



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 8 MAY 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, (Vice-Chairman)  
David Allam (Labour Lead)  
Jazz Dhillon  
Carol Melvin  
John Morgan  
David Payne  
Raymond Graham

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INVESTOR IN PEOPLE

# Useful information

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

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

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

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

Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

**Ward Councillors** - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

**Committee Members** - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

### How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application. Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 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 Application with a Petition

	Address	Ward	Description & Recommendation	Page
5	Former RAF Eastcote, Lime Grove, Ruislip  10189/APP/2013/3143	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). (Deferred from North Planning Committee 7/3/13)  <b>Recommendation : Approval</b>	1 – 30  190 - 197



## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	West London Composting Land and Land to the North & South of New Years Green Lane, Harefield  12579/APP/2012/2366	Harefield	The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years.  <b>Recommendation : Approval subject to a S106 Agreement.</b>	31 – 76  198 – 210

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	73 Swakeleys Road, Ickenham  52680/APP/2012/3209	Ickenham	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway).  <b>Recommendation : Refusal</b>	77 – 86  211 - 214
8	Land forming part of Oakhurst, Northgate, Northwood  60712/TRE/2013/17	Northwood	To fell one Oak tree (T28) on TPO 173.  <b>Recommendation : Approval</b>	87 – 92  215 - 217

## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	38 Coleridge Drive, Eastcote  69014/APP/2013/353	Eastcote & East Ruislip	Conversion of roof space to habitable use to include a front dormer, 4 x rear rooflights and 5 x solar panels to rear with 2 x new gable end windows.  <b>Recommendation : Approval</b>	93 – 100  218 - 225

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
10	Breakspear Arms, Breakspear Road South, Harefield  10615/APP/2013/47	Harefield	Conservatory to side and provision of outdoor seating areas to exterior of property.  <b>Recommendation : Approval</b>	101 – 114  226 - 232
11	Land o/s sorting office, East Way and Park Way, Ruislip  59076/APP/2013/817	Manor	Replacement of existing 12.5m high monopole and 2 no. radio equipment cabinets with a new 12.5m high monopole supporting 3 no. antennas with 3 no. equipment cabinets and ancillary works.  <b>Recommendation : Refusal</b>	115 – 124  233 - 239
12	3 Canterbury Close, Northwood  68984/APP/2013/186	Northwood	Part two storey, part first floor, part single storey side and rear extensions, and porch to front.  <b>Recommendation : Refusal</b>	125 – 132  240 - 245
13	Pinova, Cuckoo Hill, Northwood  66027/APP/2013/145	Northwood Hills	Installation of 9 Solar Photovoltaic Panels (Retrospective Application).  <b>Recommendation : Approval</b>	133 – 142  246 - 248
14	16 Farmlands, Eastcote  68966/APP/2013/113	Northwood Hills	Single storey side/rear extension.  <b>Recommendation : Approval</b>	143 – 152  249 - 255
15	Argyle House, Joel Street, Northwood  500/APP/2012/3217	Northwood Hills	Part change of use of ground floor from Use Class A1 and Use Class B1(a) to Use Class D1(a) (Non-Residential Institutions) for use as dentistry.  <b>Recommendation : Approval</b>	153 – 164  256 - 262

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
16	Path adjacent Recreation Ground opposite Field End Junior School, Field End Road, Ruislip  61143/APP/2013/804	South Ruislip	Replacement of existing 15m high telecom pole holding three shrouded antennae with a replacement 15m pole holding three antenna contained within a 'thickening' shroud located towards the top of pole, and installing two ancillary equipment cabinets at ground level along with the retention of an existing ancillary equipment cabinet at ground level (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended).  <b>Recommendation : Approval</b>	165 – 174  263 - 269
17	Land forming part of 111 Parkfield Crescent, Ruislip  68057/APP/2012/3216	South Ruislip	Use of two storey extension as a self contained dwelling, erection of a porch, provision of associated parking and amenity space and internal and external alterations.  <b>Recommendation : Refusal</b>	175 – 188  270 - 276

Any Items Transferred from Part 1

Any Other Business in Part 2

Plans for North Planning Committee

Pages 189 – 276

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## Report of the Head of Planning, Sport and Green Spaces

**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/L/P2
- 5585/WIM.WL/L/P3
- 5585/WIM.WL/M/E2
- 5585/WIM.WL/N/E1
- 5585/WIM.WL/N/E2
- 5585/WIM.WL/R/E1
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- 5585/WIM.WL/R/E3
- 5585/WIM.WL/M/P1 rev. B
- 5585/WIM.WL/R/E4
- 5585/WIM.WL/R/P2 A
- 5585/WIM.WL/R/P3 A
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WWL/A/3717/BLKC/01 N - Block C Ground Floor Plans  
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<b>Date Plans Received:</b>	19/12/2012	<b>Date(s) of Amendment(s):</b>	18/04/2013
<b>Date Application Valid:</b>	17/04/2013		11/01/2013
			02/10/2007
			03/12/2007
			09/10/2007
			30/11/2007
			04/12/2007

#### **DEFERRED ON 7th March 2013 FOR FURTHER INFORMATION .**

The application was deferred from the North Planning Committee Agenda on 7th March due to a number of discrepancies between the 'as built' plans and how the development had actually been completed on site. The applicant submitted updated drawings reference WWL/A/3717/BLKC/06 F and WWL/A/3717/BLKC/07 E which now correctly show how Block C has been built on site.

#### **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 application was deferred from the North Planning Committee Agenda on 7th March due to a number of discrepancies between the 'as built' plans and how the development

had actually been completed on site. The applicant submitted updated drawing reference WWL/A/3717/BLKC/06 F and WWL/A/3717/BLKC/07 E which now correctly show how Block C has been built on site.

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 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).

**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 Dwellings suitable for large families

H5	
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            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.

#### **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            I1            Building to Approved Drawing**

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

**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**            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.

**10**            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).

**11**            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.

**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            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

#### **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](http://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](http://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](http://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](http://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](http://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: 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/2012/3144 Former Raf Eastcote Lime Grove Ruislip  
S73 Application to vary the external appearance of House Type B (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:** 07-03-2013 Refused

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:** 07-03-2013 Refused

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:** 07-03-2013 Approved

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:** 14-03-2013 Approved

#### **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 review 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 built in accordance with the approved reserved matters plans. A description 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.

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 is considered not to increase the residential density to an unacceptable level. Therefore, refusal is not recommended for this reason.

#### **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 to 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 caused 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.

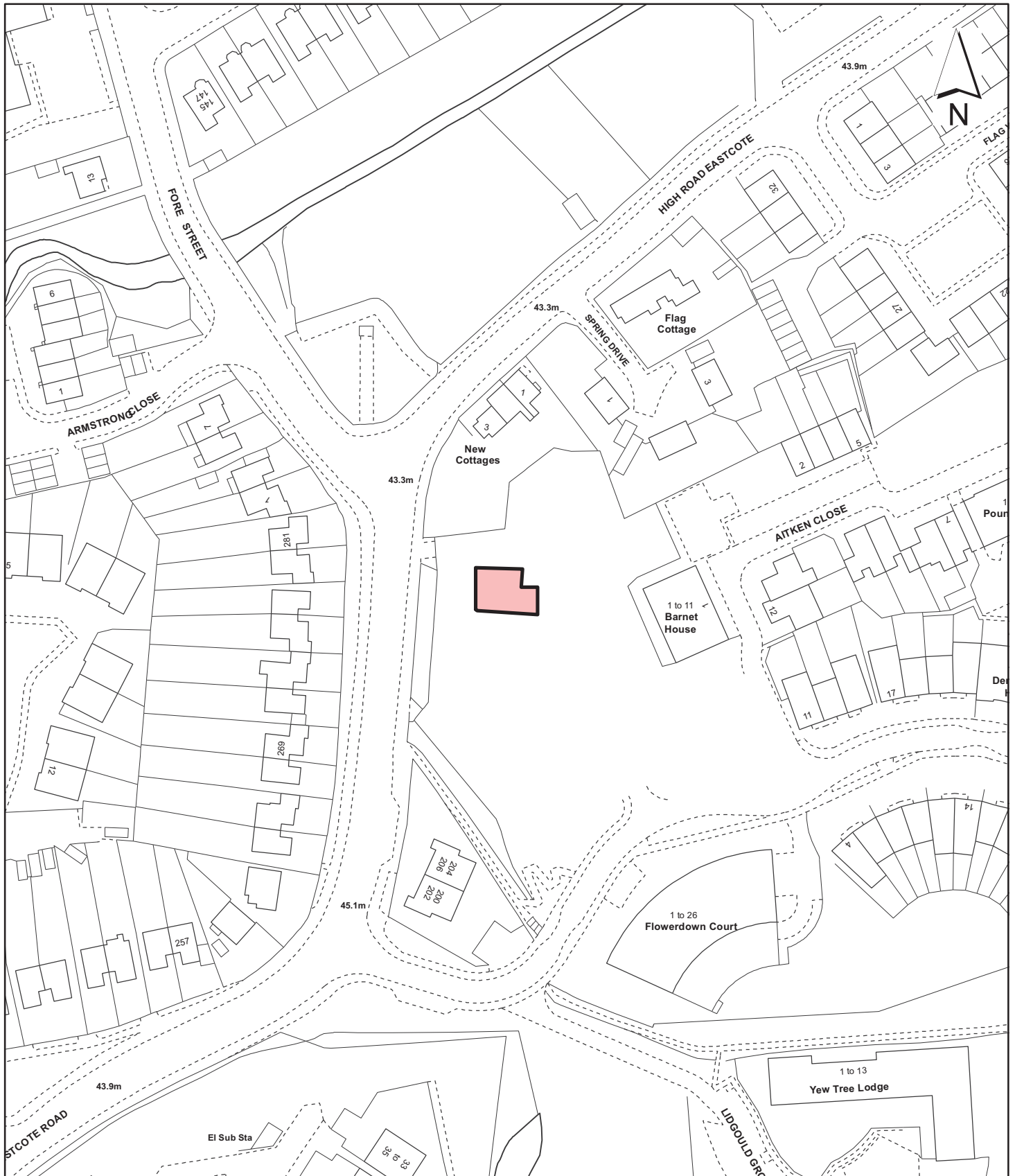
The London Plan (July 2011).

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 30

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, Sport and Green Spaces

**Address** WEST LONDON COMPOSTING LAND & LAND TO THE NORTH AND SOUTH OF NEWYEARS GREEN LANE HAREFIELD

**Development:** The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years

**LBH Ref Nos:** 12579/APP/2012/2366

**Drawing Nos:** 001  
002  
SWG 003  
DWG GREEN BELT  
DWG 005  
001  
Environmental Impact Assessment Volume 1  
Environmental Impact Assessment Volume 2A  
Environmental Impact Assessment Volume 2B  
Environmental Impact Assessment Volume Non Technical Summary  
Odour Management Plan  
Supporting Statement Dated 10-12-2012  
FRA1  
FRA 3  
FRA 5  
FRA 4

**Date Plans Received:** 27/09/2012                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 08/10/2012

### 1. SUMMARY

Planning permission is sought for the continuation of existing recycling operations at land to the north and south of Newyears Green Lane for an organic composting facility operation, and for the intensification of use of the facility to handle an increased maximum throughput of up to 75,000 tonnes per annum of organic waste, for a temporary period of five years. The plant will continue to receive source separated green and kitchen waste which will turn into compost through an organic process, in enclosed vessels and open air.

With regard to the principle of the use at this site, although Highview Farm has a permanent permission for composting (up to 50,000 tonnes), the maturation site (Pylon Farm) has had only a series of temporary permissions for this type of activity. Composting is a form of industrial use which is not normally considered appropriate in a Green Belt location. The continued use of the maturation site (Pylon Farm) for composting is therefore contrary to Saved Policy OL1 of the Local Plan part 2 and constitutes inappropriate development within the Green Belt. It is therefore necessary to demonstrate very special circumstances as to why it should be located and continue to operate from this location.

By providing waste recovery, it is considered that the proposal would make a significant contribution to the Government's policy on climate change, which the NPPF confirms is central to sustainable development. In addition, the Council policy aims to increase green waste recycling in line with the Government's Waste Strategy. The proposed development would continue to make a significant contribution to waste management in the Borough and the surrounding area of West London and maximise the diversion of waste from landfill. Furthermore, there are particular locational needs in terms of large areas required for the open maturation process.

It is therefore considered that there are special circumstances to justify the continued use of the maturation site (north of Newyears Green Lane), and for the intensification of the composting facility, to the extent that the harm on the openness of the Green Belt has been outweighed. Therefore, even though the application is contrary to Part 2 Policy OL1 of the Local Plan, no objections are raised to the principle of the continued use of the maturation site and the intensification of the use of the facility as a whole, for a temporary 5 year period.

The Mayor supports the intensification of the land use for increased throughput, as it would contribute to increasing composting levels in London, subject to all other environmental impacts being reviewed and there being no adverse impact from the intensification. The proposals have been assessed through a comprehensive Environmental Impact Assessment (ES), which accompanies the planning application. Overall, the ES concludes that with the detailed mitigation proposed, the increase in tonnage would be acceptable for a temporary period of five years at the site.

No additional infrastructure is proposed and it is not considered that the activities would be visually intrusive, increase the built up nature of the site or harm the openness of this part of the Green Belt.

In terms of the increased throughput of waste from 50,000 to 75,000 tonnes per annum, although there would be increased traffic movements resulting from the increase tonnage, the proposal is considered acceptable in terms of traffic generation and on highway safety grounds. However, there will be a requirement to repair and reconstruct the carriageway (Newyears Green Lane), between the northern and southern sites, to allow for the continued and increased use at the site. This can be secured by legal agreement.

With regard to contamination and drainage issues, it is considered that subject to the recommended conditions, the continued and intensified use of the facility would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected.

In terms of air quality and odour issues, of which there have been a number of complaints in the past, the proposed increased in the tonnage of material to be accepted for composting will require a variation to the Environmental Permit for the site, which is regulated by the Environment Agency. As part of this Permit variation process, detailed assessments of odour management, monitoring and control techniques will have to be submitted for approval to that Agency. In addition odour conditions are recommended, requiring an odour suppression system around the northern maturation site. Given these safeguards, it is anticipated that these measures will reduce the risk of odour release, thereby safeguarding the residential amenity of the occupiers of adjoining properties, and residents further afield.

Subject to a legal agreement requiring the improvements to the carriageway and

conditions to address environmental impacts, approval is recommended.

## **2. RECOMMENDATION**

**1. That the application be referred to the Secretary of State as a departure from the Development Plan.**

**2. That the application be referred back to the Greater London Authority.**

**That should the Secretary of State not call in the application, or should the Mayor not direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application, the Council enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or Section 278 Highways Act 1980 (as amended) and all appropriate legislation to secure:**

**(i) highway improvements on Newyears Green Lane, including the strengthening of the carriageway.**

**3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.**

**4. The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).**

**5. The applicants pay a sum to the Council of up to 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).**

**6. If the above Section 106 agreement has not been finalised within 6 months, then the application is to be referred back to the Planning Committee for determination.**

**7. That subject to the above, the application be deferred for the determination by Head of Planning Sport and Green Spaces under delegated powers to approve the application, subject to the completion of legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**

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

### **1 NONSC Non Standard Condition**

The use of the maturation site at Pylon Farm, north of Newyears Green Lane hereby permitted shall be discontinued and the land restored to its former condition on or before five years from the date of this permission, in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

### **REASON**

1. It is not considered appropriate to grant a permanent permission for the use until its

effect on the amenities of the locality has been assessed.

2. In order to comply with the terms of the application.

3. The proposal constitutes inappropriate development within the Green Belt.

4. To accord with Policies OL1, OE1 and OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **2 NONSC Non Standard Condition**

The cumulative total of waste input for the facility shall not exceed a maximum of 75,000 tonnes per annum, for a period up to 5 years from the date of this permission. Thereafter, the maximum waste input shall not exceed 50,000 tonnes per annum.

### **REASON**

1. It is not considered appropriate to grant a permanent permission for the intensified use of the facility, until its effect on the amenities of the locality has been assessed.

2. In order to comply with the terms of the application.

3. To safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced.

4. To accord with Policies AM7, OE1 and OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **3 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance of the existing shelter belts and hedge planting for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The height of the golden conifer hedge along the western boundary of the maturation site (Pylon Farm) shall be restricted to 4 metres above ground level. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

### **REASON**

To ensure that the approved landscaping is properly maintained in accordance with Policies OL5, OL9 and BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **4 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 001, 002, SWG 003, DWG GREEN BELT, DWG 005, 001, FRA1, FRA 3, FRA 5 and FRA 4 and shall thereafter be retained/maintained for as long as the development remains in existence.

### **REASON**

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

## **5 COM5 General compliance with supporting documentation**

The development (increased tonnage) hereby permitted shall not be commenced until the following has been completed in accordance with the specified supporting plans and/or documents:

- Environmental Statement Ref: 416.0996.0006\_002 dated October 2013
- Odour Management Plan ref:WRM/PR330/A12 dated April 2012

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing



by the Local Planning Authority.

**REASON**

To ensure that the development complies with the objectives of relevant Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2011).

**6 NONSC Non Standard Condition**

Unless previously agreed in writing with the Local Planning Authority, there shall be no more than 100 vehicular movements of which there shall be no more than 82 (41 in and 41 out) HGV (Vehicles between 3.5t and 7.5t) in any one working day, involving a cumulative total not exceeding a maximum 75,000 tonnes of waste input each year. Any temporary modification of the current restriction in HGV movements must be preceded by a written application to the Council, providing information on: the source and volume of the material the route between the source and the site the maximum number of trips per day sought for that particular material the planned duration of the extra number of trips.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies OE1, OL1 and AM7 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**7 NONSC Non Standard Condition**

The composting facility hereby approved shall accept waste input from local authority and commercial sources only and shall not accept material directly delivered by members of the public.

**REASON**

To prevent unacceptable levels of traffic generation to the site, in compliance with Policies OE1, OL1 and AM7 of of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**8 NONSC Non Standard Condition**

A Construction Logistics Plan (CLP) and a delivery and Servicing Plan (DSP) shall be submitted to and be approved by the Local Planning Authority, prior to the implementation of the the development (the increased tonnage) hereby permitted. The plans shall be implemented as approved.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies OE1, OL1 and AM7 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**9 NONSC Non Standard Condition**

The composting vessels shall be sealed units with bio-filters, details of which shall be submitted to and approved by the Local Planning Authority. The use shall not commence until the bio filters have been installed in accordance with the approved details. Thereafter the filters shall be permanently retained and maintained in good working order for so long as the use continues.

**REASON**



To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**10 NONSC Non Standard Condition**

The windrows shall not exceed 2.0 metres in height.

**REASON**

To protect the visual amenities of the Green Belt and Colne Valley Park, in compliance with Saved Policies OL5 and OL9 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**11 NONSC Non Standard Condition**

The stockpiles shall not exceed 3.0 metres in height.

**REASON**

To protect the visual amenities of the Green Belt and Colne Valley Park, in compliance with Policies OL5 and OL9 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**12 NONSC Non Standard Condition**

All delivery and collection vehicles servicing the development hereby approved shall enter and depart the site using the eastern section of New Years Green Lane, via Breakspear Road.

**REASON**

To safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with policies OE1, OL1 and AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**13 NONSC Non Standard Condition**

A Travel Plan shall be submitted to and be approved by the Local Planning Authority prior to the implementation of the the development (the increased tonnage) hereby permitted, and shall be retained for a minimum of 5 years. The Travel Plan shall outline the means and methods of:

- (i) recording the numbers of deliveries and collections to the site and provision of this information to the Local Planning Authority.
- (ii) providing information to all operators of the preferred route via Breakspear Road for all vehicles entering and exiting the site
- (iii) transfer of in-vessel composted material from the site to the windrows, located on the adjoining land, north of New Years Green Lane.

The Travel Plan shall be continually reviewed by the Local Planning Authority on a yearly basis.

**REASON**

To safeguard the amenity of the Green Belt, to ensure that pedestrian and vehicular safety is not prejudiced, and to comply with Policy 6.3 of the London Plan (2011).

**14 NONSC Non Standard Condition**

The composting facility hereby approved shall be used only for the processing of organic biodegradable waste (excluding commercial food waste) and shall not be used for the processing or disposal of hazardous or toxic materials.

#### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **15 NONSC Non Standard Condition**

The development (the increased tonnage) hereby permitted shall not be commenced until a Hydrogeological Risk Assessment (HRA) for the activity on site must be submitted to and approved in writing by the Local Planning Authority. The findings of this assessment shall be implemented as approved.

The HRA will include:

- 1) The collection of relevant site specific data to characterise the aquifer and local geological conditions.
- 2) A Detailed Quantitative Risk Assessment (DQRA) which will consider the risk the operation and current management techniques pose to groundwater should be produced, based on the findings of part 1).
- 3) Based on the risks identified in part 2), a review of available mitigation measures should be undertaken and following interpretation of the DQRA and the available mitigation measures, proposals to minimise risks to groundwater should be undertaken and justified.
- 4) Recommendations and findings of part 3 should be provided in the HRA.

#### REASON

(i) The site is located above a principal aquifer and within 50 days travel time of the public abstraction (SPZ1) at Ickenham. This abstraction point is a very sensitive receptor and requires a high level of protection to conserve water resources to provide public drinking water in the area.

(ii) Ongoing development and intensification of this site poses a significant risk to groundwater. The application as submitted fails to give adequate assurances that the risks the activity poses to groundwater are fully understood or that the sensitivity of the environmental setting has been appropriately considered. A more in depth assessment is therefore required to assess the risk at this site.

(iii) To comply with with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (July 2011).

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

The development (the increased tonnage) hereby permitted shall not be commenced until a scheme to dispose of foul and surface water has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

#### REASON

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater, in compliance with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London

Plan (July 2011).

**17 NONSC Non Standard Condition**

No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

**REASON**

(i) To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater.

(ii) To ensure that the relevant aims and objectives of the Water Framework Directive are met. The Radlett Tertiaries and mid-Chilterns Chalk groundwater body management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies.

(iii) Without this condition, the impact of contamination entering the land on site or in the catastrophic failure scenario could cause deterioration of a quality element to a lower status class and/or prevent the recovery of a protected area because it would result in failure of the prevent or limit objective for groundwater and cause rising trends in chemicals in the waterbody and result in release of priority hazardous substances.

(iv) To comply with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (July 2011).

**18 NONSC Non Standard Condition**

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) SLR Ref: 416.00996.00006 August 2012 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The mitigation measures shall be fully implemented prior to occupation and

subsequently 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.

**REASON**

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in compliance with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (July 2011).

**19 NONSC Non Standard Condition**

An odour suppression system shall be installed and maintained around the maturation site to mitigate odour emanating from the windrows. Any modifications to the current 'Odour Management Plan' as agreed under the Environmental Permit with the Environment Agency shall be submitted to the Council by the developer within 2 weeks of issue.

**REASON**

(i) To mitigate odour emanating from the windrows in compliance with Policy 7.14 of the

London Plan (July 2011).

(ii) To ensure that the Local Planning Authority is updated on the current and future odour controls at the site, in accordance with Policies OE1 and OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (July 2011).

**20 NONSC Non Standard Condition**

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site between 07:30 hours and 18:00 hours Mondays to Fridays, between 07:30 hours and hours 13:00 on Saturdays and at no time on Sundays, Bank and public Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**21 NONSC Non Standard Condition**

Provisions shall be made within the site to ensure that all vehicles associated with the operation of the of the development hereby approved (including vehicles transferring the in-vessel composted material from Highview Farm to the windrows, located on the adjoining land, north of New Years Green Lane) are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

**REASON**

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway, and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policy AM7 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1**

Any drainage design must be protective of the groundwater and in line with the Environment Agency's Groundwater Protection Policy (GP3) for the use of infiltration techniques to be approved.

- infiltration should not be focused in areas where ground contamination has been identified. Surface water infiltrating through contaminated ground can mobilise contaminants and result in pollution of the groundwater. If contamination is present in areas proposed for infiltration, we will require the removal of all contaminated material and provision of satisfactory evidence of its removal;
- the point of discharge should be kept as shallow as possible to ensure the maximum distance between the point of discharge and the groundwater table is achieved. Deep bored infiltration techniques are not acceptable;
- the point of discharge should not intercept the groundwater table;
- the distance between the point of discharge and the underlying groundwater should be a minimum of five metres;
- only clean, uncontaminated roof water should be discharged into the ground within SPZ1.

**2 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. For

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

### **3 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).

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

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
MIN16	Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
MIN18	Safeguarding of existing civic amenity and waste transfer sites
MIN22	Restriction on development proposals involving waste disposal near sensitive land uses
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 5.12	(2011) Flood risk management
LPP 5.17	(2011) Waste capacity

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 6.12	(2011) Road Network Capacity
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
NPPF	
NPPF10	
NPPF11	
NPPF9	

## 5

You are reminded that this site is regulated through environmental permits, issued by the Environment Agency. There is a history of odour complaints in the local area from this composting activity, and also from a nearby composting operation. The additional documentation relating to the odour management and any other improvements to operations, in light of the proposed increased tonnage are currently being reviewed by The environment Agency as part of the permitting regime. Please note that the Environment Agency has not reviewed these documents as part of the planning process, as odour is not one of its considerations when commenting on planning applications.

## 6

The drainage condition will complement but not duplicate any drainage conditions in the environmental permit. This is due to the permit controlling waste management areas and this condition applying to all other areas of the site.

## 7

All physical measures required in connection with the upgraded Surface water Management Scheme, including the enlargement of the lagoon and raising of the containment bund shall be carried out within the confines of the current application site. Should any physical works be required outside the application site, then a separate planning application may be required for that development.

### 3. **CONSIDERATIONS**

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

The application site, known as the West London Composting (WLC) Operational Facility is effectively divided into two operational areas off Newyears Green Lane, with the existing open compost maturation area (Pylon Farm), located on the northern side of the road and the waste reception and in-vessel facility located at Highview Farm, on the southern side of the road.

The overall, Highview and Pylon Farms are approximately 60 hectares in extent and fall within the Green Belt and the Colne Valley Park. The site is accessed from Newyears Green Lane, a single track lane, with passing places and links two distributor roads, Breakspear Road (South) and Harvil Road.

The nearest major residential area on the edge of Ruislip is approximately 1km to the east of the site, although the facility is in close proximity to a number of farms (St. Leonard's, Pylon, High View, Elm Tree) and small settlements including Newyears Green and Tile Kiln, which are also predominantly farming settlements. The site is located to the north of



the air quality management area (AQMA) boundary.

The maturation area (Pylon Farm) is bounded to the north by an engineered drainage lagoon, beyond which are fields and Mad Bess Wood, a SSSI site. A hedgerow and further vegetation have been planted on the northern and western edges of the maturation site. Ground levels of the maturation site are typically 57m AOD. The compost maturation area has been constructed from crushed concrete and subsequently coated with high specification heat resistant asphalt surface, which slopes towards the engineered drainage lagoon, with a capacity of 900m<sup>3</sup>. The lagoon has been designed to accommodate a worst case storm event.

The southern site (Highview Farm) comprises of a central and southern concrete and tarmac yard area within which the main offices and storage areas are located. The central northern and north western parts of the site are laid to grass. A hedgerow and further vegetation have been planted on the southern and eastern edges of Highview Farm. A tarmac access road runs the length of the western boundary.

The key components of the existing site include:

- Weighbridge and Site Office;
- Maintenance Building;
- Reception Hall;
- Compost Storage Clamps;
- Water Tanks;
- Final maturation and storage area;
- Car Parking Area;
- Drainage Lagoon; and
- Concrete hard standing

The WLC facility is licensed to accept up to 50,000 tonnes of waste per annum, of this material, approximately 30,000 tonnes is processed into useable compost.

### **3.2 Proposed Scheme**

Planning permission is sought for the continuation of existing recycling operations at land to the north and south of Newyears Green Lane for an In Vessel Composting Facility (IVC) operation, to handle an increased maximum throughput of 75,000 tonnes per annum of organic waste, for a temporary period of 5 years.

The facility will continue to involve the deposition of household green waste collected predominantly from the Local Waste Authority contractors within West London. The composting process will continue to be carried out initially at Highview Farm (land to the south of New Years Green Lane), where the incoming waste is received, sorted and shredded. The waste will continue to then be transferred to enclosed pods, incorporating ventilation and sprays. Once the initial processing is complete, the waste is transferred to the adjoining Pylon Farm (land to the North of Newyears Green Lane), where it is deposited on tarmac aprons and formed into rows of material (windrows), where the material is turned during maturation.

The proposed increased in the allowed tonnage of material up to 75,000 tonnes per annum also requires a variation to the Environmental Permit for the site, which is regulated by the Environment Agency (EA). As part of this Permit variation process, detailed assessments of odour management, monitoring and control techniques (an Odour Management Plan (OMP)), and other fugitive release (i.e. dust and bioaerosols)



will be submitted for approval to the EA. As part of the OMP, the EA will need to be satisfied that the additional tonnages can be effectively treated within the existing infrastructure, without compromising environmental protection.

The application is supported by a Planning and Sustainability Statement (PSS) and an Environmental Impact Assessment (EIA). The reports contained therein assess or provide information on the proposal. A summary of these reports are provided below:

The PSS contains the following information:

- an introduction to the project and planning application;
- a description of the site and surrounding area;
- a description of the development;
- a commentary on planning policy;
- a discussion of need;
- how the proposals could affect climate change;
- potential Environmental Effects and Summary of Mitigation Measures;
- benefits of the Development; and
- conclusions

The EIA comprises the following chapters:

- chapter 1: Introduction;
- chapter 2: Site Description;
- chapter 3: Description of the development;
- chapter 4: Planning Policy considerations;
- chapter 5: Alternatives;
- chapter 6: Traffic;
- chapter 7: Air Quality;
- chapter 8: Noise;
- chapter 9: Hydrogeology;
- chapter 10: Cumulative Impacts; and
- chapter 11: Summary and Conclusions

Volume 2 of the ES contains a number of technical appendices, including a Phase 1 Ecological Report, Traffic Assessment, Noise Appendices, Hydrogeology Drawings and a Flood Risk Assessment (FRA), with associated appendices. A Land Quality report, including a preliminary Contamination Assessment and a Soil Contamination Assessment Report (April 2006) are also included.

A non Technical Summary (NTS) to the ES (Volume 3) and an Odour Management Plan (OMP) has been submitted.

The application has been treated as a departure from the Development Plan and has been referred to the Mayor of London.

### **3.3 Relevant Planning History**

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

The existing recycling facility is located on two sites and has been the subject of separate planning applications. Relevant planning history of the application site is given below:

Pylon Farm

Planning permission was granted on 13 September 2002 for change of use from agriculture to organic composting site for open windrows (Ref:12579/M/99/2048). Since Council policy aims to increase green waste recycling, this was considered sufficient special circumstances to justify the use in this location, to the extent that the harm on the openness of the Green Belt had been outweighed. Therefore, even though the application was contrary to Green Belt policy, approval was recommended subject to a S106 Agreement to divert public footpath U36. Engineering and development of the compost maturation area (application site) commenced in May 2004 and the facility was opened to accept waste on 16th July 2004.

There are no restrictions governing the level of use on this site other than that the windrows shall not exceed 1.5 metres in height (condition 9). However, this permission was temporary until 6 May 2006.

On March 6th 2006 an application (Ref 12579/APP/2006/673) was submitted to allow the continued use of the original maturation area for a further five years and was granted. The permission expired on 17th August 2011.

On May 18th 2006 another application (ref:12579/APP/2006/ 1524) was granted on 18/8/2006 for increasing the size of the maturation area (to allow operations to become more efficient). The permission expired on 17 August 2011.

On 19th February 2007 an application Ref: 12579/APP/2007/534 submitted to relocate the drainage lagoon to the northern end of the site. The application was approved on 24/5/2007. The permission expired on 16th August 2011.

Further planning permissions were granted in October 2011, for the above mentioned temporary approvals for an period of one year, to allow maturation operations to continue whilst this planning application and associated Environmental Statement were being prepared.

Highview Farm

A permanent planning permission ref: 39755/APP/2002/3026 dated June 2003 was granted for the reception building and associated infrastructure. A further permanent planning permission ref: 39755/APP/2006/1446 was granted in June 2006 for the erection of 16 further vessels (June 2006).

There are restrictions governing the level of use on this site to a maximum of 50,000 tonnes of waste per annum.

#### **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
- 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
- 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
- MIN16 Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
- MIN18 Safeguarding of existing civic amenity and waste transfer sites
- MIN22 Restriction on development proposals involving waste disposal near sensitive land uses
- 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
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- LPP 5.12 (2011) Flood risk management
- LPP 5.17 (2011) Waste capacity
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 6.12 (2011) Road Network Capacity

LPP 7.14 (2011) Improving air quality  
LPP 7.16 (2011) Green Belt  
LPP 7.21 (2011) Trees and woodland  
NPPF  
NPPF10  
NPPF11  
NPPF9

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

**5.1** Advertisement Expiry Date:- **25th December 2012**

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

## **6. Consultations**

### **External Consultees**

The application has been advertised as a development that does not accord with the provisions of the Development Plan. Site notices were posted and 18 adjoining owner/occupiers have been notified. In addition, Harefield and Ruislip Residents Associations were notified. No responses have been received.

### **GREATER LONDON AUTHORITY**

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 60 of the Stage 1 Report; However, there are possible remedies set out in paragraph 60 of that report which could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow

the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable), a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

### **Stage 1 Report (Summary)**

No change to the size and form of the buildings on site are proposed. However, the intensification of the use may pose some negative impacts on the Green Belt and surrounding receptors and sites, some of which have SSSI designations. Similarly it may pose impacts on environmental receptors and thus the applicant will need to demonstrate that this proposal does not negatively impact on the openness of the Green Belt in line with National Planning Policy Framework paragraphs 87-89; 122-124.

Clarification is required from the applicant as to whether the IVC infrastructure has the capacity to process a further increase in tonnage of green waste. The EA has indicated through discussions that the IVC is subject of a condition which restricts its throughput to 50,000 tpa for environmental

reasons. However the planning statement presumes that the facility can increase its throughput as the IVC potentially has a capacity of 100,000 tpa, hence the proposal to trial an additional 25,000 tpa.

The GLA has been in liaison with the EA and it is understood that there is further work required on the part of the applicant to make this proposal acceptable. The GLA will require this information alongside the additional material specified within this report.

The GLA supports this proposal as it is contributing to increasing composting levels in London. The intensification of the land use for increased throughput is supported subject to all other environmental impacts being reviewed and there being no adverse impact from the intensification. The applicant is however requested to clarify the following:

- where the feedstock is coming from
- whether there is sufficient storage and drying maturation land space to accommodate the increased tonnage of green waste intake
- what the market is for the end product and
- whether the end product is pas 110 standard

It is not clear if the cumulative impact of this development and any other permitted development has been assessed and this should be clarified.

The Air Quality assessment indicates that there have been some complaints made. It is not clear whether these are to the EA, applicant or Hillingdon Council. The consultants opinion is that the level of complaints during the period is non-trivial.

The information on the following is also required: potential pathways, odour emissions, odour exposure criterion, background levels (of odour), model description, emission parameters. The outstanding information is required by the GLA and Hillingdon Council to assess the potential impact. It is expected that the EA will also raise such issues.

The operation will handle more waste material and therefore, without changes to the operation odour nuisance would be expected to increase. In addition, since the original operation was permitted by the EA the assessment criterion has become tighter, reducing from 5 ouE/m<sup>3</sup> as a 98th percentile to 3 ouE/m<sup>3</sup> as a 98th percentile.

Studies indicate that bio aerosols generated during composting are reduced to background levels within 200 metres of a source and the Environment Agency suggests a risk based approach where composting occurs within 250 metres of a receptor. As there are residential receptors within 250m of the windrows a bio aerosol risk assessment should be provided.

The year of the data should be specified in para 6.68 of the AQ assessment. Ideally several years data should be considered as year to year variation can occur, for instance, in 2010 there was a significant proportion of winds from the northeast. However, this data is not directly used to assess impact and therefore looking at further years would not add anything to this report.

Further work and clarification is required to fully assess the application in terms of noise. The report should be updated to fully address any relevant planning and noise requirements of London Borough of Hillingdon and wider London planning & noise policies. A full BS4142 assessment should be carried out at the nearest noise sensitive receptors including St Leonards Farm and Elm Tree Farm.

The site lies in close proximity to numerous SSSI sites and nature reserves. it is also on the Green Belt and as such Natural England has advised the applicant to undertake an assessment of protected species at the site and to consider the Council's Biodiversity Action Plan (BAP). The

applicant should refer to London Plan policy 7.19 (biodiversity and access to nature) to ensure that its assessment is compliant with the London Plan.

#### Water Supply/Land Contamination

The Council to mitigate against [potential groundwater pollution] and will require the imposition of conditions to prevent such pollution.

TFL recommends that a construction logistics plan (CLP) and a delivery and servicing plan (DSP) are submitted for approval by Hillingdon Council and suggests this is secured by condition.

TFL recommends that the proposals are supported by a travel plan. Although one is not required for the scale of the development, it is suggested that one is devised to encourage sustainable travel. TFL also suggest additional cycle parking is provided on site to encourage sustainable travel.

(Comment: The applicant has responded to the points raised in the GLA Stage 1 report and the issues have been addressed in the main body of the report. There is no construction phase. A delivery service plan/travel plan has been secured by condition).

#### ENVIRONMENT AGENCY

This site is in an extremely sensitive location for groundwater quality and resources. The site lies within a Source Protection Zone (SPZ1) designated to protect the groundwater source in the chalk below. As this groundwater will be abstracted for public water supply nearby it is important that its quality is protected at present and for the future. We would normally object in principle to new developments of this nature in this location. However having reviewed the details of the application, we are satisfied that this is classed as intensification rather than new development. As this planning application seeks to increase the tonnage processed on site by 50% and is not new development we have no objections to the proposed planning application as submitted, subject to the inclusion of the following planning conditions detailed below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

#### Condition 1

##### Hydrogeological Risk Assessment

Within 12 months of the granting of planning permission (or other date as may be agreed in writing by the Local Planning Authority), a Hydrogeological Risk Assessment (HRA) for the activity on site must be submitted to and approved in writing by the Local Planning Authority. The findings of this assessment shall be implemented as approved.

The HRA will include:

- 1) The collection of relevant site specific data to characterise the aquifer and local geological conditions.
- 2) A Detailed Quantitative Risk Assessment (DQRA) which will consider the risk the operation and current management techniques pose to groundwater should be produced, based on the findings of part 1).
- 3) Based on the risks identified in part 2), a review of available mitigation measures should be undertaken and following interpretation of the DQRA and the available mitigation measures, proposals to minimise risks to groundwater should be undertaken and justified.
- 4) Recommendations and findings of part 3 should be provided in the HRA.

#### Reasons



Ongoing development and intensification of this site poses a significant risk to groundwater. The application as submitted fails to give adequate assurances that the risks the activity poses to groundwater are fully understood or that the sensitivity of the environmental setting has been appropriately considered. As previously identified in our response dated 16 March 2012 and supported by our position in GP3 (Groundwater: Protection, Policy & Practice), a more in depth assessment is required to assess the risk at this site. The site is located above a principal aquifer and within 50 days travel time of the public abstraction (SPZ1) at Ickenham. This abstraction point is a very sensitive receptor and requires a high level of protection to conserve water resources to provide public drinking water in the area.

#### Condition 2

Surface Water Drainage scheme to be agreed

The development (the increased tonnage) hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

#### Reasons

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater. The existing use has the potential to impact the quality of the water within the aquifer. We support the commitment to upgrade the drainage system, as mentioned in chapter 6 of the Environmental Statement (SLR, Sept 2012).

#### Condition 3

SUDS Infiltration of surface water into ground

No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

#### Reasons

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater. This condition will complement but not duplicate any drainage conditions in the environmental permit. This is due to the permit controlling waste management areas and this condition applying to all other areas of the site.

We support the proposed upgrade to the drainage system, as mentioned in chapter 6 of the Environmental Statement (SLR, Sept 2012).

To ensure that the relevant aims and objectives of the Water Framework Directive are met. The Radlett Tertaries and mid-Chilterns Chalk groundwater body 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 entering the land on site or in the catastrophic failure scenario could cause deterioration of a quality element to a lower status class and/or prevent the recovery of a protected area because it would:

- result in failure of the prevent or limit objective for groundwater and cause rising trends in chemicals in the waterbody and result in release of priority hazardous substances.

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.

#### Condition 4

Flood Risk



The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) SLR Ref: 416.00996.00006 August 2012 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The mitigation measures shall be fully implemented prior to occupation and subsequently 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.

#### Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

#### Advice to LPA/Applicant

##### Infiltration

Of the drainage options for a site, infiltration techniques generally pose the highest risk of polluting the groundwater. Therefore, some general information is provided below in relation to the use of infiltration techniques. Ultimately, any drainage design must be protective of the groundwater and in line with our Groundwater Protection Policy (GP3) for the use of infiltration techniques to be approved.

- infiltration should not be focused in areas where ground contamination has been identified. Surface water infiltrating through contaminated ground can mobilise contaminants and result in pollution of the groundwater. If contamination is present in areas proposed for infiltration, we will require the removal of all contaminated material and provision of satisfactory evidence of its removal;
- the point of discharge should be kept as shallow as possible to ensure the maximum distance between the point of discharge and the groundwater table is achieved. Deep bored infiltration techniques are not acceptable;
- the point of discharge should not intercept the groundwater table;
- the distance between the point of discharge and the underlying groundwater should be a minimum of five metres;
- only clean, uncontaminated roof water should be discharged into the ground within SPZ1.

##### Environmental Permitting

There is a history of odour complaints in the local area from this composting activity, and also from a nearby composting operation. The operator has submitted additional documentation relating to the odour management and any other improvements to operations, in light of the proposed increased tonnages. These are currently being reviewed by our Environmental Management team as part of the permitting regime. Please note that we have not reviewed these documents as odour is not one of our considerations when commenting on planning applications.

(Comment: These conditions have been incorporated in the recommendation for approval).

#### NATURAL ENGLAND

The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years. Location: West London composting land & land to the north and south of New Years Green Lane Harefield.

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

This application is in close proximity to Ruislip Woods Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Aside from the comments on designated sites above, we would expect the LPA to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

#### Protected species

If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or Biodiversity Action Plan (BAP) species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice on BAP and protected species and their consideration in the planning system.

Natural England Standing Advice is available on our website to help local planning authorities better understand the impact of development on protected or BAP species should they be identified as an issue for particular developments.

#### Paragraph 98 and 99 of ODPM Circular 06/2005 Page 2 of 2

This also sets out, when, following receipt of survey information, the authority should undertake further consultation with Natural England.

#### Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application.

#### Local landscape

Natural England does not hold information on local landscape character, however the impact of this proposal on local landscape character (if any) is a material consideration when determining this application. Your authority should therefore ensure that it has had regard to any local landscape character assessment as may be appropriate, and assessed the impacts of this development (if any) as part of the determination process.

#### Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Section 40(3) of the same Act also states that conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

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.

## TRANSPORT FOR LONDON

### Site and Surroundings

The West London Composting Land site is split across two separate areas of land located north and south of New Years Green Lane. The majority of the northern site is bounded by open land, with 4 residential units to the south west and St Leonard's Farm to the south east of the site, the south boundary is New Year s Green Lane. The south site is bounded by New Years Green Lane to the north, open land to south, east and west with Elm Tree Farm situated to the north east of the site.

The nearest section of Transport for London Road Network (TLRN) is the A40 Western Avenue, which lies 2.6km to the south of the site. The nearest section of the Strategic Road Network (SRN) is the A404 Rickmansworth Road located approximately 3.5km north of the site.

Bus route 331 operates between Ruislip Station and Belmont Road; this can be accessed from Leaholme Way, approximately 1km from the site. West Ruislip Station which is 2km to the east of the site and provides both a Central line service between Epping and West Ruislip and mainline service to Marylebone and Gerrards Cross. The West London Composting Land site is estimated to have a poor Public Transport Accessibility Level (PTAL) of 2, on a scale of 1-6 where 6 is most accessible.

The site is located on New Years Green Lane, which is not part of or in close proximity to either the TLRN or SRN. Therefore TfL is satisfied that the proposed development is unlikely to impede vehicle movements on the TLRN or SRN.

TfL recommends that a Construction Logistics Plan (CLP) and a delivery and Servicing Plan (DSP) are submitted for approval by Hillingdon Council and suggest this is secured by condition.

In accordance with London Plan policy 8.3, Community Infrastructure Levy, the Mayor agreed to commence CIL charging for developments permitted on or after 1 April 2012. It is noted that the proposed development is within the Borough of Hillingdon, where the Mayoral charge is £35 per square metre Gross Internal Area (GIA). The levy will raise £300 million towards the delivery of Crossrail. Further details can be found at: <http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy>.

HAREFIELD RESIDENTS ASSOCIATION: No response.

RUISLIP RESIDENTS ASSOCIATION: No rsnponse.

### WARD COUNCILLOR

I have previously informed Jean Palmer of ongoing air quality problems emanating from this site, and I have also had several meetings with the Environment Agency in the last few years to discuss this problem. A series of "action plans" have failed to resolve this, and on one occasion the waste licence was rescinded by the EA. Whilst I welcome any changes which might help to improve the situation - the prospect of an increase in waste throughput does concern me at a time when I am hearing from residents about air quality blight on a regular basis. I believe this to be a genuine planning consideration - and would be unhappy to see this granted without getting the best possible advice on measures which will prevent these air quality problems in the future - and with appropriate conditions. I would also question whether the road network will be adequate to deal

with increased vehicle movements.

(Comment: Odour issues would be addressed by conditions on the Environmental Permit issued by the Environment Agency. Additional conditions for odour control are recommended for the open maturation site. These issues have been covered in the main body of the report).

### **Internal Consultees**

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

Proposal: The continuation and formalisation of existing recycling operations for an In Vessel Composting Facility (IVC) operation to handle a maximum throughput of 75,000 tonnes per annum of organic waste for a temporary period of five years.

#### **West London Waste Plan**

1. Plan status: The draft West London Waste Plan (WLWP) Proposed Sites and Policies Consultation Document (February 2011) is a material consideration - it has been published for public consultation.

2. WLWP Policy 1: Waste development on sites not listed for safeguarding will need to comply with other WLWP policies. The site has not been identified as a waste management site considered having potential for development; as an existing waste treatment use it is safeguarded by the WLWP (in line with London Plan policy 5.17 G (a)).

3. WLWP Policy 2: All waste development proposals will be required to demonstrate

- adequate means of controlling dust, noise, odours and other emissions
- no significant adverse effects on established, permitted or allocated land uses and where necessary produce an Environment Impact Assessment
- that the development is of a scale, form and character appropriate to its location
- the development has no significant adverse effects on biodiversity
- no significant impact on the quality of surface and ground water

4. Composting: European, UK legislation and the London Plan require increasing amounts of waste to be recycled, composted and processed in facilities closer to the source of waste. The WLWP supports the management of waste according to the waste hierarchy as identified in the Waste Strategy for England (2007, DEFRA) and the London Plan, which states that we should firstly try and reduce and reuse waste, then recycle waste into useful materials and if this is not possible, recover energy from waste before considering disposal of waste (usually landfill) as a last resort. The waste hierarchy is as follows:

- Waste Prevention (First)
- Re-use
- Recycle/compost
- Energy recovery
- Disposal (Last)

5. Location within Green Belt: The site is located within designated Green Belt and as such, any intensification would be inappropriate and go against National, Regional and Local Green Belt policy.

The National Planning Policy Framework (March 2012) core planning principles include protecting the Green Belt. Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The use is not one

specified at paragraphs 89 and 90 as an appropriate use for locating in the Green Belt.

6. Intensification of use: The proposal is to increase the throughput from 50,000 tonnes per annum of organic waste to 75,000 tonnes per annum. This is an increase of 50%, and it seems likely that such an intensification of use would create a number of adverse environmental impacts e.g. through increased traffic generation, operational noise and odour.

7. Adverse effects - noise, odours: Noise - The GLA report notes that the applicant has submitted a noise assessment but that there are matters that need further clarification. One such matter is the choice of noise measurement locations. The ones identified in the noise report were not the closest noise sensitive receptors available, and therefore the actual noise levels for residential units closest to the composting site might be significantly higher than those reported.

Odours - the GLA report notes that although the odour is within the remit of the Environment Agency (EA) and controlled under the existing environmental permit, there have been odour complaints over a long period regarding the site (para. 37). An enforcement notice was issued in 2009, and an Odour Management Plan was required as part of the permit. However, the Odour Impact Assessment is incomplete. It is expected that the increase in waste throughput will increase odour nuisance.

8. Road traffic: According to the GLA, the site will give rise to 30 extra vehicle movements per day. An independent assessment by the GLA states that the impact from road traffic emissions will be negligible. However, the current number of vehicle movements per day is not stated. It is possible that additional vehicle movements could have a substantial impact on local traffic, local residential areas and noise levels.

9. Biodiversity: The site lies close to several SSSIs, nature reserves and woods. According to the GLA report, Natural England has advised the applicant to undertake an assessment of protected species at this site (biodiversity impact assessment). The WLWP requires all applications to demonstrate that the development has no significant adverse effects on biodiversity.

10. Water contamination: WLWP Policy 2 requires all applications to demonstrate that the development will have no significant impact on the quality of surface and ground water. According to the GLA report, it is apparent that this proposal for intensification is likely to lead to ground water pollution (para.50) which would be against WLWP Policy 2.

11. Proximity to residential development: As well as the farms and public house mentioned in the GLA report, there is a major residential development within 750 metres of the site. Intensified operations on the site are likely to increase noise, odours and traffic impacts on neighbouring developments and need to be taken into consideration.

12. Conclusion: Whilst the WLWP is committed to minimising waste and ensuring that waste is managed as far up the waste hierarchy as possible, it also seeks to protect the environment and balance the needs of west London's communities.

Ideally, the composting facility should be located somewhere more suitable, outside the Green Belt. Due to the many negative impacts that are affecting the environment and local communities with the current level of throughput, the WLWP would not support an increase in tonnage of waste throughput.

FLOOD AND DRAINAGE OFFICER

The proposals put forward, which include improvements to the surface water management system,



to ensure water quality is managed, are considered acceptable. These will also have benefits to ensure that surface water is managed for all return period rainfall events, including climate change.

The standard SUDS condition would be appropriate.

## ENVIRONMENTAL PROTECTION UNIT (EPU)

### Air Quality

The following information was submitted with the application for air quality:

- Chapter 6 of the Environment Statement Volume 2A Air Quality by SLR, dated September 2012

Chapter 6 did not include an air quality assessment. There was some review of odour issues from the existing development. We are not recommending any specific air quality conditions for the following reasons:

- The development site is located outside of the AQMA and the additional capacity would result in up to 30 more vehicle movements a day (the reason for a lack of air quality assessment, although the transport assessment suggests there will be an additional 22 vehicle movements a day);
- The development does not appear to include a construction phase;
- Odour issues at the site have been identified in the air quality review. These can be addressed by conditions on the Environmental Permit by the Environment Agency, as they have been to date; and
- As the site is located within the LEZ (Low Emission Zones) it is assumed the vehicle fleet are compliant with LEZ requirements (where this is not the case, it may be necessary to include the Fleet Management Condition).

The following was noted when reviewing chapter 6 and 7 of the Environment Statement:

- It is not clear why air quality impacts on the SSSI (Ruislip woods) to the north of the site were not considered as part of the air quality review. There is no reference to this in the air quality chapter although in chapter 10 Cumulative Impacts, it states the potential effects of air quality emissions on ecological receptors has also been considered with regard to the existing background and no exceedances of applicable standards are predicted, so no cumulative impacts as a result of the proposed increase in tonnage have been identified.
- The Transport chapter (7) indicates at present there are 56 inbound vehicles and 56 outbound vehicles per day and this will increase to 67 inbound vehicles and 67 outbound vehicles per day. Condition 13 on planning permission 12579/APP/2006/1524 indicates vehicle movements should be limited to 26 in and 26 out per day. It is not clear if the above figures are accurate and if a written application to vary this condition was submitted.

It is advisable to include updated versions of planning conditions 13, 17, 18 and 19 on planning permission 12579/APP/2006/1524 on any new approval, to limit emissions from the development.

## CONTAMINATION

Odour: This is within the remit of the EA and controlled under the environmental permit. There have been odour complaints over a long period regarding the site and this has been an issue with some Member involvement. Given the permit the EPU has been working in a liaison role between residents, the EA and West London Composting, 'WLC'. As odour emissions from the site are controlled under the Environmental Permit, complaints are now referred by the EPU to the Environment Agency, or more often made direct to the Agency on their hotline. The permit covers the North and South areas of the site. There is an Odour Management Plan, 'OMP' for the site. The

current version dates to 2009 following an enforcement notice dated 15/2/2009 by the EA. The OMP is a requirement of the permit and odour is controlled by two conditions, 3.4.1 and 3.4.2 of permit, EPR/UP3893EC dated 29/3/2011. The EA have indicated that they will vary the permit given the increased tonnage from 50,000 to 75,000 tonnes. As a consequence the EA indicate the will require an assessment of the odour implications, and modifications to the OMP if necessary. The Council is consulted on variations to environmental permits and will receive the details of any proposed changes to the permit conditions for comment.

Some of the permissions being consolidated have odour conditions. The odour conditions seem to apply to the northern maturation site, requiring an odour suppression system around this part of the site (where the maturation mounds are rather than the southern composting vessels area). We consider that odour will be controlled under the permit using the OMP. However the conditions for the northern area could be retained to protect the adjacent cottages from any odour from the maturation heaps. Odour can emanate from both the north and south areas and the odour controls in the OMP are quite detailed, including process controls for the vessels.

I would advise an informative explaining that odour is controlled under the EA permit is added to any new permission. There is an informative on 12579/APP/201/1991 indicating that the EA have other requirements but this probably needs to clarify that environmental matters are controlled by an EA permit under the Environmental Permitting Regulations 2010 as amended.

I would also recommend adding a condition:

Any modifications to the current 'Odour Management Plan' as agreed under the environmental permit with the Environment Agency shall be submitted to the Council by the developer within 2 weeks of issue'.

Reason: To ensure that the LPA are updated on the current and future odour controls at the site in accordance with Policy OE6 of the Hillingdon UDP Saved Policies 2007 .

Contaminated Land: As regards the contaminated land information, there have been site investigations by SLR consultants at the development, and the site investigations for the northern maturation area are included in the Environmental Statement. These are reports from 2005, 2006, 2007 and 2011. All of the investigations were for the northern area apart from the 2007 report which was on the area for the extension of the in-vessel composting units to the south. One of the northern reports was for an old pig slurry pit in the field beyond the site boundary. The 2007 report was submitted with the application to extend the in vessel area in 2007 but I cannot find this report in the ES. The reports show that there was some fill on the Northern maturation area but there did not appear to a human health risk in the locations given the commercial use. Likewise the 2007 report showed some fill and contamination in the southern area, but a low risk was again concluded given the commercial use. The risk would be low and therefore we would not be looking for a further site investigation on the land if permission is given for this development.

From the previous reports by SLR consultants there does not appear to be a significant human health risk given the commercial use. Therefore we would not require further contaminated land investigations at this site as regards human health.

Groundwater Issues: This is within the remit of the EA and they have made their concerns clear in their consultation letter. However the EPU has a strong interest in the groundwater quality in the area given the issues with pollution from New Years Green Landfill Site. SLR consultants have advised an up-gradient and down-gradient borehole. This would mean a borehole on the maturation area and south of the composting site. Currently we are discussing installing boreholes using EA funding south of the site for our investigations of New Years Green landfill and the public water supply borehole. The EA are looking to prove that there is sufficient depth of clay so there is no risk to groundwater as indicated by SLR consultants. It is likely that the EA will require this



information. The ES provides information on 'Hydrogeology and Hydrology' and references many of the investigations carried out on groundwater pollution in the area, the composting site falling into the source protection zone of the public water supply.

Having referred to previous permissions now being consolidated, it appears the main conditions are the odour conditions, one on the odour system around the maturation plant and one on the restriction of wastes to organic biodegradable (eg's: condition 8 and condition 9 of 12579/APP/201/1991 or condition 14 and condition 15 of 12579/APP/2006/1524). Providing these do not conflict with the permit, they could be retained. There are also some noise conditions that are still required (eg: conditions 14 and 17 of 12579/APP/2006/1524).

#### TREES AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: The site is occupied by an existing food and green waste composting operation at land to the north and south of New Years Green Lane. Many of the trees and hedge screens which exist on site were planted in compliance with previous planning approvals associated with the current land use. Trees on the site are not protected by Tree Preservation Order or Conservation Area designation, although they are to be retained and managed in accordance with the approved plans.

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

- No trees or other significant landscape features will be affected by the proposal
- The increased throughput will be accommodated and processed utilising the existing facilities and space required for the current (approved) operations of 50,000 tonnes per annum.
- The native woodland planting along the site boundaries, planted in accordance with previous applications, is now well-established and is providing a visual screen and natural buffer between the site activities and vantage points from the surrounding Green Belt - including Bayhurst Wood to the north and local public footpaths.
- Following the successful establishment of the planted buffer on the western boundary of the maturation site (north side of Newyears Green Lane) a line of golden conifers has been established to provide an evergreen re-inforcement at the top of the slope. This will become an alien feature in the Green Belt if it is permitted to grow unchecked. It is recommended that this hedge should be annually maintained at a maximum height of 4 metres in order to protect the visual amenities of the locality.

RECOMMENDATIONS: No objection, subject to the above considerations and a condition to retain existing shelter belts and hedge planting and to restrict the height of the golden conifer hedge to 4 metres above ground level

#### S106 OFFICER

The Highway Engineer has advised that there will be a need for highway improvements to the carriageway at the entrance to the site. S106 and highways agreements will need to be entered into, to secure these works. I do not consider there to be any other planning obligations required as a result of this proposal.

#### HIGHWAY ENGINEER

Further to undertaking a site visit and an assessment in relation to the above, I would comment as follows.

The development proposals are for the continuation of the existing composting operation at the site

and to allow for an increase in capacity from 50,000 to 75,000 tonnes per annum. The increase in capacity will be contained within the existing site and will not require additional staff, plant or equipment to be provided.

As part of the development, it is proposed to widen and resurface a section of carriageway adjacent to the western site access to provide an improved link between the north and south of the site along New Years Green Lane.

When considering the proposals it is noted that New Years Green Lane is narrow highway, which varies in width. However, there are a number of passing places located along the carriageway, which allow vehicles to pass side by side. Additionally, it is noted that mud and other debris are brought onto the carriageway by vehicles travelling between the north and south of the site over the adjacent highway.

In order to identify the impact of the development along the adjacent highway network, a Transport Assessment (TA) has been included within the Environmental Impact Assessment submitted with the planning application. The TA considers the increase in vehicle trips based on the existing operation at the site and provides a capacity analysis of the priority junction of New Years Green Lane and Breakspear Road South. Additionally, an analysis of accidents along the surrounding highway has been undertaken.

When determining the additional traffic generated from development proposals, it is considered that there will be an increase of 48 two way trips during the working day (between 0730 hrs and 1800 hrs) above that of the existing operation at the site. This will include 24 additional two way trips by HGV's, equating to an overall total of 82 two way HGV trips generated by the development based on an output 75,000 tonnes per annum.

As a result of the increase in vehicle trips, an assessment of the junction of New Years Green Lane and Breakspear Road South has been undertaken, which has demonstrated that the junction will continue to operate within capacity during the future year assessment 2017 in both the AM and PM peak hours, with additional trips assigned to the highway network.

Analysis of accidents along the highway adjacent to the site has been undertaken for a 5 year period up to October 2011. It is noted that the study area within the TA extends from the development site to the junction of the A40, some 3.5km to the south. However, for the purpose of this assessment, consideration has been given to those accidents that occurred adjacent to the site.

The analysis has identified that no accidents have occurred along New Years Green Lane during the study period or at the junction of New Years Green Lane and Breakspear Road South. However, 4 accidents occurred at the junction with New Years Green Lane and Harvil Road, 3 of which were classified as slight and 1 classified as fatal. Additionally, 5 accidents have been identified at the junction of Breakspear Road and Breakspear Road South, which were classified as slight.

From the analysis it is noted all accidents involved cars except for one, which involved a motorcycle and it has been demonstrated that all accidents occurred due to driver behaviour. Therefore, it is considered that there are no established patterns identifying specific road safety issues that relate to the current operation of the site.

When considering the proposed improvements along the highway adjacent to the western access to the site, it is noted that the carriageway will be widened and resurfaced to provide an improved link between the north and south of the site. It is clear that these works are required as a result of continued use by large vehicles transporting compost within the site, which has caused significant

damage to the carriageway. As a result, the carriageway at this location is required to be reconstructed and strengthened and not just resurfaced, to allow for the continued and increased use at the site. The extent of the works are shown on drawing 001 Proposed Highway Improvements (February 2012), provided as part of the TS.

Therefore, it is considered that the development would not be contrary to the policies of the adopted Hillingdon Local Plan, 2012, (Part 2) provided that a suitable planning condition/S106 Agreement is imposed on the planning consent, requiring the following.

1 The total number of traffic movements to and from the site shall not exceed 100 in and 100 out in any one day.

2 The total number of HGV movements (those vehicles above 7.5t) to and from the site shall not exceed 50 in and 50 out in any one day.

3 The highway improvements that are proposed as part of the development access shall also include for the strengthening of the carriageway, which shall be implemented prior to any increase in capacity/production at the site, at the applicants expense.

4 Wheel-washing facilities are required to be provided prior to any increase in capacity/production within both parts of the site, adjacent to the western access and thereafter retained for the lifetime of the development.

## **7. MAIN PLANNING ISSUES**

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

The application seeks an intensification of use of the composting facility at both Pylon and Highview Farms and an extension of the temporary use of the maturation site (Pylon Farm), both for a period of 5 years. With regard to Pylon Farm, the existing open composting, although contrary to Green Belt Policy, was previously considered to outweigh the harm to Green Belt objectives. National and local requirements to increase green waste recycling still apply and it is considered that this need continues to constitute the very special circumstances to justify inappropriate development. This policy justification is set out below.

The application site is located in the Green Belt and both the London Plan and the Hillingdon Local Plan (parts 1 and 2) contain policies based on national guidance enshrined in the NPPF, which seek to protect Green Belts from inappropriate development, unless very special circumstances have been demonstrated.

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'.

Policies in the Hillingdon Local Plan endorse national and London Plan guidance. Strategic Part 1 Policy EM2: (Green Belt, Metropolitan Open Land and Green Chains) states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains and that any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Local Plan 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

Commercial composting, if it is not small scale or ancillary to a residential or farm use, is normally considered to be an industrial use, being a form of recycling, where waste undergoes a process that will break down the matter and be converted into useable material. In principle this type of use is to be encouraged (policy MIN16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies) in an appropriate location. However, proposals for industrial and waste uses are not normally considered appropriate in a Green Belt location. The continued use of the maturation site (Pylon Farm) for composting is therefore contrary to Saved Policy OL1 of the Local Plan part 2 and constitutes inappropriate development within the Green Belt. It is therefore necessary to demonstrate very special circumstances as to why it should be located and continue to operate from this location. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The very special circumstances for this proposal are set out below:

- The need to achieve national, regional and local recycling and composting targets and move to more sustainable waste management options;

Government planning policy is primarily set out in the National Planning Policy Framework (NPPF). However the NPPF does not contain waste planning policies, as these will be set out in the forthcoming National Waste Management Plan. PPS10: Planning for Sustainable Waste Management therefore remains in place until the National Waste Management Plan is published. These address general principles and policies, together with detailed guidance on waste management, and form a material consideration to the consideration of a planning application.

PPS10 focuses on achieving a step change in the way waste is handled and moving the management of waste up the waste hierarchy of reduction, re-use and recycling. Paragraph 1 of PPS10 recognises that in achieving a more sustainable waste management framework, this can only be achieved through significant new investment in waste management facilities.

PPS10 looks for the achievement of sustainable waste management based on the following objectives:

- Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option but one which must be adequately catered for;
- Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities;
- Help implement the national waste strategy, and supporting targets, and are consistent with obligations required under European legislation;
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment and enable waste to be disposed of in one of the nearest appropriate installations;

- Reflect the concerns and interests of local communities, the needs of waste collection authorities, waste disposal authorities and business and encourage competitiveness; and
- Protect green belts but recognise the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management are material considerations that should be given significant weight in determining whether proposals should be given planning permission.

Policy EM11 of the Hillingdon Local Plan: Part 1- Strategic Policies deals with waste management and aims to reduce the amount of waste produced and to work to identify and allocate suitable new sites for waste management facilities within the Joint West London Waste Plan. It also commits the Council to promote waste as a resource and encourage increased re-use and recycling and to maximise the use of existing waste management sites through intensification and co-location. The proposed development is therefore considered to comply with Policy EM11, by seeking to maximise the use of an existing waste management site.

Relevant Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) waste policies include MIN16, which encourages the provision of facilities for the efficient and environmentally acceptable recycling of waste materials with which the proposed development complies.

MIN18 safeguards existing civic amenity and waste transfer sites. Although this facility does not fall strictly into the aforementioned categories, it is considered that this approach could also be applied to other types of waste management facilities, such as the application site.

The applicant has also put forward a case for the need of the development. The applicants currently have contracts with 3 of the 6 constituent boroughs of the West London Waste Authority (West Waste), to accept green waste and household foodstuffs from kerbside and civic amenity collections and submits that they need this facility to continue to operate. The current facility enables the applicant to accept all of the contracted green waste and kerbside collected foodstuffs from the Borough and West Waste, thus meeting the requirements of the local market and conforming to the proximity principle.

The proposed development is considered to be in accordance with the need to achieve national, regional and local recycling and composting targets and move to more sustainable waste management options. The composting of organic material is considered to be in accordance with the objectives for sustainable waste management, as it will maximise the recovery of materials which would have previously been landfilled. By driving the management of this waste up the waste hierarchy, it will contribute to relevant national, regional and local targets for recycling.

- 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 London Plan (July 2011) Policy 5.16 (Waste Self Sufficiency) 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. It is considered that the proposed continuation of composting activities, with an increase in capacity, will help to



deliver both elements of this policy.

London Plan (July 2011) Policy 5.17 (Waste Capacity) 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. The continuation of composting activities at an existing site, which has already been considered and found acceptable for this use, is considered to comply with this policy.

