a cramped overdevelopment of the site and an incongruous form of development which would detract from the character and appearance of the surrounding area and the Old Northwood Area of Special Local Character therefore failing to harmonise with the established character of the surrounding area. The proposal would result in a scale of building and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. The proposal is therefore contrary to Policies BE5, BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: Residential Layouts

and Policy 3A.3 of the London Plan.

2. The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3. The floor area of the proposed dwellings is below the minimum 63m² internal floor area required for a two-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

4. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. Planning Policies and Standards

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts of that Policy:

BE1 - The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives...
7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife (7.20), encourage physical activity and where appropriate introduce public art;
8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals.
9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through

the loss of permeable areas.

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

amount disposed to landfill. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill.

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- 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.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- H4 Mix of housing units
- H5 Dwellings suitable for large families

OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 8.2	(2011) Planning obligations

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 neighbours were consulted and a site notice was erected adjacent the site, expiring on 11 November 2012. 11 individual letters were received and a petition with 32 signatories as follows:

11 individual letters of objection on the following grounds:

- i. Design and Layout
- ii. Cramped
- iii. Dominance
- iv. Traffic
- v. Parking
- vi. Poor Aspect
- vii. Height
- viii. 'Hemmed in feeling' from adjoining gardens
- ix. Gate causing a nuisance to road safety and wheelchair users

A Petition with 32 signatories objects on the following grounds:

- i. Over-dominant design, size and proportions
- ii. Poor outlook
- iii. Density
- iv. Negative impact on open, light and airy verdant rear garden
- v. Detrimental to amenities of adjoining occupiers
- vi. Detrimental to the Old Northwood ASLC
- vii. Detrimental to highway and pedestrian safety

Northwood Hills Residents Association object on the following grounds:

- i. Over development of the site
- ii. The bin storage arrangements are unsatisfactory
- iii. The pedestrian footpath leading to the new development should be locked for security to new and existing dwellings
- iv. The amenity space is below the required standard
- v. If the application is approved we request that permitted development rights be refused, so as to avoid the raising of the roofs and loft extensions

A Ward Councillor requests that the application is determined by Committee.

Internal Consultees

Urban Design:

BACKGROUND: This is a back land site located in the Old Northwood Area of Special Local Character. It currently includes single and two storey structures of a temporary nature. There has been long planning history re the site with the most recent application dismissed in appeal.

COMMENTS: The current scheme proposes a pair of semi-detached and one detached house to the rear. The positioning of the blocks has improved from that previously refused. However, it is felt that the previous concerns regarding amenity space raised by the appeal inspectorate remain. As such the scheme would lead to a cramped form of development which would not be in open and verdant character of the area. It is, therefore, unacceptable.

The design of the blocks has incorporated some arts and crafts features which would reflect the overall appearance and character of the area and as such infuse more interest and character to the new group of buildings. It is, therefore, considered to have improved from a design point of view.

CONCLUSION: Design has improved. However, development is still considered cramped and unacceptable within the ASLC.

Highways:

The development proposals are for the demolition of the existing material shed, storage facilities and office building, and the construction of 2 No. three bedroom dwellings and 1 No. three bedroom dwelling. Vehicle access to the site will be provided via the existing access located between Nos 80 and 85 Hilliard Road with a separate pedestrian access provided adjacent to No. 95 Hilliard Road. Car parking will be provided at 2 No. spaces per dwelling within the boundary of the site.

When undertaking assessment of the development it is noted that the PTAL index within the area is 1a/1b, which is classified as very poor. Therefore, it is considered that the maximum parking provision of 2 car parking spaces per dwelling is acceptable.

When considering the proposed means of vehicle access, it is noted that this measures approximately 2.5m in width for a distance of approximately 20.0m into the site from the adjacent highway. As a result, and notwithstanding the existing use at the site, it is considered that the means of access is not suitable to serve the proposed residential use.

However, it is noted that there has been a previous planning appeal at the site (planning application Ref: 64786/APP/2009/452), where the Planning Inspector considered access to be acceptable even though 2 vehicles could not pass side by side. The Inspector considered visibility along the access to be good and with sufficient room for on-site manoeuvring and given the modest size of the proposed scheme, occupants would likely generate less traffic than the existing use at the site. As a result, the scheme was not considered to be prejudicial to highway safety.

When considering the location of the refuse collection point, it is noted that the Manual for Streets

quotes Schedule 1, Part H of the Building regulations, which specifies that residents should not be required to carry waste more than 30.0m. Also refuse vehicles should be able access the storage point from within 25.0m. From the submitted plans, it is considered that both criteria can be met by the development proposals.

Therefore having considered the development and the Planning Inspector's comments, it is considered that the proposals are acceptable and an objection is not raised in this instance.

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.

1. Level access should be achieved. Entrances to the proposed dwellings appear to be stepped, which would be contrary to the above policy requirement.
2. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.
3. A minimum of one bathroom at first floor, within each of the proposed dwellings, should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
4. To allow the first-floor bathroom, in addition to the entrance level WC, to be used as a wet room in future, plans should indicate floor gulley drainage.
5. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Environmental Protection Unit:

As a number of sensitive receptors are being introduced and a works is indicated adjacent to the site it may be advisable to include the standard contaminated land condition and imported soils condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the demolition of the existing buildings and the change of use to residential use as Hilliard Road is predominantly residential. Although the site is located to the rear of existing gardens on Hilliard Road, it comprises previously developed land and does not constitute back garden development. Further the Inspector stated in Paragraph 4 of their decision that 'in principle there is no objection to the redevelopment of the site for residential purposes'.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

See considerations in section 7.07 below in relation to the impact on the Area of Special Character.

The proposal is not located in proximity to any Listed Buildings or within a Conservation Area. Nor is it considered that the proposal would have any adverse impacts on archaeological remains.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE22 requires a minimum of 1m separation distance to the side boundary for the full height of a two storey building to maintain a degree of openness in residential developments.

As noted in the Urban Design Officers comments, the design of the proposed development now incorporates elements of arts and crafts design, which would harmonise with the overall appearance and character of the area and as such infuse more interest and character to the new group of buildings. Chimney features, mock tudor cladding, render and soft facing brickwork reflect the architectural detailing and materials prevalent within the locality.

Notwithstanding the design and detailing of the proposed properties, the siting, overall layout, size and site coverage of the properties appear cramped which is reflected in the lack of amenity space, limited distances to the rear boundaries and sub-standard room sizes detailed below. The properties maintain the specified 1m gap to the boundary of the site, however this does not alleviate the cramped layout. Overall, it is considered that although the proposed scheme provides an improved layout to the previously refused scheme, it would still result in a 'development that would appear cramped and totally out of keeping with its surroundings. It would fail to harmonise with the prevailing open and verdant rear garden environment', as per the Inspector's comments in Paragraph 5 of the Appeal decision.

Furthermore, although the site is currently intensively developed, it has a negative impact on the character and appearance of the rear garden environment and cannot be used to set a precedent to allow an overly intensive and cramped development as proposed, as also noted by the Inspector in Paragraph 6 of the Appeal decision.

Overall, the proposed development would not provide a high quality of urban design and would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The proposed development fails to complement or improve the character and amenity of the area in terms of its siting and massing and is therefore considered to represent an incongruous and intrusive form of development in the Old Northwood Local Area of Special Character, contrary to Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2011) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are

protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed dwellings would not affect the 45-degree line of sight nor would they project beyond the rear of the nearest adjoining properties. Plot 1 would be 28.87m away from the nearest adjoining property to the south-east and plots 2 & 3 would be 22m away from the nearest adjoining properties to the south-east. In addition, the proposed properties would be 1.2m lower in height than the properties in Hilliard Road. As such, the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy. It is therefore considered that overall the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

7.09 Living conditions for future occupiers

HDAS Paragraph 4.7 states that consideration will be given to the ability of residential developments to provide high standards of interior qualities to guarantee satisfactory indoor living spaces and amenities. Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 3 bedroom units should have a minimum floor area of 81 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that a 3 bedroom, 4-person house should have a minimum size of 87 square metres. On this basis, the proposed units provide 81 square metres which is below the policy requirement.

The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. Furthermore, each home for two or more people should contain at least one double bedroom/twin room. 'Bedroom 3' within Plot 1 would be 6.3 square metres which is considered sub-standard for a single bedroom. 'Bedroom 3' within plots 2 & 3 would be 5.7 square metres which would also be sub-standard for a single bedroom. Additionally, the remaining 'bedroom 1' and 'bedroom 2' would be 11.0 square metres and 10.42 square metres respectively which provide inadequate room sizes for double bedrooms. In addition, it demonstrates that essentially, the 3 bedroom semi-detached units would be incapable of providing any double/twin rooms, only providing 3 single bedrooms, one of which would be sub-standard. This further demonstrates that the dimensions of the property are inadequate for the number of bedrooms/occupiers.

HDAS advises in Paragraph 4.15 that 3 bedroom houses should have a minimum private amenity area of 60 square metres. Plot 1 provides 66 square metres which meets the minimum amenity space standards, however it is considered that the quality of the amenity space is compromised by the limited depth of 6.25m and enclosure by the adjacent building to the south-west measuring approximately 3.0m high and 1.8m high brick wall to the west. Plots 2 & 3 provide 45 square metres and 46 square metres respectively which fail to provide the minimum amount of amenity space for such a development which would be sub-standard and provide poor living conditions for future occupiers.

In terms of outlook, the ground living room and landing windows on plot 1 directly face and would be 1m away from a 1.8m high brick wall to the side, however it is considered that

this alone would not warrant grounds for refusal as the living room window is a secondary living room window and the landing window would not serve a habitable room. However, this situation is compounded by the fact that the distance to the rear boundary as viewed from the ground floor windows is 6.25m (an increase from 5.6m in the previously refused scheme) which would overall provide poor outlook from the ground floor habitable rooms.

The proposed habitable room windows of plots 2 & 3 face away from neighbouring properties to the rear of the garden. Although there is a 2.0m high wall to the side boundary and a 2.5m high wall to the rear, it is considered that the separation distance of 8.727m would be marginally adequate, and an improvement to the previous scheme which provided a separation distance to the rear boundary of 6.0m. Overall it is considered that the outlook from the ground floor windows of plot 1 would be sub-standard and would not provide satisfactory accommodation for future occupiers.

All new development is expected to meet Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon. The proposed development does not meet all of the Lifetime Home Standards as required. Given the size and dimensions of the property would already provide substandard living conditions it is not considered that this could be addressed by way of condition.

Overall, it is considered that the proposed development would provide sub-standard units in terms of the internal floor area of the dwelling & bedrooms, poor outlook from the ground floor habitable room windows and the amenity space provision. It is therefore considered that the proposed development would be contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2011), the adopted SPD HDAS Residential Layouts and the Mayor's Housing Supplementary Planning Guidance (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although the previous scheme (ref. 64786/APP/2009/452) was refused on highway grounds, the Planning Inspector considered the existing access to be acceptable even though 2 vehicles could not pass side by side. The Inspector considered that visibility along the access was good and with sufficient room for on-site manoeuvring and given the modest size of the proposed scheme and the occupants would likely generate less traffic than the existing use at the site. As a result, the scheme was not considered to be prejudicial to highway safety.

The location of the refuse collection point would allow residents not to carry waste for more than 30m and vehicles to access the point within 25m in accordance with Manual for Streets. Therefore having considered the development and the Planning Inspector's comments, it is considered that the proposals are acceptable and an objection is not raised in this instance from Council's Highway Officer.

7.11 Urban design, access and security

Please refer to section 7.09 and 7.12.

7.12 Disabled access

All new development is expected to meet Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon. The proposed development does not meet all of the Lifetime Home Standards as required. Given the size and dimensions of the property would already provide substandard living conditions it is not considered that this could be addressed by way of condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees are present on the site and the site is considered to be of no significant ecological value.

7.15 Sustainable waste management

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

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The proposal seeks to achieve Code for Sustainable Homes Level 4 and this could have been conditioned had the scheme been recommended favourably.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

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

The proposed development would provide a total of 16 habitable rooms which would trigger the requirement for Educational Contributions. This has not been provided by the applicant, contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that overall the scheme has not addressed all of the previous concerns and reasons for refusal upheld in the Inspector's decision. As such the scheme is contrary to the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2011
The Mayor's Housing Supplementary Planning Guidance (November 2012)
HDAS: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land rear of
81 - 93 Hilliard Road
Northwood**

Planning Application Ref:

64786/APP/2012/2421

Planning Committee

North Page 256

Scale

1:1,250

Date

**February
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 CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a waste transfer facility, comprising an open fronted building (18m x 15m x 10m high) together with associated hard standing and landscaping.

LBH Ref Nos: 8232/APP/2012/2988

Drawing Nos: CV290319/113 REV. T4
CV290319/105 REV. T3
CV290319/115 REV. T2
CV290319/116 REV. T1
ASA-383-DR-001A Soft Landscape
Landscape and Visual Assessment
CV290319/117 REV. T1
Planning Statement
Design and Access Statement
Flood Risk Assessment
ADDENDUM TO TRANSPORT ASSESSMENT
REPORT ON SITE INVESTIGATION No. S.3735
Site Desk Study
Gas test results
Bat Habitat Suitability Assessment Reptile Survey

Date Plans Received: 30/11/2012 **Date(s) of Amendment(s):** 03/12/2012

Date Application Valid: 30/11/2012

1. SUMMARY

Planning permission is sought for the erection of a new waste transfer facility to be located at the northern corner of the Civic Amenity site, in an area currently occupied by recycling bays. The waste transfer structure would consist of an open fronted agricultural style building, with metal profile cladding to the roof. It is also proposed to form an area of hardstanding in front of the building for vehicle manoeuvring. The structure is to be used for temporary storage of household waste, before transfer to bulk carriers for disposal off-site. The facility is to be used by Council personnel only and is accessed via the existing circulation road within the Civic Amenity Site.

Waste management sites such as this civic amenity facility are not normally considered appropriate in a Green Belt location. However, the site has already been in waste management for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management both within the Authority's administrative boundary and toward London's self-sufficiency aspirations. It is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

The proposal would not result in any further material encroachment (physical or visible) into the Green Belt. The proposed building, associated facilities and activities would not be visually intrusive, materially increase the built up nature of the site, or harm the openness of the Green Belt.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline conditions and much of the operational traffic would be generated outside traffic peak hours on the local road network.

Subject to the suggested conditions, there would be no material loss of amenity to neighbouring properties, while there would be no detrimental impact on the surrounding nature conservation sites. The risk of flooding will be minimised and the quality of the water environment will be protected. Approval is therefore recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
CV290319/113 REV. T4
CV290319/105 REV. T3
CV290319/115 REV. T2
CV290319/116 REV. T1
CV290319/117 REV. T1
ASA-383-DR-001A Soft Landscape
and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting documents:

Landscape and Visual Assessment
Planning Statement
Design and Access Statement
Flood Risk Assessment
Addendum to Transport Assessment
Report on Site Investigation no. S.3735
Site Desk Study
Gas Test results
Bat Habitat Suitability Assessment Reptile Survey

Thereafter the development shall be retained/maintained in accordance with these details

for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan and the London Plan (July 2011).

5 COM7 Materials (Submission)

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

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

REASON

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

6 COM10 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 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

8 COM9 Landscaping (including refuse/cycle storage)

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

1. Details of Soft Landscaping

1.a Written specification of planting and cultivation works to be undertaken,

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

The development hereby permitted shall not be commenced until such time as a scheme to collect and dispose of surface water and clean roof drainage sealed at ground level has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of an impermeable sealed drainage and collection system for all transport and operational areas of the site and a separate system for clean roof drainage, sealed at ground level, where there is an elevated risk of pollution of roof drainage from the waste operations. The scheme shall be implemented as approved.

REASON

- (i) The site will be handling waste materials which pose significant risk groundwater.
- (ii) To prevent any uncontrolled discharges or infiltration of contamination to the land.
- (iii) To comply with paragraphs 109 and 121 of the National Planning Policy Framework (NPPF).

10 NONSC Non Standard Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

- (i) The site will be handling waste materials which pose significant risk groundwater.
- (ii) To prevent any uncontrolled discharges or infiltration of contamination to the land.
- (iii) To comply with paragraphs 109 and 121 of the National Planning Policy Framework (NPPF).

11 NONSC Non Standard Condition

The applicant shall carry out a landfill gas risk assessment specifically for the new waste transfer building to the satisfaction of the Local Planning Authority. On the basis of the risk assessment proposals, gas protection measures shall be submitted to and agreed with the Local Planning Authority. These agreed measures shall then be implemented and verified to the satisfaction of the Local Planning Authority.

REASON

The condition is required to assess the risks to the new building due to gas migration from the landfill, and ensure appropriate gas protection work is completed to protect future users of the building in compliance with Policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

- i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

(a) A desk-top study to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Local Planning Authority prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

13 NONSC Non Standard Condition

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues:

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the odour control system in use at the site;
- (v) fire equipment and procedures;

- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders (if applicable);
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries (if applicable);
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.

Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

REASON

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon 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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE7	Development in areas likely to flooding - requirement for flood

	protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.16	(2011) Waste self-sufficiency
LPP 5.17	(2011) Waste capacity
LPP 5.21	(2011) Contaminated land
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
NPPF	
NPPF10	
NPPF9	

3

Further landfill gas tests may be appropriate below the proposed footprint of the new waste transfer building to support the risk assessment. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

4

This development proposes the addition of new waste activities on site. It is understood that the site is currently permitted under the Environmental Permitting (England and Wales) Regulations 2010. The Environment Agency advise the applicant to contact Tim Rimmer on 01707 632793 to discuss the implications of the proposed development with regard to the requirement of a new permit or a variation of permit.

5 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.

6 115 **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.

7 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.

8 13 Building Regulations - Demolition and Building Works

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises part of a Council owned civic amenity facility which has an area of 1.4 ha. The Civic Amenity facility offers local residents a disposal or recycling route for waste that cannot be collected as part of the usual household waste collection service. The current gross site usage for waste is estimated to be 18,000 tonnes per year and the site is currently licensed for up to 35,000 tonnes per year.

The The Civic Amenity site is roughly rectangular in shape, lying immediately to the north east of Newyears Green Lane, at its junction with Harvil Road. The site is located within the Green Belt, the Colne Valley Park and in an area of environmental opportunity. To the west of the Civic Amenity site on the opposite side of Harvil Road is the Dews Dell Nature Conservation Site of Metropolitan or Borough Grade 1 Importance, with Ruislip Woods, a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Site of Metropolitan Importance and Site of Borough Grade 1 Importance further away to the east. There are vacant residential properties located to the north and south of the site, both approximately 80 metres away.

Land immediately to the north of the existing Civic Amenity site is undeveloped, rough grassland, with a covering of trees. This land was formerly used for mineral working and landfill. The facility is enclosed with 2.5 m high palisade fencing and the south-eastern boundary has been raised and planted with woodland to act as a screen.facility. A salt store (used by the Highways Department) is situated on the southern boundary of the site and was granted permission in December 2010.

The current proposal for a new waste transfer facility would be located at the northern corner of the site, in an area approximatey 0.03 hectares in extent, currently occupied by

recycling bays, to be developed as Phase 5 of the improvements works to the site. The proposal includes for the erection of three covered recycling bays. The new facility will allow refuse collection vehicles to deposit materials into the bays, which will then be transferred in bulk to articulated lorries.

3.2 Proposed Scheme

It is proposed to construct a waste transfer station consisting of an open fronted agricultural style building, 18m x 15m x 10m high, with metal profile cladding to the roof. The structure will be constructed of 4 metre high pre-cast concrete retaining walls bolted to concrete hard standing (similar to those existing), above which a steel frame will support sides of litter trap netting up to a height of 10 metres. The structure is to be used for temporary storage of household waste, before transfer to bulk carriers for disposal off-site. It is also proposed to form an area of hardstanding in front of the building for vehicle manoeuvring.

The building will have concrete push walls with a natural finish to a height of 4m, with litter netting between the top of the walls and the roof structure. The monopitched roof cladding will be coloured Gull Wing grey.

The facility is to be used by Council personnel only and is accessed via the existing circulation road within the Civic Amenity Site.

The new waste transfer facility will result in significant cost savings for the Council. Household collection recycling within the Borough is currently dealt with by a third party contractor at a cost of approximately £50,000 per month. The new facility will allow the Council to carry out this work in-house, generating a substantial saving of public funds.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

- Planning Statement

The planning supporting statement deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

- Baseline Ecological Survey

Provides information on the ecology of land adjacent to the Civic Amenity site and includes a baseline ecological survey, an assessment of the potential of survey area to contain protected species, conclusions and recommendations. Following the results of the Phase 1 Habitat Survey undertaken on site, it is noted that the site terrain could be suitable habitat for two protected species (reptiles and bats).

- Transport Statement

This report considers the impact of the proposed development on the local road network. It concludes that the level of additional traffic as a result of the development will be insignificant in comparison with baseline conditions and much of this additional traffic will be generated outside peak hours. There will therefore be a negligible impact on traffic flows on the surrounding road network.

- Landscape and Visual Assessment

The report covers issues ranging from landscaping to visual impacts. The report assesses the landscape impacts on nearby woodland landscapes (Bayhurst Woods), semi-enclosed

agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The Visual Assessment confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible.

· Design and Access Statement.

This report outlines the context for the development and provides a justification for the design, appearance and access for the proposed development.

· Flood Risk Assessment

A Flood Risk Assessment has been carried out. The report describes the existing site and proposed development, a description of potential risks, and their implications for the new development.

Since the proposed building is under 1,000 sq. metres in floor area and would not have a significant impact on the openness of the Green Belt, the application is not referable to the Secretary of State as a departure from the development plan.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has a limited planning history, and most of the site has historically been used as a civic amenity site since at least the early 1970's.

Planning permission was granted on 5/8/2008 (Ref: 8232/APP/2008/564) for redevelopment of the existing Civic Amenity site with a number of key changes, including the increased site area; the provision of new access arrangements; re-arrangement of facilities and new offices and store rooms.

Following a review of the layout of the proposed Civic Amenity facility, the Council subsequently proposed to incorporate additional street lighting and winter maintenance facilities, relocated from a depot elsewhere in the Borough. The additional facilities proposed, included an additional building, external storage and vehicle parking and were approved in 2010 (Ref.8232/APP/2009/2224).

Also proposed at that time was a salt storage dome which provides weatherproof storage for road salt. (Ref. 8232/APP/2010/2538). These facilities have recently been completed.

The extension of the civic amenity site and the upgraded facilities form part of a package of measures to improve the operations at the site, and the current submitted application proposals seek further improvements to the site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

- PT1.EM11 (2012) Sustainable Waste Management
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.14 (2011) Water quality and wastewater infrastructure
- LPP 5.16 (2011) Waste self-sufficiency
- LPP 5.17 (2011) Waste capacity
- LPP 5.21 (2011) Contaminated land
- LPP 7.16 (2011) Green Belt
- LPP 7.19 (2011) Biodiversity and access to nature

LPP 7.21 (2011) Trees and woodland
NPPF
NPPF10
NPPF9

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st December 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

ENVIRONMENT AGENCY

This site is located on a Principal Aquifer (upper chalk) which is capable of supplying significant quantities of water for potable use. The groundwater beneath the site is on the edge of the inner catchment (SPZ1) for the public drinking water abstraction at Ickenham. We are aware that this site may be contaminated by the existing and historic uses, which may be impacting groundwater quality in the wider area.

Whilst ideally any source of contamination identified on site which could be contributing to this pollution should be removed or remediated, the scale and nature of the proposed development is such that it would be unreasonable to require the applicant to undertake remediation. As the proposed development does not appear to break ground and will be on existing hard standing, the potential to mobilise contaminants through intrusive works is minimal and the impacts can be managed through the implementation of the conditions recommended below.

We therefore have no objections subject to the inclusion of the following conditions. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment.

We would like to make the applicant aware that should the wider site be redeveloped more significantly in the future, we would require a greater level of investigation and detail as well as remediation, to ensure the protection of controlled waters.

Condition 1

The development hereby permitted shall not be commenced until such time as a scheme to collect and dispose of surface water and clean roof drainage sealed at ground level has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

The site will be handling waste materials which pose significant risk groundwater. An impermeable sealed drainage and collection system must be installed for all transport and operational areas of the site. This is required to prevent any uncontrolled discharges or infiltration of contamination to the land.

A separate system for clean roof drainage should also be installed. This should be sealed at ground level where there is an elevated risk of pollution of roof drainage from the waste operations. This separate system can be utilised for vehicle wash down or dust suppression and will minimise the water usage of the site making it more sustainable.

Condition 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The Mid-Chilterns Chalk management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact of contamination from historic contamination will prevent the recovery of and cause deterioration of a drinking water protected area because it would result in failure of the prevent or limit objective for groundwater and result in release of priority hazardous substances.

Advice to LPA

We have no objections to the proposals as the Flood Risk Assessment for the original site has demonstrated that the site is within Flood Zone 1. As detailed in the new FRA, any additional surface water runoff generated from the waste transfer station should be attenuated on site within the current drainage strategy, and there should be no increase in peak run-off rates.

Thank you for confirming that the development will be on existing hardstanding and that the proposals do not include any penetrative foundations methods. We therefore do not require a condition for piling/penetrative methods in this case.

Advice to Applicant

Requirement for an Environmental Permit

This development proposes the addition of new waste activities on site. We understand that the site is currently permitted under the Environmental Permitting (England and Wales) Regulations 2010. We advise the applicant to contact Tim Rimmer on 01707 632793 to discuss the implications of the proposed development with regards to the requirement of a new permit or a variation of permit.

NATURAL ENGLAND

The National Planning Policy Framework (NPPF) expects local authorities to prevent harm to biodiversity and geological interests. Paragraph 118 makes it clear how the government expects the council to consider planning decisions that could lead to harm to biodiversity and geological interests.

Paragraph 109 identifies the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Protection for ancient woodland is included in Paragraph 118 of the NPPF and states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

The ecological survey submitted with this application has not identified that there will be any significant impacts on statutorily protected sites, species or on priority Biodiversity Action Plan (BAP) habitats as a result of this proposal. However when considering this application the council should encourage opportunities to incorporate biodiversity in and around the development (Paragraph 118 of the NPPF).

The Town and Country Planning Association publication Biodiversity by Design provides further information on this issue and the publication can be downloaded from <http://www.tcpa.org.uk/pages/biodiversity-by-design.html>

Examples of biodiversity enhancements that can be widely incorporated into development proposals include:

Green/brown roofs

The use of alternative roofing (turf, aggregate, brown and green roofs) can make a significant contribution to biodiversity, attenuation of rainfall, and energy efficiency as they can provide a high degree of insulation.

Landscaping

Native species of plant should be used in landscaping proposals associated with development, unless there are over-riding reasons why particular non-native species need to be used. The nature conservation value of trees, shrubs and other plants includes their intrinsic place in the ecosystem; their direct role as food or shelter for species; and in the case of trees and shrubs, their influence through the creation of woodland conditions that are required by other species, e.g. the ground flora. Nesting and roosting sites.

Modern buildings tend to reduce the amount of potential nesting and roosting sites. Artificial sites may therefore need to be provided for bats and birds. There is a range of ways in which these can be incorporated into buildings, or built in courtyard habitats. Their location should provide protection from the elements, preferably facing an easterly direction, out of the direct heat of the sun and prevailing wind and rain.

Sustainable urban drainage systems

Many existing urban drainage systems are damaging the environment and are not, therefore, sustainable in the long term. Techniques to reduce these effects have been developed and are collectively referred to as Sustainable Urban Drainage Systems (SUDS). SUDS are physical structures built to receive surface water runoff. They typically include ponds, wetland, swales and porous surfaces. They should be located as close as possible to where the rainwater falls, providing attenuation for the runoff. They may also provide treatment for water prior to discharge, using the natural processes of sedimentation, filtration, adsorption and biological degradation.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

NOISE - With reference to the above proposal no objections are raised in terms of noise impact.

GROUND CONTAMINATION: - The main report submitted is the gas risk assessment carried out for the Council in 2010. There is a considerable amount of information on gas assessment from our other work on New Years Green Landfill more recently by Atkins Consultants and SLR consultants. There is a clear risk although gas protection measures are proposed for all of the office buildings on other parts of the site. The adjacent Salt Dome due to a ventilated structure with an open entrance was not protected.

The past reports on the site show that there is landfill present beneath the Civic Amenity Site. The site has also been extended onto the larger landfill site beyond the original fence line in the last few years. The gas results are variable for the site, but it has been concluded that there is a significant risk to buildings on the site from landfill gas with gas levels on this landfill very high in some areas. The submitted report from 2010 refers to the whole Civic Amenity Site, and advises gas protection on the new buildings. As there are no specific boreholes and trial pits specifically located to the proposed new shed area it is assumed that there is landfill below this location and that gas levels are significant, requiring gas protection on the new build.

Referencing past site investigation positions and data on the previous reports to the area of the proposed waste transfer shed is beneficial, but basically there will be a risk from landfill gas as well as a requirement to remove contaminated materials if excavations are necessary. The following conditions are therefore recommended:

Gas - The above ground gas assessment for the wider site clearly shows that there is a landfill gas risk to all buildings on the Civic Amenity Site and gas protection is necessary. Therefore a risk assessment should be carried out for specifically for the new building to find out what level of gas protection measures are required. As the building is open fronted it is likely that the risk will be relatively lower than at the nearby offices.

Gas Condition

The applicant shall carry out a landfill gas risk assessment specifically for the new waste transfer building to the satisfaction of the LPA. On the basis of the risk assessment proposals gas protection measures shall be submitted to and agreed with the LPA. These agreed measures shall then be implemented and verified to the satisfaction of the LPA.

Reason

The condition is required to assess the risks to the new building due to gas migration from the landfill, and ensure appropriate gas protection work is completed to protect future users of the building. Further landfill gas tests may be appropriate below the proposed footprint of the new waste transfer building to support the risk assessment. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

Contamination - The building may be seated on the hard standing. In this case there may not be much digging out of soil and landfill and investigations may not be useful if the hard standing is not broken out. However this is not fully clarified in the application documents and if there is excavation within the landfill below the site for the building or hard surfaced yard we should require all of the data on the remediation works including soil removal. We would also need details of any imported soils if used in the landscaped areas to cover made ground as this would be part of the remediation scheme.