Paragraph 5.76 of the London Plan recognises that increasing London's waste processing capacity is a major mayoral priority. The proposed development will help deliver this objective. It is considered that the development proposals would provide additional capacity and would be in compliance with the waste policies of the London Plan, to allow for greater waste processing capacity within London.

With regard to this application, the Mayor in the GLA Stage 1 report supports the intensification of the land use for increased throughput, as it would contribute to increasing composting levels in London, subject to all other environmental impacts being reviewed and there being no adverse impact from the intensification. It is considered that the continuation of this facility will enable the Borough to continue to provide a local composting facility, without which waste would have to be exported from London for treatment.

It is noted that with respect of the application site, the loss of this facility would lead to an immediate shortfall in capacity and would lead to waste being exported from London for treatment, contrary to the aims of the London Plan.

· The lack of suitable alternative sites identified in the emerging West London Waste Plan;

Consideration has also been given to the emerging Local Plan. Of particular weight is the West London Waste Plan. Six west London Boroughs (Brent, Ealing, Harrow, Hounslow, Hillingdon and Richmond upon Thames) have joined together to prepare the West London Waste DPD, known as the West London Waste Plan in the plan area up to 2026. The draft West London Waste Plan (WLWP) Proposed Sites and Policies Consultation Document (February 2011) is a material consideration and has been published for public consultation. WLWP Policy 1 states that waste development on sites not listed for safeguarding will need to comply with other WLWP policies. This site has not been identified as a waste management site considered having potential for development. However, as an existing waste treatment use, it is safeguarded by the WLWP, in line with London Plan policy 5.17 G (a).

Whilst it is noted that the application site is not allocated within the WLWP, the plan does outline the approach towards unallocated sites, which includes the need to demonstrate that the allocated sites are not suitable for the use proposed, that identified sites have not come forward and there is an emerging shortfall in capacity.

The sites currently allocated in the West London Waste Plan appear to be industrial sites, which are not always best suited to accommodating composting facilities, which require a more rural location, with a large land take for the open maturation phase of the composting process.

- The environmental and economic advantages of locating waste management facilities as close as practicable to where the waste arises without having an unacceptable impact on those communities.

The principle of composting development at this location on a permanent basis for up to 50,000 tonnes per annum has already been established on Highview Farm and a series of temporary permissions for the maturation site have been granted over the years for the maturation site at Pylon Farm.

The underlying principles of current National and Regional planning policy and guidance relate to the Proximity Principle, the Waste Hierarchy and Regional Self-Sufficiency.

With regard to particular locational needs, the applicant has submitted that these are;

- the need for the open maturation of the compost after the in vessel stage and
- the principle use of the compost produced being applied to agricultural land.

Composting facilities, both for green waste and in-vessel, are therefore considered to be best suited to a more rural location, where the required site area is available and a suitable accommodation with adjoining uses can be achieved, rather than established industrial sites. It is therefore considered that this proposal has particular locational needs.

In addition, PPS10 acknowledges that, whilst Green Belts should be protected, the particular locational needs of some types of waste management and that the wider environmental and economic benefits of sustainable waste management are material considerations that should be given significant weight in determining whether proposals should be given planning permission.

## CONCLUSION

It is considered that the reasons given above are the very special circumstances to justify the intensification of use of the composting facility and the continued temporary use of green waste maturation site for a 5 year period, to the extent that the harm on the openness of the Green Belt has been outweighed. Therefore, even though the use is contrary to Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), no objections are 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**

Not applicable to this development.

### **7.04 Airport safeguarding**

Not applicable to this development.

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

The change of use from agricultural land to an open composting maturation site and the intensification of use of the facility as a whole will involve development within the Green Belt, Colne Valley Park and within proximity to nationally protected woodland. There is therefore potential for long-term effects on biodiversity, landscape character, visual impacts on these areas and on the amenity of the Green Belt for its users.

However, there are no physical changes proposed as part of this application. The original proposal for the maturation site (Pylon Farm) included young woodland and hedgerow plantations to the north and west of the site, to provide shelter and visual screening. This



planting was required, in order to screen and mitigate the visual impact of the windrows when viewed from surrounding public footpaths. These existing hedgerows and field/hedgerow trees around the site are now established and will not be affected by the proposal.

The site is an existing waste management facility and no new buildings or extension of the currently permitted area is sought. The proposal is to utilise spare capacity within the existing composting facility. The assessments undertaken in the ES demonstrate that there will be no material increase in impacts as a result of the proposed increased in tonnage and emissions will continue to be controlled by the Environmental Permit regime.

The permission is for a temporary period and given there is no increase in buildings or operational area of the composting facility, it is considered that there will be no additional impact on the openness of the Green Belt as a result of the proposed development, in compliance with Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.06 Environmental Impact**

Environmental considerations relating to this application, namely air and ground water quality, have been addressed in the relevant sections of this report.

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

This issue has been dealt with at Section 7.07 above.

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

The main impact on neighbours arising from the continued use of the composting facility relate to air quality and noise. These matters have been dealt with in relevant sections of this report.

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

Not applicable to this application.

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

Policies AM1, AM2, AM7, AM9, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) are concerned with traffic generation, road capacity, on-site parking, access to public transport and provisions for parking for people with disabilities.

A Transport Assessment (TA) has been included within the Environmental Impact Assessment, submitted with the planning application. The TA considers the increase in vehicle trips based on the existing operation at the site and provides a capacity analysis of the priority junction of Newyears Green Lane and Breakspear Road South. Additionally, an analysis of accidents along the surrounding highway has been undertaken.

In terms of the additional traffic generated from development proposals, the Highway Engineer estimates that there will be an increase of 48 two way trips during the working day (between 0730 hrs and 1800 hrs) above that of the existing operation at the site. This will include 24 additional two way trips by HGV's, equating to an overall total of 82 two way HGV trips generated by the development, based on an output 75,000 tonnes per annum.

An assessment of the junction of Newyears Green Lane and Breakspear Road South has been undertaken, which has demonstrated that the junction will continue to operate within capacity during the future year assessment (2017) in both the AM and PM peak hours, with additional trips assigned to the highway network.

It is noted that Newyears Green Lane is unsuitable for HGV traffic for much of its length, due to the width of the road and further traffic increases ought to be discouraged. The applicants have already implemented measures to ensure that delivery and collection vehicles use only the short stretch of Newyears Green Lane, between the site and Breakspear Road (South). These measures include site signage and profiling the junction to the access road to Highview Farm, so that vehicles are physically prevented from turning towards Harvil Road. In addition, operators are informed of the preferred route for all vehicles entering and leaving the site. These measures were secured by conditions on the previous consents and have been incorporated into the Waste Management Licence, issued by the Environment Agency. It is recommended that these conditions be re-imposed on this application, in the event of an approval.

Analysis of accidents along the highway adjacent to the site has been undertaken for a 5 year period up to October 2011. The analysis has identified that no accidents have occurred along Newyears Green Lane during the study period or at the junction of New Years Green Lane and Breakspear Road South, although some accidents occurred further afield. Nevertheless the Highway Engineer considers that there are no established patterns identifying specific road safety issues that relate to the current operation of the site.

The application includes proposals to widen and resurface the carriageway between the two sites, to provide an improved link between the north and south of the site. The Highway Engineer notes that these works are required as a result of continued use by large vehicles transporting compost within the site, which has caused significant damage to the carriageway. As a result, the Highway Engineer requires the carriageway at this location to be reconstructed and strengthened and not just resurfaced, to allow for the continued and increased use at the site. The proposed mitigation measures can be secured by way of a S106 Agreement.

In summary, the Highway Engineer raises no objections to the scheme subject to the above highway improvements and conditions securing the following:

- 1 limiting the total number of traffic movements to and from the site to 100 in and 100 out in any one day.
- 2 limiting the total number of HGV movements (those vehicles above 7.5t) to and from the site to 50 in and 50 out in any one day.
- 3 Wheel-washing facilities are required to be provided prior to any increase in capacity production, within both parts of the site, adjacent to the western access and thereafter retained for the lifetime of the development.

Subject to the above, it is considered that the development would not be contrary to the policies of the adopted Hillingdon Local Plan, 2012, (Part 2).

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

There are no urban design issues associated with this application.

#### **7.12 Disabled access**

There are no disabled access issues associated with this application.

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

Not applicable to this application.

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

LANDSCAPING:

The young woodland and hedgerow plantations to the north and west of the site which

were planted as part of the original scheme are now well established. It is considered that the maturation area benefits from good screening on all boundaries. No landscape or visual effects have been identified by allowing the continuation or intensification of use of the facility for a further 5 years.

The Tree and Landscape Officer advises that the management, maintenance and replacement planting of any failed trees or shrubs should continue, in accordance with the previous approvals. No objections are raised, subject to the above considerations and a condition to retain existing shelter belts and hedge planting and to restrict the height of the golden conifer hedge to 4 metres above ground level. Subject to compliance with landscape conditions, the development is considered to comply with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### ECOLOGY:

The application site is in close proximity to Ruislip Woods Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England considers that the proposal is not likely to be an adverse effect on this SSSI site, which does not therefore represent a constraint in determining this application.

An Extended Phase I Habitat survey has been undertaken of the application site. Habitats on site mainly comprise hard-standing, composting vessels and port-a-cabins; around the periphery is screen planting on a low bank with small patches of unmanaged grass areas, with plant species recorded typical of nutrient enriched soils/disturbed ground, such as common nettle *Urtica dioica* and creeping thistle *Cirsium arvense*.

There are no features or habitats of particular ecological significance on site. Around the periphery of parts of the site are habitats with some potential to support common reptile species, great crested newt (if present in ponds within the wider landscape), and nesting birds; there was one building of low bat roost potential, and an off-site tree with potential to support small numbers of roosting bats.

No mitigation measures are considered necessary, as no habitats of significant ecological value were recorded. Overall, it is concluded that there would be no significant residual impacts associated with the application, with respect to ecology. It is therefore considered that the scheme will not have an adverse impact on ecology and nature conservation in the area, in accordance with Saved Policies EC1 and EC3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policy 7.19.

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

This is an application for the continued use of a composting facility, which will help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource.

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

This is an application for the continued use of a composting facility, which will help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource.

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

The potential environmental effects of the proposed development on the geological, hydrogeological and hydrological environments have been assessed in the Environmental Impact Assessment, submitted in support of this application.

## CONTAMINATION

Given the nature of the operations on the site, the protection of ground water and flooding / drainage issues are closely interlinked. London Plan Policy 5.14 seeks to protect and improve water quality, whilst Policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies seeks to protect the environment from toxic or harmful substances. The NPPF at 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.

The site currently undertakes the composting of up to 50,000 (tpa) of waste, using in-vessel systems, followed by maturation in open windrows. The applicant maintains that effective operation and management of the facility is already in place to contain contaminated effluent within the site, where it is treated as leachate. Measures are already in place to minimise the risk of abnormal operational conditions resulting in increased risk of effluent release to receptors on the form of a Surface Water Management System. This includes water quality treatment and mitigation measures, comprising bunded and contained surface water drainage and attenuation storage, which reduces the overall risk to downstream receptors.

A detailed review of the existing Surface Water Management System has been undertaken to establish whether it contains adequate capacity to prevent the release of potentially contaminated surface water runoff from the site for all return period rainfall events up to and including 100 years, including consideration of climate change. The hydrogeological review has found the overall capacity of the network to provide attenuation storage and containment of contaminated water within the site to be good, although there is a requirement for slight upgrade of certain areas of the system, to ensure containment throughout all stages of extreme rainfall events over the lifetime of the development. Without the upgrade of the existing surface water management system, the ES recognises that the more intensive operation of the facility has the potential to impact on the quality of surface and ground waters.

The ES concludes that the likelihood of groundwater contamination by fuels and other potentially polluting liquids, including leachate in contaminated runoff from site operations is negligible. However, in order to further minimise any potentially negative impacts on groundwater, additional safeguards are identified. In addition the ES concludes that surface water run-off from the compost treatment and maturation areas has the potential, without appropriate upgrades to existing mitigation measures to result in pollution of nearby watercourses, although the probability of occurrence is considered to be low and the magnitude of impact is assessed as being moderate. It is also concluded that the likelihood of occurrence of significantly altering or reducing the groundwater recharge would be negligible, due to the presence of the existing facility (no change in form), and the presence of a significant thickness of London Clay beneath the site, which will have minimal recharge potential. Therefore the magnitude of impact is assessed as negligible with a corresponding near zero level of overall risk.

A slight impact may also arise from the minor excavation of additional storage within the surface water lagoon, although the Site Investigation Report indicates the presence of made ground and a significant thickness (at least 12m) of clay (London Clay and Lambeth Group Clay) beneath the site. The excavations are likely to be minor and unlikely to expose the chalk layer or result in a

reduction in the clay thickness between the base of the pond and the upper chalk layer at depth; therefore no impacts related to the loss of soils are anticipated.

Given the above conclusions of the ES with regard to potential contamination, a number of operational mitigation measures and best available techniques have been incorporated into the scheme design, which would reduce the potential risk to ground and surface water. The following prevention measures are proposed:

- Expansion of attenuation lagoon to increase storage volume
- Raising of bund around perimeter of the northern (maturation) site
- Intercept drainage at entrance to reception hall to isolate potentially contaminated surface water and contain it within site;
- Full CQA testing of the base and bunds (including the northern attenuation lagoon) will be undertaken to ensure the site is fully impermeable;
- All surface water from treatment areas to be treated as leachate and directed to a separate sump to be tankered off site for processing. Surface water will be contained within hard surfaced pad area using bunding and contouring and the input of speed humps/topographical barriers to flow in the southern composting site;
- Surface water filter screens on inlets to storage areas;
- Upgrade wheel wash facilities as appropriate; and
- Upgrade/input Petrol Interceptor.

It is also proposed as an additional safeguard, to install groundwater monitoring boreholes up and down gradient of the site to provide further confirmation of site geology and to monitor groundwater quality in the Upper Chalk beneath the site.

The following upgrades to the existing surface water management system, in addition to those outlined above, are also proposed:

- Increase volume of attenuation lagoon and include 300mm freeboard on the embankment to allow for fluctuating water levels. Include emergency overflow weir on southern bank to direct water back within site;
- Increase bund height on western boundary of northern maturation area to provide additional floodable areas including 300mm freeboard for fluctuating water levels;
- Input intercept drainage on eastern boundary of northern (maturation) and southern (composting) sites to direct surface water flooding from land to east away from site;
- Input intercept drainage at gateway to northern (maturation) area to prevent inflow of surface water from offsite areas;
- Divert water from storage tank/sump to tanks in Area B, where spare capacity exists to prevent surcharge of existing attenuation storage; and
- Input topographical barriers to flow at entrances to composting areas to provide additional floodable area for surface water storage including 300mm freeboard.

It is considered that the above measures will help to reduce the risk to both surface water and groundwater quality. Nevertheless, the Environment Agency notes that this site is in an extremely sensitive location for groundwater quality and resources. The site lies within a Source Protection Zone (SPZ1), designated to protect the groundwater source in the chalk below. As this groundwater will be abstracted for public water supply nearby, it is important that it's quality is protected at present and for the future. This abstraction point is a very sensitive receptor and requires a high level of protection to conserve water resources to provide public drinking water in the area. The Agency considers that the ongoing development and intensification of this site poses a significant risk to groundwater and would normally object in principle to new developments of this nature in this location. However given that this is intensification of use rather than new development, the Agency raises no objections subject to the inclusion of a condition



requiring a Hydrogeological Risk Assessment (HRA) for the activity on site. This should include the collection of relevant site specific data, a detailed Quantitative Risk Assessment and a review of available mitigation measures to minimise risks to groundwater.

The Environment Agency explain that the reason for imposing this condition is that notwithstanding the submitted information and proposed mitigation measures summarised above, the application as submitted, fails to give adequate assurances that the risks the activity poses to groundwater are fully understood, or that the sensitivity of the environmental setting has been appropriately considered. A more in depth assessment would therefore be required to assess the risk at this site.

## FLOODING AND DRAINAGE

Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 (Saved UDP Policies) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. Policy 5.12 of the London Plan seeks to minimise the risks of flooding. A Flood Risk Assessment has been submitted as part of the application, taking into consideration the principles of the National Planning Policy Framework (NPPF) and other relevant regional and local policies.

As stated above, measures have been proposed in the site design to upgrade the existing Surface Water Management Systems, which manage and control surface water runoff, so that the application site would not pose an increased flood risk to users of the site or downstream land and property.

The applicants point out that the upgrade to the Surface Water Management Systems is not required as a direct result of surface water flood risk, as there will be no changes to the site layout or form. However measures are proposed to upgrade the potentially contaminated areas of the site, to ensure the continued containment of all potentially contaminated surface water from the composting and maturation areas and separate treatment as leachate. In order to reduce the risk of failure of the pond embankment the following measures would be implemented:

- 300mm freeboard to allow for settlement/fluctuations in water level;
- The embankment would be constructed using engineering best practice and under the guidance of a geotechnical specialist to ensure that risks of collapse or failure are appropriately mitigated. This would include the input of inclinometers to alert the team to excessive settlement or potential failure;
- The embankment will continue to be inspected regularly by a competent engineer under the guidance of a geotechnical specialist to ensure that its structural integrity is maintained and that maintenance is carried out, as required, to prevent the risks of collapse or failure;
- An emergency spillway would be provided directing water back to within the sites open drainage channel network and floodable areas;
- A water level monitor would be installed to ensure that the site facilities manager is alerted in the event of excessive water levels.
- A site Management Plan exists which would be updated to account for the upgrades to the surface water management and treatment systems. This will include the following measures:
  - Visual inspection of Surface Water Management and Treatment Systems;
  - Management and Maintenance of the sites Surface Water Management Systems, ensuring the removal of silts and sediments from waters discharged from the site and
  - the regular removal of sediment build up from site Surface Water Management Systems;
  - Visual inspection of the bunds on the attenuation lagoon and at the site perimeters;

- Continued monitoring to ensure the impermeability of the pad and surface water isolation systems to prevent seepage to groundwater; and
- Good site management to ensure no rubbish or debris enters the sites Surface Water Management System or local watercourses/drainage channels.

The Environment Agency has requested a condition requiring the development to be carried out in accordance with the approved Flood Risk Assessment (FRA) and the mitigation measures detailed within the FRA, limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. This is to prevent flooding, by ensuring the satisfactory storage of/disposal of surface water from the site.

With regard to drainage, the Environment Agency has recommended a condition requiring a Surface Water Drainage scheme to be agreed, in order to ensure that all drainage from the site is adequately managed, to protect the quality of the sensitive groundwater, as the existing use has the potential to impact the quality of the water within the aquifer.

The Environment Agency also requires a condition prohibiting surface water drainage into the ground, other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Again, this is to ensure that all drainage from the site is adequately managed, to protect the quality of the sensitive groundwater. The Agency notes that this later condition will complement, but not duplicate any drainage conditions in the Environmental Permit. This is due to the permit controlling only the waste management areas, whilst the condition will apply to all other areas of the site.

Subject to the above mentioned conditions being imposed and discharged, it is considered that the continued and intensified use of the facility for an additional 5 year period would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected, in compliance with Policies OE7, OE8 and OE11 of the Hillingdon Local Plan Part 2 (Saved UDP Policies), Policies 5.12 and 5.14 of the London Plan (July 2011) and the provisions of the NPPF.

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

### **AIR QUALITY:**

The decomposition of organic materials in the composting process produces characteristic odours. Aerobic decomposition is characterised by a sweet woody smell. If however, conditions within the decomposing material become anaerobic, the odours become stronger, sulphurous and more offensive in nature.

An assessment of the air quality impacts associated with the proposed development has been undertaken in the ES. The assessment has considered:

- Air Quality Strategy Pollutants from vehicle exhausts; and
- Odour, dust and bioaerosol emissions during the operational phase.

The assessment of dust and bioaerosols has found that the additional risk of impacts associated with the increased tonnages is insignificant, given the controls in place and regulation by the Environment Agency.

In terms of air quality, during 2005, a significant volume of odour complaints from the



residents of neighbouring residential developments in the Ruislip and Harefield area were received by the Environment Agency (EA) and the Council's Environmental Protection Unit (EPU). The odours were attributed to two composting facilities, one of which was West London Composting (the application site). Approximately 100 odour complaints were received by the EA during this period.

There were 25 odour complaints to the Council's EPU in 2005, 22 in 2006, 20 in 2007, 56 in 2008, 17 in 2009, 6 in 2010 and 1 in 2011. (It is noted that 2008 was the year when the expansion of vessels came online and there were some teething problems with the operation.)

It is noted that effective from 6th April 2008 the new Environmental Permitting Regulations 2007 requires regulated waste sites such as this to hold an Environmental Permit, in place of the former Waste Management Licence. Critically, this legislation ended local authority powers under the Environmental Protection Act 1990, to take action for statutory nuisance against regulated waste sites. The intention was to remove the 'double jeopardy' for operators that had existed under Waste Management Licences. As a result, the Environment Agency is effectively the sole regulator and members of the public are advised to contact them directly. Therefore complaints to the Council's Environmental Protection Unit would reflect this in recent years from 2009 to date.

It is also noted that in 2006, the applicant produced an action plan, which included a number of measures to improve the operations at the composting facility, in order to mitigate the air quality (odour) issue. All these measures have been put in place, allowing the composting process to be lengthened, thereby discouraging the formation of malodorous substances. The increasing of the number of vessel clamps has enabled a more stable compost before it is transported to the open maturation area (Pylon Farm). A more stable compost at this stage has led to less odour being produced during the maturation process.

The applicant has submitted that the enclosed composting system used at the site is designed to ensure that aerobic conditions are maintained within the waste at all times, reducing the potential for creating obnoxious odours. Air is drawn through the material via a series of fans and pipework within the enclosed bays. The maturation pile (open windrows at Pylon Farm) also has the potential to generate and release bio-aerosols. However careful management of the moisture content of the pile minimises their formation and dispersal.

The applicant has stated that in the interest of air quality and amenity of the wider area the development proposals will continue to adopt the following good practice odour management techniques:

- storage of feedstock on site will be minimised;
  - feedstock handling operations will be minimised;
  - the development of anaerobic conditions will be minimised through the use of aeration systems and an appropriate compost turning regime;
  - the site will be kept as clean as possible including approach roads; and
  - moisture within the composting material will be controlled to prevent the material becoming water-logged and restricting the movement of air
- Any open facility has the potential to generate dust, which can be spread around the local area during windy conditions. During the open air maturation stage, the generation of dust is controlled by spraying with water in dry and windy conditions. Road and surfaced areas are similarly damped down with water to prevent dust generation. Material movements can be suspended if very high winds develop. There is provision for water

storage from both the roofs of buildings and pad water runoff. There will be sufficient recycled water to be able to adequately control the moisture content of the material thereby prevent dust formation.

- vehicles would be sheeted to prevent loss of materials off-site;
- storage locations for all materials that create dust, including soil, would be located away from development boundaries as far as practicable;
- regular inspection of local roads to check for dust deposits and any deposits removed;
- use water as a dust suppressant as and when required; and
- a trained site manager (or his deputy) would be on site during working hours to be responsible for proper implementation of dust mitigation measures.

The environmental design measures to mitigate the risk of odour generation and release during the operation of the proposed development will also continue to be adhered to as follows:

- enclosure of the handling and sorting of wastes within a building;
- fast acting roller action doors to ensure effective containment within the building;
- adoption of good housekeeping measures which would minimise the magnitude of odour generation, to include regular cleaning of waste reception area and minimise the storage time of raw waste; and
- extraction of air from within reception building and effective odour abatement;

In response to concerns raised by the Mayor in the GLA Stage 1 report, the applicant notes that the original development at Highveiw Farm in 2004 saw 16 vessels being built, 8 in Barrier 1 and 8

in Barrier 2. The site was extended and a further 16 vessels were built and came into use in 2008. The new bank of 16 vessels incorporated 4 biofilters, allowing for greater odour control in the

first part of the process (Barrier 1). The original 16 vessels now are all used as Barrier 2, or the second stage in the process. The additional space also allowed for more flexibility regarding retention times for the material in the vessels especially at peak periods.

The total capacity the site could therefore handle in theory would be 100,000 tpa although the current permit only allows for 50,000 tpa. The applicant also has a permit variation application lodged with the EA, to increase this to 75,000 tpa, alongside this planning application. The applicant submits that this additional unused capacity results in there being empty vessels on site throughout the year, which could be employed in the future to house the additional tonnage.

There is an existing Odour Management Plan, 'OMP' for the site. The current version dates to 2009 following an enforcement notice dated 15/2/2009 by the EA. The OMP is a requirement of the permit. The proposed increased in the allowed tonnage of material to be accepted for composting will require a variation to the Environmental Permit for the site, which is regulated by the Environment Agency. Odour can emanate from both the north and south areas and the odour controls in the OMP are quite detailed, including process controls for the vessels.

As part of this Permit variation process, detailed assessments of odour management, monitoring and control techniques (an Odour Management Plan (OMP)), and other fugitive releases (i.e. dust and bioaerosols) will be submitted for approval to the EA. As part of the OMP, the EA will need to be satisfied that the additional tonnages can be effectively treated within the existing infrastructure, without compromising environmental protection. The Council will be consulted on variations to environmental permits and will receive the details of any proposed changes to the permit conditions for comment.

The Council's Environmental Protection Unit (EPU) notes that the development site is located outside of the Air Quality management area (AQMA) and the development does not include a construction phase. Whilst odour issues at the site have been identified in the air quality review, EPU notes that these can be addressed by conditions on the Environmental Permit by the Environment Agency (referred to above), as they have been to date. In addition, whilst the additional capacity would result more vehicle movements a day, as the site is located within the LEZ (Low Emission Zones), it is assumed the vehicle fleet are compliant with LEZ requirements.

EPU previously recommended a number of conditions in connection with the open maturation site, in order to ensure that the odour mitigation measures are effective as possible. These included a requirement that an odour suppression system is installed around the proposed extended maturation site, to mitigate odour emanating from the windrows, while the hours of operation were to be controlled. It is recommended that these conditions be re-imposed in the event that a further 5 year temporary permission is granted, to protect the adjacent cottages from any odour from the maturation heaps, in accordance with Policy OE11 of the Local Plan Part 2.

Notwithstanding the above, it is acknowledged that this composting process is ground breaking technology and there remains some uncertainty surrounding the effectiveness of the improved management of the facility to reduce the potential for creating offsite odours. The temporary permission for the continued but more intensive use of the facility will allow the Council to continue to monitor the site and assess the impact on the amenities of the locality.

Overall, subject to adherence with the suggested conditions and the updated Odour Management Plan, it is concluded that there would be no significant environmental effects associated with the application, with respect to air quality and odour.

## NOISE

An assessment of noise has been carried out with reference to British Standard and other government guidance. Noise issues relating to the operation of the proposed development have been considered to the nearest noise-sensitive properties surrounding the site. The assessment has considered the potential for noise generated by heavy good vehicles to give rise to impacts at the closest noise-sensitive receptors and has found that there would be a minor, barely perceptible impact on the ambient noise levels at all the noise-sensitive receptors assessed. No mitigation measures are considered necessary to reduce the impacts of heavy goods vehicle movements. Based on the results of the assessment, noise should not pose a material constraint for the proposed development.

In order to continue to mitigate the likelihood of complaints during the operational phase it is proposed that all doors at the facility continue to remain closed during operational hours.

A number of conditions in connection with the open maturation site were imposed on previous permissions, in order to protect the residential amenity of the adjacent cottages. It is recommended that these conditions be re-imposed in the event that a further 5 year temporary permission. Subject to this condition, it is considered that there would be no significant environmental effects associated with the application, with respect to noise, in accordance with Policy OE3 of the Hillingdon Local Plan Part 2 (Saved UDP Policies).

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

One response from a local councillor has been received. The primary concern relates to odour, noise and traffic impacts. These issues have been dealt with in the main body of the report.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon Local Plan Part 2 (Saved UDP Policies) states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals.'

The applicant has agreed to to widen and resurface the carriageway (Newyears Green Lane), between the western access to of Highview Farm and the maturation site. This section of carriageway is regularly used by operational vehicles transferring semi processed waste from the enclosed composting vessels at Highview Farm to the open maturation site at Pylon Farm. The Highway Engineer notes that damage to the carriageway has occurred as a result of continued use by large vehicles transporting compost within the site. As a result, the Highway Engineer requires the carriageway at this location to be reconstructed and strengthened and not just resurfaced, to allow for the continued and increased use at the site. The proposed mitigation measures can be secured by way of a S106 Agreement.

#### **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

The proposed development would continue to make a significant contribution to waste management in this part of Hillingdon and the surrounding area of West London and maximise the diversion of waste from landfill. It is considered that national and local requirements to increase green waste recycling constitute the very special circumstances to justify the continued and intensified use of the facility. These circumstances are considered to outweigh the fact that the proposals are inappropriate development in the Green Belt.

The proposals have been fully assessed through a comprehensive EIA process, the findings of which are reported in an Environmental Statement, which concludes that with the detailed mitigation proposed, the increase in tonnage would be acceptable for a temporary period of five years at the site.

It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal. It is not considered that the scheme will have an adverse impact on ecology and nature conservation in the area, or on the highway network.

Subject to adherence with the suggested conditions and the updated Odour Management Plan, it is concluded that there would be no significant environmental effects associated with the application, with respect to air quality and odour. In addition, subject to the recommended conditions being imposed and discharged, it is considered that the proposal would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected.

It is recommended that a further 5 year temporary permission be granted for the continued use of the existing open maturation site and and for the intensification of use of the facility as a whole, to handle an increased maximum throughput of up to 75,000 tonnes per annum of organic waste. The temporary permission will allow the Council the opportunity to monitor the site and assess the effectiveness of the proposed mitigation measures on the amenities of the locality and the environment. On this basis approval is recommended.

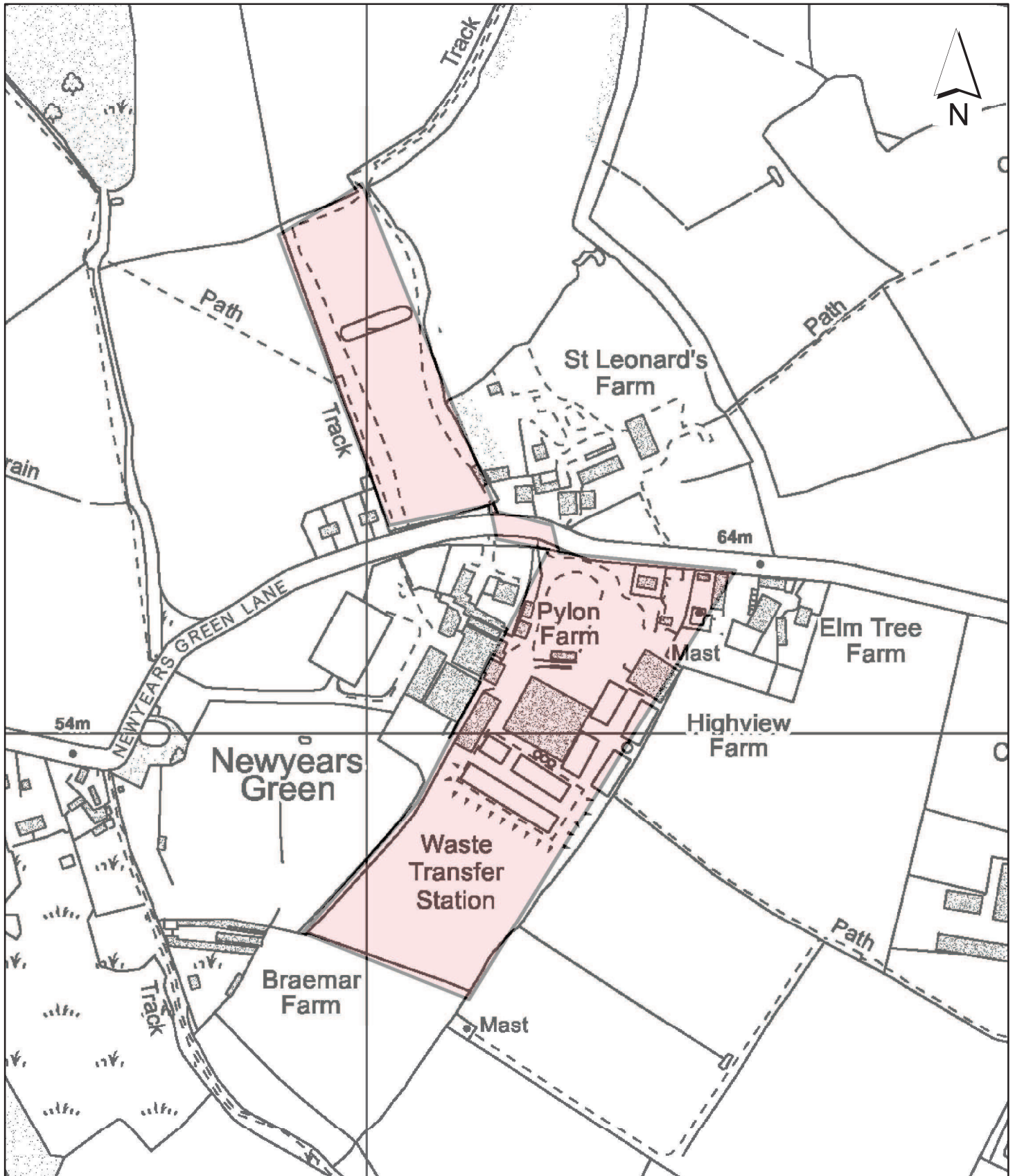
## 11. Reference Documents

NPPF  
The London Plan (July 2011)  
Hillingdon Local Plan  
Planning Policy Statement 10: Planning for Sustainable Waste Management  
European Directive (revised Waste Framework Directive)  
Waste Strategy for England (May 2007)  
Government Review of Waste Policy in England (June 2011)  
Meeting the Energy Challenge White Paper (May 2007)

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**West London Composting Land  
and land to the north and south of  
Newyears Green Lane, Harefield**

Planning Application Ref:

**12579/APP/2012/2366**

Planning Committee

**North** Page 76

Scale

**1:4,000**

Date

**April  
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, Sport and Green Spaces

**Address** 73 SWAKELEYS ROAD ICKENHAM

**Development:** Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway).

**LBH Ref Nos:** 52680/APP/2012/3209

**Drawing Nos:** Photographs  
Location Plan to Scale 1:1250  
Block plan to Scale 1:500  
2356  
Design, Access and Impact Statement

**Date Plans Received:** 28/12/2012                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 28/12/2012

### 1. **SUMMARY**

The application is for a change of use of the premises from retail (Class A1) to a take-away (Class A5). The site is outside the core area of the Local Centre and is currently in A1 (retail) use, albeit vacant. It is considered that the proposed take-away use would have a detrimental effect on the amenity of the surrounding residential occupiers and as such, the application is recommended for refusal

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed use and hours of operation would have a detrimental impact on the amenities of adjoining residential occupiers by reason of noise and disturbance, contrary to Policies OE1, OE3, S6 and S10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **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), 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.

#### 2            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).

### **3 153 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.

S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
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.
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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is on the southern side of Swakeleys Road and comprises a ground floor retail unit with a residential flat above. To the front there is a wide footway, with metered parking provided on the edge of the vehicular highway. This southern side of the highway is commercial in character and appearance, although there are residential properties on the north side of the road and to the rear of the site.

The site is within Ickenham Local Centre and Ickenham Village Conservation Area as identified as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **3.2 Proposed Scheme**

The application seeks a change of use of an existing pet Shop to a hot food take away use.

The proposed change of use would comprise 83 square metres of floorspace and would provide a customer area, a staff room, cold store, freezer room, counter and cold display. 3 employees would be employed on a full time basis and the unit is proposed to operate from 11am to midnight, 7 days a week.

An extract outlet area is shown on the plans to the rear of the property. However there are no further details of extract ducting or ventilation. No parking is provided on the basis that there is a direct bus route and parking outside of the premises.

### **3.3 Relevant Planning History**

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

There is no relevant planning history.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S9 Change of use of shops in Local Centres
- S10 Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
- 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.
- 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

#### **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**

10 neighbours were consulted and a site notice was erected adjacent the site, expiring on 6th February 2013. 9 individual letters and a petition with 132 signatures have been received. The objections can be summarised as follows:

1. Noise and Disturbance
2. Odours from Cooking
3. 11am-Midnight opening hours
4. Food Waste
5. 7 takeaways in the vicinity and area is already saturated
6. Potential anti-social behaviour and increased policing
7. Traffic
8. Fan Outlet would affect quality of life
9. The current use has been closed for 6 months

Ickenham Residents Association: The statement that the shop had been closed for a year is not correct. It is in fact less than 6 months.

There are already 22 restaurants/cafes or hot food takeaway establishments (out of a total of 37 retail shops) in the shopping parade along Swakeleys Road, Glebe Avenue and High Road + West Ruislip Station, listed as follows:

#### Swakeleys Road

- 1 Wenzel's Bakery and Takeaway
- 2 Fry Days Fish and Chips Takeaway
- 3 The Tichenham Inn Public House
- 4 Maison de Soleil Cafe
- 5 Roc Cottage Chinese Restaurant Takeaway
- 6 Birothi Indian Restaurant Takeaway
- 7 Lotus House Chinese Restaurant Takeaway
- 8 Muffins Sandwich Bar CLOSED

#### Long Lane

- 9 Coach & Horses Public House
- 10 Chaplin's Restaurant
- 11 Fresh Bites

#### Glebe Avenue

- 12 Blue Saffron Indian take away
- 13 Peking Palace Chinese take away
- 14 Iced 'n' Sliced cafe
- 15 No. 2 Glebe Avenue / MAPLESTONE Change of Use for hot takeaway approved (2771/APP/2012/2062)

#### High Road

- 16 Soldiers Return Public House
- 17 Old Fox Public House

#### High Road / West Ruislip Station

- 18 Dominos Pizza, Great Central Parade,
- 19 Darjeeling Tandoori, Great Central Parade,
- 20 Ickenham Rendezvous
- 21 Ickenham Fish Bar
- 22 Pakora East India Takeaway (next to West Ruislip Station)

Plus two Petrol Stations (one in Long Lane and one in High Road) with shop outlets and facilities for takeaway food.

With the threat of a possible supermarket at the Hillingdon Circus junction we consider that another hot food outlet would reduce the opportunity for more useful shops to be opened in Ickenham to protect residents local choice.

The Association strongly objects to this planning application.

#### **Internal Consultees**

Urban Design:

The proposed changes are mostly internal and as such these would not have an impact on the conservation area. It is felt, however, that the proposed use would generate litter and waste which would have a detrimental impact on the street scene of the area. This should be appropriately considered and conditioned from a planning point of view. Any changes to the signage should be subject to advertisement consent.

Conclusion: Acceptable with conditions.

Environmental Protection Unit:

I have reviewed this application, there is no information about odour and noise mitigation measures. Thus conditions relating to details of any air extraction system, noise levels and a sound insulation scheme controlling noise transmission to the adjoining dwellings are recommended.

## **7. MAIN PLANNING ISSUES**

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

Policy S9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in Local Centres, the Local Planning Authority will only grant planning permission to change the use from Class A1 shops outside the core areas.

The site is outside the core area of the Local Centre and therefore no objection would be raised to the principle of the proposal, subject to meeting the specified criteria in Policy S10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is located within Ickenham Local Centre. A Local Centre should have local shops and services within a walking distance and a full range and choice of services and essential shop uses local for people who do not live or work near a Town Centre.

In accordance with Policy S10, outside core areas, planning permission will be granted from a change of use from A1 if:

- i. The centre as a whole includes essential local shop uses sufficient in number, range and type to serve the surrounding residential area;
- ii. The proposed use provides a local service; and
- iii. The proposal accords with Policy S6.

At present the parade comprises 11 units, and should the change of use be granted for A5 use, the resultant breakdown would be as follows:

54% of A1 (6 units)  
27% of D2 (3 units)  
9% of A2 (1 units)  
9% of A5 (1 unit)

Therefore it is considered that the proposed change of use within the designated Local Centre of Ickenham would not result in the undue loss of a retail unit and would not undermine the attractiveness of the Local Centre in terms of the number and range of shops needed to carry out its function, in accordance with part (i) of Policy S10.

Policy S6 states that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

There are no external alterations proposed to the frontage as part of this application, and therefore the proposal would comply with the first criteria, and loss of residential amenity has been dealt with in Section 7.08 above and is considered to be unacceptable. With regards to highway considerations this has been considered in Section 7.20 above and is considered acceptable. Therefore the proposal would fail to comply with the criteria listed in Policies S10 and S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012).

**7.02 Density of the proposed development**

Not applicable to this application.

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

As detailed elsewhere in the report the proposed development would not have a detrimental impact on the appearance and character of Ickenham Village Conservation Area.

**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 BE4 requires new developments within Conservation Areas to preserve or enhance the character and appearance of the Conservation Area.

The proposed development is located within Ickenham Village Conservation Area, however there are no external alterations proposed as part of this application and the existing shop frontage will be retained. Therefore the proposal would comply with Policies BE13, BE19 and BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.08 Impact on neighbours**

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development or uses which have the potential to cause noise annoyance will only be permitted if measures can be undertaken to alleviate the potential disturbance where a development is acceptable in principle.

The site is located in a part of the local shopping area which does not have any late opening uses, which could be a cause of noise and disturbance. Given this situation, the proposed use would introduce a use whose operations are likely to result in noise and disturbance over and above the existing situation. This would be compounded by the proposed hours of operation, which in this location are considered to be unsociable. Overall it is considered that the proposed use would be detrimental to nearby residential occupiers, particularly those above and adjoining the application site, by way of noise, disturbance and potential smells. Officers, taking into account the location of the proposed A5 unit consider that it would not be appropriate to condition details which would enable the development to be acceptable. Therefore the proposed development would be contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

The site is situated on Swakeleys Road, and does not have any off street parking

available for customers. However, metered parking is available to the front of this site, and therefore on-street, short stay, parking is generally available. The proposal would therefore comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

No trees are present on the site.

**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**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Please refer to Section 07.08 above.

**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**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

**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**

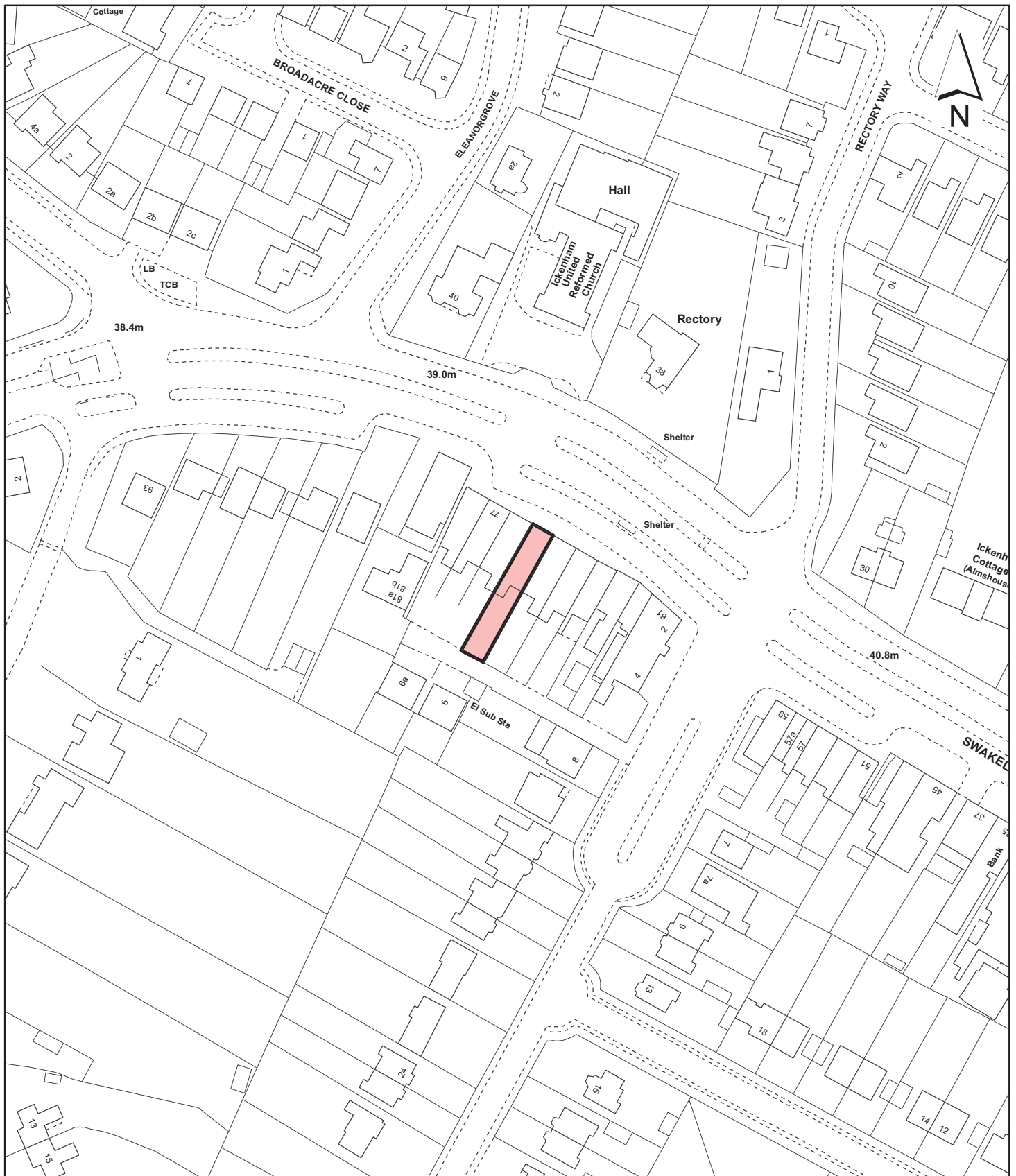
It is considered that overall the scheme is contrary to the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for refusal.

**11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan 2011  
National Planning Policy Framework

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**73 Swakeleys Road  
Ickenham**

Planning Application Ref:

**52680/APP/2012/3209**

Planning Committee

**North** Page 85

Scale

**1:1,250**

Date

**April  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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# Agenda Item 8

REPORT OF HEAD OF PLANNING, SPORT AND GREEN SPACES

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**REF: 67012/TRE/2013/17: APPLICATION TO FELL OAK (T28) ON TREE PRESERVATION ORDER NUMBER 173 (TPO 173) ON LAND FORMING PART OF OAKHURST, NORTHGATE, NORTHWOOD**



## **1.0 Summary**

The agent for Banner Homes Group PLC, Mr Simon Hawkins of Merewood Arboricultural Consultancy Services, has submitted an application to fell Oak (T28) on TPO 173. An objection to the application, in the form of a petition (signed by 20 petitioners), has been received and therefore the application must be decided by Committee.

## **2.0 Recommendation**

The application (Ref: 67012/TRE/2013/17) to fell Oak T28 on TPO 173 should be granted for the following reasons (summarised):

The Oak T28 is in poor condition, will not recover, and has a low amenity value.

The Oak T28 was shown to be in a poor condition prior to this application, and it was shown to be removed on two previous planning applications to develop the site: 67012/APP/2010/1107 (dismissed at Appeal) and 67012/APP/2011/2712 (allowed at Appeal).

A replacement tree (a new Hornbeam) has been proposed, which will maintain long-term tree cover and is in keeping with the Copse Wood Estate Area of Special Local Character.

## **3.0 Information/Background**

3.1 This application concerns a dying Oak tree (T28) situated on a vacant plot on land to the side of Oakhurst. The Oak is protected by TPO 173.

3.2 The Oak is about 16m tall and stands about 10m south-west of the existing Oakhurst building. The tree is in poor condition and will not recover. Parts of the tree can be seen from the main road, and parts of its crown can be seen over the roof of the Oakhurst building. Due to its limited visibility and poor health, the tree has a low amenity value.

3.3 Up until 2012, the TPO regulations allowed dead, dangerous and dying trees to be removed without consent. An application has been made to fell this dying tree because since 2012, dying trees are no longer included in this exemption. Only dead or dangerous trees can now be removed without consent.

3.4 The tree's poor state was noted in 2010 by the Council's then Principal Trees & Landscape Officer, when asked to provide comments on a planning application (Ref: 30799/APP/2010/1108) who stated:

"The 3<sup>rd</sup> Oak (T28), which stands between T29 and T31, has declined and died back in the last couple of years. The Oak's health and condition will not improve, and the tree will eventually die."

## **4.0 Reasons put forward by applicant for wishing to fell the Oak (T28)**

4.1 Tree has been progressively dying for several years and is in an advanced state of decline.

## 5.0 Consultation

5.1 Residents at Walderton, Langham House, Astwood House, High Trees, Bothkennar, Tudor House, Mewburn, Drakes Hollow, Littlehurst and Woodhurst (all in Northgate) and the Northwood Residents' Association were consulted.

Several residents objected to the application for the following reasons (summarised):

i) There is nothing wrong with the tree and I am against cutting it down.

Response: This point raised has been addressed in the main body of the report (i.e. the tree is in a poor condition and will not recover).

ii) I believe that the removal of this tree, under protection of a preservation order, whether in a poor state or not, will contravene the planning permission agreement originally put forward by Hillingdon Councillors, and it should therefore remain in situ.

Response: When a tree is protected by conditional planning permission, then consent must be obtained (by way of removing or amending the relevant condition that protected it) prior to any works being carried out on it. However, if a tree is also protected by a TPO (as it is in this case), then an application to carry out works to a TPO tree, should be submitted instead. If the TPO application is approved, then this will override any previous planning permissions that protected the tree.

iii) The applicant has not stated that the tree is dangerous on the application form and has therefore not provided an arboricultural report.

Response: When an application to fell a protected tree is not supported by written arboricultural advice or other diagnostic information (as per section 8.1 of the application form), then the Council will decide the application on whatever information has been provided. If it is not obvious why permission is being sought for a tree to be felled, then it is likely that the Council would refuse such an application. However, in this case, it is obvious that the tree is dying and will not recover.

iv) The Oak might be a bat roost and a survey should be carried out.

Response: The following informative note is recommended to cover this matter:

**Wildlife and Countryside Act 1981:** Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats, nesting birds or other protected species. Therefore, it is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.



## **7.0 Conclusions**

After due consideration of the reasons given, it is considered that the application to fell and replace the Oak (T28) is justified.

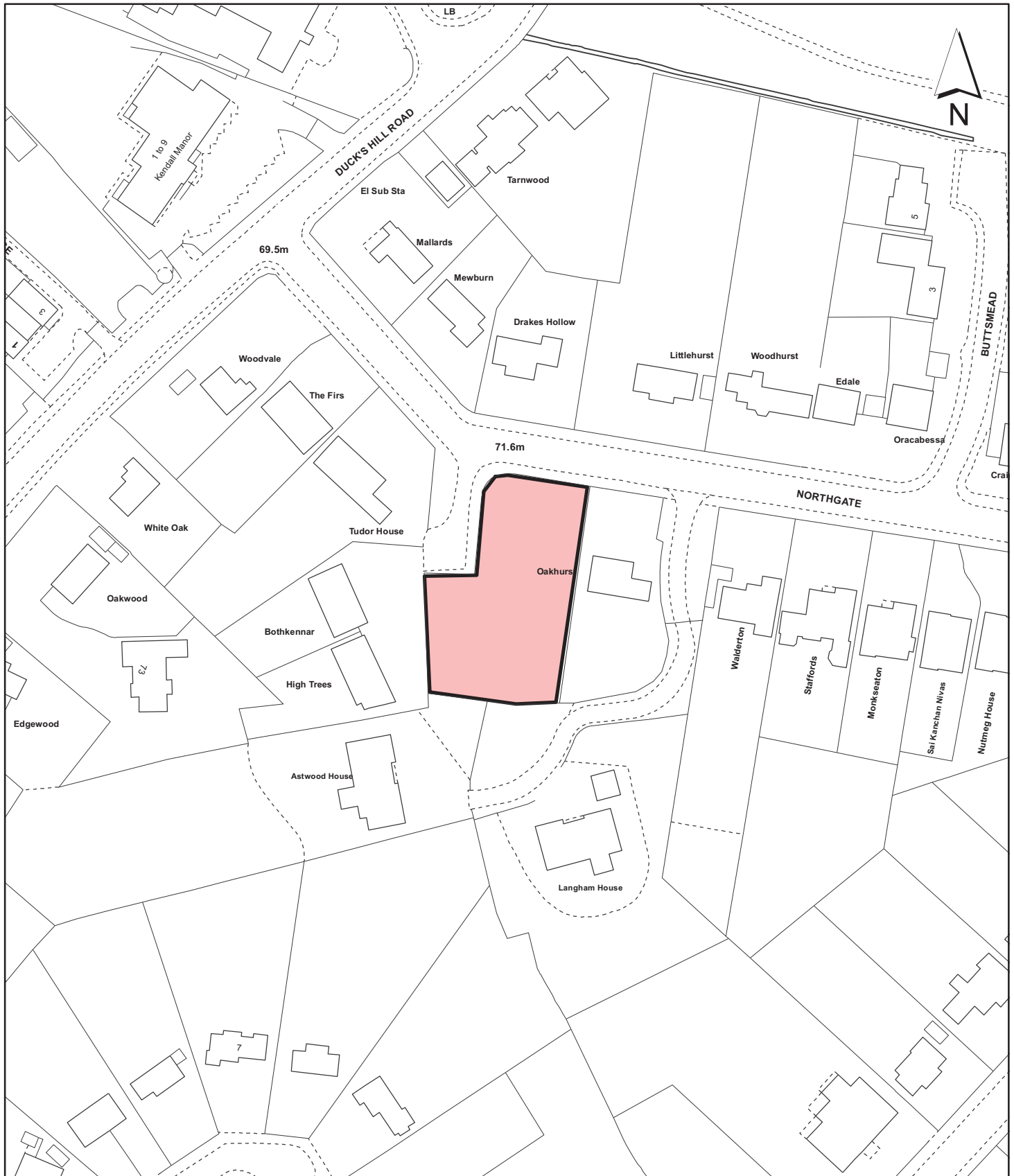
## **8.0 Reference Documents**



8.1 The following background documents were used in the preparation of this report:

- Tree Preservation Order No. 173
- Photographs of the Oak (T28)
- Tree Preservation Orders – A guide to the Law and Good Practice.

## **9.0 Contact Officers:**

Trevor Heaps/Stuart Hunt Tel. no. 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>Land forming part of Oakhurst, Northgate Northwood</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>67012/TRE/2013/17</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 91</p>	<p>Date</p> <p><b>April 2013</b></p>	

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 38 COLERIDGE DRIVE EASTCOTE

**Development:** Conversion of roof space to habitable use to include a front dormer, 4 x rear rooflights and 5 x solar panels to rear with 2 x new gable end windows

**LBH Ref Nos:** 69014/APP/2013/353

**Drawing Nos:** 113-003-PL  
113-001-PL  
113-004-PL  
113-002-PL  
113-006-PL  
113-005-PL

**Date Plans Received:** 12/02/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 14/02/2013

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is situated on the southern side of Coleridge Drive, and backs onto the properties on Deane Way to the south. Coleridge Drive is located to the northern extent of Lime Grove. The property is part of a residential new build development and comprises a two-storey end of terrace property, with an attached two-storey side addition set back from the main building line resulting in a substantially staggered front building line. The property is finished in yellow brickwork and cream render with mock Georgian windows. The street scene is residential in character and appearance comprising a mix of flats and houses.

The site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 1.2 Proposed Scheme

The proposed development comprises a front dormer extension, 4 x rear roof lights and 5 x solar panels. The front dormer would be 1.45m high, 1.62m high and 2.26m deep. The dormer would be set below the ridge by 1.94m, set away from the eaves by 1.15m and set-in from the roof margins by 2.31m and 1.57m.

### 1.3 Relevant Planning History

#### Comment on Planning History

Planning permission was granted for the property as part of the above outline permission for redevelopment of RAF Eastcote into residential units.

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

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

18 adjoining occupiers/owners and Eastcote Residents Association were consulted, no comments were received. A site notice was also erected and expired on the 20 March 2013.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.  
BE13 New development must harmonise with the existing street scene.  
BE15 Alterations and extensions to existing buildings  
BE19 New development must improve or complement the character of the area.  
BE20 Daylight and sunlight considerations.  
BE21 Siting, bulk and proximity of new buildings/extensions.  
BE23 Requires the provision of adequate amenity space.  
BE24 Requires new development to ensure adequate levels of privacy to neighbours.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008  
LPP 5.3 (2011) Sustainable design and construction

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

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the streetscene, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires extensions and alterations to properties to harmonise with the architectural composition of the existing property. The proposed front dormer would appear subordinate to the main roof slope and compliant with HDAS 7.0 requirements in terms of its dimensions and set-ins. The solar panels and roof lights are well positioned and would not dominate the rear roof slope. The gable end windows would be similar in design to the other windows on the property and would align with the windows at ground and first floor

level. Overall, it is considered that the proposed development would harmonise with the scale, form, and proportions of the existing property and would not be detrimental to the architectural composition of the house in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 by providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require extensions to complement and harmonise with the existing streetscene. It is considered that the proposed extensions by virtue of their design, scale and bulk would have a minimal impact on the visual amenities of the streetscene. Further it is noted that there are other examples of front dormer extensions in the vicinity (Nos. 40 and 42 Coleridge Drive). The proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development by virtue of its bulk and siting would not detract from the amenities of the adjoining occupiers. Further, the proposed gable end windows would look onto the flank wall of the adjoining occupier and would not cause overlooking. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development and would be in compliance with policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Although the proposed development would not result in the direct loss of the existing amenity space provision, it would increase the number of bedrooms from 3 bedrooms to 4 bedrooms. HDAS requires 4 bedroom properties to provide at least 100 square metres of amenity space, and the proposed development would fall short of this requirement, providing 83 square metres of amenity space. However, it is noted that a large area of communal amenity space which serves the wider residential development (measuring 2589 square metres) is located 30m north-west of the development and would go some way towards mitigating the shortfall. Thus, whilst it is considered that, in terms of amenity space, the development would not fully comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), given the provision of a garden measuring 11m (maximum) deep x 8m wide and the existence of a public open space, literally across the road, it would be difficult to justify refusal in this instance.

Two existing parking spaces would be retained (one within the hardstanding area at the front of the property, and one space within the existing integral garage) as part of the development, therefore it is considered that the application proposal would not impact upon the existing on-site parking in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## 6. **RECOMMENDATION**

**APPROVAL subject to the following:**

1 HO1 Time Limit

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



#### REASON

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

#### **2** HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 113-001PL, 113-002PL, 113-003PL, 113-004PL, 113-005PL & 113-001PL.

#### REASON

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

#### **3** HO4 Materials

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

#### REASON

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

### **INFORMATIVES**

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

### **Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for

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

6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

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

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

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

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

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

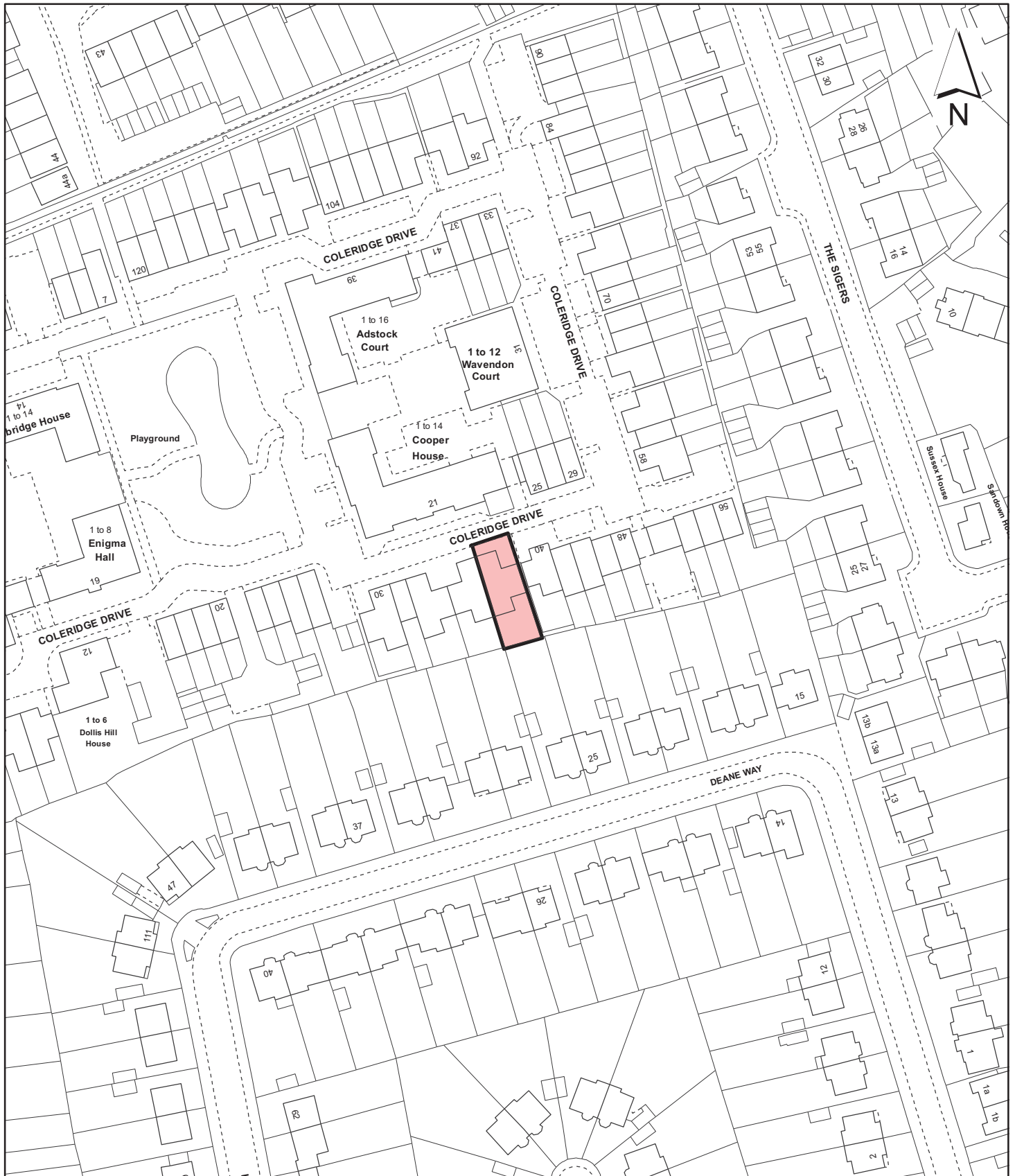
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes**

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Site Address

**38 Coleridge Drive  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**69014/APP/2013/353**

Scale

**1:1,250**

Planning Committee

**North** Page 100

Date

**April  
2013**



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** BREAKSPEAR ARMS BREAKSPEAR ROAD SOUTH HAREFIELD

**Development:** Conservatory to side and provision of outdoor seating areas to exterior of property

**LBH Ref Nos:** 10615/APP/2013/47

**Drawing Nos:** 13:04/03 Rev. B  
Design and Access Statement  
13:04/01  
13:04/02  
11:120/05 Rev. C  
11:120/04 Rev. E

**Date Plans Received:** 09/01/2013      **Date(s) of Amendment(s):** 23/01/2013  
**Date Application Valid:** 23/01/2013      21/04/2013

### 1. SUMMARY

The application seeks permission for a single storey conservatory to the existing Public House which would be situated along the northern flank wall of the building. The proposal also includes some minor alterations to the garden area with the provision of a jumbrella and outdoor seating area.

The proposed extension would integrate with the architectural style of the main building and would not have a detrimental visual impact on the character and appearance of the existing building and the Green Belt setting. It is therefore recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13:04/03 Rev. B, Design & Access Statement, 13:04/01, 13:04/02, 11:120/05 Rev. C, 11:120/04 Rev. E and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

#### 3 HO4 Materials



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

#### REASON

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

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

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

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

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

## 2.b External Lighting

### 3. Schedule for Implementation

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **7 A20 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 by the Local Planning Authority. The facilities should comply with BS 5810: 1979 and be approved prior to the occupation of the development.

#### REASON

To ensure that people with disabilities have adequate access to the development.

#### **INFORMATIVES**

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

The decision to APPROVE 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 APPROVE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R7	Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt

## **3            I59                    Councils Local Plan : Part 1 - Strategic Policies**

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

### **3.    CONSIDERATIONS**

### 3.1 Site and Locality

The application site comprises a two storey detached public house situated on the crossroads where Breakspear Road and New Years Green Lane intersect. The public house is situated on a large plot of land (3.6ha) with a car park and childrens play area to the north and seating areas in front of the entrance to the west. A lawn area separates the public house from the site boundary with several mature trees providing additional landscaping to the site. Directly north and south of the site are open fields. To the south west, on the opposite side of Breakspear Road South, lies the Crows Nest Farm Complex. The area is on the edge of the open countryside with a large residential area situated 80m west of the site on Breakspear Road. These properties are predominately two storey semi-detached houses. The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 3.2 Proposed Scheme

Planning permission is sought for the erection of a single storey conservatory to be situated along the northern flank of the property facing onto the car park. The conservatory would be located adjacent to the entrance of the public house. The conservatory would measure 5m deep x 10.60m wide. It would have a flat roof with a maximum height of 3.3m. There would be a roof lantern above measuring 4.5m x 2m. The materials used in the finish would be a mixture of composite slate and brick work to match the existing.

The front of the property would also include a new patio area adjacent to the entrance which would provide additional outdoor seating for customers. This would be enclosed with a fence and a new gate providing access to the seating area.

A further outdoor seating area including a fixed jumbrella (providing protection against the elements) which would be situated along the southern flank adjacent to the smoking shelter.

This application differs to the previously withdrawn application by reducing the height of the roof from a gable ended roof to a flat roof with a roof lantern and reducing the depth and increasing the width of the extension.

### 3.3 Relevant Planning History

10615/APP/2012/488      The Breakspear Arms Breakspear Road North Harefield  
Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property

**Decision:** 07-06-2012      Withdrawn

10615/F/82/1656      The Breakspear Arms P.H. Breakspear Road North Harefield  
Public car park (P)

**Decision:** 29-04-1983      Approved

10615/G/84/1757      The Breakspear Arms P.H. Breakspear Road North Harefield  
Alterations to elevation (P)

**Decision:** 22-01-1985    Approved

10615/H/84/3153            The Breakspear Arms P.H. Breakspear Road North Harefield  
Advertisement (P)

**Decision:** 22-01-1985    Approved

10615/M/92/1720            The Breakspear Arms P.H. Breakspear Road North Harefield  
Erection of single storey extensions to existing public house

**Decision:** 11-12-1992    Approved

10615/P/93/3021            The Breakspear Arms P.H. Breakspear Road North Harefield  
Installation of externally illuminated advertisements (retrospective application)

**Decision:** 26-08-1993    Approved

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

10615/APP/2012/488 - Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property. The application was withdrawn.

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

On the 8th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts 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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R7	Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt

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

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

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

## **6. Consultations**

### **External Consultees**

Two neighbouring properties as well as Ruislip Residents Association were consulted on 25th January 2013 and a site notice was displayed. One letter of representation has been received with the following objections:

1. There is already enough noise from the current outdoor seating and children's area. The noise that will ensue from this further submission will be unacceptable, and intrude on the quiet enjoyment of our own property and outside areas;
2. Objections raised to the marquee area that is advertised on their website. The parties are extremely noisy and can be heard from Crows Nest Farm until 1am and the area is littered.

A Ward Councillor has requested this application be determined by the Planning Committee.

### **Internal Consultees**

Trees and Landscape:

- The submitted proposals do not provide details of existing trees or landscape features. However, according to the plan proposals, no trees or other landscape features of merit will be affected by the development. Some loss of green/open space is inevitable to accommodate the conservatory and the new paved area.
- Landscape conditions are necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided in association with the proposal to create a new paved area for the Jumbrella and the loss of garden area to the rear.
- A landscape management/maintenance plan should be submitted to ensure that the landscape is established and maintained in accordance with good practice.

No objection, subject to the above considerations and conditions COM8, COM9 (parts 1,2,4 and 5) and COM10.

## **7. MAIN PLANNING ISSUES**

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

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

There has been an existing Public House on this site for a considerable period of time. This provides a community facility within the countryside for many surrounding neighbours, in particular those situated along Breakspear Road. It contributes to the vitality and viability of the local economy, whilst also contributing to the social and community infrastructure. Policy OL4 states that extensions to existing buildings may be permitted subject to size, scale and visual impact. The extension of the building would therefore be acceptable in principle subject to complying with Policy OL4 and OL5 of the Hillingdon Local Plan.

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

There has been a pub on this site for a considerable period of time and the current building was constructed in the 1970's when permission was granted for the demolition of the previous building and the erection of a new pub (Ref: 10615/B/73/1952). The existing building has been extended previously in 1992 (Ref. 10615/M/92/1720) by 36sq.metres (Approximately 9% of the original floor area of 383 sq.m). The proposal would increase the size of the building area by a further 53sq.m in floor space (14% additional). This would accumulate to 89sq.metres resulting in an additional 23% of floor space above the original building. Given this scale of development, the single storey nature of the extension, its siting some 16m from the boundary of the site with the highway and the existence of a number of trees on and around the site, which would restrict views of the extension it is considered that the proposal would not result in a disproportionate change to the bulk and character of the building or would not significantly increase the built up appearance of the site. It would therefore have an acceptable impact upon the visual amenity of the locality and the Green Belt. As such, it would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts. In particular Policy BE13 requires that the layout and appearance of developments harmonise with the existing street scene and other features of the area.

The proposal, by reason of its reduced depth, would not impact on the character and appearance of the existing building. The conservatory would have a depth of 5m which is considered acceptable. The site is situated on a prominent junction. The proposed extension would be set some 16m from the highway, would be 3.3m high and the conservatory when viewed from the west would appear subordinate to the main public house.

Taking into consideration the positioning and the overall height and depth of the proposal, it would appear compatible with the existing building and the surrounding area. It would therefore not have a detrimental impact upon the visual amenity of the locality, in particular the Green Belt area. As such, it would be in compliance to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Given the position of the site along the junction with open fields to the north and south, it would not cause an adverse impact on the neighbours' amenity. The nearest residential unit is on the opposite side of Breakspear Road South. While the large residential development on the main Breakspear Road is some 80m away. As such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion. Taking into consideration the existing outdoor areas, the proposal would not result in an unacceptable level of noise to justify the refusal of permission.

As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

The proposal involves improvements to the existing Public House and is considered not to be of such a scale that it would result in a significant increase in traffic. There is already a sizeable car park on site that is capable of accommodating a large number of vehicles. The proposed extension would not affect any parking and/or access to the site and therefore is considered to comply with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Discussed in Section 7.01.

#### **7.12 Disabled access**

The design and access statement demonstrate that adequate provision has been made for access for people with a visual or mobility impairment. The scheme therefore would be acceptable subject to complying with the Disability Act 2010.

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

Not applicable to this application.

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

The Tree Officer has been consulted on the scheme and has commented that there would be no trees or other landscape features of merit affected by the development. Some loss of green/open space is inevitable to accommodate the conservatory and the new paved area. The Officer has commented that the opportunity for new planting to complement the proposed development and enhance the Green Belt should be considered. A condition could be attached to the decision requiring a landscape scheme to be submitted if the application is considered acceptable.

Therefore, subject to appropriate conditions the application is considered to comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The proposal is for a conservatory and it would not lead to a significant alteration to the waste management of the business. As such, the existing waste management arrangements would not be altered.

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

Not applicable to this application.

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

The proposal is not within a flood risk zone and there would not be any flooding or drainage concerns.

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

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. In this instance given the location of the site in the Green Belt, the proposed conservatory and external seating due to the distance from the neighbours would not result in any additional noise and disturbance, over and above the current site circumstances, thereby complying with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

With regard to Point 1, the objectors property is some 200m from the location of the extension and outdoor area. At this distance it is not considered that the proposal would result in unacceptable levels of noise and disturbance.

With regard to Point 2 a marquee is not the subject of the application under consideration

#### **7.20 Planning Obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

None.

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

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it

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

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

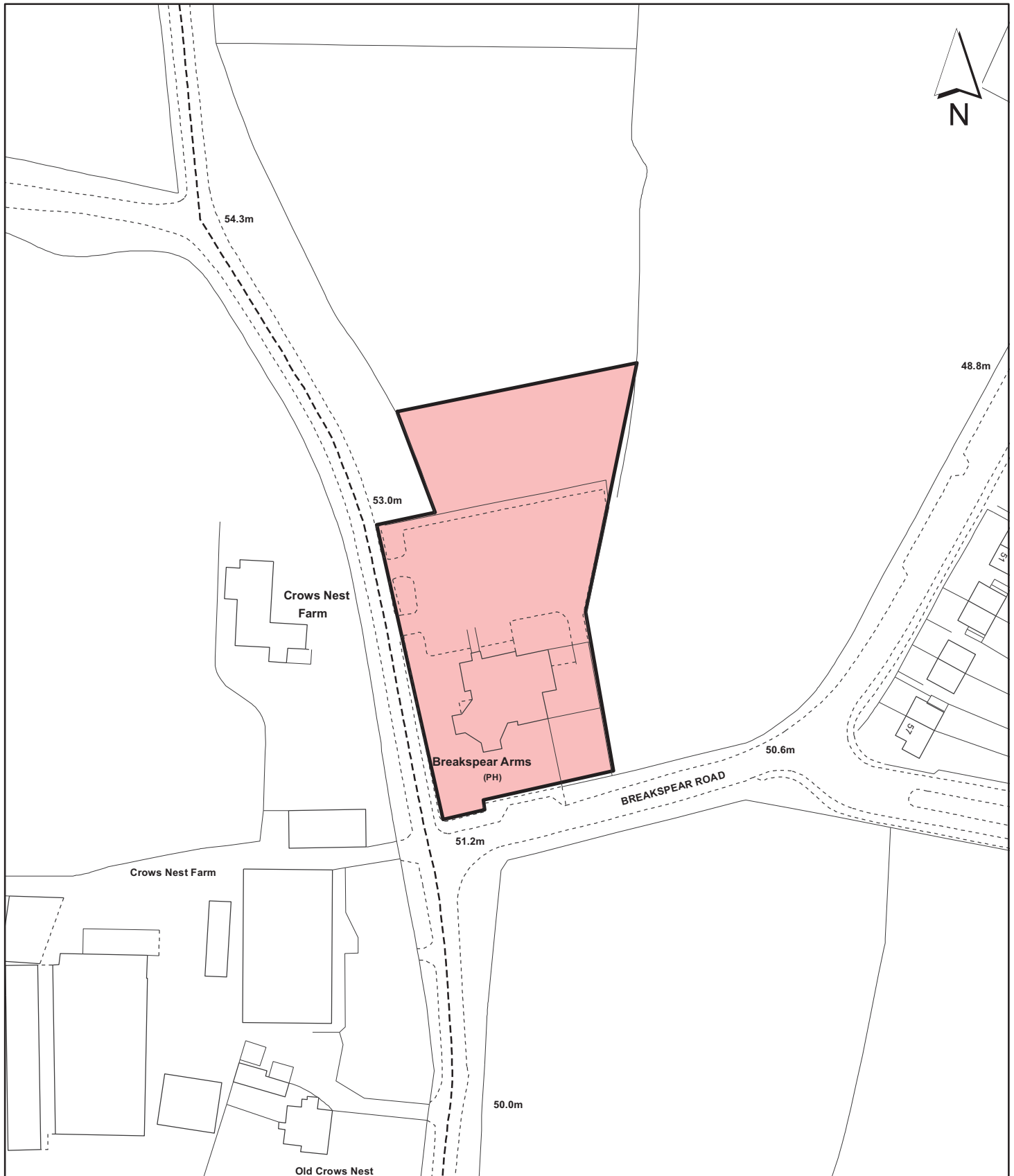
The proposed extension due to its overall size, scale and positioning would integrate with the existing public house and the surrounding area. It would therefore not detract from the openness, character and appearance of the Green Belt and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies.

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


Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2011)  
National Planning Policy Framework

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Breakspears Arms Breakspears Road South Harefield</b>	
Planning Application Ref: <b>10615/APP/2013/47</b>	Scale <b>1:1,250</b>
Planning Committee <b>North</b> Page 113	Date <b>April 2013</b>

**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, Sport and Green Spaces

**Address** LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY  
RUISLIP

**Development:** Replacement of existing 12.5m high monopole and 2 no. radio equipment cabinets with a new 12.5m high monopole supporting 3 no. antennas with 3 no. equipment cabinets and ancillary works.

**LBH Ref Nos:** 59076/APP/2013/817

**Drawing Nos:** 200 Issue A  
201 Issue A  
300 Issue A  
301 Issue A  
Supplementary Information  
General Background Information for Telecommunications Development  
100 Issue A  
Developer's Notice to Highways  
Developer's Notice to MOD Safeguarding  
ICNIRP Declaration

**Date Plans Received:** 03/04/2013                      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/04/2013

### 1. **SUMMARY**

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). The site is located on the pavement alongside the junction with East Way and Park Way and currently provides 2G and 3G coverage to the surrounding area. The upgrade would allow for the provision of 4G coverage to the area.

The proposed scheme involves:

- the removal of the existing 12.5m high monopole and two radio equipment cabinets
- a replacement 12.5m high monopole supporting three antennas within a 'thickening' shroud
- the installation of three new equipment cabinets and ancillary works.

The equipment cabinets would comprise of two Lancaster cabinets (dimensions of 1.896m x 0.79m x 1.65m high) and one Spitfire cabinet (dimensions of 1.68m x 0.38m x 1.35m high). The two existing equipment cabinets would be replaced with one Lancaster and one Spitfire cabinet. An additional Lancaster cabinet would be installed next to the replacement Spitfire cabinet, and would require the relocation of an existing post box. It is considered that the additional cabinet would result in an increase of street clutter, thereby causing visual harm to the immediate area and have an unacceptable impact on the street scene.

The proposed development does not comply with Policies BE13 and BE37 of the

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is recommended prior approval be required in this instance, and that permission be refused.

## 2. **RECOMMENDATION**

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

The proposed installation, by virtue of the additional equipment cabinet, would result in an incongruous and visually obtrusive form of development which would add significantly to the existing cluttered appearance, resulting in a development which would be out of keeping with the visual character of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## INFORMATIVES

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

The decision to REFUSE details of siting and design 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 details of siting and design has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
NPPF5	

## 3. **CONSIDERATIONS**

### 3.1 **Site and Locality**

The application site comprises an existing 12.5m high monopole mobile phone mast and two ancillary equipment cabinets at the rear of the footway adjacent to the Royal Mail sorting office at the junction of East Way and Park Way in Ruislip Manor. A large post box is also located along the footpath. Residential properties are located to the north and east of the site behind the sorting office. Commercial properties, some with flats above, are located to the west and south west of the site along Park Way. The Elm Park Club is located within a grassed amenity area to the south of the site on the opposite side of Park Way. The site falls within Ruislip Manor Town Centre, as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

### **3.2 Proposed Scheme**

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). The site currently provides 2G and 3G coverage to the surrounding area and the upgrade would allow for the provision of 4G coverage to the area.

The proposed scheme involves:

- the removal of the existing 12.5m high monopole and two radio equipment cabinets
- a replacement 12.5m high monopole supporting three antennas within a 'thickening' shroud
- the installation of three new equipment cabinets and ancillary works.

The equipment cabinets would comprise of two Lancaster cabinets (dimensions of 1.896m x 0.79m x 1.65m high) and one Spitfire cabinet (dimensions of 1.68m x 0.38m x 1.35m high). The two existing equipment cabinets would be replaced with one Lancaster and one Spitfire cabinet. An additional Lancaster cabinet would be installed next to the replacement Spitfire cabinet, and would require the relocation of an existing post box.

### **3.3 Relevant Planning History**

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

The planning history can be summarised as follows:

- \* 59076/APP/2003/2909 - Installation of 12.5m high street furniture column with 3 antennas and two equipment cabinets (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 2001) - Prior approval not required 02/02/04.
- \* 59076/APP/2005/2429 - Replacement of existing 12.5m high telecommunications mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Withdrawn 19/09/05.
- \* 59076/APP/2005/2584 - Replacement of existing 12.5m high telecommunication mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Refused 16/11/05 due to concerns over its visual impact. This proposal was subsequently dismissed at appeal (ref: APP/R5510/A/06/2008179/NWF) on 25/05/06. The Appeal Inspector concluded that the proposal would have an unacceptable visual impact on the surrounding area and that an insufficient site search had been carried out by the appellant.
- \* 59076/APP/2010/2931 - Replacement of existing 12.5 metre high monopole mobile phone mast with a 15 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Refused 08/02/2011 due to concerns over its visual impact and an insufficient site search by the applicant.

\* 59076/APP/2011/1406 - Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Refused 26-07-2011 due to concerns over its visual impact and an insufficient site search by the applicant.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

NPPF5

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

Consultation letters were sent to 66 local owners/occupiers and Ruislip Residents Association. A site notice was also posted. No responses have been received.

##### **Internal Consultees**

Highways: No objection to the proposed scheme.

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

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

Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

The application site already comprises a 12.5m high monopole which would be removed and a new 12.5m high monopole would be installed. There is no objection in principle to the replacement monopole.

At present the site contains two equipment cabinets which would be removed and replaced with two larger cabinets. An additional cabinet would be added south of the

existing cabinets, and would result in the relocation of the post box and the road sign. The proposed cabinets would be larger in size than the two existing cabinets.

Previous refusals, including an application dismissed at appeal, related to the visual impact on the surrounding area. The installation of an extra equipment cabinet, in addition to the replacement mast and cabinets, would result in an increasingly cluttered appearance to the street scene, due to its size and location. The proposal would therefore be visually intrusive and therefore is not acceptable in principle due to the visual harm to the street scene and the surrounding area. It is therefore considered that the proposed scheme does not comply with Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.06 Environmental Impact**

Not applicable to this application.

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

Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The existing mast is already highly visible when viewed by motorists and pedestrians along Park Way and East Way, and from surrounding properties. The mast appears as a prominent and incongruous structure within the street scene. At 12.5m high the mast is already considerably taller than the adjacent 8.6m high Royal Mail Sorting Office. The replacement mast would also be 12.5 high and would be located 0.8m east from the current location. The top of the mast would be slightly wider at the top as the three antennae would be located within a 'thickening' shroud. The pole and antennae would therefore appear as a single entity, and it is considered that, on its own, the replacement pole and antennae would not have a detrimental impact on the street scene.

The application site already comprises of two equipment cabinets which would be replaced with two larger cabinets, one Lancaster and one Spitfire cabinet, and so already appears cluttered. It is considered that the installation of an additional equipment cabinet would increase the cluttered appearance of the street scene, thereby resulting in an unacceptable visual impact on the street scene and surrounding areas. The proposed scheme therefore does not comply with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**7.08 Impact on neighbours**

The proposed additional equipment cabinet would increase the cluttered appearance of the area and would result in visual harm to the amenity of the surrounding residential area.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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



Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety. The existing telecommunications monopole and cabinets would be removed and replaced with a new telecommunications monopole, two replacement equipment cabinets and an additional cabinet, which would result in the relocation of the post box. The monopole and the equipment cabinets would be located next to a 0.6m high wall and would be set back between 2.7m and 5.4m from the kerb line.

It is considered that the proposed development would be set back far enough from the kerb line to allow pedestrians and wheelchairs to pass side by side without having to move out onto the road. The proposal would not impact on either pedestrian or highway safety, thereby complying with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). The Council's Highways Engineer raises no objection to the proposed scheme.

**7.11 Urban design, access and security**

See Section 7.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The proposed replacement mast and associated equipment would be located on a public pavement. There are no landscaping issues.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No responses have been received during the public consultation.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Health:

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

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning

legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

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

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

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

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

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

None

#### **10. CONCLUSION**

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The site is located on the pavement alongside the junction with East Way and Park Way and currently provides 2G and 3G coverage to the surrounding area. The upgrade would allow for the provision of 4G coverage to the area. The upgrade would include the removal of the existing 12.5m high monopole, a replacement pole of the same height (supporting three antennas within a 'thickening' shroud), the removal and replacement of two equipment cabinets, and an additional equipment cabinet.

The equipment cabinets would comprise of two Lancaster cabinets (dimensions of 1.896m x 0.79m x 1.65m high) and one Spitfire cabinet (dimensions of 1.68m x 0.38m x 1.35m high). The two existing equipment cabinets would be replaced with one Lancaster and one Spitfire cabinet. An additional Lancaster cabinet would be installed next to the replacement Spitfire cabinet, and would require the relocation of an existing post box. It is considered that the additional cabinet would result in an increase of street clutter, thereby causing visual harm to the immediate area and have an unacceptable impact on the street scene.

The proposed development does not comply with Policies BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

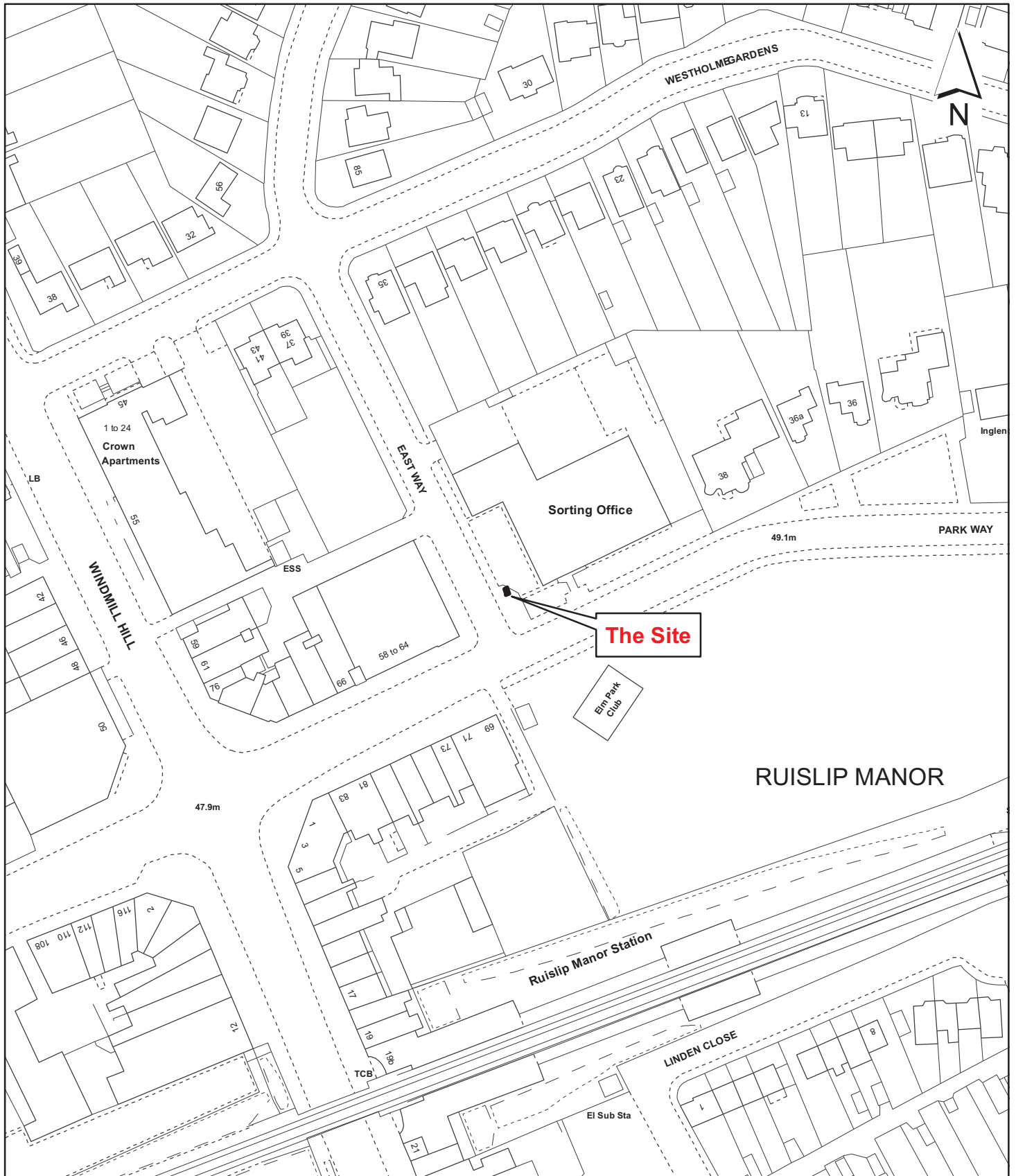
It is recommended prior approval be required in this instance, and that permission be refused.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
National Planning Policy Framework (March 2012) Chapter 5

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Land outside sorting office  
junction of East Way and  
Park Way, Ruislip**

Planning Application Ref:

**59076/APP/2013/817**

Planning Committee

**North** Page 123

Scale

**1:1,250**

Date

**April  
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, Sport and Green Spaces

**Address** 3 CANTERBURY CLOSE NORTHWOOD

**Development:** Part two storey, part first floor, part single storey side and rear extensions, and porch to front

**LBH Ref Nos:** 68984/APP/2013/186

**Drawing Nos:** 3CANTERB/PL01A  
3CANTERB/PL03A  
3CANTERB/PL04A  
3CANTERB/PL02

**Date Plans Received:** 25/01/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 22/02/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application relates to a two storey detached dwelling located on the northern side of Canterbury Close. The building is set back from the main highway and accommodates off road parking to the front driveway and the attached garage. The property has a centrally pitched gable ended roof and is adjoined by a detached dwelling to the west. The detached dwelling to the east is set at a 90 degree angle to the application site facing towards the flank elevation. The rear garden of the dwelling is set at a much lower ground floor level than the main highway to the front of the site.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The application is for planning permission for the erection of a part two storey, part first floor, part single storey side and rear extensions and porch to front. The ground floor rear element of the proposal would have a depth of 3.5m, would project past the eastern flank elevation by 3.2m and would be set back from the front elevation by approximately 3.7m. The rear extension would be characterised with a mono-pitched roof which would wrap around to the side extension. The first floor rear element of the extension would have a depth of approximately 2.5m from the rear elevation of the main dwelling. However this extension would result in a flat roof section which would have an overall depth of 2.5m. The first floor side extension would be erected over the existing flat roof to the Western side of the dwelling. This extension would be erected to the same ridge and eaves height as the existing dwelling and one breakthrough dormer would be inserted to the front elevation.

The existing porch area would be part in-filled in order to create an enclosed porch. The proposed extensions would create an enlarged living area at ground floor level and extended bedrooms at first floor level.



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

No relevant planning history in connection with this planning application.

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

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

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

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

Eight local addresses were consulted. Four letters of response received objecting to the proposal on the following grounds:

1) The proposed extension to the rear overbears the view from the rear garden leading to a loss of existing views and would affect our residential amenity.

2) The delivery of building materials will block out access to neighbouring driveways.

Ward Councillors

The development will I believe be overlarge for the type of house and street scene. The back extension would appear to be a pretty poor design which will overlook the rear and side of its neighbours in terms of both bulk and overshadowing. There will be a lack of amenity space added to which I am greatly worried that there is no method of access without using a Council footpath at the rear, which in itself has restricted entry anyway. I believe houses 4, 5 and 6 Canterbury Close will, understandably, as they are against the development, not allow materials to be delivered over their shared driveways. This is a poorly thought through application and I would strongly urge officers to recommend refusal of this application to the North Planning Committee.

Three Rivers District Council - Whilst Three Rivers District Council has no objection, we trust that residents in The Marlins who adjoin the site have been consulted and that the impact of the proposed development on neighbouring amenity will be fully considered.

Trees Officer:

This site is covered by TPO 149.

Significant trees/other vegetation of merit in terms of Saved Policy BE38: There are two mature Oaks to the rear of this site (within the Northern boundary footpath). The proposed extension is likely to fall within the root protection area (RPA) of these trees. To protect the trees, they should be separated from the working area. To this end, protective fencing should be erected across the rear garden (beneath the drip line/canopy extent of the trees).

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to the amendment of the plans and condition RES8 (implementation).

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

#### **Standard Informatives**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.  
BE13 New development must harmonise with the existing street scene.  
BE15 Alterations and extensions to existing buildings  
BE19 New development must improve or complement the character of the area.  
BE20 Daylight and sunlight considerations.  
BE21 Siting, bulk and proximity of new buildings/extensions.  
BE22 Residential extensions/buildings of two or more storeys.  
  
BE23 Requires the provision of adequate amenity space.  
BE24 Requires new development to ensure adequate levels of privacy to neighbours.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
LPP 3.5 (2011) Quality and design of housing developments  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008  
LPP 5.3 (2011) Sustainable design and construction

## 5. MAIN PLANNING ISSUES

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

The ground floor rear element of the proposal would have a depth of 3.5 m and would project past the eastern flank elevation by 3.2 m, resulting in a wrap around extension with a mono-pitched roof. The first floor element of the extension would have a depth of approximately 2.5 m from the rear elevation of the main dwelling and would be characterised with a mono pitched roof which would be of a similar pitch as existing roof. However, this extension would result in a flat roof section which would have an overall depth of 2.5 m.

The surrounding dwellings in Canterbury Close are all of a similar architectural design and therefore there is a sense of uniformity between the properties. Although the application dwelling is situated to the North Eastern corner of Canterbury Close, the flank elevations are exceptionally visible from the street scene and from the front elevations of the dwellings to the East at numbers 4, 5 and 6. The proposed two storey rear extension would result in a flat roof section with a depth of 2.5m and this would be adjoined by the

mono pitch roof leading to the remainder of the extension. It is considered that due to the excessive depth of the first floor extension, would result in a flat roof section which would be unsympathetic to the appearance of the existing dwelling and would be at odds and out of character with the uniform appearance of the surrounding dwellings. The extension would not be subordinate to the main dwelling and would subsume the original appearance of the property. The impact is further exacerbated due to the corner plot location of the dwelling which would make the flat roof section appear more prominent within the street scene.

The proposed single storey side and rear elements of the proposal are also considered unacceptable. The proposal would result in the extension being built right up to the boundary of the site, in-filling what is a characteristic open gap in the street scene. This is considered to be detrimental to the visual amenity of the street scene and the overall character of the area.

The existing porch area would be part in-filled in order to create an enclosed porch area which is also considered acceptable.

Therefore, the proposed two storey side/rear extension and single storey side/rear extension by virtue of its excessive size, scale, bulk depth and the resultant flat roof section would have an unacceptable impact on the appearance of the host dwelling and the visual amenities of the surrounding area, contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The adjoining detached dwelling to the west at No. 2 Canterbury Close is sited further to the South by approximately 1.8m and is also situated on a lower ground floor level by approximately 1m. It is considered that the proposed two storey extension would have a significantly adverse impact on their amenities. Due to the set back position of the dwelling at No. 2, the single storey element would project by approximately 5.3m and the first floor element would project by 4.3m past the rear elevation of No. 2. It is considered that due to the significant depth of the rear extension and its two-storey composition, would have a significantly adverse impact on their amenities by virtue of an obtrusive and overbearing form of development.

At present the existing first floor western side element is sited away from the common boundary with No. 2 by virtue of the single storey flat roof element to the western side of the dwelling. However, the overall impact of the proposed development would be further increased as the proposed first floor side element of the dwelling would move significantly closer to the common boundary with No. 2. The overall impact is further exacerbated due to the lower ground floor setting of No. 2 by approximately 1m and that the existing dwelling at No. 3 is orientated to the east and therefore would affect the level of natural sunlight to the rear garden and rear elevation of No.2.

The detached dwellings to the east of the application site are sited on a higher ground floor level and due to the separation distance between the front elevations of these dwellings and the flank elevation of the application dwelling, the proposed works would have an acceptable level of impact on their amenities.

As such, due to the significant projection of the two-storey rear extension, the lower ground floor and forward position of the dwelling to the West at No.2, the proposal is

considered to cause significant harm to the occupiers of No.2 Canterbury Close, by virtue of loss of light, loss of outlook and sense of dominance. Therefore, the development would be contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE19, BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No flank windows are proposed and the windows to the rear elevation would overlook the dwellings own rear garden area and would offer views which are readily available from the existing dwelling. As such, the privacy of the adjoining neighbouring dwellings would not be affected and the proposed works and would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

The proposed extended rooms would have light and outlook provided from the windows and doors to the rear elevation. Therefore, the development is considered to comply with Policy 3.5 the London Plan (2011).

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

The proposed development would not alter the parking provisions at the site. Therefore, the development would be considered to comply with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For the reasons aforementioned in this report, the application is recommended for REFUSAL.

## 6. **RECOMMENDATION**

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

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

The proposed two storey side/rear extension by reason of their overall size, scale, bulk, depth and design, in particular the resultant flat roof would constitute an overdevelopment of the dwelling, to the detriment of the character and appearance of the original dwelling and the visual amenities of the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The proposed extensions by reason of their overall size, scale, bulk, width, depth, appearance and orientation in relation to the adjoining dwelling at 2 Canterbury Close would constitute an un-neighbourly form of development resulting in an unacceptable loss of residential amenity in terms of over-dominance, overshadowing, loss of light, loss of outlook and visual intrusion. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November

2012), Policies BE19, BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions..

**3 NON2 Non Standard reason for refusal**

The proposed single storey side/rear extension by reason of its overall size, scale, depth and position in relation to the side boundary would result in a cramped form of development which would increase the built up appearance of the site to the detriment of the host dwelling and the visual amenities of the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**INFORMATIVES**

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

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 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of

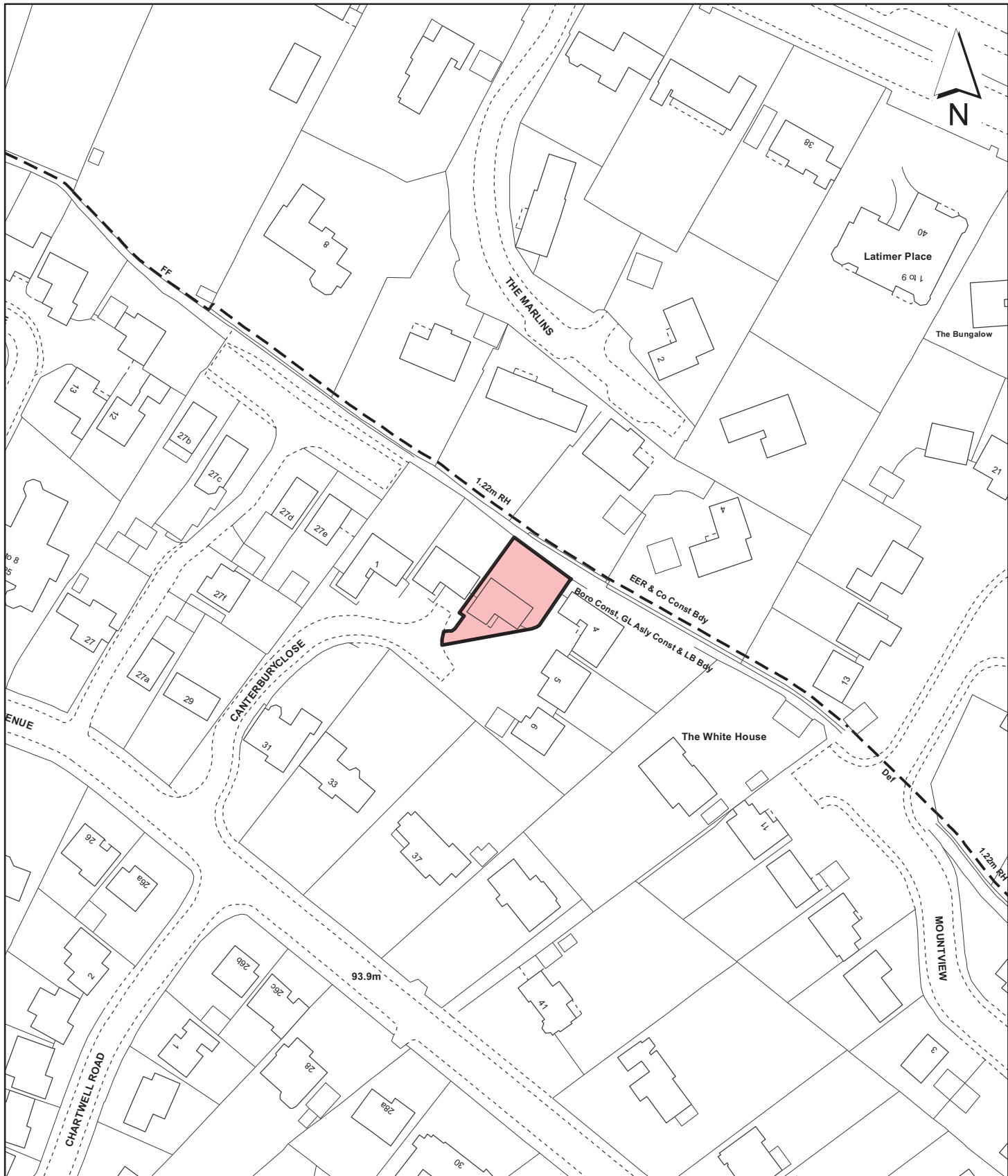
guidance.

	the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

**Contact Officer:** Murtaza Poptani

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address

**3 Canterbury Close  
Northwood**

Planning Application Ref:

**68984/APP/2013/186**

Planning Committee

**North** Page 132

Scale

**1:1,250**

Date

**April  
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, Sport and Green Spaces

**Address** PINOVA CUCKOO HILL EASTCOTE  
**Development:** Installation of 9 Solar Photovoltaic Panels (Retrospective Application)  
**LBH Ref Nos:** 66027/APP/2013/145  
**Drawing Nos:** 2551-21 Rev. A  
**Date Plans Received:** 22/01/2013 **Date(s) of Amendment(s):**  
**Date Application Valid:** 11/03/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of Cuckoo Hill and comprises a five bedroom detached house. To the north of the application site lies Applegarth, a property of distinctive design and character within the street scene and its grounds are well landscaped with a significant number of trees and planting on the boundaries and adjacent to the highway. The site is on a hill with the ground sloping down towards the neighbouring Mistletoe Farm, a change in levels of approximately 2m.

Mistletoe Farm is to the south, and is a Grade II Listed Building, with its grounds including an historic rose garden of distinctive character, in proximity to the boundary with Applegarth. The Eastcote Village Conservation Area also begins approximately 100m to the south of the site.

Cuckoo Hill is characterised by large detached dwellings in well landscaped grounds. The borough boundary runs along the centre of the road and the eastern side of Cuckoo Hill is within the London Borough of Harrow. The grain of development differs between the boroughs with a greater level of development and smaller plot sizes on the eastern side of the road, however the predominant character, as described above, remains.

Directly opposite the application site lies the access to 'The Circuits', a small Close containing 6 detached properties.

#### 1.2 Proposed Scheme

The application seeks retrospective planning permission for 9 solar photovoltaic panels on the southern elevation of the roofslope of Pinova. Each solar panels measures 0.994m wide and 1.662m high.

#### 1.3 Relevant Planning History

66027/APP/2009/1044 Land Forming Part Of Applegarth Cuckoo Hill Eastcote  
Erection of a five-bedroom detached house with associated parking and amenity.

**Decision Date:** 10-07-2009 **Approved** **Appeal:**

66027/APP/2011/490 Land Forming Part Of Applegarth Cuckoo Hill Eastcote

Details in compliance with conditions 6 (tree protection) and 7 (landscape scheme) of planning permission ref. 66027/APP/2009/1044 dated 10/07/2009: Erection of a five-bedroom detached house with associated parking and amenity.

**Decision Date:** 25-07-2011 Approved **Appeal:**

66027/APP/2012/1374 Pinova Cuckoo Hill Eastcote

Variation of condition No.12 of planning permission reference 66027/APP/2009/1044 dated 10/07/2009 to allow for the installation of 3 x rooflights (Erection of a five-bedroom detached house with associated parking and amenity.)

**Decision Date:** 21-08-2012 NFA **Appeal:**

66027/APP/2012/2060 Pinova Cuckoo Hill Eastcote

Application for non-material amendment to planning permission Ref: 66027/APP/2009/1044 dated 10/07/2009 to make alterations to the rooflights (Erection of a five-bedroom detached house with associated parking and amenity)

**Decision Date:** 01-10-2012 Approved **Appeal:**

66027/APP/2012/2693 Pinova Cuckoo Hill Eastcote

Variation of condition No. 5 (Trees) of planning permission ref 66027/APP/2009/1044 dated 10/07/2009 to allow improvement of street scene screening (Erection of a five-bedroom detached house with associated parking and amenity)

**Decision Date:** 20-12-2012 Withdrawn **Appeal:**

66027/APP/2012/3212 Pinova Cuckoo Hill Eastcote

Variation of condition No. 5 (Trees) of planning permission ref. 66027/APP/2009/1044 dated 10/07/2009 to allow improvement of street scene screening (Erection of a five-bedroom detached house with associated parking and amenity).

**Decision Date:** 27-02-2013 Withdrawn **Appeal:**

66027/TRE/2012/134 Pinova Cuckoo Hill Eastcote

To fell two Elms (T31 & T32); and to carry out tree surgery, including a crown lift to 4m to one Norway Spruce (T49) and three Norway Spruce in group G8; and the cutting back of the limb overhanging garden, to one Weeping Willow (T47) on TPO 81.

**Decision Date:** 11-10-2012 Approved **Appeal:**

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

66027/APP/2009/1044: Planning permission was granted in 2009 for the erection of a five-bedroom detached house. Condition 12 removed permitted development rights for additions to or enlargement of the roof.

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

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

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

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

EXTERNAL:

33 residents, the Northwood Hills Residents Association and the Eastcote Residents Association have been consulted. A site notice has also been displayed.

4 responses objecting to the proposal on the following grounds:

1. The solar panels significantly impact on the character of Cuckoo Hill in an extremely negative way. The solar panels are highly visible from Birchmead and are an absolute eyesore for anyone travelling along our beautiful road;
2. The house is built right on the boundary of the 16th century listed building, Mistletoe Farm, and overlooks the historic gardens. The PV panels, being situated on the roof of the house, are highly visible from the listed property, and create a very incongruous sight, towering above the 19th century formal walled rose garden and stone path being directly above it. There has been no attempt to use more visually attractive units, locate them where they would not be visible, or indeed make any acknowledgment of their potential impact on the listed building.
3. The specific location of the PV panels on the roof is incompatible with compliance with the landscaping and screening conditions associated with the planning permission;
4. The solar panels as fitted are in contravention of the planning permission granted;
5. An eyesore from the road and from adjoining properties;
6. Concerns over trees being removed;

(Officer Comment: The concerns raised are addressed in the main body of the report).

Harrow Council: No objection.

Ward Councillor: Requests that the application is considered by the North Planning Committee.

INTERNAL:

Conservation and Urban Design:

This is a new property adjacent to the listed Mistletoe Farmhouse in Cuckoo Hill. The scheme seeks an amendment to install solar panels on the south elevation. Given the distance from Mistletoe, it would be hard to argue that the panels have a detrimental impact on the setting of the listed building. There would, therefore, be no objections from a listed building point of view.

From a design point of view, the panels are considered to be large. Again, given the vegetation to the side and front of the house, the impact on the street scene would be reduced. Ideally, the number of panels should be reduced, but in order to achieve optimum energy results these would be acceptable in this instance.

Conclusion: Acceptable in this instance.

Trees and Landscape:

The photovoltaic panels have already been installed and do not affect the trees or landscape of the site. No objection.

EPU:

No objections.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 5.3 (2011) Sustainable design and construction

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

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and the setting of a listed building.

The scheme seeks retrospective planning permission for the installation of solar panels on the south elevation of the roof slope. The Council's Conservation Officer considers that whilst the solar panels are large, given the screening from existing trees vegetation, the scheme does not result in a detrimental impact on the original house or the character and appearance of the surrounding area.

Furthermore, taking into consideration the distance from Mistletoe, a Grade II listed building, it would be difficult to argue that the panels have a detrimental impact on the setting of the listed building.

There are therefore no objections in relation to the impact of the development on the character and appearance of the street scene, the visual impact of the proposal or the setting of the listed building.

As such, the development is considered to be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE10, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 7.15 of the HDAS: Residential Extensions.

The solar panels, by reason of their scale and position on the roof slope do not result in an unacceptable impact on adjoining neighbouring properties by way of loss of light or overdominance and, as considered above, given the extensive tree and vegetation cover in and around the site the proposal would not result in visual intrusion to such a degree that refusal could be justified. Therefore, the application proposal would not constitute an

un-neighbourly form of development and is in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and Section 7 of the HDAS: Residential Extensions.

This application is therefore recommended for approval.

## 6. **RECOMMENDATION**

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

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number 2551-21 Rev. A.

#### **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).

## **INFORMATIVES**

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

## **Standard Informatives**

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



- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building  
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.  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008  
LPP 5.3 (2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all

vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

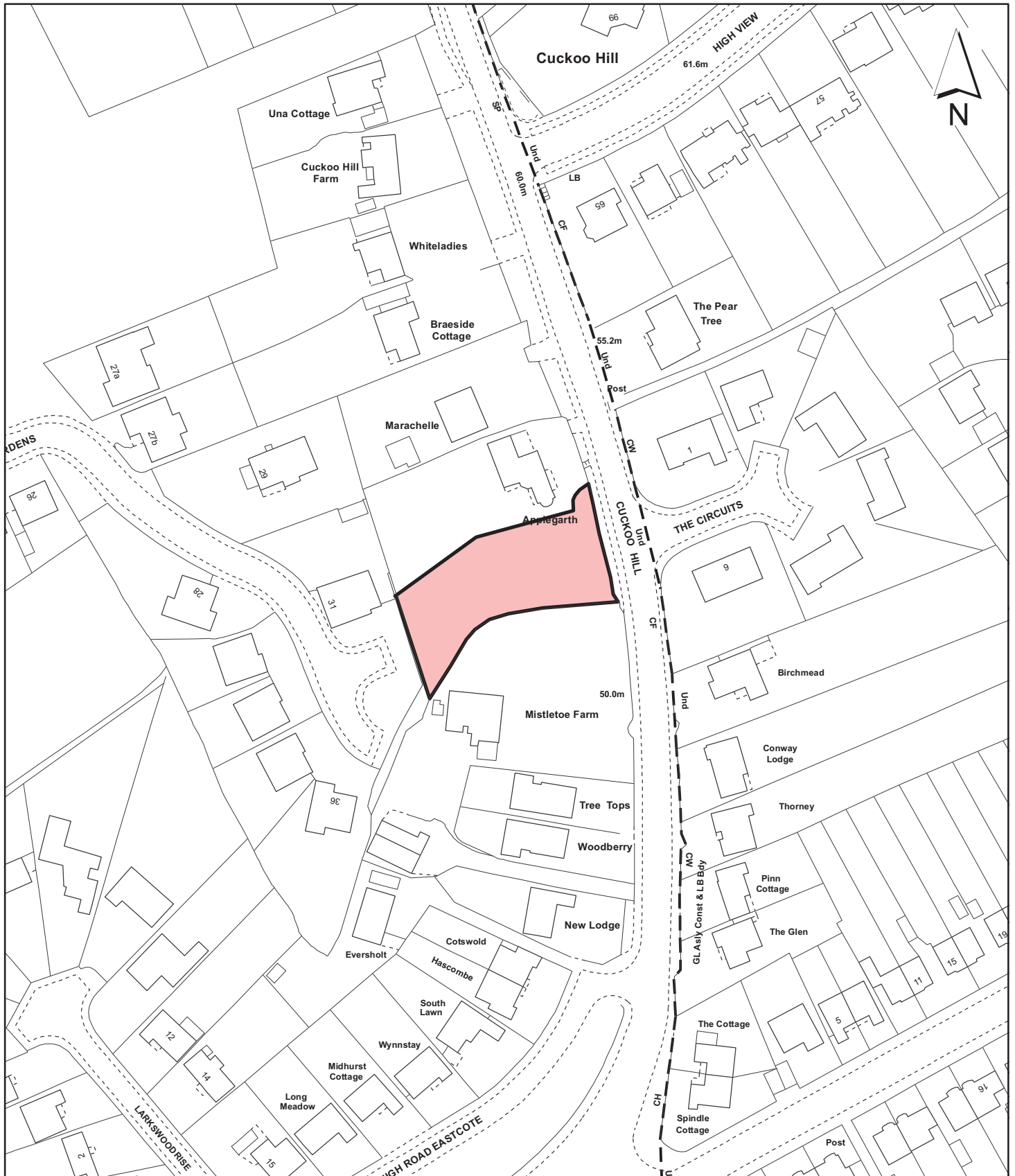
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working

hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Pinova  
Cuckoo Hill  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**66027/APP/2013/145**

Scale  
**1:1,250**

Planning Committee  
**North** Page 141

Date  
**April  
2013**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 16 FARMLANDS EASTCOTE  
**Development:** single storey side/rear extension.  
**LBH Ref Nos:** 68966/APP/2013/113  
**Drawing Nos:** 1331 PL02  
1331 PL04  
1331 PL01 Rev. A  
1331 PL03 Rev. A  
1331 PL05 Rev. A

**Date Plans Received:** 17/01/2013      **Date(s) of Amendment(s):** 04/03/2013  
**Date Application Valid:** 17/01/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application relates to a two storey semi-detached dwelling located on the western side of Farmlands. The building is set back from the main highway and the external walls of the building have been coated in render and exposed brickwork. The dwelling has space to park one car on the hardstanding in front of the principal elevation, along with one garage space, and has a private garden to the rear of the building. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The application is for the erection of a single storey side/rear extension involving demolition of existing garage to the side. The proposed single storey side extension would be set back by 1m from the principal elevation of the dwelling and would measure 2.6m in width. This element would be characterised with a mono pitched roof with a hipped section and a parapet wall. A single window would be inserted to the front elevation. The single storey rear element of the proposal would have a depth of 3.6m and would also be characterised with a mono pitched roof with a maximum height of 3.45m. The rear elevation would accommodate one window and a set of patio doors with a glazed gable end feature and two windows either side of the patio doors. The side and rear extensions would merge to form a wrap around extension. The proposed extension would create an enlarged open plan kitchen/dining room and a new bedroom room.

#### 1.3 Relevant Planning History

68966/APP/2013/520      16 Farmlands Eastcote

Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)



**Decision Date:** 21-03-2013      **Approved**      **Appeal:**

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

No relevant history.

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

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

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

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

Nine local addresses were consulted. Seven responses were received which are summarised as follows:

1. The side element of the proposal would unbalance appearance of the adjoining property.
2. The hip to Gable and rear dormer extension would be out of scale and would not harmonise with the existing building and surrounding properties.
3. The proposal would result in increased on street parking.
4. The single story rear extension would result in a loss of amenity.

The above is addressed in the main body of the report.

Ward Councillor requests that the application be determined by the Planning Committee.

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

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

Part 1 Policies:

PT1.BE1      (2012) Built Environment

Part 2 Policies:

- AM14      New development and car parking standards.
- BE13      New development must harmonise with the existing street scene.
- BE15      Alterations and extensions to existing buildings
- BE19      New development must improve or complement the character of the area.
- BE20      Daylight and sunlight considerations.
- BE21      Siting, bulk and proximity of new buildings/extensions.
- BE23      Requires the provision of adequate amenity space.
- BE24      Requires new development to ensure adequate levels of privacy to neighbours.
- BE38      Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 3.5      (2011) Quality and design of housing developments

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

## 5. MAIN PLANNING ISSUES

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

The side extension element of the proposal would be set back by approximately 1m from the front elevation of the main dwelling and would be in the same position as existing garage. This element of the proposal would be similar in appearance to the existing front elevation of the garage and would not be out of character with the host dwelling and the surrounding area. The side extension will have a maximum height of 3.45m which is considered compliant with the Hillingdon Design and Accessibility Statement Residential Extensions (HDAS). The pitch of the roof would be similar to the pitch of the main dwelling. The remainder of the side extension would not be visible from the street scene. As such, this element of the proposal is considered acceptable.

The rear element of the proposal would have a depth of 3.6 metres and a height of 3.45 metres with mono-pitched roof and a gable end feature. The height and depth of the rear extension would be compliant with the guidance for a single storey rear extension contained within chapter 3 of the Hillingdon Design and Accessibility Statement Residential Extensions (HDAS). Furthermore, the extensions siting to the rear of dwelling would not result in it appearing overbearing and obtrusive in terms of the street scene.

The size and design of the extension is considered to harmonise with the appearance of the existing dwelling and its siting to the rear would ensure it would not be exceptionally visible from the highway of Farmlands. Therefore, the proposed extensions would have an acceptable impact on appearance of the existing dwelling and the visual amenities of the surrounding area, in compliance with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The adjoining dwelling to the south of the application site does not benefit from any extensions to the rear of the property. However, the rear element of the proposal would have a depth of 3.6 metres and a height of 3.45 metres with a mono-pitched roof. The height and depth of the rear extension would be compliant with the guidance for a single storey rear extension contained within chapter 3 of the Hillingdon Design and Accessibility Statement Residential Extensions (HDAS) and as such would have an acceptable level of impact on the amenities of adjoining occupiers.

The dwelling to the north of the application site has a garage along the common boundary with the application site. Due to this garage, the proposed single storey side/rear extensions would be screened from the rear aspects of the dwelling to the North. The impact to this dwelling is considered to be at an acceptable level due to the limited 3.6m depth of the proposed extension and the limited height at 3.45m

As such, the proposed extensions are not considered to have an adverse impact on the

neighbouring dwellings to the north and south numbers in terms of loss of light, loss of outlook or sense of dominance. Therefore, the development would comply with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There are no proposed windows to the flank elevations. A condition is recommended to prohibit the installation of flank windows as part of the development. This would ensure no significant loss of privacy would occur to any neighbouring occupier, in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would create an open plan kitchen and dining room to the rear of the extension. The proposed rooms would have light and outlook provided from the various doors and windows. Therefore, the development is considered to comply with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2011).

After the erection of the rear extension, over 60 square metres of garden space would be retained for the occupiers of the 3 bedroom dwelling. Therefore, sufficient private amenity space would be provided for the occupiers of the dwelling in compliance with Policy BE23 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Residential Extensions.

The proposed development would result in the loss of the existing garage. However the existing garage is not considered large enough to accommodate a vehicle of a normal size and as such the dwelling only benefits from one off road parking space to the front driveway. Given the cul-de-sac location of the application dwelling and that the property would continue to benefit from one off road parking space, the level of off road parking is considered acceptable in this instance. Therefore, the development would be considered to comply with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of both neighbouring occupiers and occupiers of the application building. Therefore, the application is recommended for approval.

## **6. RECOMMENDATION**

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

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1331 PL01 Rev. A,

1331 PL03 Rev. A and 1331 PL05 Rev. A as received on 4 March 2013.

#### REASON

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

#### **3** HO4 Materials

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

#### REASON

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

#### **4** HO5 No additional windows or doors

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

#### REASON

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

### **INFORMATIVES**

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

### **Standard Informatives**

- 1** The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

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

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

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

B) All noise generated during such works should be controlled in compliance with



British Standard Code of Practice BS 5228: 1984.

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

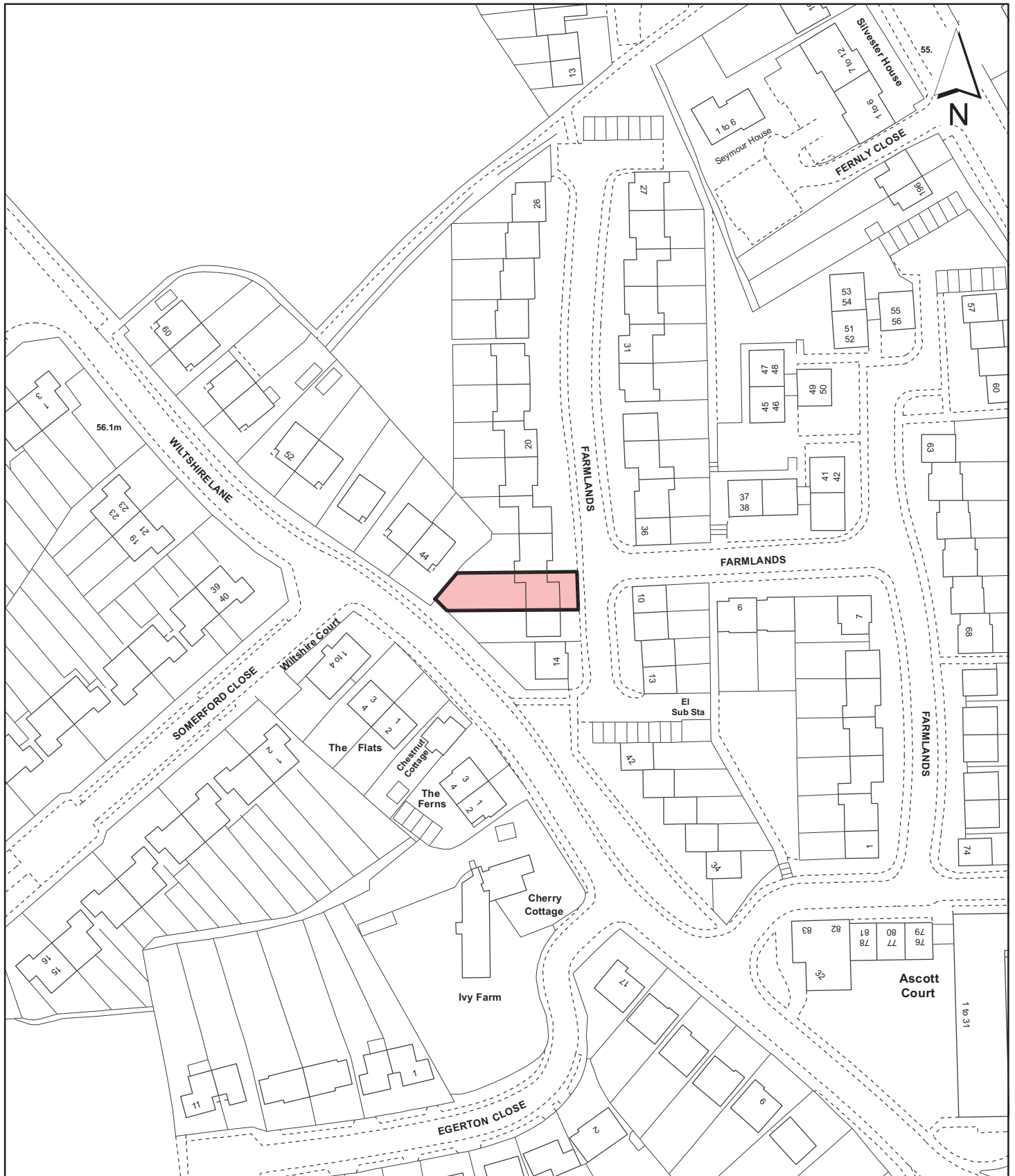
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

**Contact Officer:** Matthew Duigan

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**16 Farmlands  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**68966/APP/2013/113**

Scale

**1:1,250**

Planning Committee

**North** Page 151

Date

**April  
2013**



**HILLINGDON**  
LONDON

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The premises shall not be used except between the hours 08:00 and 21:00 hours Mondays to Saturdays and no time on 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 (November 2012).

**4 H6 Car parking provision - submission of details**

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the approved arrangements have been implemented and thereafter shall be retained as long as the use is in operation.

**REASON**

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the Council's Parking Standards as set out in the Hillingdon Local Plan Part Two Saved UDP (November 2012).

**5 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 Policy AM14 as set out in the Hillingdon Local Plan Part Two Saved UDP (November 2012).

**6 MCD9 No External Storage**

No display, placing or storage of goods, materials, plant or equipment shall take place other than within the buildings.

**REASON**

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 as set out in the Hillingdon Local Plan Part Two Saved UDP (November 2012) and London Plan (July 2011) Policy 7.1.

**7 COM12 Use Within Same Use Class**

The premises shall be used as a dentist surgery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.

**REASON**

To ensure that another use within the same use class does not result in adverse impacts in terms of traffic generation, parking and noise and disturbance to nearby residential occupiers in accordance with Policies AM7, AM14 and OE1 as set out in the Hillingdon Local Plan Part Two Saved UDP (November 2012).

DIS1

**Facilities for People with Disabilities**  
Notwithstanding the above, the needs of people with disabilities shall be provided prior to the occupation of the development and thereafter permanently retained.

#### REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with London Plan (July 2011) Policy 3.8.

#### 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.

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.
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
NPPF1	
NPPF2	

##### 3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in



September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

**4**            **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).

**5**            **126**            **Retail Development - Installation of a Shopfront**

You are advised that planning permission will be required for the installation of a shopfront at these premises. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

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

**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).

## **9 125A The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

## **10**

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.

### **3. CONSIDERATIONS**

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

The application site is situated on the western side of Joel Street and comprises a ground floor retail unit within Argyle House. The retail unit is currently part occupied. Historically, the internal layout also included a workshop, boiler unit and toilets situated along the western side of the unit. This section of the unit is presently vacant and subject of this application.

There is street parking to the front of the unit with restrictions between 8am to 6.30pm Monday to Saturday. To the rear of Argyle House, is a large car park area with designated car park spaces for each individual unit.

The site is within the boundary of Northwood Hills Minor Town Centre but outside the designated primary and secondary shopping areas as identified in the policies of the Hillingdon Local Plan Part Two Saved UDP (November 2012).

#### **3.2 Proposed Scheme**

The proposal involves the part change of use of the premises from mixed A1/B1 use to use as a D1 dentistry use. The plans have been amended during the application process to show the internal arrangement of the dentistry use. The D1 use would be situated on the southern side of the property.

The dentistry would have an internal floor space of 87 square metres and would replace a previously disused plant room which included a work shop, boiler room and toilets. The proposed layout would include a reception area, consultation suite, main surgery, x-ray and sterile room. Car parking for the use would be situated to the rear of the building with 2 car parking spaces indicated for the proposed use. The statement provided indicates that the use would operate between 9:00am and 6:00pm Monday to Friday and 9:00am to 1:00pm on Saturdays.

The planning statement submitted indicates that the existing shopfront would be altered to include a new access. The agent has been made aware that this would also require planning permission and the current assessment would solely consider the change of use.

### **3.3 Relevant Planning History**

500/APP/2009/1398      Argyle House Joel Street Northwood  
Part change of use of second floor from B1 (Office) to D1 (Non -Residential Institutions)

**Decision:** 07-10-2009    Approved

500/APP/2009/1578      Argyle House Joel Street Northwood  
Change of use of part second and third floors to Class D2 (Assembly and Leisure).

**Decision:** 07-10-2009    Approved

500/APP/2009/1768      Argyle House Joel Street Northwood  
Part change of use of ground floor from Class B1 (Office) to Class A1 (Retail) and associated alterations.

**Decision:** 06-10-2009    Approved

500/APP/2010/110      Argyle House Joel Street Northwood  
Part second floor change of use from Class B1 (offices) to Class D1 (non-residential institution for education.)

**Decision:** 31-03-2010    Approved

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

The unit is situated within a 4 storey commercial block building. There have been numerous planning applications associated with the building in recent years. In particular, planning permission has been granted for several change of uses on 2nd and third floor of the building from B1 to D1 education use.

Only 1 recent planning application was approved on the ground floor in the last 5 years (500/APP/2009/1768/FUL) which involved the change of use from B1 Office to A1 retail.

In general, the building retains a healthy mix of retail and non retail uses which is expected in this part of the town centre boundary.

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

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.E5 (2012) Town and Local Centres

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.
- BE28 Shop fronts - design and materials
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S9 Change of use of shops in Local Centres
- S10 Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
- 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
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- LPP 4.7 (2011) Retail and town centre development
- LPP 4.8 (2011) Supporting a Successful and Diverse Retail Sector
- NPPF1
- NPPF2

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

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

#### **6. Consultations**

##### **External Consultees**

A site notice was displayed to the front of the proposed on the 8.2.13 providing members of the public 21 days to make any observations on the scheme.

30 adjoining and nearby properties as well as Northwood Hills and Northwood Residents Associations have been notified of the application by means of a letter dated 22nd January 2013.

No representations have been received.

### **Internal Consultees**

Access Officer:

Having reviewed the proposed application for a dental practice on the ground floor of the above building, no concerns are raised from an accessibility standpoint. The statement accompanying the proposal confirms that wheelchair access would be possible and that an accessible toilet facility would be provided on the ground floor. Two car parking spaces would be provided for the practices exclusive use. No additional accessibility improvements could reasonably be required within the remit of planning. However, the following informative should be attached to any grant of planning permission:

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

## **7. MAIN PLANNING ISSUES**

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

The Council's retail policies seek to bring together a variety of appropriate activities in town centre locations. They seek to safeguard the role and character of the town centres as mixed-use, high density service and employment centres for their surrounding areas.

Policy S6 of the Hillingdon Local Plan Part Two Saved UDP (November 2012) states that change of use applications will be granted where the shop frontage would be of a design appropriate to the surrounding area, where the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties, and where the proposal would have no harmful effect on road safety or an increase in traffic congestion.

A variety of service uses may also be appropriate in shopping areas, provided they can contribute to the vitality of a shopping area and contribute to its retail attractiveness. This is also supported by section 2 of the National Planning Policy Framework (Ensuring the vitality of town centres) which promotes diverse retail services and recommends LPA's to plan positively for their town centre future to encourage economic activity.

The existing use of the property is a part A1 retail with an ancillary B1 use included in the layout. Under the proposal, the A1 retail unit would be retained and the proposed dentistry use would be located in the area currently occupied by toilets/boiler room and workshop which has remained vacant for 3 years.

Presently, Argyle House has a balanced mix of both A1 retail units, Offices and other service activities which one would expect from a commercial property outside both the Primary and Secondary areas. The proposed dentistry use would provide an additional service unit within the outskirts of the town centre. The principle of the development would therefore be considered acceptable as the dentistry would contribute to the overall vitality and viability of Northwood Hill Town Centre.

Taking into account the above, the principle of the change of use of the premises would therefore appear to be acceptable, subject to all other material planning considerations being satisfactory.

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE13 of the of the Hillingdon Local Plan Part Two Saved UDP (November 2012) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shop fronts to harmonise with the building and to improve the character of the area. The adopted Supplementary Planning Document HDAS: Shopfronts adopts good design that can set example for others and can trigger improvement in the appearance of other shop fronts in the locality.

With regard to the impact on the street scene, the application does not involve any physical alterations to the exterior of the building. The agent has indicated that a separate application would be lodged for a new shopfront, if the use is considered acceptable. An informative can be attached (if the application is recommended for approval) informing the applicant of the need to apply for planning permission for any external alterations. Therefore, this element of the proposal is considered to comply with policies BE13, BE15 and BE28 of the Hillingdon Local Plan Part Two Saved UDP (November 2012).

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

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The unit is within a commercial parade in the Northwood Hills Town Centre. There are no residential units directly above the unit or to the rear of the property. The nearest residential property is located on the opposite side of the highway in Ryefield Court. Given the distance from residential properties, it is considered that the proposal would not lead to a detrimental impact on these neighbours amenity. Conditions could also be attached to control the opening hours to further safeguard the amenity of residents and the surrounding area.

As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with Policies OE1 and OE3 of the Hillingdon Local Plan Part Two Saved UDP (November 2012).

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

Not applicable to this application.

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

The proposal would not generate any additional traffic from customers other than that typical for any retail premises within this parade. The applicant has indicated that two additional vehicle parking space would be provided within the rear car park. There is sufficient on-street parking (pay and display) on the opposite side of the highway. The management company responsible for the building have indicated that further parking



may be available if necessary. Details of the car parking management could be secured by conditioned.

Given its location on the edge of the minor town centre in close proximity to both bus and underground routes, the parking proposed is considered acceptable.

As such proposal would not impact on traffic and pedestrian safety and also provides sufficient car parking arrangement for this town centre location. It would therefore comply with Policies AM7 and AM14 of the Hillingdon Local Plan Part Two Saved UDP (November 2012).

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

Given the public nature of the proposed business, an accessible toilet facility is required. This can, however, be secured by condition.

**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**

The proposed use is unlikely to generate any significant waste and no changes are proposed from the existing arrangements.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

The proposal would not lead to any significant noise or air quality concerns than that which might have existed with the previous use of the premises.

**7.19 Comments on Public Consultations**

No comments have been received on this application.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The

specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

Overall, it is considered that the proposed use is appropriate to the premises, in this commercial location. The proposal would accord with the retail policies in the Hillingdon Local Plan Part Two Saved UDP (November 2012) and subject to appropriate safeguarding conditions, would not result in any adverse impact on the amenities of the surrounding occupiers or the character of the area.