COM30- Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SUSTANABILITY OFFICER

I have no objections to the recent application for movement of the facilities around the site, nor the construction of any small compound within the hardstanding area and the fence line of the facility.

FLOODING AND DRAINAGE OFFICER

I am happy with the FRA submitted for this site, as long as it is constructed in accordance with proposed design.

TREES AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: The site is occupied by a civic amenity site which has been undergoing substantial redevelopment and modernisation over the past year, including the installation of a salt dome (pp. ref. 2009/2225) and enlarged offices incorporating lighting storage. The site has been extended along the north-west boundary and the site layout changed to provide a safer and more efficient waste re-cycling operation.

The only retained trees of note, within the site, is a small group (line) of large Poplars on the northern boundary which span across the new perimeter fence. These trees are not protected by Tree Preservation Order or Conservation Area designation. The site lies within the Green Belt. The site and surrounding area lies within Natural England's Joint Character Area 115, Thames Valley. It also lies on the southern edge of section C2, South Harefield: Undulating Farmland of Hillingdon's Landscape Character Assessment.

A Landscape Proposals Plan, drawing No. ASA-396-DR-001, by Anthony Stiff Associates has been submitted which indicates the soft landscape scheme for the whole site.

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

appropriate. While the current application relates solely to the proposed Waste Transfer Station, these comments relate to the proposed landscape scheme for the whole site, including the previous conditions relating to the earlier phases of re-development.

- A Landscape and Visual Impact Assessment (L&VIA), by Anthony Stiff Associates, has been submitted. This notes (2.3) that the existing Salt Dome at 14.4 metres in height is a useful reference point when considering the Waste Transfer Station which will have a finished height of 10 metres. The assessment includes Viewpoint Analysis and Magnitude of Change for Operation and a

- separate assessment for Construction · The L&VIA concludes (section 7.0) that direct impacts on the existing landscape fabric are negligible.

- The impact of the proposal on the surrounding landscape character will be significant at year 1. However, the adverse effects will diminish as the screen planting develops from year 10 and beyond.

- The effects of the Waste Transfer Station on visual receptors are considered to be large/moderate in year 1 (in winter time / worst case scenario). Again the maturing screen planting will reduce the adverse impact over time.

- The site is currently occupied by open storage bays constructed of free-standing pre-cast concrete retaining walls similar to those by which they will be replaced. No existing trees or other significant landscape features will be affected by the proposal.

- Under previous consented applications the strips of land immediately to the north and west of the bays are due to be planted with native screen planting, with details yet to be agreed with the local planning authority.

- The original perimeter treatment of the site has been perpetuated using galvanized palisade fencing contrary to previous landscape planning advice. This security fence is not appropriate in terms of litter trapping, due to the wide spacing between the vertical steel pales. In terms of landscape mitigation, it is also one of the most visually intrusive finishes due to its bright reflective finish.

A dark (preferably black) welded mesh would have been more suitable for this site. If this is no longer feasible, the use of a dark green (or black) mesh litter trap fence should be attached to the outside of the palisade fencing.

- The use of ground modelling to assist with screening should be carefully considered. The large pile of soil in the south-west corner (junction of Harvil Road / Newyears Green Lane) is an eyesore. It is too steep to support planting and serves no useful screening purpose. Steep banks are both visually unsatisfactory and impracticable to maintain or establish healthy plant growth.

(At the recent site meeting with the agent and client, it was agreed that this mound should be removed and used to draw out the toe of the west facing embankment, within the site.) Where ground modelling is to be used to raise the finished soil levels, slopes should be as gentle and natural as possible and should be rounded at the top and bottom, in an ogee or Lamb's Tongue profile. The top and toe of the slope should ease into the adjoining fixed levels.

- The south and west-facing slopes (supporting the access road) should be planted with the woodland planting mix to ensure that the prominent views (from the south) of the visually intrusive and detracting features (concrete walls, railings, signage and lamp columns) are filtered.
- The Council-owned land (or part of it) to the north of the northern perimeter should be woodlandplanted to assist in the long term screening of the waste re-cycling facilities subject to the agreement of the Estates Department.
- The proposed hard-standing to the west of the proposed waste transfer station should be kept well outside the root protection area (RPA) of the retained Poplar trees. Immoveable barriers (Trief kerbs?) should edge the hard-standing to ensure that no storage or vehicle encroachment takes place within the RPAs.
- Due to the current concerns about Ash Dieback and Oak Processionary Moth (known to be spreading across west London) it is recommended that Oak and Ash are not included within the woodland planting mix.

RECOMMENDATION

Landscape enhancement:

- The justification for the redevelopment of the site in the Green Belt relied on the benefits associated with its location and enhancement. The above observations require amendments to the proposals to ensure that appropriate landscape enhancement is secured.

(Officer Note: Amended plans have been received incorporating the suggested changes outlined above).

Amended Plans: The amended landscape scheme is satisfactory. The only reservation is the inclusion of 'ornamental' planting in this Green Belt rural area. The plan should be supported by full planting specification (NBS or similar). The scheme also requires a management / maintenance report and schedule.

(Officer Note: These requirements are covered by condition).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the Green Belt. Relevant Green Belt Policies in the NPPF, London Plan and Local Plan are therefore applicable to this application.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88. states:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

'The strongest protection should be given to London's Green Belt, in accordance with

national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance'.

This central government London Plan advice confirms and reinforces relevant policies in the Hillindon Local Plan Part 2 Policies (November 2012). Part 2 Policy OL1 states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Waste management sites such as this civic amenity facility are not normally considered appropriate in a Green Belt location. The site has not been identified in the Local Plan as being suitable for limited infilling or for the provision of housing for local community needs, nor is it identified as a Major Developed Site. Furthermore, it is not a damaged, derelict or degraded land. The proposal is therefore considered to constitute inappropriate development in the Green Belt. It will be necessary to demonstrate very special circumstances as to why permission should be granted.

The site has already been in waste management for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management both within the Authority's administrative boundary and toward London's self-sufficiency aspirations.

In addition, the principle of the comprehensive redevelopment of the Civic Amenity site was established in 2008 by the granting of planning permission for the upgrading of the site. The current application seeks further enhancements to the approved scheme, through incorporating a waste transfer station into the civic amenity site. The current application does not introduce a new use to the site, but merely seeks the rationalization of facilities and services within the existing Civic Amenity site.

There are a number of London Plan and Local Plan Policies that seek to encourage sustainable waste management which are considered relevant to this application.

The London Plan Policy 5.16 seeks to ensure that as much as London's waste as practicable is managed within London and that authorities work towards zero biodegradable waste to landfill by 2031. Policy 5.17 identifies the criteria against which proposals for waste management will be evaluated, this includes: locational suitability, proximity to waste, nature and scale of activity, positive carbon outcome of waste treatment method, environmental impact on the surrounding area and the transport related impacts. It also seeks land to manage the Borough waste apportionments to come forward through protecting and facilitating the maximum use of existing sites. Finally paragraph 576 of the London Plan recognises that increasing London's waste processing capacity is a major mayoral priority. It is considered that the proposed development will help deliver these policies.

In terms of local policies, Part 1 Policy EM11: Sustainable Waste Management of the Hillingdon Local Plan and the supporting text states that the Council will support the redevelopment of existing sites to maximise their throughput. Local Plan Part 2 Saved Policy MIN16 encourages the provision of facilities for the efficient and environmentally acceptable recycling of waste materials with which the proposed development complies. Saved Policy MIN18 safeguards existing civic amenity and waste transfer sites. It is considered that the current proposals will help deliver these policies.

The applicant submits that the site is considered to be the best option within the Borough for the provision of the transfer facility within the existing civic amenity site, which has the ability to encompass other activities such as the waste transfer station within its approved extended site boundary. The Council has considered other sites, but all have been considered unsuitable for environmental, access / egress or economic reasons. There are also a very limited number of sites in the north of the Borough which could be considered to accommodate the proposed use.

In summary, the very special circumstances for this proposal are therefore considered to be:

- The need to achieve national, regional and local recycling targets and move to more sustainable waste management options;
- The need to maintain existing and provide additional capacity within London to enable the sufficient and timely provision of waste management facilities to meet the needs of the local community;
- The lack of suitable alternative sites
- The environmental and economic advantages of locating the waste transfer facilities as close as practicable to where the waste arises, without having an unacceptable impact on those communities.

Given the above factors and the fact that that the proposal would not result in any further material encroachment (physical or visible) into the Green Belt, it is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this development.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

Whilst a civic amenity facility is not consistent with Local Plan Part 2 Saved Policy OL1, this is an existing and long established use. The proposed waste transfer building will replace existing recycling bays. The proposal should therefore be considered in relation to Local Plan Part 2 Policy OL4, which considers the replacement and extension of buildings within the Green Belt. Policy OL4 will only permit the replacement or extension of existing buildings in the Green Belt if the development would not significantly change the bulk and character of the original building, significantly increase the built up appearance of the site or injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. Part 2 Policy .

The site is currently occupied by open storage bays constructed of free-standing pre-cast concrete retaining walls similar to those by which they will be replaced. No existing trees or other significant landscape features will be affected by the proposal. The proposed structure will be contained within the built envelope of the existing facility and will be located along the northern boundary, to minimise any loss of openness.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the landscape and Visual Assessment. These are divided into four main areas; the Civic Amenity site itself, the former landfill area between the site and Bayhurst Wood to the north east, views from agricultural land associated with Highway Farm and Harvil Road to the south and west, and longer views from Harefield Village to the north.

The assessment concludes that direct impacts on the existing landscape fabric are negligible.

The impact of the proposal on the surrounding landscape character will be significant at year 1. However, the adverse effects will diminish as the screen planting develops from year 10 and beyond. The effects of the Waste Transfer Station on visual receptors would be greatest in year 1 in winter time, which is a worst case scenario. However, the maturing screen planting will reduce the adverse impact over time.

It is considered that the impact of the development on the Green Belt would be slight and would represent only an incremental impact, compared to the existing structure it replaces. The new structure is not untypical of many other similar buildings in the landscape and is in keeping with the established land use of the civic amenity site. The building and associated infrastructure will not be readily visible from surrounding areas and the overall impact of the development is not considered to have a materially greater impact than the present use, particularly in the long term.

Overall, it is considered that the visual impacts of the proposal in this area of moderate landscape quality are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with NPPF, and relevant policies in the London and Local Plans.

7.06 Environmental Impact

Ground Water Protection

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The Environment Agency advises that the Mid-Chilterns Chalk Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. The Agency has therefore requested a condition to protect controlled waters. Without this condition, the impact of contamination from historic contamination will prevent the recovery of and cause deterioration of a drinking water protected area because it would result in failure to prevent or limit the objective for groundwater protection and result in release of priority hazardous substances.

Land Contamination

In terms of land contamination, the Environmental Protection Unit (EPU) advises that gas and water issues at the site have been monitored in detail since the 1990's.

The applicant has advised that the building will be constructed on an area of existing hard standing, although there will be excavations for new foundations and these are anticipated to be conventional mass concrete rather than piled. The area of concrete apron in front of the building beyond the drainage channel will be new construction. EPU advise that if there is excavation within the landfill below the site for the building or hard surfaced yard, it will be necessary to provide all of the data on the remediation works including soil removal. Details of any imported soils if used in the landscaped areas to cover made ground would also be required, if this would be part of the remediation scheme. These requirements have been secured by conditions.

Gas Control Measures

The ground gas assessment for the wider site clearly shows that there is a landfill gas risk to all buildings on the Civic Amenity Site. The Environmental Protection Unit advise that gas protection will be necessary and that a risk assessment should therefore be carried out specifically for the new building, to find out what level of gas protection measures are required. The Environmental Protection unit however notes that since this building is open fronted, it is likely that the risk will be relatively lower than at the nearby offices. The gas assessment can be secured by condition.

The above conditions are considered necessary, in order to ensure that risks from land contamination to the future users of the land and to neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely, without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), relevant policies in the London Plan (July 2011) and the provisions of the NPPF.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been covered in section 7.05 of this report. Comment:

7.08 Impact on neighbours

The proposed building would be over 80 metres away from nearest residential property. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 .

Similarly, it is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policy BE20 and relevant design guidance.

In terms of activity, the main area would be used in a similar manner to the existing situation.

There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well

established feature of the local environment. Traffic to the proposed development would utilise the new internal road layout, and it is not considered that any additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

There is no residential component to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Local Plan Part 2 Saved Policies AM2, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport. The application is submitted with a transport assessment, which predicts that no negative highway impacts are likely.

The proposal will result the following traffic movements:

- Up to 6 no. three axle refuse collection vehicles unloading recycling sacks twice a day;
- Up to 3 no. refuse collection vehicles unloading recycling bulk bins twice a day;
- One 3.5 tonne open transit tipper unloading twice a day; and
- One articulated loader collecting from the facility up to four times a day.

The proposal will therefore result in up to 26 additional movements generated daily by the site. This level of traffic is considered to be relatively modest and is likely to be absorbed in the daily fluctuation of traffic on the local road network. It is also noted that these movements are generally expected to occur outside the local road network peak hours.

Both refuse collection vehicles and articulated lorries will be able to access the site and manoeuvre comfortably to exit in forward gear. It is noted that as part of the 2008 permission for the redevelopment of the Civic Amenity site, improvements were made to the access arrangements and site layout, to significantly reduce the amount of queuing vehicles waiting to enter the site. This will mean less traffic around the entrance, which would be an advantage to local residents and improve traffic flows and highway safety on the adjoining highway network.

In terms of the construction activities, it is considered that the increase in construction vehicles and plant is unlikely to be of such a level that would cause any highway safety and/or capacity problems. However, Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition has therefore been imposed for the construction vehicles associated with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, the Highway Engineer considers that there are unlikely to be any significant operational impacts, once the development comes into use.

Subject to the above mentioned conditions, the proposal is considered to be in compliance with Policies AM7, AM9, AM14 and AM15 of the of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

Pedestrian access is not required to the proposed facility which will be operated by Council staff. No members of the public will use the facility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPE

Local Plan Part 2 Policies OL1, OL2, OL3 and OL5 address Green Belt issues and the need to retain and enhance the existing landscape, to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The site currently has very little vegetation within it. However, it does benefit from off-site woodland particularly on the west boundary.

It has already been noted elsewhere in this report that the landscape and Visual Assessment submitted with this application concludes that direct impacts on the existing landscape fabric are negligible, whilst although the impact of the proposal on the surrounding landscape character will be significant at year 1, the adverse effects will diminish as the screen planting develops over time.

The use of ground modelling to assist with screening has been carefully considered. The large pile of soil in the south-west corner at the junction of Harvil Road / Newyears Green Lane, was an eyesore and has now been removed. It was considered too steep to support planting and had limited value as a screening bund. The slope of the west facing embankment has also been reduced, in order to provide a more gentle and natural profile, with the top and toe of the slope easing into the adjoining fixed levels. The south and west-facing slopes are to be planted with a woodland planting mix, to ensure that the prominent views (from the south) of the visually intrusive and detracting features of the existing refurbished civic amenity site (concrete walls, railings, signage and lamp columns) are filtered.

It is noted that under previous consented applications, the strips of land immediately to the north and west of the proposed facility are due to be planted with native screen planting, although details are yet to be agreed. Part of the Council-owned land to the north of the northern perimeter is also to be woodland planted, to assist in the long term screening of the waste re-cycling facilities. Due to the current concerns about Ash Dieback and Oak Processionary Moth, Oak and Ash will not be included within the woodland planting mix.

With regard to perimeter fencing, the original perimeter treatment of the site has been repeated, using galvanized palisade fencing. This is unfortunate, and the Tree and Landscape Officer notes that this security fence is not appropriate in terms of litter trapping, due to the wide spacing between the vertical steel pales and in terms of landscape mitigation, it is also visually intrusive due to its bright reflective finish. Since it is not feasible to replace this fencing, the use of a dark green or black mesh litter trap fence is recommended, to be attached to the outside of the palisade fencing. This will mitigate the visual impact and prevent litter migrating from the site. This is covered by condition.

The proposed hard-standing to the west of the proposed waste transfer station will need to be kept well outside the root protection area (RPA) of the retained Poplar trees. This is also secured by condition.

Subject to these conditions, it is considered that visual amenity, open land and landscape

objectives will be achieved, in accordance with relevant Hillingdon Local Plan Part 2 Policies, London Plan Policies and Central Government guidance.

ECOLOGY

Hillingdon Local Plan: Part 2 Policies EC2, EC3 and EC5 relate to ecological considerations. A Baseline Ecological Survey has been submitted as part of this application. The survey concludes that the existing Civic Amenity site is 95% hard standing and as such does not have any ecological interest.

However, there are ecological or nature conservation sites nearby, namely Dews Dell and Dews Farm Sandpit Nature Reserve. In the wider area there is also New Years Green, and an area of land known as Ruislip Woods. Ruislip Woods has a number of listings associated with it: Site of Special Scientific Interest; National Nature Reserve; Local Nature Reserve; Site of Metropolitan Importance; and Site of Borough Grade I Importance.

Natural England notes that the ecological survey submitted with this application has not identified that there will be any significant impacts on statutorily protected sites, species or on priority Biodiversity Action Plan (BAP) habitats as a result of this proposal.

This proposal is essentially a rearrangement of facilities on site, and within the area approved for a relatively small expansion into adjoining scrubland. None of the statutory or non-statutory designated sites within a 2 km radius of the site boundary will be directly affected by the development proposal. Given the distances from the application site to the surrounding nature conservation sites, it is not considered that there would be significant impact on conservation in the long-term. With the incorporation of mitigation features approved in the previous applications for the Civic Amenity site (which are secured by conditions), it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Hillingdon Local Plan: Part 2 Policies EC2, EC3 and EC5 of The Hillingdon Local Plan.

7.15 Sustainable waste management

This proposal is situated on a site already in waste management for over 30 years. The site offers a disposal or recycling route for trade waste and for household waste that cannot be collected as part of the usual weekly waste collection service and are provided by the Council under the auspices of the Refuse Disposal (Amenity) Act 1978. If any particular waste cannot be recycled then the Civic Amenity Site operations can ensure it is appropriately disposed of. The proposed recycling facility will enable the site to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

An updated Flood Risk Assessment has been submitted as part of the application. The proposed site is located within the flood plain, and is designated by the Environment Agency as having a significant chance of flooding. The Assessment concludes that the site is not considered to be at direct risk of flooding from an external source, and therefore

no specific measures are considered to be necessary to manage flooding.

The proposed Waste Transfer Station will not increase flood risk either on or in the vicinity of the site.

The main conclusions from the flood Risk Assessment are:

- The site is approximately 15m above the nearest fluvial flood plain, and hence is located within Flood Zone 1.
- Development of this nature is acceptable under Table 3 of the National Planning Policy Framework.
- Additional run-off from the development will be managed on site with no increase in peak run-off rates above the existing situation.
- The proposed development would not be at risk of flooding and that flood risk would not be increased elsewhere as a result of the development.

As such, the application is shown to comply with the National Planning Policy Framework. The Environment Agency has not objected to the proposals on flood risk grounds or offered any conditions. The Council's Flood and Drainage Officer raises no objections, subject to the development being implemented in accordance with the submitted Flood Risk Assessment. This is secured by condition. Subject to compliance with this condition, it is considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Hillingdon Local Plan: Part 2 Policies OE7 and OE8, relevant policies in the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only

where the impact is appropriately mitigated. The area will be used in a similar manner to the existing and recently approved situation, and the proposals will not result in any significant changes to noise levels at the site over that of the recently approved scheme.

The Environmental Protection Unit raises no objections in terms of noise impact. As such, it is not considered that noise or vibration impacts are likely from the new facility site, in accordance with Policy OE3 of the Hillingdon Local Plan Part 2.

AIR QUALITY

The impacts on air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

Emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. In relation to dust and odour, basic mitigation measures will include dust suppression techniques, the control of numbers of vehicle movements to/from the site; and the covering of waste, cleaning of site hard standings and vehicles.

Operational traffic is not predicted to generate sufficient dust to cause an adverse impact as the surface of the roads that vehicles will be travelling along will be tarmac or concrete. The site will be covered in hard-standing, therefore minimizing the likelihood of re-suspension of dust.

Currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the site. This system will be replaced with a newer version as part of the previous redevelopment proposals. This is already secured by condition. Plan.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

10. CONCLUSION

It is considered that the proposed development provides very special circumstances, which are considered to outweigh that fact that the proposal is inappropriate development

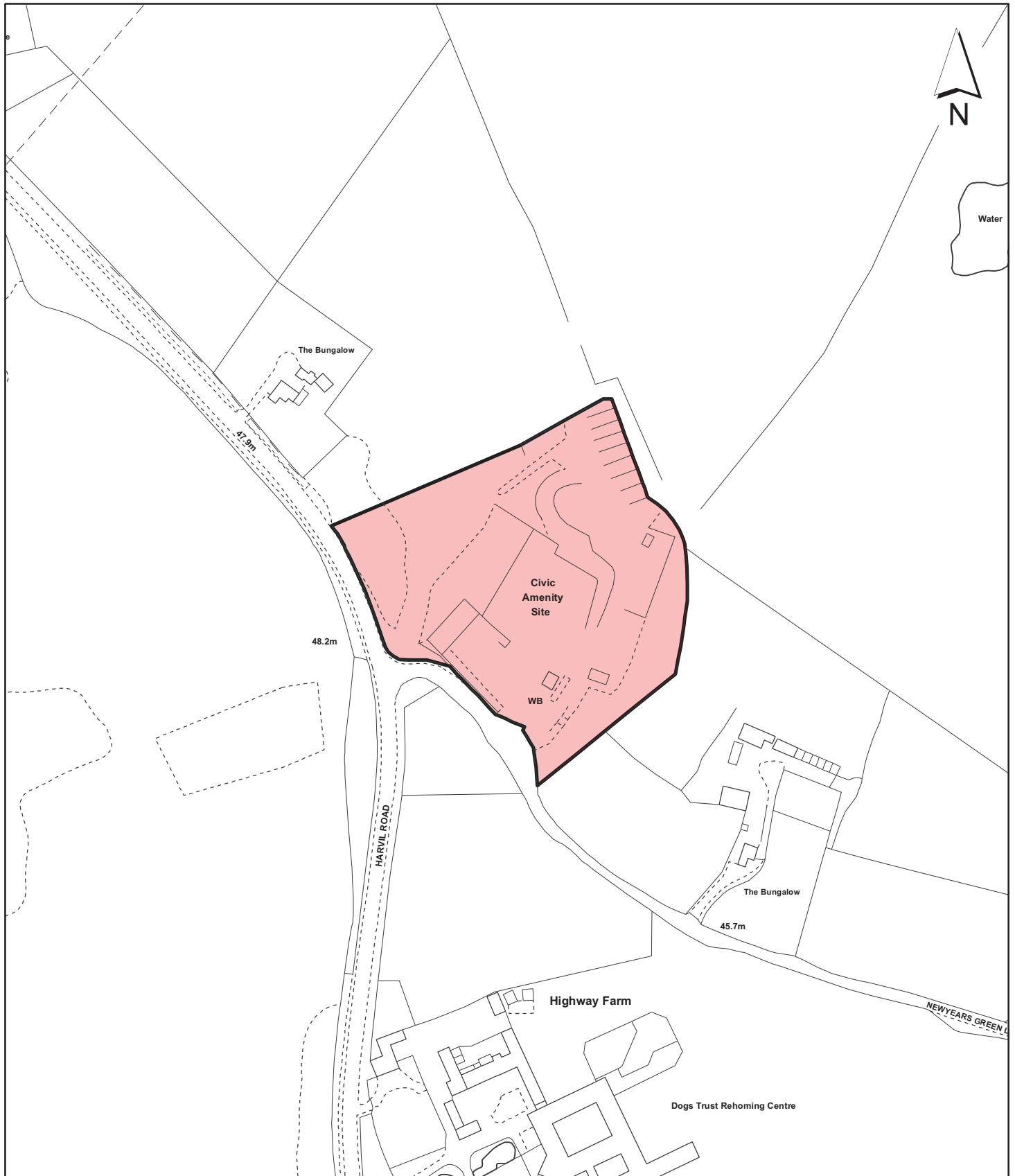
in the Green Belt. It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal, while highway safety would not be prejudiced by the increased activity to and from the site. It is not considered that there would be an affect on these surrounding nature conservation sites, impact on residential amenity or result in increases risk of flooding or ground water pollution, subject to the suggested conditions.

11. Reference Documents

- (a) The National Planning Policy Framework (March 2012)
- (b) London Plan (2011)
- (c) Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations
- (n) Hillingdon Local Plan Part 1 Strategic Policies.

Contact Officer: Karl Dafe

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Civic Amenity Site
New Years Green Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
8232/APP/2012/2988

Scale
1:2,500

Planning Committee
North Page 286

Date
**February
2013**



REPORT OF HEAD OF PLANNING SPORT AND GREEN SPACES

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REF: 62734/TRE/2013/5: APPLICATION TO FELL OAK (T1) ON TREE PRESERVATION ORDER NUMBER 510 (TPO 510) ON LAND AT, AND BETWEEN, 34 WARRENDER WAY AND 38 COLLEGE DRIVE, RUISLIP



1.0 Summary

The applicant, Mr Dennis Hall, has submitted an application to fell the Oak T1 on TPO 510. The application has been supported by a petition (signed by 30 neighbours) and must, therefore, be decided by Committee.

2.0 Recommendation

The application (Ref: 62734/TRE/2013/5) to fell Oak T1 on TPO 510 should be refused for the following reasons (summarised):

The Oak T1 is a fine, healthy, medium-sized tree which has a high amenity value and contributes to the biodiversity potential and visual amenity of the local area.

No evidence has been provided to show that the tree is dangerous; it would be possible to employ a gardener to clear acorns from the garden; and no relevant information has been provided to demonstrate how or why the tree violates human rights.

The reasons given for wishing to fell Oak T1 do not outweigh the high amenity value of the tree. Therefore, there is inadequate justification for the tree to be felled.

3.0 Information / Background

3.1 This application concerns a mature Oak tree situated on, what appears to be a small strip of land, situated between the rear gardens of 38 College Drive and 34 Warrender Way. Part of the Oak's trunk is situated within the rear garden of 38 College Drive. The Oak is protected by TPO 510.

3.2 TPO 510 was made on 16th June 1992 because there was reason to believe that felling or tree work was intended. The Council provided notification of the making of this TPO to those having an interest in the land on 16th June 1992.

Further to this letter, the applicant (Mr Hall) wrote to the Council on the 5th July 1992 to object to the making of the TPO, on the basis that tree could cause damage to his property due to the clay sub-soil.

3.3 Mr Hall's objections were considered by the Environment Sub Committee for Ruislip / Northwood on 15th October 1992. In accordance with Officer Recommendation and having regard to the objection received by Mr Hall, the Sub Committee resolved to confirm the Order.

3.4 TPO 510 was formally confirmed on 10th December 1992.

3.5 On 11th May 1993, the Council refused to grant consent for an application (13937/A/93/0456), made by Mr Hall, to prune the lower part of Oak (T1).

3.6 On 12th April 1996, the Council granted consent for an application (13937/B/96/0263), made by Mr Hall, to crown thin Oak (T1) by 25%.

3.7 On 23rd May 2003, the Council refused to grant consent for an application (57865/TRE/2002/117), made by Mr Hall, to prune Oak (T1). The Council refused to grant consent for this works because *'a height and side reduction will have a detrimental effect on the health and amenity value of Oak T1'*.

3.8 On 19th October 2004, the Council granted consent for an application (13937/TRE/2004/55), made by a third party (Ellipta – on behalf of the insurers of 42 College Drive, Ruislip), to thin the crown of Oak (T1) by 30%.

3.9 On 15th July 2005, the Council refused to grant consent for an application (13937/TRE/2005/32), made by Mr Hall, to fell Oak (T1). The application was refused because *'the tree has a high amenity value and contributed to the visual amenity and character of the area in which it is situated. Its loss would be detrimental to the visual amenity and character of the locality'*.

3.9.1 As a result of this refusal, an appeal (Ref: LDN31/R5510/11/1) was lodged to the Secretary of State.

3.9.2 On 12th December 2005, the First Secretary of State dismissed the appeal and concluded that *'the reasons put forward in support of felling do not outweigh the amenity value of the appeal tree and that its removal is not justified'*. Within that decision letter, there contained a recommendation, by

the appointed inspector, that Mr Hall may consider submitting an application to reduce the crown of the tree.

3.10 On 17th May 2007, the Council granted consent for an application (62734/TRE/2007/15), made by Mr Hall, to reduce the sides of the crown of Oak (T1) by 2m.

3.11 On 17th March 2008, the Council refused to grant consent for an application (13937/TRE/2007/29), made by Mr Hall, to fell the tree, because *'The Oak (T1) on Tree Preservation Order number 510 has a high amenity value and contributes highly to the visual amenity and character of the area in which it is situated. The felling is not justified, and the loss of T1 would be detrimental to the visual amenity and character of the locality.'*

3.12 On 15th August 2011, the Council granted consent for an application (62734/TRE/2011/62), made by Mr Hall, to cut back branches from Oak (T1) that were overhanging his property by up to 2m.

4.0 Amenity

4.1 The Oak is about 13-14m tall and stands about 23m north-north-west of the bungalow. The majority of the crown can be seen above and between the applicant's and the close neighbouring properties. The crown is also visible from several vantage points around College Drive; and parts of the tree can be glimpsed from Warrender Way, Hawtrey Drive, and the top of High Grove Way.

4.2 The Oak (T1) is a fine, medium-sized tree, with a safe useful life expectancy of at least 40 years. The tree has not been crown reduced in the past and, as a result, has developed an attractive, low-spreading, domed crown typical of the species.