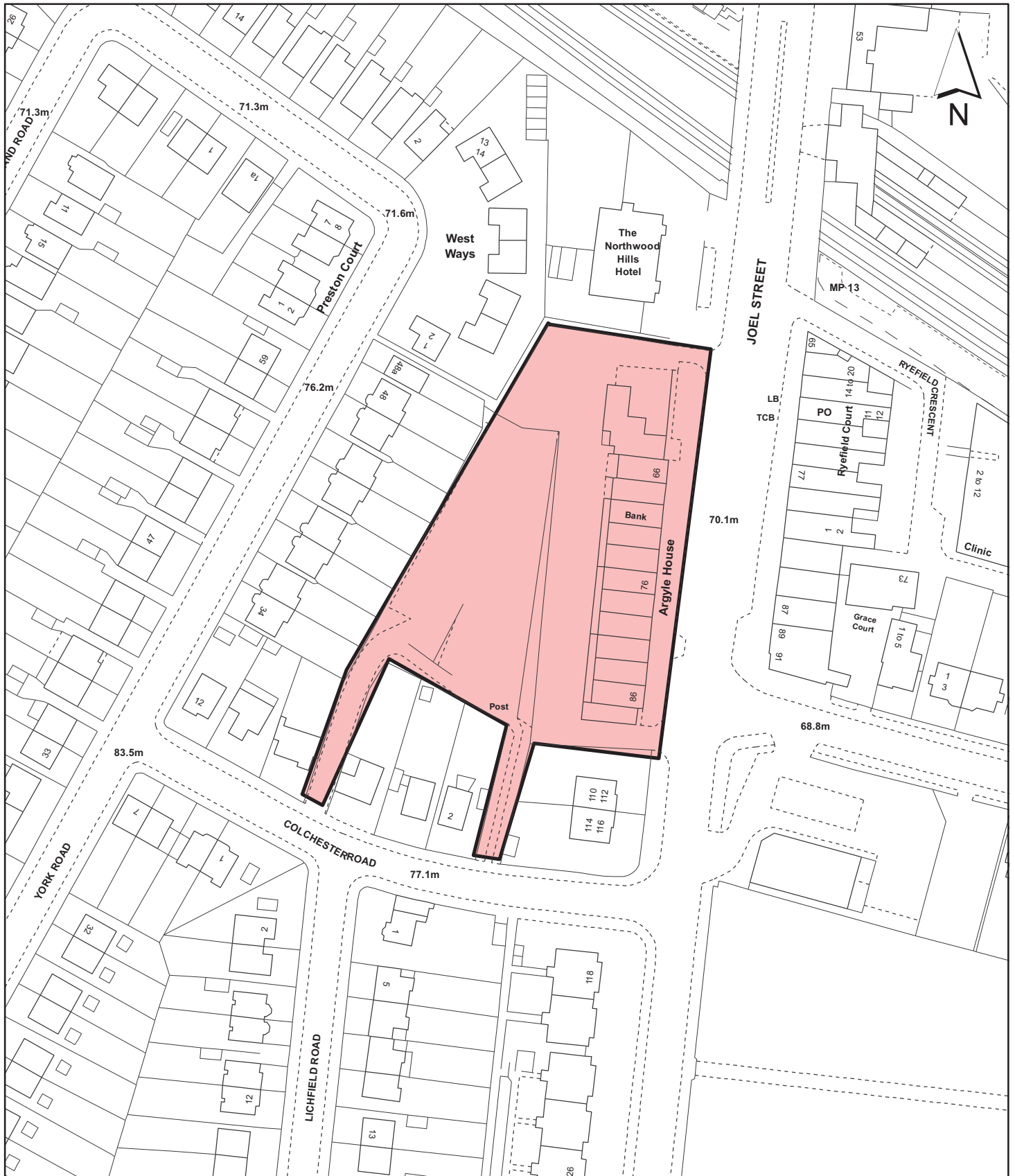
The application is therefore recommended for approval.

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


Hillingdon Local Plan Part Two Saved Unitary Development Plan (November 2012).  
London Plan (2011).  
National Planning Policy Framework (2012).  
HDAS: Accessible Hillingdon.  
HDAS: Shopfronts.

**Contact Officer:** Eoin Concannon

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>Argyle House Joel Street Northwood</b>	
Planning Application Ref:	Scale
<b>500/APP/2012/3217</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 164	<b>April 2013</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services**

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



HILLINGDON

LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** PATH ADJ. RECREATION GROUND OPPOSITE FIELD END JUNIOR SCHOOL FIELD END ROAD RUISLIP

**Development:** Replacement of existing 15m high telecom pole holding three shrouded antennae with a replacement 15m pole holding three antenna contained within a 'thickening' shroud located towards the top of pole, and installing two ancillary equipment cabinets at ground level along with the retention of an existing ancillary equipment cabinet at ground level (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

**LBH Ref Nos:** 61143/APP/2013/804

**Drawing Nos:** 100 Issue A  
201 Issue A  
202 Issue A  
301 Issue A  
302 Issue A  
General Background Information for Telecommunications Development  
Site Specific Supplementary Information  
Developer's Notice to Highways  
Developer's Notice to Northolt Aerodrome  
Health and Safety Statement  
ICNIRP Declaration  
Covering Letter

**Date Plans Received:** 02/04/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 02/04/2013

### 1. SUMMARY

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). The proposed upgrade is required in order to maintain the existing network coverage and to provide adequate 4G coverage.

The proposed scheme involves:

- the removal of the existing 15m high telecommunication pole holding three shrouded antennae
- a replacement 15m high telecommunication pole holding three antennae contained within a 'thickening' shroud located towards the top of the pole,
- the installation of two ancillary equipment cabinets at ground level with dimensions of 1.58m x 0.38m x 1.35m high and 1.90 x 0.80m x 1.65m high respectively.

An existing ancillary equipment cabinet at ground level is to be retained.

The proposed scheme would not result in a detrimental impact on the character and appearance of the street scene and the surrounding area, and would not cause harm to

pedestrian or highway safety.

The proposed development complies with Policies AM7, BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is thus recommended that prior approval be required in this instance and that permission is granted.

## **2. RECOMMENDATION**

### **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 100 Issue A, 201 Issue A, 202 Issue A, 301 Issue A and 302 Issue A.

and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the London Plan (July 2011).

### **3 NONSC Non Standard Condition**

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

#### **REASON**

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **INFORMATIVES**

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

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

## **2**            153            **Compulsory Informative (2)**

The decision to GRANT details of siting and design has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
NPPF5	

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

## **4**            147            **Damage to Verge**

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

### **3. CONSIDERATIONS**

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

The application site comprises an existing telecommunication pole and equipment cabinet located in the middle of a 2.4m wide grass verge. The verge provides a separation between Field End Road and the public footway. There are several trees located along the



verge and a thick screen of trees and vegetation exists at the rear of the footway providing a barrier between Field End Road and the recreation ground to the east which forms part of a Green Chain. Land belonging to Field End Junior School exists on the opposite side of Field End Road.

### 3.2 Proposed Scheme

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The proposed upgrade is required in order to maintain the existing network coverage and to provide adequate 4G coverage.

The proposed scheme involves:

- the removal of the existing 15m high telecommunication pole holding three shrouded antennae
- a replacement 15m high telecommunication pole holding three antenna contained within a 'thickening' shroud located towards the top of the pole,
- the installation of two ancillary equipment cabinets at ground level with dimensions of 1.58m x 0.38m x 1.35m high and 1.90 x 0.80m x 1.65m high respectively.

An existing ancillary equipment cabinet at ground level is to be retained.

### 3.3 Relevant Planning History

61143/APP/2005/2511 Path Adj. Recreation Ground Opposite Field End Junior School Field  
INSTALLATION OF A 13 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

**Decision:** 18-10-2005 Refused **Appeal:** 16-05-2006 Allowed

61143/APP/2010/2103 Path Adj. Recreation Ground Opposite Field End Junior School Field  
Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**Decision:** 12-10-2010 Withdrawn

61143/APP/2010/2442 Path Adj. Recreation Ground Opposite Field End Junior School Field  
Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**Decision:** 25-11-2010 PRQ

### Comment on Relevant Planning History

The planning history can be summarised as follows:

\* 61143/APP/2005/2511 - installation of a 13 metre high imitation telegraph pole mobile phone mast and equipment cabinets (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Refused 18-10-2005 due to concerns over its visual impact. This proposal was subsequently allowed at appeal (ref: APP/R5510/A/06/2007104) on 16-05-2006. The Appeal Inspector concluded that the proposal would have an acceptable visual impact on the surrounding area and that there was insufficient justification to refuse the proposal in relation to perceived health effects on Field End Junior School and local residents.

\* 61143/APP/2010/2103 - Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Withdrawn 12-10-2010

\* 61143/APP/2010/2442 - Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Approved 25-11-2010

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

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

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

Part 1 Policies:

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

NPPF5

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

Consultation letters were sent to 63 local owner/occupiers, including Field End Junior School and Roxbourne First School and South Ruislip Residents Association. A site notice was also posted. No

responses have been received.

Ministry of Defence: The MOD has no safeguarding objections to this proposal.

### **Internal Consultees**

Highways: No objection to the proposed scheme.

## **7. MAIN PLANNING ISSUES**

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

Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The principle of the use of the site as a telecommunication site was established in 2006 when an appeal for the installation of a 13m high mast and equipment cabinet. At present, the application site comprises a 15m high telecommunications pole, antennae and one equipment cabinet, which was approved under planning application ref: 61143/APP/2010/2442.

It is therefore considered that the proposed 15m high replacement pole and antennae, along with the installation of two additional equipment cabinets, is acceptable in principle, in accordance with Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

The Ministry of Defence has raised no objection to the proposed scheme in relation to airport safeguarding.

### **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**

Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The site is located on a 2.4m wide grass verge between Field End Road and the pavement and already comprises a 15m high telecommunication pole with three shrouded antennae and an equipment cabinet. The site does not comprise of any additional street furniture. It is considered that a replacement pole of the same height as the existing pole, along with a shroud containing three replacement antennae, although slightly wider at the top, would not have a greater impact on the street scene than the existing.

The two additional equipment cabinets would be located to the north of the pole and the existing equipment cabinet, and would be in line with the existing cabinet. The cabinets would be coloured green, to match the existing cabinet, and would blend in with the surrounding area. Also, there is little or no street furniture in the vicinity of the site and thus the addition of a cabinet here would not add to a cluttered situation. It is, therefore, considered that the additional cabinets would not result in an unacceptable visual impact or cause an unacceptable amount of street clutter.

Therefore, given the existing situation, the additional cabinets and the replacement pole are not considered to be detrimental to the street scene. The application is therefore considered to comply with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

The nearest residential properties are located over 100m away from the application site. Field End Junior School is located opposite the site while Roxbourne First School is located the other side of the recreation ground. The proposed replacement telecommunication pole and additional equipment cabinets are not considered to affect the amenity of the surrounding residential area. No objections have been received from local residents or from Field End Junior School and Roxbourne First School.

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

Not applicable to this application.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety. The existing telecommunications pole would be removed and replaced with a new telecommunications pole in the same location on the 2.4m wide grass verge, along with two additional equipment cabinets between the pole and an existing 5m high tree. Due to the location within the grass verge between the pavement and Field End Road, it is considered that the proposed development would not impact on either pedestrian or highway safety. The proposal therefore complies with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). The Council's Highways Engineer raises no objection to the proposed scheme.

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

The replacement telecommunications pole would be 15m high and would hold three antennae at the top within a 0.54m diameter shroud. The pole would be constructed from galvanised steel which would be painted brown whilst the new equipment cabinets would be coloured green, as per the existing equipment cabinet. The proposed replacement pole and the two additional equipment cabinets are considered to be acceptable in design terms.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

There are several trees located along the 2.4m wide grass verge and a thick screen of trees (ranging from 8-10m high) and vegetation between the rear of the footway and the recreation ground. An existing 5m high tree is located approximately 7.4m away from the existing telecommunications pole.

The replacement telecommunications pole would be in the same location as the existing pole, and the two new ancillary equipment cabinets would be located between the pole and the 5m high tree, with the smaller cabinet set 3m away from the tree. It is considered that the proposed replacement pole and the additional cabinets would not have a detrimental impact on the existing trees and vegetation along the grass verge and the recreation ground boundary. The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

No responses have been received during the public consultation.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

Health:

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

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

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

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

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

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

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

## 9. Observations of the Director of Finance

None

## 10. CONCLUSION

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). The proposed upgrade is required in order to maintain the existing network coverage and to provide adequate 4G coverage. The upgrade would include the removal of an existing 15m high telecommunication pole, a replacement pole of the same height (containing three antennae in a 'thickening' shroud), and two additional equipment cabinets.

The proposed scheme would not result in a detrimental impact on the character and appearance of the street scene and the surrounding area, and would not cause harm to pedestrian or highway safety.

The proposed development complies with Policies AM7, BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that prior approval be required in this instance, and that prior approval be approved.

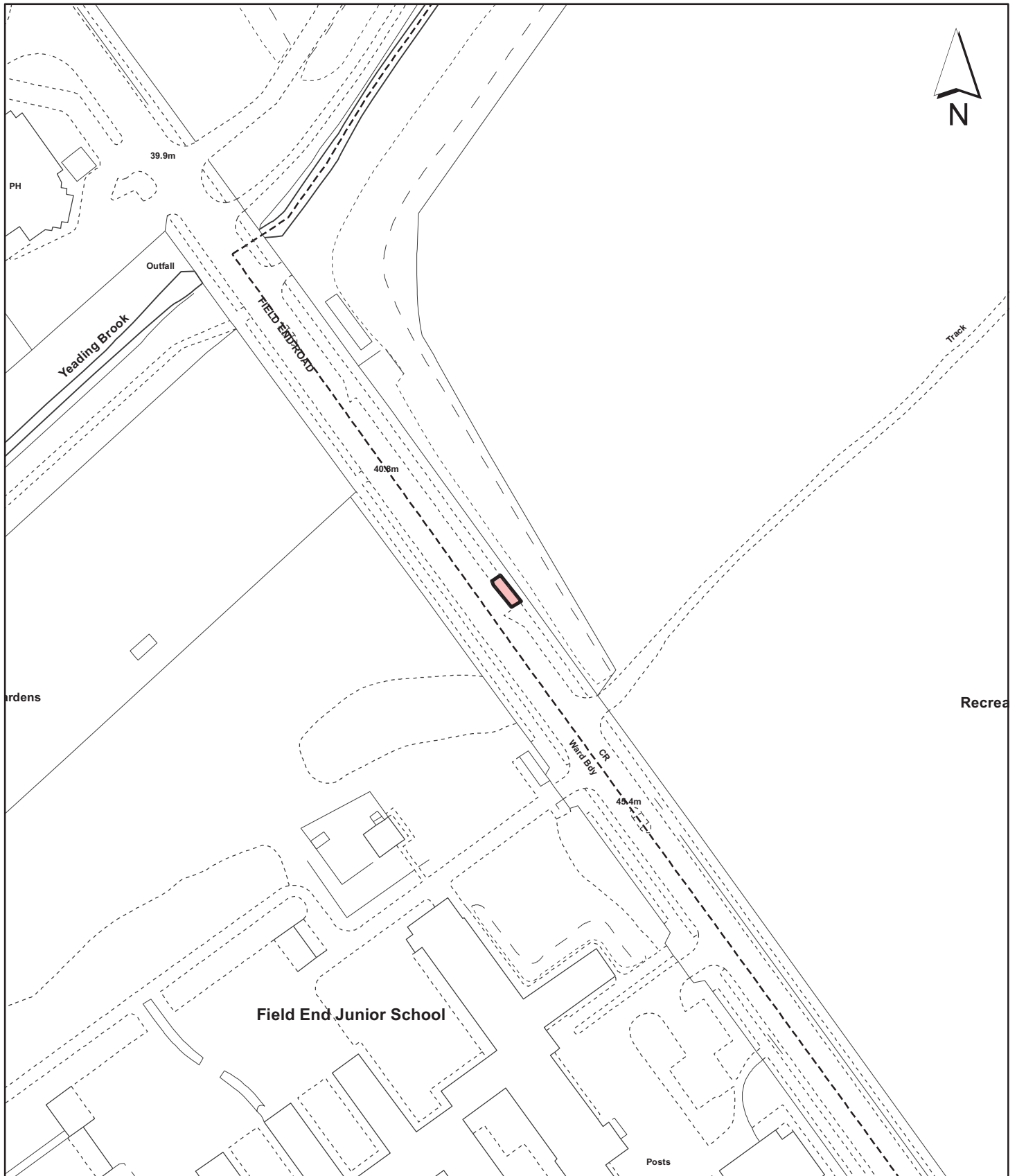
## 11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
National Planning Policy Framework (March 2012) Chapter 5

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Path adjoining recreation ground  
opposite Field End Junior School  
Field End Road, Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**61143/APP/2013/804**

Scale

**1:1,250**

Planning Committee

**North** Page 174

Date

**April  
2013**



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 111 PARKFIELD CRESCENT RUISLIP

**Development:** Use of part two, part single storey side and rear extension and part of ground floor of original house as a self contained dwelling, erection of a porch, internal and external alterations and provision of associated parking and amenity space (Part Retrospective Application).

**LBH Ref Nos:** 68057/APP/2012/3216

**Drawing Nos:** Location Plan to Scale 1:1250  
12/100/2  
12/100/1  
12/100/3  
12/100/5  
12/100/4 Rev. A

**Date Plans Received:** 28/12/2012

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

**Date Application Valid:** 10/01/2013

### 1. SUMMARY

This application seeks permission to use an attached two-storey extension/building currently nearing completion at the side of No. 111 Parkfield Crescent as a separate one-bedroom dwelling. This application follows two previous applications for a similar subdivision, the last one of which was dismissed at appeal, to use the extension as a two and then a one-bedroomed dwelling (68057/APP/2011/2934 and 2012/686 refer). This scheme mainly differs from the previous application in that part of the ground floor area of the extended original house would be incorporated into the new attached dwelling and the floor space has been re-configured, involving the blocking up of a rear window and rooflight and new windows in the side, a porch is shown covering both front doors and the front garden has been re-designed.

It is considered that the proposed floor space is now acceptable to afford a suitable standard of residential amenity so as to overcome one of the Inspector's previous concerns.

However, the proposed porch is not considered to constitute permitted development and it would appear as an awkward addition that would disrupt the subordinate appearance of the side extension and would be detrimental to the visual amenity of the street scene.

The application is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development, by reason of the siting and roof design of the porch, would fail to integrate with the subordinate design of the side extension to which it would be attached. As such, the porch would appear as an awkward addition within the street

scene and fundamentally alter the subordinate appearance of the side extension, resulting in an unbalancing of the pair of semi-detached houses, detrimental to the visual amenities of the street scene, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan - Part Two Saved UDP Policies (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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF1

NPPF6

NPPF7

LPP 3.4

(2011) Optimising housing potential

LPP 3.5

(2011) Quality and design of housing developments

LPP 3.8

(2011) Housing Choice

LPP 5.2

(2011) Minimising Carbon Dioxide Emissions

LPP 5.3

(2011) Sustainable design and construction

LPP 5.7

(2011) Renewable energy

LPP 5.13

(2011) Sustainable drainage

LPP 5.15

(2011) Water use and supplies

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

OE8

Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

AM7

Consideration of traffic generated by proposed developments.

AM14

New development and car parking standards.

HDAS-LAY

Residential Layouts, Hillingdon Design & Access Statement,

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Parkfield Crescent forms a residential crescent on the eastern edge of the Borough which is accessed at its northern and southern ends from Field End Road. The application site is located on the eastern side of Parkfield Crescent, some 15m to the north of a right angle bend in the road and forms one of a pair of semi-detached properties. The two storey extension/building has been erected on site, and a porch is currently under construction. The original hipped roof of No. 111 Parkfield Crescent has also been converted to a gable end, including the installation of a rear dormer. The other semi-detached property, No. 109 is sited to the north and has a single storey rear conservatory. The Borough boundary runs along the rear boundary of the site and is adjoined at the rear by a gated service road which lies within the London Borough of Harrow.

Parkfield Crescent has a fairly uniform character, mainly comprised of semi-detached properties with a defined front building line and similar plot widths, separated by shared drives which give vehicular access to garages in their rear gardens. No. 111 Parkfield Crescent did form one of the more unusual properties in the street in that it has a wider frontage which allowed a detached garage to be provided at the side of the house which has now been demolished to make way for the extension.

The site forms part of the 'developed area' as identified in the Hillingdon Local Plan (November 2012).

#### 3.2 Proposed Scheme

This application is a third application seeking planning permission to use an attached two storey side extension/building as a one-bedroom house. The works include the provision of associated parking and amenity space, together with internal and external alterations.

This scheme differs from the last application (68057/APP/2011/868) considered at appeal in the following respects:-

1. The ground floor of the proposed new unit would be enlarged by utilising more of the ground floor of the original property which has been extended at the rear by re-positioning the ground floor party wall at the rear, involving the re-configuration of the ground floor layout of the properties and alterations to its fenestration, with the removal of a rear ground floor window and rooflight from the single storey rear extension.
2. The ground and first floor layout of the proposed new unit has been altered with the staircase being moved to the front of the property. A small single pane ground floor side window has been increased in size to a double pane window and a new single pane window has been introduced to the first floor side elevation above,
3. The porch has been reduced in depth but increased in width and now incorporates a hipped roof. This would now be shared with a single door on the front, enclosing the front doors of the existing and proposed properties,
4. The front garden layout has been re-configured, with the existing and proposed properties having an off-street parking space in front of them, but now involves a single shared path which would straddle the boundary between the properties, leading to the

porch and landscaping on the boundary of No. 113 and either side of the path.  
5. Two parking spaces at the end of each rear garden have been omitted.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

An application for a part two storey, part single storey side/rear extension and single storey rear extension with two rooflights, involving the demolition of an existing detached side garage and rear extension was approved on 10/11/12 (68057/APP/2011/2238).

This was followed by an application to use the two storey attached extension/building as a separate two-bedroom dwelling (68057/APP/2011/2934). This was refused on 20th March 2012 due to design concerns with the separate use of the plot, inadequate internal floor area, failure to comply with Lifetime Homes standards and inadequate provision for off-street parking for the new and retained house at No. 111 Parkfield Crescent.

This was followed by an application to use the extension as a one-bedroom dwelling, erection of a single storey porch, associated car parking and amenity space (68057/APP/2012/868) which was dismissed at appeal on the 26/11/12.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

NPPF1

NPPF6

NPPF7

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.7 (2011) Renewable energy

LPP 5.13 (2011) Sustainable drainage

LPP 5.15 (2011) Water use and supplies

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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

23 neighbouring properties have been consulted on this scheme and a planning notice has been displayed on site. 9 residents have responded, making the following comments:-

(i) This is the third attempt to gain permission for an additional unit at this address after the North Area Planning Committee had unanimously rejected a very similar application (68057/APP/2012/868) which was also dismissed at appeal as the development would harm the character and appearance of the area and would not provide adequate living conditions for the occupiers. There does not appear to be any real change since last application was rejected and so this should be rejected again,

(ii) The porch will have two doors and its size is totally out of keeping with the other houses in the street,

(iii) Single porch covering entrances to both houses would not disguise the fact that the development would be for two houses which would be unsightly and a very small house would not be in keeping with existing family properties on Parkfield Crescent,

(iv) The development is already an eyesore as it now overlooks the access road and rear gardens in Torbay Road due to the removal of trees and bank which would have obscured the development,

(v) The main difference to the plans from the previously rejected application are that the developer has reduced the bedrooms from two to one in the part of the development which is new, but a dormer room extension has now been built in the loft space of the existing property at 111 Parkfield Crescent effectively increasing the bedrooms from two to three bedrooms which affords him the same number of bedrooms as previous,



- (vi) When planning permission was agreed for the building as an extension under planning application 68057/APP/2011/2238, the side elevation facing No. 113 Parkfield Crescent had no windows. The new application now includes two windows which will reduce our privacy,
- (vii) The two side windows may prejudice prospects of developing adjoining property,
- (viii) Knocking down part of what was the outside wall of the existing house at 111 Parkfield Crescent, taking room space from the existing house and utilising this to increase the floor space in the new property does not sound legal and would dramatically reduce the room sizes of the existing house and be impractical, with very poor room sizes to the occupiers of both properties with No. 111 having their new neighbours living in their back room,
- (ix) The footprint of the downstairs area of the new house will be bigger than that of the upstairs which would not benefit the occupiers of the properties and would only serve to give the developer the permission he needs,
- (x) Access has been created onto service road at rear which is only subject to easements for the benefit of the adjoining Torbay Road properties. No easements exist for property outside of Harrow or Parkfield Crescent. Object to application if they are going to use service road which is already congested,
- (xi) If permission is granted, the developments will provide at least 3 bedrooms in the existing property (which includes a newly built dormer extension) and at least one bedroom in the new property which effectively doubles the bedroom availability with no real increase in parking spaces. Developer originally sought to provide parking spaces at the back of the rear garden which cannot now be accessed as the adjoining service road is now gated and only residents of Torbay Road, South Harrow have permission to access the service road. The new application does not provide enough off street parking.
- (xii) Application form contains incorrect answers as the developer last year without any consultation with Harrow or local residents removed a stand of trees to the rear of the property to create new access at the rear, creating mayhem and mess. Torn down trees still in garden, 15 months on and this has been added to with building rubble and fly tipping which has created a health hazard, attracting vermin. Assume the developer is responsible for restoring this bank and trees otherwise others may assume they can do the same,
- (xiii) Development represents a security risk to neighbouring properties due to trees and shrubbery having been removed, allowing easy access at the rear of the properties,
- (xiv) The local amenities and services are not adequate and not designed to cope with an influx of extra dwellings,
- (xv) Approval would set precedent for similar units at other properties within the street,
- (xvi) Applicant has ignored rules and protocol and already completed this project,
- (xvii) This whole development is all about money and is at the expense of neighbouring residents,

Harrow Council:

Raises no objections to the proposed development.

MOD Safeguarding - RAF Northolt:

There are no safeguarding objections to this proposal.

#### **Internal Consultees**

Environmental Protection Officer:

There are no concerns regarding noise on this application.

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.

The proposed conversion into two self contained dwellings represents an improvement over the

existing premises in terms of accessibility.

Conclusion: Acceptable from an accessibility perspective.

#### ADDITIONAL CONDITION

Level or ramped access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

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

### 7. MAIN PLANNING ISSUES

#### 7.01 The principle of the development

This is an established residential area where there would be no objection in principle to the creation of additional residential units, subject to the scheme satisfying normal development control criteria. These are dealt with in the various sections of the report.

#### 7.02 Density of the proposed development

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

The density matrix is only of limited value when looking at small scale infill development such as that proposed within this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings. However, the site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 1a (where 6 is the most accessible and 1 the least). Using the Mayor's guidance, taking the smallest average habitable room unit size of 2.7 - 3.0, the matrix recommends a density of 50 - 75 u/ha and 150-200 hr/ha. This proposal equates to a density of 58 u/ha and 204 hr/ha, the latter of which is only very marginally above the Mayor's habitable room guidance.

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

Not applicable to this application.

#### 7.04 Airport safeguarding

Not applicable to this application.

#### 7.05 Impact on the green belt

Not applicable to this application.

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

The Inspector in considering the previous scheme (68057/APP/2012/868) noted in para. 7 that 'use of the permitted extension as a separate dwelling would introduce changes to the appearance of the development that reflect separate occupation.' The Inspector went on to state in paragraphs 7 and 8 that:-

'the extension would acquire a front door which would lead to a change in focus of the importance of the extension and reduce the subservience of the extension to the main dwelling. The addition of the front porch to screen the front door would add increased emphasis to this change and, because of its position and forward projection, would reduce the importance of the existing front door of the original house to a subordinate element.

These alterations would create changes to the front elevation and the way it addresses the street scene that would be opposed to the fundamental balanced appearance of semi-detached houses in the area and lead to a cramped appearance.'

The Inspector at paragraph 9 also noted the previous front garden layout with separate parking spaces and paths, divided by a line of landscaping clearly divided the frontage into two distinct elements.

The Inspector concluded on this issue at paragraph 10 that 'overall, the changes would lead to harm to the character and appearance of the area contrary to saved Policies BE13, BE15 and BE19 of the London Borough of Hillingdon Unitary Development Plan 1998 [UDP] and adopted Supplementary Planning Document: Hillingdon Design and Accessibility Statement: Residential Extensions 2008 [SPD:HDAS], which carries considerable weight'. The Inspector's decision letter is attached as Appendix 1.

The applicant attempts to address these concerns by re-designing the front garden layout and now a shared path would lead to a shared porch that would conceal both of the two front doors, with a car parking space in front of each of the houses. The front garden layout would prevent the the site being read as two individual plots.

As regards the porch, the plans show a porch on the existing and proposed plans, but a porch is only now being constructed on site. The application claims that the porch constitutes permitted development.

Class D of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) Order 2008 (as amended) states that:

'Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D if-

- (a) the ground area (measured externally) of the structure would exceed 3 square metres;
- (b) and part of the structure would be more than 3 metres above ground level; or
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.'

Although the proposed porch would satisfy the measurement criteria, it has not been built outside an external door but extends across two doors and beyond the flank wall of the original property. The porch therefore also needs to be considered under the criteria of Class A, which amongst other criteria, excludes development from being permitted development if it would extend beyond a wall which fronts the highway. As such, it is not considered that the porch constitutes permitted development and therefore needs to be considered as part of this application.

The porch has been sited to screen the two front doors and has been added to part of the existing single storey element of the side extension and the recessed part of the original property. As such, it appears as a second generation extension which adds a further roof element to the front elevation. By straddling the original property and the subordinate extension, the porch detracts from the subordinate design of the original side extension by obscuring the boundary between the two. The porch would therefore change the front

elevation and how the extended property addresses the street and the balanced appearance of the pair of semi-detached properties. As such, the porch would appear as an awkward addition and this scheme does not overcome the Inspector's concerns regarding the previous appeal. The scheme fails to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Part Two Saved UDP Policies (November 2012).

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

The new porch is sufficiently remote from the side boundaries so that it would not have any material impact upon the residential amenities of neighbouring properties. The two side windows in the side elevation of the extension/attached building would serve an open plan kitchen on the ground floor (which would have its main outlook to the rear) and a bathroom on the first floor. Any potential for the loss of privacy to the neighbouring property (No. 113) could be mitigated with suitable boundary fencing on the ground floor and the first floor window being obscure glazed and non-openable on the first floor, which could have been controlled by condition had the application not of been recommended for refusal.

As regards the potential for additional noise and general disturbance, it is considered that there would be no significant difference between the plot being used as one large house as compared to two smaller houses. Furthermore, the Council's Environmental Health Officer does not raise any objections to the application. As such, the scheme is considered to comply with Policies BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

In considering the previous appeal, the Inspector considered that although adequate amenity space and outlook to the rooms would be provided, the attached house would fail to provide an adequate standard of accommodation, contrary to 'Lifetime' homes standards, policies 3.5 and 3.8 of the London Plan and the Council's Supplementary Planning Document: 'Accessible Hillingdon'.

As compared to the previous scheme, this proposal involves the enlargement of the ground floor area of the proposed attached house and a re-configuring of the layout. The Inspector on the previous appeal noted that there was no standard for a one-bedroom house, with the nearest comparable standard being 50sq.m for a one-bedroom flat, although the Inspector did note that as a standard for a flat, account would not be made for the additional circulation space required in a house, such as the stairs. The current proposal would provide a total floor area of 55sq.m, with the stairs accounting for approximately 5sq.m of that area on the ground and first floors.

The Inspector also had specific regard to the 23sq. m minimum standard required for the combined living area (living, dining and kitchen areas) and the minimum 12sq.m required for a double bedroom which the previous scheme failed to satisfy (providing 15.3sq.m and 10.4sq.m respectively). This scheme now fully complies with these two standards.

The Council's Access Officer now advises that the current scheme is acceptable from an access point of view, subject to a condition requiring level/ramped access.

Adequate amenity space would still be provided and all habitable rooms would have adequate outlook. The proposed attached house satisfies all relevant floor space standards as would the existing house.

The proposal is considered to provide adequate internal floor space, and has overcome the Inspector's second reason for dismissing the previous appeal. The scheme complies

with policies 3.5 and 3.8 of the London Plan (July 2011) and the Council's Supplementary Planning Document: 'Accessible Hillingdon'.

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

This is an area that has a low PTAL score of 1a (where 6 represents the highest level of accessibility and 1 the lowest).

The application shows an off-street car parking space on the frontage of each dwelling. The Inspector in considering the previous appeal stated at paragraph 19 that:-

'Bearing in mind the latest adopted standards in TLP, the existing provision of one parking space on the front of each property would be sufficient to meet the minimum required and although the site is in an area with a low public transport accessibility level [PTAL], there are no special circumstances put forward that would require a higher level of provision.'

This scheme does not alter the off-street car parking provision within the front garden area or make material changes to its layout that was previously considered acceptable by the Inspector. As there has been no material changes in policy or site circumstances in the interim, this assessment continues to be valid and no objections can be raised to the proposal on parking grounds. The scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Security

The proposal does not represent any threat to security and the access road at the rear has now been gated.

#### **7.12 Disabled access**

See Section 7. above.

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

Not applicable to this application.

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

It appears that a number of trees have been removed to the rear of the site, but trees at the rear of gardens on Parkfield Crescent are generally immature, self-seeded, often multi-stemmed and have no great amenity value. The Council's Tree Officer has previously advised that these trees would not/would not have constrained the development.

This scheme does show significant areas of landscaping in the front garden whereas in the wider area, extensive hardstanding in the front gardens of properties is characteristic of Parkfield Crescent. A condition could therefore have been added to ensure that an appropriate front garden landscaping scheme would have been submitted, had the application not of been recommended for refusal. As such, the scheme complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

There is adequate space available within the front garden on each side of the shared path to accommodate refuse and recycling which could have been conditioned had the application not of been recommended for refusal.

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

Had the application not of been recommended for refusal, a condition could have been added to any permission, seeking energy efficiency measures.

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

Not applicable to this application.

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

Not applicable to this application.

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

The material planning concerns raised by neighbouring residents have been considered in the officer's report.

#### **7.20 Planning Obligations**

Given the scale and nature of the scheme, there would be no requirement for a contribution in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Not applicable to this application.

#### **7.22 Other Issues**

This application does not raise any other material planning issues.

### **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**

Although the scheme is considered to provide adequate floor space and therefore



overcomes one of the Inspector's reasons for dismissing the previous appeal, it is not accepted that the porch constitutes permitted development. It therefore needs to be considered as part of this application and as such, the porch unduly disrupts the subordinate design of the originally approved side extension, altering the balanced appearance of the semi-detached houses, to the detriment of the visual amenity of the street scene.

The scheme is recommended for refusal.

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

NPPF (March 2012)

London Plan (July 2011)

Mayor's Supplementary Planning Guidance: Housing

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)

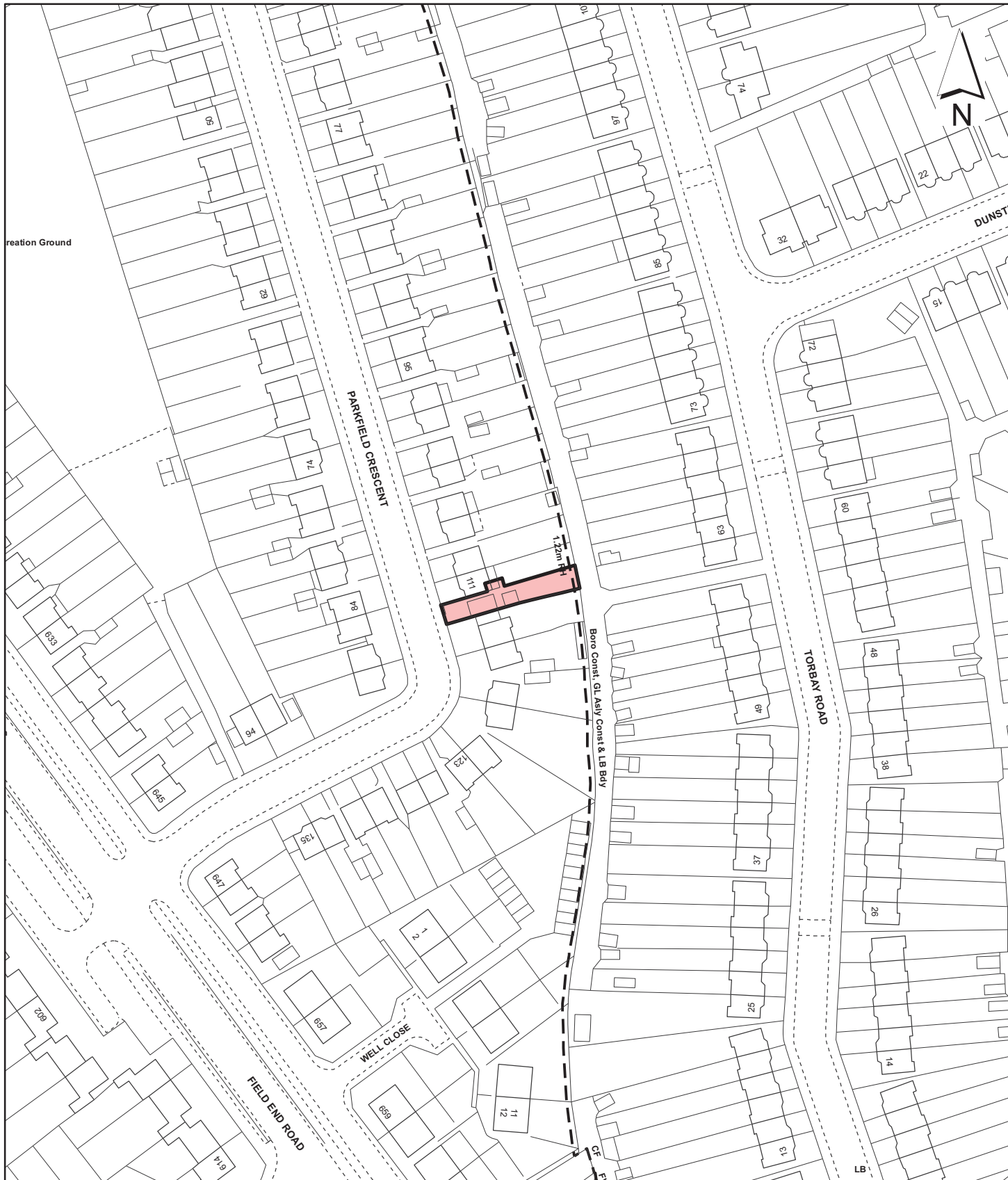
HDAS: Residential Layouts

HDAS: Accessible Hillingdon

Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land forming part of  
111 Parkfield Crescent  
Ruislip**

Planning Application Ref:

**68057/APP/2012/3216**

Planning Committee

**North** Page 187

Scale

**1:1,250**

Date

**April  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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# Appeal Decision

Site visit made on 13 November 2012

by **Andrew Jeyes BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 November 2012

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## Appeal Ref: APP/R5510/A/12/2180395

### 111 Parkfield Crescent, Ruislip, Middlesex HA4 ORD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
  - The appeal is made by Mr G Saunders against the Council of the London Borough of Hillingdon.
  - The application Ref 68057/APP/2011/868 is dated 11 April 2012.
  - The development proposed is the use of a permitted two-storey extension as a self-contained house including erection of a single storey porch, associated car parking and amenity space.
- 

## Decision

1. The appeal is dismissed and planning permission is refused.

## Procedural Matters

2. The plans submitted with the appeal indicate a number of alterations and extensions to the original house. These are outside of the application site and do not form part of the proposal the subject of this appeal; they have not therefore been considered.
3. In addition, the extension has been completed but with a different appearance to the proposal indicated on the submitted plans, which are supposed to represent the details approved as an extension to the main house; the main change is the switching of the ground floor window and door positions with the location of the front door to the southern side of the extension and alterations to the roof form; this would leave a porch screening the front window. This could also alter the internal layout, but there are no submitted details. I have therefore considered the appeal based on the submitted plans and not on the extension as seen on site.

## Main Issues

4. The application was not determined by the Council within the relevant time period, but the Officer Report and subsequent submissions indicate that the main issues are:-
  - a] the effect on the character and appearance of the area;
  - b] whether the proposed house would provide an adequate standard of accommodation for future residents; and
  - c] whether an adequate standard of car parking would be provided to serve the occupiers of the existing and proposed house.

## Reasoning

5. A two-storey extension was permitted by the Council to No 111, one of a pair of symmetrical semi-detached houses situated in a road of similar suburban development. The extension substantially infilled a slightly wider than normal gap to the side of the

house. The front garden is gravelled, with a thin border to the side with No 109 and a shared line of shrubs to the boundary with No 113.

6. It is proposed to use this extension, subject to changes indicated on the submitted plans, including the provision of a porch to the front door, as a separate one bedroom dwelling. The plans indicate an extension with a ground floor in line with the recessed element of the main house elevation together with an inset first floor with a hipped lean-to roof. A flat roofed porch would be located to a front door located on the northern side of the extension at the junction between extension and original house; the front door as built is not in this location.

#### *Character and Appearance*

7. In permitting the extension, the Council has accepted that the siting, mass and outline of the extended building are satisfactory in this location. However, use of the permitted extension as a separate dwelling would introduce changes to the appearance of the development that reflect separate occupation. Firstly, the extension would acquire a front door which would lead to a change in focus of the importance of the extension and reduce the subservience of the extension to the main dwelling. The addition of the front porch to screen the front door would add increased emphasis to this change and, because of its position and forward projection, would reduce the importance of the existing front door of the original house to a subordinate element.
8. These alterations would create changes to the front elevation and the way it addresses the street scene that would be opposed to the fundamental balanced appearance of semi-detached houses in the area and lead to a cramped appearance. The appellant refers to terraced elements in Torbay Road, but this is to the rear of the site and has no visual connection to the street scene of Parkfield Crescent.
9. Whilst the appellant indicates a willingness to accept a condition to prevent any subdivision of the frontage should it be required, it is noted that the submitted plans indicate two parking spaces, one in front of each dwelling with a separate path to the respective front doors to the side, divided by a line of landscaping. This clearly divides the frontage into two distinct elements and a natural feature of separate occupation is to distinguish one dwelling from another. Likewise, a condition, as suggested by the appellant, to delete the porch from the proposals and require satisfactory access arrangements to be demonstrated would not be appropriate, as this would change the nature of the proposal from that submitted.
10. Overall, the changes would lead to harm to the character and appearance of the area contrary to saved Policies BE13, BE15, and BE19 of the London Borough of Hillingdon Unitary Development Plan 1998 [UDP] and adopted Supplementary Planning Document: *Hillingdon Design and Accessibility Statement: Residential Extensions 2008* [SPD:HDAS], which carries considerable weight. These aim to secure development that complements or improves the amenity and character of an area and that harmonises with the street scene and with the scale and composition of original buildings. These UDP policies carry substantial weight as, in this respect, they are consistent with the National Planning Policy Framework [The Framework], which clearly indicates the need to secure high quality design.

#### *Standard of Accommodation*

11. Adopted Policies 3.5 and 3.8 of The London Plan 2011 [TLP] indicate that development should have adequately sized rooms and convenient and efficient layouts to meet the needs of Londoners over their lifetimes, with a specific indication that all new housing should be built to 'The Lifetime Homes' standards. This is also set out in adopted Supplementary Planning Document: *Accessible Hillingdon 2010* [SPD:AH], which carries considerable weight; these standards would apply to conversions as well as new build housing. SPD:AH also stresses that information should be provided at application stage indicating how the proposed housing meets the relevant standards. The Council

- accept, and I agree, that adequate outdoor space would be provided and that habitable rooms would have adequate outlook.
12. These standards are also contained within the Mayor of London's draft Supplementary Planning Guidance: *Housing*; this has been published for public consultation but not adopted, so it currently carries little weight.
  13. SPD:AH does not provide a minimum space standard for a two-storey 1-bedroom house, but does indicate a minimum floorspace of 50 square metres [sqm] for a 1-bedroom flat; this does not however take into account the additional areas of circulation space required in a house, including provision of the stairway. A minimum combined area of 23 sqm is required for living purposes [living, dining and kitchen area] and a minimum of 12 sqm for a double bedroom. The proposed 1-bed house would have a total area of 52.2 sqm, but only provide a combined living area of 15.3 sqm and a bedroom of 10.4 sqm, well below the adopted standards. The lack of compliance with these standards emphasises the lack of adequate living space within the proposed dwelling.
  14. Wheelchair turning areas are shown within the various rooms, but would leave inadequate space for the normal range of furniture, and exclude the kitchen. Overall, the proposed dwelling would not provide adequate space to provide satisfactory living conditions for future residents.
  15. Whilst the appellant states that the proposed dwelling meets all 'Lifetime Homes' standards, it is also indicated that, if not met, it is a matter of planning balance. The appellant has not provided the relevant information at application stage to demonstrate the achievement of 'Lifetime Homes' standards.
  16. For these reasons, the proposal would lead to harm to the living conditions of future occupiers by failing to provide an adequate standard of accommodation. This would be contrary to TLP Policies 3.5 and 3.8, and with SPD:AH. The Framework indicates the need to plan positively for the achievement of high quality and inclusive design for all development and the need for a good standard of amenity for all future occupants of buildings.

#### *Car Parking*

17. The appellant proposes one parking space on the frontage for each dwelling and one each in the rear garden with access from a private rear access drive that runs from and serves houses fronting Torbay Road. Frontage parking has been provided, but no parking provided at the rear. There are no parking restrictions on the adjacent road. The existing house originally had a parking space and garage but this was replaced by parking in the front garden when the extension was granted permission.
18. Parking standards set out in the appendix referred to in saved UDP Policy AM14 indicate a maximum of two spaces per dwelling where parking is provided in curtilage. TLP Policy 6.13 indicates maximum parking at less than one for a 1-bed dwelling, between 1 and 1.5 for a 3-bed dwelling, and 1.5 to 2 for a 4-bed dwelling. The extension removed the parking provision for the existing house, so that parking has to be considered on the basis of the existing and proposed dwellings. However, whilst the appellant resides at No 111, the submitted plans do not show the existing house within the same ownership as the application site, so that parking cannot be required for the existing house as a condition.
19. Bearing in mind the latest adopted standards in TLP, the existing provision of one parking space on the front of each property would be sufficient to meet the minimum required and although the site is in an area with a low public transport accessibility level [PTAL], there are no special circumstances put forward that would require a higher level of provision.



20. In respect of the access and parking provision at the rear, it is noted that there is no direct access from Parkfield Crescent to the rear service road and that it would involve a drive of over 650 metres to access the rear parking. The rear service road would appear to be private and therefore, in normal circumstances, a private right of way would be required over it. The Council are of the view that a right of way by the appellant has not been demonstrated. Based on the information submitted, there is insufficient evidence to apply a condition requiring provision and use of this parking that would meet the tests set out in Circular 11/95: *The Use of Conditions in Planning Permissions*. However, in view of my conclusion that a satisfactory level of parking would be provided on the frontage, this does not detract from the parking position.
21. In conclusion, the use of frontage parking would provide an adequate standard of car parking without detriment to highway safety. The proposal would comply with TLP Policy 6.13 and UDP Policy AM14, which set maximum levels of car parking.

*Other Matters*

22. The appellant points to The Framework in support of the proposal relating to the need to boost the supply of housing, including through the effective use of land that has been previously developed, but this does not include garden land as proposed here, so this does not provide support for the appeal.

**Conclusions**

23. Whilst the proposal would provide an adequate standard of car parking and would not therefore harm highway safety and could add to the housing stock of the area, this does not outweigh the harm identified to the character and appearance of the area or to the living conditions of future occupiers of the proposed dwelling. For these reasons, and taking all other matters into account, the appeal is dismissed and planning permission is refused.

*Andrew Jeyes*

INSPECTOR

# Plans for North Planning Committee

8th May 2013



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

## Report of the Head of Planning, Sport and Green Spaces

**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

<b>Date Plans Received:</b>	19/12/2012	<b>Date(s) of Amendment(s):</b>	18/04/2013
<b>Date Application Valid:</b>	17/04/2013		11/01/2013
			02/10/2007
			03/12/2007
			09/10/2007
			30/11/2007
			04/12/2007





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 Do not scale - refer to figure dimensions.



RAF EASTCOTE

1:2000 @ A3  
 12th Jan 2013  
 Block Application





**NOTES**

**GENERAL NOTES**

1. ALL MAIN DOOR ENTRANCE DOORS TO HAVE FLUSH THRESHOLD (MAX. 12MM) TO BE LOCATED TO THE INSIDE OF THE DOOR.

2. REFER TO DRAWINGS FOR GLAZING WINDOWS BY WINDOW ID.

3. REFER TO DRAWINGS FOR GLAZING WINDOWS BY WINDOW ID.

4. REFER TO DRAWINGS FOR GLAZING WINDOWS BY WINDOW ID.

5. REFER TO DRAWINGS FOR GLAZING WINDOWS BY WINDOW ID.

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9. REFER TO DRAWINGS FOR GLAZING WINDOWS BY WINDOW ID.

10. REFER TO DRAWINGS FOR GLAZING WINDOWS BY WINDOW ID.

**WALL TYPE LEGEND**

W1	100MM CONCRETE BLOCK WITH 100MM INSULATION
W2	100MM CONCRETE BLOCK WITH 100MM INSULATION
W3	100MM CONCRETE BLOCK WITH 100MM INSULATION
W4	100MM CONCRETE BLOCK WITH 100MM INSULATION
W5	100MM CONCRETE BLOCK WITH 100MM INSULATION
W6	100MM CONCRETE BLOCK WITH 100MM INSULATION
W7	100MM CONCRETE BLOCK WITH 100MM INSULATION
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W9	100MM CONCRETE BLOCK WITH 100MM INSULATION
W10	100MM CONCRETE BLOCK WITH 100MM INSULATION
W11	100MM CONCRETE BLOCK WITH 100MM INSULATION
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W25	100MM CONCRETE BLOCK WITH 100MM INSULATION
W26	100MM CONCRETE BLOCK WITH 100MM INSULATION
W27	100MM CONCRETE BLOCK WITH 100MM INSULATION
W28	100MM CONCRETE BLOCK WITH 100MM INSULATION
W29	100MM CONCRETE BLOCK WITH 100MM INSULATION
W30	100MM CONCRETE BLOCK WITH 100MM INSULATION

**FIRE DOOR LEGEND**

F1	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F2	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F3	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F4	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F5	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F6	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F7	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F8	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F9	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F10	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F11	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F12	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F13	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F14	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F15	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F16	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F17	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F18	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F19	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM
F20	20 MINUTE LOCABLE FIRE DOOR WITH INTENSIFICATION & COLD SMOKE SEAL AND SELF CLOSING MECHANISM

**WINDOW SCHEDULE**

WINDOW ID	DESCRIPTION	GLAZING TYPE	GLAZING AREA (SQM)	PERIMETER (M)	MARKING
W001	1000 x 1500	5000	1.50	3.00	5000
W002	1000 x 1500	5000	1.50	3.00	5000
W003	1000 x 1500	5000	1.50	3.00	5000
W004	1000 x 1500	5000	1.50	3.00	5000
W005	1000 x 1500	5000	1.50	3.00	5000
W006	1000 x 1500	5000	1.50	3.00	5000
W007	1000 x 1500	5000	1.50	3.00	5000
W008	1000 x 1500	5000	1.50	3.00	5000
W009	1000 x 1500	5000	1.50	3.00	5000
W010	1000 x 1500	5000	1.50	3.00	5000
W011	1000 x 1500	5000	1.50	3.00	5000
W012	1000 x 1500	5000	1.50	3.00	5000
W013	1000 x 1500	5000	1.50	3.00	5000
W014	1000 x 1500	5000	1.50	3.00	5000
W015	1000 x 1500	5000	1.50	3.00	5000
W016	1000 x 1500	5000	1.50	3.00	5000
W017	1000 x 1500	5000	1.50	3.00	5000
W018	1000 x 1500	5000	1.50	3.00	5000
W019	1000 x 1500	5000	1.50	3.00	5000
W020	1000 x 1500	5000	1.50	3.00	5000
W021	1000 x 1500	5000	1.50	3.00	5000
W022	1000 x 1500	5000	1.50	3.00	5000
W023	1000 x 1500	5000	1.50	3.00	5000
W024	1000 x 1500	5000	1.50	3.00	5000
W025	1000 x 1500	5000	1.50	3.00	5000
W026	1000 x 1500	5000	1.50	3.00	5000
W027	1000 x 1500	5000	1.50	3.00	5000
W028	1000 x 1500	5000	1.50	3.00	5000
W029	1000 x 1500	5000	1.50	3.00	5000
W030	1000 x 1500	5000	1.50	3.00	5000

**Taylor Wimpey**  
George Wimpey West London

Drawing Title:  
BLOCK C  
PLOTS 204-213  
GROUND FLOOR LAYOUT

Client:  
RUISLIP  
MIDDLESEX

Date:  
NOV. 09

Scale:  
1:50 @ A1

Checked:  
NC

Drawing No:  
WWL/A/3717/BLKC/01 N

Refs:  
01550 703048  
01550 703048  
01550 703048

**GENERAL NOTES**

1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 7671:2001 (IET WIRING REGULATIONS).

2. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 5839:2002 (FIRE ALARM SYSTEMS).

3. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 5443:2001 (FIRE DETECTION AND ALARM SYSTEMS).

4. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 6843:2002 (FIRE DETECTION AND ALARM SYSTEMS).

5. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 6843:2002 (FIRE DETECTION AND ALARM SYSTEMS).

6. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 6843:2002 (FIRE DETECTION AND ALARM SYSTEMS).

7. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 6843:2002 (FIRE DETECTION AND ALARM SYSTEMS).

8. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 6843:2002 (FIRE DETECTION AND ALARM SYSTEMS).

9. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 6843:2002 (FIRE DETECTION AND ALARM SYSTEMS).

10. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH BS 6843:2002 (FIRE DETECTION AND ALARM SYSTEMS).

**DOOR SCHEDULE**

DOOR ID	DESCRIPTION	MARKING
D001	1000 x 2100	5000
D002	1000 x 2100	5000
D003	1000 x 2100	5000
D004	1000 x 2100	5000
D005	1000 x 2100	5000
D006	1000 x 2100	5000
D007	1000 x 2100	5000
D008	1000 x 2100	5000
D009	1000 x 2100	5000
D010	1000 x 2100	5000
D011	1000 x 2100	5000
D012	1000 x 2100	5000
D013	1000 x 2100	5000
D014	1000 x 2100	5000
D015	1000 x 2100	5000
D016	1000 x 2100	5000
D017	1000 x 2100	5000
D018	1000 x 2100	5000
D019	1000 x 2100	5000
D020	1000 x 2100	5000
D021	1000 x 2100	5000
D022	1000 x 2100	5000
D023	1000 x 2100	5000
D024	1000 x 2100	5000
D025	1000 x 2100	5000
D026	1000 x 2100	5000
D027	1000 x 2100	5000
D028	1000 x 2100	5000
D029	1000 x 2100	5000
D030	1000 x 2100	5000

**VENTILATION SCHEDULE**

VENT ID	DESCRIPTION	MARKING
V001	1000 x 1500	5000
V002	1000 x 1500	5000
V003	1000 x 1500	5000
V004	1000 x 1500	5000
V005	1000 x 1500	5000
V006	1000 x 1500	5000
V007	1000 x 1500	5000
V008	1000 x 1500	5000
V009	1000 x 1500	5000
V010	1000 x 1500	5000
V011	1000 x 1500	5000
V012	1000 x 1500	5000
V013	1000 x 1500	5000
V014	1000 x 1500	5000
V015	1000 x 1500	5000
V016	1000 x 1500	5000
V017	1000 x 1500	5000
V018	1000 x 1500	5000
V019	1000 x 1500	5000
V020	1000 x 1500	5000
V021	1000 x 1500	5000
V022	1000 x 1500	5000
V023	1000 x 1500	5000
V024	1000 x 1500	5000
V025	1000 x 1500	5000
V026	1000 x 1500	5000
V027	1000 x 1500	5000
V028	1000 x 1500	5000
V029	1000 x 1500	5000
V030	1000 x 1500	5000

**WINDOW SCHEDULE**

WINDOW ID	DESCRIPTION	GLAZING TYPE	GLAZING AREA (SQM)	PERIMETER (M)	MARKING
W001	1000 x 1500	5000	1.50	3.00	5000
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W003	1000 x 1500	5000	1.50	3.00	5000
W004	1000 x 1500	5000	1.50	3.00	5000
W005	1000 x 1500	5000	1.50	3.00	5000
W006	1000 x 1500	5000	1.50	3.00	5000
W007	1000 x 1500	5000	1.50	3.00	5000
W008	1000 x 1500	5000	1.50	3.00	5000
W009	1000 x 1500	5000	1.50	3.00	5000
W010	1000 x 1500	5000	1.50	3.00	5000
W011	1000 x 1500	5000	1.50	3.00	5000
W012	1000 x 1500	5000	1.50	3.00	5000
W013	1000 x 1500	5000	1.50	3.00	5000
W014	1000 x 1500	5000	1.50	3.00	5000
W015	1000 x 1500	5000	1.50	3.00	5000
W016	1000 x 1500	5000	1.50	3.00	5000
W017	1000 x 1500	5000	1.50	3.00	5000
W018	1000 x 1500	5000	1.50	3.00	5000
W019	1000 x 1500	5000	1.50	3.00	5000
W020	1000 x 1500	5000	1.50	3.00	5000
W021	1000 x 1500	5000	1.50	3.00	5000
W022	1000 x 1500	5000	1.50	3.00	5000
W023	1000 x 1500	5000	1.50	3.00	5000
W024	1000 x 1500	5000	1.50	3.00	5000
W025	1000 x 1500	5000	1.50	3.00	5000
W026	1000 x 1500	5000	1.50	3.00	5000
W027	1000 x 1500	5000	1.50	3.00	5000
W028	1000 x 1500	5000	1.50	3.00	5000
W029	1000 x 1500	5000	1.50	3.00	5000
W030	1000 x 1500	5000	1.50	3.00	5000

**CONSTRUCTION**

1. 150mm concrete slab on ground.

2. 100mm concrete block walls.

3. 100mm concrete block walls.

4. 100mm concrete block walls.

5. 100mm concrete block walls.

6. 100mm concrete block walls.

7. 100mm concrete block walls.

8. 100mm concrete block walls.

9. 100mm concrete block walls.

10. 100mm concrete block walls.