4.3 English Oaks significantly contribute to local biodiversity, acting as host to a wide range of invertebrates. The tree contributes to the biodiversity potential, visual amenity and landscape quality of the area, and that such amenity would be degraded if the tree were to be removed. The tree has a high amenity value.

4.4 The tree is close to maturity and will grow larger in size over the next 20-40 years, which will increase its amenity value. If shown to be necessary, there may be scope in the future to limit the size of the tree by minor pruning.

5.0 Reasons (summarised) put forward by Mr Hall for wishing to fell the Oak (T1), and observations on them.

5.1 The Oak is dangerous.

At the time of the inspection, there was no evidence of any significant defects or disease, and the opinion was formed that it is in good condition, of good form, of early maturity with considerable long-term potential for future growth.

Part of the tree's crown overhangs a hard (paved) area to the east of the rear garden shed, but very little of the crown overhangs the rear lawn. The Council consider the juxtaposition of the Oak tree and bungalow to be good and sustainable.

Mr Hall has not indicated in section 8.1 of the application form that there are fears that the tree is diseased, or that it might break or fall, and furthermore no technical evidence has been provided to support the contention that the tree is dangerous (in cases such as this, there is a requirement to provide written arboricultural advice or other diagnostic information from an appropriate expert).

5.2 Several large branches have fallen onto our property.

At the time of inspection, there were several large dead branches within the Oak's crown (consent is not required by the Council to remove dead or dangerous branches). If not removed, these branches will, at some point, fall from the tree, and it is likely that dead branches may have fallen from the tree in the past. However, it was not evident at the time of the inspection that any healthy branches have fallen from the tree or failed. Furthermore, there were no defects (visible from ground level) within the tree, and there did not appear to be any healthy branches that could fail in the near future.

The inspector assigned to Mr Hall's previous appeal stated that '*the risk of a falling branch impacting a person is very low due to the location of the tree*'. To reduce this low risk even further, it would be prudent to have the tree inspected by an appropriate expert on a regular basis.

5.3 Unable to cope with the thousands of acorns, which are themselves dangerous when walking in the garden and unable to handle the dozens of bags required for the disposal of acorns and leaves.

The tree has the potential to grow considerably larger, and it is appreciated that it may require occasional surgery to contain its size. This will involve some expense; however the removal of leaves and acorns is an inevitable part of the on-going seasonal maintenance of a property / garden in an area populated by trees (such as Ruislip).

If Mr Hall is unable to carry out this property maintenance, then it would be possible to employ a gardener to remove the leaves and acorns from the rear garden (the Council collects Green Waste from the front of properties).

Although the tree is the source of some inconvenience and may require some periodic maintenance, the Council do not consider these reasons to be sufficient to outweigh its considerable importance in contributing to the treescape, biodiversity and visual amenity of the locality.

5.4 Tree has caused considerable stress over past 20 years and is affecting the use and enjoyment of our property, which is denying our human rights

The Oak is situated to the north-north-west of the bungalow and therefore cannot cast any significant shade on the bungalow or the garden. In fact, the rear lawn is likely to be in direct sunlight for much of the day. It cannot therefore be seen how the tree detracts from the reasonable enjoyment / use of the property.

This issue was addressed by the Government inspector dealing with the appeal, made by Mr Hall, during 2005. A quote from the inspector's report is provided below:

'The first secretary of State notes your concerns about your rights under Article 8 of the European Convention for Human Rights (the right to respect for private and family life). The High Court in R (on the application of Brennan) v Bromsgrove District Council has ruled that the Tree Preservation Order system strikes an appropriate balance between the general interests of the community and the private rights and interests of the individual citizen. The Secretary of State is therefore satisfied that the Tree Preservation Order in this case does not violate your human rights.'

Mr Hall has not provided any new information or evidence to demonstrate how or why this Oak violates his human rights.

6.0 Residents consulted and consideration of objections to proposal

6.1 Residents at 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44 & 46 Warrender Way; 32, 34, 36, 40, 42, 44, 46, 48 & 50 College Drive; and Kings College Cambridge were consulted.

6.2 Two residents objected to the application for the following reasons:

6.2.1 *'This is a beautiful natural British tree of some age. It supports a lot of wildlife. I would much rather see it pruned severely or pollarded. If lost, it will be lost forever.'*

6.2.2 *'I have changed my mind regarding having the tree felled. Rather than have it felled I would have no objection to having it pruned.'*

6.3 Two residents supported the application for the following reasons:

6.3.1 *'I would support this application subject to the applicant: 1. paying for the felling and removal of the tree; 2. ensuring that the works do not cause damage; 3. ensuring that the boundary fence is replaced (at the applicant's expense) to ensure enduring security and privacy between the two affected properties (the tree removal would open up the boundary between the two properties).'*

6.3.2 *'We would strongly support Mr Hall's application. Over the last 20 years that we have lived in this property, the Oak has grown enormously and now extends extensively over our garden. Apart from the numerous bags of leaves that have to be collected in the autumn, we have fluff like flowers in the spring and a large number of acorns in the summer. Acorns can be quite painful if you happen to be hit on the head and, owing to the quantity, slippery under foot. Droppings from the birds that nest in the tree create quite a mess and have damaged the roof of our summerhouse, which was erected before the tree spread, and there is damage to the foundations as well. From time to time we also have small branches fall into our garden. A few years ago, we had to have an extension to our house underpinned and it was suggested that the Oak tree was at least partly to blame for taking up so much moisture from our ground.'*

6.4 Many of the points raised by those supporting the application have been addressed in the main body of the report. However, to cover the remaining points, see below:

6.4.1 No explanation has been provided to explain how bird droppings have damaged the roof of a summerhouse. Bird droppings may be an occasional inconvenience; however they do not outweigh the high amenity value of this Oak tree.

6.4.2 No evidence has been provided to support the contention that a summerhouse has been damaged by the Oak. In fact, the underpinning of the structure will prevent any damage occurring in the future.

7.0 Conclusions

After due consideration of all of the reasons that Mr Hall has provided in support of this application, and given the high amenity value of the tree, it is considered that there is inadequate justification for the tree to be felled and therefore it is recommended that the application to fell Oak (T1) be refused.

Furthermore, Mr Hall has not provided details of a replacement tree, nor provided reasons for not wanting to replant; as is the requirement in part 7 of the application form.

8.0 Reference Documents

8.1 The following background documents were used in the preparation of this report:

- Tree Preservation Order No. 510 (1992)
- Appeal Document (LDN31/R5510/11/1)
- Photographs of the Oak (T1) taken from various locations
- Tree Preservation Orders – A guide to the Law and Good Practice.

9.0 Contact Officer/s:

Trevor Heaps / Stuart Hunt **Tel. no.** 01895 250230



Notes

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Site Address

**38 College Drive
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
62734/TRE/2013/5

Scale
1:1,250

Planning Committee
North Page 294

Date
**February
2013**



HILLINGDON
LONDON

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Plans for North Planning Committee

7th March 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

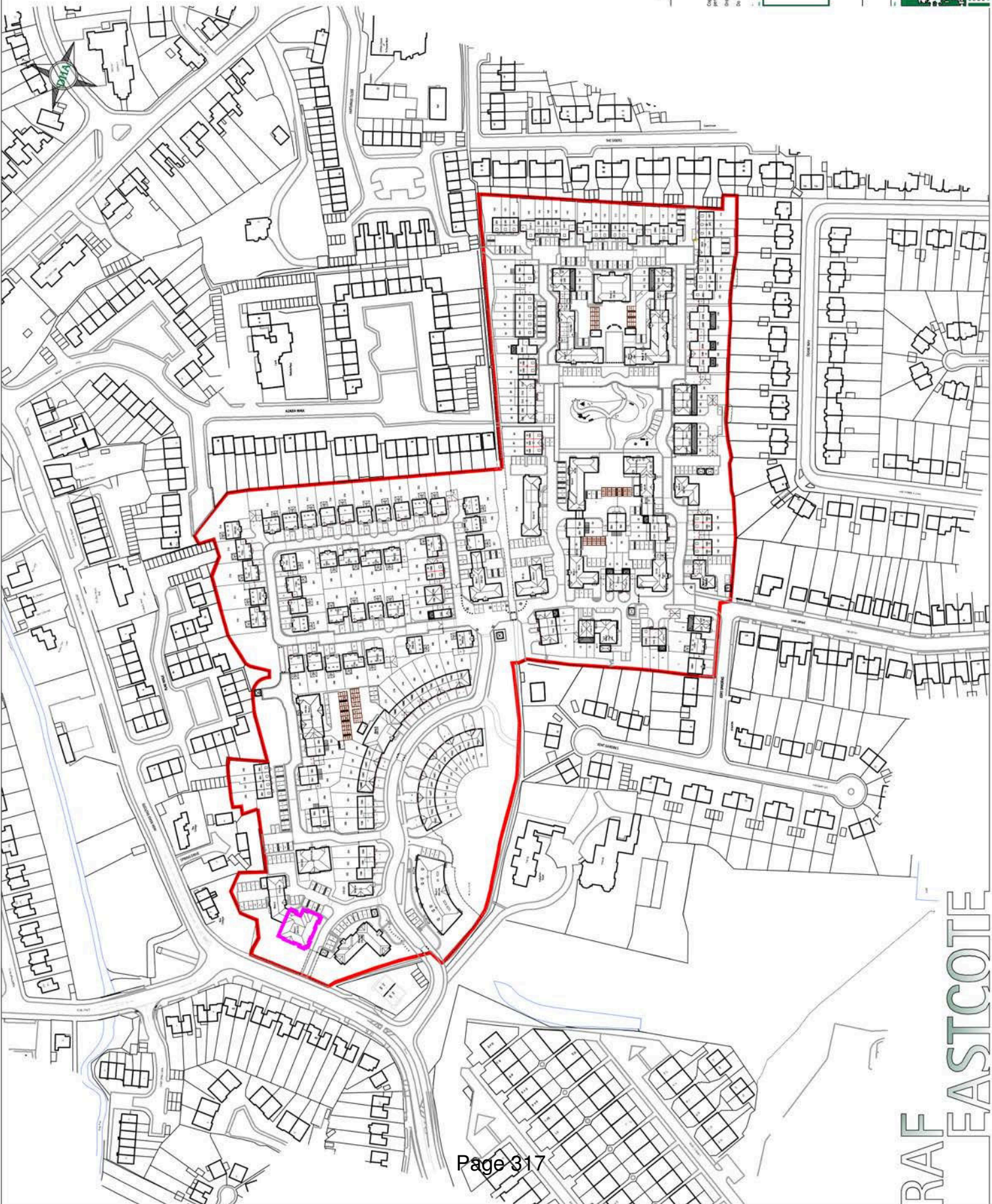
Report of the Head of Planning & Enforcement Services

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3143

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	11/01/2013
Date Application Valid:	11/01/2013		02/10/2007
			03/12/2007
			09/10/2007
			30/11/2007
			04/12/2007



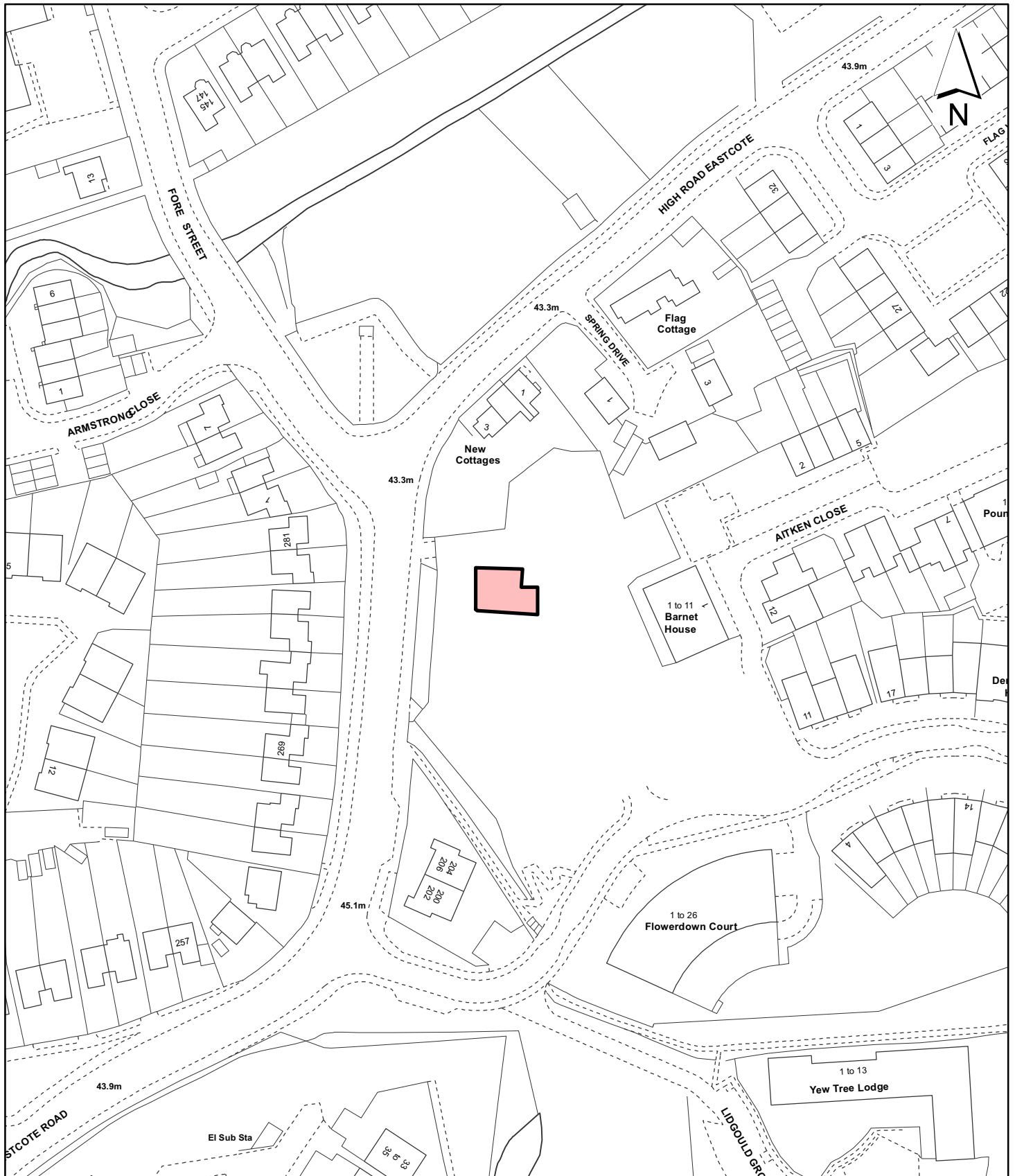
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RAF EASTCOTE

1:2000 @ A3
 12th Jan 2013
 Block Application





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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

Planning Application Ref:

10189/APP/2012/3143

Planning Committee

North Page 323

Scale

1:1,250

Date

**February
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 FORMER RAF EASTCOTE LIME GROVE RUISLIP

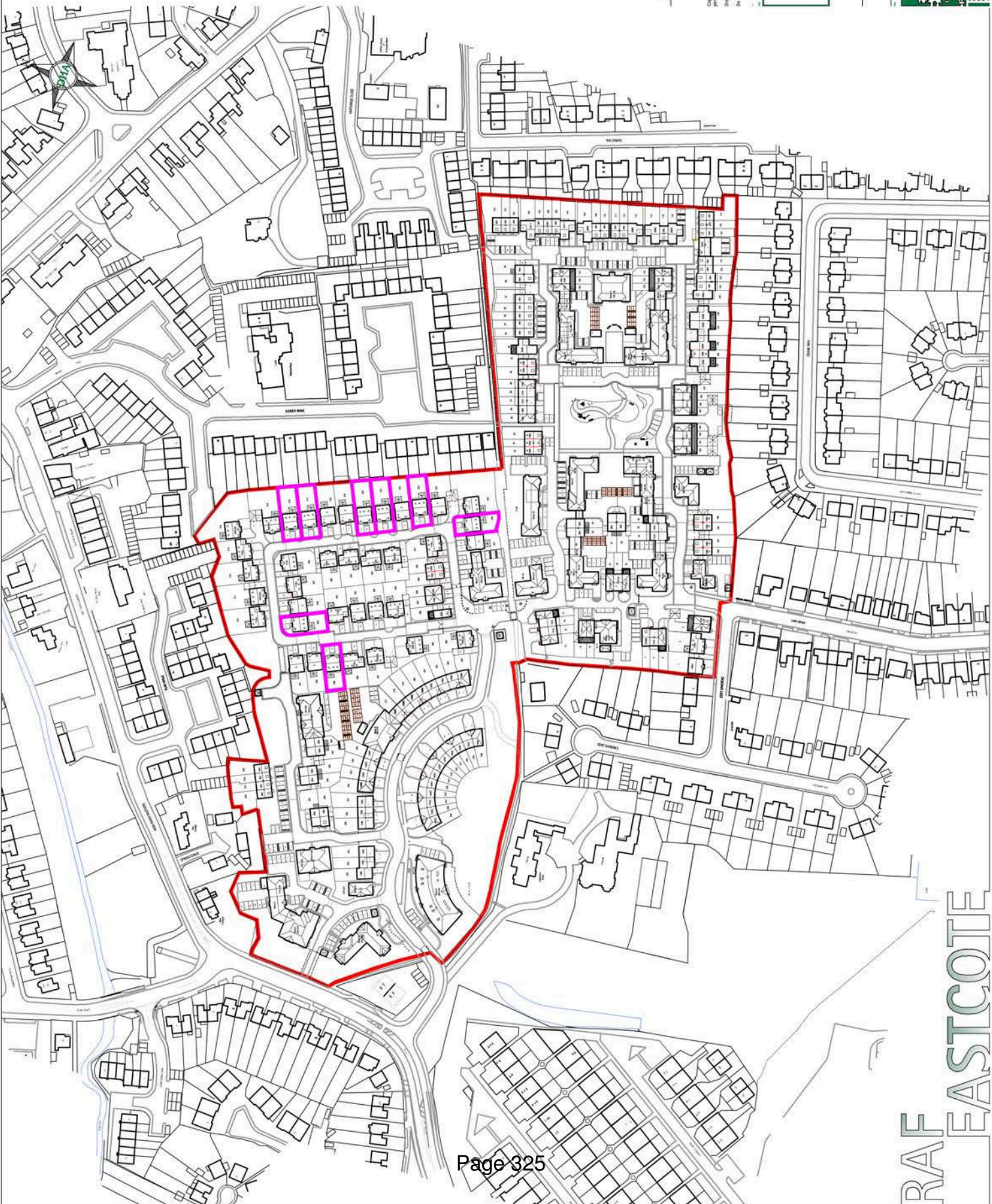
Development: S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3144

Date Plans Received: 19/12/2012

Date(s) of Amendment(s):

Date Application Valid: 11/01/2013



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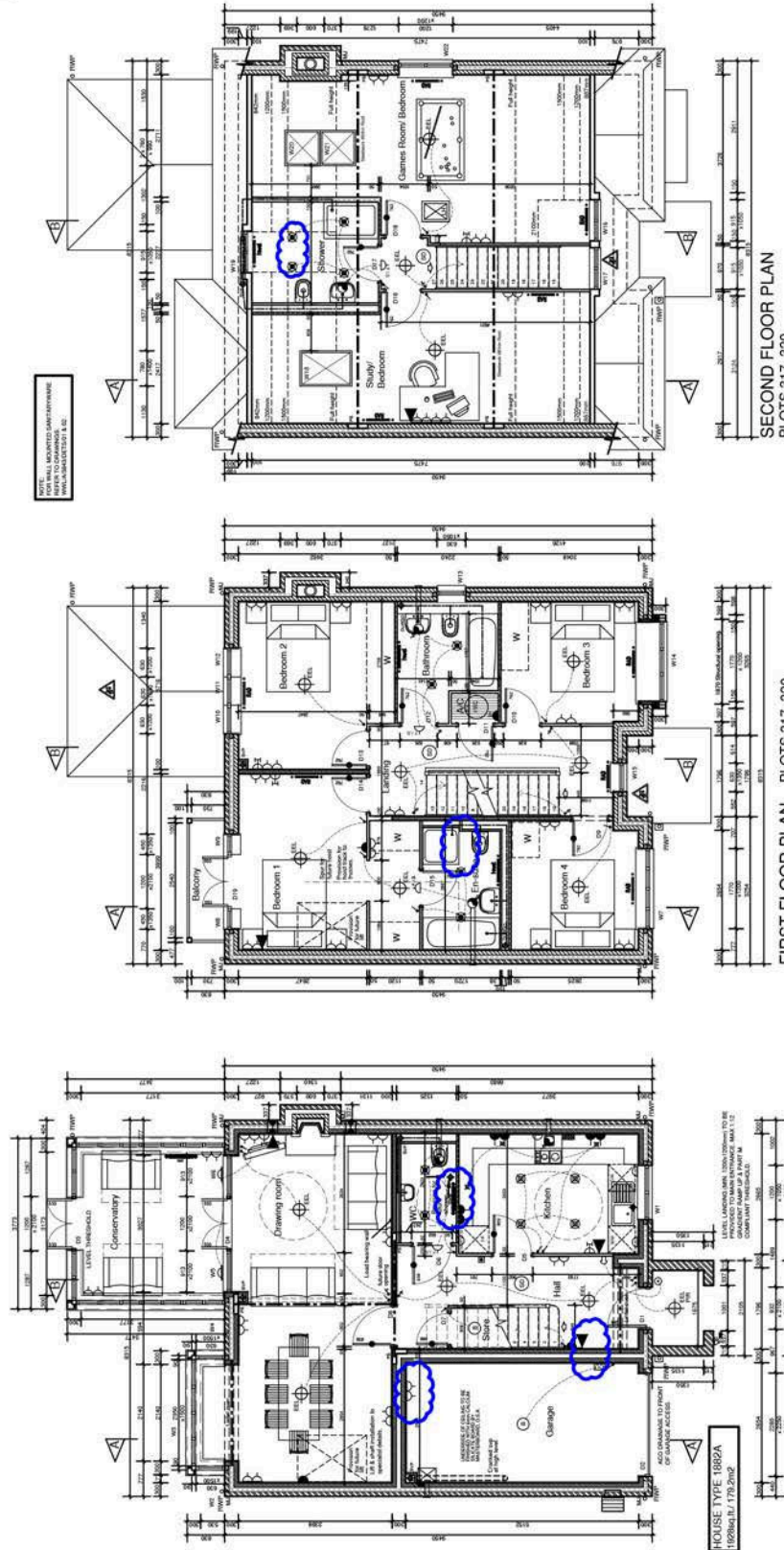


RAF EASTCOTE
 5885-WM-WL-LDC1001
 Jan 2013
 1:2000 @ A3
 Location: RAF Eastcote
 Drawing: 3/2/2013



NOTES

FIRE DOOR LEGEND	
	30 MINUTE FIRE DOOR WITH INTUMESCENT STRIP AND SELF-CLOSING MECHANISM
WALL TYPE LEGEND	
	CONCRETE WALL WITH REINFORCING BARS AND 100mm INSULATION TO EXTERIOR SURFACE
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Taylor Wimpey
George Wimpey West London

Project: HOUSE TYPE 1882A
Drawing No: WWJ/A/3843/1882A/02 K

Client: Roberts Cory Partnership

Scale: 1:100

Revision: 1

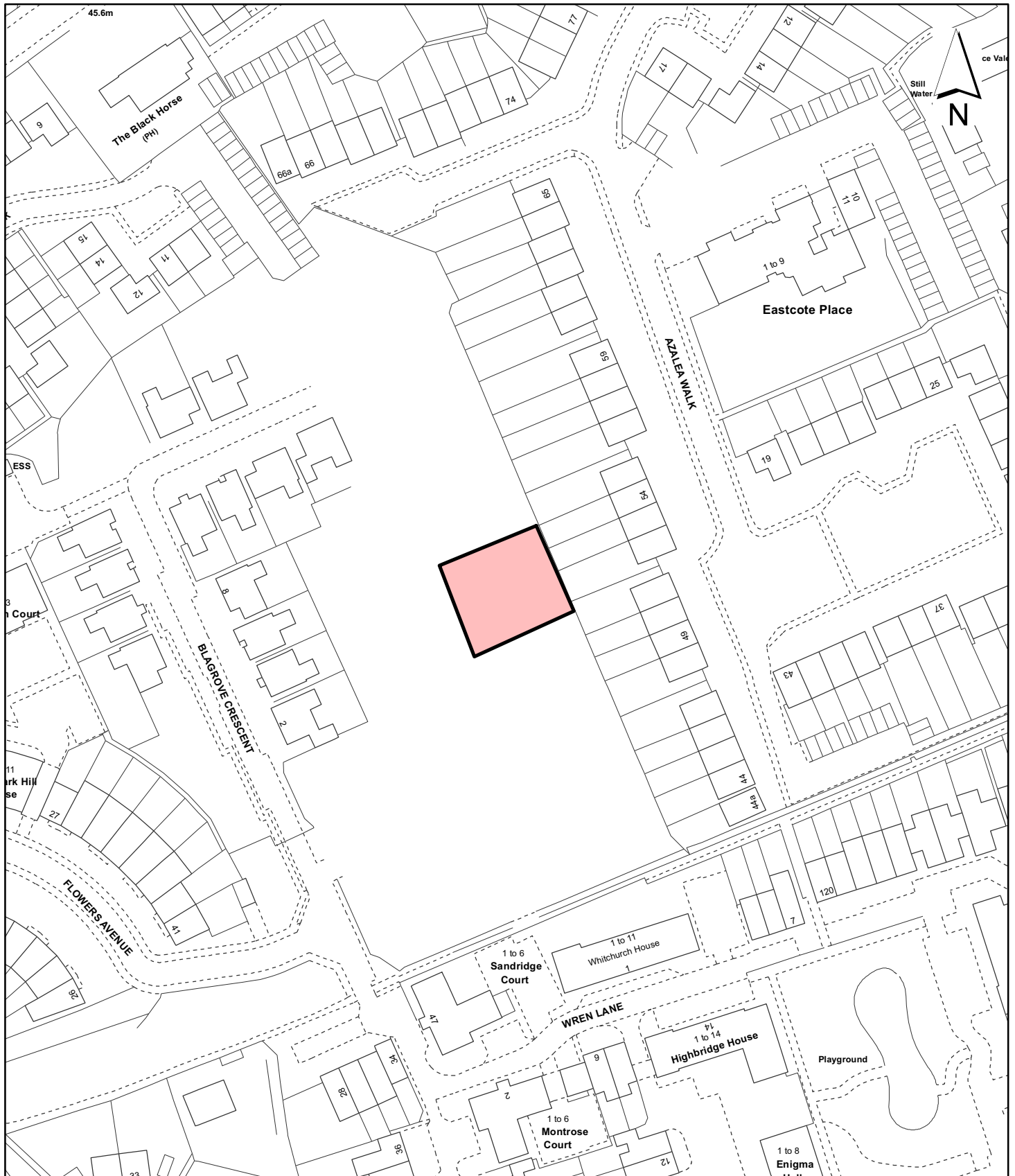
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2	18/08/2024	ISSUED FOR PERMIT APPLICATION
3	18/08/2024	ISSUED FOR PERMIT APPLICATION
4	18/08/2024	ISSUED FOR PERMIT APPLICATION
5	18/08/2024	ISSUED FOR PERMIT APPLICATION
6	18/08/2024	ISSUED FOR PERMIT APPLICATION
7	18/08/2024	ISSUED FOR PERMIT APPLICATION
8	18/08/2024	ISSUED FOR PERMIT APPLICATION
9	18/08/2024	ISSUED FOR PERMIT APPLICATION
10	18/08/2024	ISSUED FOR PERMIT APPLICATION

HAZARD	RISK	STRATEGY
UNDESIRABLE	FALLING FROM HEIGHTS	EXCLUDED FROM WORK AREA
UNDESIRABLE	TRIPPING	REMOVE TRIP HAZARDS
UNDESIRABLE	SLIPPING	REMOVE SLIP HAZARDS
UNDESIRABLE	CONFINEMENT	REMOVE OBSTACLES
UNDESIRABLE	ENTRANCE	REMOVE OBSTACLES
UNDESIRABLE	ENTRANCE	REMOVE OBSTACLES


ROOM	AREA (sqm)	VENTILATION (l/s)	REMARKS
Bedroom 1	12.5	1.2	Standard
Bedroom 2	12.5	1.2	Standard
Bedroom 3	12.5	1.2	Standard
Bedroom 4	12.5	1.2	Standard
Bathroom	5.0	0.5	Standard
Laundry	3.0	0.3	Standard
Games Room	20.0	2.0	Standard
Shower	2.0	0.2	Standard
Staircase	10.0	1.0	Standard
Corridor	5.0	0.5	Standard
Living Area	25.0	2.5	Standard
Kitchen	10.0	1.0	Standard
Drawing Room	20.0	2.0	Standard

WINDOW	TYPE	AREA (sqm)	VENTILATION (l/s)	REMARKS
W1	DOUBLE GLAZED	1.5	0.15	Standard
W2	DOUBLE GLAZED	1.5	0.15	Standard
W3	DOUBLE GLAZED	1.5	0.15	Standard
W4	DOUBLE GLAZED	1.5	0.15	Standard
W5	DOUBLE GLAZED	1.5	0.15	Standard
W6	DOUBLE GLAZED	1.5	0.15	Standard
W7	DOUBLE GLAZED	1.5	0.15	Standard
W8	DOUBLE GLAZED	1.5	0.15	Standard
W9	DOUBLE GLAZED	1.5	0.15	Standard
W10	DOUBLE GLAZED	1.5	0.15	Standard

SYMBOL	DESCRIPTION
	SWITCH
	SOCKET
	CEILING LIGHT
	DOOR
	WINDOW
	VENTILATION
	FIRE DOOR
	WALL
	FLOOR
	CEILING
	ROOF
	STAIR
	ELEVATOR
	RAMP
	BALCONY
	TERRACE
	GARDEN
	DRIVEWAY
	GARAGE
	PORCH
	SCREENED PORCH
	CARPORCH
	GARAGE DOOR
	GARAGE DOOR OPENER
	GARAGE DOOR OPENER RECEIVER
	GARAGE DOOR OPENER TRANSMITTER
	GARAGE DOOR OPENER ANTENNA
	GARAGE DOOR OPENER BATTERY
	GARAGE DOOR OPENER FUSE
	GARAGE DOOR OPENER SWITCH
	GARAGE DOOR OPENER REMOTE
	GARAGE DOOR OPENER KEYPAD
	GARAGE DOOR OPENER SENSOR
	GARAGE DOOR OPENER CAMERA
	GARAGE DOOR OPENER MICROPHONE
	GARAGE DOOR OPENER SPEAKER
	GARAGE DOOR OPENER ANTENNA
	GARAGE DOOR OPENER BATTERY
	GARAGE DOOR OPENER FUSE
	GARAGE DOOR OPENER SWITCH
	GARAGE DOOR OPENER REMOTE
	GARAGE DOOR OPENER KEYPAD
	GARAGE DOOR OPENER SENSOR
	GARAGE DOOR OPENER CAMERA
	GARAGE DOOR OPENER MICROPHONE
	GARAGE DOOR OPENER SPEAKER



Notes

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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

10189/APP/2012/3144

Scale

1:1,250

Planning Committee

North Page 330

Date

**February
2013**



HILLINGDON
LONDON

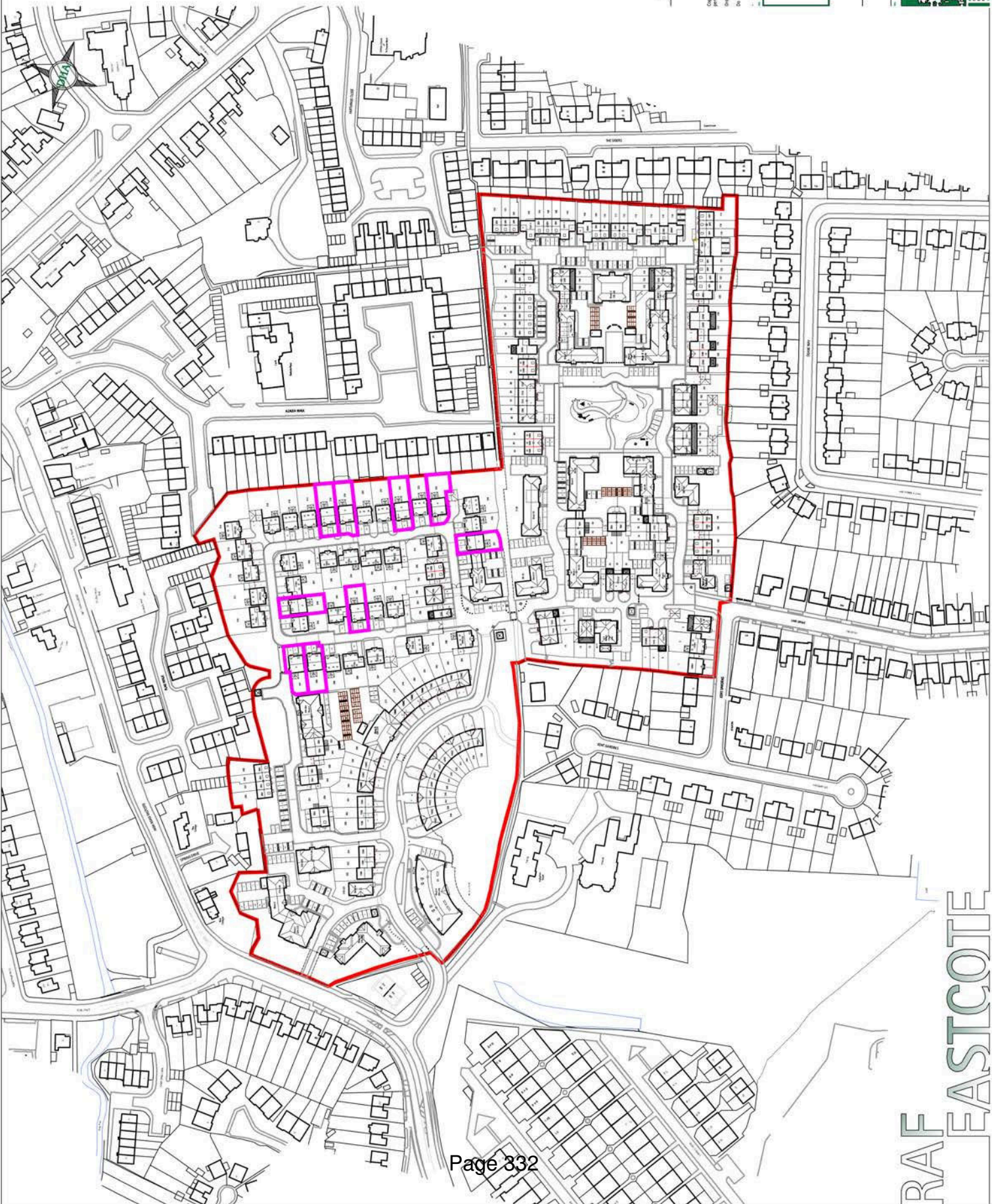
Report of the Head of Planning & Enforcement Services

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.).

LBH Ref Nos: 10189/APP/2012/3145

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	30/11/2007
Date Application Valid:	11/01/2013		02/10/2007
			11/01/2013
			22/02/2013
			20/12/2012
			03/12/2007
			25/02/2013



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 Date: 10/01/05



ELEVATION LEGEND

- LF CODE 4 LOAD FLASHING LINKED TO CAVITY TRIM IN WALL
- W150mm PROPRIETARY AIR BRICKS
- KITCHEN EXTRACT DUCTED THROUGH FLOOR JOISTS TO EXTERIOR AIR
- BATHROOMS EXTRACT DUCTED THROUGH FLOOR JOISTS TO EXTERIOR AIR
- WIP TO TERMINATE AT PROPRIETARY TILE MANUFACTURER'S SPECIFICATION
- RANWATER DOWNPIPE
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- SECURE GLASS TO FINISH FINE ONLY
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- BATHROOMS EXTRACT DUCTED THROUGH FLOOR JOISTS TO EXTERIOR AIR
- SEMI CONCEALED DOWNPIPE

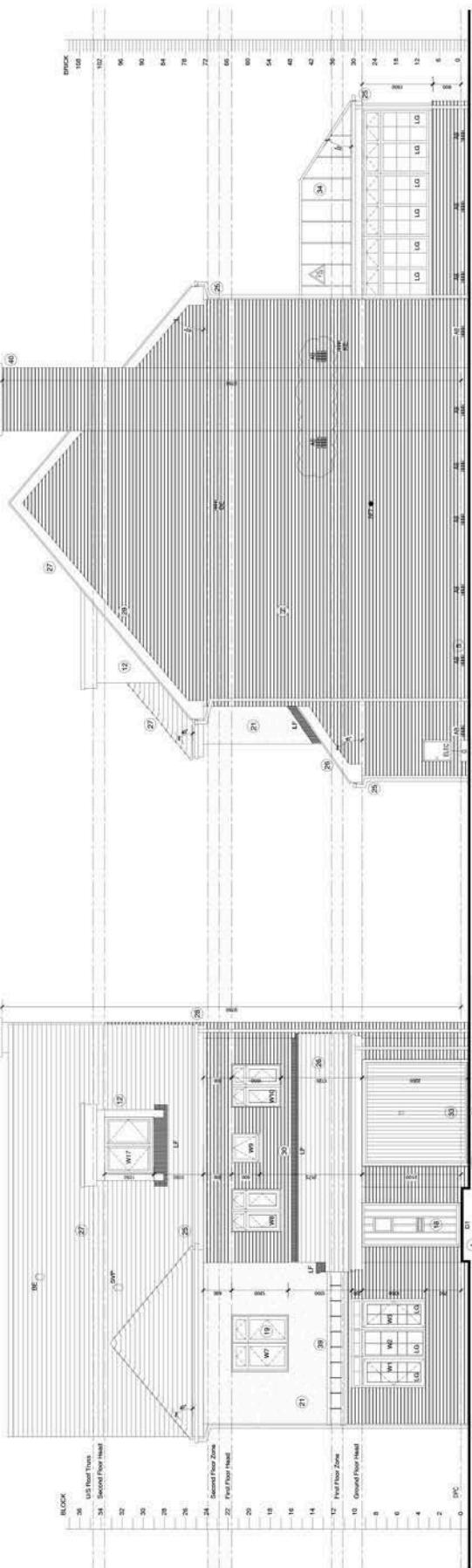
HOUSE TYPE 1761A
1709sq.ft./160.77m²

HAZARD RISK STRATEGY

HAZARD	RISK	STRATEGY
1. CONSERVATORY	FAILING WHEN CLEANING	SUGGESTED MANAGEMENT - SELF CLEANING GLASS, OR PROVISION OF EXTRA LONG REACHING CLEANING TOOLS AND CLEANING INSTRUCTIONS FROM GROUND.

FRONT ELEVATION
PLOTS 290,327 (as drawn)
PLOTS 293,308,318,322,324 (handed)

REAR ELEVATION
PLOTS 290,327 (as drawn)
PLOTS 293,308,318,322,324 (handed)



- CONSTRUCTION NOTES**
1. UPVC line in double glazed window & included inside side being connected by Whitebreast, or similar.
 2. Conservatory roof to be finished with 100mm Insulation over 100mm blockwork base and 12.5mm plasterboard. All internal walls to be finished with 100mm Insulation over 100mm blockwork base and 12.5mm plasterboard. All external walls to be finished with 100mm Insulation over 100mm blockwork base and 12.5mm plasterboard. All external walls to be finished with 100mm Insulation over 100mm blockwork base and 12.5mm plasterboard. All external walls to be finished with 100mm Insulation over 100mm blockwork base and 12.5mm plasterboard.
 3. UPVC half round gutter and downpipe system to be installed.
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 39. UPVC half round gutter and downpipe system to be installed.
 40. UPVC half round gutter and downpipe system to be installed.

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By: _____
Date: _____
Scale: _____
Drawing No: _____
Drawing Title: _____
Drawing Date: _____
Drawing Scale: _____
Drawing No: _____
Drawing Title: _____
Drawing Date: _____
Drawing Scale: _____

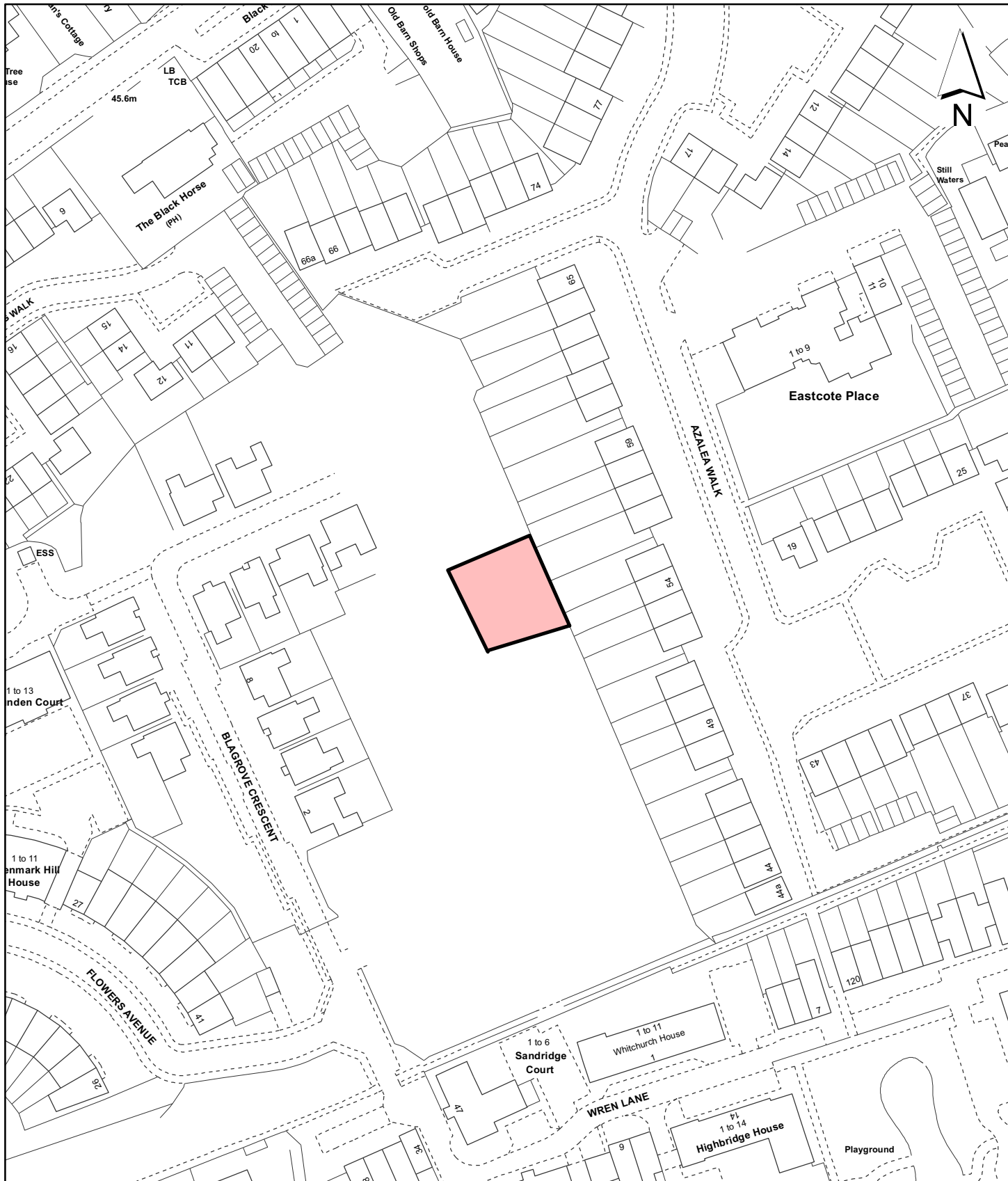
Taylor Wimpey
George Wimpey West London

House Type: 1761A
Plots: 322, 324
Middlesex
Elevations


Scale: 1:100
Checked: _____
Date: _____

Drawing No: WWL/A/3843/1761ASS/05

Rogers Cory Partnership
The Old School Gate School Road
Rogers Cory Partnership
10756 70000
01296 70000
01296 70000
01296 70000



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Site Address

**Former RAF Eastcote
 Lime Grove
 Ruislip**

Planning Application Ref:
10189/APP/2012/3145

Planning Committee
North Page 339

Scale
1:1,250

Date
February 2013

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

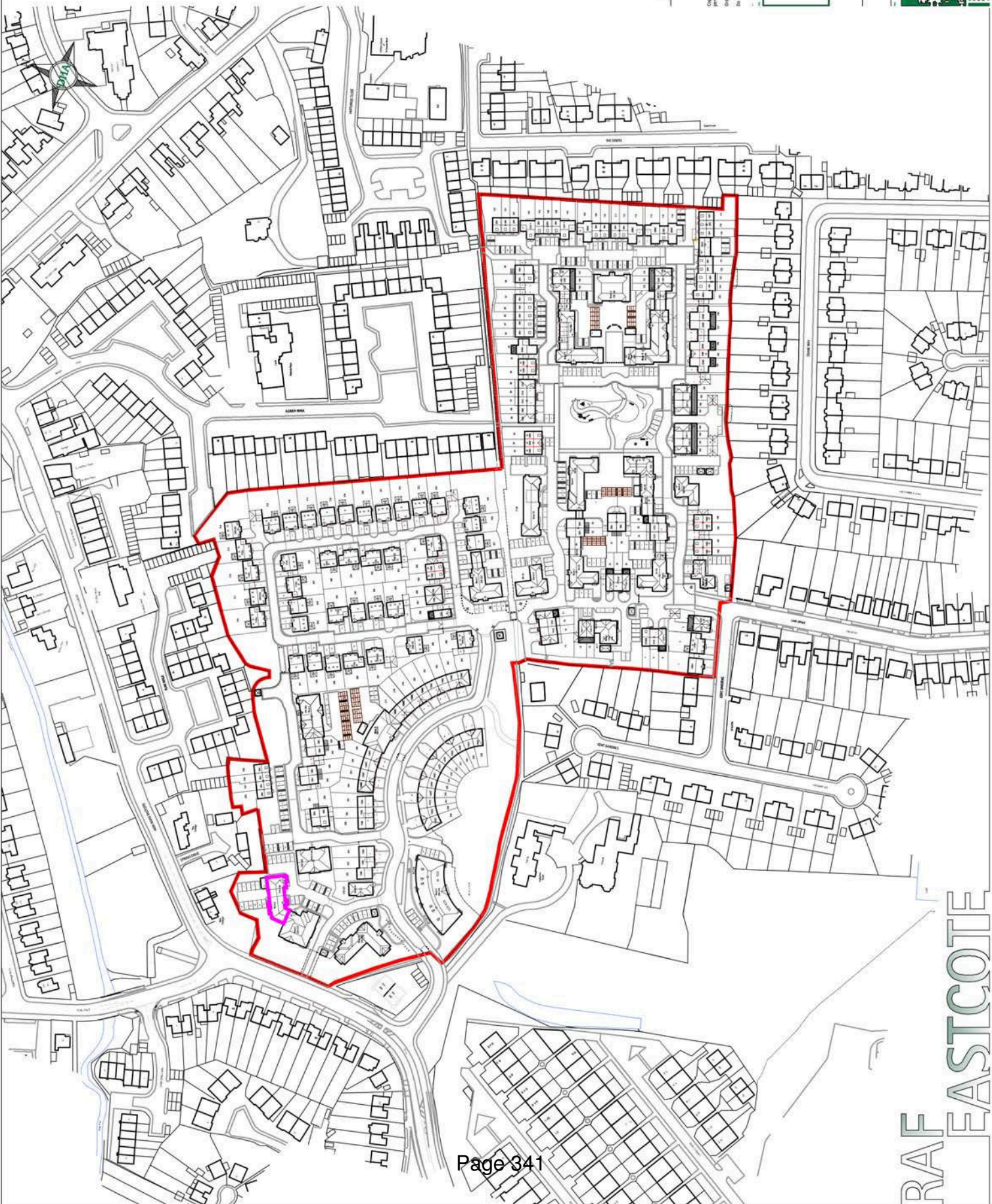
Report of the Head of Planning & Enforcement Services

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3146

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	03/12/2007
Date Application Valid:	11/01/2013		08/10/2007
			02/10/2007
			20/12/2012
			21/02/2013
			04/10/2007
			11/01/2013
			30/11/2007



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RAF EASTCOTE

12/01/2013
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 12/01/2013





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Site Address

**Former RAF Eastcote
Lime Grove
Ruislip**

Planning Application Ref:

10189/APP/2012/3146

Planning Committee

North Page 346

Scale

1:1,250

Date

**February
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

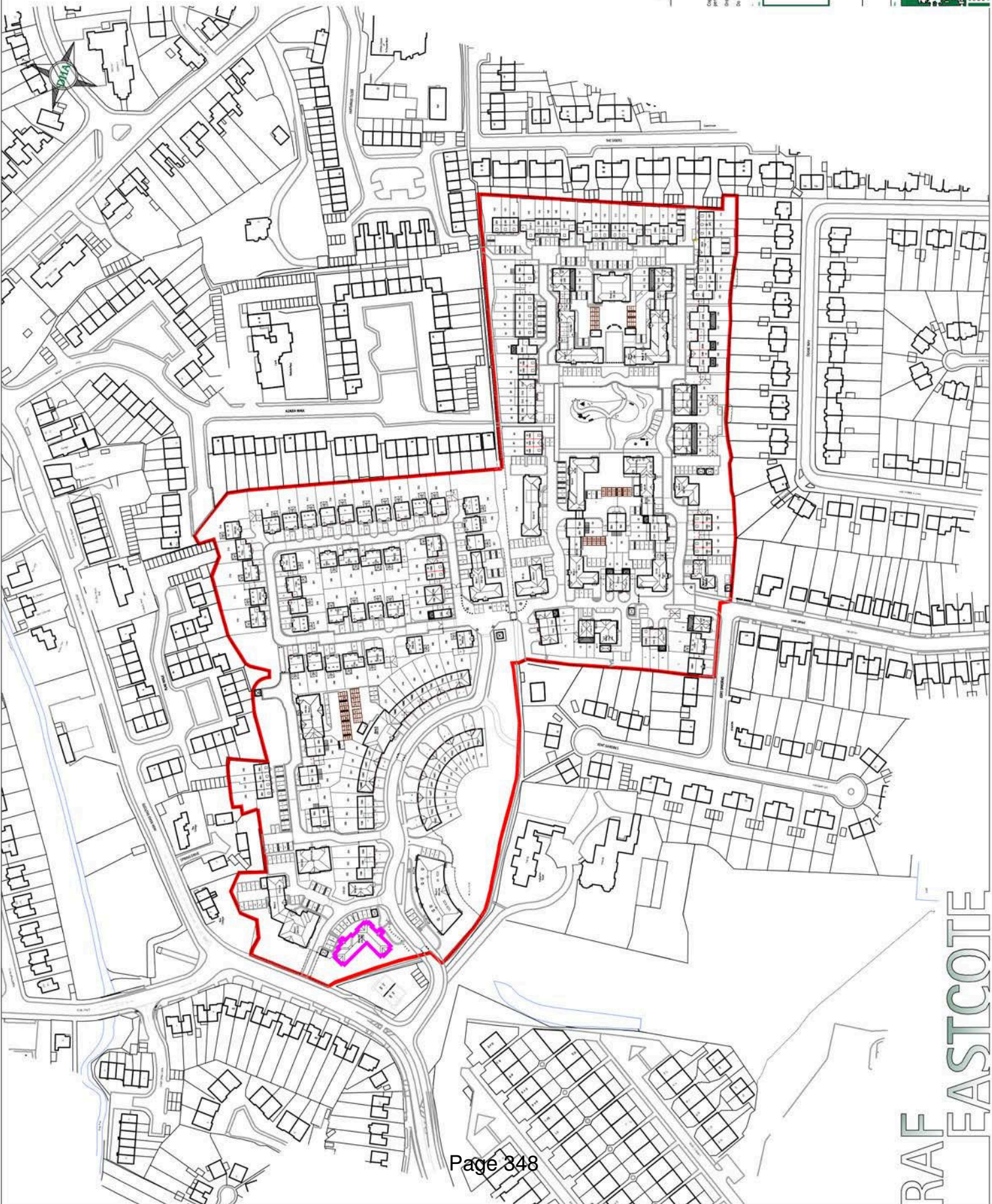
Report of the Head of Planning & Enforcement Services

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

LBH Ref Nos: 10189/APP/2012/3147

Date Plans Received:	19/12/2012	Date(s) of Amendment(s):	08/10/2007
Date Application Valid:	11/01/2013		04/12/2007
			30/11/2007
			20/12/2012
			11/01/2013
			02/10/2007
			03/12/2007

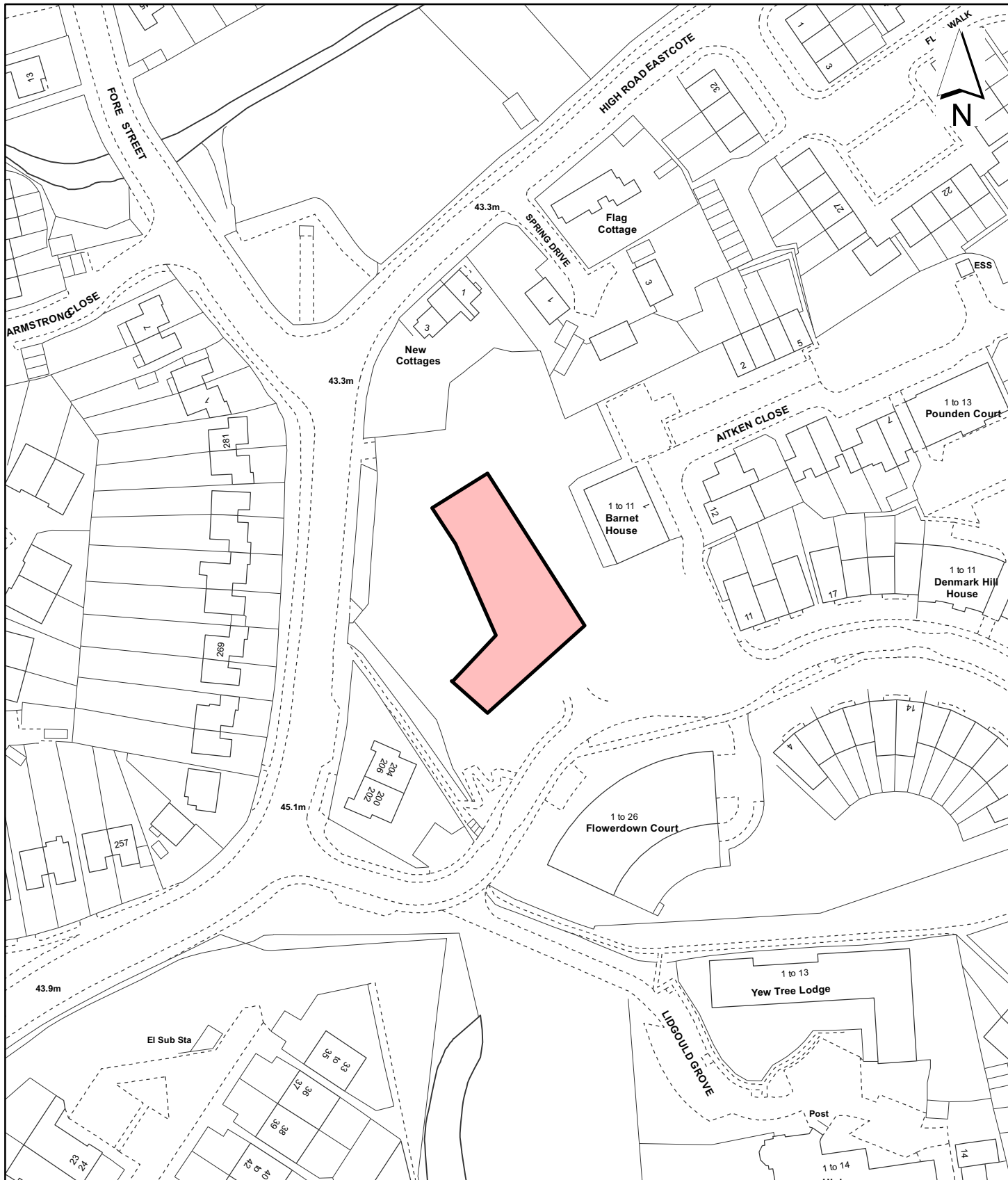




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 Do not scale - refer to figured dimensions.



RAF EASTCOTE
 5585-WM-WL-LDC1003
 1:2000 @ A3
 Jan 2013
 Block 14 Application





<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Former RAF Eastcote Lime Grove Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">10189/APP/2012/3147</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 354</p>	<p>Date</p> <p align="center">February 2013</p>	

Report of the Head of Planning & Enforcement Services

Address HARLYN PRIMARY SCHOOL TOLCARNE DRIVE PINNER

Development: Construction of part two storey/part single storey extension to existing school; erection of a stand alone two storey classroom block; demolition of the existing caretaker's house, nursery building and refuse compound; demolition and removal of six temporary units; construction of an extension to the south of the main hall; partial refurbishment of the existing building; car parking; landscaping; and associated development.