**ELECTRICAL LEGEND**

1. 1000 x 1500

2. 1000 x 1500

3. 1000 x 1500

4. 1000 x 1500

5. 1000 x 1500

6. 1000 x 1500

7. 1000 x 1500

8. 1000 x 1500

9. 1000 x 1500

10. 1000 x 1500

11. 1000 x 1500

12. 1000 x 1500

13. 1000 x 1500

14. 1000 x 1500

15. 1000 x 1500

16. 1000 x 1500

17. 1000 x 1500

18. 1000 x 1500

19. 1000 x 1500

20. 1000 x 1500

21. 1000 x 1500

22. 1000 x 1500

23. 1000 x 1500

24. 1000 x 1500

25. 1000 x 1500

26. 1000 x 1500

27. 1000 x 1500

28. 1000 x 1500

29. 1000 x 1500

30. 1000 x 1500

31. 1000 x 1500

32. 1000 x 1500

33. 1000 x 1500

34. 1000 x 1500

35. 1000 x 1500

36. 1000 x 1500

37. 1000 x 1500

38. 1000 x 1500

39. 1000 x 1500

40. 1000 x 1500

41. 1000 x 1500

42. 1000 x 1500

43. 1000 x 1500

44. 1000 x 1500

45. 1000 x 1500

46. 1000 x 1500

47. 1000 x 1500

48. 1000 x 1500

49. 1000 x 1500

50. 1000 x 1500

51. 1000 x 1500

52. 1000 x 1500

53. 1000 x 1500

54. 1000 x 1500

55. 1000 x 1500

56. 1000 x 1500

57. 1000 x 1500

58. 1000 x 1500

59. 1000 x 1500

60. 1000 x 1500

61. 1000 x 1500

62. 1000 x 1500

63. 1000 x 1500

64. 1000 x 1500

65. 1000 x 1500

66. 1000 x 1500

67. 1000 x 1500

68. 1000 x 1500

69. 1000 x 1500

70. 1000 x 1500

71. 1000 x 1500

72. 1000 x 1500

73. 1000 x 1500

74. 1000 x 1500

75. 1000 x 1500

76. 1000 x 1500

77. 1000 x 1500

78. 1000





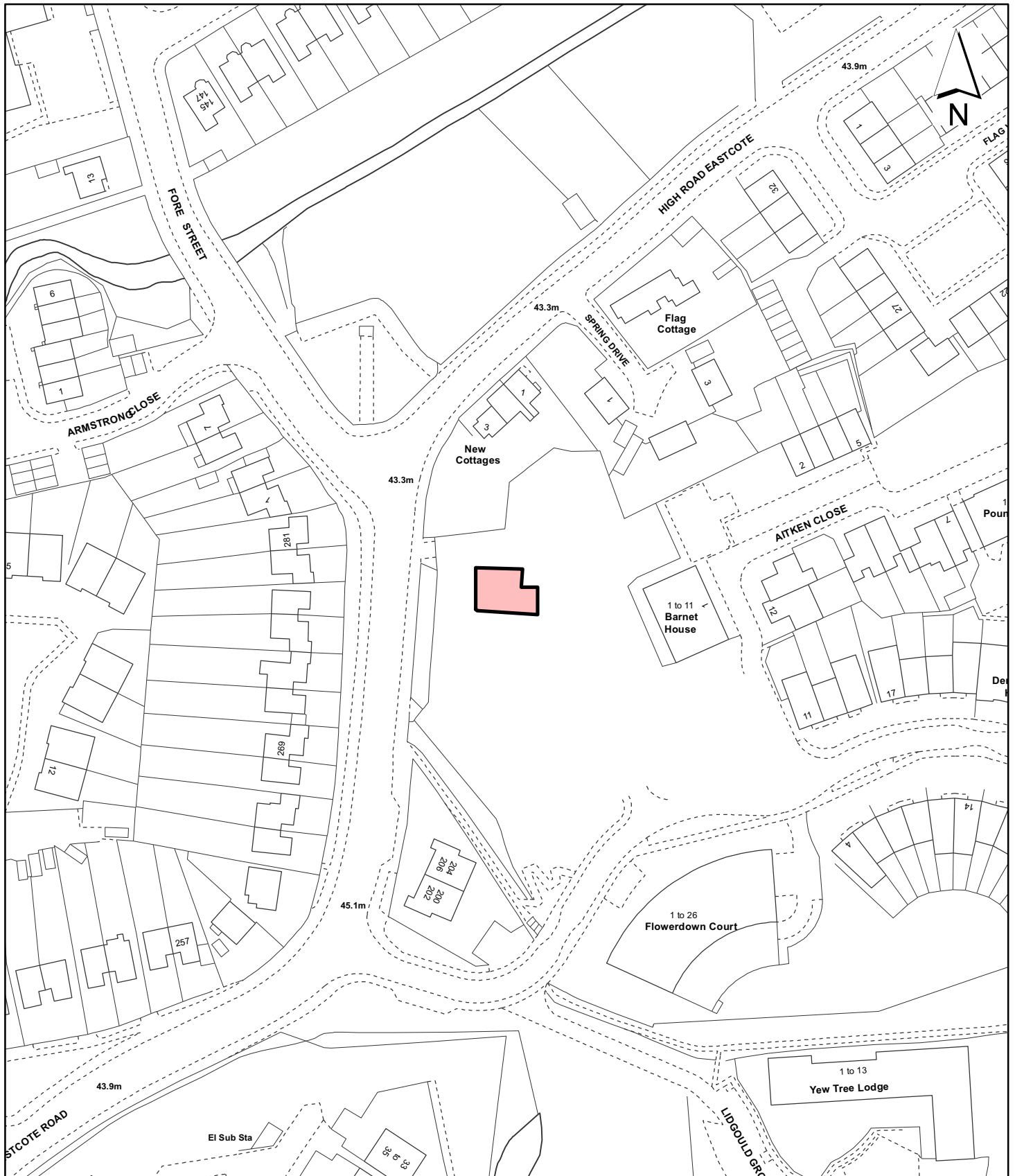













**Notes**

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Site Address

**Former RAF Eastcote  
Lime Grove  
Ruislip**

Planning Application Ref:

**10189/APP/2012/3143**

Planning Committee

**North** Page 201

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, Sport and Green Spaces**

**Address** WEST LONDON COMPOSTING LAND & LAND TO THE NORTH AND SOUTH OF NEWYEARS GREEN LANE HAREFIELD

**Development:** The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years

**LBH Ref Nos:** 12579/APP/2012/2366

**Date Plans Received:** 27/09/2012

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

**Date Application Valid:** 08/10/2012

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LEGEND



INDICATIVE SITE BOUNDARY (42,394m<sup>2</sup>)



LANGFORD LODGE  
109 PEMBROKE ROAD  
CLIFTON, BRISTOL  
BS8 3EU  
T: 01179 064280  
F: 01173 179535  
www.slrconsulting.com

NEW YEARS GREEN LANE, HAREFIELD  
PLANNING APPLICATION

SITE BOUNDARY

002

Scale 1:2000 @ A3

Date AUGUST 2012



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**LEGEND**



INDICATIVE SITE BOUNDARY (42,394m<sup>2</sup>)



ASPECT HOUSE  
 ASPECT BUSINESS PARK  
 BENNERLEY ROAD  
 NOTTINGHAM, NG6 8WR  
 T: 01159 947290  
 F: 01159 761576  
 www.slrconsulting.com

**NEW YEARS GREEN LANE, HAREFIELD**  
**FLOOD RISK ASSESSMENT**  
**SITE LAYOUT PLAN**

**FRA 4**

Scale 1:2000 @ A3

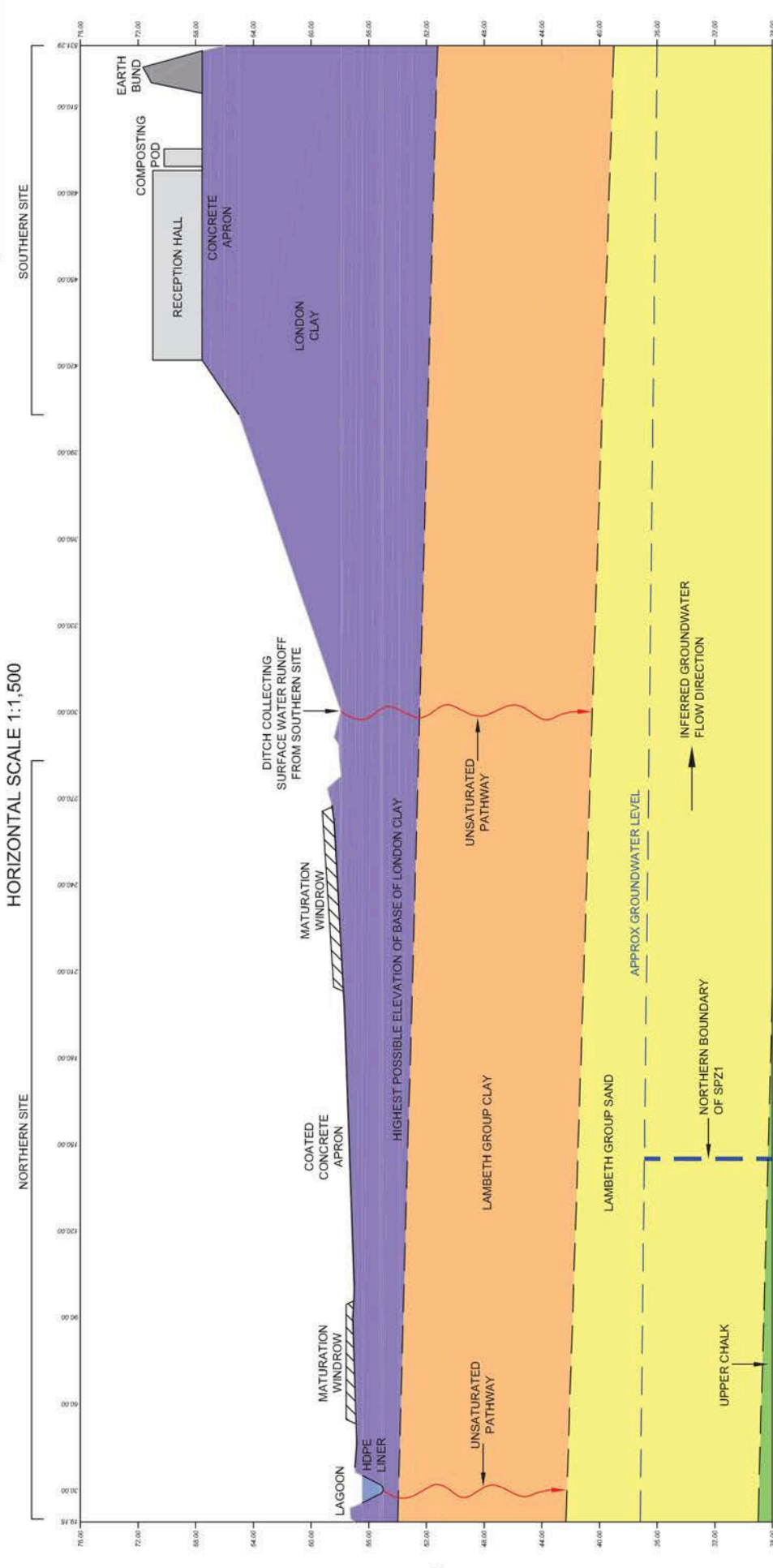
Date JULY 2012







NOTES  
THIS CROSS-SECTION IS SCHEMATIC AND NOT TO BE USED FOR DESIGN PURPOSES



VERTICAL SCALE 1:300

ASPECT HOUSE  
ASPECT BUSINESS PARK  
BENNERLEY ROAD  
NOTTINGHAM, Notts NG6 8BN  
T: 0115 95 1000  
F: 01159 751878  
www.slrconsulting.com

NEW YEARS GREEN LANE, HAREFIELD  
GROUNDWATER RISK ASSESSMENT  
**SCHEMATIC CROSS SECTION**  
**GWRA 2**












Scale AS SHOWN @ A3

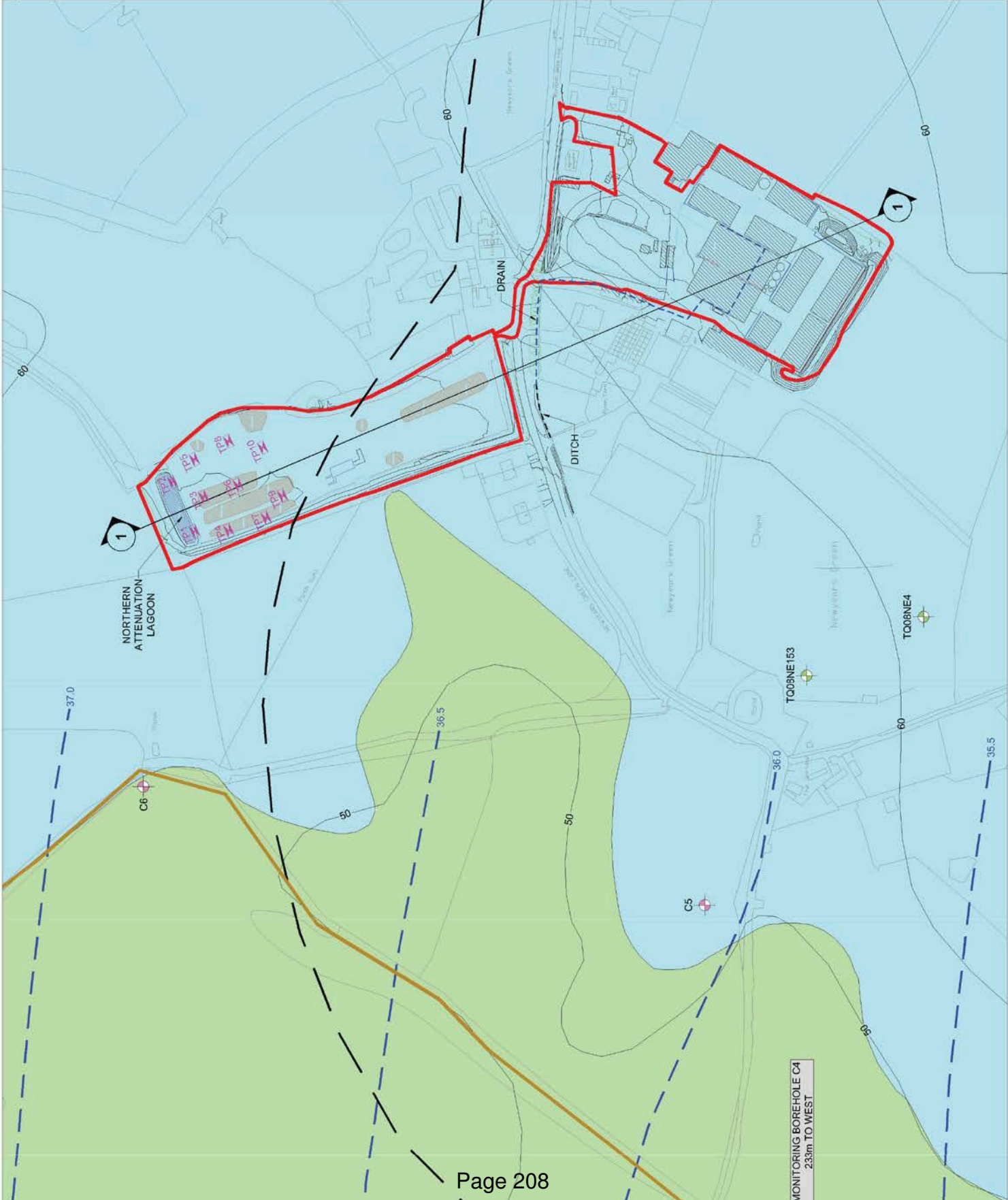
Date

AUGUST 2012



LEGEND

-  SITE BOUNDARY
-  NEW YEARS GREEN LANDFILL MONITORING BOREHOLES
-  BGS BOREHOLES
-  SLR TRIALPIT LOCATIONS (2006)
-  GROUNDWATER LEVEL CONTOURS (MAY 1998)
-  TOPOGRAPHIC CONTOURS BASED ON 1:50,000 OS RASTER
-  SECTION LINE FOR DRAWING GRAZ
-  LAMBETH GROUP
-  LONDON CLAY FORMATION
-  NORTHERN BOUNDARY OF INNER SOURCE PROTECTION ZONE
-  NEW YEARS GREEN LANDFILL



MONITORING BOREHOLE C4  
233m TO WEST



**SLR**  
 ASPECT HOUSE  
 ASPECT BUSINESS PARK  
 BENNERLEY ROAD  
 NOTTINGHAM NG2 6NR  
 T: 0115 95 25 25  
 F: 01159 751276  
 www.slrcoupling.com

**NEW YEARS GREEN LANE, HAREFIELD**  
**GROUNDWATER RISK ASSESSMENT**  
**LOCAL HYDROGEOLOGY**  
**GWRA 1**

Scale 1:2500 @ A3  
 Date AUGUST 2012



**LEGEND (MAIN PLAN)**

- SITE BOUNDARY
- 2km RADII FROM SITE BOUNDARY
- GROUNDWATER ABSTRACTION LICENCES
- BGS BOREHOLE
- NEW YEARS GREEN LANDFILL MONITORING BOREHOLES
- NEW YEARS GREEN LANDFILL
- GROUNDWATER LEVEL CONTOURS (MAY 1998)

**GROUNDWATER SOURCE PROTECTION ZONE**

- INNER ZONE (ZONE 1)
- OUTER ZONE (ZONE 2)
- TOTAL CATCHMENT (ZONE 3)

**LEGEND (INSET PLAN)**

**GROUNDWATER VULNERABILITY ZONES**

- MAJOR AQUIFER (HIGH)
- MAJOR AQUIFER (LOW)
- MINOR AQUIFER (HIGH)
- MINOR AQUIFER (LOW)

West London Composting

**SLR**

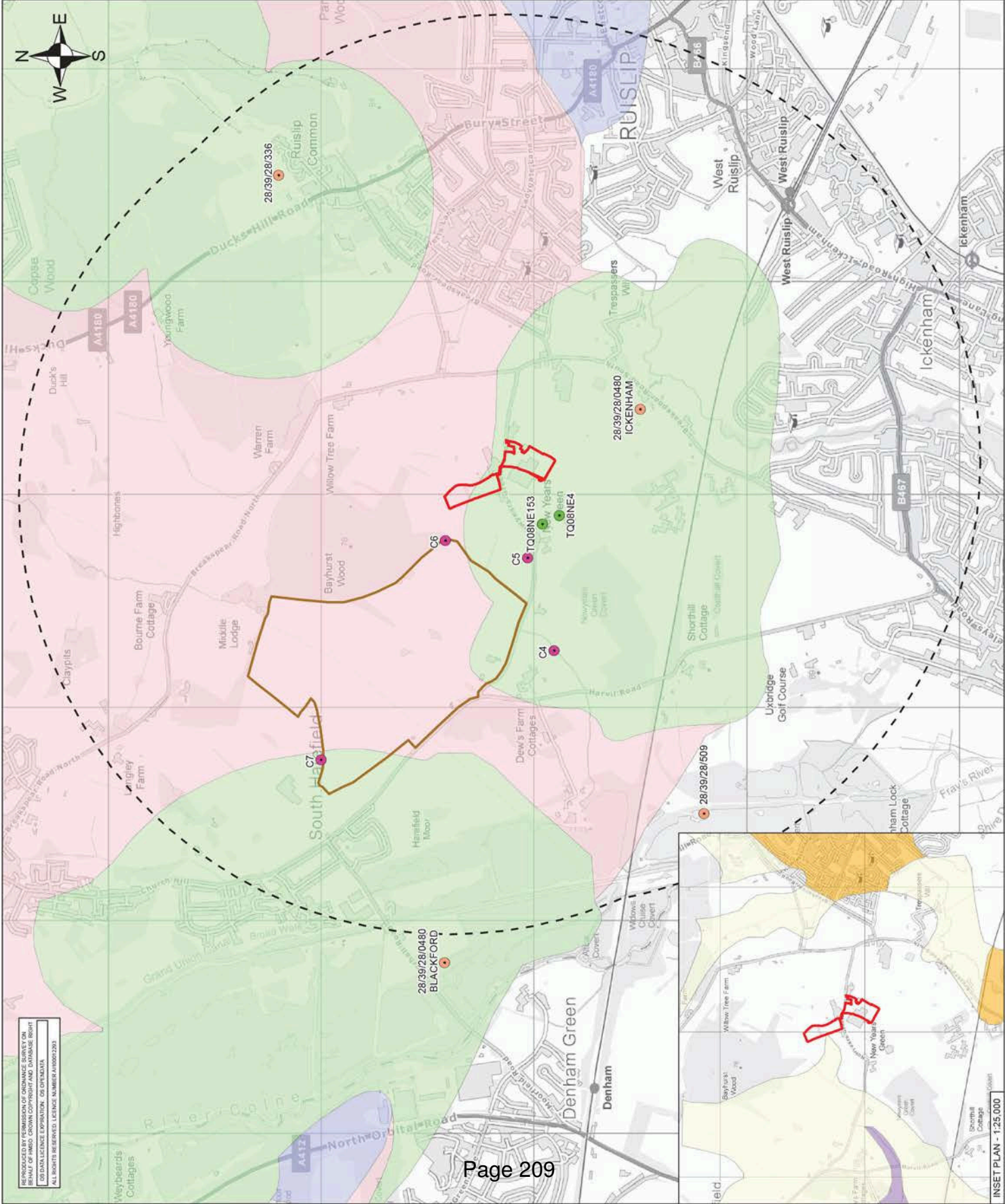
LANGFORD LODGE  
109 FERRISBURGH GLETON  
BRISTOL BS8 3EU  
T. 0117 900 4280  
www.slrconsulting.com

NEW YEARS GREEN LANE,  
HAREFIELD

ENVIRONMENTAL STATEMENT  
REGIONAL  
HYDROGEOLOGY

9-2











Scale 1:17,000 @ A3 Date AUGUST 2012



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ENVIRONMENTAL STATEMENT OF THE  
PROPOSED DEVELOPMENT OF THE  
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LEGEND

-  SITE BOUNDARY
-  3km RADI FROM SITE BOUNDARY
-  FAULT LINE (NONE IN SEARCH AREA)
-  LAMBETH GROUP
-  LEWES NODULAR CHALK FORMATION
-  LONDON CLAY FORMATION
-  SEAFORD CHALK FORMATION & NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK
-  AREA OF 2006 TRIALPITTING
-  NEW YEARS GREEN LANDFILL MONITORING BOREHOLES
-  BGS BOREHOLES





LANCASHIRE LORGE  
109 PEMBROKE ROAD  
CLIFTON  
BRISTOL BS8 3EU  
T: 0117 900 4280  
www.slrcosting.com

---

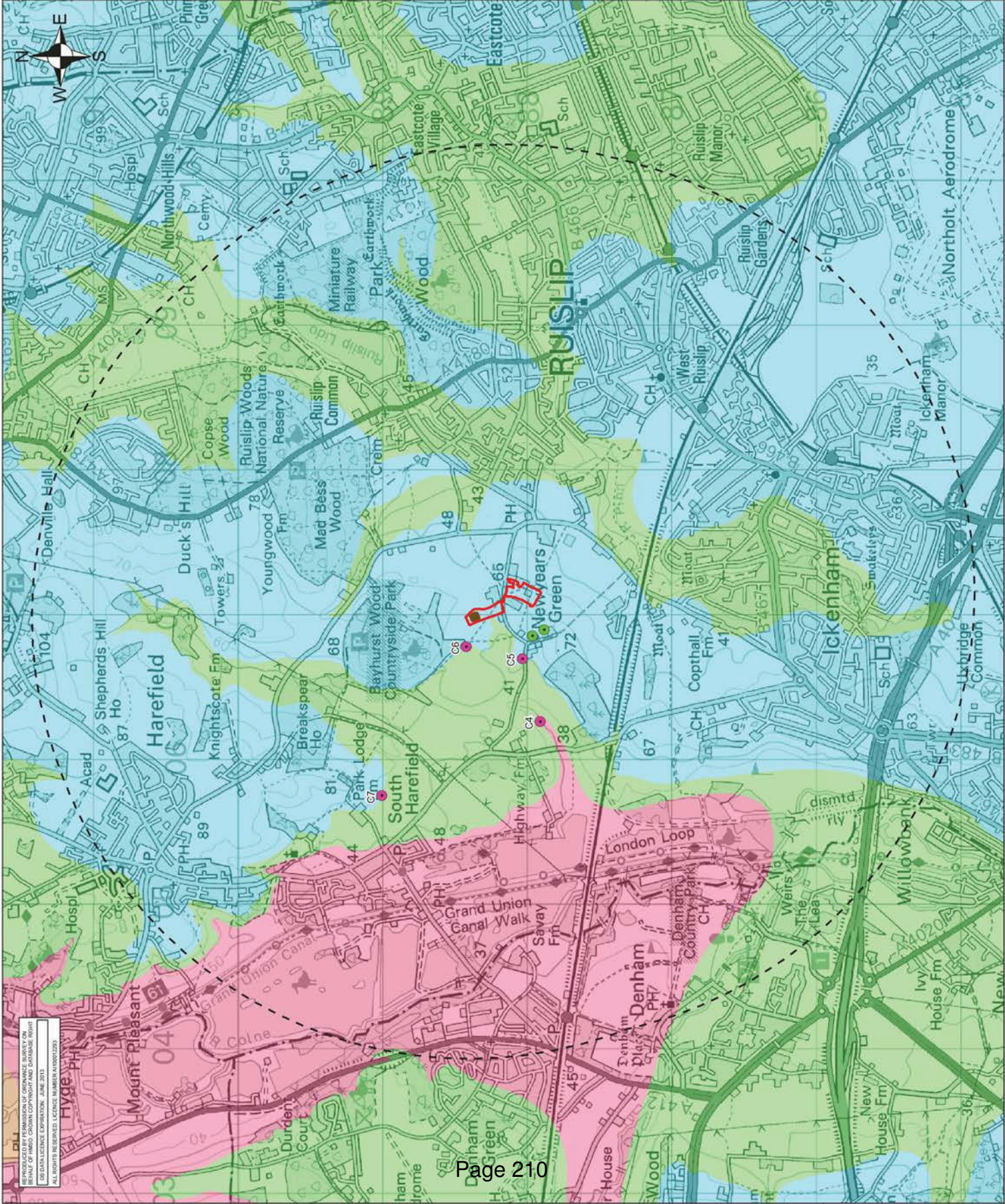
NEW YEARS GREEN LANE,  
HAREFIELD

ENVIRONMENTAL STATEMENT  
REGIONAL GEOLOGY  
**9-1**

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



Scale 1:25,000 @ A3

Date AUGUST 2012





LEGEND

-  SITE BOUNDARY
-  2km RADII FROM SITE BOUNDARY
-  EXTENT OF EXTREME FLOOD
-  FLOODING FROM RIVERS OR SEA WITHOUT DEFENCES
-  DISCHARGE CONSENTS
-  PARK FARM LANDFILL





LANGFORD LODGE  
109 PEMBERGTON CLIFTON  
BRISTOL BS8 3EU  
T. 0117 906 4280  
F. 0117 906 4281  
www.slrconsulting.com

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NEW YEARS GREEN LANE,  
HAREFIELD

---

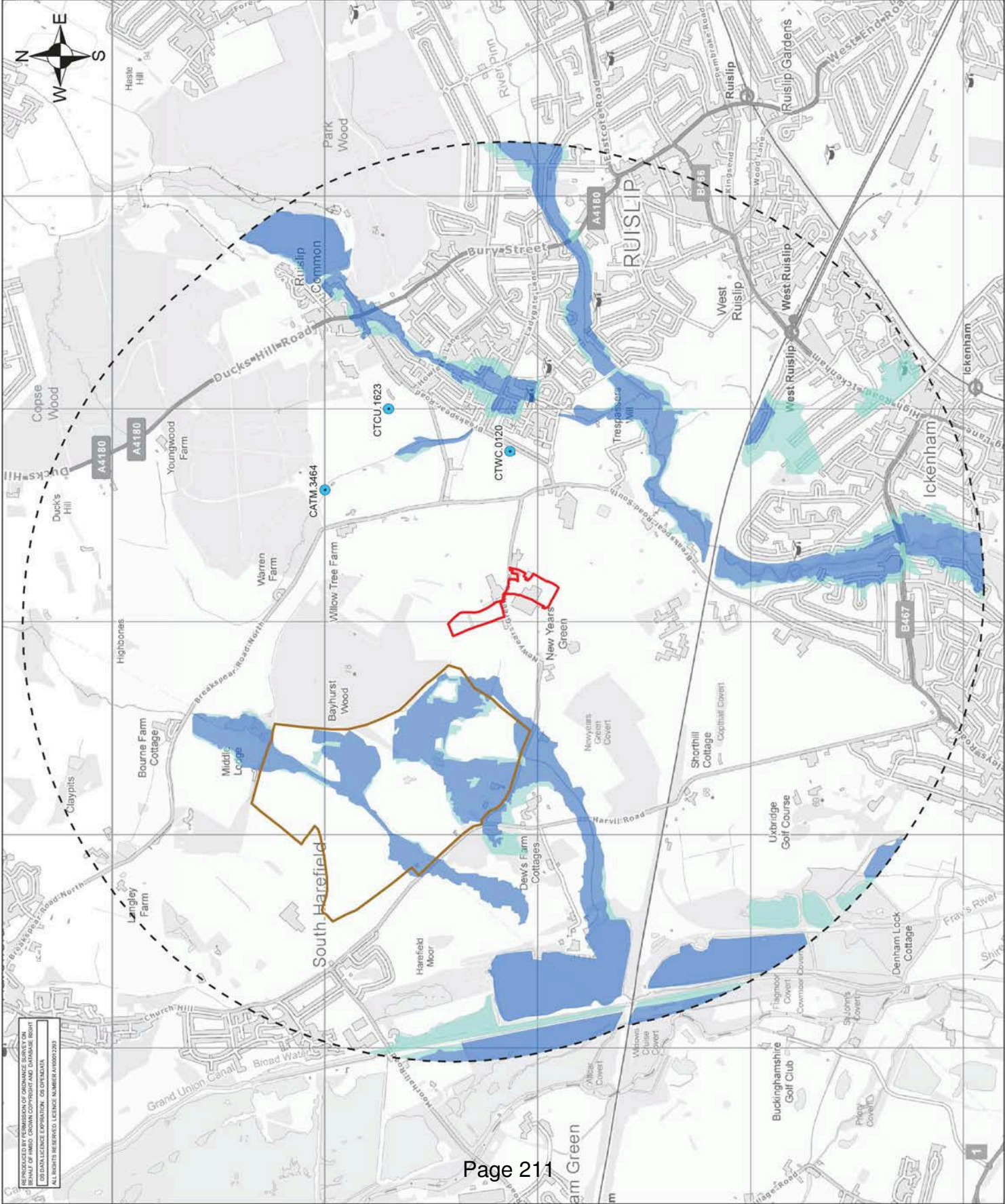
ENVIRONMENTAL STATEMENT<sup>1</sup>  
REGIONAL  
HYDROLOGY

---

**8-4**

Scale 1:17,000 @ A3







Date AUGUST 2012



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**LEGEND**

-  SITE BOUNDARY
-  2km RADII FROM SITE BOUNDARY
-  EXTENT OF EXTREME FLOOD
-  FLOODING FROM RIVERS OR SEA WITHOUT DEFENCES
-  DISCHARGE CONSENTS
-  NEW YEARS GREEN LANDFILL



LANGFORD LODGE  
106 PEMERROKE ROAD  
BRISTOL BS4 3ED  
T. 0117 906 4280  
F. 0117 317 9535  
www.slrcounselling.com



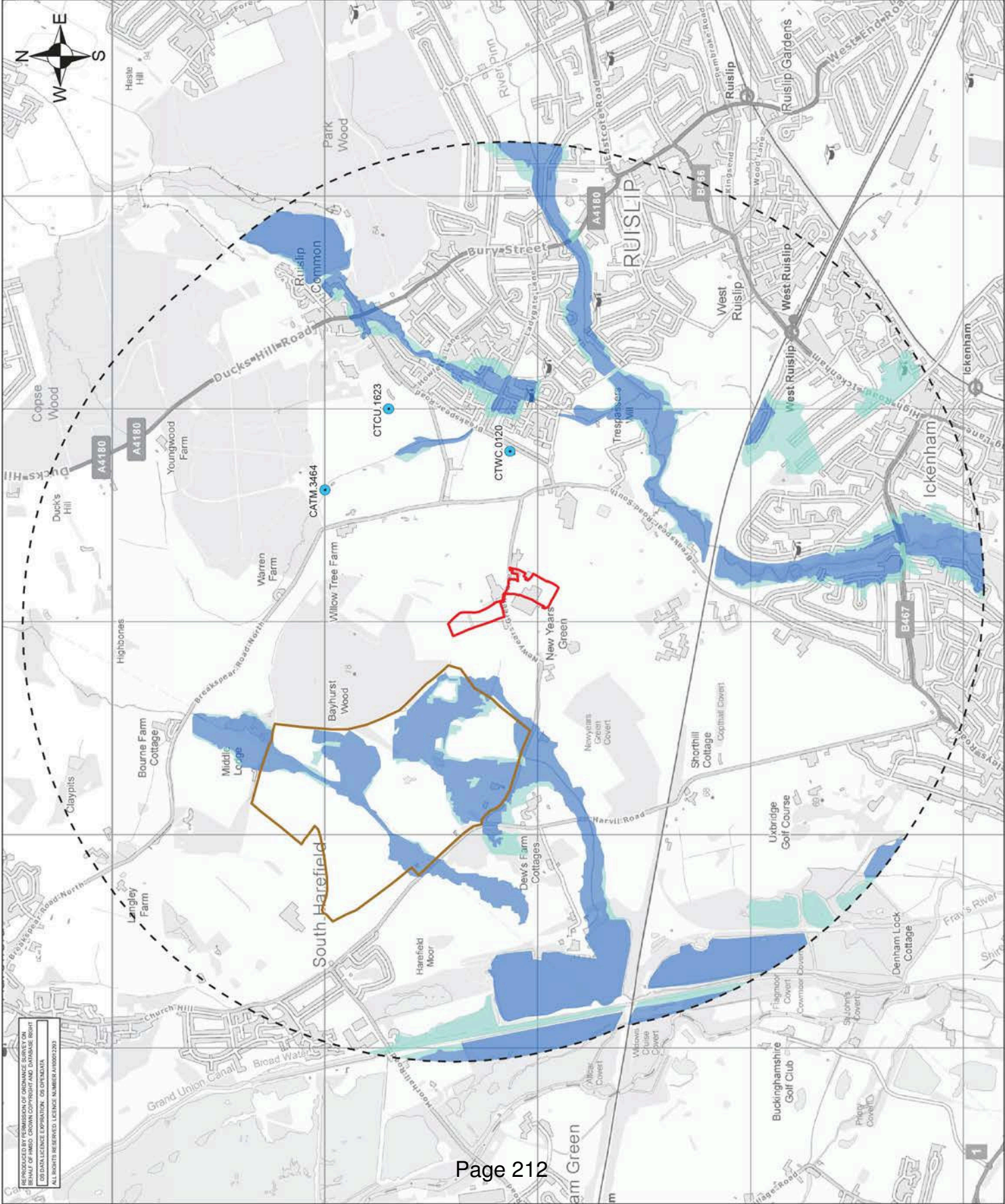
**SLR**

NEW YEARS GREEN LANE,  
HAREFIELD

FLOOD RISK ASSESSMENT  
REGIONAL HYDROLOGY

**9-3**

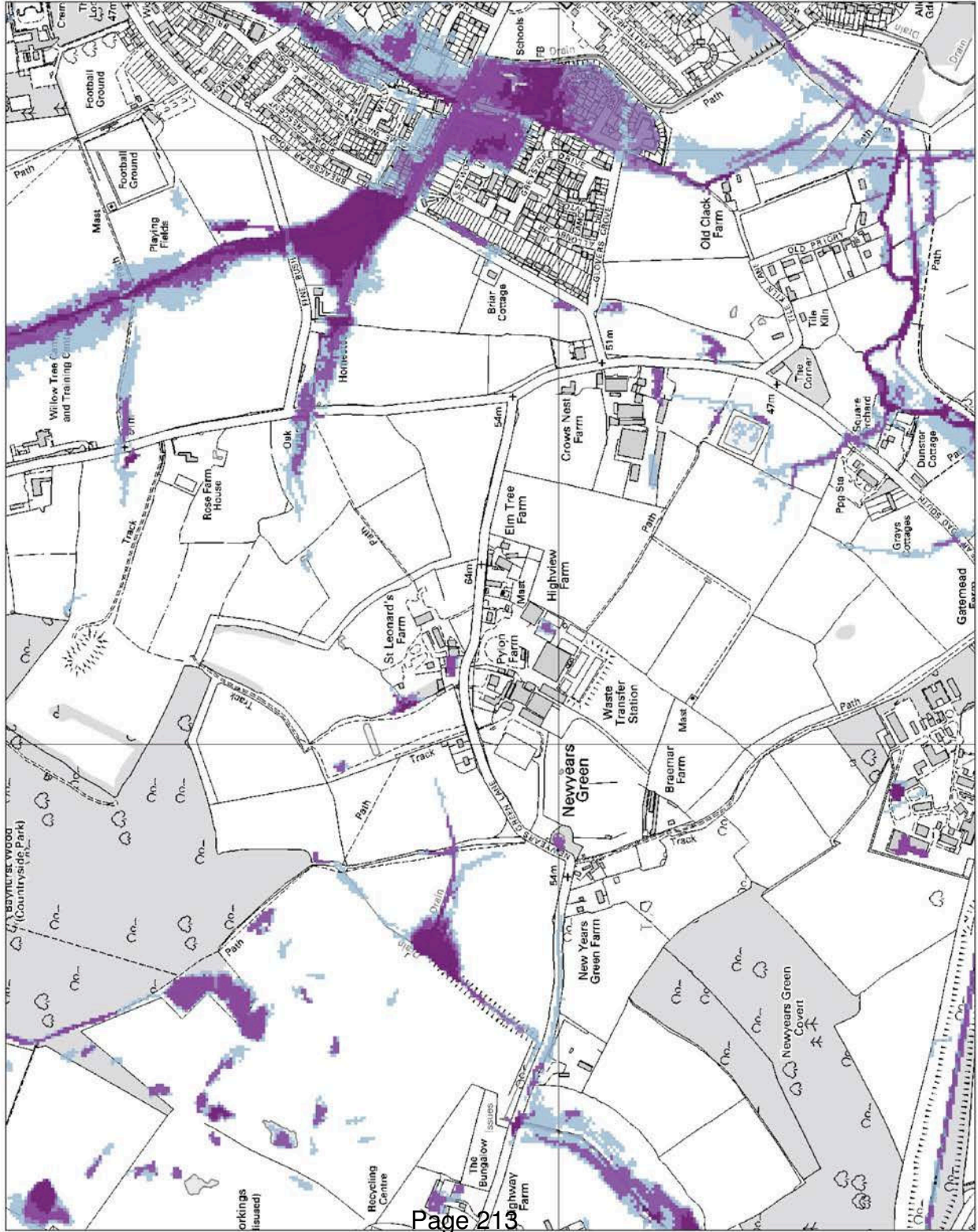
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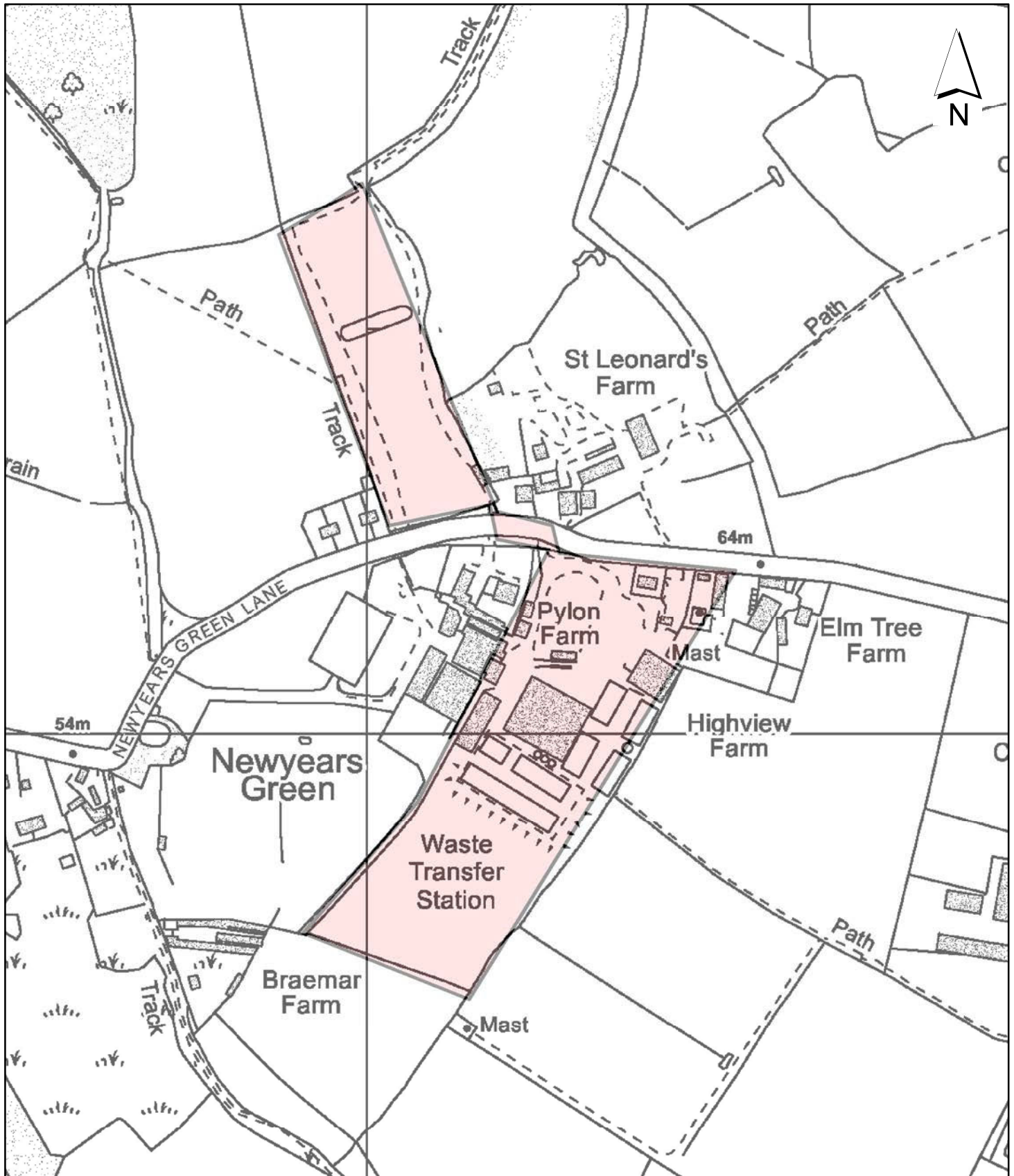
# Surface Water Flood Map Centered on New Years Green Lane. Created 2 July 2012 [Ref:NE31436JH]




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Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)





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Site Address

**West London Composting Land  
and land to the north and south of  
Newyears Green Lane, Harefield**

Planning Application Ref:

**12579/APP/2012/2366**

Planning Committee

**North** Page 214

Scale

**1:4,000**

Date

**April  
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, Sport and Green Spaces**

**Address** 73 SWAKELEYS ROAD ICKENHAM

**Development:** Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway).

**LBH Ref Nos:** 52680/APP/2012/3209

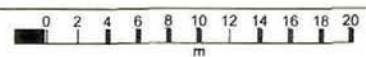
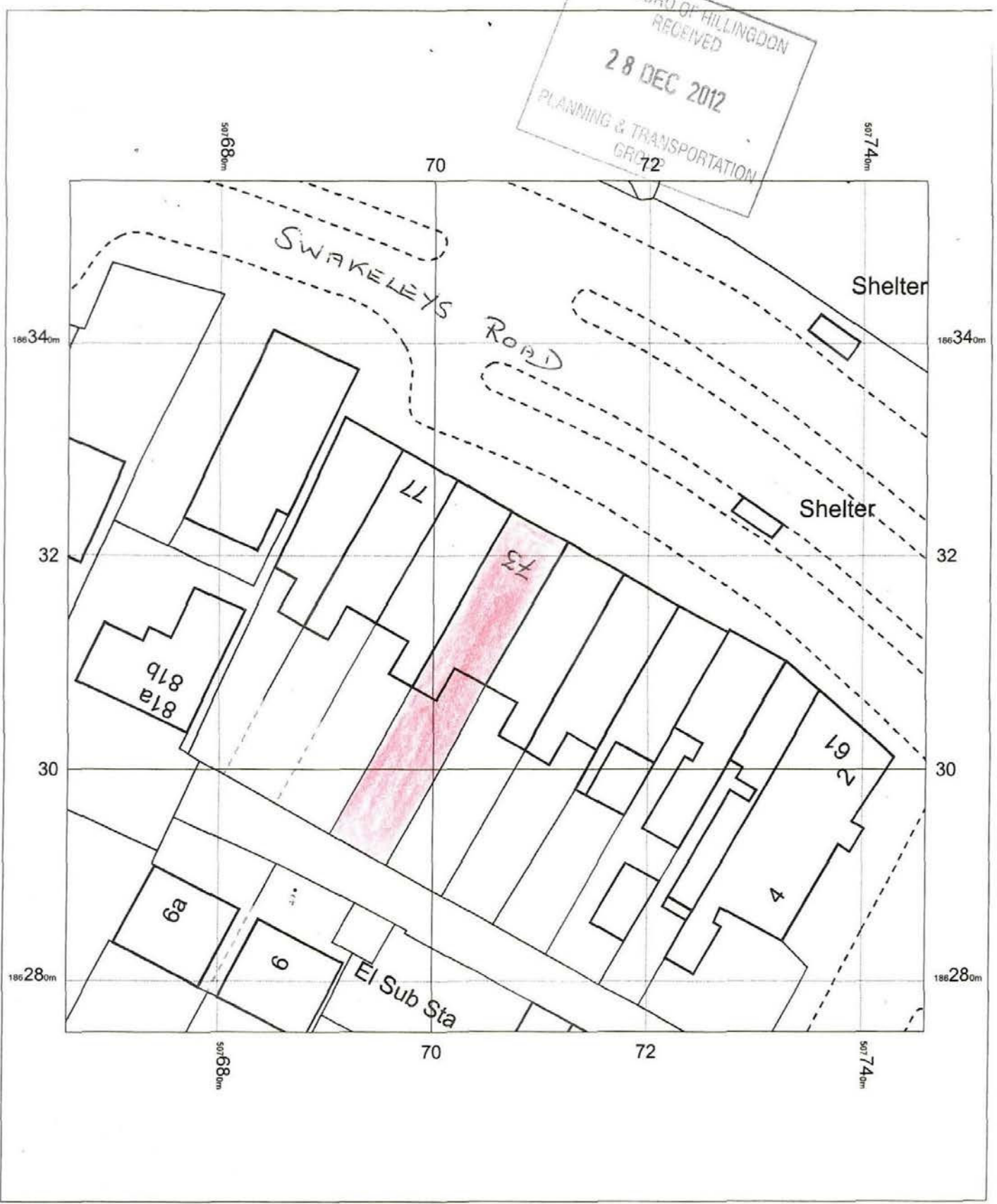
**Date Plans Received:** 28/12/2012

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

**Date Application Valid:** 28/12/2012



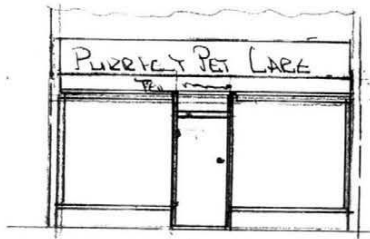
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28 DEC 2012  
PLANNING & TRANSPORTATION  
GRC 72



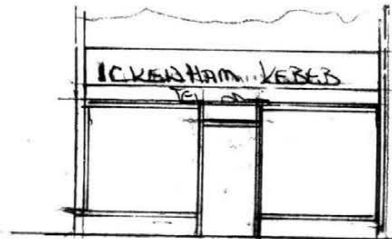
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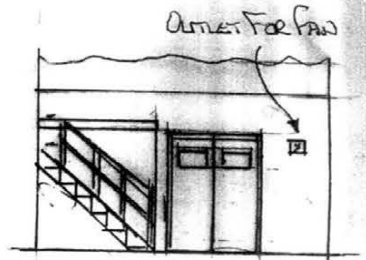
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www.blackwellmapping.co.uk  
TEL: 01865 333 677  
maps.oxford@blackwell.co.uk



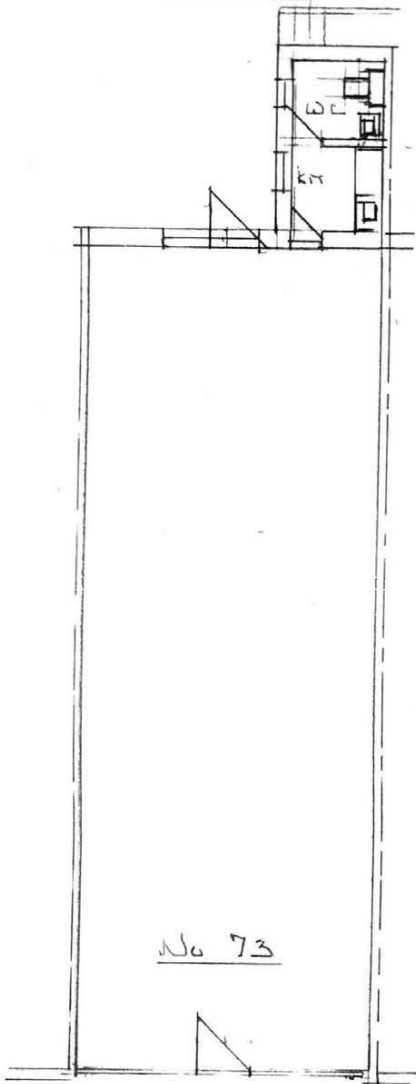
EXISTING FRONT ELEVATION



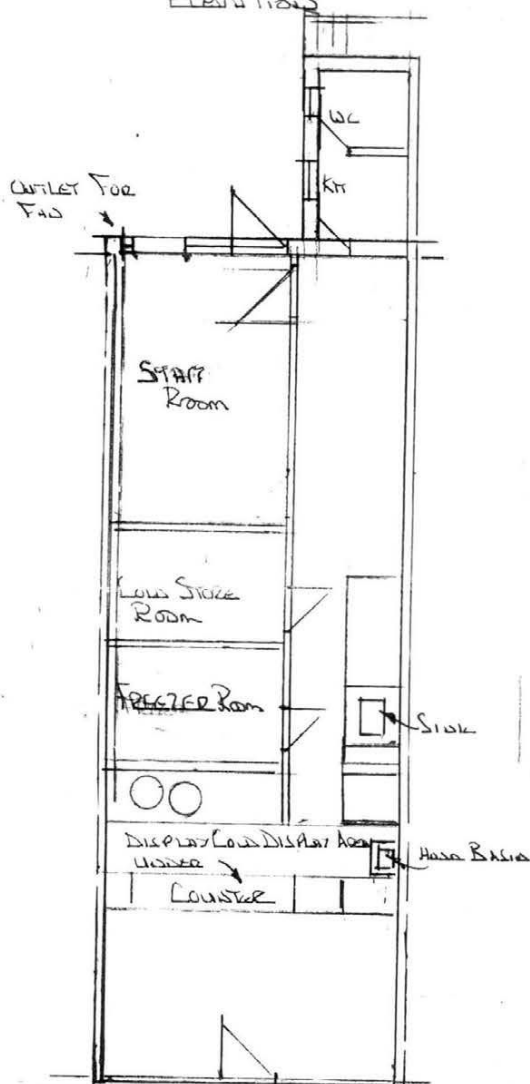
PROPOSED FRONT ELEVATION



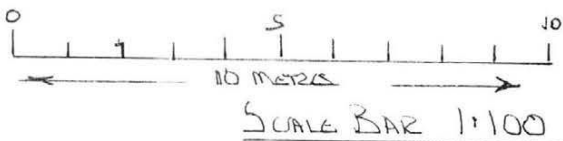
EXISTING & PROPOSED REAR ELEVATIONS



EXISTING PLAN

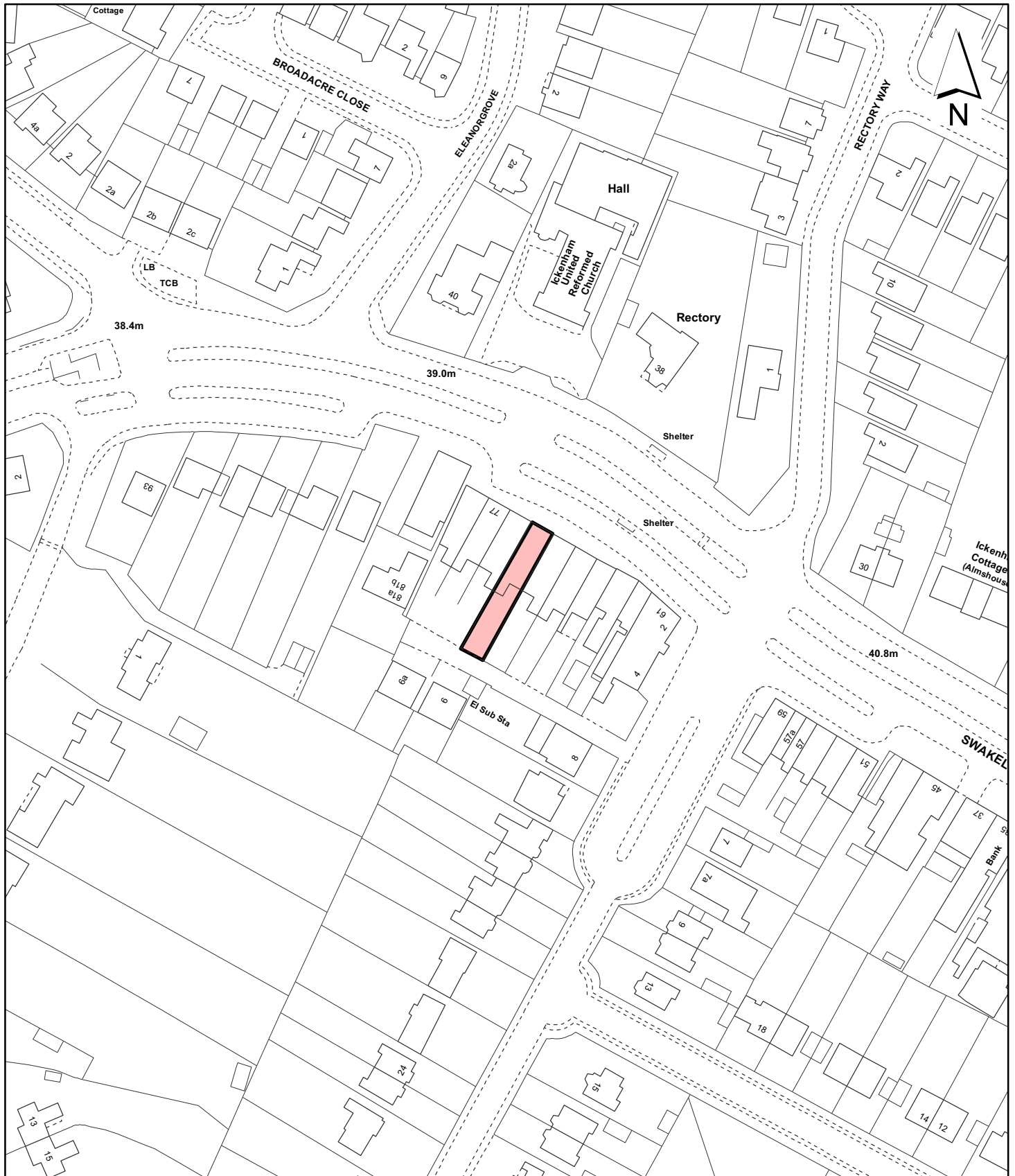


PROPOSED PLAN




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Scale: 1:100	DRAWING NO 2356
<b>J W EVANS</b> ARCHITECTURAL DRAWINGS 298 Woodlands Ave. Eastcote, Ruislip, Middx. HA4 9QZ 020 8868 7593	PROPOSED CHANGE OF USE FROM PET CARE LTD TO A.S. KEBAB TAKE AWAY 73 SWAKELEY'S RD ICKENHAM LUXBRIDGE LB 10 8DD TEL 07846278280



**Notes**

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Site Address

**73 Swakeleys Road  
Ickenham**

Planning Application Ref:

**52680/APP/2012/3209**

Planning Committee

**North** Page 218

Scale

**1:1,250**

Date

**April  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

REPORT OF HEAD OF PLANNING, SPORT AND GREEN SPACES

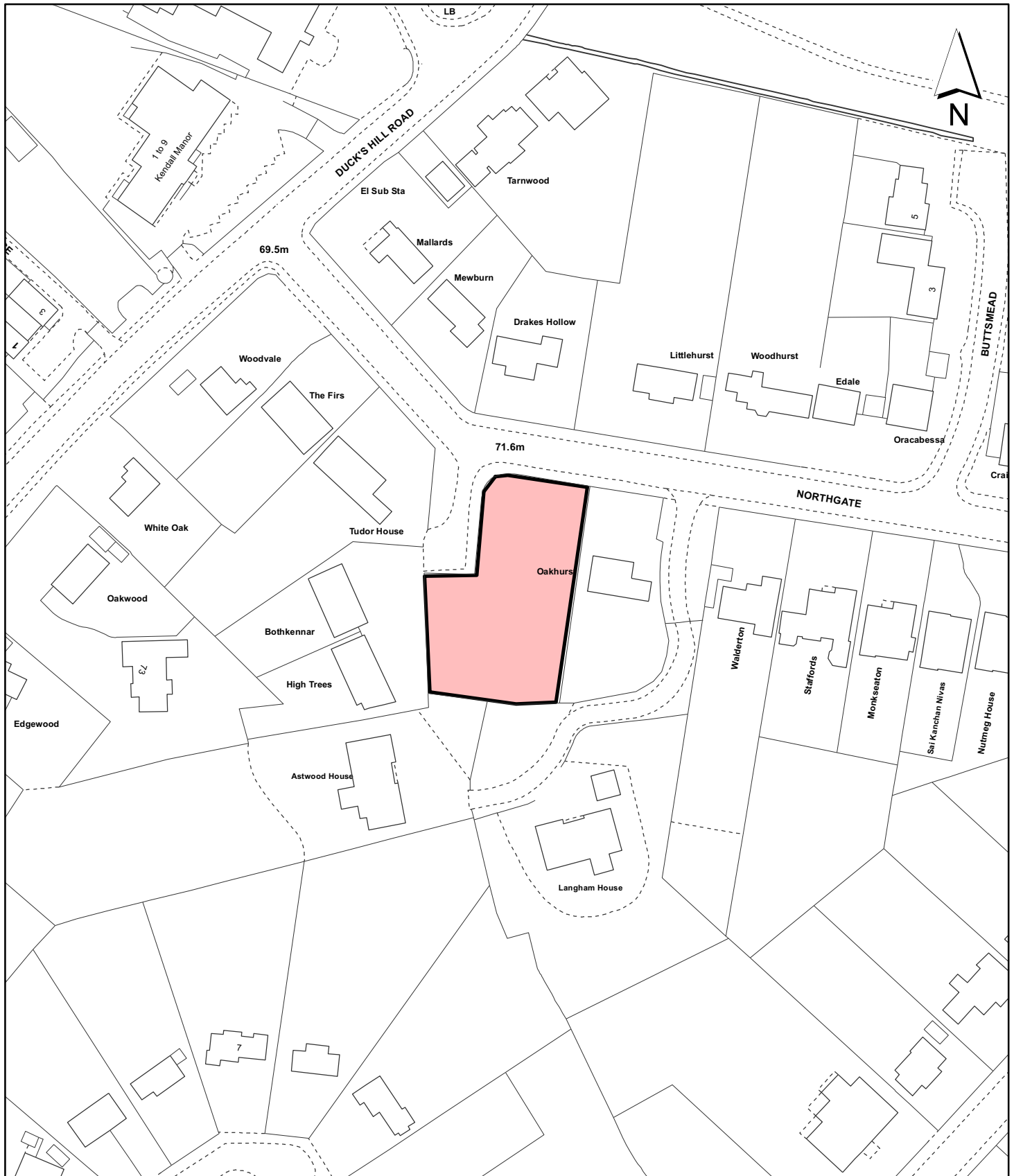
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**REF: 67012/TRE/2013/17: APPLICATION TO FELL OAK (T28) ON TREE  
PRESERVATION ORDER NUMBER 173 (TPO 173) ON LAND FORMING  
PART OF OAKHURST. NORTHGATE. NORTHWOOD**









<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>Land forming part of Oakhurst, Northgate Northwood</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>67012/TRE/2013/17</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North</b> Page 221</p>	<p>Date</p> <p><b>April 2013</b></p>	
			

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 38 COLERIDGE DRIVE EASTCOTE

**Development:** Conversion of roof space to habitable use to include a front dormer, 4 x rear rooflights and 5 x solar panels to rear with 2 x new gable end windows

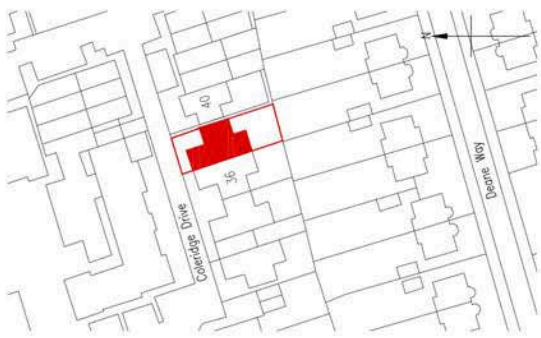
**LBH Ref Nos:** 69014/APP/2013/353

**Date Plans Received:** 12/02/2013

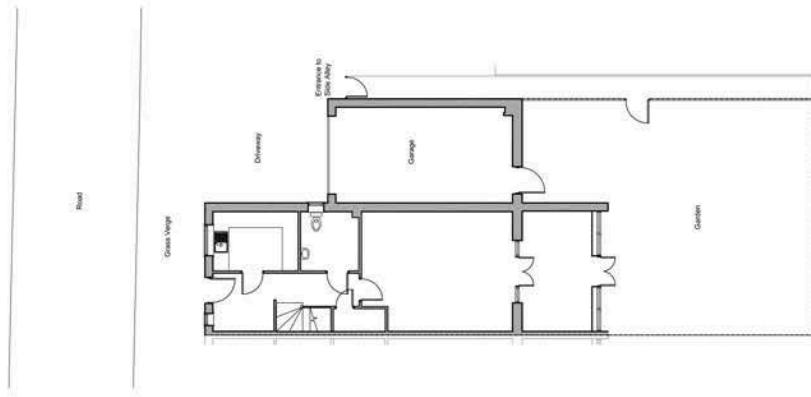
**Date(s) of Amendment(s):**

**Date Application Valid:** 14/02/2013

Location Plan - 1:1250

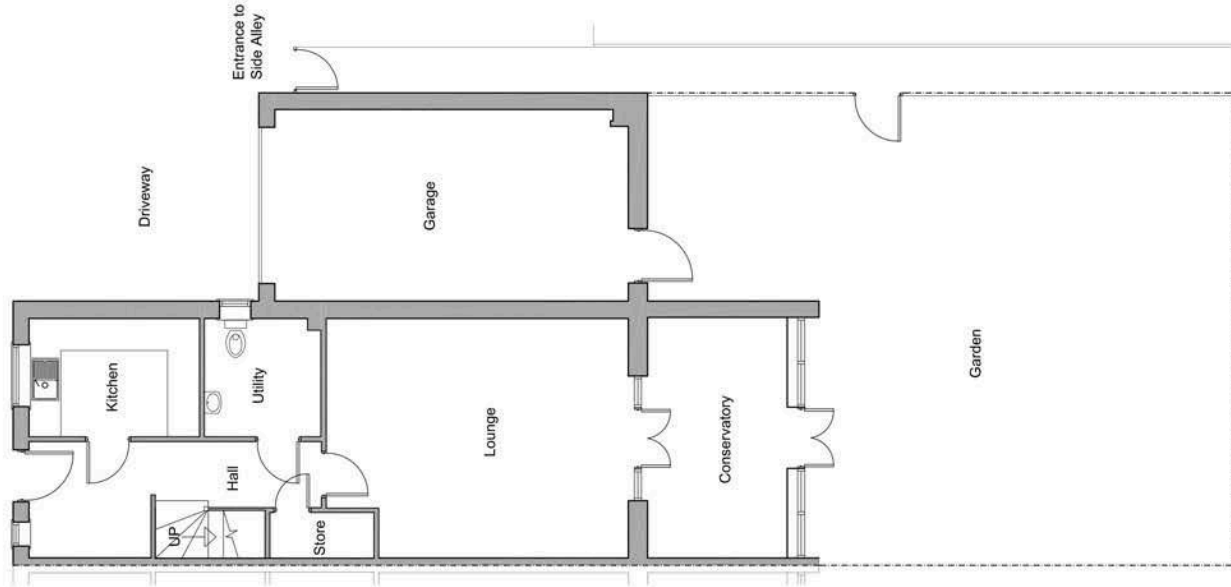


Existing Site Plan - 1:200



0 1 2 3 4 5 6 7 8 9 10  
Scale Bar - Metres at 1:200 scale

Existing Ground Floor Plan - 1:100



1:500 scale  
1:200 scale  
1:100 scale  
1:50 scale

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Purpose of Issue  
 Preliminary  
 Information  
 Approval  
 Tender  
 Construction

Project  
 38 Coleridge Drive  
 HAA BGV  
 Client  
 Mr & Mrs Hirani

Drawing  
 Existing Location/Size/Ground Floor Plan  
 Drawing Scale  
 A4-staib00/A3

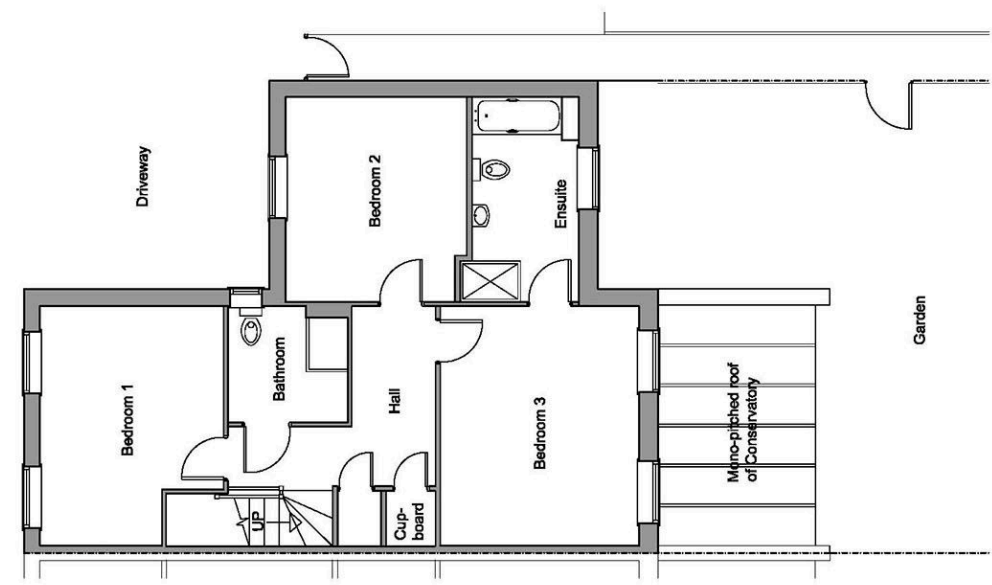
Date  
 12th Feb 2013  
 Drawing No.  
 113-001-PL  
 Rev.  
 -

Rev.	Description	Date

Existing First Floor Plan - 1:100

Existing Roof Plan - 1:100

Rev	Description	Date



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The drawings are prepared in accordance with the Building Regulations, British Standards and Codes of Practice as appropriate.