LBH Ref Nos: 8883/APP/2012/3004

Date Plans Received:	03/12/2012	Date(s) of Amendment(s):	22/02/2013
Date Application Valid:	20/12/2012		13/02/2013
			04/02/2013
			20/12/2013
			15/02/2013

KEY

- Existing building
- Demolished structures
- Pedestrian access
- Vegetation access
- Existing Tree Canopy
- Tree root protection area
- Trees not surveyed
- Site boundary



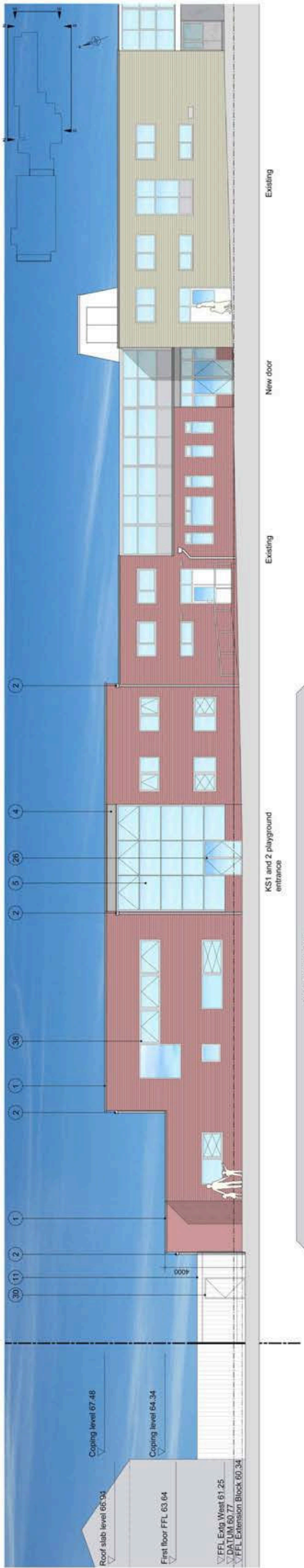
mace
 Mace Group
 Telephone: 0202 311100
 Fax: 0202 311101
 Email: mace@maceltd.co.uk
 MACE CITY

HILLINGDON
 HILLINGDON
 HILLINGDON

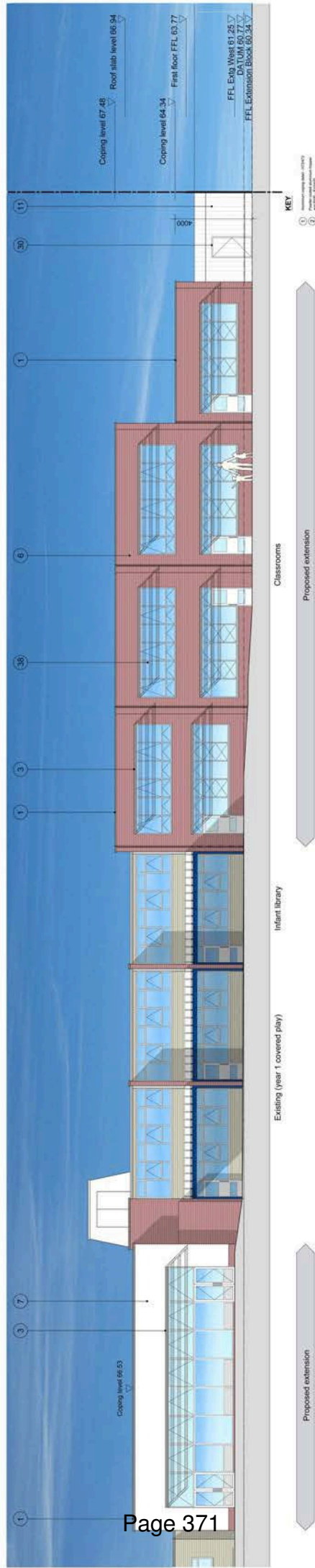
8218 A 095 P1



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NORTH ELEVATION N-N



SOUTH ELEVATION S-S

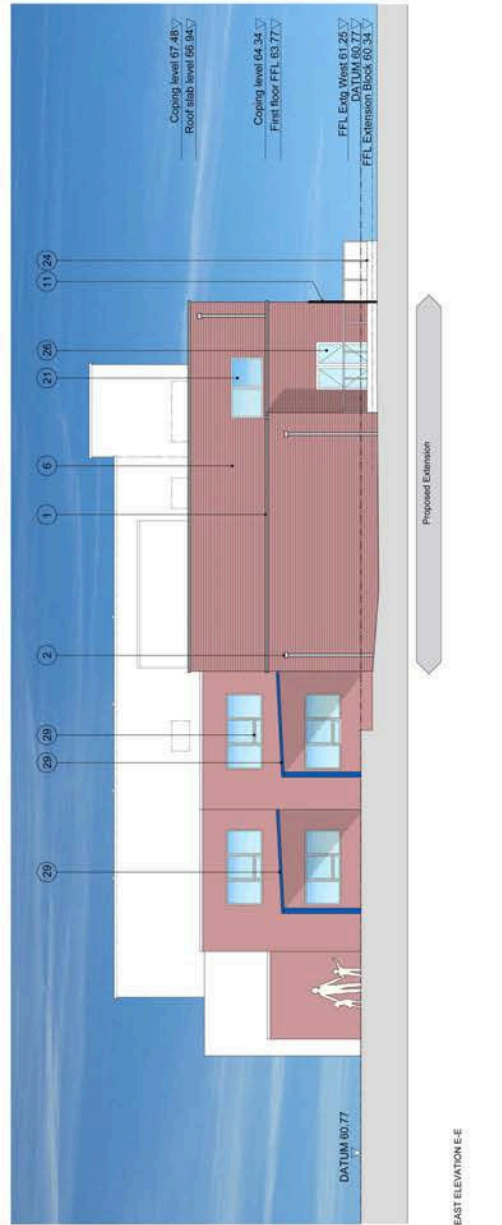
- KEY**
1. Existing brickwork
 2. Proposed brickwork
 3. Proposed glasswork
 4. Proposed metalwork
 5. Proposed timberwork
 6. Proposed concrete
 7. Proposed steelwork
 8. Proposed aluminium
 9. Proposed stainless steel
 10. Proposed copper
 11. Proposed zinc
 12. Proposed lead
 13. Proposed slate
 14. Proposed roof tiles
 15. Proposed rooflights
 16. Proposed roof panels
 17. Proposed roof insulation
 18. Proposed roof drainage
 19. Proposed roof structure
 20. Proposed roof cladding
 21. Proposed roof waterproofing
 22. Proposed roof ventilation
 23. Proposed roof lighting
 24. Proposed roof heating
 25. Proposed roof cooling
 26. Proposed roof air conditioning
 27. Proposed roof exhaust
 28. Proposed roof extraction
 29. Proposed roof exhaust fan
 30. Proposed roof exhaust duct
 31. Proposed roof exhaust cap
 32. Proposed roof exhaust pipe
 33. Proposed roof exhaust downpipe
 34. Proposed roof exhaust gully
 35. Proposed roof exhaust outlet
 36. Proposed roof exhaust termination
 37. Proposed roof exhaust termination cap
 38. Proposed roof exhaust termination pipe
 39. Proposed roof exhaust termination gully
 40. Proposed roof exhaust termination outlet
 41. Proposed roof exhaust termination cap
 42. Proposed roof exhaust termination pipe
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 56. Proposed roof exhaust termination outlet
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 60. Proposed roof exhaust termination outlet

74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127

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 Telephone 01902 515100
 Fax 01902 515111
 Email info@macegroup.co.uk
 5013 77V

MACE GROUP
 100, WOODSLEY HILL, WOODSLEY
 WIMBORNE, DORSET, BH20 2JF

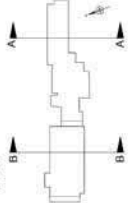
8218 A 114 P6



EAST ELEVATION E-E

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IMPORTANT NOTE: Levels indicated in mm from
 related ground level datum.



- KEY**
1. Machine coping detail
 2. Aluminium coping system
 3. Aluminium coping system
 4. Aluminium coping system
 5. Aluminium coping system
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1. Machine coping detail
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20. Pattern fill
 21. Obscure glass
 22. Glass balustrade
 23. Existing parapet wall
 24. Slope
 25. Ramp
 26. Glass balustrade
 27. Plastic coated aluminium
 28. Obscure aluminium
 29. Aluminium signage logo
 30. Balustrade
 31. Existing
 32. Existing
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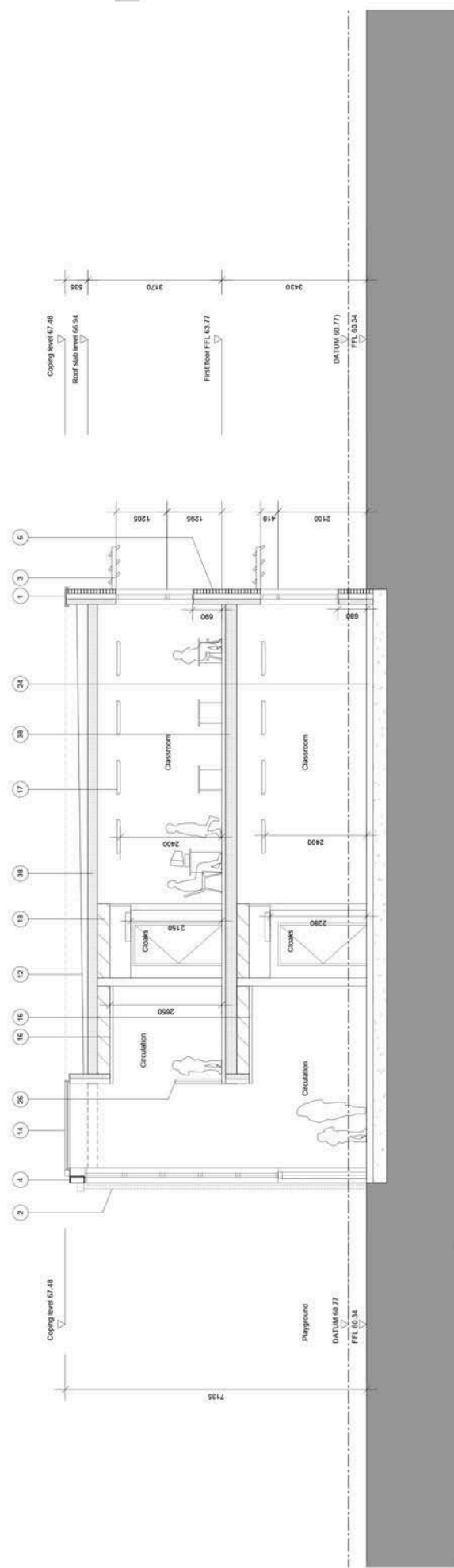
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 Email info@macegroup.co.uk
 Website www.macegroup.co.uk

HILLINGDON
 LEICESTERSHIRE
 COUNTY COUNCIL
 PRIMARY SCHOOLS EXPANSION PROGRAMME
 HILLINGDON PRIMARY SCHOOL

Project Reference: 1471

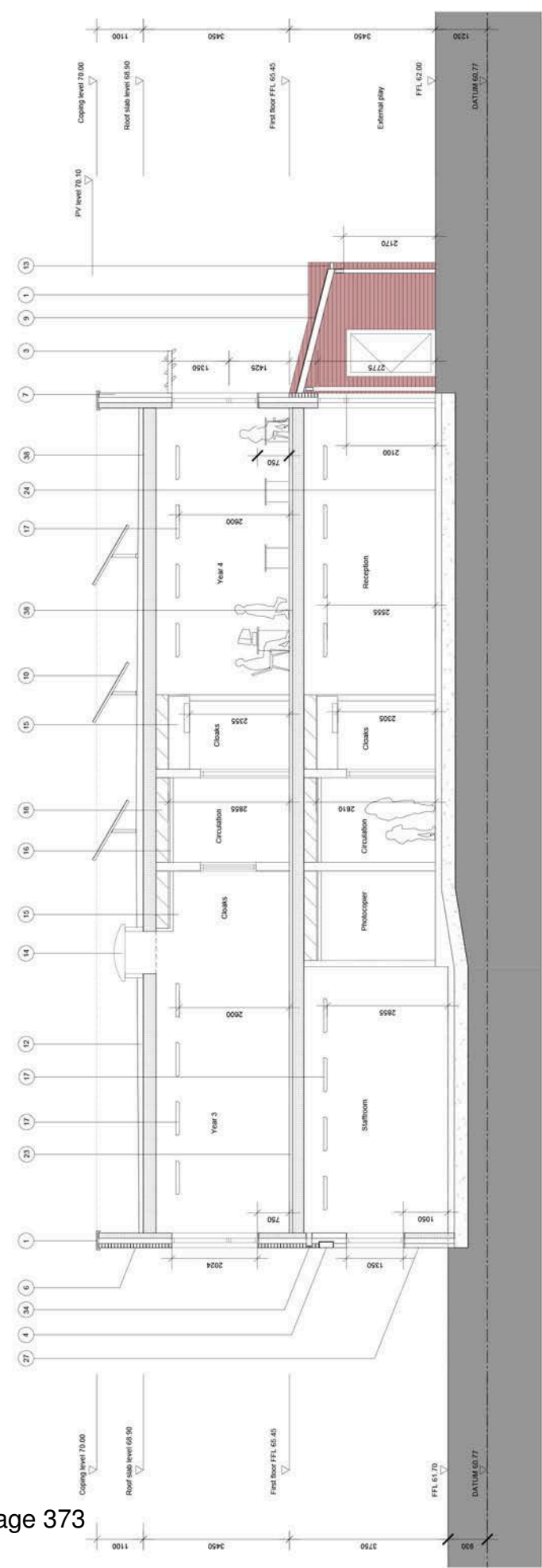
Scale: 1:50
 Date: 08/05/2011

8218 A 115 P5



Proposed Extension

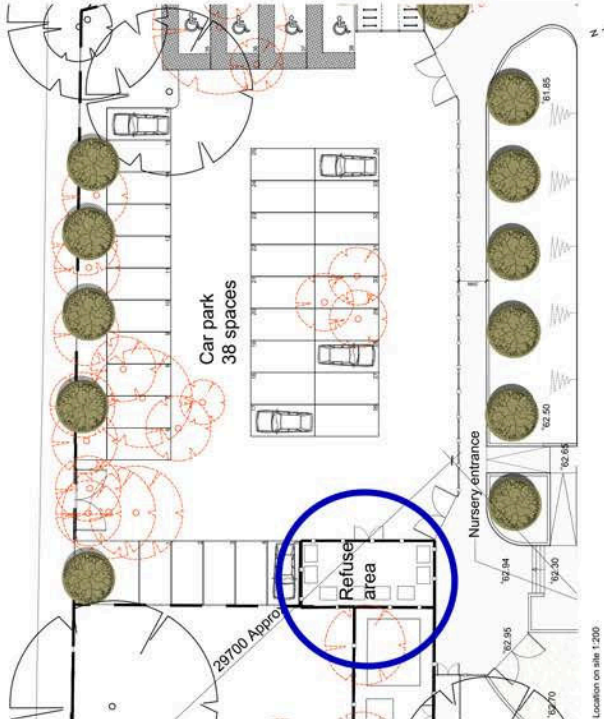
Section A-A (New classroom extension)



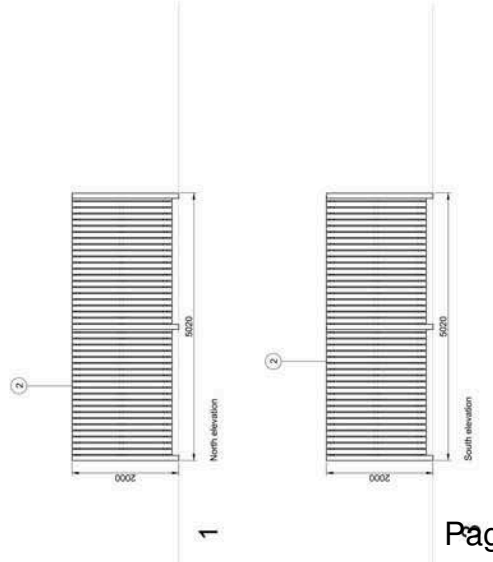
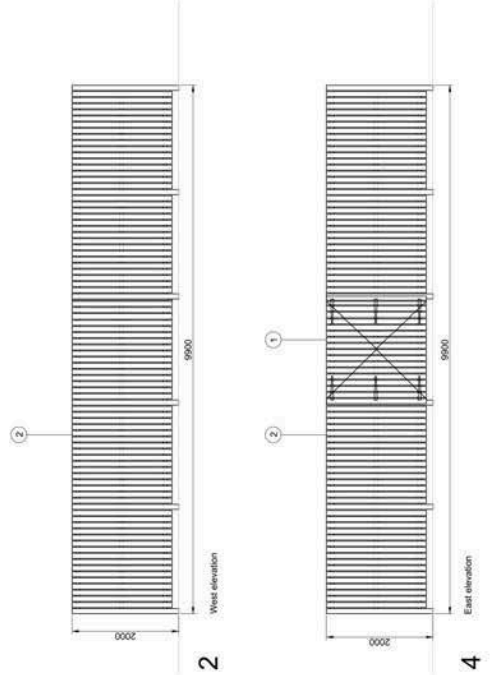
Proposed New Build

Section B-B (West block)

0 1 2 3 4 5m



		Mace Group Telephone 01904 515100 Fax 01904 515111 Email enquiries@macegroup.co.uk 18012 PVY
		HILLINGDON HILLINGDON HILLINGDON
PROJECT: 8218 A 125 P1 DRAWING NO: 8218 A 125 P1 DATE: 10/11/2017 DRAWN BY: 10/11/2017 CHECKED BY: 10/11/2017 PROJECT MANAGER: 10/11/2017 PROJECT ENGINEER: 10/11/2017		

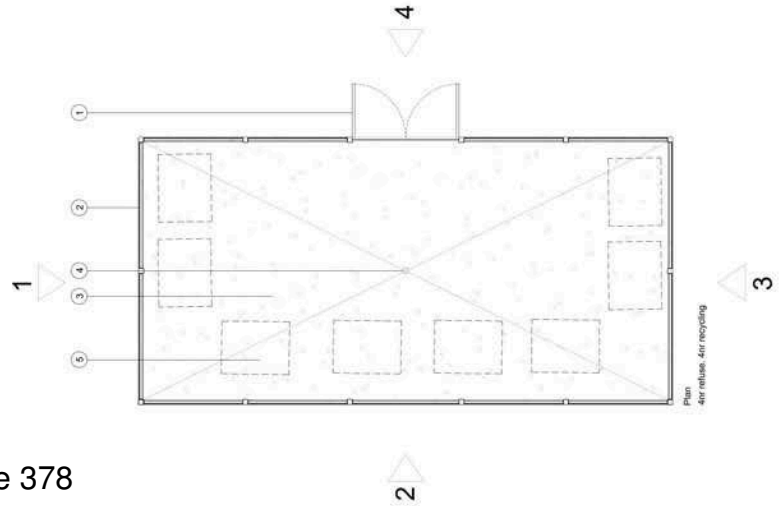


Notes:

To be read in conjunction with drawing no. 8218-A-102
 All timbers FSC certified and pressure treated.
 All metal fixings and ironmongery to be galvanised.
 Tap to be provided within cycle store for cleaning.

Key:

1. Treated softwood timber gate with galvanised ironmongery
2. Treated softwood timber board fencing on timber posts
3. Concrete slab to fall to gully
4. Galvanised steel gully
5. Euro bins



NOTES
 All dimensions must be checked on site and not scaled from this drawing.
 All cross references are to the latest revision of the relevant drawing or specification being referenced.

- Existing trees to be retained and protected during the works
- Proposed new tree planting, shown as 12.14m girth nursery stock
- Native and evergreen shrub groups
- Low maintenance ground cover shrub planting
- Native - evergreen hedgerow planting
- New amenity lawn areas
- Wildflower and grass areas with differential mowing regime
- Existing grass areas
- Based planting bed
- Retaining structures
- Existing level
- Proposed level
- Soil grading

D	18/10/12	Issue added to include comments	PHB	KL
C	26/11/12	Nursery plan and layout amended	PHB	KL
B	28/11/12	Car park moved by architect	AH	KL
A	14/11/12	Car park moved by architect	AH	QWV
Rev.	Date	Revisions	Drawn	Checked

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



Client: London Borough of Hillingdon
 Job Title: Harylyn Primary School

Scale	1:2500(A1)
Date	17/10/12
Drawn	AH
Date	18/10/12
Checked	KL
Drawing Number	1240/LL/101
Rev	D



- Notes:**
 All existing trees shown for retention to be protected. Refer to drawing 1240/LL/02.
 All shrub areas to be mulched with 50mm depth medium grade bark mulch
- Proposed Plant List**
- Shrub
 - Lonicera pileata
 - Fuchsia
 - Hydrangea repens
 - Sierisocora spp.
 - Geranium spp.
 - Artemisia spp.
 - Rhododendron spp.
- Evergreen and Native Shrubs:**
- Yucca filifera
 - Cornus sanguinea
 - Corylus avellana
 - Euonymus alatus
 - Euonymus japonicus
 - Escallonia spp.
 - Garrya elliptica
 - Ilex aquifolium
 - Prunus laurocerasus
 - Prunus lusitana
 - Saxifraga
 - Saxifraga
- Tree Planting:**
- Acer campestre
 - Betula pendula
 - Carpinus betulus
 - Sorbus aucuparia

No dimensions are to be scaled from this drawing. All stated measurements are to be verified on site. Any discrepancy between the measurements on site and the information on this drawing is to be the responsibility of the Landscape Architect.

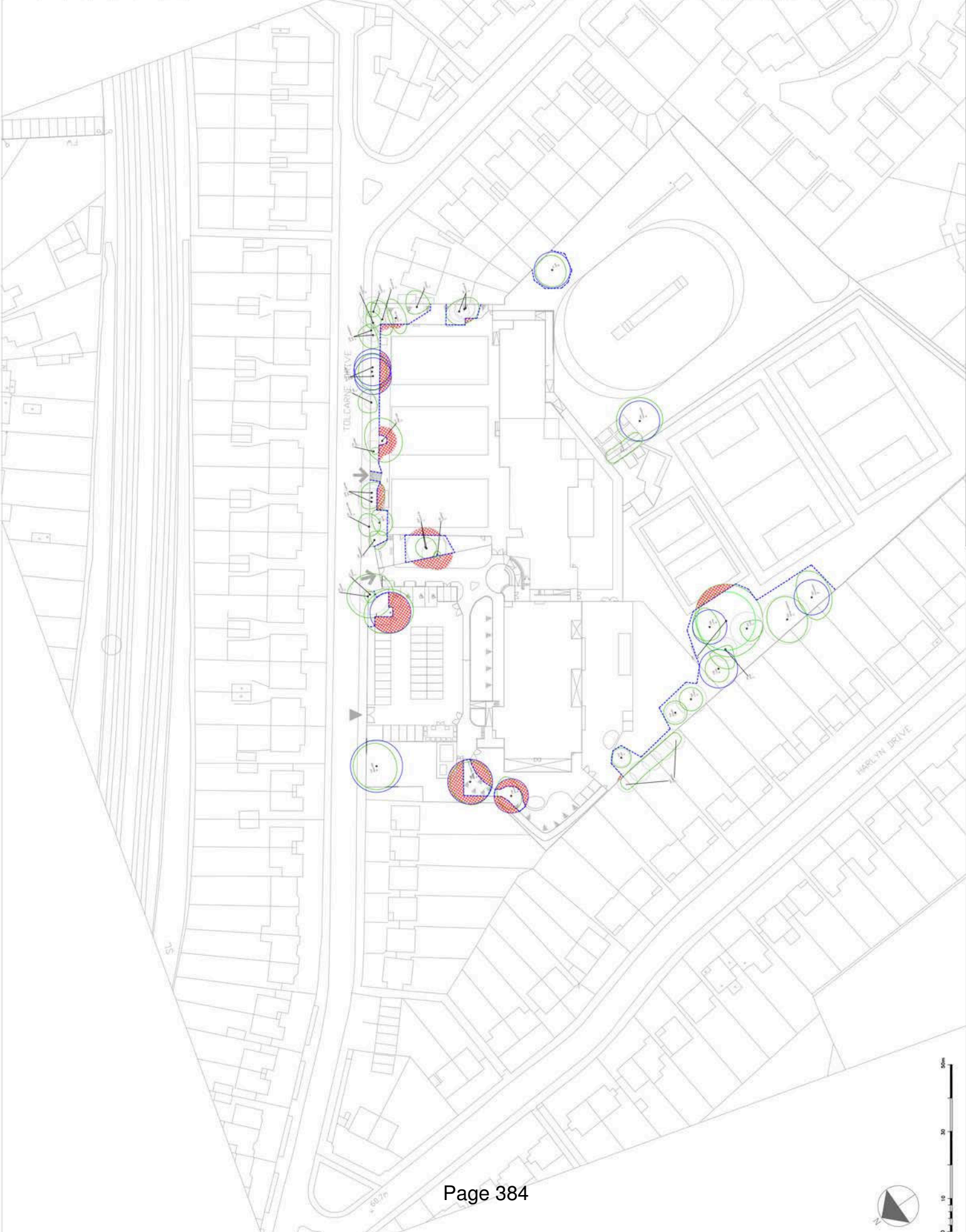
-  Tree to be retained
-  Category A Root Protection Area
-  Category B Root Protection Area
-  Category C Root Protection Area
-  Tree Protection Fencing
-  Ground Protection

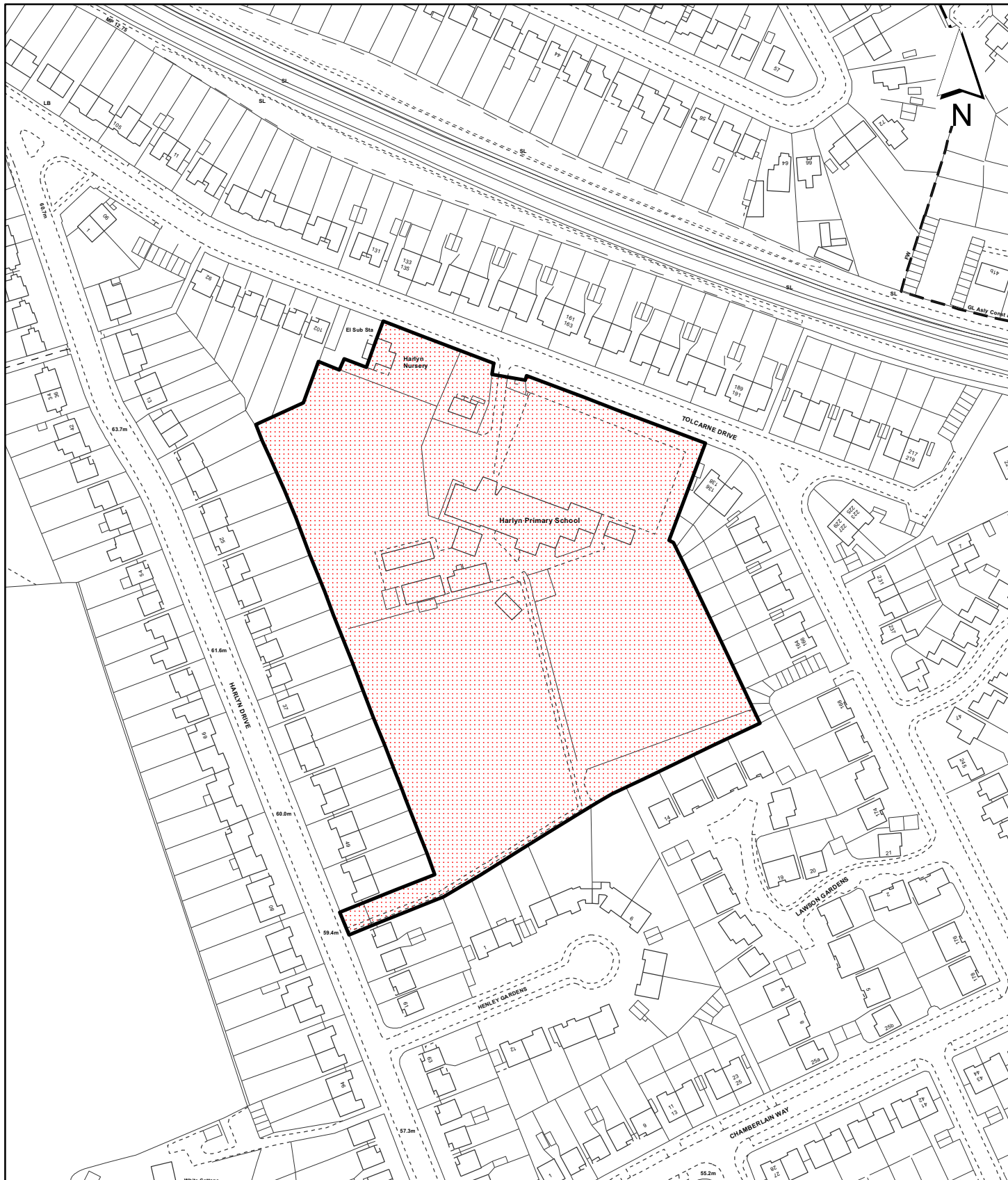
Notes
Refer to Arboricultural Impact Assessment document for Tree Protection Measures.

Rev.	Date	Description
A	26.11.12	Change to layout


Client: **Mac Group**
 Project: **High Primary School**
 Drawing Title: **Tree Protection Plan**

Date: August 2012
 Drawn: DH
 Scale: 1:500 on A1
 Checked: GD
 Draw No: OS 486/12.2
 Rev: A





Notes

 Site boundary

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Site Address

**Harlyn Primary School
 Tolcarne Drive
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
8883/APP/2012/3004

Scale
1:2,000

Planning Committee
North Page 386

Date
**February
 2013**



Report of the Head of Planning & Enforcement Services

Address SAINSBURY'S SUPERSTORE LONG DRIVE RUISLIP

Development: Demolition of existing store and erection of new larger retail superstore, creation of ancillary commercial units (Use Class A1, A2, A3, and D1), refurbishment of existing petrol station, creation of new service yard and decked car park, alterations to existing public car park with associated landscaping and public realm works.

LBH Ref Nos: 33667/APP/2012/3214

Date Plans Received:	21/12/2012	Date(s) of Amendment(s):	13/02/2013
Date Application Valid:	21/12/2012		21/02/2013
			21/12/2012
			04/02/2013

The 2012 Unit Architects
 All drawings are to be read in conjunction with the
 Planning Application Form and the Planning Application
 Form submitted to the Local Planning Authority.
 The drawings are to be read in conjunction with the
 Planning Application Form and the Planning Application
 Form submitted to the Local Planning Authority.

- 01 Customer Car Park
- 02 Council Car Park (reconfigured)
- 03 Additional Customer Cycle Parking
- 04 Customer Motorcycle Parking
- 05 Site Access & Egress Retained
- 06 Atrium / Lobby
- 07 Business Starter Units
- 08 South Ruslip Library
- 09 Existing PFS Refurbished
- 10 Customer Egress Only
- 11 Tanker Egress Only
- 12 Relocated Electrical Sub Station
- 13 Colleague Entrance
- 14 Ramp up to Customer Parking Deck and Service Yard
- 15 Explore Learning Concession
- 16 Sales Floor
- 17 Customer WC
- 18 Service Yard
- 19 Car Parking with Electrical Charging Points 55 Active
- 20 Proposed Residential Development
- 21 Colleague Facilities
- 22 J Sainsbury's Restaurant
- 23 South Ruslip Young People's Center
- 24 Bonnet's Electrical Wholesalers
- 25 Servicing for Business Starter Units off Long Drive
- 26 External Plant Area
- 27 Additional Colleague Cycle Parking
- 28 Car Parking with Electrical Charging Points 55 Passive

REV	DATE	NOTES
PL	18.02.13	Level Grade Access Identified
PL	14.02.13	Additional Customer Cycle Parking added. Colleague PL
AM	17.12.12	Issued for Planning
AM		
NT		

STAGE C
UNIT ARCHITECTS LLP
 14 The Hub, 25-27 Station Road, London, E2 9JG
 T: 0207 189 7700 F: 0207 657 4288 e: info@unitarchitects.co.uk

drawing title: **PROPOSED GROUND FLOOR**
 drawing no: **10034_01 AP 0010 001**
 revision: **P02**

job site: **VICTORIA RD. SOUTH RUSLIP, HILLINGDON**
 drawing no: **10034_01 AP 0010 001**
 revision: **P02**

Sainsbury's
 31 HIGH ROAD, LONDON, E2 9JG, ENGLAND, T: 0207 658 0000
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Slope at 1:20 max.
 to be provided to provide even slope to store entrance
 Public Realm at Victoria Road at 38.20
 Sainsbury's Store Entrance at 36.70

Slope at 1:20 max.
 to be provided to provide even slope to store entrance
 Public Realm at Long Drive / Victoria Road at 35.95
 Sainsbury's Store Entrance at 36.70

Slope at 1:20 max.
 to be provided to provide even slope to store entrance
 Sainsbury's Car Park at 37.10
 Sainsbury's Store Entrance at 36.70

UNIT ARCHITECTS LLP
 All dimensions are in millimetres unless stated
 All dimensions are to the centre of the element unless stated
 All dimensions are to the face of the element unless stated
 All dimensions are to the face of the element unless stated

- 01 Customer Car Park
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- 26 External Plant Area
- 27 Additional Colleague Cycle Parking
- 28 Car Parking with Electrical Charging Points
55 Passive

STAGE C

UNIT ARCHITECTS LLP
 14 The Quadrant, London, E14 3JQ
 T: 020 7493 1000 F: 020 7493 1001 E: info@unitarchitects.co.uk

PROJECT: 10034_01 AP 0010_002
 REV: 17.12.17
 DATE: 17.12.17
 NOTES: Revised for Planning

drawing title location
PROPOSED FIRST FLOOR
 VICTORIA RD, SOUTH RUISLIP,
 HILLINGDON

drawing no
 10034_01 AP 0010_002

revision
 P01



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- 13 Colleague Entrance
- 14 Ramp up to Customer Parking Deck and Service Yard
- 15 Explore Learning Concession
- 16 Sales Floor
- 17 Customer WC
- 18 Service Yard
- 19 Car Parking with Electrical Charging Points 22 Active and 22 Passive Spaces
- 20 Proposed Residential Development
- 21 Colleague Facilities
- 22 J Sainsbury's Restaurant
- 23 South Ruislip Young People's Centre
- 24 Bonnell's Electrical Wholesalers
- 25 Servicing for Business Starter Units off Long Drive
- 26 External Plant Area

STAGE C

UNIT ARCHITECTS LLP
 11th Floor, 110 Abchurch Lane, EC4A 3DF
 London, EC4A 3DF, UK
 T: 0207 1917000 F: 0207 657 4268 E: info@unitarchitects.co.uk

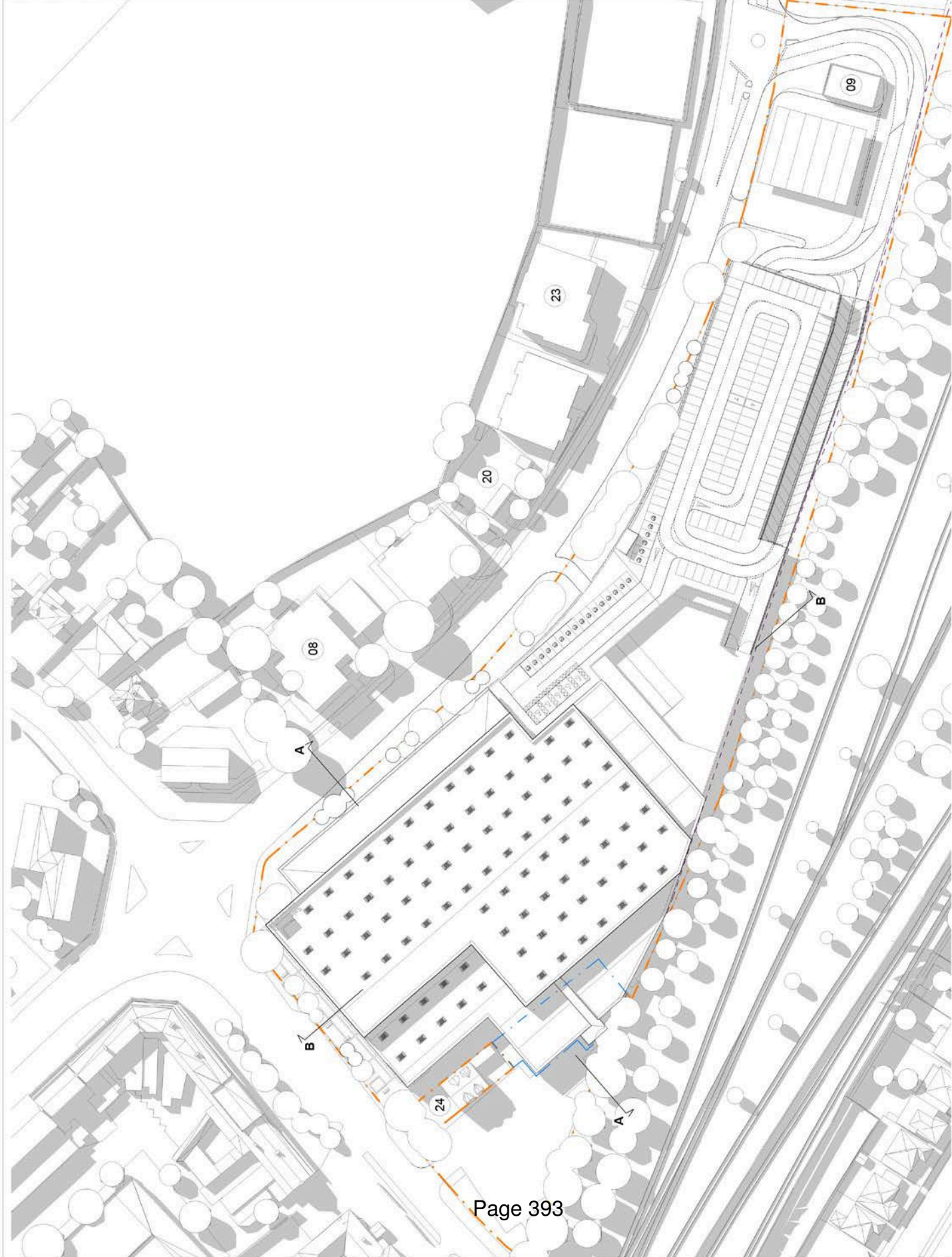
PROPOSED ROOF PLAN

drawing title location
 HILLINGDON
 VICTORIA RD, SOUTH RUISLIP, HILLINGDON

drawing no
 AM / PC 1.500/01

revision
 10034_01 AP 0010 004

REV	DATE	NOTES
AM	17.12.17	Issued for Planning



Sainsbury's

33 HOLLORN, LONDON, EC2N 2HT, ENGLAND, T: 0207 655 0000
 © 2012 UNIT ARCHITECTS LLP

Scale 1:500

PLANNING

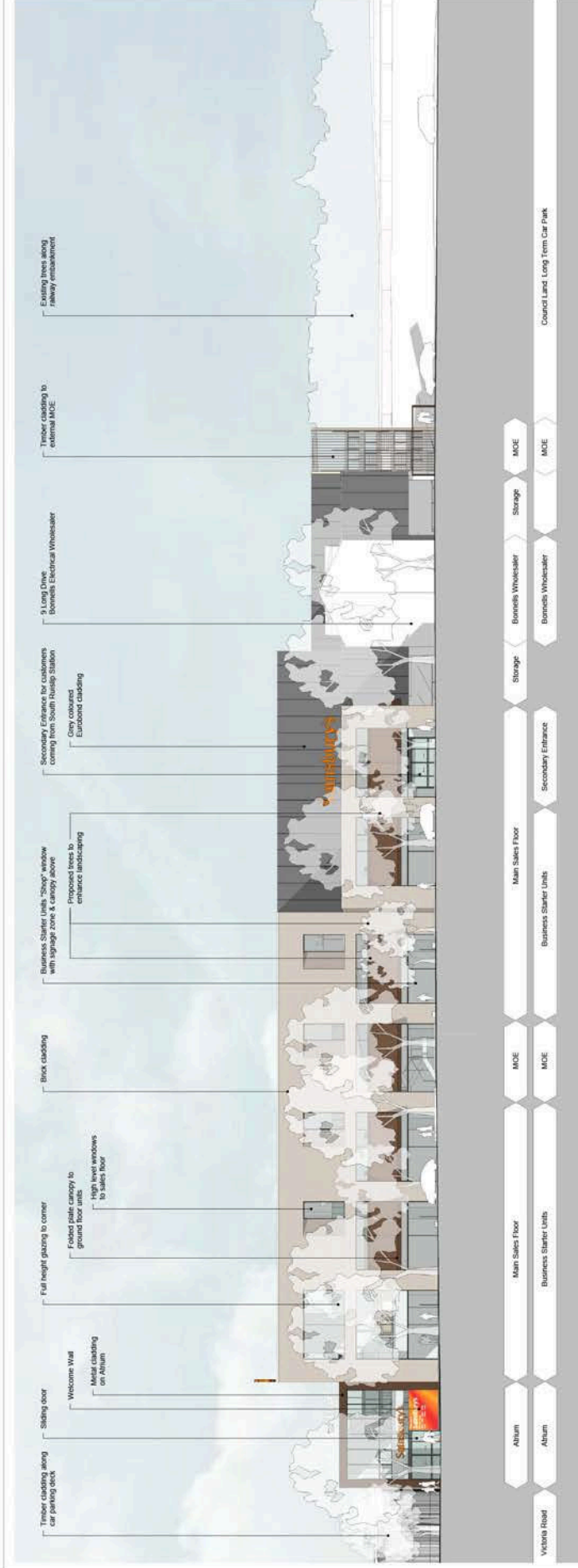
1. The client is responsible for ensuring that the information provided for this document is accurate and complete. The client is responsible for ensuring that the information provided for this document is accurate and complete. The client is responsible for ensuring that the information provided for this document is accurate and complete.

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01 North West Elevation, Long Drive



02 East Elevation, Car Parking Deck & PFS



REV	DATE	NOTES
AM	17.12.17	Issued for Planning
INT		

STAGE C

UNIT ARCHITECTS LLP
 14 The Quadrant, Hillingdon, Uxbridge, Middlesex, UB8 3PH
 T: 01895 971700 | F: 01895 971700 | E: info@unitarchitects.co.uk

job title: **VICTORIA RD, SOUTH RUISLIP, HILLINGDON**

drawing title/location: **PROPOSED ELEVATIONS 1**

drawing no: **10034_01 AP 0020 001**

revision: -



1. The client is responsible for ensuring that the drawings are used for the purposes intended by the client and that the drawings are not used for any other purpose without the written consent of the architect.

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3. The architect is not responsible for the construction of the building or for the safety of the building or for the safety of the building's contents.

4. All areas are shown without any indication of structural elements. They remain the responsibility of the structural engineer.

5. The architect is not responsible for the construction of the building or for the safety of the building or for the safety of the building's contents.

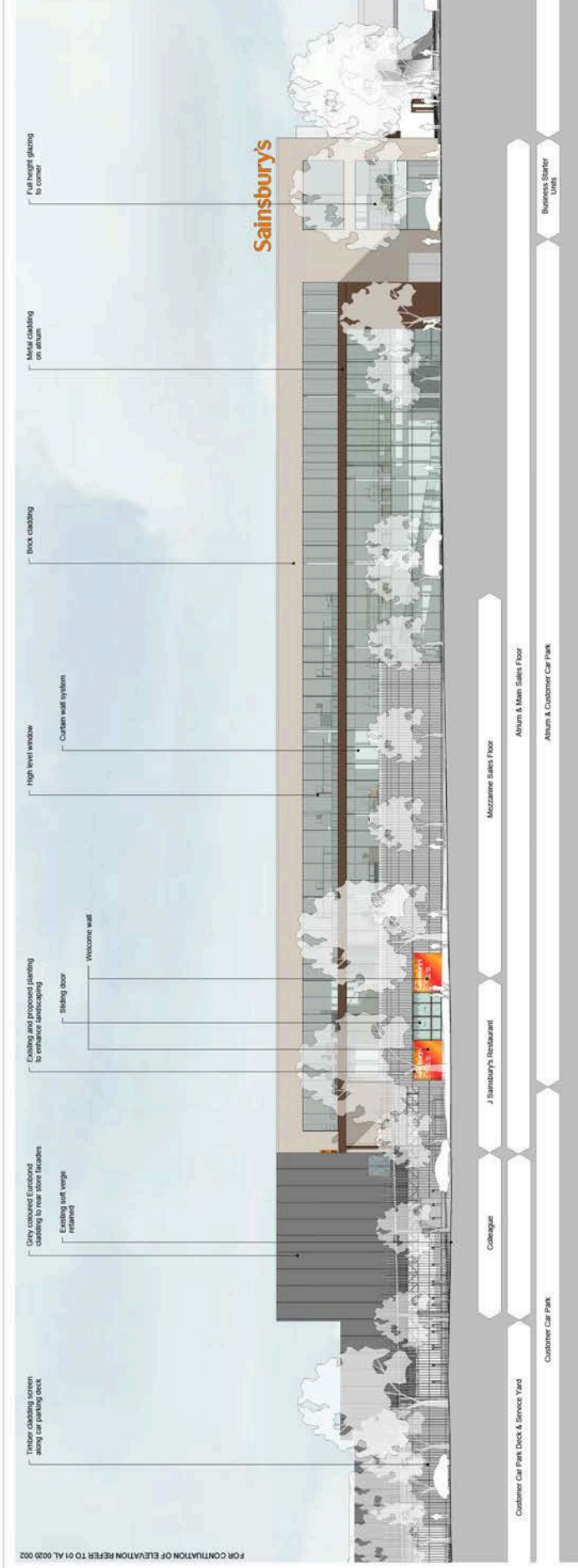
6. The architect is not responsible for the construction of the building or for the safety of the building or for the safety of the building's contents.

7. The architect is not responsible for the construction of the building or for the safety of the building or for the safety of the building's contents.

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9. The architect is not responsible for the construction of the building or for the safety of the building or for the safety of the building's contents.

10. The architect is not responsible for the construction of the building or for the safety of the building or for the safety of the building's contents.



01 North East Elevation: Victoria Road

FOR CONTINUATION OF ELEVATION REFER TO 01 AL 0020 002

02 South Elevation Deck



02 South Elevation Deck

FOR CONTINUATION OF ELEVATION REFER TO 01 AL 0020 002

Scale 1:200

PLANNING



REV: 17.12.17 Issued for Planning

DATE: 17.12.17

STAGE C

UNIT ARCHITECTS LLP

100 Victoria Road, Hillingdon, London, UK

0203 233 2333

1.007 199 7700 | 0207 657 4266 | info@unitarchitects.co.uk

PROJECT: VICTORIA RD, SOUTH RUISLIP, HILLINGDON

PROPOSED ELEVATIONS 3

AM | PC | 1.200/A1

PLANNING

10034_01 AP 0020 003

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Page 397



Dense woodland to railway embankment

Dense woodland to railway embankment

1	Site information sheet (TPO No)	01/10/12	DR	NDS
2	Site information sheet (TPO No)	01/10/12	DR	NDS
3	Site information sheet (TPO No)	01/10/12	DR	NDS
4	Site information sheet (TPO No)	01/10/12	DR	NDS
5	Site information sheet (TPO No)	01/10/12	DR	NDS
6	Site information sheet (TPO No)	01/10/12	DR	NDS
7	Site information sheet (TPO No)	01/10/12	DR	NDS
8	Site information sheet (TPO No)	01/10/12	DR	NDS
9	Site information sheet (TPO No)	01/10/12	DR	NDS
10	Site information sheet (TPO No)	01/10/12	DR	NDS

FOR PLANNING

arthur amos associates
 landscape architecture
 urban design regeneration architecture
 planning environmental assessment ecology

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Sainsbury's

Project: South Road, Hillingdon

Tree Survey Plan

Drawing No: 7884-01

Scale: 1:500 @ A1

Date: 08/09/2012

Author: DR

Check: NDS

Issue: 10/09/2012

Notes: All dimensions are in metres unless otherwise stated. All measurements are to the centre of the tree unless otherwise stated.



Theoretical Root Protection Area:
 calculated using formula in BS:5837:2012. Trees are shown in dashed circles in relation to the theoretical construction. Recommendations:

Tree reference number & species:
 to be made in construction with Tree Survey Schedule AAA ref 7884. Numbers in brackets esp. (C1) (M) are TPO trees or groups (LPH (P) 192 (197))

Trees to be removed:
 to be made in construction with Tree Survey Schedule AAA ref 7884. Numbers in brackets esp. (C1) (M) are TPO trees or groups (LPH (P) 192 (197))

Trees / groups of trees to be retained:
 to be made in construction with Tree Survey Schedule AAA ref 7884. Numbers in brackets esp. (C1) (M) are TPO trees or groups (LPH (P) 192 (197))

Trees / groups of trees to be retained:
 to be made in construction with Tree Survey Schedule AAA ref 7884. Numbers in brackets esp. (C1) (M) are TPO trees or groups (LPH (P) 192 (197))

Trees / groups of trees to be retained:
 to be made in construction with Tree Survey Schedule AAA ref 7884. Numbers in brackets esp. (C1) (M) are TPO trees or groups (LPH (P) 192 (197))

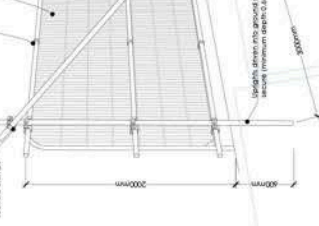
Trees / groups of trees to be retained:
 to be made in construction with Tree Survey Schedule AAA ref 7884. Numbers in brackets esp. (C1) (M) are TPO trees or groups (LPH (P) 192 (197))

Legend

- Trees / groups of trees of high quality and value (Cat A):** in such a condition that they will contribute significantly to the current and future amenity of the site for longer than 20 years is suggested.
- Trees / groups of trees of moderate quality and value (Cat B):** in such a condition that they will contribute to the current and future amenity of the site for longer than 10 years is suggested.
- Trees / groups of trees of low quality and value (Cat C):** currently in a condition that they will contribute to the current and future amenity of the site for a minimum of 10 years is suggested, or young trees with a stem diameter below 100mm.
- Trees / groups of trees to be removed:** to be made in construction with Tree Survey Schedule AAA ref 7884. Numbers in brackets esp. (C1) (M) are TPO trees or groups (LPH (P) 192 (197)).
- Theoretical Root Protection Area:** calculated using formula in BS:5837:2012. Trees are shown in dashed circles in relation to the theoretical construction. Recommendations:

01 Fence Detail - Outside Fence In To Ground
(For use on all fenced areas)

PLEASE NOTE: Fences are to be in accordance with BS 5837:2012
 • Fences should be 1.8m high for all areas of restricted access and avoiding damage to the existing
 • Fences to be made of 1.8m high chain link mesh with 100mm x 50mm posts and 100mm x 50mm rails
 • Fences to be made of 1.8m high chain link mesh with 100mm x 50mm posts and 100mm x 50mm rails



Legend

- Tree reference number & species:** to be read in conjunction with Tree Survey Schedule AAA or 986 - 04/09/12. Tree reference numbers are shown in the TPO trees or groups (BIR (TC) 192 (97)).
- XX XXX:** Trees to be removed.
- XX XXX:** Trees to be retained.
- XX XXX:** Trees to be retained. Construction works to comply with BS3998:2010. Recommendations for tree work.
- Group trees to be removed:** Trees surveyed as Group - with AAA Schedule 986 - 04/09/12.
- Theoretical Root Protection Area:** considered using formula in accordance with BS 5837:2012. Theoretical Root Protection Area (RPA) shown on 04/09/12.
- Proposed retention for tree:** Proposed retention for tree to be retained. Protective fencing to comply with BS 5837:2012.
- Group trees to be retained:** Group trees to be retained.

- Detail tag:** refer to tree protection details table.
- Existing site layout:** Existing site layout.
- Proposed site layout:** Proposed site layout.
- Group trees to be removed:** Group trees to be removed.
- Theoretical Root Protection Area:** considered using formula in accordance with BS 5837:2012. Theoretical Root Protection Area (RPA) shown on 04/09/12.
- Proposed retention for tree:** Proposed retention for tree to be retained. Protective fencing to comply with BS 5837:2012.
- Group trees to be retained:** Group trees to be retained.

- Notes:**
- All tree protection fencing to be in accordance with BS 5837:2010. Wherever the constraints above - tree protection fencing to be erected a minimum of 1.2m outside of the existing tree canopy.
 - Any work to existing trees to be carried out by a qualified Arboriculturist. All works to comply with BS3998:2010. Recommendations for tree work.
 - Once erected, all protective fencing should be regarded as sacrosanct, and should not be removed or altered without approval by planning authority.
 - All weather notices should be erected on the tree protection border saying "Protection Area - no operations within fenced area".
 - All times care should be taken to avoid any equipment striking the trunk, branches or foliage. No rubbish, debris, topsoil, machinery etc. to be stored within the compound area of the tree protection fencing.
 - Any hard landscape construction work to be carried out within the close proximity of the existing trees to be retained - to be carried out in accordance with BS 5837:2012 Clause 8.11.
 - All existing hard landscape surfaces which are to be become planting beds on top of a root penetrable firm draining mat.

FOR PLANNING

arthur amos associates
 LANDSCAPE ARCHITECTURE

urban design | regeneration | infrastructure
 planning | environmental assessment | ecology

Head Office: 100, The Quadrant, Leeds, LS1 3BQ
 Leeds Office: 100, The Quadrant, Leeds, LS1 3BQ
 Contact Us: 0113 275 1234 | www.arthuramos.co.uk

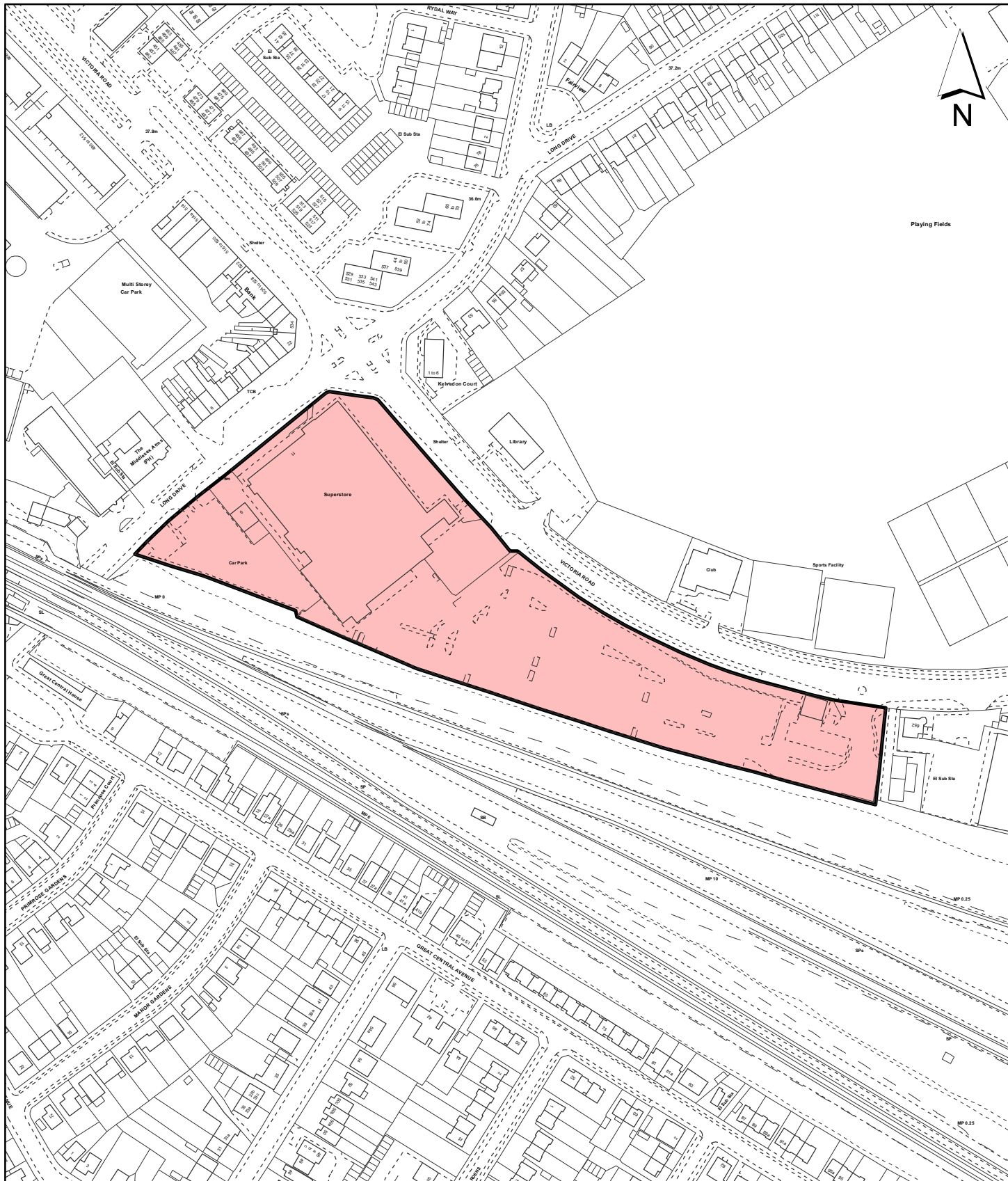
Sainsbury's
 South Ruislip, Hillingdon

Project: Tree Removal, Retention & Protection


Drawing No: 986-02
 Date: 16/10/2012
 Scale: 1:500 @ A1

Author: DB
 Checker: NDS

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Notes

 Site boundary

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Site Address

**Sainsbury's Superstore
Long Drive
Ruislip**

Planning Application Ref:

33667/APP/2012/3214

Planning Committee

North Page 401

Scale

1:2,500

Date

**February
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 LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

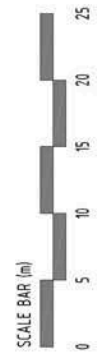
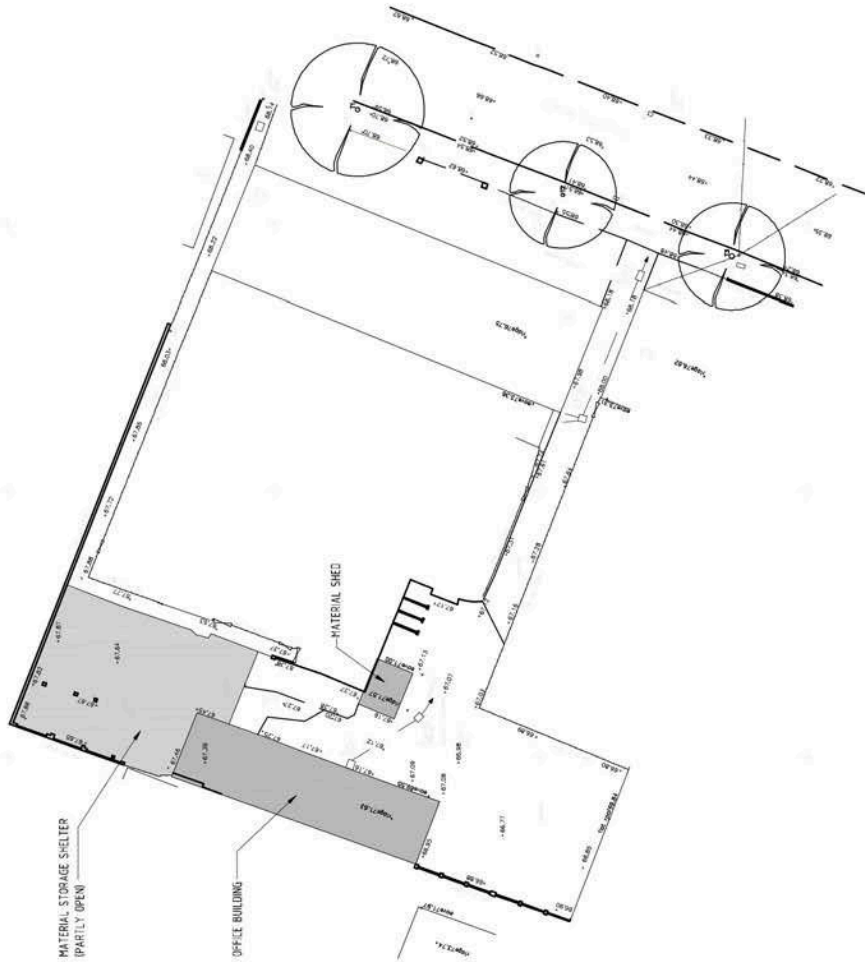
Development: 2 x two storey, 3- bed semi detached dwellings and 1 x two storey, 3- bed detached dwelling with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

LBH Ref Nos: 64786/APP/2012/2421

Date Plans Received: 04/10/2012 **Date(s) of Amendment(s):** 12/10/2012

Date Application Valid: 12/10/2012 07/11/2012

04/10/2012



LEGEND

FEATURE ABBREVIATIONS

FEATURE STYLE

SURVEY CONTROL

FENCE

MEGIC

FMS

WATER

GAS

ELECTRIC

ELECTRIC MAIN

GAS MAIN

EMBANKMENT

FENCE TYPES

LEVELS

LEVELS - ORDNANCE SURVEY NATIONAL GRID (OSNG)

LEVELS - ORDNANCE SURVEY OSDBSD

NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT 1981 AND THE SURVEY REGULATIONS 1984.