Purpose of Issue  
 Preliminary  
 Information  
 Approval  
 Tender  
 Construction

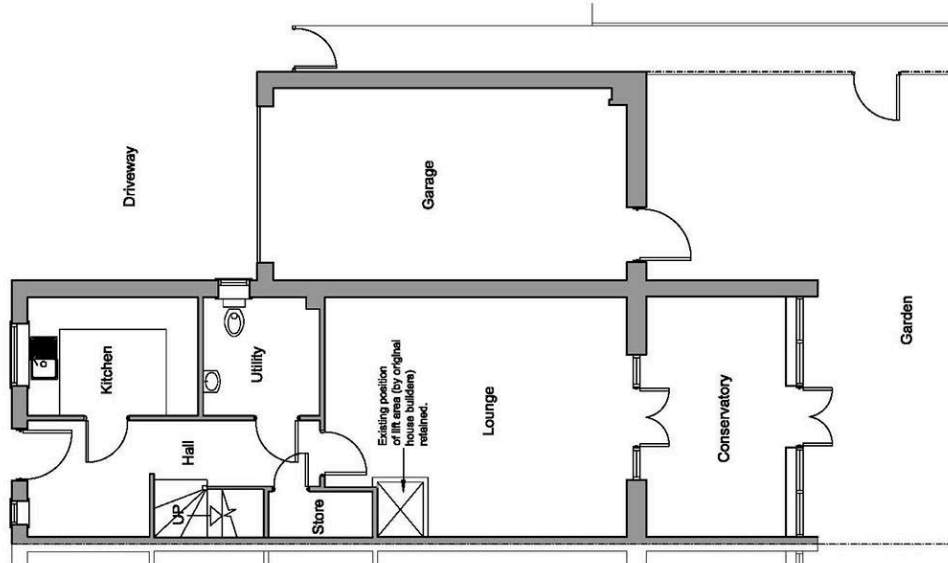
Project  
 38 Coleridge Drive  
 HAA BCW  
 HAA BCW  
 Client  
 Mr & Mrs Hiranj

Drawing  
 Existing First Floor/Roof Plan  
 Drawing No.  
 113-002-PL  
 Date  
 12th Feb 2013  
 Scale  
 1:100@A3

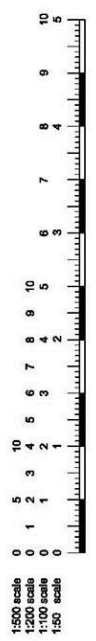
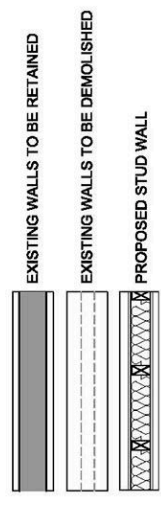
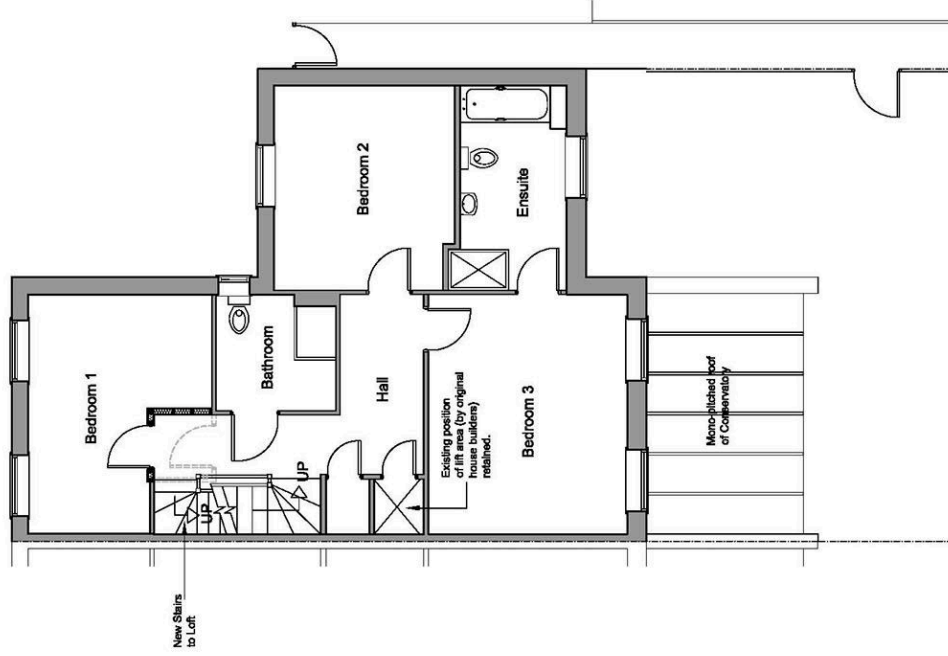
LINEAR INSIGHT Ltd  
 info@linearinsight.com  
 www.linearinsight.com  
 Drawing No.  
 113-002-PL  
 Rev.  
 -

Rev	Description	Date

Proposed Ground Floor Plan - 1:100



Proposed First Floor Plan - 1:100

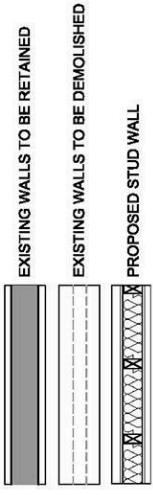
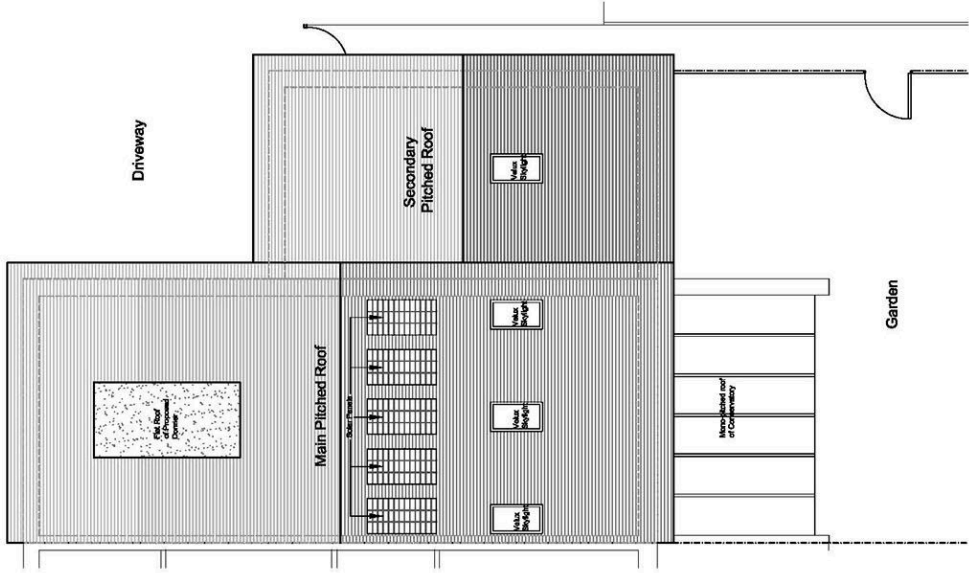


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	LINEAR INSIGHT Ltd info@linearinsight.com • www.linearinsight.com				

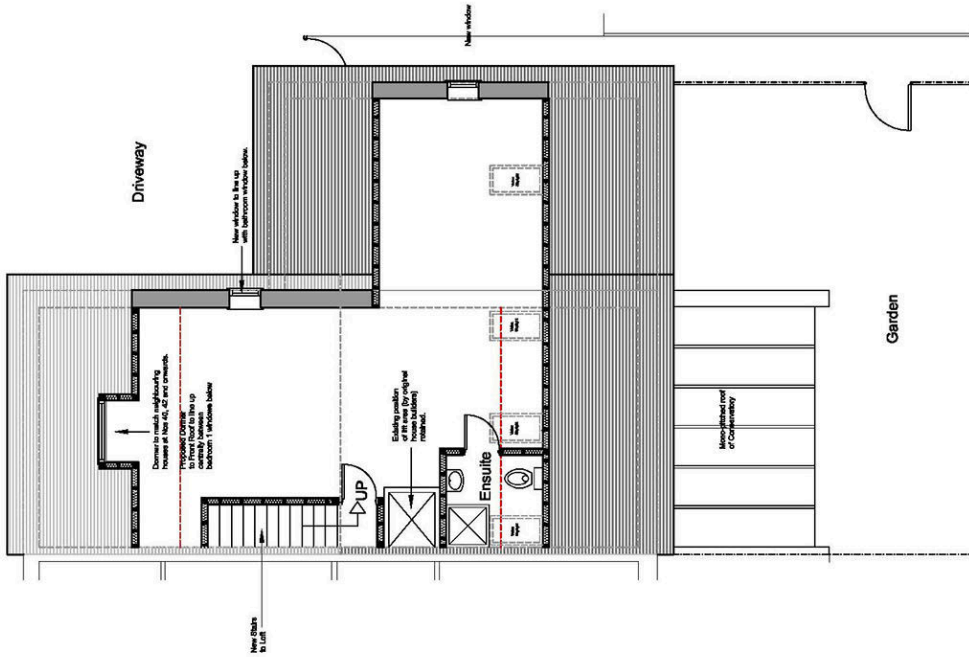


Rev	Detail	Date

# Proposed Roof Plan - 1:100



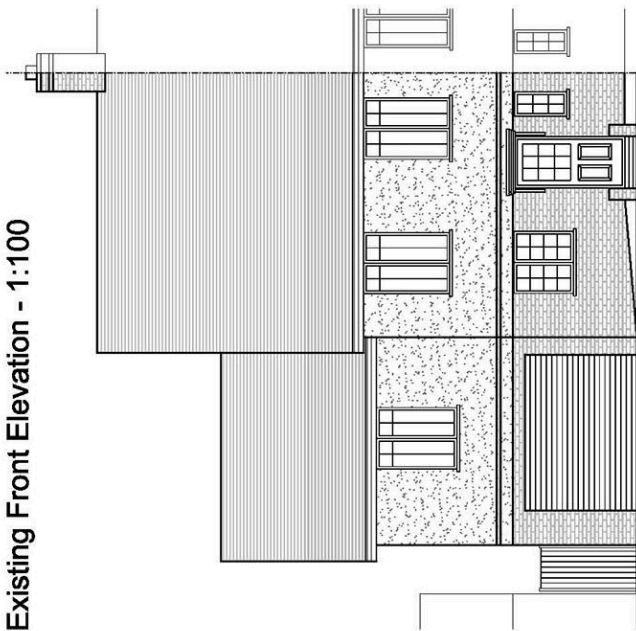
# Proposed Loft Floor Plan - 1:100



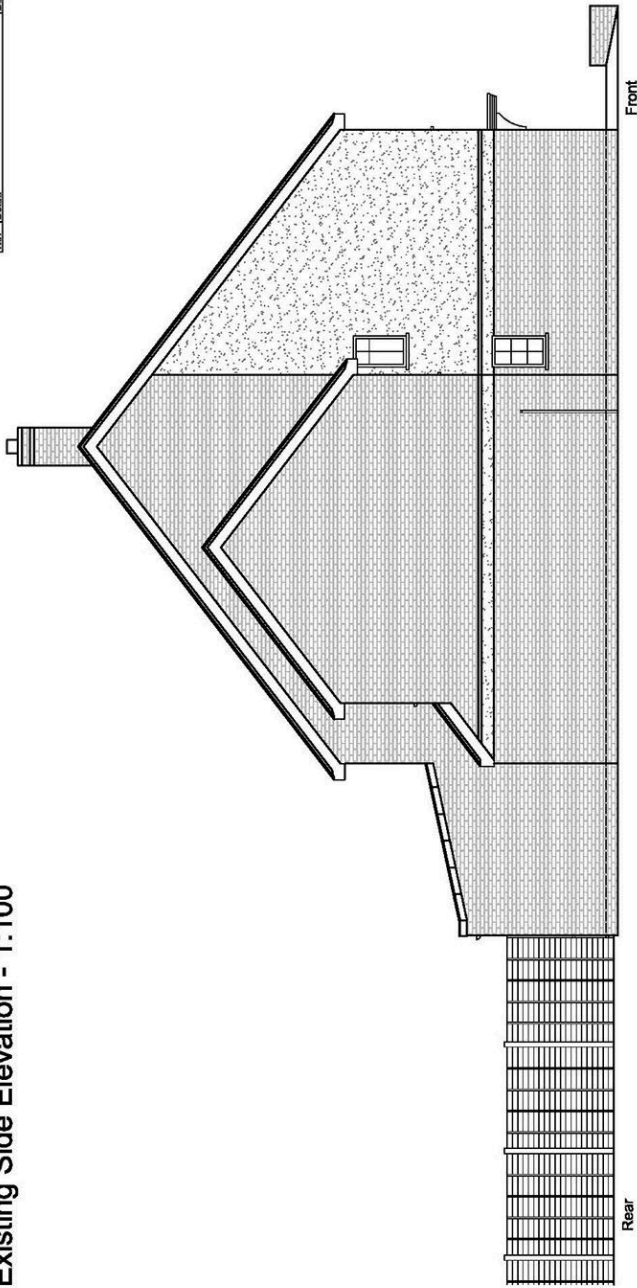
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Purpose of Issue	<input type="checkbox"/> Preliminary <input type="checkbox"/> Information <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Tender <input type="checkbox"/> Construction	Project	38 Coleridge Drive HAA BCW	Drawing No.	113-005-PL
Client	Mr & Mrs Hiranj	Proposed	Loft/Roof Plan	Date	12th Feb 2013
Designer	Mr & Mrs Hiranj	Scale	1:100@A3	Rev	-
Company	Linear Insight Ltd	Website	www.linearinsight.com		

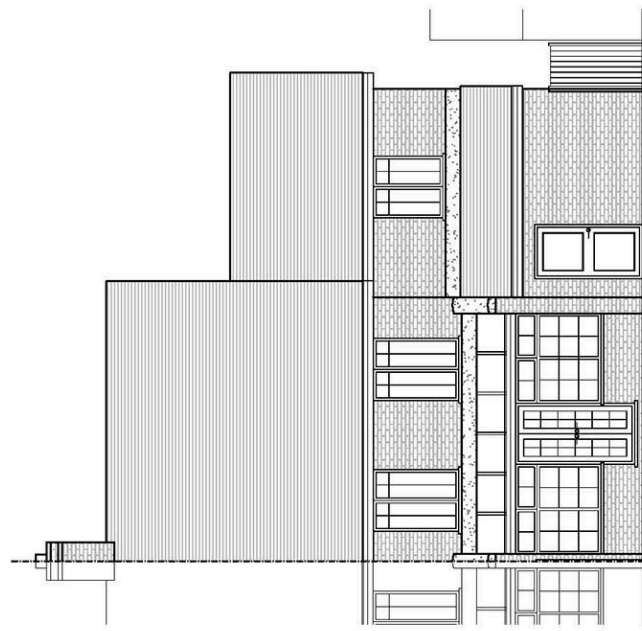
Existing Front Elevation - 1:100



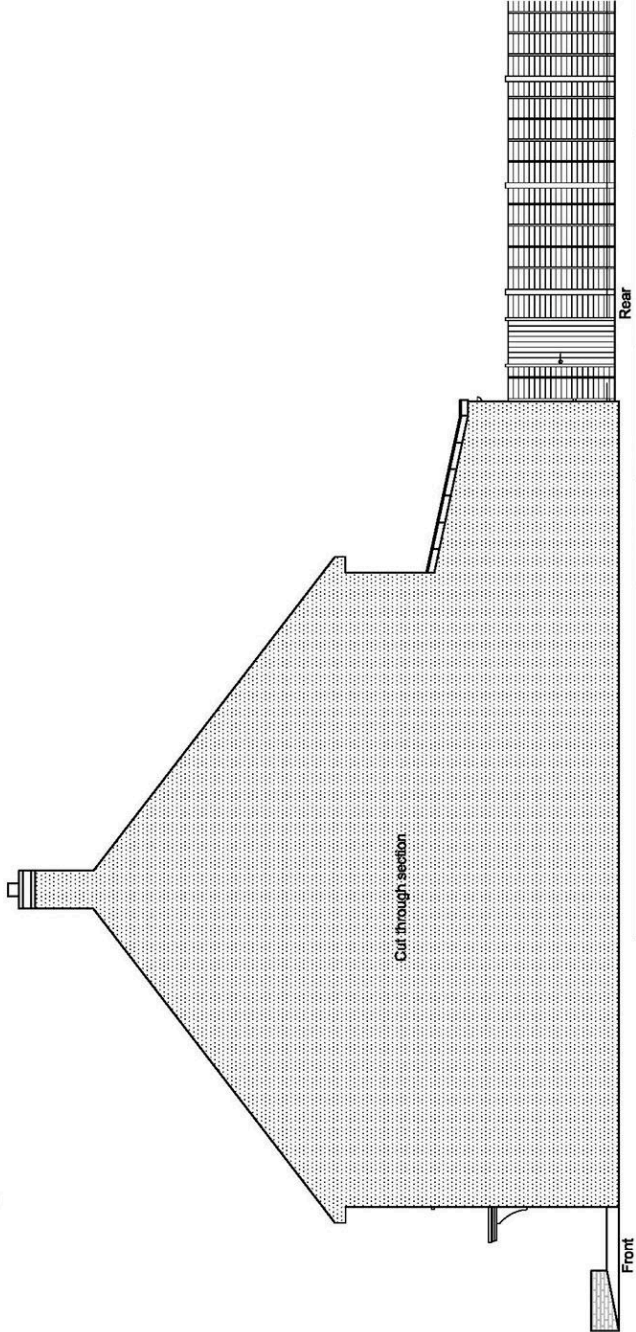
Existing Side Elevation - 1:100



Existing Rear Elevation - 1:100



Existing Side Elevation - 1:100



Rev	Description	Date

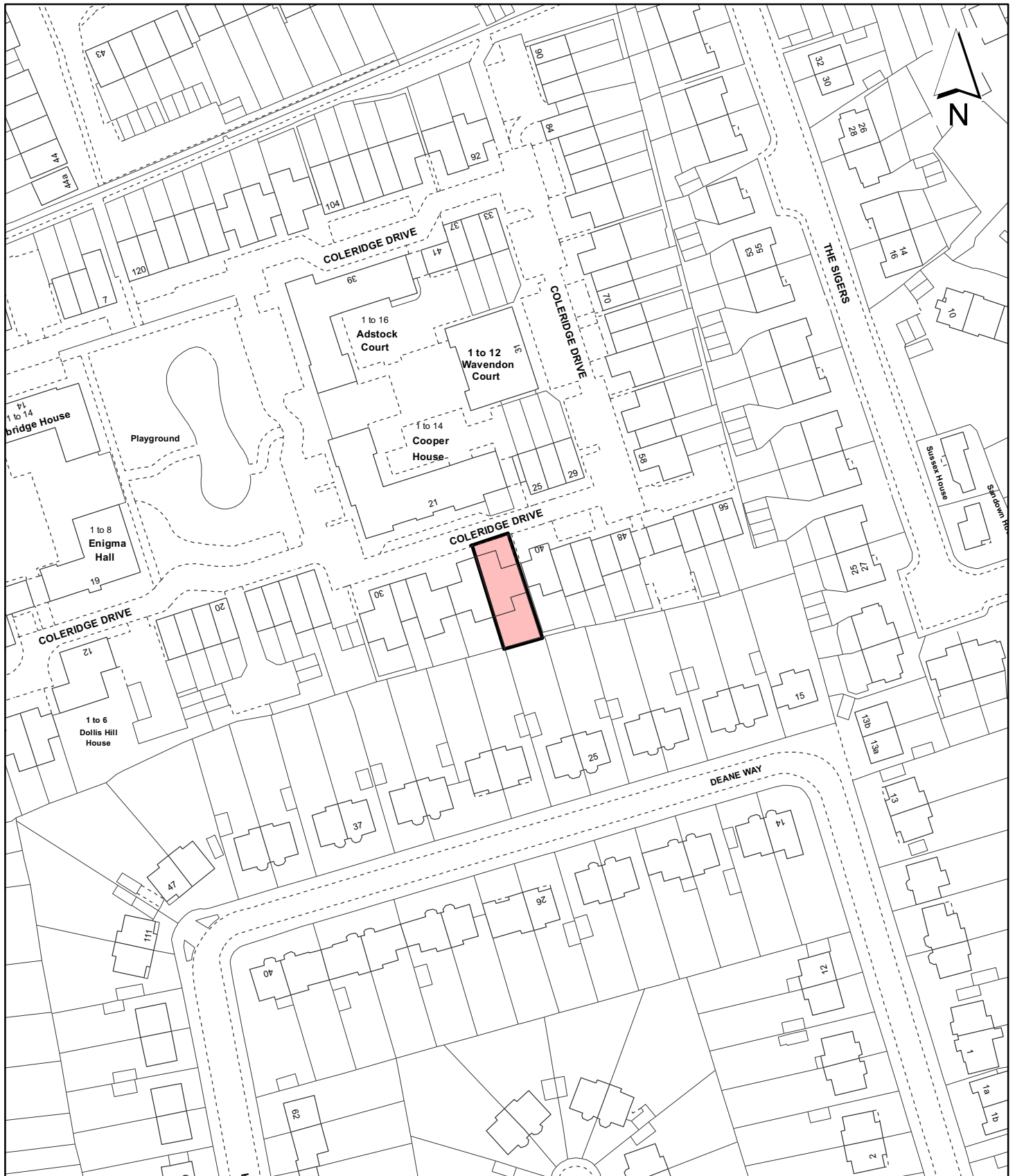
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1200 scale	0	1	2	3	4	5	6	7	8	9	10
1100 scale	0	1	2	3	4	5	6	7	8	9	10
150 scale	0	1	2	3	4	5	6	7	8	9	10

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Purpose of Issue	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Information	<input type="checkbox"/> Approval	<input type="checkbox"/> Tender	<input type="checkbox"/> Construction
Project	<input type="checkbox"/> 38 Coleridge Drive	<input type="checkbox"/> H&M BCW	<input checked="" type="checkbox"/> Client	<input type="checkbox"/> Mr & Mrs Hiranj	
Drawing	Existing Elevations	Drawing No.	113-003-PL	Date	12th Feb 2013
Scale	1:100@A3	Rev.			
Company	LINEAR INSIGHT Ltd	113-003-PL			







**Notes**

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Site Address

**38 Coleridge Drive  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**69014/APP/2013/353**

Scale

**1:1,250**

Planning Committee

**North** Page 229

Date

**April  
2013**



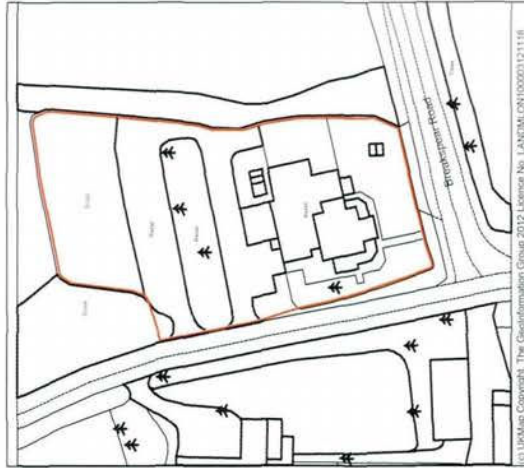
**HILLINGDON**  
LONDON





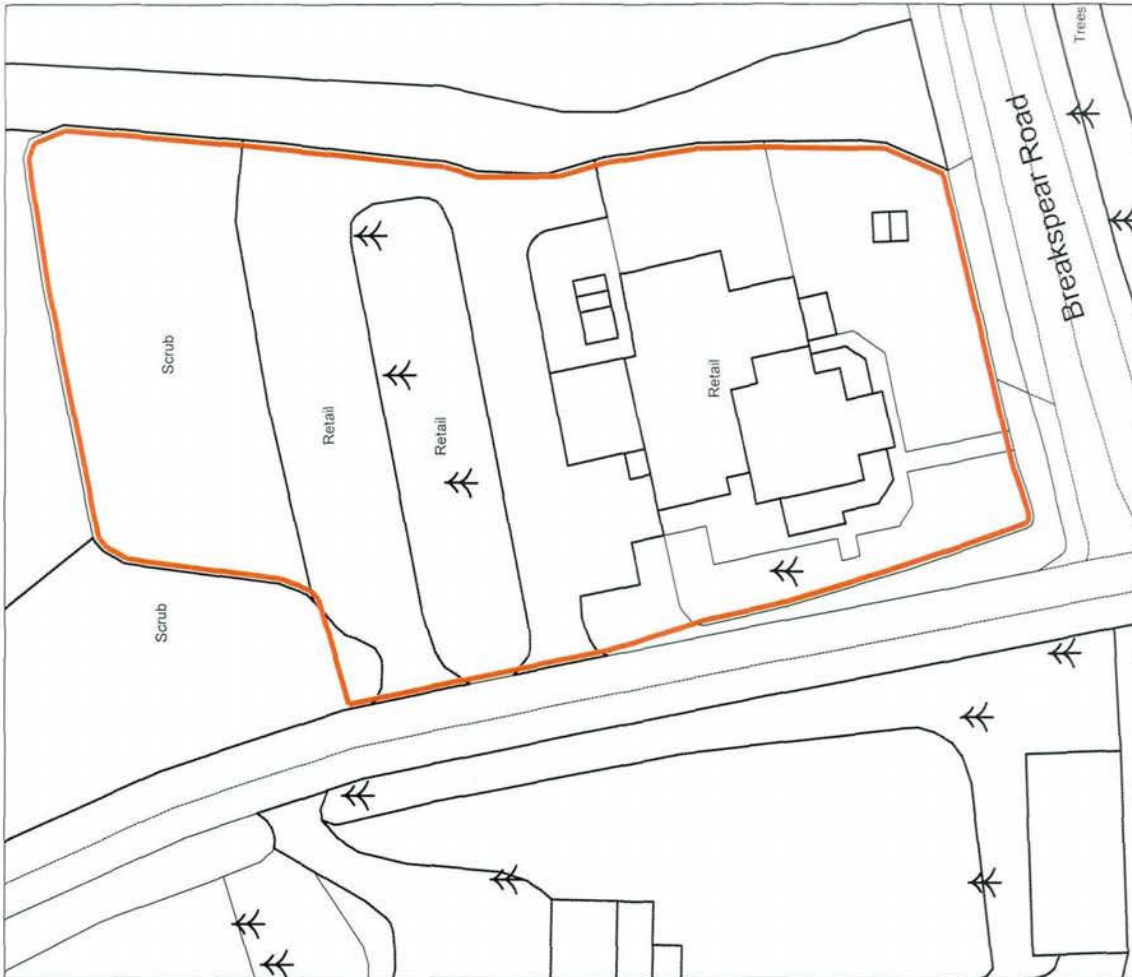
**NOTE:**

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**SITE LOCATION PLAN**  
Scale 1:1250

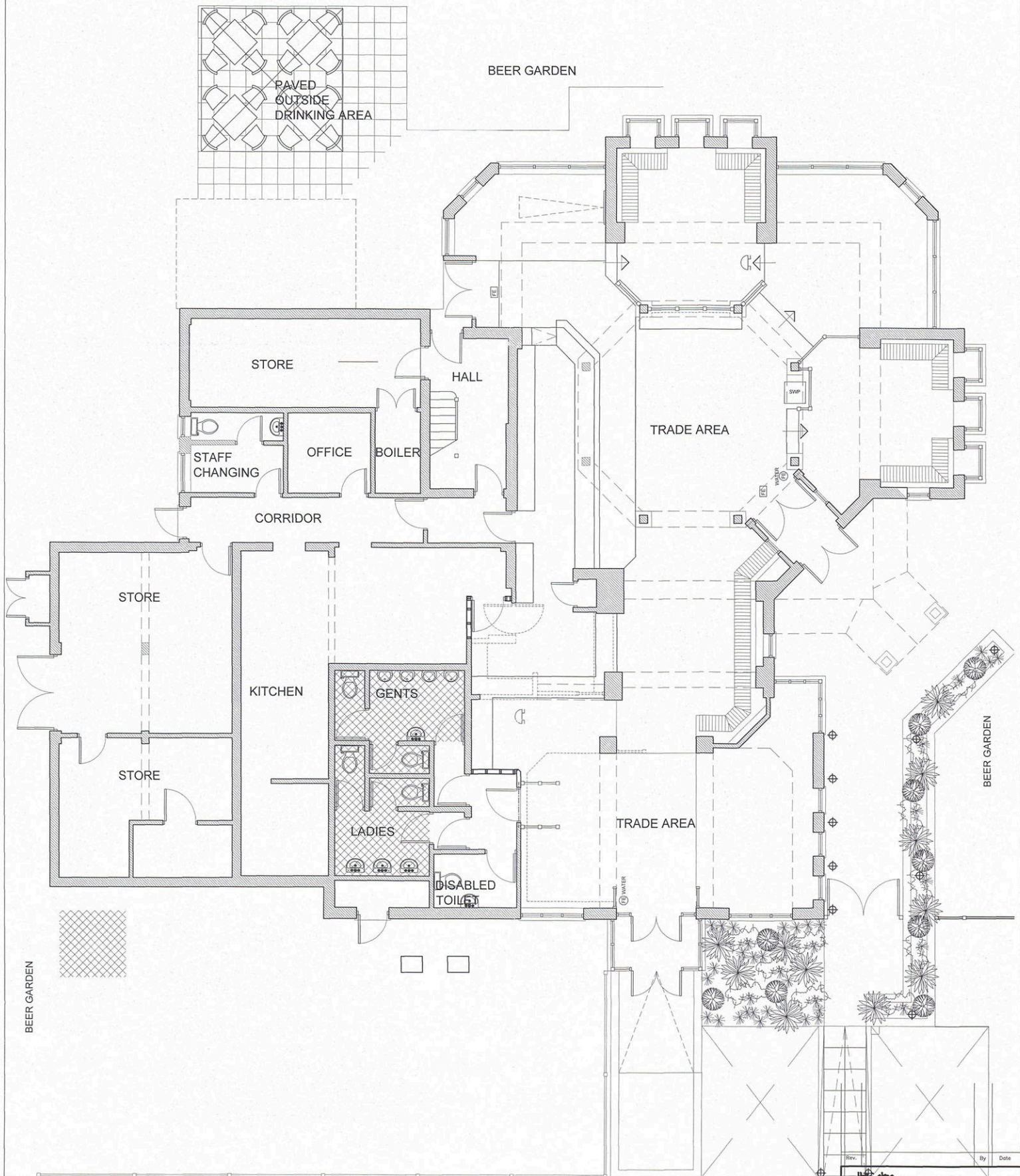


**BLOCK PLAN**  
Scale 1:500



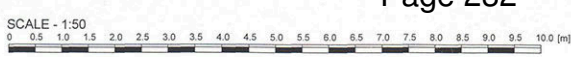
Rev.	By	Date

<b>GREEN KING FUB PARTNERS</b>		
<b>THE BREAKSPEAR ARMS</b> HAREFIELD		
PROPOSED BLOCK & SITE LOCATION PLAN		
Client Name/Drawn By/Checked SCM	Scale AS NOTED	Date 05.01.2012
M.A./Date HADT	Drawing Number 13.04/03	Rev. B



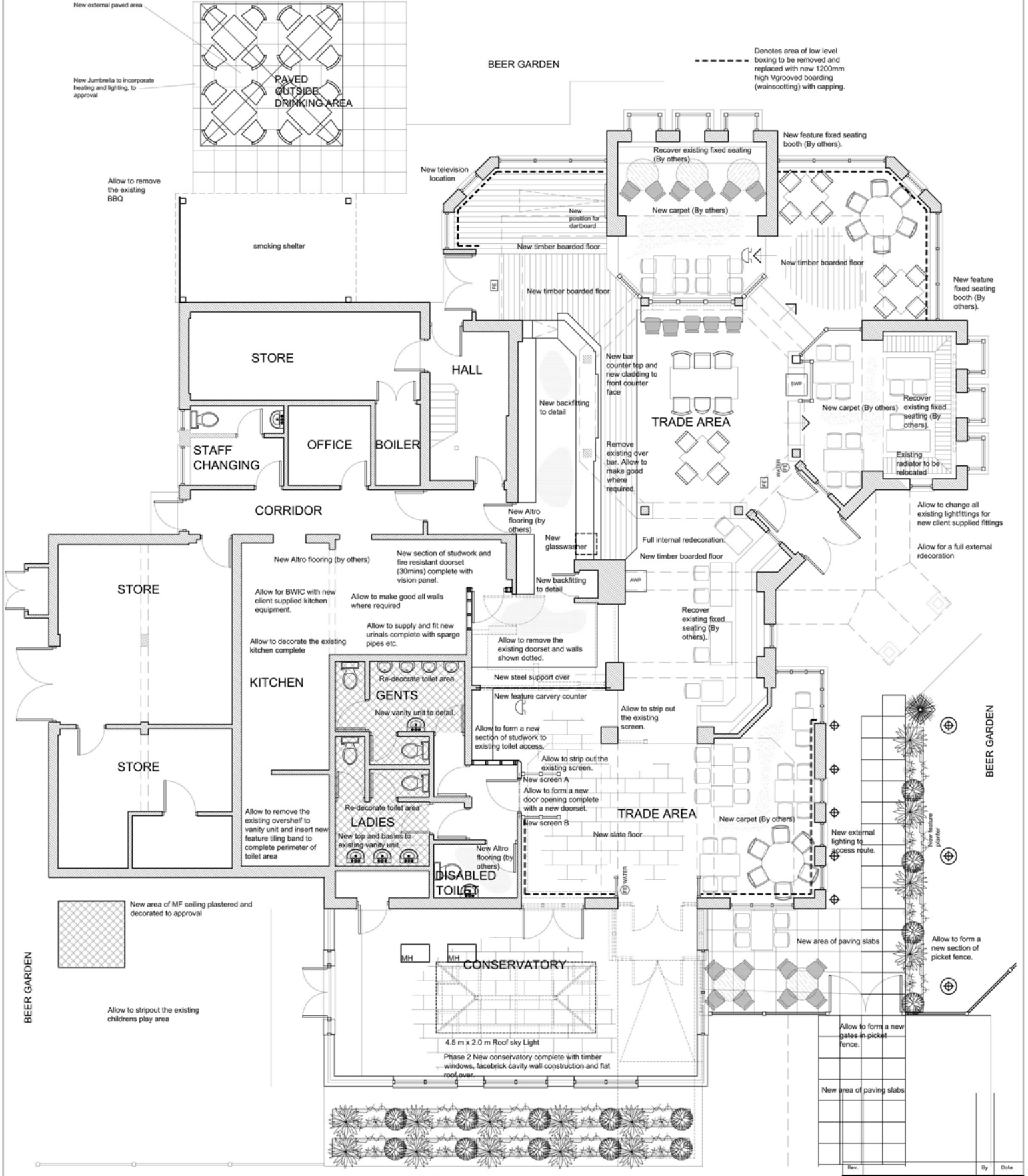
Rev.	By	Date
A	SCM	06.03.12

**NOTE:**  
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 ARCHITECT AND DESIGN TEAM LTD 129 Alma Road, Bournemouth, Dorset, BH9 1AG Tel: 01202 31716 E-mail: office@harefieldarchitects.co.uk Fax: 01202 31717			
Brand	GREENE KING PUB PARTNERS		
Site	THE BREAKSPEARS ARMS HAREFIELD		
Title	EXISTING GROUND FLOOR PLAN		
Project Manager/Checked	Drawn By	Scale	Date
HADT	SCM	1:50	14.12.12
Arch./Des.	Drawing Number	Rev.	
HADT	13:04/01	-	

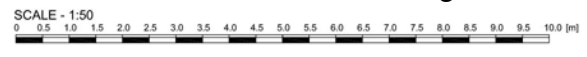




E	Proposed extension projection reduced.	TH	01.04.'13
D	Proposed extension projection reduced.	TH	28.03.'13
C	Proposed extension projection reduced.	RR	26.03.'13
B	Proposed extension design changed.	RR	30.10.'12
A	Scale bar and room names added	SCM	06.03.'12
Rev.	By	Date	

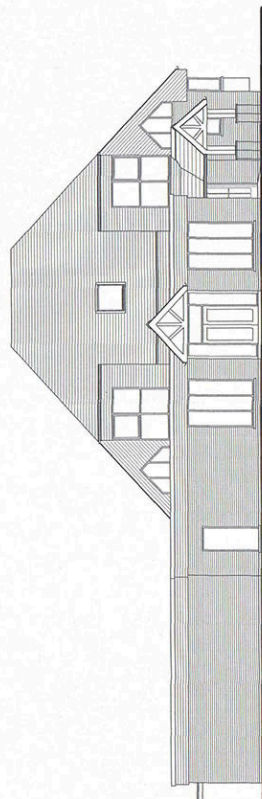
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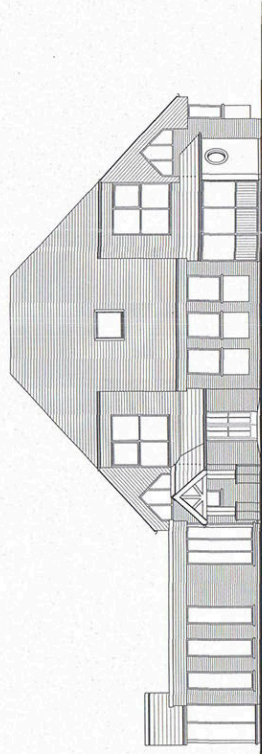


123 Alton Road, Bournemouth, Dorset, BH9 1AG Tel: 01202 517176 E-mail: office@haddington-architects.co.uk Fax: 01202 517175			
Brand	GREENE KING PUB PARTNERS		
Site	THE BREAKSPEARS ARMS HAREFIELD		
Title	PROPOSED GROUND FLOOR PLAN		
Project Manager/Checked	Drawn By	Scale	Date
HADT	SCM	1:50	05.01.12
Arch./Des.	Drawing Number		
HADT	11:120/04		
Rev.	By	Date	

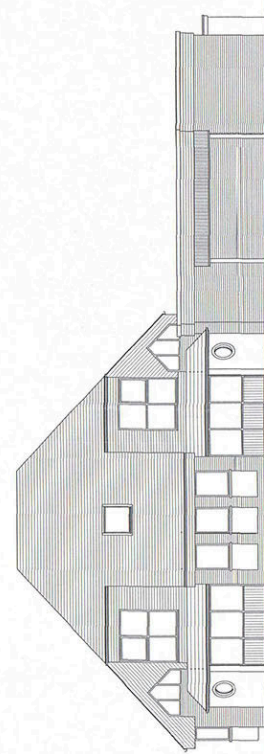
**NOTE:**  
 The Contractor is to check and verify all building levels and dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to ensure that all levels are correct against any structural or other specialist drawings provided.  
 The Contractor is to comply in all respects with the Building Regulations, Part A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



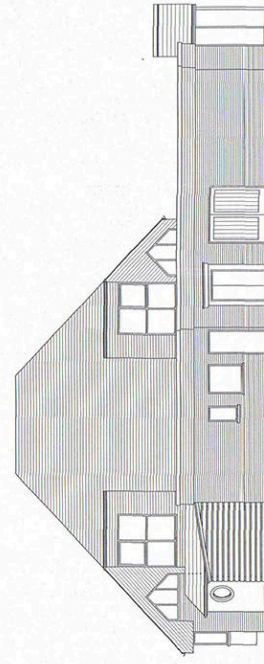
NORTH ELEVATION



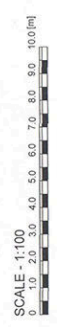
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Rev.	By	Date

**Hillingdon**  
 120 Ayles Road, Birmingham, B27 8AD. Tel: 0121 221 0100  
 E-mail: info@hillingdon-architects.co.uk No. 01212210

Brand: GREENE KING PUB PARTNERS

Site: HAREFIELD  
 Title: THE BREAKSPEAR ARMS

EXISTING ELEVATIONS

Project Manager/Checked	Drawn By	Scale	Date
HADT	SCM	1:100	05.01.2012

Rev.	Number	Date
	13.04.02	



**NOTE:**  
**The Contractor is to check and verify all building and site dimensions, levels and sewer invert elevations, and to ensure that the proposed works are in accordance with the current Building Regulations whether or not specifically stated on these drawings. Each area of ground relied upon to support the structure of the proposed works shall be investigated and suitable methods of foundation be provided.**

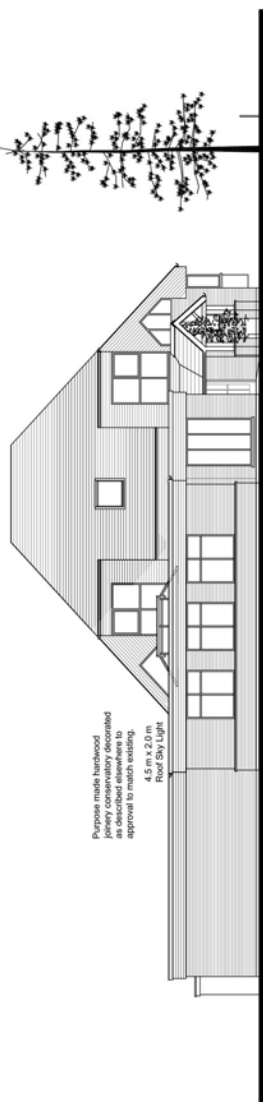
Rev.	By	Date
C	TH	01.04.13
B	RR	30.10.12
A	SCM	06.03.12

Proposed extension design changed.  
 Proposed extension design changed.  
 Scale bar added & minor amendments.

**THE BREAKSPEAR ARMS**  
 HAREFIELD

PROPOSED ELEVATIONS

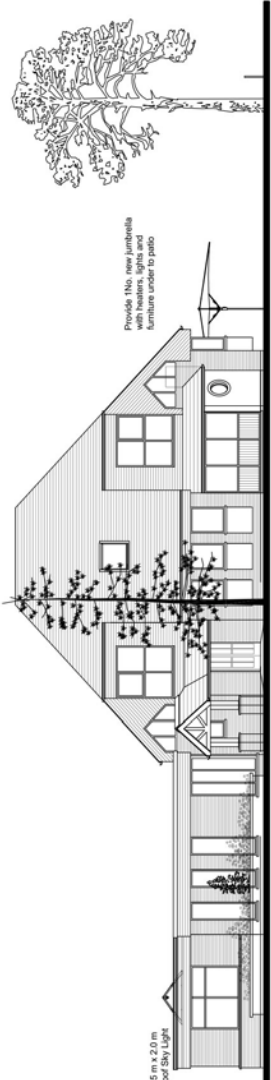
Arch/Draw: HADT  
 Scale: 1:100  
 Date: 05.01.2012  
 Drawing Number: 11:120/05  
 Rev: C



Purpose made hardwood joinery conservatory decorated as described elsewhere to approval to match existing.  
 4.5 m x 2.0 m Roof Sky Light

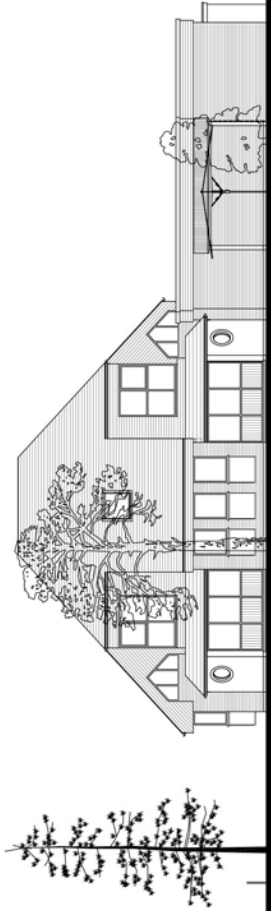
New facing brickwork to low level walls, with matching mortar, all to match existing

**NORTH ELEVATION**



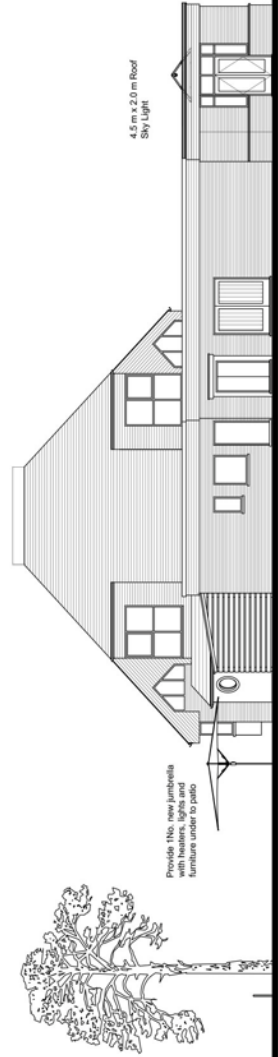
Purpose made hardwood joinery conservatory decorated as described elsewhere to approval to match existing.  
 New facing brickwork to low level walls, with matching mortar, all to match existing

**WEST ELEVATION**



Provide 1No. new jumbrella furniture under to patio

**SOUTH ELEVATION**



Provide 1No. new jumbrella furniture under to patio

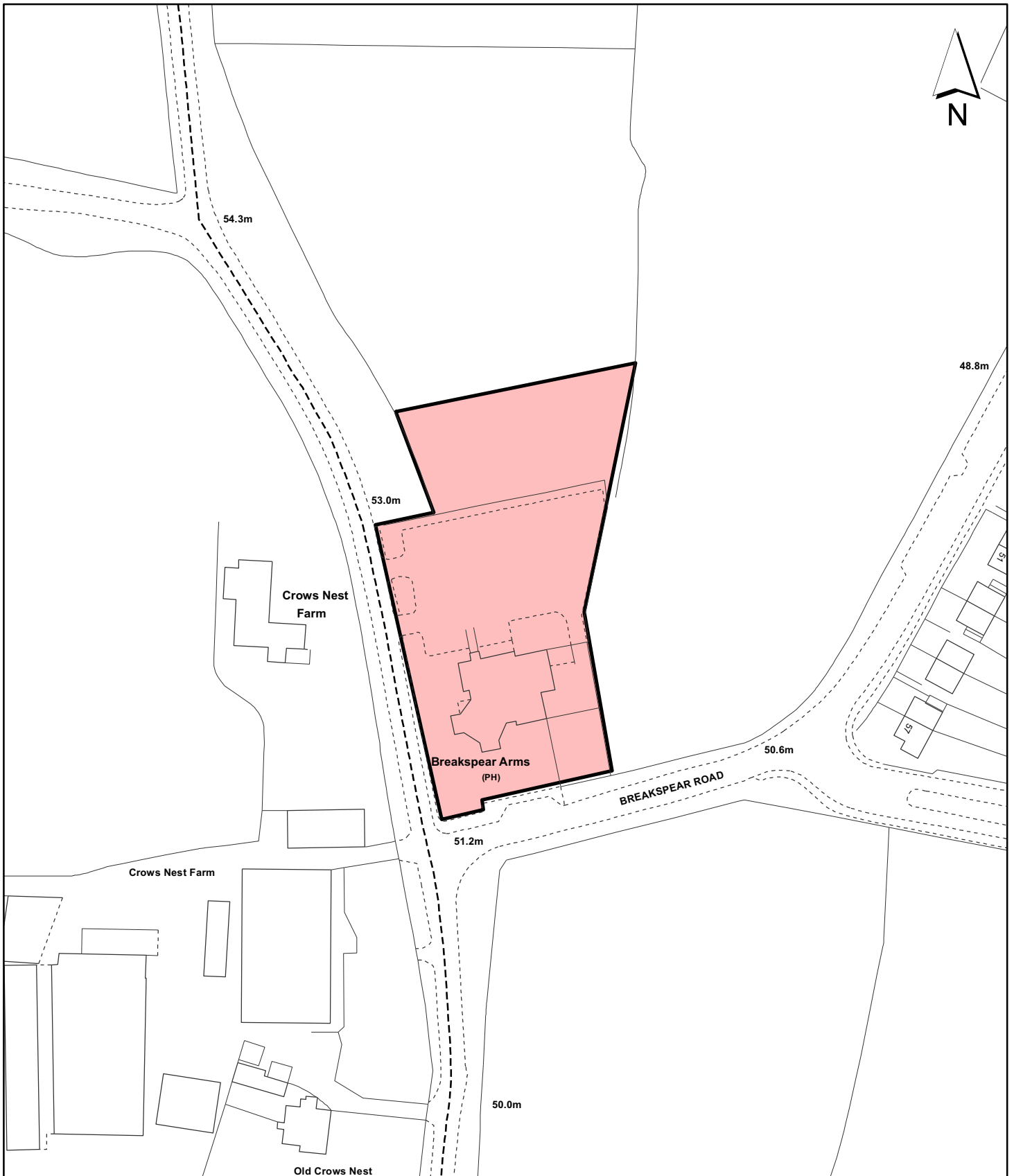
4.5 m x 2.0 m Roof Sky Light

Purpose made hardwood joinery conservatory decorated as described elsewhere to approval to match existing.  
 New facing brickwork to low level walls, with matching mortar, all to match existing


**EAST ELEVATION**

SCALE - 1:100  
 0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 (m)





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Breakspear Arms  
Breakspear Road South  
Harefield**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**10615/APP/2013/47**

Scale  
**1:1,250**

Planning Committee  
**North** Page 236

Date  
**April  
2013**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY  
RUISLIP

**Development:** Replacement of existing 12.5m high monopole and 2 no. radio equipment cabinets with a new 12.5m high monopole supporting 3 no. antennas with 3 no. equipment cabinets and ancillary works.

**LBH Ref Nos:** 59076/APP/2013/817

**Date Plans Received:** 03/04/2013

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

**Date Application Valid:** 03/04/2013

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 510122 N: 187348  
 CONCESSION REQUIRED NO

DIRECTIONS TO SITE:  
 EXIT THE M25 AT JUNCTION 16 AND PROCEED EAST ON THE M40 ONTO THE A40. EXIT THE A40 NORTH ON THE A4180 AND CONTINUE TO RUISLIP TUBE STATION. GO RIGHT INTO PEMBROKE ROAD AND CONTINUE INTO PARK WAY. THE SITE IS ON THE LEFT HAND SIDE OUTSIDE THE ROYAL MAIL SORTING OFFICE

NOTES:



REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	PC	PTC	28/01/13

**CLARKE TELCON**

Head Office:  
 Power House, Sorting Point,  
 South Boundary Road,  
 Kewsey Industrial Park,  
 Loughborough, Leicestershire,  
 Leicestershire LE11 1AA  
 Tel: 0151 5444466  
 Fax: 0151 5471250

Design Office:  
 Perlington House, Stock Lane,  
 Charnock Road, Wotton, Oxford  
 Oxfordshire OX11 7BS  
 Tel: 0181 785 4501  
 Fax: 0181 785 4501  
 Web: www.clarke-energy.com

**O<sub>2</sub>**  
 CTIL

Cell Name  
 RUISLIP MANOR NORTH

Cell ID No  
 TEF VLF

136396 33696B 78945

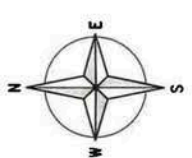
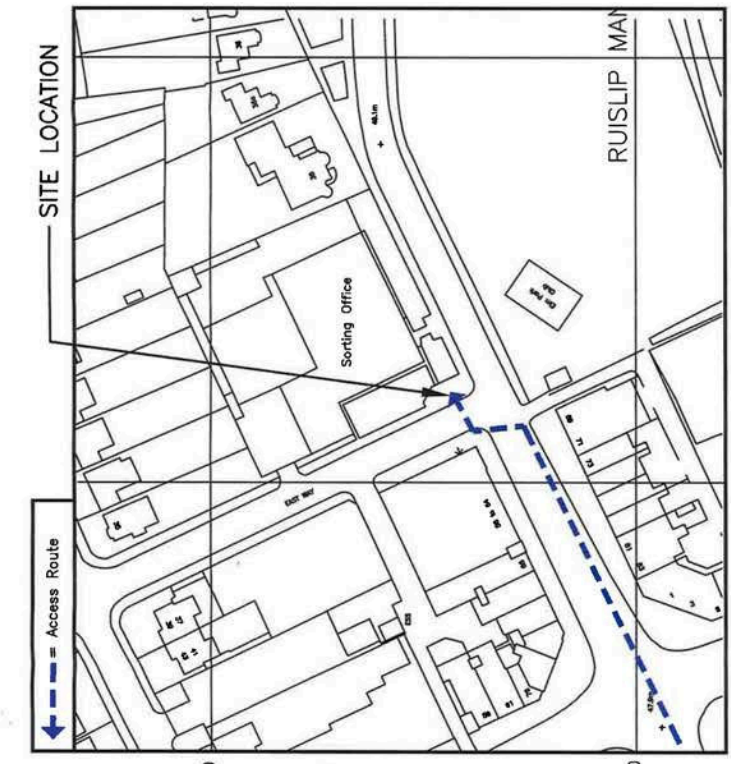
Site Address / Contact Details  
 ADJ. TO ROYAL MAIL SORTING OFFICE  
 RUISLIP MANOR  
 MIDDLESEX  
 HA4 8QJ

Drawing Title: SITE LOCATION MAPS

Purpose of Issue: PLANNING

Drawing Number: 100

Surveyed By: PTC  
 Drawn: AD  
 Checked: AD  
 Date: A



1874 00

1873 00

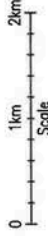
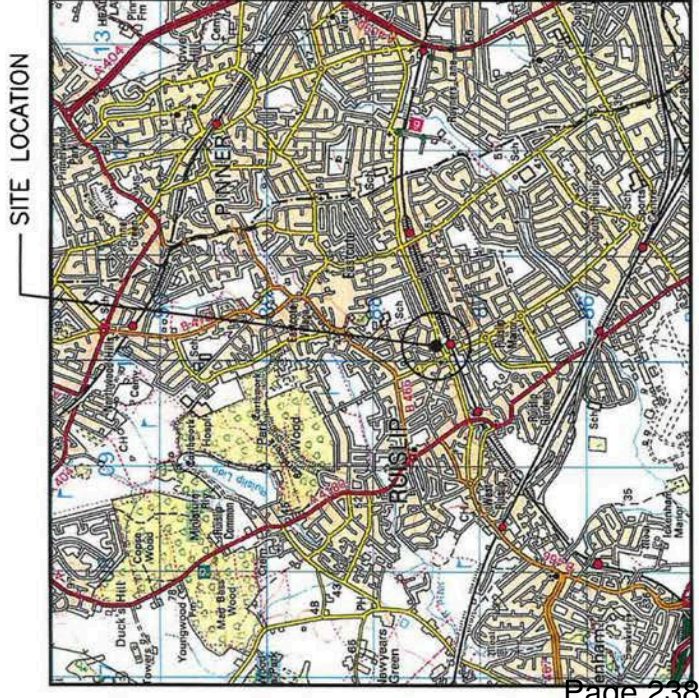
5 102 00

5 101 00

**DETAILED SITE LOCATION**

(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationary Office. Crown copyright. Licence No. 100020449



**SITE LOCATION**

(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationary Office Licence No. 0100023487 Crown copyright.



**SITE PHOTOGRAPH**



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 510122 N: 187348  
 CONCESSION REQUIRED NO  
 NOTES:

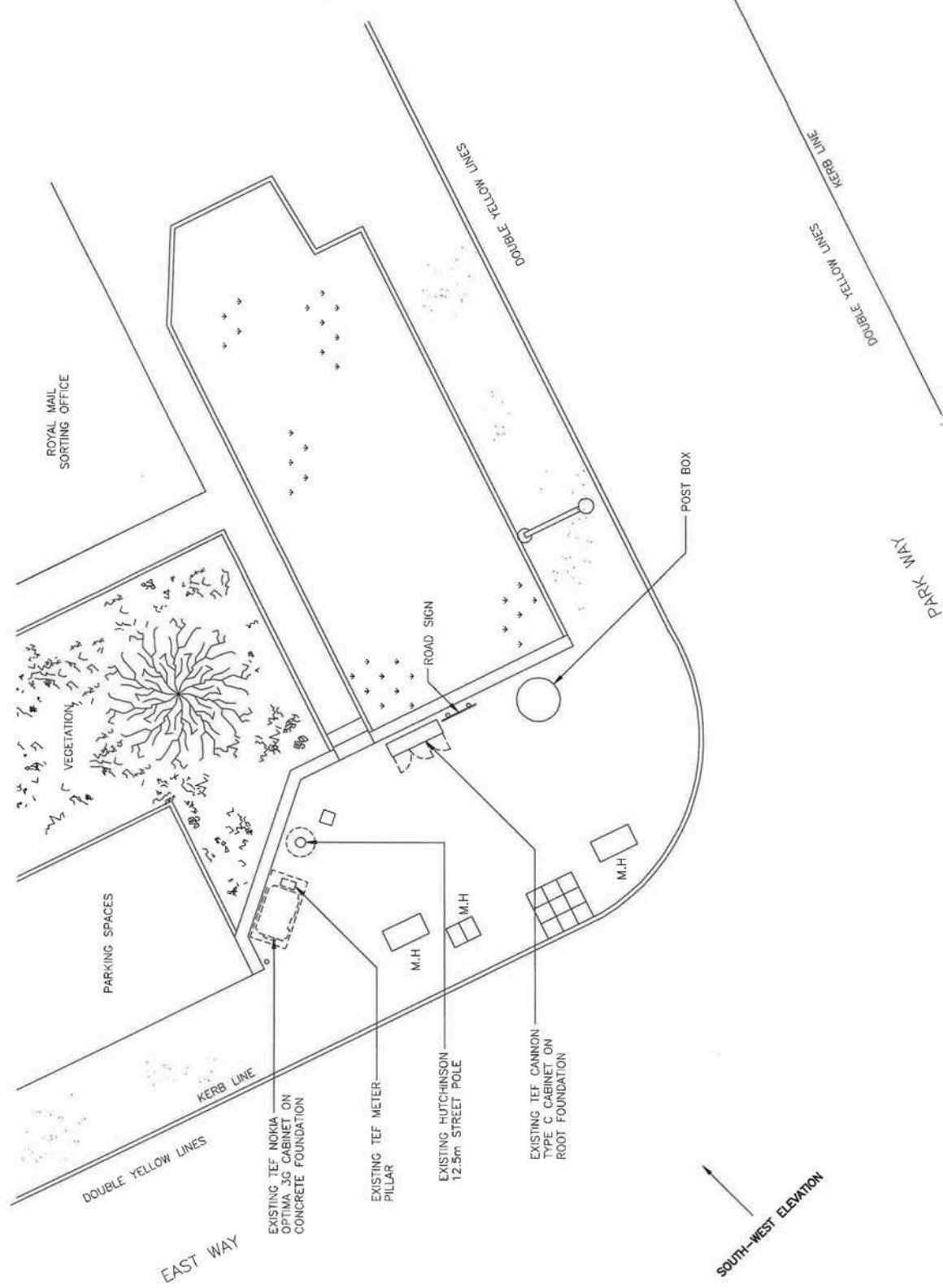
REV	Issued For Approval	MODIFICATION	BY	CH	DATE
A					28.01.13


  
 Head Office: Posh, South Woodlands Road, Knowsley Industrial Park, Knowsley, Merseyside, L35 9EF  
 Tel: 0151 5444444  
 Fax: 0151 5471250  
 Design Office: Pertington House, Stock Lane, Cheshire Oaks, Macclesfield, Cheshire, SK10 4JG  
 Tel: 0161 785 4001  
 Fax: 0161 785 4001  
 Web: www.clarke-energy.com

  
 CTIL

Cell Name	Opt
RUISLIP MANOR NORTH	-
Cell ID No	VF
CTIL	VF
TEF	VF
136396	33696B
	78945

Site Address / Contact Details  
 ADJ. TO ROYAL MAIL SORTING OFFICE  
 RUISLIP MANOR  
 MIDDLESEX  
 HA4 8QU  
 Drawing Title: EXISTING SITE PLAN  
 Purpose of Issue: PLANNING  
 Drawing Number: 200  
 Surveyed By: PC  
 Original Sheet Size: A3  
 Date: 28.01.13  
 Checked: SR  
 Date: 28.01.13  
 Drawn: PC  
 Issue: A



EXISTING SITE PLAN  
 (1:100)







ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 510122 N: 187348  
 CONCESSION REQUIRED NO

NOTES:

REV	Issued for Approval	PC	CH	DATE
A		PC	CH	26.01.13

**CLARKE TELECOM**  
 Head Office:  
 Power House, Senator Point,  
 Southport, Merseyside,  
 Liverpool, L33 7RR  
 Tel: 0151 447120  
 Fax: 0151 547120  
 Branch Office:  
 Portland, Stock Lane,  
 Chadderton, Oldham, OL5 9EY  
 Tel: 0161 765 4500  
 Fax: 0161 765 4500  
 Web: www.clarke-energy.com

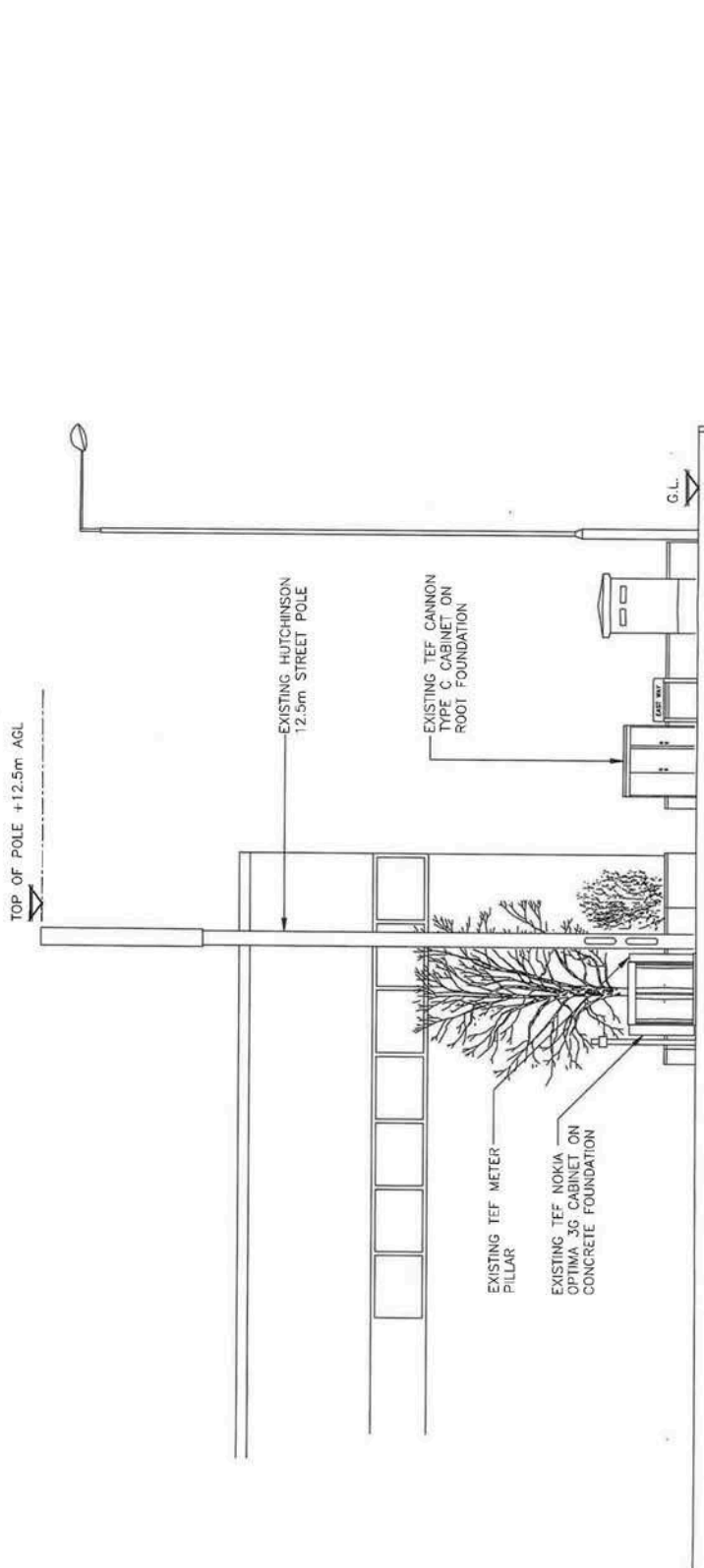


Cell Name	RUISLIP MANOR NORTH	Opt	--
Cell ID No	136396	TEF	33696B
		VF	78945

Site Address / Contact Details  
 ADJ. TO ROYAL MAIL SORTING OFFICE  
 RUISLIP MANOR  
 MIDDLESEX  
 HA4 8JU

Drawing Title: EXISTING SITE ELEVATION  
 Purpose of Issue: PLANNING  
 Drawing Number: 300

Surveyed By: PTC Original Sheet Size: A3  
 Drawn: PC Date: 26.01.13 Checked: SR Date: 26.01.13 Issue: A



EXISTING SOUTH-WEST ELEVATION  
 (1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 510122 N: 187348

CONCESSION REQUIRED NO

NOTES:  
 PROPOSED ELEVATION DEPICTS THE SITE FOLLOWING THE PROPOSED WORKS. ALL EXISTING EQUIPMENT TO BE REMOVED IS NOT SHOWN ON THIS DRAWING

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	PC	PC	26.01.13

Head Office:  
 Power House, Senior Point,  
 100 Kingsway Industrial Park,  
 Liverpool, L33 7BB,  
 Merseyside, UK  
 Tel: 0151 5471250  
 Fax: 0151 5471250

Design Office:  
 Pennington House, Stock Lane,  
 Chadderton, Oldham, OL3 9EY,  
 Greater Manchester,  
 Tel: 0161 785 4501  
 Fax: 0161 785 4501  
 Web: www.clarke-energy.com



**O<sub>2</sub>**  
 CTIL

Cell Name	Opt
RUISLIP MANOR NORTH	-
Cell ID No	
CTIL	VF
TEF	
136396	
33696B	
78945	

Site Address / Contact Details  
 ADJ. TO ROYAL MAIL SORTING OFFICE  
 RUISLIP MANOR  
 MIDDLESEX  
 HA4 8JU

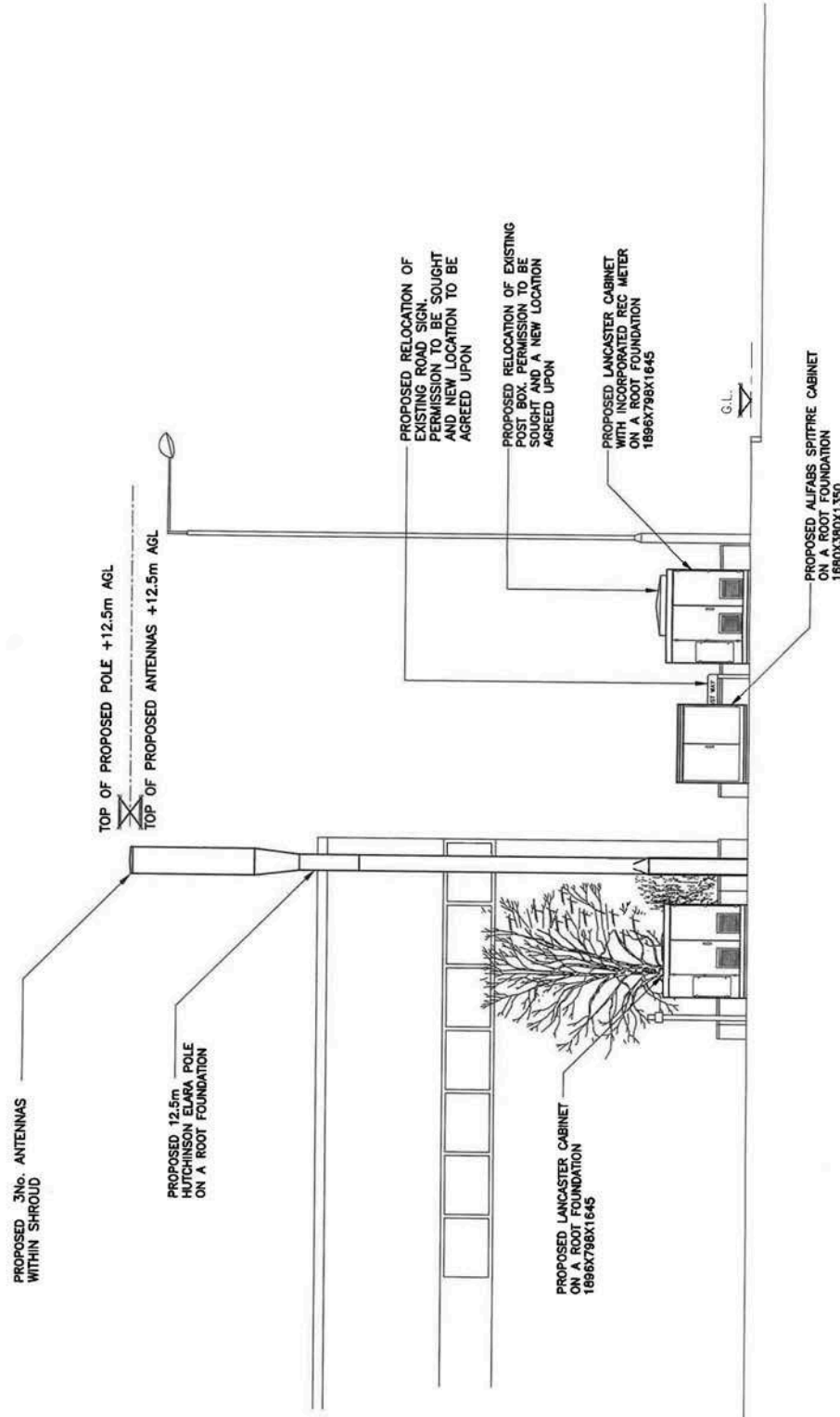
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Purpose of Issue: PLANNING

Drawing Number: 301

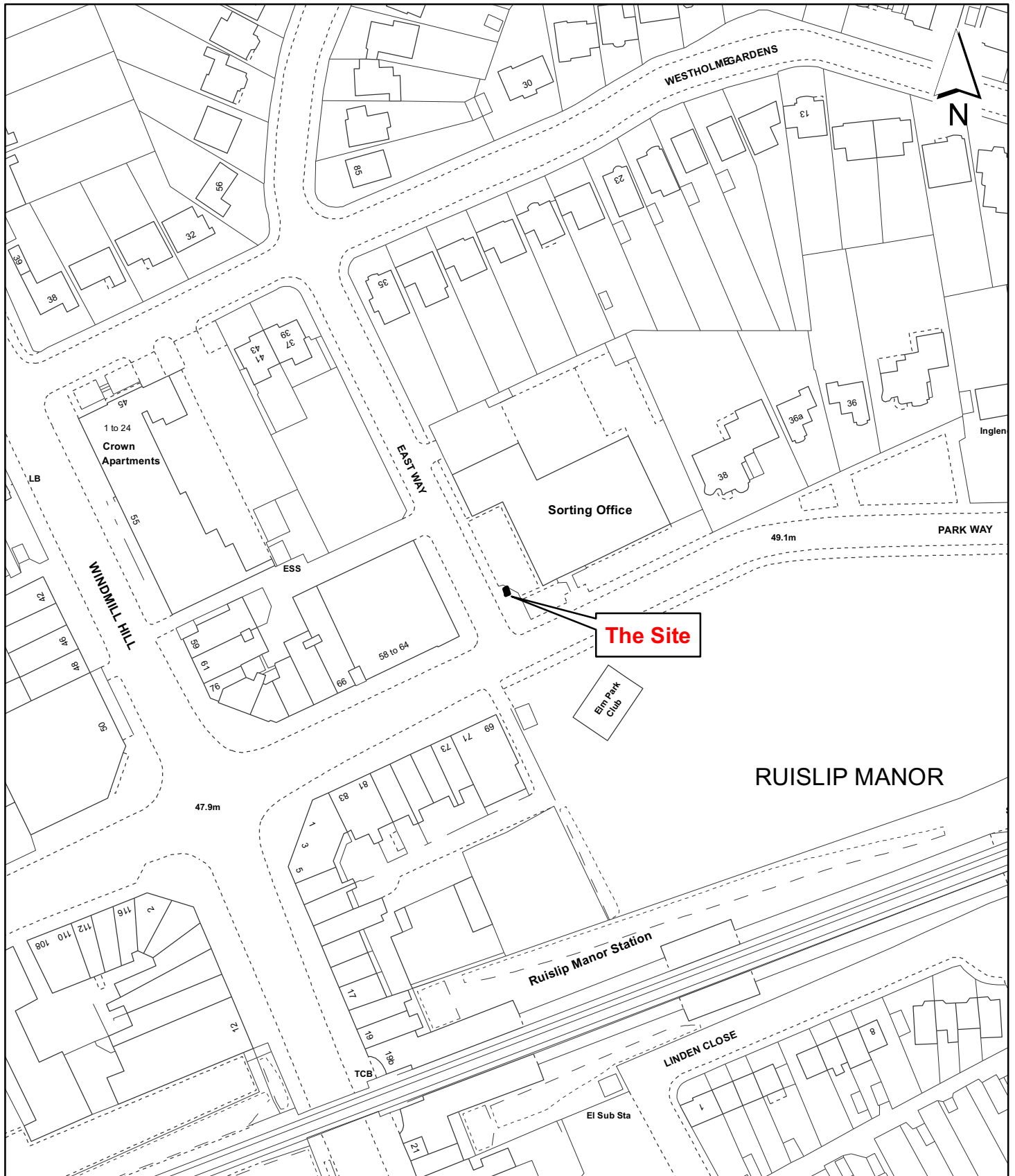
Surveyed By: PC Original Sheet Size: A3 Issue: A

Drawn: PC Date: 26.01.13 Checked: SR Date: 26.01.13




PROPOSED SOUTH-WEST ELEVATION  
 (1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with Cornerstone document: CORN/09/006



**Notes**

 Site boundary

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Site Address

**Land outside sorting office  
junction of East Way and  
Park Way, Ruislip**

Planning Application Ref:

**59076/APP/2013/817**

Planning Committee

**North** Page 243

Scale

**1:1,250**

Date

**April  
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, Sport and Green Spaces**

**Address** 3 CANTERBURY CLOSE NORTHWOOD

**Development:** Part two storey, part first floor, part single storey side and rear extensions, and porch to front

**LBH Ref Nos:** 68984/APP/2013/186

**Date Plans Received:** 25/01/2013

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

**Date Application Valid:** 22/02/2013







**EXISTING SITE LOCATION PLAN**  
scale:- 1:500@A1



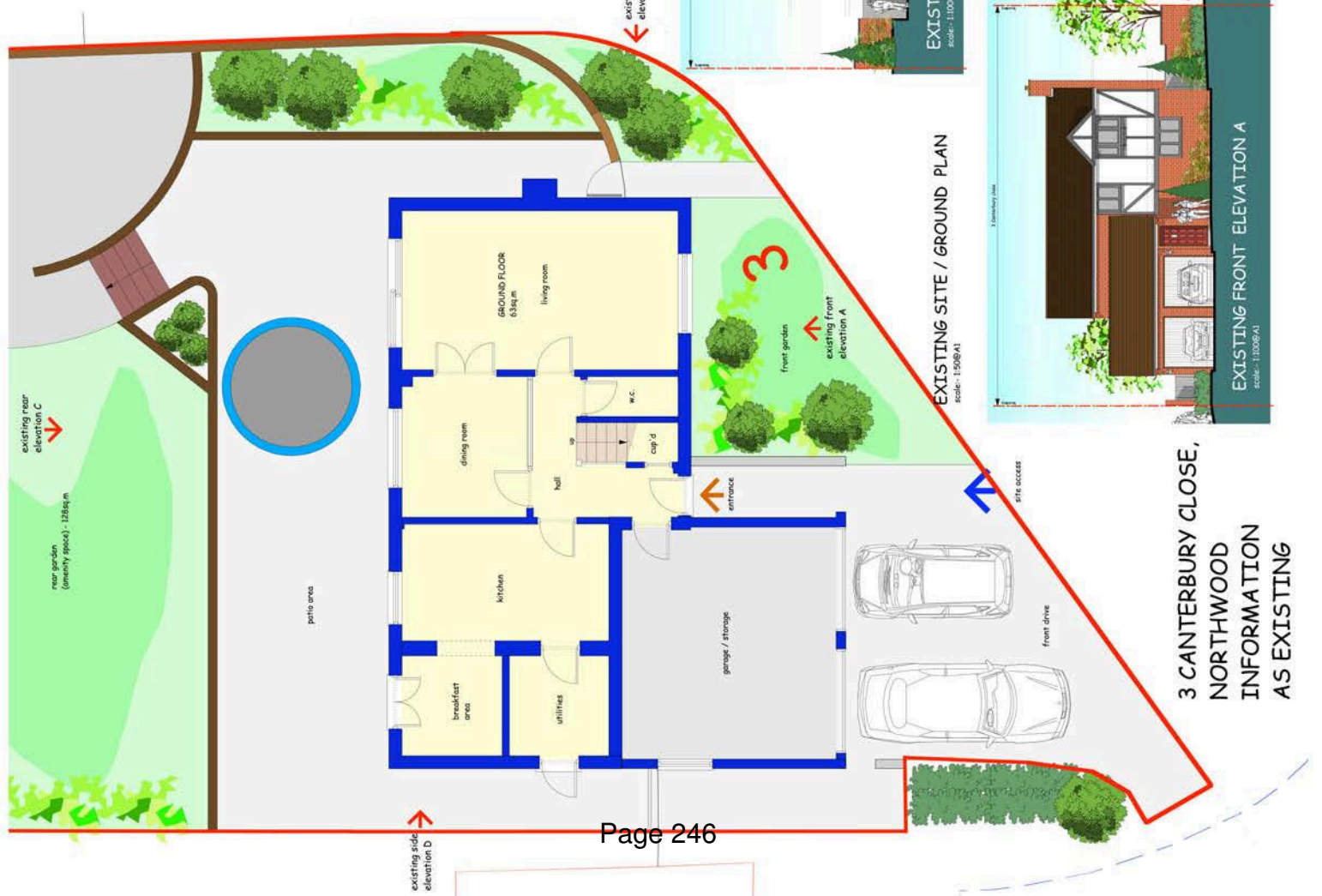
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scale:- 1:500@A1

Site Area:- 398sq.m/4,284sq.ft = 0.096 ACRES

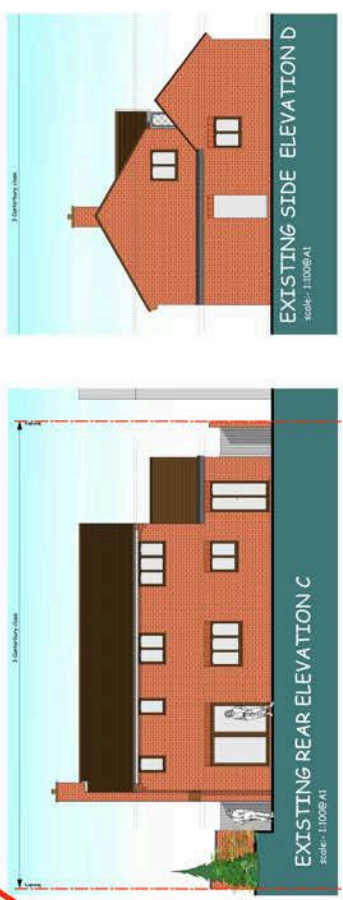
**TOTAL ACCOMMODATION TO SITE**  
(Internal areas)

ground floor:- 63sq.m  
first floor:- 54sq.m  
**TOTAL:- 117sq.m/1,259sq.ft**

amenity space:- 128sq.m  
total car parking spaces provided to site:- 4  
site density:- 29%



**EXISTING SITE / GROUND PLAN**  
scale:- 1:500@A1



**EXISTING REAR ELEVATION C**  
scale:- 1:100@A1



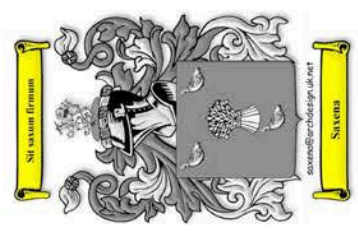
**EXISTING SIDE ELEVATION B**  
scale:- 1:100@A1



**EXISTING FRONT ELEVATION A**  
scale:- 1:100@A1



**EXISTING SIDE ELEVATION D**  
scale:- 1:100@A1



REV. DATE. DESCRIPTION

PROJECT	3 CANTERBURY CLOSE NORTHWOOD
DRAWING	EXISTING INFORMATION
CLIENT	
SCALE	1:50/1:100/1:500 @ A1
DATE	JAN/2013
ISSUED FOR	3CANTERB/PLO3A
© copyright reserved	

**3 CANTERBURY CLOSE,  
NORTHWOOD  
INFORMATION  
AS EXISTING**

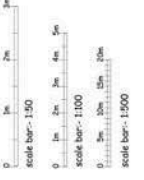
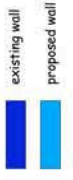


NOTE: All dimensions are to the face of the wall unless otherwise stated.  
 All dimensions are to be checked on site before construction.