2. THE SURVEY WAS CONDUCTED ON THE 15th OF JULY 2012.

3. THE SURVEY WAS CONDUCTED BY THE SURVEYORS NAMED BELOW.

4. THE SURVEY WAS CONDUCTED BY THE SURVEYORS NAMED BELOW.

5. THE SURVEY WAS CONDUCTED BY THE SURVEYORS NAMED BELOW.

CLIENT

DUSEK DESIGN ASSOCIATES LTD

SURVEYED BY

groundsurveys ltd

land & engineering surveys

units 79,10
wood
spring lane
coatham dean
berkshire
SL6 9PN

t: 01628 485200
f: 01628 485360
e: office@groundsurveys.com
www.groundsurveys.com

SITE

81-93 HILLIARD ROAD
NORTHWOOD
HA6 1SL

TITLE

SITE SURVEY
AS EXISTING

SCALE 1/200 (A1)

DATE AUG 2012

DRAWING No. 01

JOB No. 5069



REV	DATE	DESCRIPTION	BY	CHK
B	05/17/2012	Leaves & ridge level dropped 25mm		
A	30/10/2011	Soil level dropped to plots 2 & 3		

DATE	1: 00	AT	106 / 06 / 2012
DRAWING NO.	158/P/33	SHEET	FJ

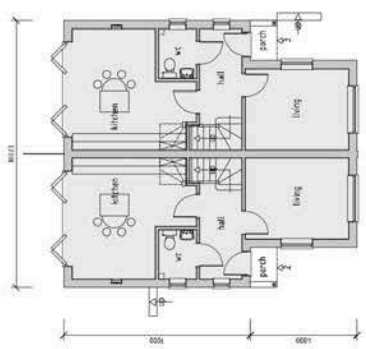
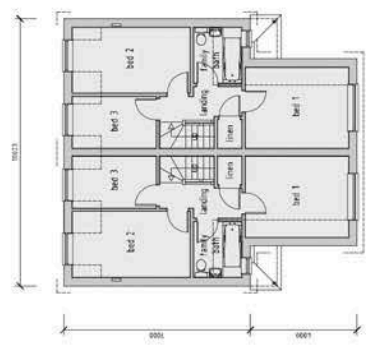
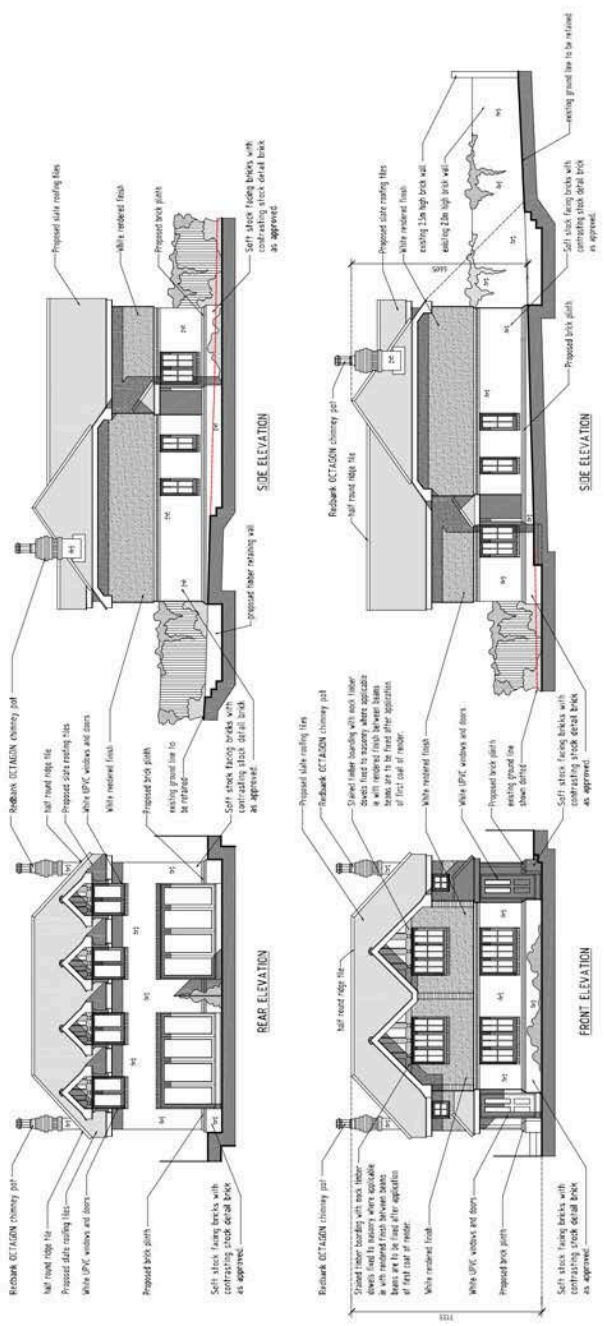
GREENS PLANNING PROPOSALS PLOTS 2 & 3
FLOOR PLANS AND ELEVATIONS

PROJECT: LAND REAR OF 81-93 WILLARD ROAD,
NORTHWOOD, MIDDLESEX, M16 6S.

CLIENT: MR. G. FORD

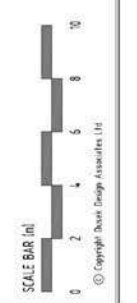
DDA DESIGN ASSOCIATES
1000 HOUSE LANE, STATE
ROCKETS BUILDING
LONDON
E9 6JH
T: 01954 6780
E: info@dda.co.uk
WWW.DDA.CO.UK

PROJECT NUMBER: 158/P/33
DATE: 10/06/2012
SHEET: FJ



NOTES

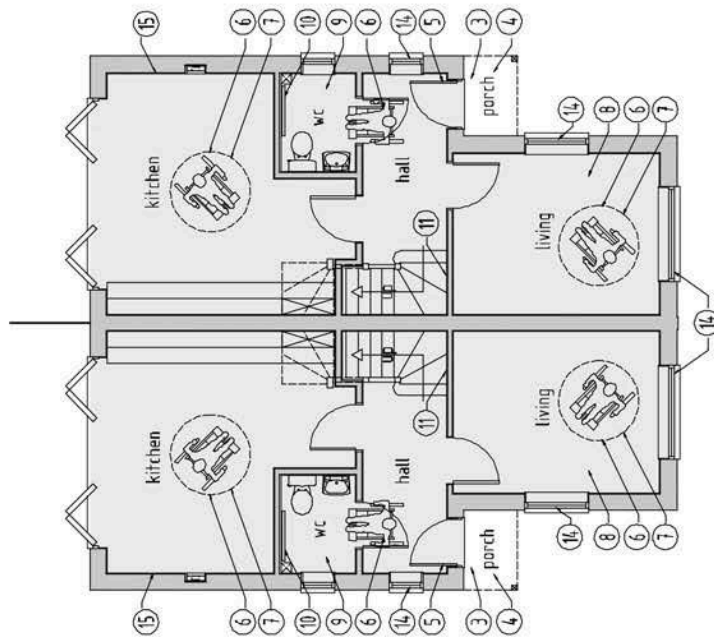
1. All dimensions are to the external work.
2. All elevations are to be finished with the materials specified.
3. All elevations are to be finished with the materials specified.
4. All elevations are to be finished with the materials specified.
5. All elevations are to be finished with the materials specified.
6. All elevations are to be finished with the materials specified.
7. All elevations are to be finished with the materials specified.
8. All elevations are to be finished with the materials specified.
9. All elevations are to be finished with the materials specified.
10. All elevations are to be finished with the materials specified.



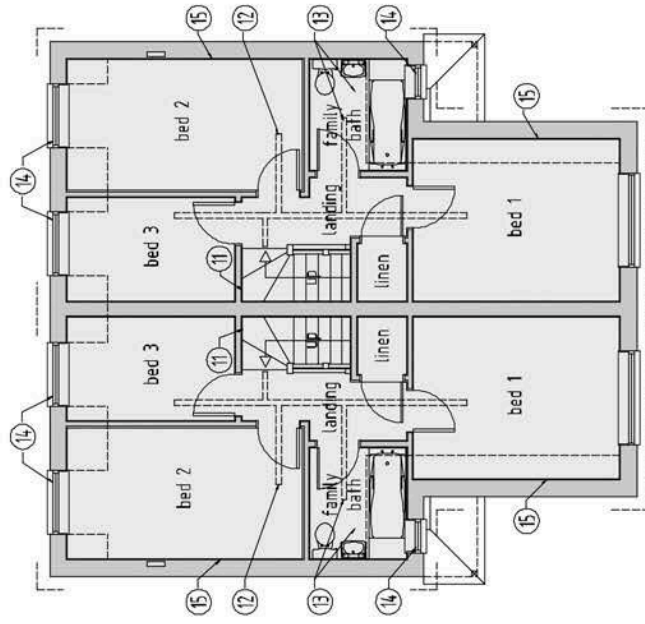
**LIFETIME HOME FACILITIES
PROVIDED WITHIN NEW HOMES**

© Copyright Dusek Design Associates Ltd

- ① Car Parking provided with adequate space for use by wheelchairs
- ② Car parking space between car park and access to be level and easy access from parking
- ③ Approach to all Entrances
- ④ Entrance area to have level access
- ⑤ Door width suitable for wheelchair access in accordance with requirements of part M Building Regulations
- ⑥ Spaces internally suitable for turning of wheelchair - 1500mm diameter
- ⑦ Circulation space-sitting & dining areas
- ⑧ Entrance level living space
- ⑨ Wheelchair accessible ground floor wc with shower
- ⑩ WC walls suitable for fixing of support rails
- ⑪ Stair suitable for fixing of future stairlift
- ⑫ Provision for ceiling track hoist
- ⑬ An accessible bathroom, providing ease of access
- ⑭ Window cills 800mm min above Finished Floor level
- ⑮ Electrical switches and sockets fixed between 450mm and 1200mm above Finished floor level



GROUND FLOOR PLAN



FIRST FLOOR PLAN

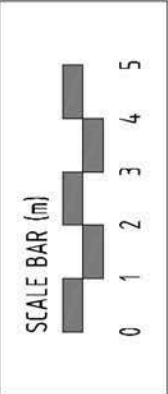
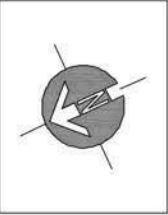
drawing: **PLANNING PROPOSALS PLOTS 1 & 2
LIFETIME HOMES**

scale: 1 : 100 A3 date: 06 / 08 / 2012

drawing no: 1158/P/5 draw: FJ

client: **MR. G. FORD**

project: **LAND REAR OF 81-93 HILLIARD ROAD,
NORTHWOOD, MIDDLESEX, HA6 1SL**



DUSEK DESIGN ASSOCIATES
T: 01895 83103
E: info@dusek.co.uk
www.dusek.co.uk

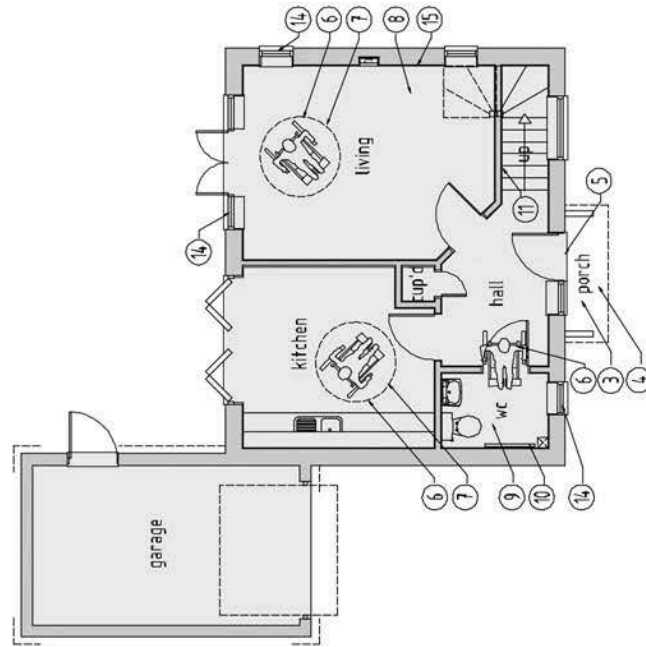


**LIFETIME HOME FACILITIES
PROVIDED WITHIN NEW HOMES**

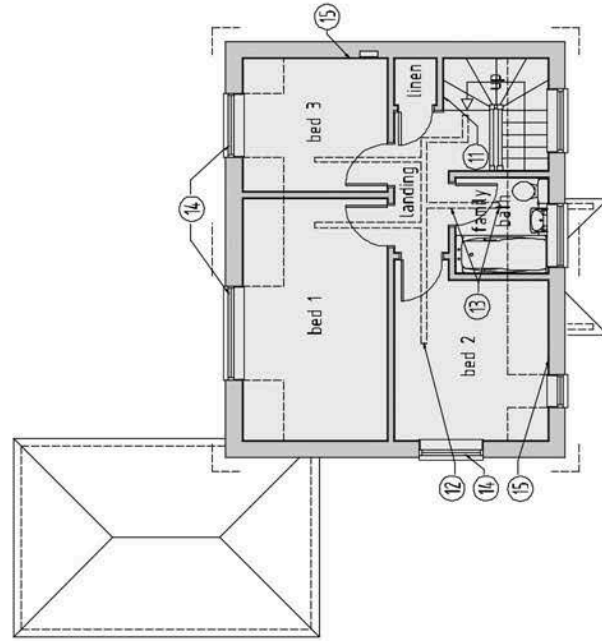
- ① Car Parking provided with adequate space for use by wheelchairs
- ② Car parking space between car park and access to be level and easy access from parking
- ③ Approach to all Entrances
- ④ Entrance area to have level access
- ⑤ Door width suitable for wheelchair access in accordance with requirements of part M Building Regulations
- ⑥ Spaces internally suitable for turning of wheelchair- 1500mm diameter
- ⑦ Circulation space-sitting & dining areas
- ⑧ Entrance level living space

- ⑨ Wheelchair accessible ground floor wc with shower
- ⑩ WC walls suitable for fixing of support rails
- ⑪ Stair suitable for fixing of future stairlift
- ⑫ Provision for ceiling track hoist
- ⑬ An accessible bathroom, providing ease of access
- ⑭ Window sills 800mm min above Finished Floor level
- ⑮ Electrical switches and sockets fixed between 450mm and 1200mm above Finished floor level

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GROUND FLOOR PLAN

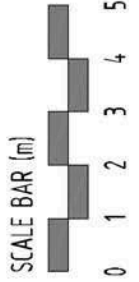
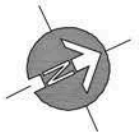


FIRST FLOOR PLAN

drawing: **PLANNING PROPOSALS PLOT 1
LIFETIME HOMES**

scale: **1 : 100** A3 date: **06 / 08 / 2012**
drawing no: **1158/P/4** drawn: **FJ**

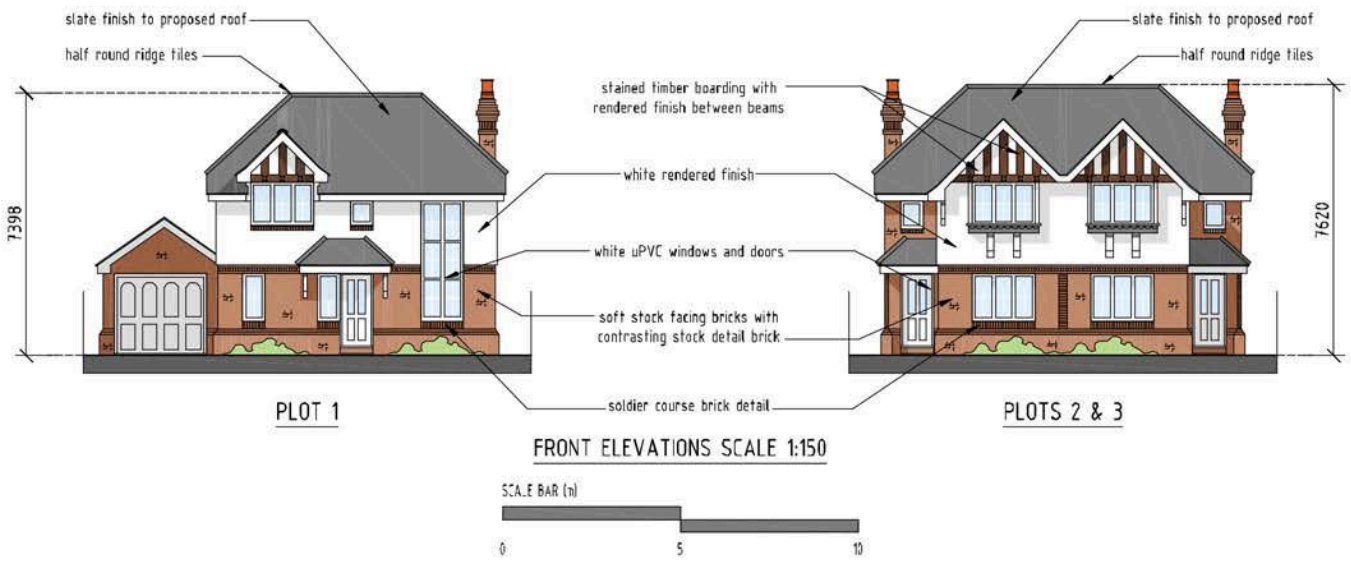
client: **MR. G. FORD**
project: **LAND REAR OF 81-93 HILLIARD ROAD,
NORTHWOOD, MIDDLESEX, HA6 1SL**



DUSEK DESIGN ASSOCIATES
T: 01895 83103
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www.dusek.co.uk



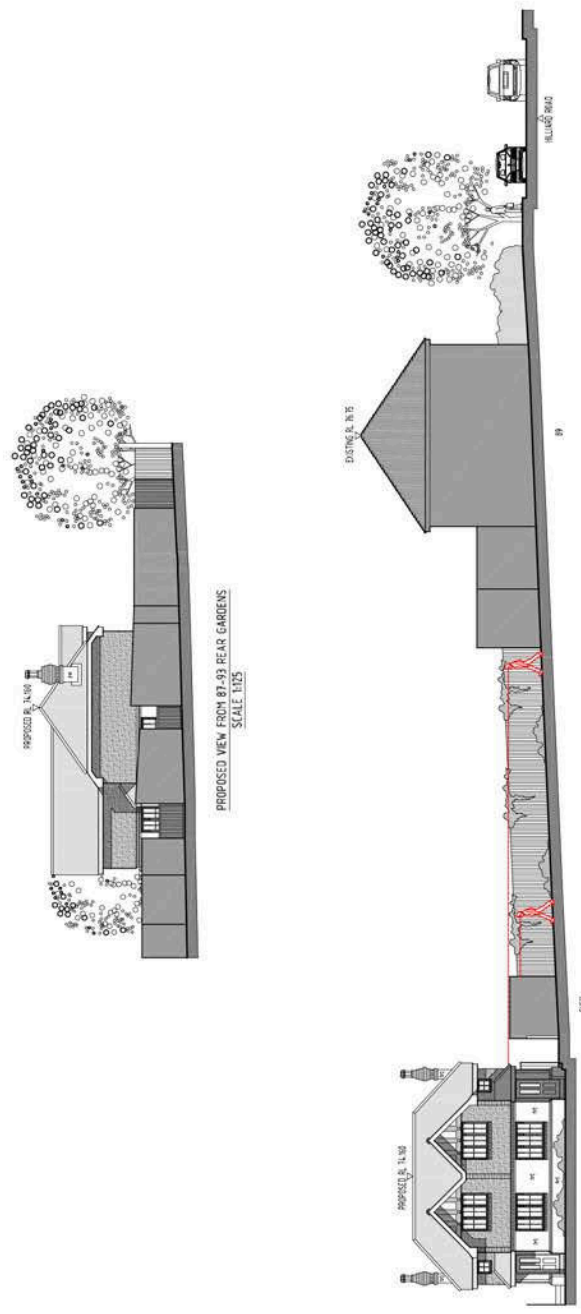
LAND TO REAR OF 81-93 HILLIARD ROAD, NORTHWOOD, HA6 2TJ
 PLANNING PROPOSAL - 20/08/2012





NOTES

1. All dimensions are to the finished or proposed surface unless otherwise stated.
2. All levels are to mean sea level unless otherwise stated.
3. All dimensions are to the finished or proposed surface unless otherwise stated.
4. All dimensions are to the finished or proposed surface unless otherwise stated.
5. All dimensions are to the finished or proposed surface unless otherwise stated.
6. All dimensions are to the finished or proposed surface unless otherwise stated.
7. All dimensions are to the finished or proposed surface unless otherwise stated.
8. All dimensions are to the finished or proposed surface unless otherwise stated.
9. All dimensions are to the finished or proposed surface unless otherwise stated.
10. All dimensions are to the finished or proposed surface unless otherwise stated.



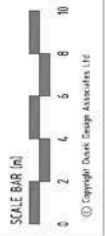
Rev	Date	Description
1	15/11/2012	AT
2	05/11/2012	AT
3	18/07/13	REVISED

Project: PLANNING PROPOSALS
PROPOSED STREET SCENES (REAR VIEWS)
Project: LAND REAR OF 87-93 HILLARD ROAD,
NORTHWOOD, MIDDLESEX, HA6 1SL.

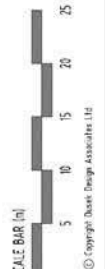
Client: MR. G. FORD

DDA GROUP DESIGN ASSOCIATES
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100, PARK ROAD
NORTHWOOD, MIDDLESEX
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www.dda.co.uk

Print history: Tuesday, 8 November, 2012 10:28:33
S:\2012\046_105_200\99-1\06-A1\04.dwg



- NOTES
1. The drawings are to be checked in full by the client before construction commences. The client is responsible for ensuring that the drawings are correct and that the construction is carried out in accordance with the drawings.
 2. All work is to comply with current Building Regulations and all other applicable legislation.
 3. The drawings are to be used in conjunction with the contract documents and the contract conditions of sale.
 4. All materials are to be of a standard not less than that specified in the contract documents.
 5. All work is to be carried out in accordance with the contract documents and the contract conditions of sale.
 6. All work is to be carried out in accordance with the contract documents and the contract conditions of sale.
 7. All work is to be carried out in accordance with the contract documents and the contract conditions of sale.
 8. All work is to be carried out in accordance with the contract documents and the contract conditions of sale.
 9. All work is to be carried out in accordance with the contract documents and the contract conditions of sale.
 10. All work is to be carried out in accordance with the contract documents and the contract conditions of sale.



TEMPORARY WORKS LEGEND

- AREA 1
- AREA 2
- AREA 3
- Recycling skips
- Site office & site store (shaded)
- Is scaffolding framework
- WMS, washing pressure hoses
- MC units connected to existing drains

rev	date	description
scale	1:250	A1 date: 06 / 08 / 2012
drawing no	158/077	drawn by
drawing	PLANNING PROPOSALS	PROJECT
	SITE WORKS PLAN	LAND REAR OF 81-93 HILLIARD ROAD, NORTHWOOD, MIDDLESEX, HA6 1SL
client	MR. G. FORD	


DDP DESIGN ASSOCIATES
WOOD HOUSE FARM ESTATE
LOWES ROAD
HILTON (MIDDLESEX)
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grid history Tuesday 18 September 2012 14:56:37

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Notes

 Site boundary

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Site Address

**Land rear of
81 - 93 Hilliard Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
64786/APP/2012/2421

Scale
1:1,250

Planning Committee
North Page 413

Date
**February
2013**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a waste transfer facility, comprising an open fronted building (18m x 15m x 10m high) together with associated hard standing and landscaping.

LBH Ref Nos: 8232/APP/2012/2988

Date Plans Received: 30/11/2012 **Date(s) of Amendment(s):** 03/12/2012

Date Application Valid: 30/11/2012

Note:

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— Site Boundary

— Application Boundary

Rev.	Description	Date	Chkd
T3	Reissued for phase 5	22/11/12	MT
		A.Collins	
T2	Reissued for 4 phase option	11/04/11	MT
		A.Collins	
T1	First issue	11/11/10	MT
		T.Roberts	



Glanville
 Cornerstone House
 62 Foxhall Road, Didcot
 Oxon, OX11 7AD
 Tel: (01235) 515550 Fax: (01235) 817799
 postbox@glanvillegroup.com www.glanvillegroup.com

Client:



Project: **New Years Green Lanes
 Civic Amenity Site
 Site Improvements**

Title:

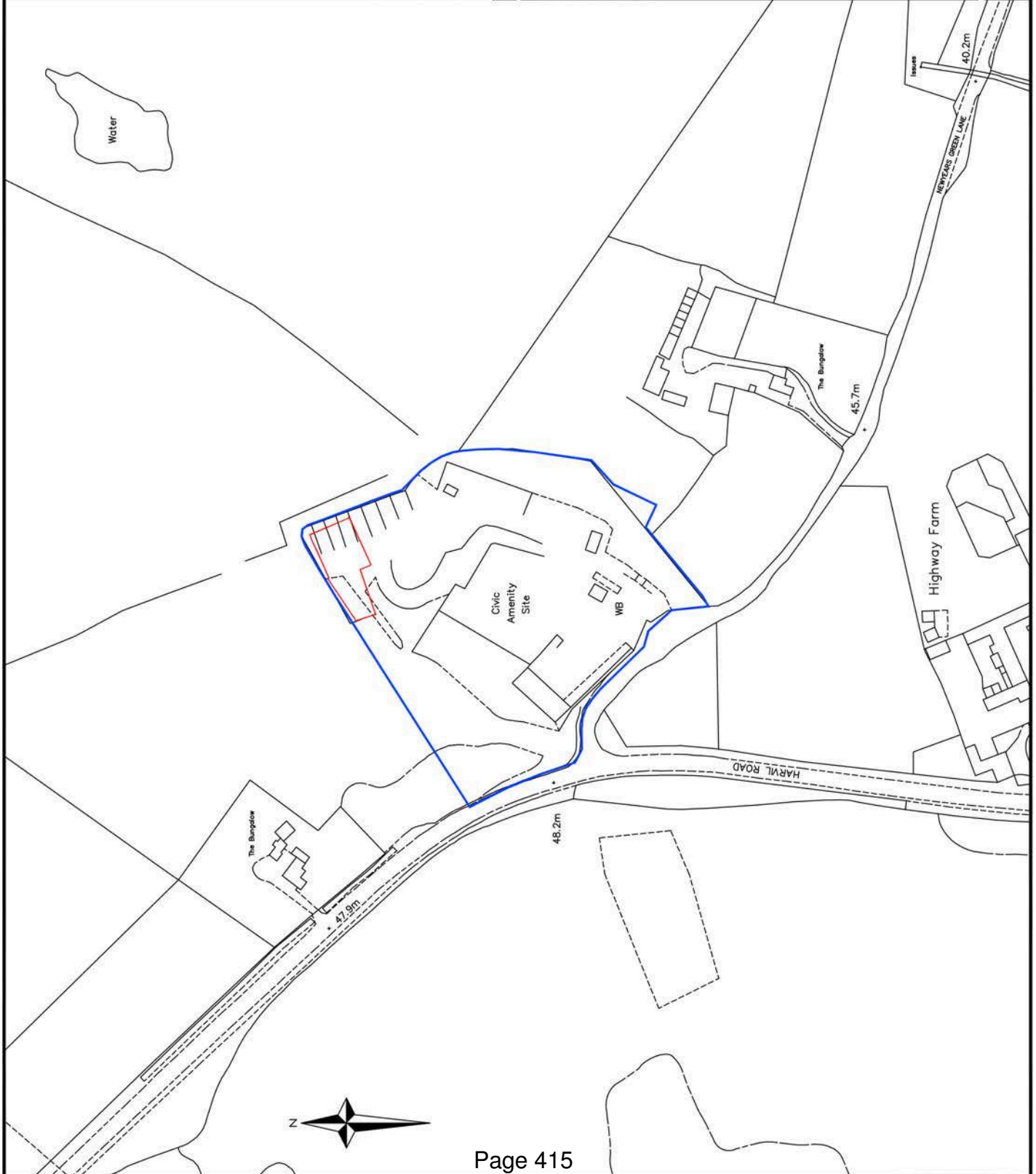
Site Location Plan

Project Engineer: M. Taylor Scale: 1:2500 @ A4

Project Director: J. Birch Date: September 2009

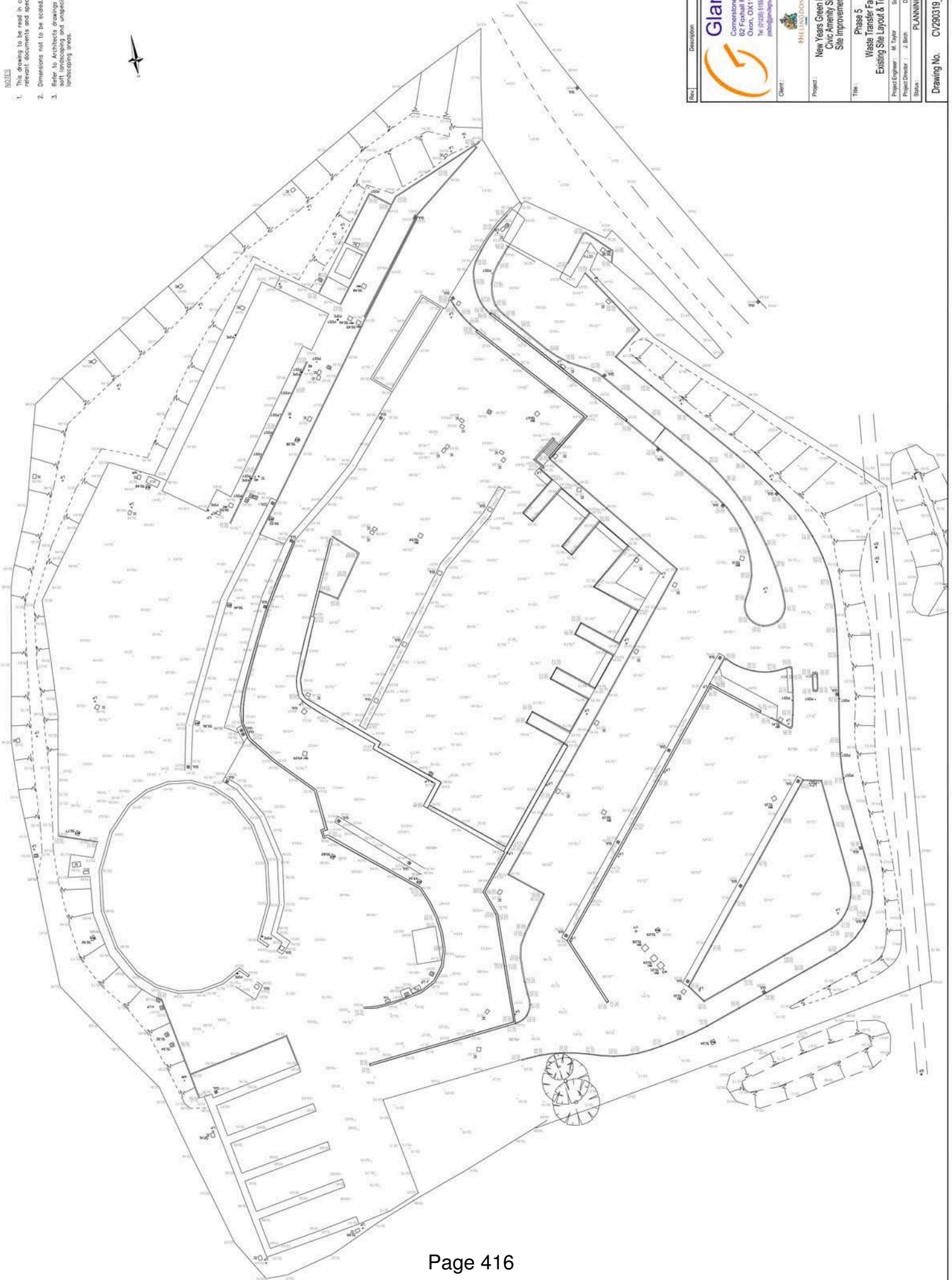
Status: **TENDER**

Drawing No. **CV290319/105** Rev **T3**



NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.
3. Refer to Architects drawings for details of all work incorporated on ungravelled areas.