**PROPOSED SITE LOCATION PLAN**  
 scale: 1:500@A1

**WALL CONSTRUCTION**



REV: DATE DESCRIPTION

PROJECT	3 CANTERBURY CLOSE NORTHWOOD
ISSUED	15/01/1001:500 @ A1
CLIENT	SAXONIA
PROPOSED INFORMATION	
SCALE	1:500/1:100/1:500 @ A1
DATE	JAN/2013
ISSUED BY	3CANTERB/PL04A
©	copyright reserved



**PROPOSED FIRST FLOOR PLAN**  
 scale: 1:500@A1

Site Area:- 398sq.m/4,284sq.ft = 0.098 ACRES

TOTAL ACCOMMODATION TO SITE (internal areas)

ground floor:- 127sq.m  
 first floor:- 99sq.m  
**TOTAL:- 226sq.m/2,433sq.ft**  
 amenity space:- 128sq.m

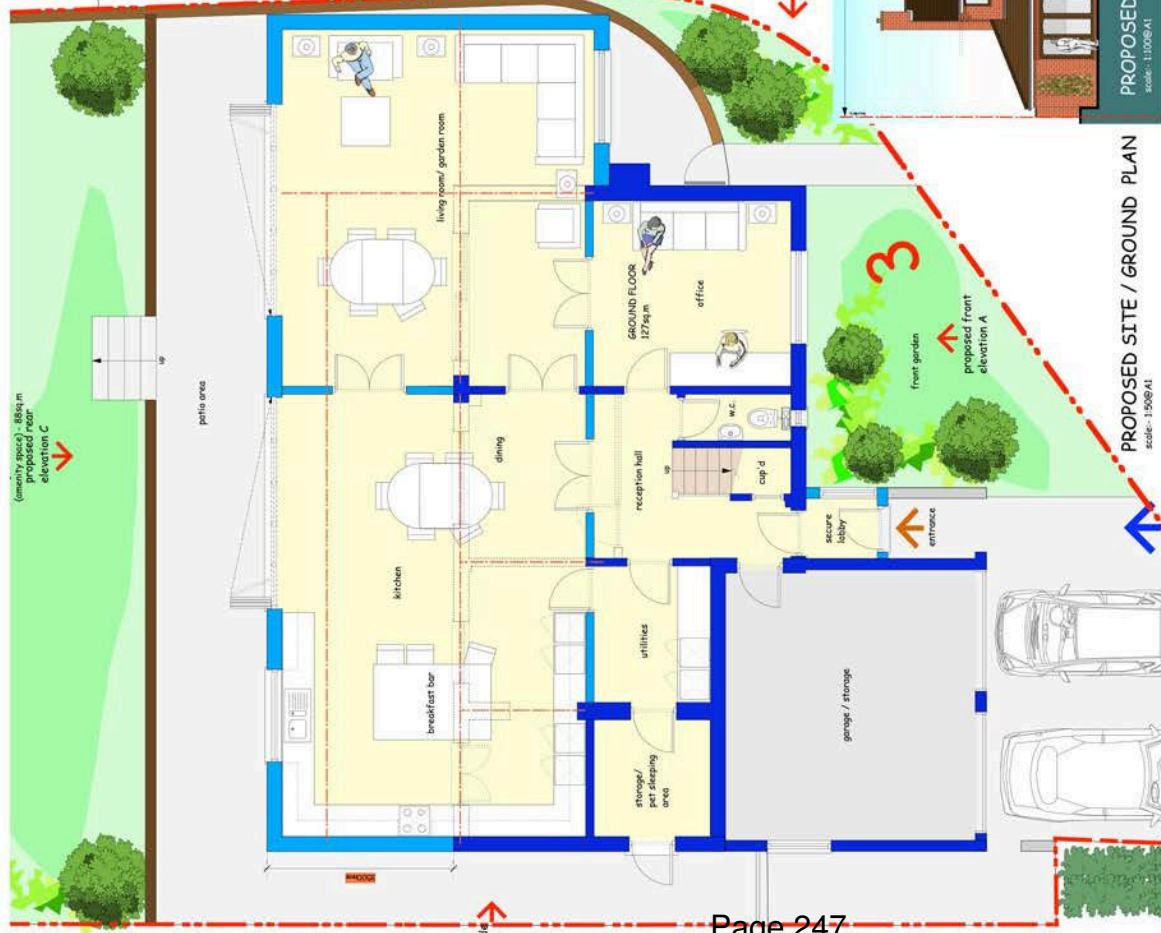
total car parking spaces provided to site:- 4



**PROPOSED REAR ELEVATION C**  
 scale: 1:100@A1



**PROPOSED SIDE ELEVATION D**  
 scale: 1:100@A1



**PROPOSED SITE / GROUND PLAN**  
 scale: 1:500@A1

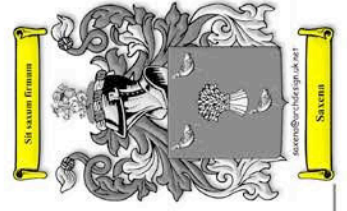
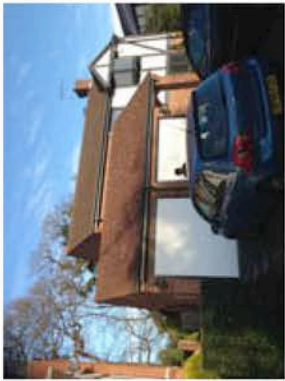
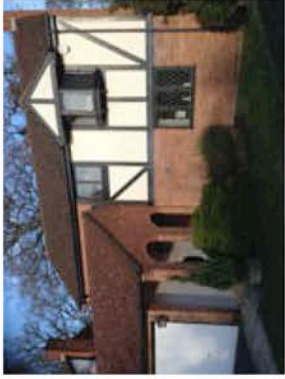
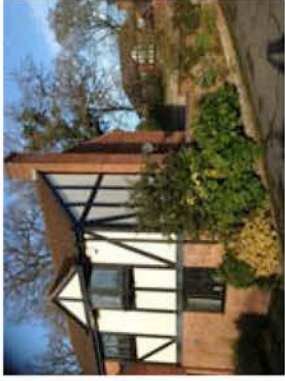
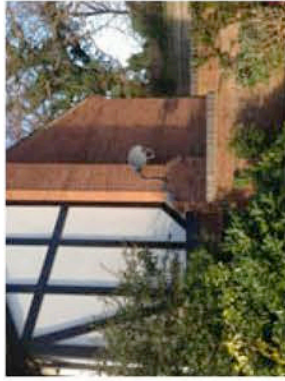


**PROPOSED SIDE ELEVATION B**  
 scale: 1:100@A1



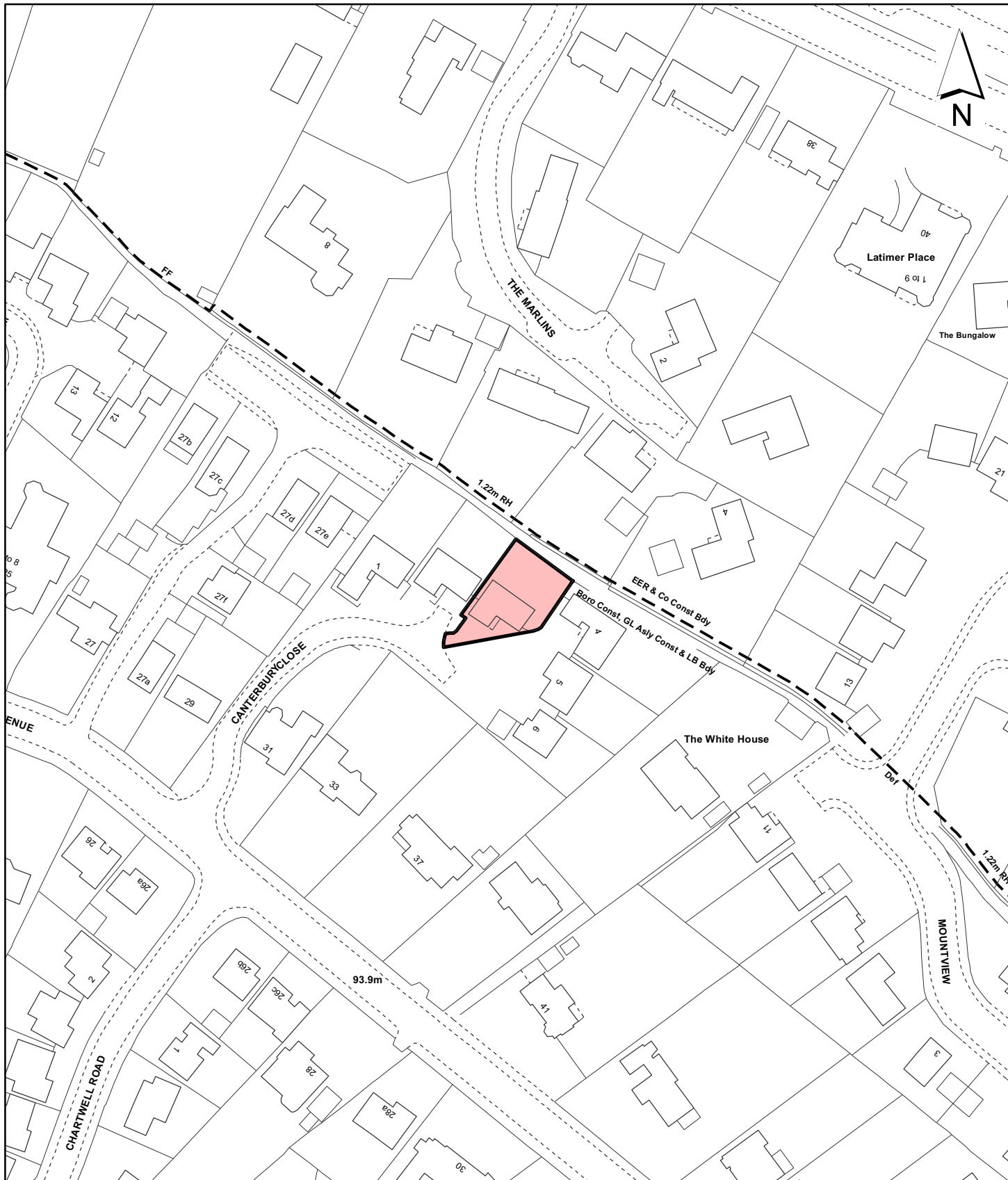
**PROPOSED FRONT ELEVATION A**  
 scale: 1:100@A1

**3 CANTERBURY CLOSE, NORTHWOOD INFORMATION AS PROPOSED**




3 CANTERBURY CLOSE, NORTHWOOD. EXISTING SITE PHOTOGRAPH'S 3CANTERB/PL02





**Notes**

 Site boundary

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Site Address

**3 Canterbury Close  
Northwood**

Planning Application Ref:

**68984/APP/2013/186**

Planning Committee

**North** Page 249

Scale

**1:1,250**

Date

**April  
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, Sport and Green Spaces**

**Address** PINOVA CUCKOO HILL EASTCOTE

**Development:** Installation of 9 Solar Photovoltaic Panels (Retrospective Application)

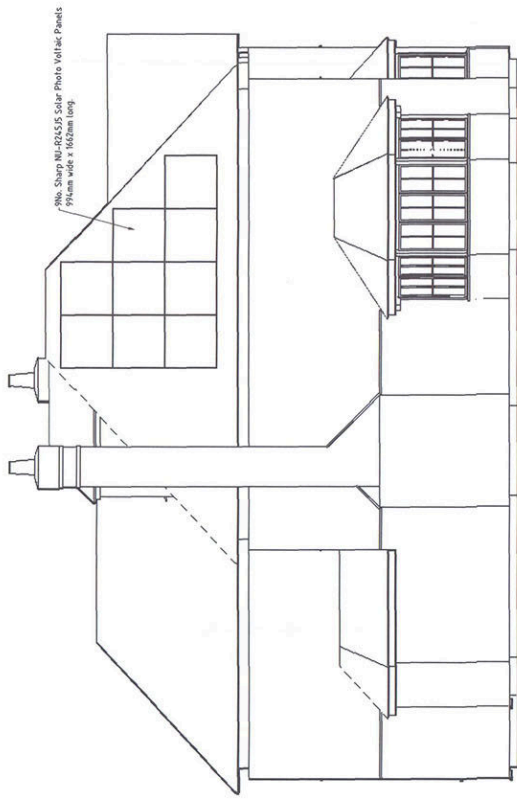
**LBH Ref Nos:** 66027/APP/2013/145

**Date Plans Received:** 22/01/2013

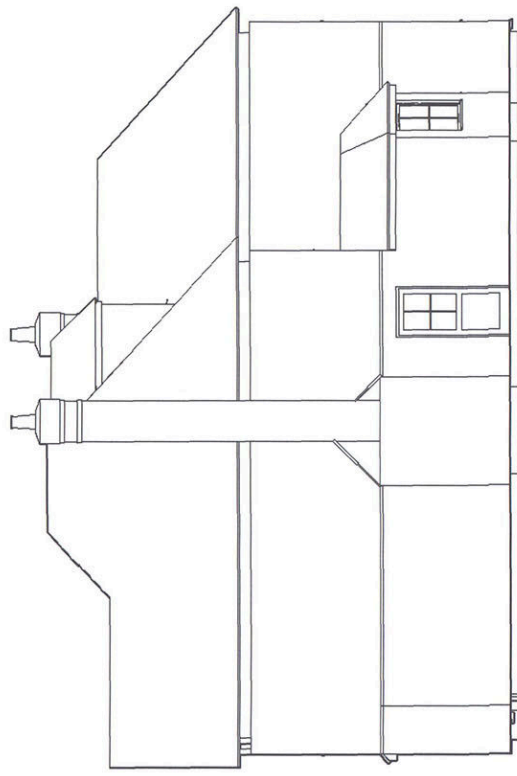
**Date(s) of Amendment(s):**

**Date Application Valid:** 11/03/2013

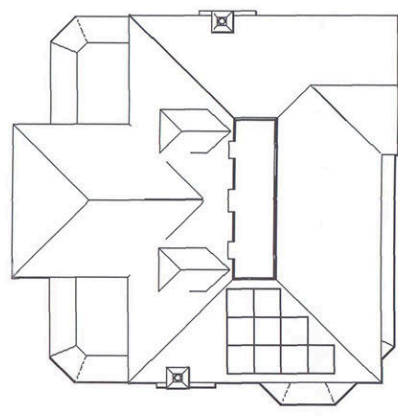




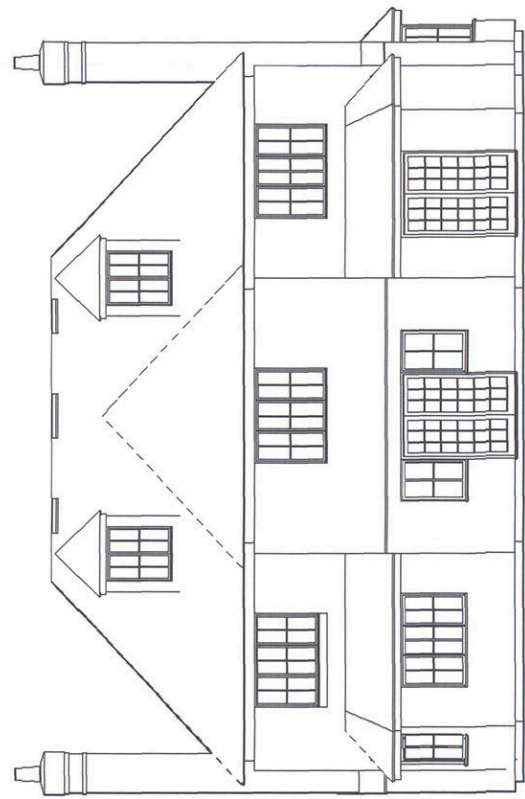
SOUTH ELEVATION



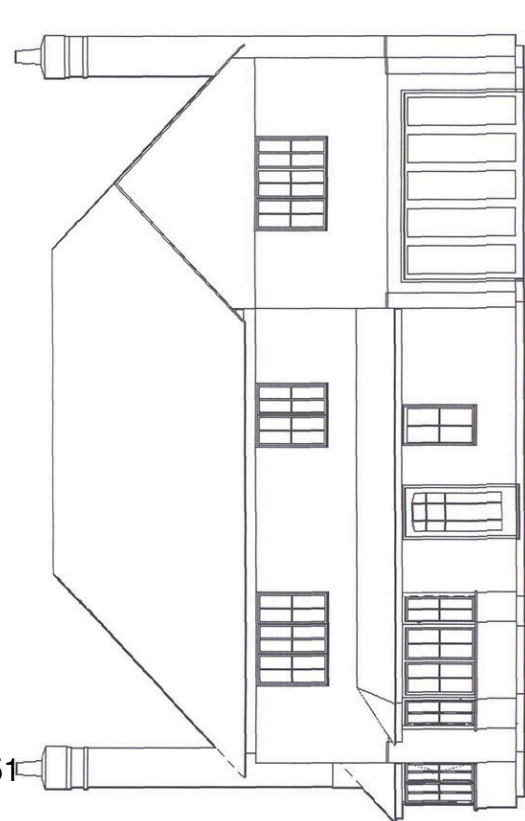
NORTH ELEVATION



ROOF LAYOUT (SCALE 1:100)



WEST ELEVATION



EAST ELEVATION

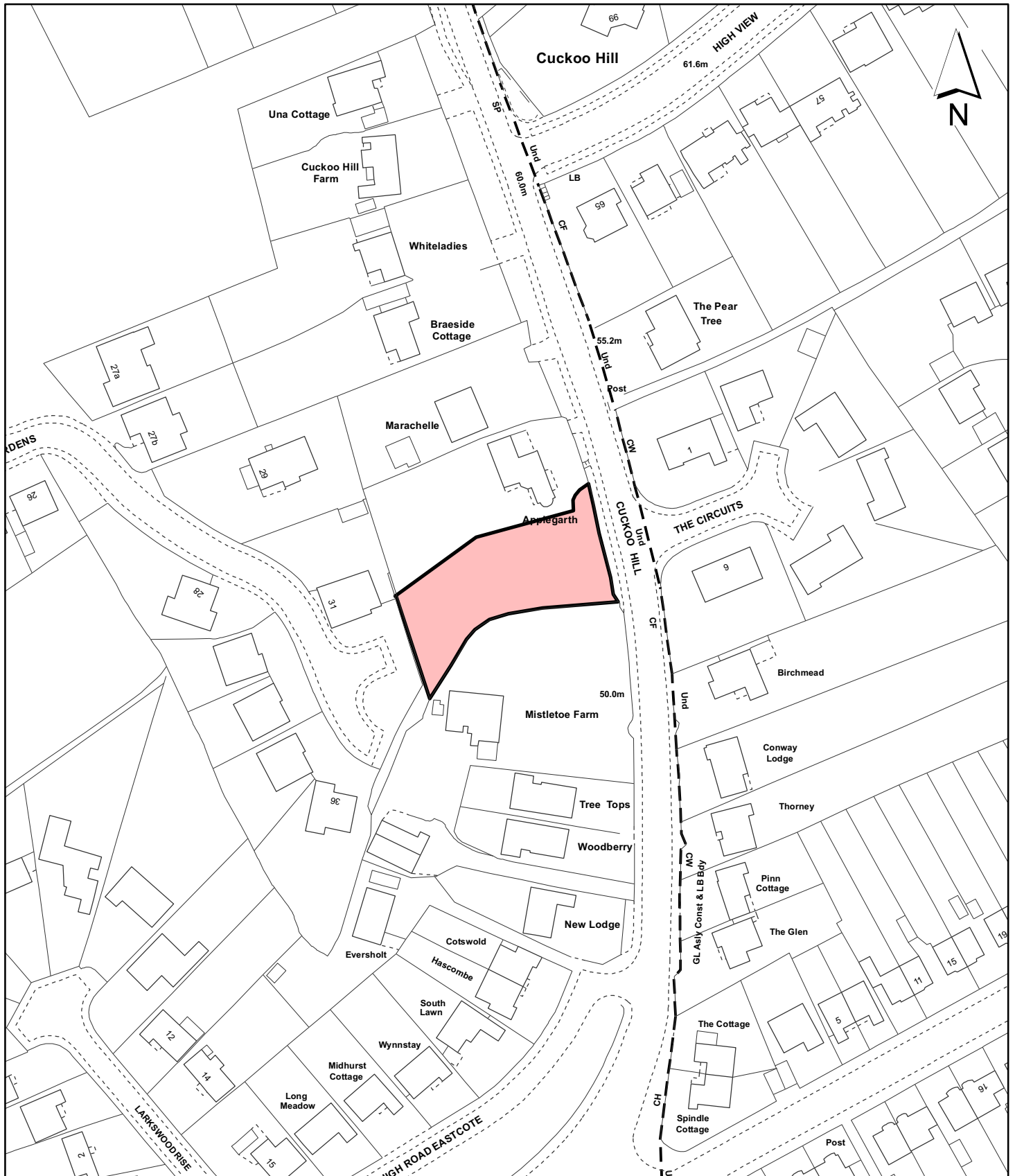
DATE OF ISSUE: 22 JAN 2012  
 DRAWN BY: M. SMITH  
 CHECKED BY: M. SMITH

Rev.	Amendments	Date
A	Revised to show Roof Layout	04-09-2012
Client	Ms. K. Smith	
Job	House adjacent to Applegarth Cuckoo Hill, Pinner	
Drawing Title	Planning Arrangement PROPOSED ELEVATIONS	
Date	Scale (BAU)	Drawn
Jun 12	1:50	NQ
	1:100	2551-21
		A




**CHES** STRUCTURAL CONSULTANTS  
 info@chesstructural.co.uk  
 26 Greenhill Crescent,  
 Watford, Herts, WD18 8JA  
 T 01923 250050 F 0870 7059170





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Site Address

**Pinova  
Cuckoo Hill  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**66027/APP/2013/145**

Scale  
**1:1,250**

Planning Committee  
**North** Page 252

Date  
**April  
2013**



**Report of the Head of Planning, Sport and Green Spaces**

**Address** 16 FARMLANDS EASTCOTE

**Development:** single storey side/rear extension.

**LBH Ref Nos:** 68966/APP/2013/113

**Date Plans Received:** 17/01/2013

**Date(s) of Amendment(s):** 04/03/2013

**Date Application Valid:** 17/01/2013

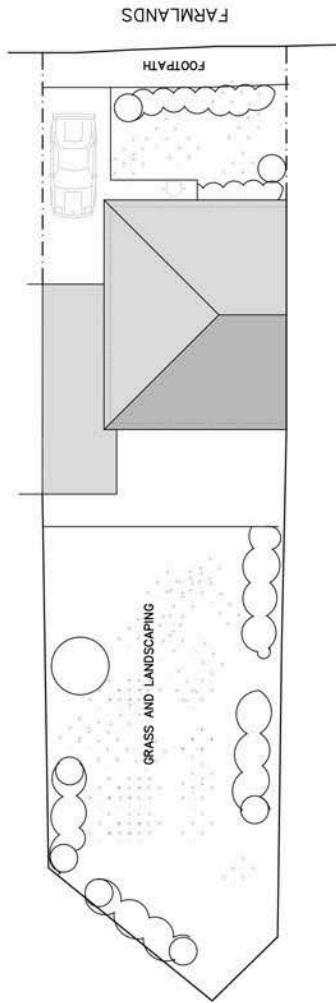
**GENERAL NOTES:**

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 OF WORKS. THE RESPONSIBILITY OF ANY ITEM DISCREPANCIES MUST BE  
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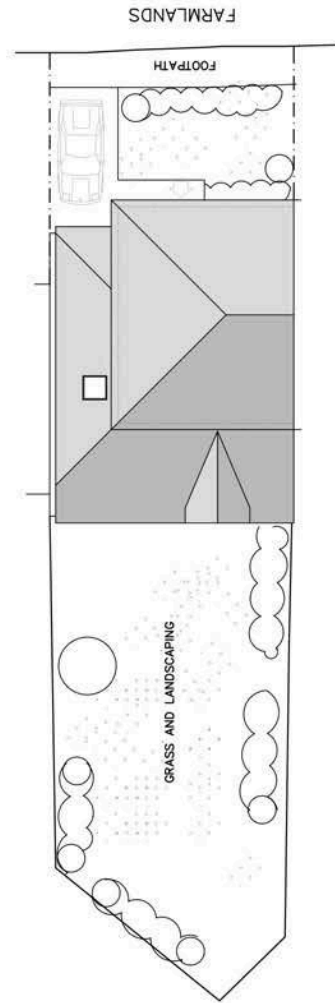
**TURQUOISE  
 NOISE  
 LTD.**



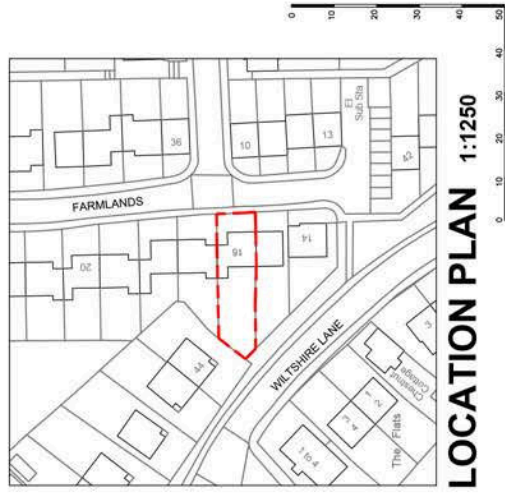
The Coach House  
 Tewin Water  
 Welwyn, Herts AL6 0BW  
 mail@turquoisenoise.com  
 01438 712958



**EXISTING SITE AND ROOF PLAN 1:200**



**PROPOSED SITE AND ROOF PLAN 1:200**



**LOCATION PLAN 1:1250**



rev:	revision notes:	scale:	date:
DF		AS NOTED @ A3	
drawn by:	drawn date:	project:	
	JULY 12	16 FARMLANDS, PINNER, MIDDX, HA5 2LW	
		client:	
		MR. MRS. BHALLA	
		design title:	
		LOCATION PLAN, EXISTING AND PROPOSED SITE AND ROOF PLANS	
draw no:	1331 PL01	rev:	A



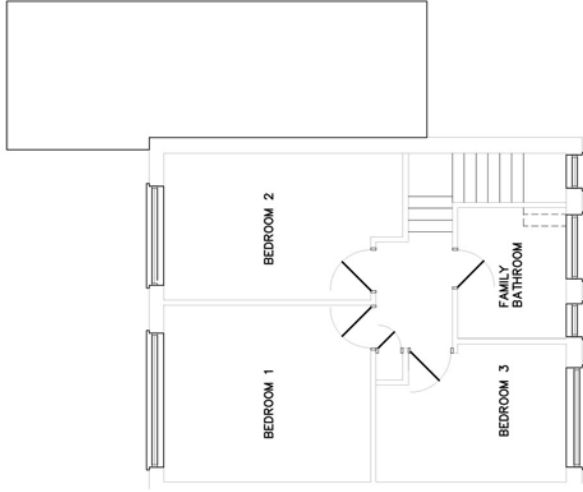
**GENERAL NOTES:**

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 OF WORK OR THE FABRICATION OF ANY ITEM. DISCREPANCIES MUST BE  
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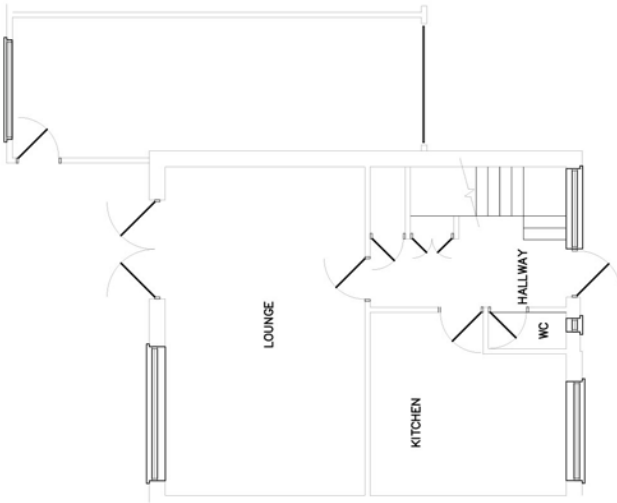
**TURQUOISE  
 NOISE  
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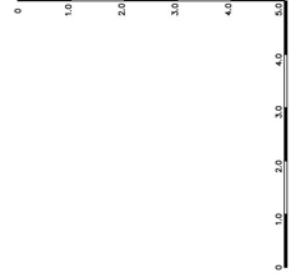
The Coach House  
 Tewin Water  
 Welwyn, Herts AL6 0BW  
 mail@turquoisenoise.com  
 01438 712958



**EXISTING FIRST  
 FLOOR PLAN 1:100**



**EXISTING GROUND  
 FLOOR PLAN 1:100**



rev.	revision notes:	drawn by:	drawn date:	scale:	date:
DF			JULY 12	1:100 @ A3	
project: 16 FARMLANDS, PINNER, MIDDX, HA5 2LW					
client: MR. MRS. BHALLA					
desg title: EXISTING FLOOR PLANS					
desg no: 1331 PL02					rev. -



GENERAL NOTES:

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OF WORKS. THE RESPONSIBILITY FOR THE ACCURACY OF ANY ITEM DISCREPANCIES MUST BE  
REPORTED TO THE ARCHITECT.

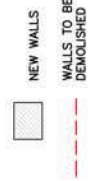
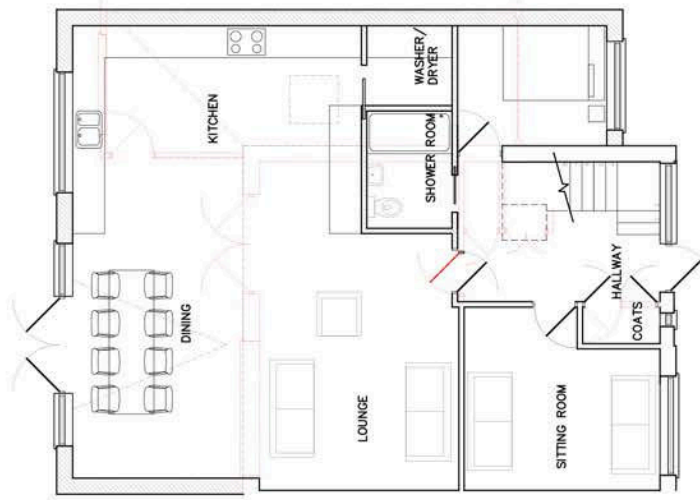
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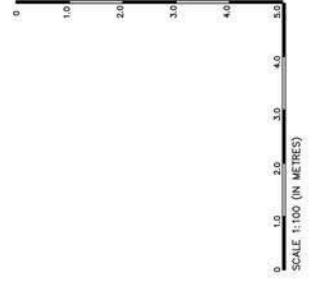
**TURQUOISE  
NOISE  
LTD.**



The Coach House  
Tewin Water  
Welwyn, Herts AL6 0BW  
mail@turquoisenoise.com  
01438 712958



**PROPOSED GROUND  
FLOOR PLAN 1:100**



rev:	revision notes:	drawn by:	drawn date:	scale:	date:
DF			JULY 12	1:100 @ A3	
project:					
16 FARMLANDS, PINNER, MIDDX, HA5 2LW					
client:					
MR. MRS. BHALLA					
desig title:					
PROPOSED FLOOR PLANS					
desig no:					
1331 PL03					
rev:					
A					

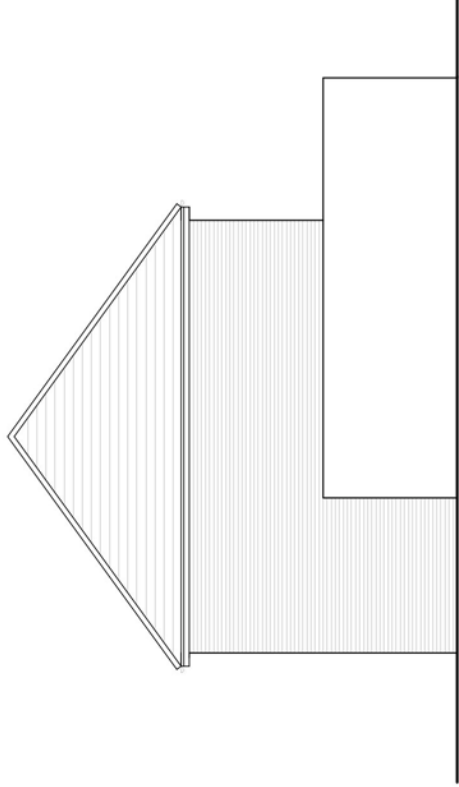
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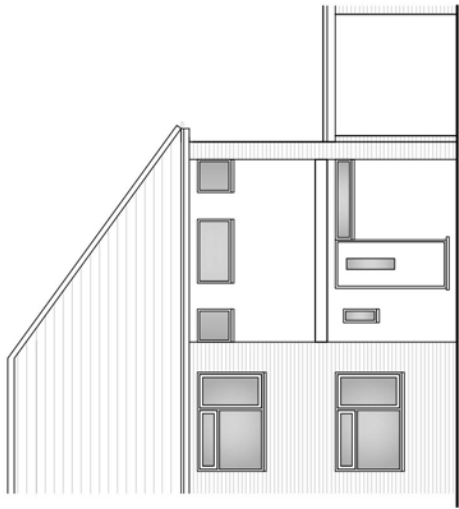
**TURQUOISE  
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 LTD.**



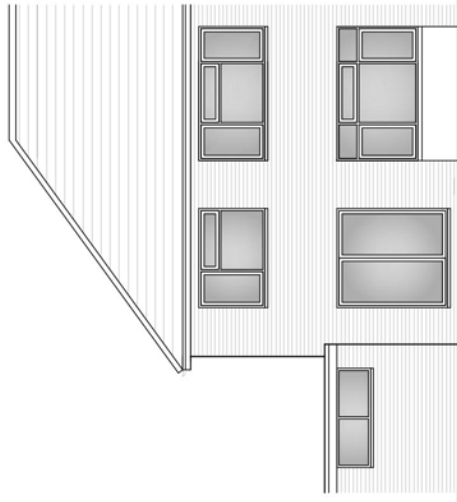
The Coach House  
 Tewin Water  
 Welwyn, Herts AL6 0BW  
 mail@turquoisenoise.com  
 01438 712958



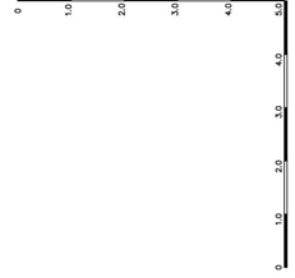
**EXISTING SIDE ELEVATION 1:100**



**EXISTING FRONT ELEVATION 1:100**



**EXISTING GARDEN ELEVATION 1:100**



rev.	revision notes:	drawn by:	drawn date:	scale:	date:
DF			JULY 12	1:100 @ A3	
project: 16 FARMLANDS, PINNER, MIDDX, HA5 2LW					
client: MR. MRS. BHALLA					
drawing title: EXISTING ELEVATIONS					
drawing no: 1331 PL04					
rev. -					

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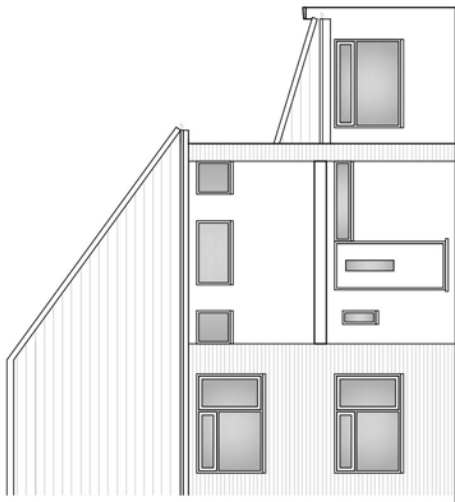
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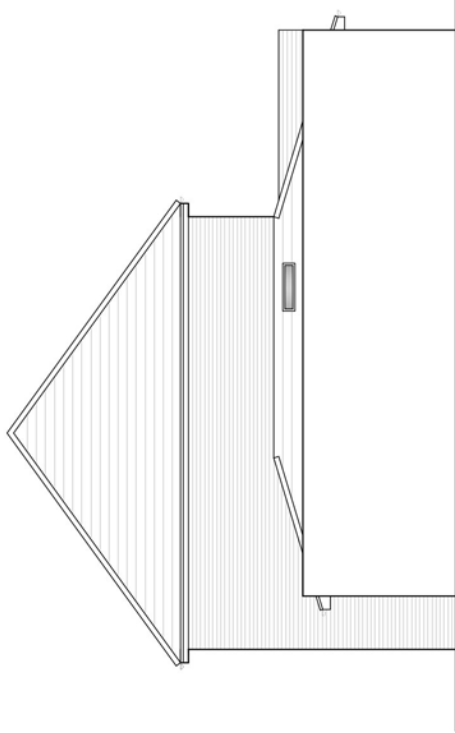
**TURQUOISE  
 NOISE  
 LTD.**



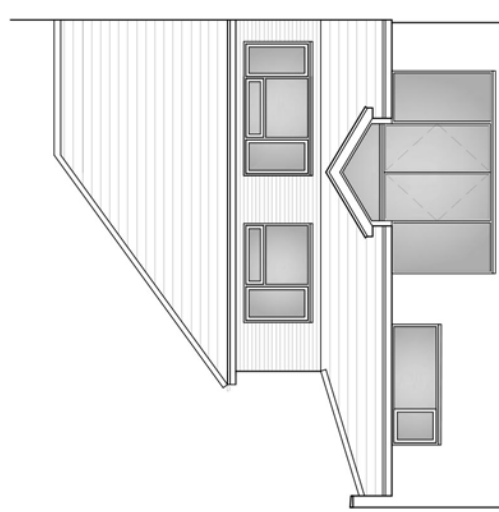
The Coach House  
 Tewin Water  
 Welwyn, Herts AL6 0BW  
 mail@turquoisenoise.com  
 01438 712958



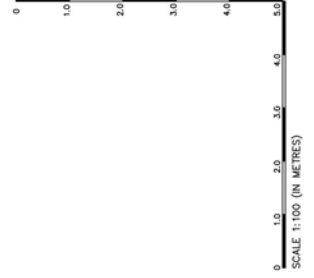
**PROPOSED FRONT ELEVATION 1:100**



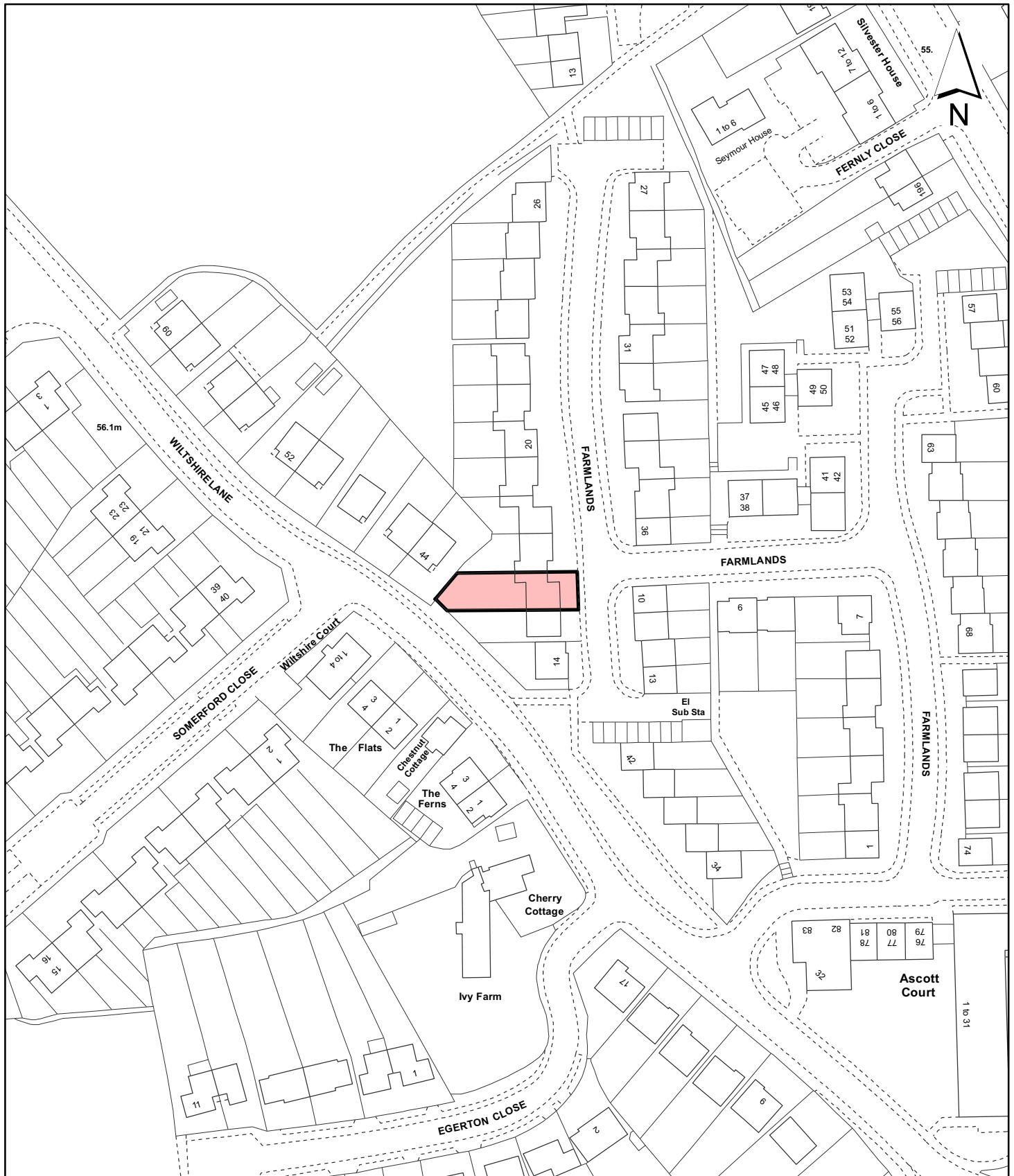
**PROPOSED SIDE ELEVATION 1:100**




**PROPOSED GARDEN ELEVATION 1:100**



rev.	revision notes	drawn date	scale	date
DF		JULY 12	1:100 @ A3	
project: 16 FARMLANDS, PINNER, MIDDX, HA5 2LW client: MR. MRS. BHALLA				
desg title: PROPOSED ELEVATIONS				
desg no:	1331 PL05	rev:	A	



**Notes**

 Site boundary

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Site Address

**16 Farmlands  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**68966/APP/2013/113**

Scale

**1:1,250**

Planning Committee

**North** Page 259

Date

**April  
2013**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** ARGYLE HOUSE JOEL STREET NORTHWOOD

**Development:** Part change of use of ground floor from Use Class A1 and Use Class B1(a) to Use Class D1(a) (Non-Residential Institutions) for use as dentistry.

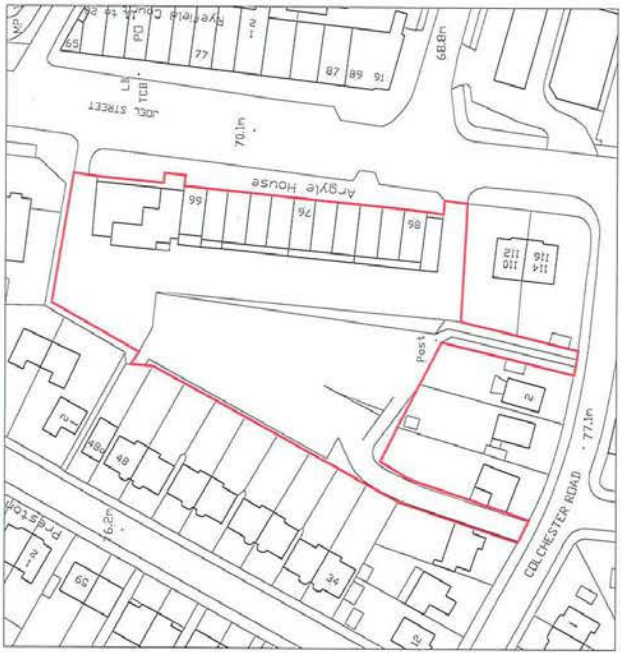
**LBH Ref Nos:** 500/APP/2012/3217

**Date Plans Received:** 28/12/2012                      **Date(s) of Amendment(s):** 06/03/2013

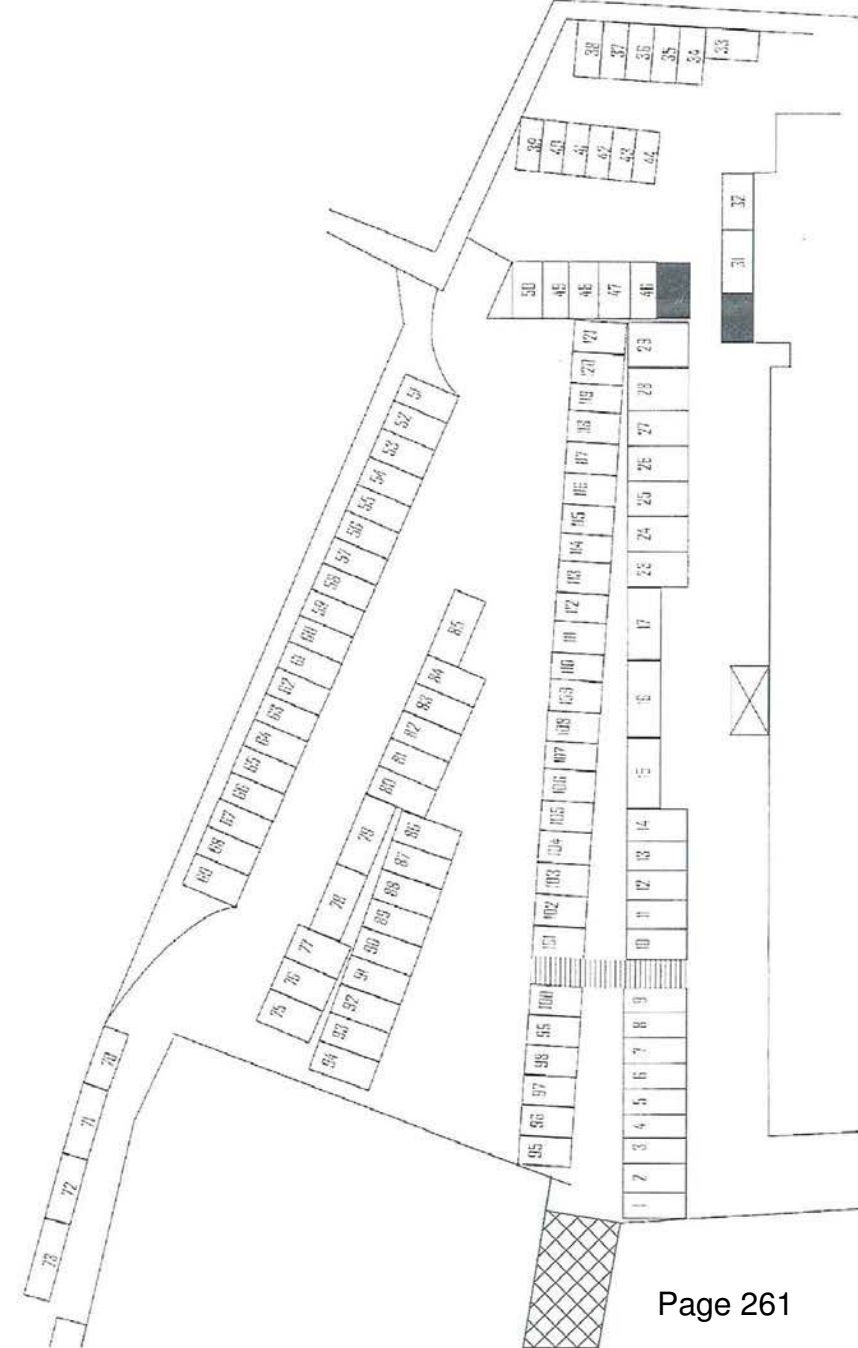
**Date Application Valid:** 21/01/2013                      28/12/2012

14/01/2013





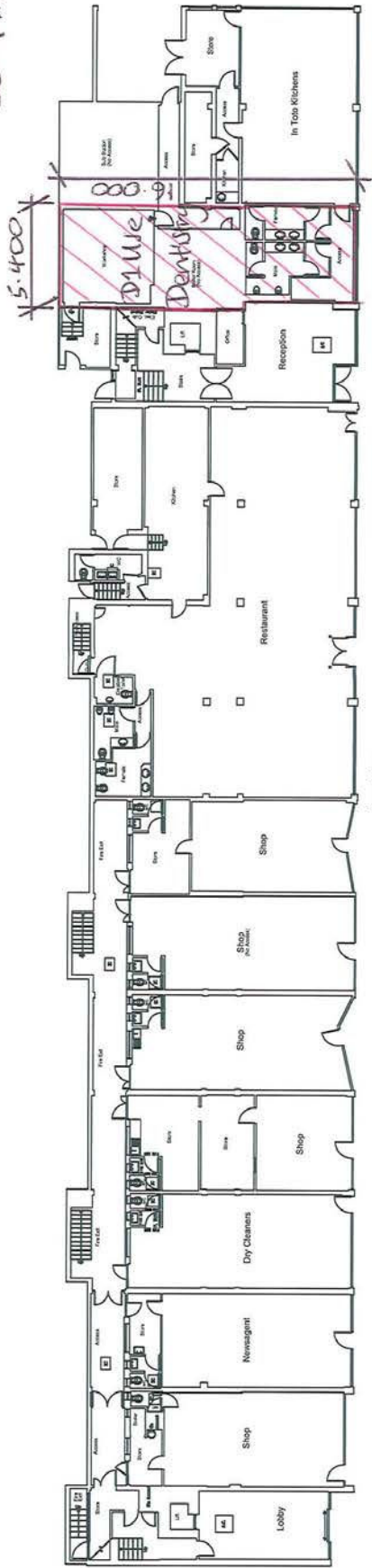
LOCATION PLAN  
SCALE 1:1250



CAR PARK LAYOUT PLAN  
NOT TO SCALE

86.4 m<sup>2</sup> (930 sq ft)

Ref	Date	Description	By	For
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GROUND FLOOR PLAN  
SCALE 1:250

Whole floor space edged in red for change of use to DI dentistry use

ORBIT PROPERTY MANAGEMENT	
Project No	ALG00001
Client	AS SICHON
Location	NORTHWOOD HILLS LANE SUN
Proposed Plans	IN TOTAL
Area	1268
Scale	1:250
Date	12/08/2023
Drawn By	ALG00002
Checked By	
Approved By	
Project No	ALG00001
Client	AS SICHON
Location	NORTHWOOD HILLS LANE SUN
Proposed Plans	IN TOTAL
Area	1268
Scale	1:250
Date	12/08/2023
Drawn By	ALG00002
Checked By	
Approved By	

PLANNING ISSUE

revisions

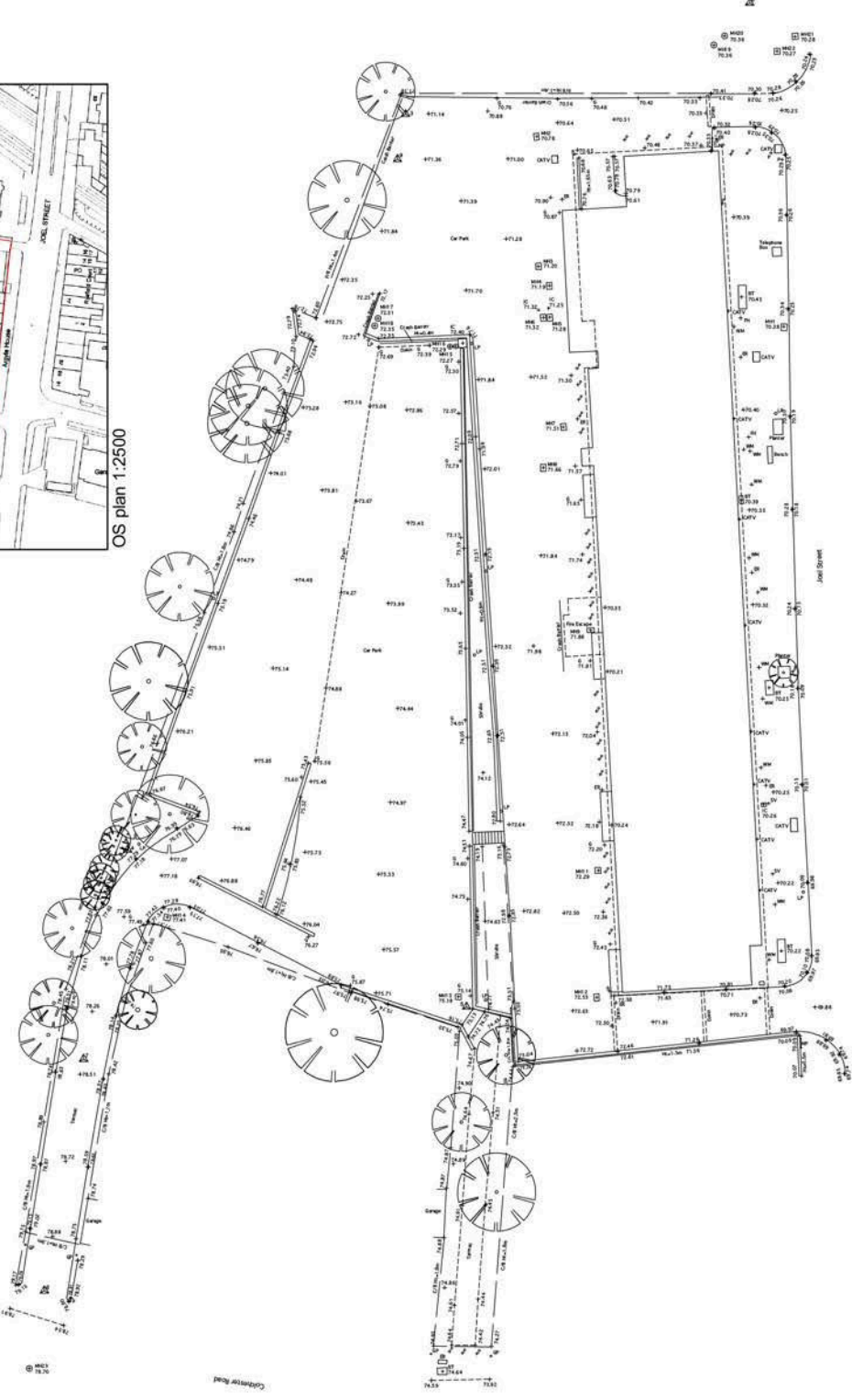
M211\_PL2\_April 2004 - planning application P6

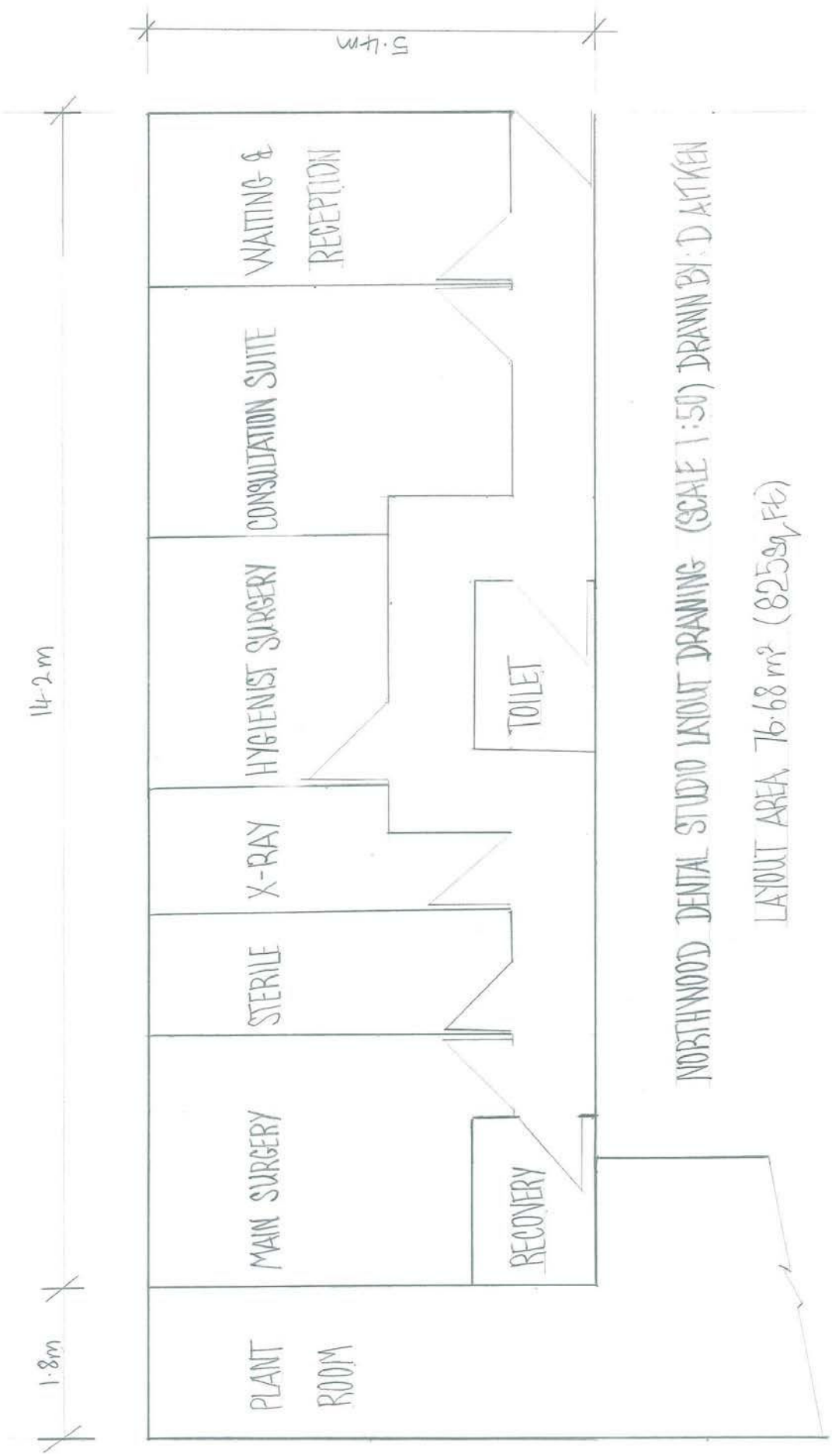
client Northwood Hills Developments Ltd  
 project title Argyle House, 66-86 Joel Street  
 drawing title Site Survey and OS plan  
 scale 1:500 & 1:2500@A3 date March 2004  
 drawing in M211\_110.S2 status survey

**moSS** architecture & design  
 studio 1 • building 5 • madisonstone buildings mews • london w41 1gn  
 email • london@moSS-architects.com web • www.moSS-architects.com



OS plan 1:2500





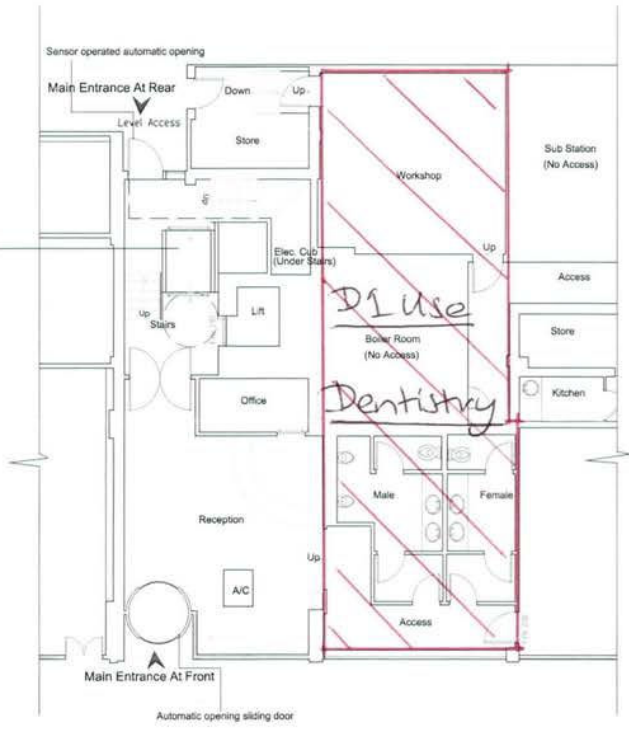
NORTHWOOD DENTAL STUDIO LAYOUT DRAWING (SCALE 1:50) DRAWN BY: D. ATKIN

LAYOUT AREA 76.68 m<sup>2</sup> (825sq. Ft.)

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NOTES:

XERO PLATFORM HYDRAULIC SCISSOR ACTION LIFT BY LODIGE OR SIMILAR 1250 x 1700 MM



*Disused Space to be used for D1 - Dentistry Use*

REVISION A PLATFORM LIFT INCREASED IN SIZE TO 1250 x 1700 WITH A TURNING CIRCLE AS DIRECTED BY SUE LINES

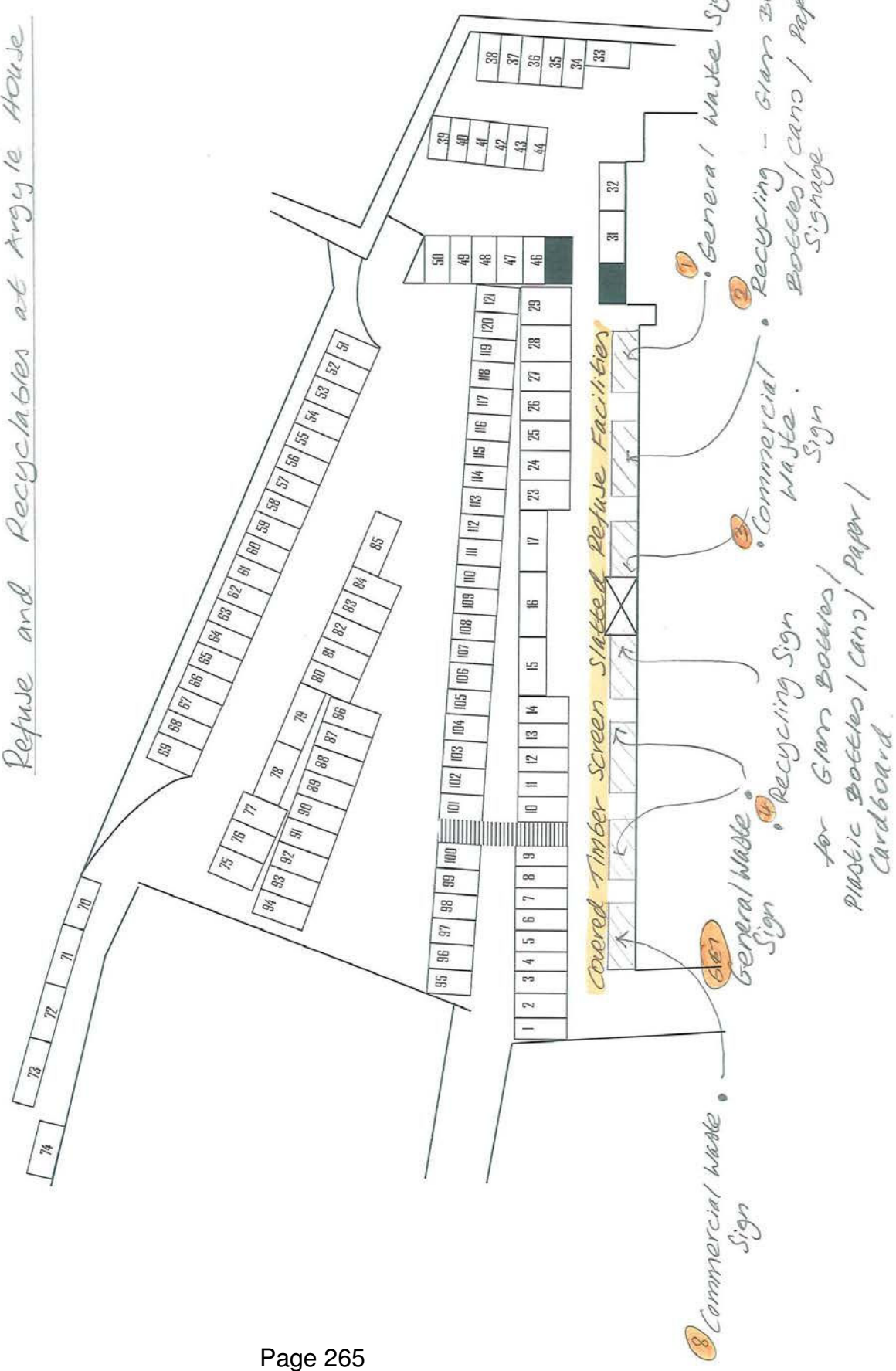
GUG Architects  
 156A High Street, Acton  
 London W3 6JZ  
 Tel: 020 89933433 Fax: 020 89933436  
 Job: ARGYLE HOUSE  
 66 - 86 JOEL STREET  
 NORTHWOOD

Title: PLAN AT MAIN ENTRANCES  
 Scale: 1:100 Date: Oct 2007 Drawn: B  
 Dwg No: GUG/2006/606/06 A

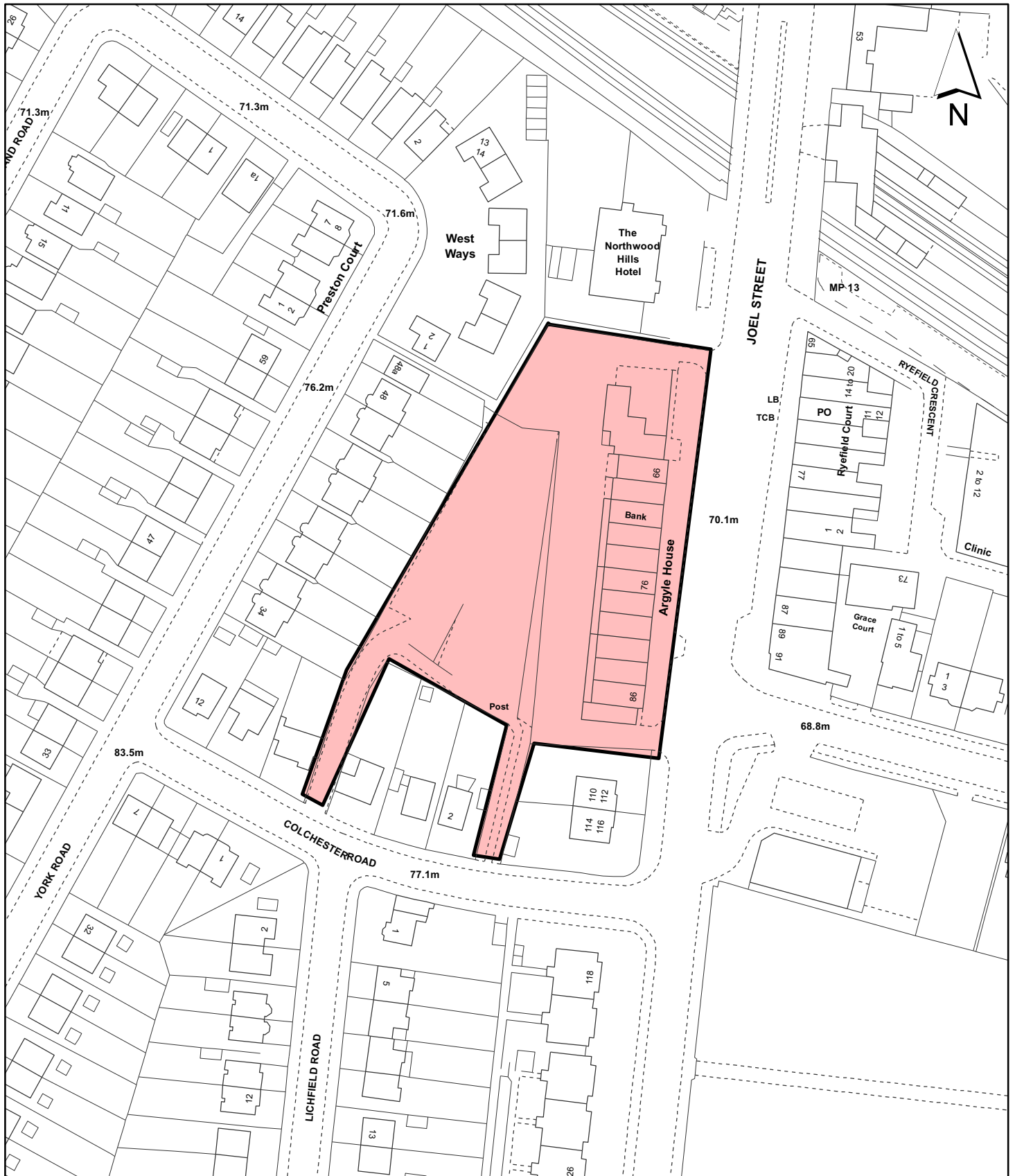
PLAN AT ENTRANCES TO ARGYLE HOUSE




Refuse and Recyclables at Argyle House







**Notes**

 Site boundary

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Site Address	
<b>Argyle House Joel Street Northwood</b>	
Planning Application Ref:	Scale
<b>500/APP/2012/3217</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 266	<b>April 2013</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services**

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



HILLINGDON

LONDON

## **Report of the Head of Planning, Sport and Green Spaces**

**Address** PATH ADJ. RECREATION GROUND OPPOSITE FIELD END JUNIOR SCHOOL FIELD END ROAD RUISLIP

**Development:** Replacement of existing 15m high telecom pole holding three shrouded antennae with a replacement 15m pole holding three antenna contained within a 'thickening' shroud located towards the top of pole, and installing two ancillary equipment cabinets at ground level along with the retention of an existing ancillary equipment cabinet at ground level (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

**LBH Ref Nos:** 61143/APP/2013/804

**Date Plans Received:** 02/04/2013                      **Date(s) of Amendment(s):**

**Date Application Valid:** 02/04/2013

Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 511807 N: 186698

**Directions**

From the M25 J16 take the M40 towards London. This turns into the A40. Follow until turning on the left (A312 Church Road), continue until B470 Field End Road, site is this road on the right just after the school.



REV	Issued for Approval	MODIFICATION	BY	CH	DATE
A			DW	DK	08.03.13

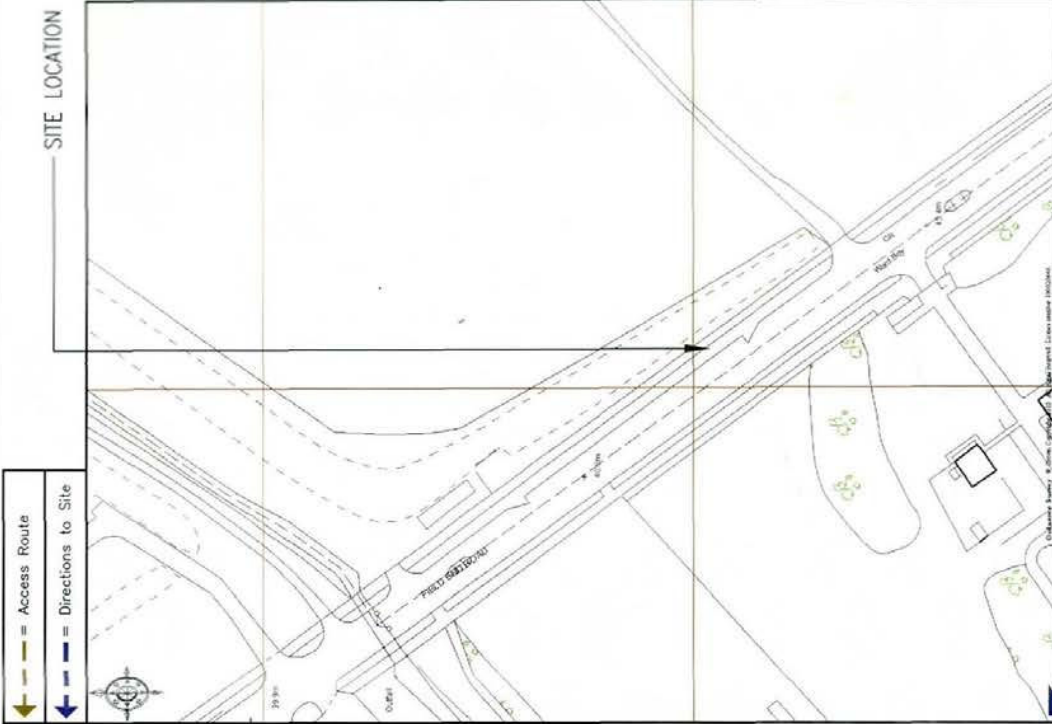
**mono** #

**O<sub>2</sub>**  
CTIL

MONO CONSULTANTS LIMITED  
No. 38 Crystal Court  
Meadley's Bridge Road  
Stoke Newington  
Wandsworth  
London SW16 2JH  
CV07 9NW  
T: 44 (0)1789 206500  
F: 44 (0)1789 206529  
www.monoconsultants.com

Cell Name	RUISLIP SOUTH
Cell ID No	(TEF) 040894 (VF) 46998
Host	Sharer
Site Address / Contact Details	
FIELD END ROAD OPPOSITE SCHOOL RUISLIP GREATER LONDON HA4 9PQ	

Drawing Title	SITE LOCATION MAPS
Purpose of Issue	PLANNING
Drawing Number	100
Scale	As Shown
Drawn	DW
Date	08.03.13
Checked	DK
Date	08.03.13
Approved	AKB
Date	08.03.13
Issue	A



**DETAILED SITE LOCATION**

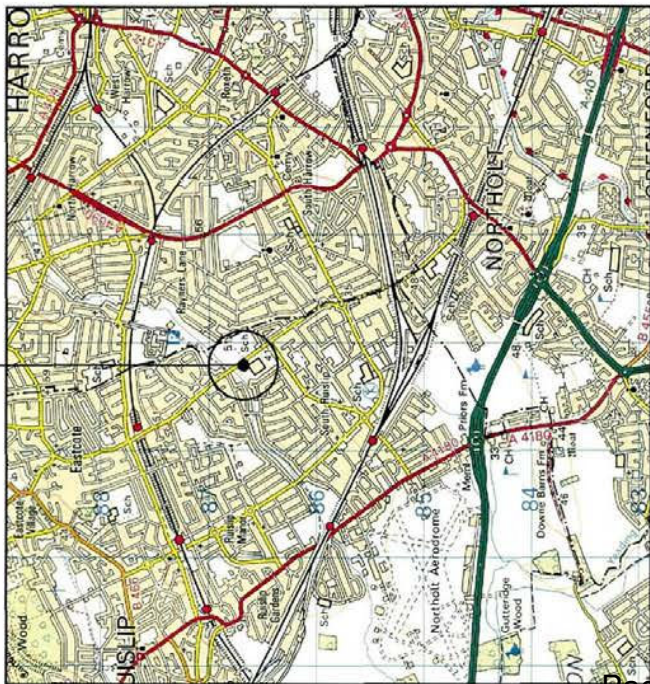
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5 11800

**SITE LOCATION**



**SITE LOCATION**

(Scale 1:50000)

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**SITE PHOTOGRAPH**



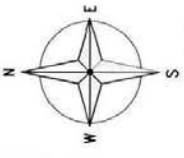
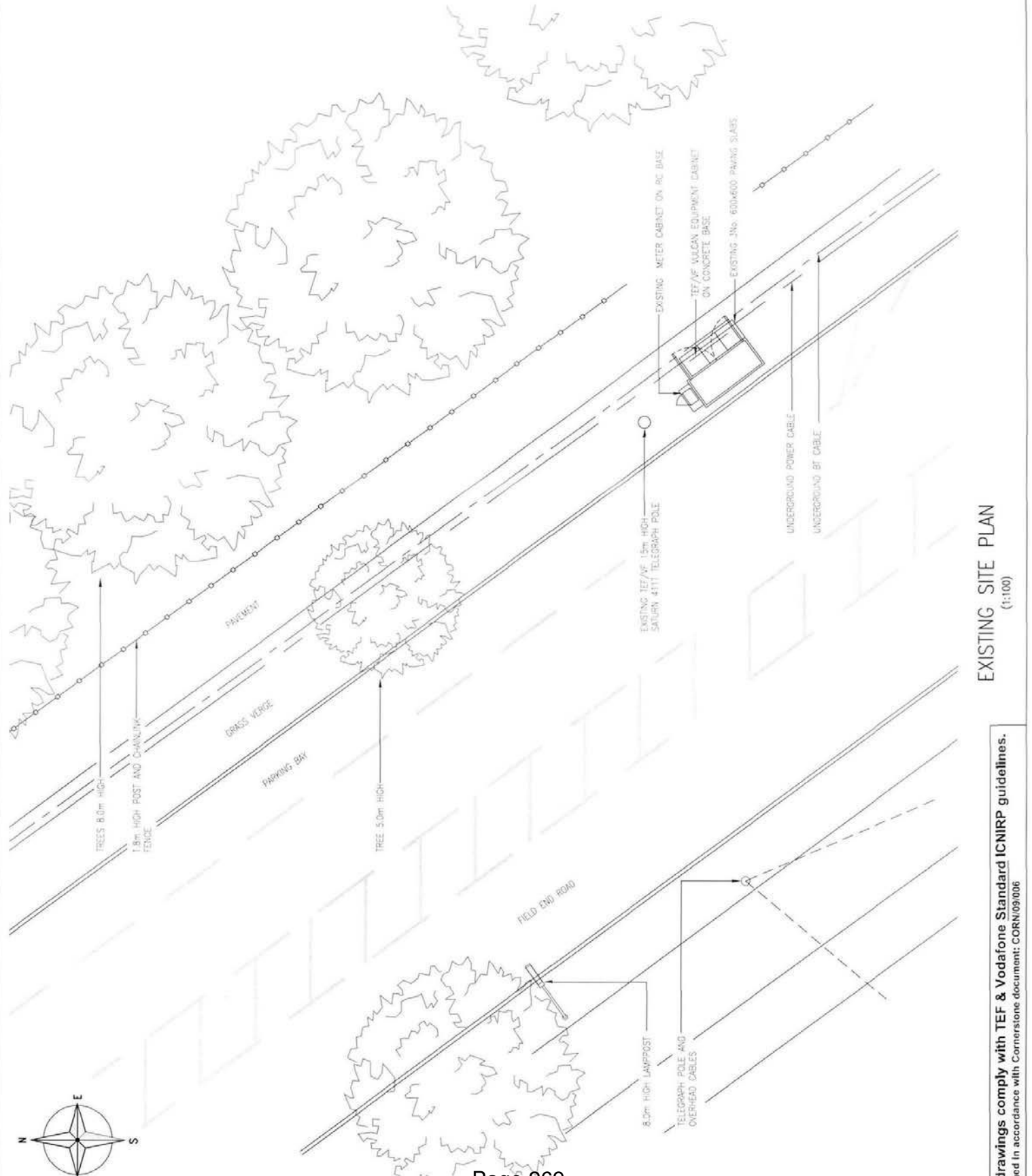
Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE  
N.G.R. E: 511807 N: 186698



REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	DM	DL	08.03.13

**mono** #  
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Cell Name	RUISLIP SOUTH	Opt	-
Cell ID No	Host	Share	
138514	(TEF) 040894	(VF) 46998	
Site Address / Contact Details			
FIELD END ROAD OPPOSITE SCHOOL RUISLIP GREATER LONDON HA4 9PQ			
Drawing Title:	EXISTING SITE PLAN		
Purpose of Issue:	PLANNING		
Drawing Number:	201		
Scale:	As Shown	Drawn:	Date:
Checked:	Date:	Approved:	Date:
DL	08.03.13	AMB	08.03.13
Issue:	A		



EXISTING SITE PLAN  
(1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with Cornerstone document: CORN/09/006





NOTES:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 511807 N: 186698



REV	Issued for Approval	DATE
A	Issued for Approval	06.03.13

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Site Address / Contact Details  
FIELD END ROAD  
OPPOSITE SCHOOL  
RUISLIP  
GREATER LONDON  
HA4 9PQ

Drawing Title  
EXISTING SITE ELEVATION

Purpose of Issue  
PLANNING

Drawing Number: 301

Scale:	As Shown	Drawn:	Date:	Checked:	Date:	Approved:	Date:	Issue:
OK		AKB	06.03.13		06.03.13		06.03.13	A

TEF/VF POLE HEIGHT 15.0m AGL

C/L TEF ANTENNA HEIGHT 14.2m AGL

C/L VF ANTENNA HEIGHT 12.33m AGL

TREE HEIGHT 10.0m AGL

TREE HEIGHT 8.0m AGL

EXISTING TEF/VF VULCAN EQUIPMENT CABINET ON CONCRETE BASE

EXISTING METER CABINET ON RC BASE

EXISTING TEF/VF 15m HIGH SATURN 4111 TELEGRAPH POLE

EXISTING 1.8m HIGH POST AND CHAINLINK FENCE

**EXISTING WEST ELEVATION**  
(1:100)

Notes:  
 1. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE  
 N.C.R. E: 511807 N: 186698  
 Notes:  
 All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)

The proposed column location shown on this drawing is subject to the receipt of Statutory Authority searches, a CAT scan and a trial dig of the proposed column location.  
 The final column location is to be determined by Mono Consultants based on the above information using the relevant Statutory Authority guidelines



REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	DW	DL	08.03.13

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**O<sub>2</sub>**  
 CTIL

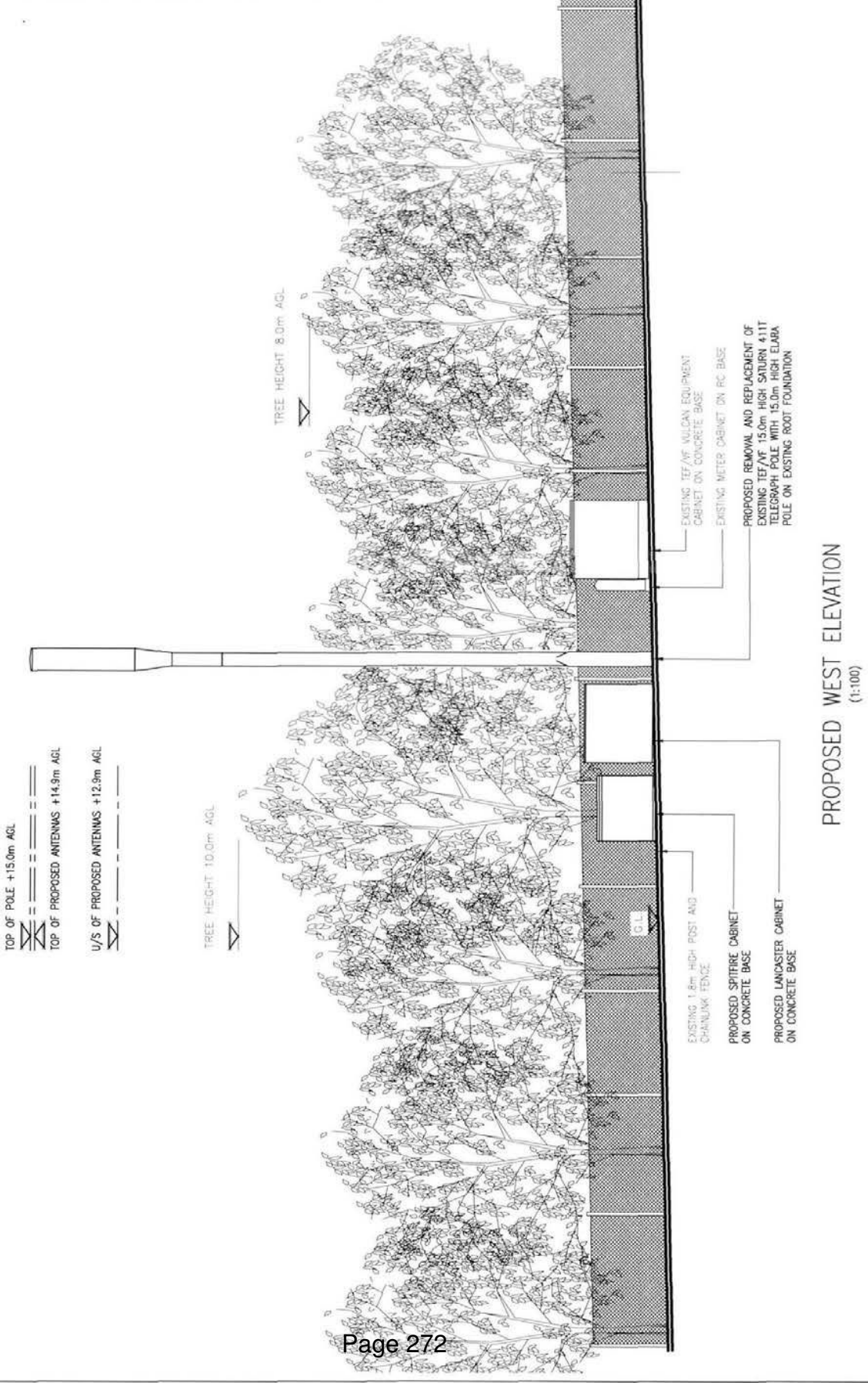
Cell Name  
 RUISLIP SOUTH

Cell ID No  
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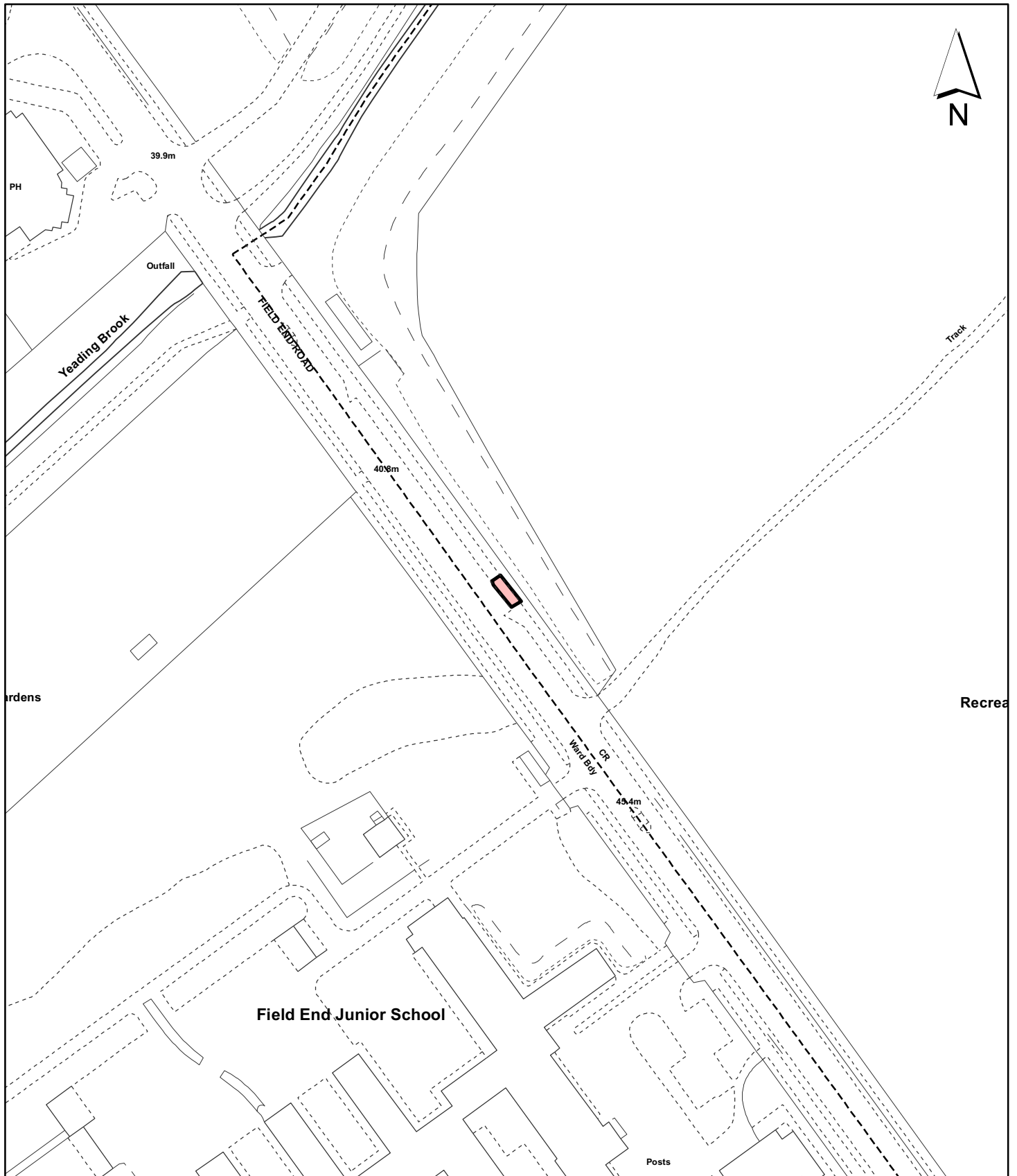
Site Address / Contact Details  
 FIELD END ROAD  
 OPPOSITE SCHOOL  
 RUISLIP  
 GREATER LONDON  
 HA4 9PQ

Drawing Title: PROPOSED SITE ELEVATION  
 Purpose of Issue: PLANNING  
 Drawing Number: 302


Scale:	As Shown	Drawn	Date:	Basic
DL	08.03.13	DW	08.03.13	A
Checked:	08.03.13	Approved:	08.03.13	
		AKB		



The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with Cornerstone document: CORN09/006



**Notes**

 Site boundary

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Site Address

**Path adjoining recreation ground  
opposite Field End Junior School  
Field End Road, Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**61143/APP/2013/804**

Scale

**1:1,250**

Planning Committee

**North** Page 273

Date

**April  
2013**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 111 PARKFIELD CRESCENT RUISLIP

**Development:** Use of part two, part single storey side and rear extension and part of ground floor of original house as a self contained dwelling, erection of a porch, internal and external alterations and provision of associated parking and amenity space (Part Retrospective Application).

**LBH Ref Nos:** 68057/APP/2012/3216

**Date Plans Received:** 28/12/2012

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

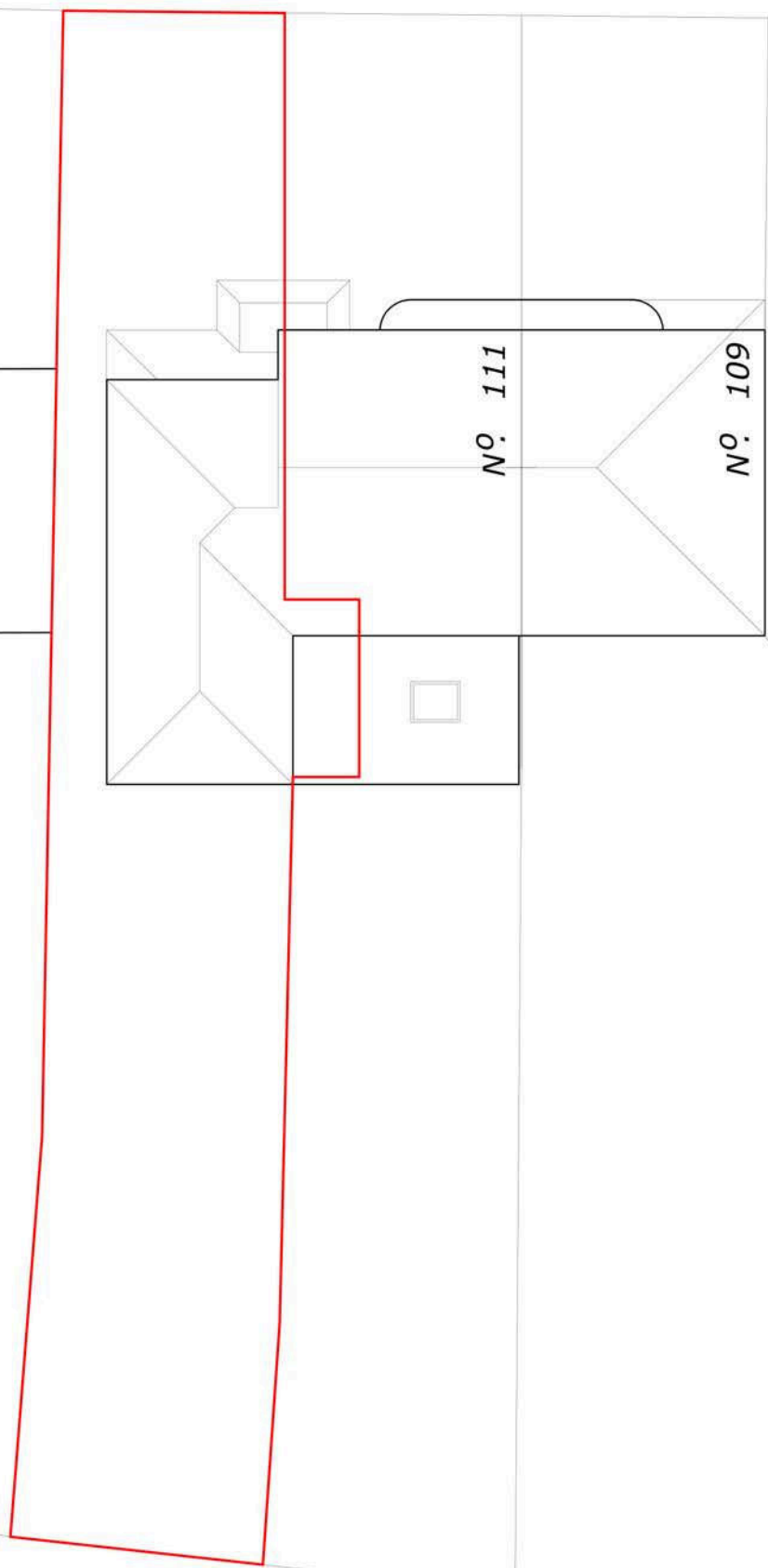
**Date Application Valid:** 10/01/2013

Nº 113

Nº 111

Nº 109

Nº 107



Scale Bar 1:100 @ A3

Metres 0 1 2 3 4 5 6 7 8 9 10

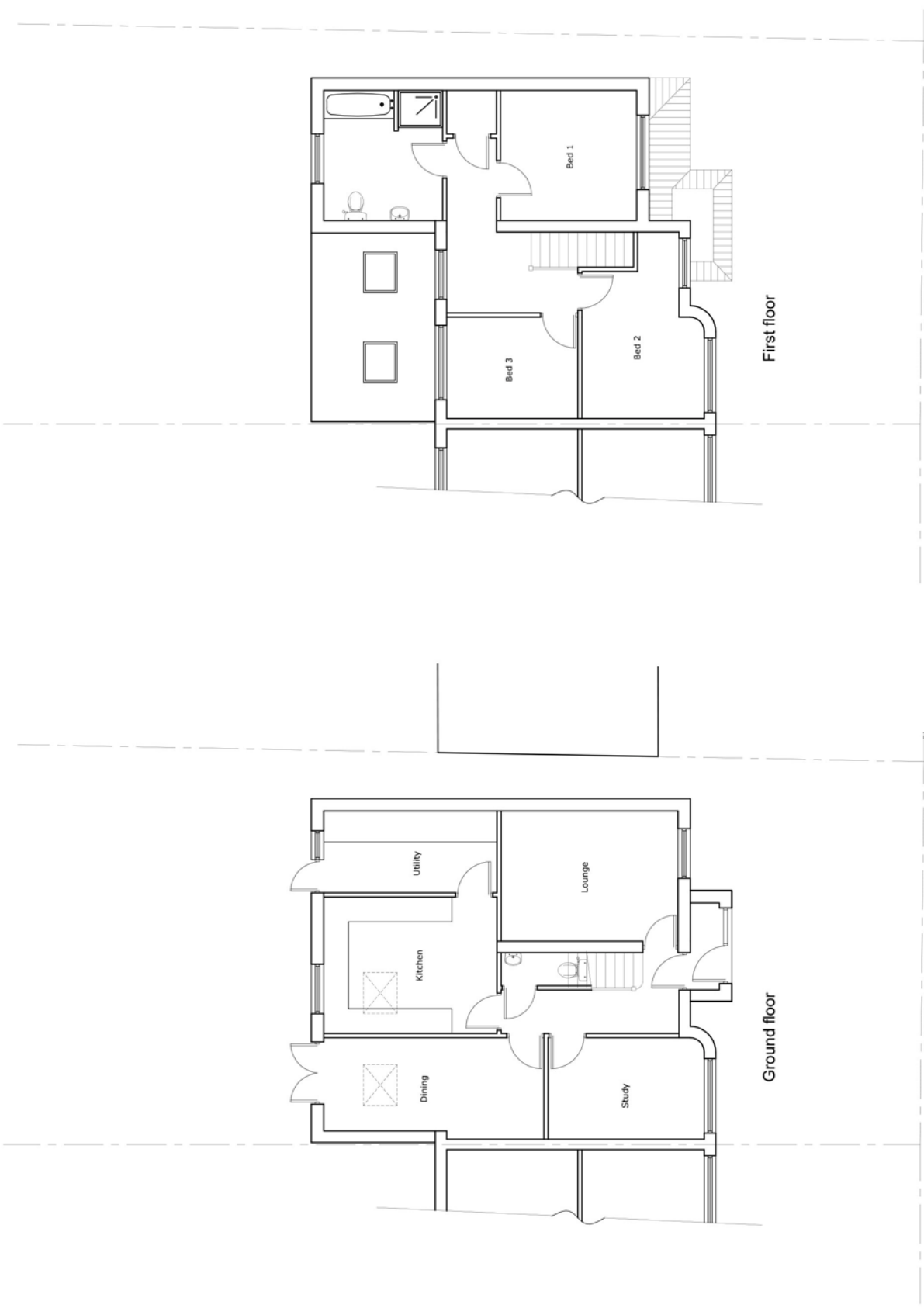
Dwg. No. 12/100/5  
Scale 1:100  
Date 28/12/12  
Drawn by A. Smith

REVISION

(C)

111 PARKFIELD CRESCENT, RUISLIP



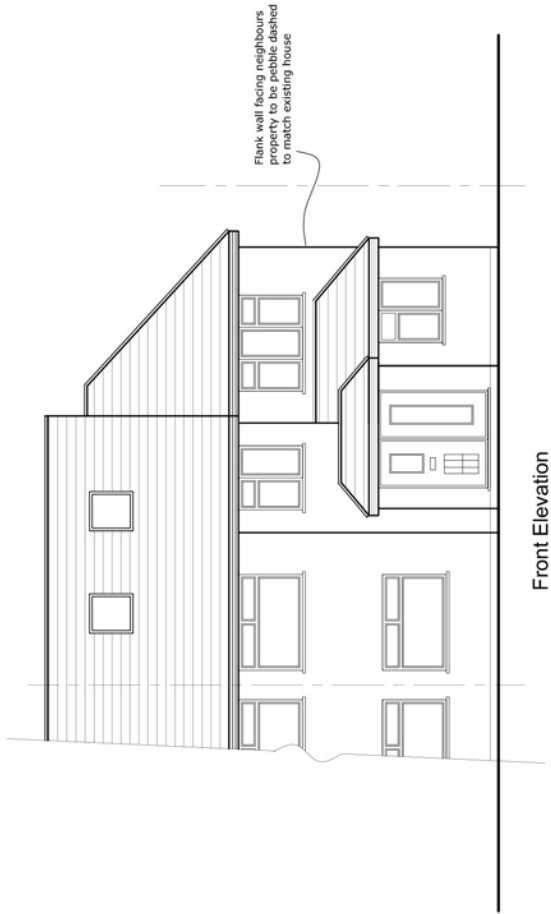


EXISTING FLOOR PLANS

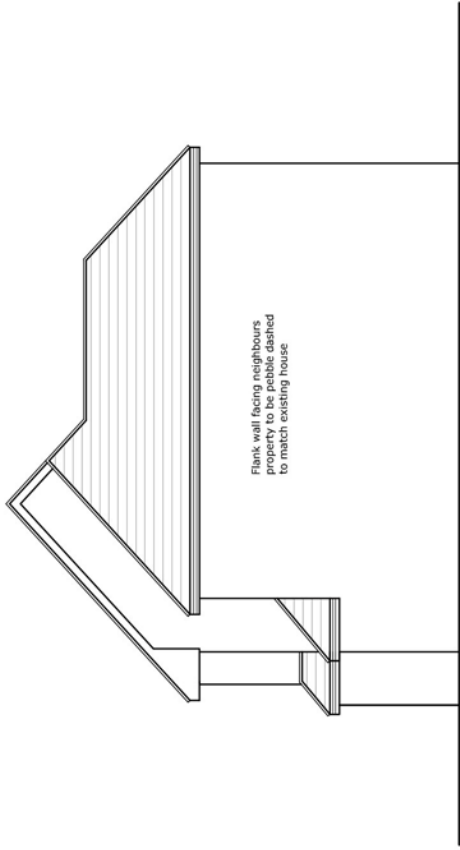
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	1:100 @ A3										
	1:100										
Drg. No. 12/100/1											
Date 28/12/12											
Drawn by A. Smith											
REVISION											
C											

111 PARKFIELD CRESCENT, RUISLIP

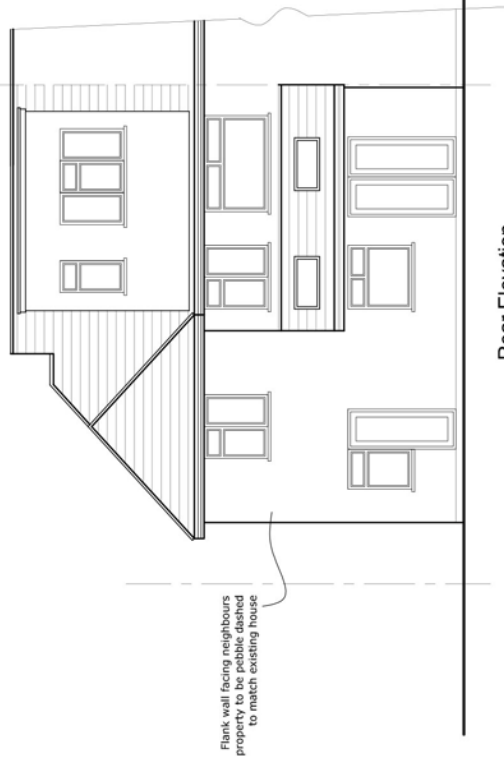




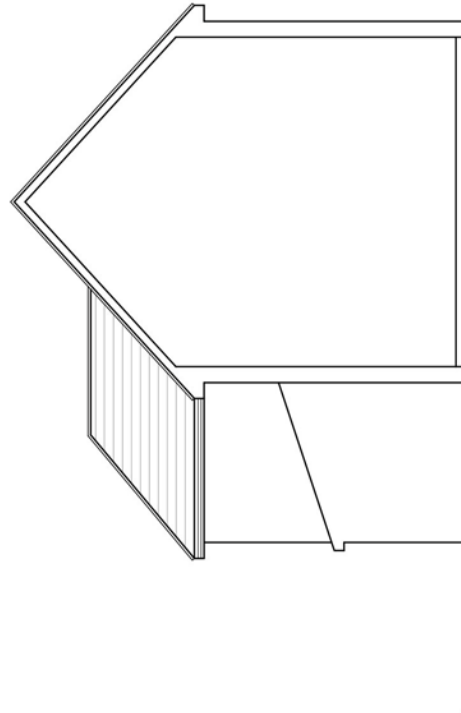
Front Elevation



Side Elevation



Rear Elevation



Other Side Elevation

EXISTING ELEVATIONS

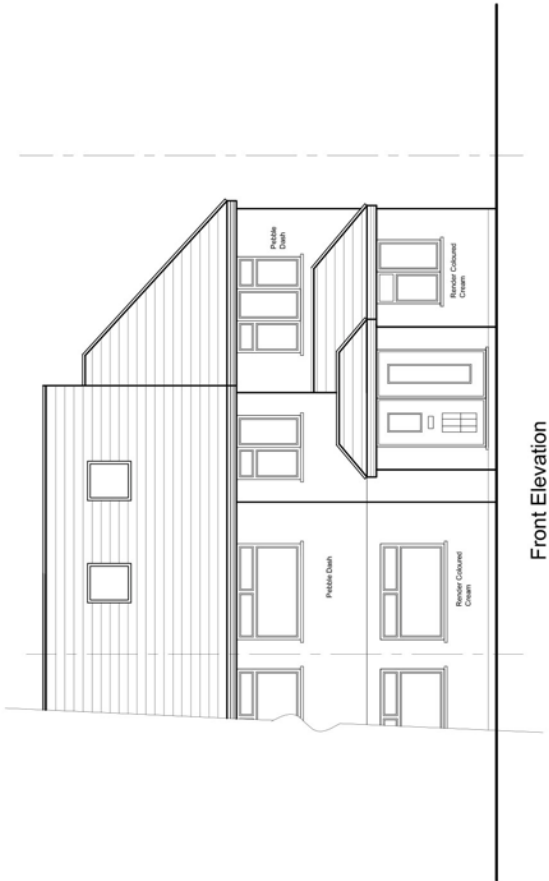
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Metres 0 1 2 3 4 5 6 7 8 9 10

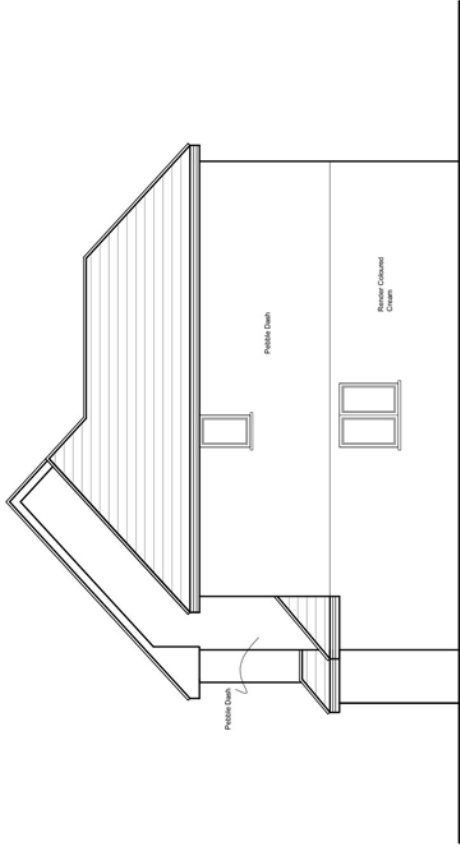
REVISION	Dwg. No.	Scale	Date	Drawn by
	12/100/2	1:100	28/12/12	A.Smith

111 PARKFIELD CRESCENT, RUISLIP

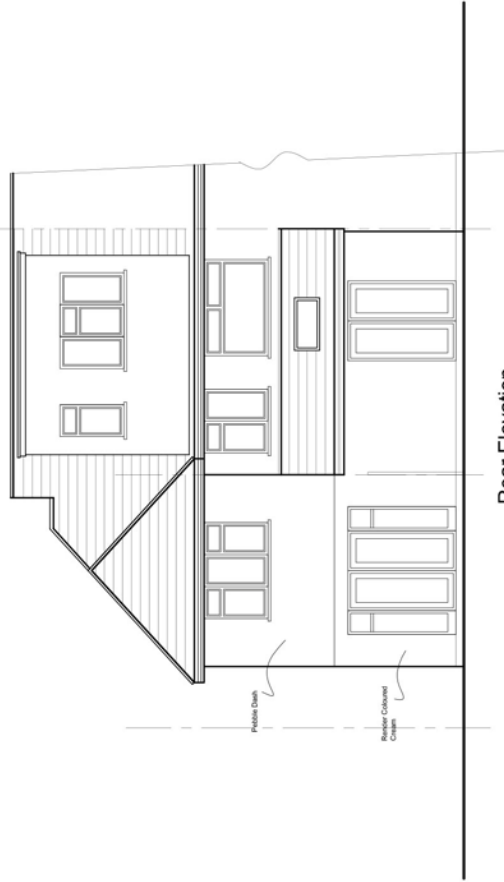
A PORCH ADDED TO 'other side elevation' 10/1/13



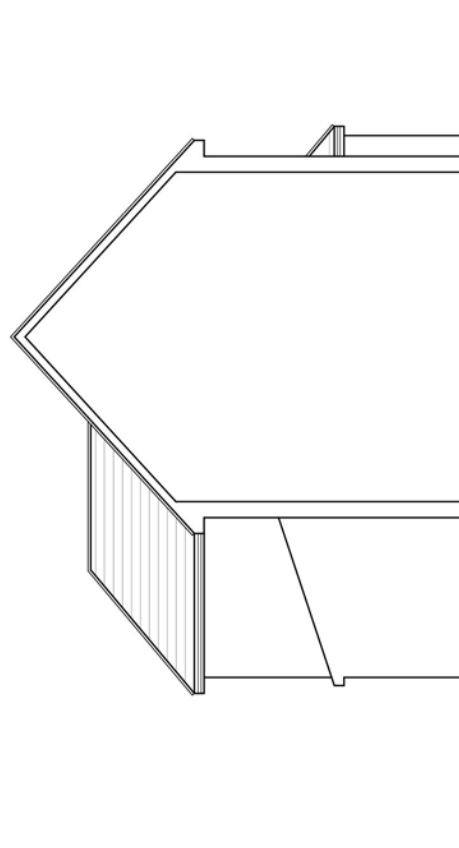
Front Elevation



Side Elevation



Rear Elevation



Other Side Elevation

PROPOSED ELEVATIONS

Scale Bar 1:100 @ A3




Metres 0 1 2 3 4 5 6 7 8 9 10

Drng. No.	12/100/4 A
Scale	1:100
Date	28/12/12
Drawn by	A.Smith
REVISION	A
	(C)

111 PARKFIELD CRESCENT, RUISLIP



**Notes**

 Site boundary

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Site Address

**Land forming part of  
111 Parkfield Crescent  
Ruislip**

Planning Application Ref:

**68057/APP/2012/3216**

Planning Committee

**North** Page 280

Scale

**1:1,250**

Date

**April  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON





## HILLINGDON LONDON

<b>Meeting:</b>	<b>North Planning Committee</b>		
<b>Date:</b>	<b>Wednesday 8<sup>th</sup> May 2013</b>	<b>Time:</b>	<b>7.00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>		

### ADDENDUM SHEET

<b>Items: 6</b>	<b>Page: 31</b>	<b>Location: West London Composting, Newyears Green Lane, Harefield</b>	
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>	
Delete condition 6 and replace with:  Unless previously agreed in writing with the Local Planning Authority, there shall be no more that 100 vehicular movements (one way), of which there shall be no more than 41 one way HGV (vehicles above 7.5 tonnes) movements in any one working day, involving a cumulative total not exceeding a maximum 75,000 tonnes of waste input each year.		For correction and to add clarity and precision to the definition of HGV vehicles.	

<b>Items: 7</b>	<b>Page: 77</b>	<b>Location: 73 Swakeleys Road, Ickenham</b>	
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>	
The comments of the Ward Councillor have been omitted from the main report and are as follows:  May I request that the above application be determined by the planning committee. I would support refusal for the following reasons which I request to be included in the officer report to go to committee:  a) Late opening hours will attract anti social behaviour and cause noise and disturbance to residents especially those living above the shops, coupled with the likelihood of discarded eating rubbish on the footpath.  b) There is adequate eating and takeaway provision in the vicinity of the Ickenham Village.			

<p>c) There has not been a demonstrated effort to market this A1 retail outlet which has only been vacant for a matter of months not years.</p> <p>d) Loss of an A1 outlet making it more difficult to sustain the viability of the parade of shops especially with the impending supermarket outlets putting more pressure on A1 businesses.</p>	
---	--

<b>Items: 11</b>	<b>Page: 115</b>	<b>Location: Land o/s sorting office, East Way and Park Way, Ruislip</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>
<p>The following objection has been received:</p> <p>We have always been against the mast for health reasons especially as children from Bishop Ramsey School regularly pass by the mast on the way to and from the tube station. Also the mast is unsightly.</p>		<p>The issues raised are covered in the main report.</p>

<b>Items: 14</b>	<b>Page: 143</b>	<b>Location: 16 Farmlands, Eastcote</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>
<p>A petition with 20 signatures has been received objecting to the proposal on the following grounds:</p> <p>1. The plans are inaccurate The height of the roof over the side extension appears to be lower from the view taken at the side of the extension than the view from the front. Furthermore, the side view shows the side/rear extension roof to be gable-ended rather than hipped and pitched. Thirdly, we feel that the remaining hardstanding may not be deep enough to accommodate a standard family car, the minimum depth required for which is 4.8 metres.</p> <p>The Plans show that the hard-standing space to the front of the existing garage now can comfortably accommodate one vehicle with considerable extra space. The applicants regularly park two cars on the drive, with the second car blocking the public pathway outside, forcing pedestrians to walk onto the road to get past. The applicants already appear to feel they have insufficient parking space even when there is one car in their driveway and another in their front garden. As you can see from the two photographs below, they resort to parking in the road in a somewhat unorthodox vertical fashion. The remaining</p>		<p>1. Officers have checked the plans and consider that they are accurate and reflect the proposed development.</p> <p>With regard to parking the existing garage has an internal width of 2.4m, which is sub-standard and not sufficient to use for parking. Thus, the property currently has only one usable parking space. The proposal does not result in an increase in the number of bedrooms and thus, the provision of one space is comparable to the existing situation. The proposed space is of sufficient depth to ensure that a parked vehicle would not overhang the footway.</p>

hard-standing, in the event of an extension, is probably less than that presented on the application. In fact, it is unlikely to be able to accommodate even one standard family car, falling short of the minimum depth required which is 4.8 metres.

There is a lack of symmetry or alignment with respect to the windows within the rear elevation of the house and this will only appear to significantly worsen if the occupants proceed with the construction of a full width rear loft extension as approved as permitted development. The poor alignment of the fenestration represents poor design and totally unbalances the existing symmetry of the existing house. Such fundamental flaws and inaccuracies are clear to see and can be proved by visiting the location. The measurements have been drawn to a scale which supports the application and differs from what is factually in place. We feel the plans should be accurate and much more precise.

2. If the garage of No 16 is extended forward, the access by car to the garage of No 17, whose driveway is adjacent to no.16, will be severely restricted. Indeed it is likely that the resident of No 17 will be unable to open the passenger door of a car in her driveway because the extended garage next door would impede it. Whilst there is potentially room available to provide an additional parking space within the front garden of no.16, access to the garden is difficult and only practically possible by utilising the neighbouring drive at no 17 and furthermore relying on there being no vehicles in the driveways of nos 16 and 17 at that time. The garages of Number 16 and 17 Farmlands have a shared 100mm thick 'party' wall (plus piers) that separates their adjoining garages. This wall is in good condition and serves its purpose, having recently been inspected by a Chartered Building Surveyor for the owner of No 17 Farmlands. The party wall encloses the garage of No 17 and supports the garage timber-framed flat roof. Drawing No PL. 113-PL03 details the proposal to demolish this party wall and construct a raised replacement wall that extends 2 metres to the front and 0.5m to the rear.

The issue of the design of the extension is covered in the main report. The question of permitted development is outside the remit of this application.

2. The issues relating to impeding the adjoining neighbours driveway, party wall matters and damage due to existing trees are not planning issues. The impact of the proposal on adjoining occupiers is covered in the main report.

The application makes no reference on how the new wall will be constructed whilst providing support and safety to both the roof and the uninterrupted use of the garage and driveway of No 17. The patio at the rear of no 17 has been totally ripped up by the roots of a tree at no.16 in the location of the proposed back extension. Some two years ago insurers of no 17 arranged the felling of the offending tree, but unfortunately the roots were not killed off. Since then insurers have repeatedly requested access from no.16 to finish off the works, but have received no co-operation. The patio at the rear of no 17 is broken, slippery and dangerous and will become more problematic if foundation work to the rear of no. 16 is undertaken. The proposal is for a substantial wrap around side and rear extension to a depth of 3.5 metres which is to be constructed up to the boundary with the neighbours at No. 15 Farmlands. The proposed rear extension will have a pitched roof. Per the Scaling Drawing No 1331-PL05, the height of the pitched roof will range from 2.5m at the eaves to 3.5m at the junction of the rear wall. The single storey rear extension, by virtue of its depth, height and location, will cause a material loss of amenity to the family living at No 15 Farmlands, by reason of overshadowing, loss of light and outlook. The extension will impact significantly on their privacy and quality of life, both inside the house and in their garden.

3. The property is located in a prominent position opposite the "T" Junction at the top end of Farmlands, from which two cul-de-sacs with a total of twenty six houses are located. This is the only vehicular access to these properties. The line of sight for drivers coming up and down the road and turning left or right at the T-junction is already severely restricted due to so many vehicles already parking there. Large industrial and commercial vehicles already find it difficult to negotiate around this junction. A further loss of space outside no.16 would cause even more problems. As it is, we feel very strongly that the situation at this junction is already "an accident waiting to happen. We feel that the size and bulk of the proposed developments would be over-development focused on maximising the internal floor space to the detriment of the

3. The development of the property with a single storey side/rear extension is unlikely to impact on highway matters to such an extent that refusal could be justified.

external appearance and character of the surrounding area. Clearly it would result in a loss of light to all the houses surrounding it and would overlook those properties. The proposals to extend the existing garage forward towards the front wall of the main house, incorporating a side parapet wall, introduces an incongruous design feature within the street and one which will appear overly dominant. It detracts from the character and appearance of the original house and represents a totally alien feature within the street scene. The hipped and pitched roof which is proposed over the side extension, whilst generally in keeping with the main roof of the house, will be at odds with the proposal for a change from hipped to gable, should the owners decide to implement those proposals, as permitted under the General Permitted Development Order. The proposals for a large and imposing wrap around side to rear extension will significantly add to the existing footprint of the house to a point where it would not appear subordinate to the main house and would not be in keeping with the character and appearance of the original house and the other houses on the street. Such large extensions are not characteristic of the surrounding area.

4. There are a number of unsatisfactory drainage issues which currently exist and which would be exacerbated by further development. It should be borne in mind that Farmlands is in a flood plain risk area. The linked garages of numbers 16 and 17 have a shallow pitched roof finished with bituminous felt. The roof discharges into an eaves gutter to the rear of the elevation. The gutter was originally designed and built to discharge into separate rainwater pipes within the rear gardens of numbers 16 and 17 Farmlands. The applicants have disconnected their rainwater pipe and allowed the rainwater collected within the gutter to discharge solely into the rainwater pipe of No 17. This was done without the permission of the owner of No 17 Farmlands and has resulted in damp issues to the garage of No 17. The submitted drawings do not detail the proposed drainage to the new extension. The rainwater collecting off any new extension must not discharge into the existing gutter and rainwater pipe of No 17, but into rainwater pipes within the

These matters are covered in the main report.

4. Issues of drainage are not planning matters. The site is not located within a flood zone.



curtilage of their property. The proposed side extension will extend two metres in front of the existing garage door line. The extension would therefore be built over the existing shared yard gulley which is positioned along the boundary and collects the rainwater that falls onto the driveways of both numbers 16 and 17 Farmlands. The submitted drawings neither detail the existing yard gulley nor propose any replacement surface water drainage system. There is no reference to a replacement yard gulley, a soak-away and driveway resurfacing works to prevent the driveway and garage of No 17 from flooding after the proposed construction of the extension.

The applicants have submitted a parking layout showing on-site car parking for only one car within the existing curtilage of the house. The proposals if approved would create a four bedroom house which would increase to a 5 bedroom house if the roof extensions are implemented in accordance with the Certificate of Lawful Development. At the same time they will be losing the parking space within the garage, once it is converted to a habitable room. Whilst the Council's Residential Extension Guidelines are silent as to the number of parking spaces required when a house is being extended, it is considered that the provision of only one car parking space to serve a four, and potentially five, bedroom house would be woefully inadequate, and would result in parking having to take place on the street, in an area which already suffers significant high demand for on-street parking. Incidents have been reported to the Police and the Safer Neighbourhood Teams where cars have been parked across the public pathway at no.16 Farmlands.

5. We understand that the properties at numbers 10, 11, 12 and 13 Farmlands, all across the road from no 16 have historical and ongoing subsidence issues. It is a real and worrying possibility that the works mentioned in this application will substantially disrupt the land around the property in question and the surrounding area, causing even more subsidence than has been the case to date. Our subsidence concerns are for two reasons – firstly – that the properties attached to No 16 may suffer

See above.

5. Issues of subsidence are not planning matters.

<p>immediate subsidence, and secondly – the Borough, and ultimately us council tax payers, may face a large bill if the properties numbered 10 to 15 inclusive (which all form part of Hillingdon’s housing stock) suffer subsidence problems.</p>	
--	--

<b>Items: 15</b>	<b>Page: 153</b>	<b>Location: Argyle House, Joel Street, Northwood</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>
<p>It is recommended that condition 4 is deleted considering the insignificant level of parking likely to be generated by the change of use.</p> <p>Condition 8 has been overtyped in the main agenda and should read as follows:</p> <p>Notwithstanding the submitted plans a WC facility to meet the needs of people with disabilities shall be provided prior to the occupation of the development and thereafter permanently retained.</p> <p>REASON To ensure that adequate facilities are provided for people with disabilities in accordance with London Plan (July 2011) Policy 3.8.</p>		

<b>Items: 17</b>	<b>Page: 175</b>	<b>Location: Land Forming Part of 111 Parkfield Crescent, Ruislip</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments</b>
<p>1. A petition with 37 signatures has been received, which states:-</p> <p>'We the undersigned ask Hillingdon Council Planning Department not to grant planning permission to turn 111 Parkfield Crescent, Ruislip into two dwellings for the following reasons:-</p> <p>1. The application to turn the property into two dwellings will place an unacceptable strain on parking facilities on this part of Parkfield Crescent thereby impeding existing residents ability to park and park safely.</p> <p>2. Parkfield Crescent is made up of predominantly 2 - 3 bedroom semi-detached properties allowing this application will create a terrace block with a far too small and unsightly house that will be totally out of keeping with other properties in Parkfield Crescent. This development would also set a dangerous precedent for any future</p>		<p>1. The planning issues raised by the petitioners have been dealt with in the officer's report. As regards, precedent, all applications are considered on their individual merits.</p>

developments in Parkfield Crescent and is not wanted by the residents of Parkfield Crescent.'

2. The lead petitioner in the covering letter also re-iterates a number of concerns raised by other neighbours, but also raises the following additional issues:-

(xviii) New house will provide poor quality housing and neighbours will be plagued with proposals to make it bigger for years to come,

(xix) Loss of privacy to No. 109 Parkfield Crescent and immediate neighbours,

(xx) Proposal will devalue my property by turning it from a semi-detached to an end of terrace house.

3. At end of penultimate sentence in penultimate paragraph on p.182, after 'fronts the highway', add 'and has a width greater than half the width of the original dwellinghouse'.

4. An email received from applicant's agent on 7/5/13 advises that the porch should only be considered under Class D of the GPDO 2008 which it satisfies and one of the doorway openings covered by the porch has now been blocked up.

5. A further email has been received, re-iterating concern about the destruction of the bank of trees and loss of wildlife habitat and suggests that slow worms may even be present on the bank. Also, the proposal could increase traffic congestion in Torbay Road and Malvern Road which could pose danger to children traveling to and from Roxbourne School on Torbay Road. It goes on to advise that the builders of 111 Parkfield Crescent have acquired security code on adjoining gated access road and are now destroying more trees and bank and ask for both Hillingdon and Harrow Councils to take urgent steps to put an end to this on-going saga.

2. As regards point (xviii), the size of the new unit now satisfies minimum standards and any future applications would be considered on their individual merits. In terms of point (xix), this proposal would not result in any additional overlooking of No. 109 and point (xx) is a civil matter.

3. For correction.

4. This first point is covered in the officer's report and as regards the second point, this does not alter the position that the porch does require the benefit of planning permission.

5. The material planning concerns have been dealt with in the report. The proposal does not involve any works to the bank and any threat to slow worms, a protected species is a separate matter.