Rev	Description	Date	Drawn
 Glanville Compton House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: 01235 15559 Fax: 01235 81799 patrick@glanville.com www.glanville.com			
Client:  Berkshire Council			
Project: New Years Green Lane Civic Amenity Site Site Improvements			
Title: Phase 5 Waste Transfer Facility Existing Site Layout & Topography			
Project Engineer: M. Taylor		Scale: A4 Sheet (B/A1)	
Project Director: J. Birch		Date: November 2012	
Status: PLANNING			
Drawing No. CV900319_117			Rev T1

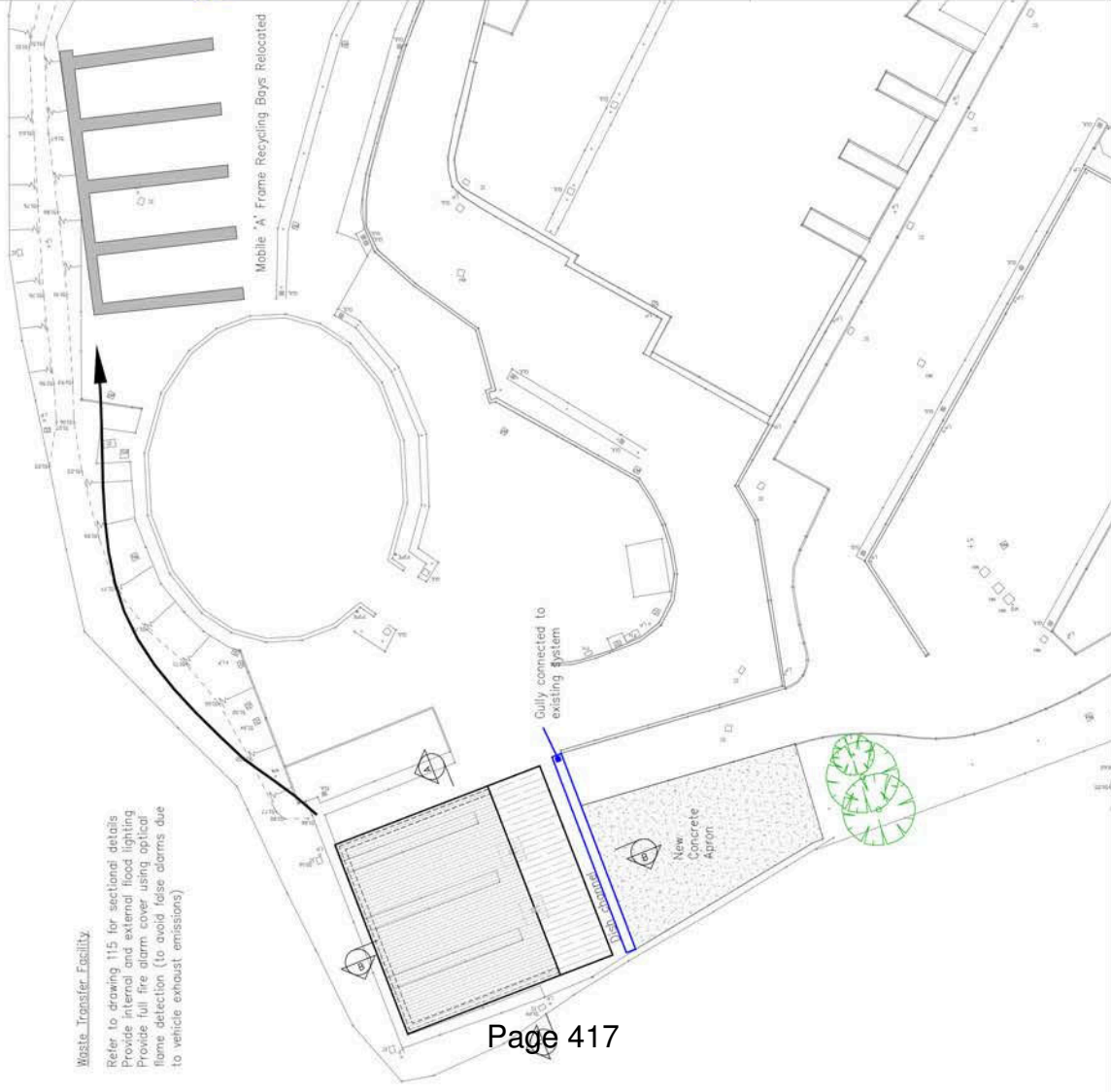
NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.
3. Refer to Architects drawings for details of all work associated with landscaped areas.



SITE PLAN
(Scale 1:500)

- Site Boundary
- Application Boundary



PHASE 5 PLAN
(Scale 1:250)

Waste Transfer Facility

- Refer to drawing 115 for sectional details
- Provide internal and external flood lighting
- Provide full fire alarm cover using optical flame detection (to avoid false alarms due to vehicle exhaust emissions)

Rev	Description	Date	Drawn
T5	Application boundary revised	22/11/12	MT
T4	Application boundary revised	05/11/12	MT
T3	Final Proposal	24/10/12	MT
T2	Planning options within site boundary	17/10/12	MT
T1	First Issue	27/02/12	MT

Glanville
 Construction House
 62 Foxhall Road, Didcot
 Oxon, OX11 7AD
 Tel: (01235) 51559 Fax: (01235) 81799
 info@glanville.co.uk www.glanville.co.uk



Client: New Years Green Lane Civic Amenity Site Site Improvements

Project: Phase 5 Waste Transfer Facility General Arrangement

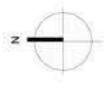
Project Engineer: M Taylor
Project Director: J Birch
Scale: As Shown (B/A)
Date: February 2012

Blanks: TENDER
Drawing No.: CV260319/113
Rev: T5

Plant Species	Quantity	Plant Size	Plant Location
27 Acer campestre	350-600m	12-14cm	R8
28 Acer glabrum	60-80m	18-20cm	R8
30 Alnus glutinosa 'Dart'	350-600m	12-14cm	R8
3 Alnus glutinosa	60-80m	18-20cm	R8
5 Betula pendula	60-80m	18-20cm	B
15 Betula pendula	150-175cm	12-14cm	B
16 Betula pendula	350-425cm	12-14cm	B
200 Betula pendula	350-425cm	12-14cm	B
18 Betula pendula	60-80m	18-20cm	B
39 Cornus sanguinea	60-80m	18-20cm	B
34 Cornus avellana	60-80m	18-20cm	B
133 Elaeagnus angustifolia	60-80m	18-20cm	B
74 Eonymus europaeus	60-80m	18-20cm	B
14 Fraxinus excelsior	150-200cm	12-14cm	B
55 Ligustrum ovalifolium	60-80m	18-20cm	B
22 Ligustrum vulgare	20-30m	12-14cm	B
32 Hedera aquifolium	20-30m	12-14cm	B
5 Prunus avium	350-425cm	12-14cm	B
88 Prunus spinosa	60-80m	18-20cm	B
111 Sorbus aucuparia	300-350cm	10-12cm	B
111 Sorbus aucuparia	60-80m	18-20cm	B
521 Viburnum lantana	60-80m	18-20cm	B
521 Viburnum lantana	60-80m	18-20cm	B

3094

- New trees
- Existing trees retained
- New grassed area
- New shrub / woodland planted area
- New ornamental shrub
- New hedge



- NOTES**
- Refer to ASD 100-000-001 for full specification details.
 - Existing trees to be retained and vegetation to be retained.
 - Minimum depths of topsoil to be made up from existing topsoil from site and imported topsoil as required. Refer to specification ODS C1 109 for minimum topsoil depths. Imported topsoil to be certified to BS 1582.
 - Existing trees and vegetation to be retained as far as practicable during construction to BS 5837:2012.
 - Native trees to be planted only as specified in the schedule.
 - Surface vegetation outside and over roads to be removed from existing foot surface prior to laying and planting operations.
 - 50% minimum trees to be double staked or underground pinned as described in Specification ODS C1 109.
 - Native woodland and hedge fragments to be protected with cages and grid guards.
 - Ornamental shrubs, ornamental hedges and semi-native trees to grass to be laid in situ as per schedule.
 - Native and ornamental hedges - planting in staggered double row, densely as planting schedule.
 - Rows 0.5m apart.



A. Build outside of site fence removed
B. Embankment adjacent to woodland in accordance with Principal Landscape Architect

Revision description	No.	By	Date
ANTHONY STIFF ASSOCIATES Landscape Architects			
Status: TENDER			
Project: Harefield Civic Amenity Site			
Description: Landscape Proposals			
Scale(s)	1:400 @ A1	Date	29 November 2012
Drawn By	AD	Checked By	AS
Dwg. No.	ASA-396-GR-001	Rev.	A

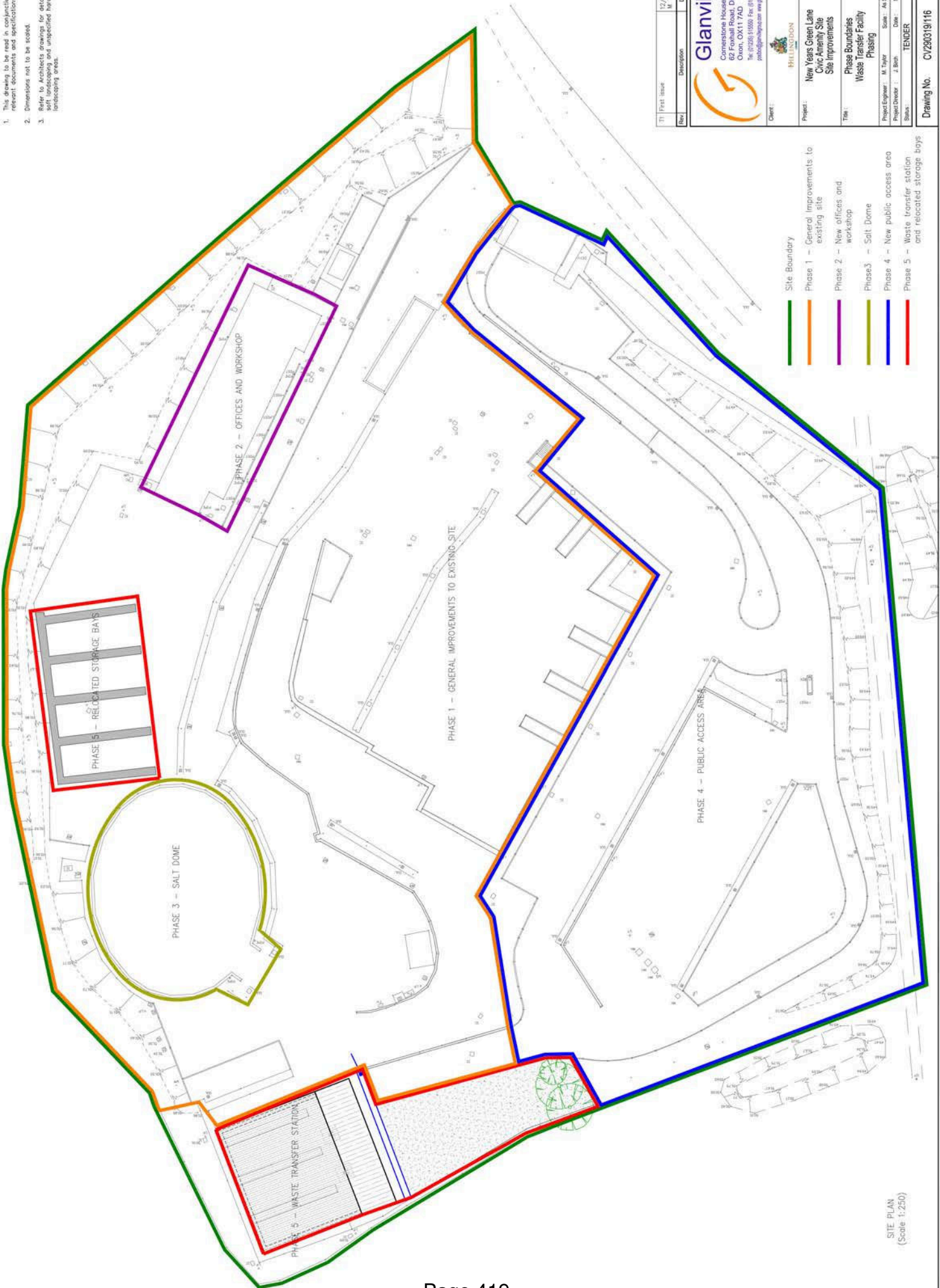
Revisions:
A: Remove Bulbs and change some grassed areas to woodland etc.

Do not scale from the drawing, use figured dimensions only. Levels and dimensions to be checked on site prior to commencement of work. All dimensions to be reported to the landscape architect immediately.

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NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.
3. Refer to Architects drawings for details of all work incorporated in engineering layout.



SITE PLAN
(Scale 1:250)

Rev	Description	Date	Drawn
T1	First Issue	12/01/12	MT M Taylor

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 62 Foxball Road, Didcot
 Oxon, OX11 7AD
 Tel: 01235 51559 Fax: 01235 81799
 info@glanville.co.uk www.glanville.co.uk

BULLINGTON
 Client:

Project: **New Years Green Lane
 Civic Amenity Site
 Site Improvements**

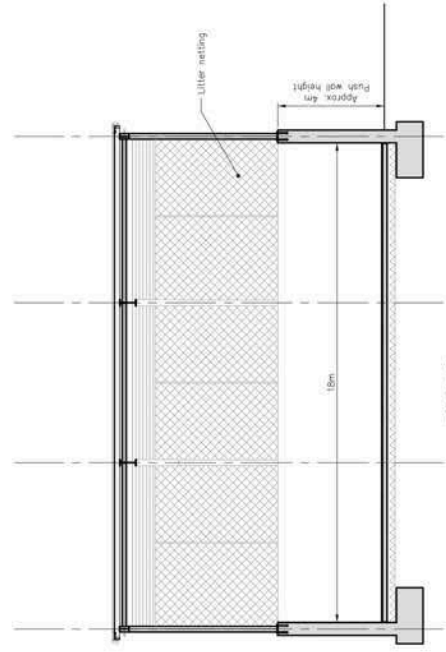
Title: **Phase Boundaries
 Waste Transfer Facility
 Phasing**

Project Engineer: M Taylor
 Project Designer: J Birch
 Date: Nov 2012

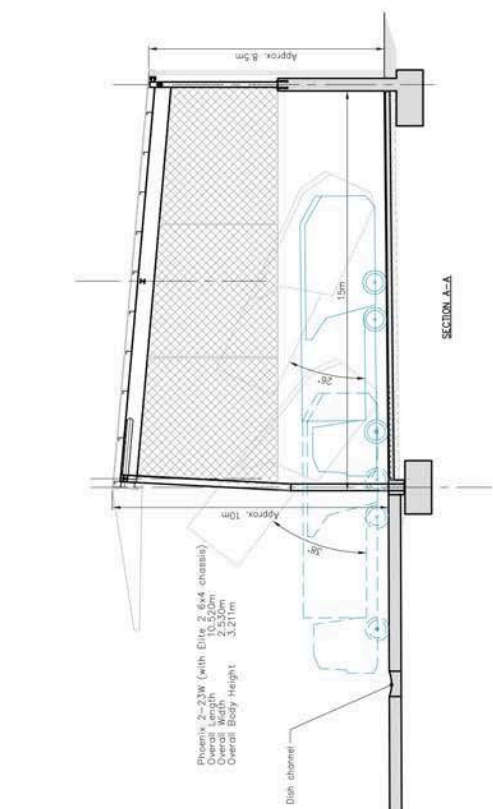
Status: **TENDER**
 Drawing No. **CV260319/116**
 Rev **T1**

NOTES

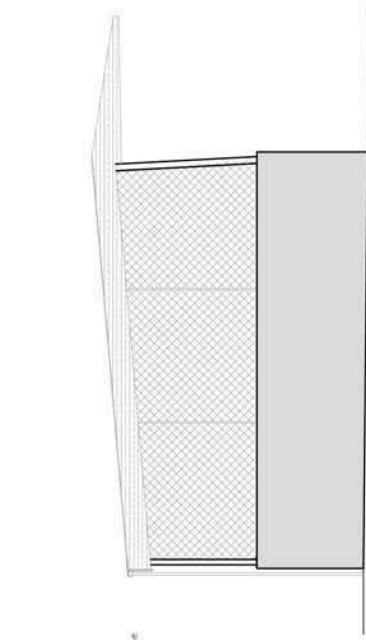
1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.
3. Refer to Architects drawings for details of all soft landscaping and unimpervious hard landscaping areas.



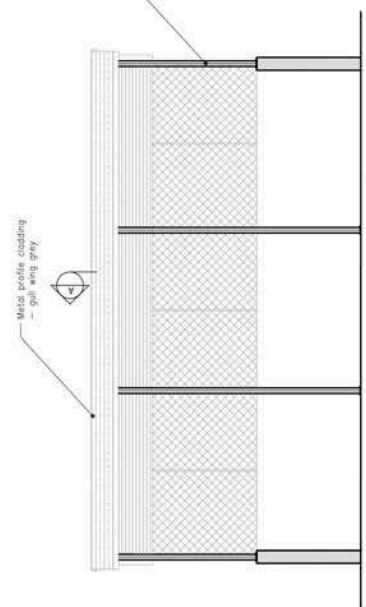
SECTION B-B



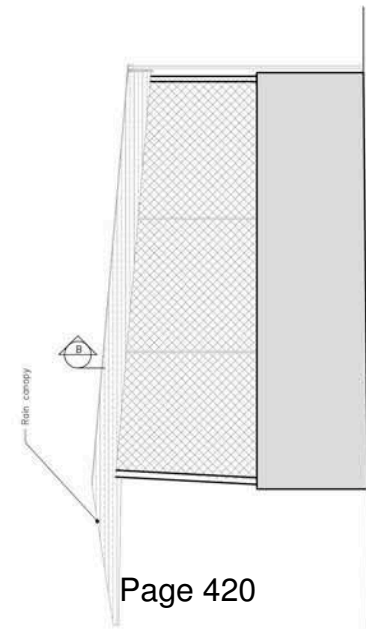
SECTION A-A



NORTH ELEVATION

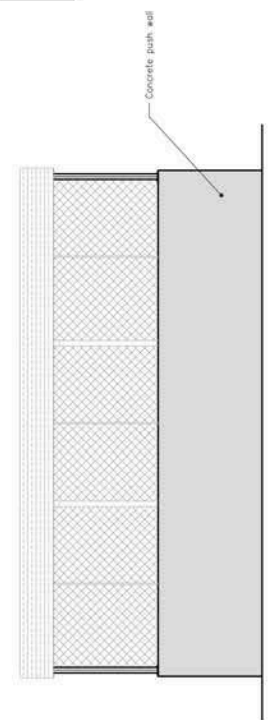


WEST ELEVATION



SOUTH ELEVATION

NB
All dimensions to be confirmed at detailed design stage in consultation with the operators. Headroom requirements to suit vehicle lifting and maximum loader lifting heights.



EAST ELEVATION



Rev	Description	Date	Drawn
T2	Height revised	24/10/12	MT
	Elevations added		M Taylor
T1	First issue	27/02/12	MT
			M Taylor

Glanville
 Construction House
 62 Football Road, Didcot
 Oxon, OX11 7AD
 Tel: 01235 515559 Fax: 01235 811799
 info@glanville.co.uk www.glanville.co.uk

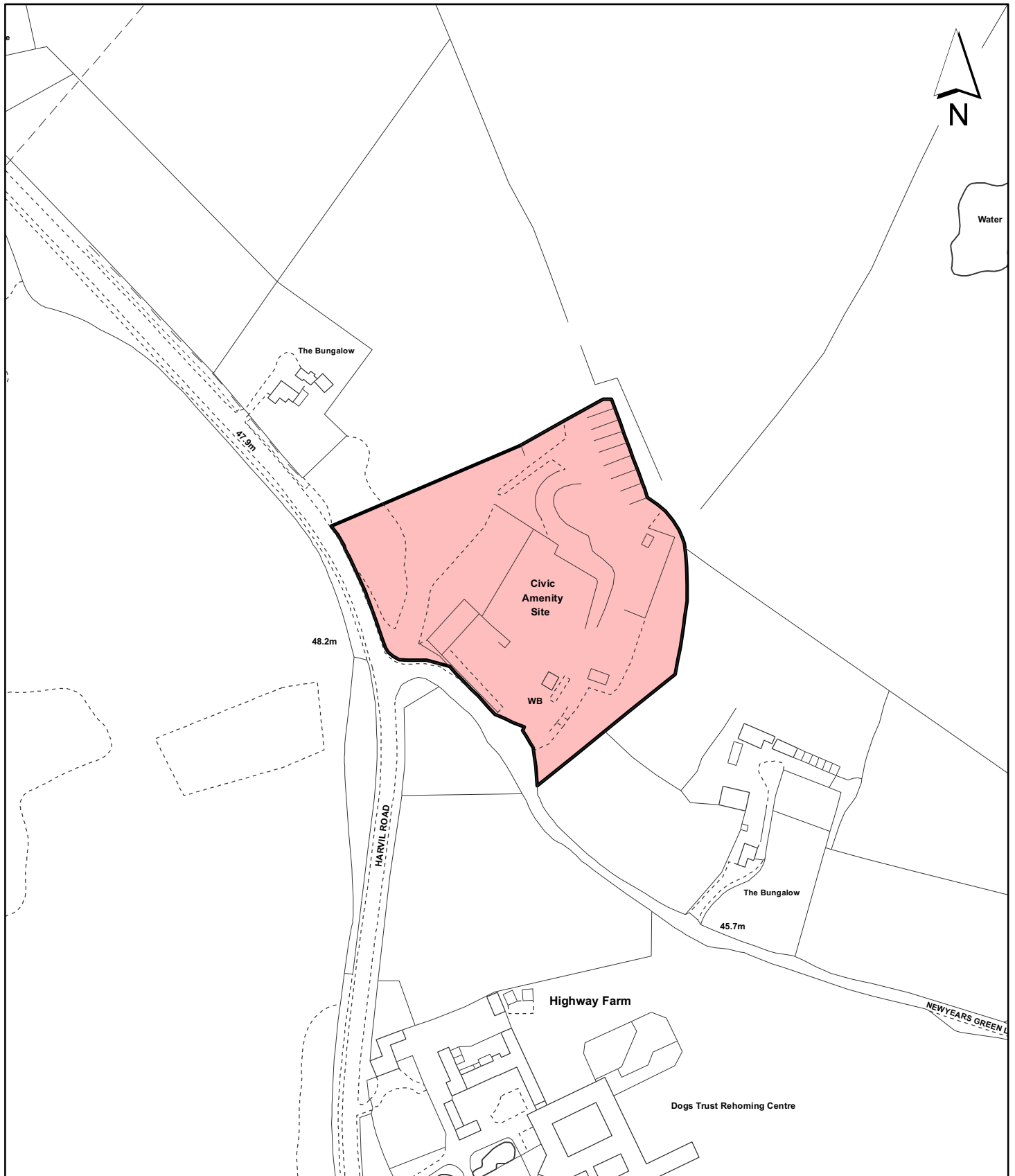


Client:
 Project:
 New Years Green Lane
 Civic Amenity Site
 Site Improvements


File:
 Phase 5
 Waste Transfer Facility
 Structural Sections

Project Engineer: M Taylor
 Project Director: J Birch
 Scale: 1:100 @ A1
 Date: February 2012
 Status: TENDER

Drawing No. CV260319/115
 Rev T2



Notes

 Site boundary

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Site Address

**Civic Amenity Site
New Years Green Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
8232/APP/2012/2988

Scale
1:2,500

Planning Committee
North Page 421

Date
**February
2013**



REPORT OF HEAD OF PLANNING SPORT AND GREEN SPACES

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REF: 62734/TRE/2013/5: APPLICATION TO FELL OAK (T1) ON TREE PRESERVATION ORDER NUMBER 510 (TPO 510) ON LAND AT, AND BETWEEN, 34 WARRENDER WAY AND 38 COLLEGE DRIVE, RUISLIP





1:1250

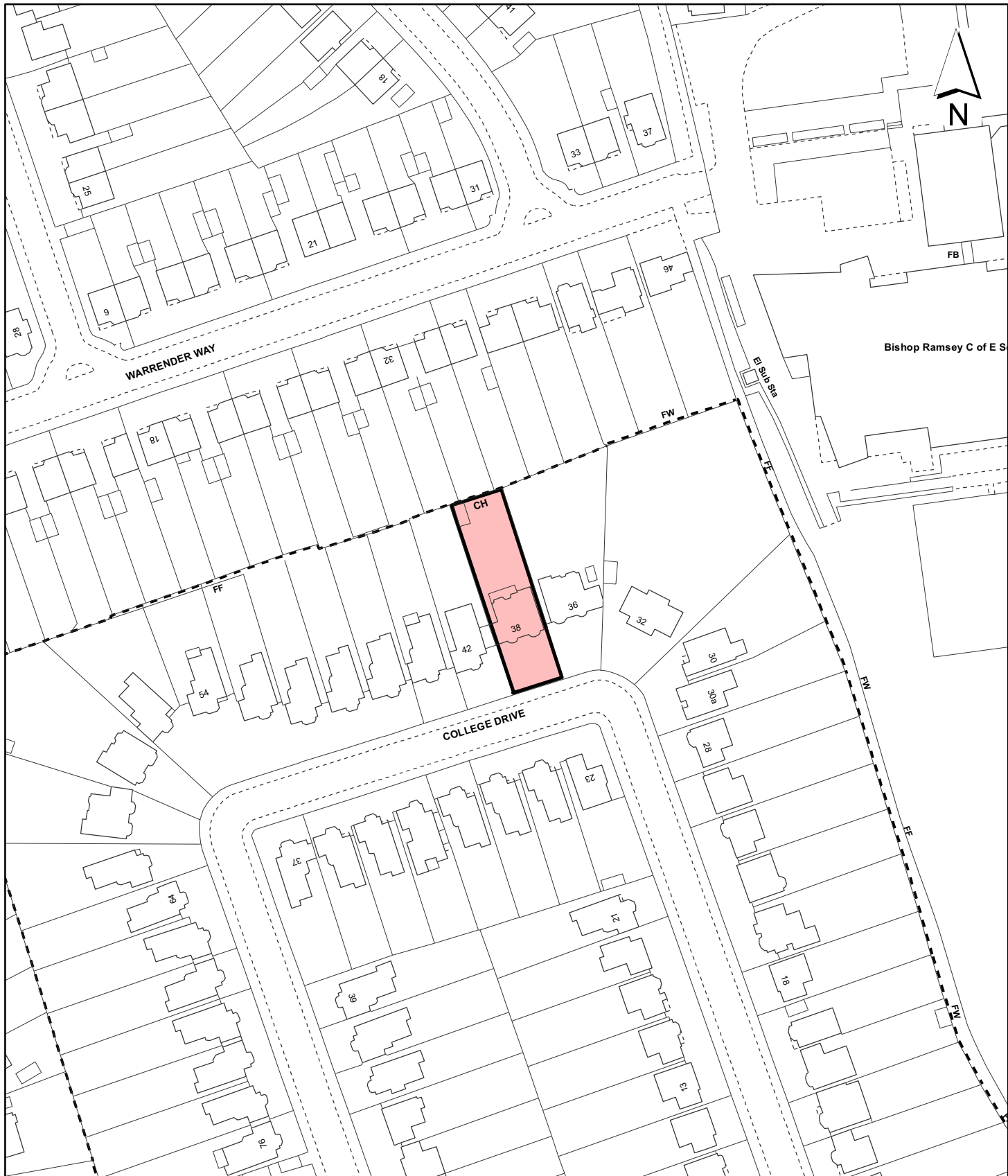


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- Scheduled Trees
- current
 - ☒ deleted/removed
 - ⊗ replaced
- TPO Boundaries
- ▭ area boundary
 - ▭ group boundary
 - ▭ t.p.o. boundary
 - ▭ woodland boundary

tpo 510

Land at 34 Warrender Way
& 38 College Drive,
Ruislip
Map Research 14/08/2001



Notes

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Site Address

**38 College Drive
Ruislip**

Planning Application Ref:

62734/TRE/2013/5

Planning Committee

North Page 424

Scale

1:1,250

Date

**February
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON