



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 7 AUGUST
2013

Time: 7.30 PM OR ON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE

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)
John Morgan (Vice-Chairman)
David Allam (Labour Lead)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
Robin Sansarpuri

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INVESTOR IN PEOPLE

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. 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.

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

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

How the Committee meeting works

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

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

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 25 June 2013 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non-Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	51 The Drive Ickenham 21977/APP/2013/1333	Ickenham	Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling. Recommendation: Approval subject to a S106 Agreement.	7 - 30 116 -136
7	61 Angus Drive South Ruislip 4254/APP/2012/2740	South Ruislip	Change of use from Sui Generis to Use Class B2 (General Industrial) for MOT testing, servicing and mechanical repairs of motor vehicles to include a new overhead door and entrance screen to front and alterations to rear elevation. Recommendation: Approval	31 – 46 137 -144

Non-Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Gospel Oak (228) Swakeleys Road Ickenham 11246/APP/2013/827	Ickenham	Three storey building to include 2 x 3-bed, 3 x 2-bed and 2 x 1-bed self contained flats with associated parking involving demolition of existing detached dwelling house (Resubmission). Recommendation: Approval	47 – 70 145 -152
9	Astral House The Runway Ruislip 42507/APP/2012/2734	South Ruislip	Change of use from Use Class B1 (Office) to either Community or Adult Education Facility, Play Centre or Community Centre within Use Class D1 (Non-residential Institutions). Recommendation: Approval	71 – 88 153 -158
10	Waitrose Kingsend Ruislip 36969/APP/2013/918	West Ruislip	Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours (Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend). Recommendation: Approval	89 – 104 159 -161

Other

	Address	Ward	Description & Recommendation	Page
11	18 Deerings Drive Eastcote 56765/TRE/2013/44	Eastcote & East Ruislip	To fell one Oak (T16) and to carry out tree surgery to one Oak (T17) on TPO 363. Recommendation A: Approval of Tree Surgery to Oak Tree (T17) Recommendation B: Refusal to fell Oak Tree (T16)	105 -114 162 -164

12 Any Items Transferred from Part 1

13 Any Other Business in Part 2

Minutes

NORTH PLANNING COMMITTEE

25 June 2013

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



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) Michael Markham Carol Melvin David Yarrow Brian Stead Pat Jackson David Allam (Labour Lead) Robin Sansarpuri</p> <p>LBH Officers Present: James Rodgers, Head of Planning, Sport and Green Spaces Meghji Hirani, Planning Team Leader Manmohan Ranger, Transport Consultant Tim Brown, Legal Advisor Danielle Watson, Democratic Services Officer</p> <p>Also Present: Cllr Michael White (Agenda Item 9)</p>
33.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors John Morgan and Raymond Graham with Councillors Brian Stead and Pat Jackson substituting.</p>
34.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>The Chairman informed the Committee that Cllr Carol Melvin was withdrawing her vote from Agenda Item 6 and would leave the room.</p>
35.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS 8 MAY AND 30 MAY 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 8 May and 30 May 2013 were agreed as a correct record.</p>
36.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>

37.	<p>24 EASTBURY ROAD, NORTHWOOD - 19305/APP/2012/3107 (Agenda Item 6)</p> <p>Application for a material amendment to Planning Permission ref. 9305/APP/2011/1584 for the installation of proposed amenity/balcony area for the approved first floor flat.</p> <p>Cllr Melvin left the room and did not take part in the discussion or vote.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated. Officers informed Members a petition in objection had been received after the report had been written.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection of the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petitioners and raised the following points:</p> <ul style="list-style-type: none"> • The application was setting an unhealthy precedent for future applications in the area. • The proposed terrace would overlook properties in Kiln Way, Northwood. • Additional noise problems would be created. • Petitioners requested that the application be refused. <p>The agent for the application raised the following points:</p> <ul style="list-style-type: none"> • Original application was made on 14 December 2012. • Had regularly liaised with officers in charge. • Neighbours had continually objected. • Had invited neighbours into property to discuss the application. • There had been further alterations. <p>The Chairman informed the Committee that Cllr Richard Lewis supported the petitioners' request.</p> <p>Members questioned a point raised by the petitioner in relation to condition 16. Officers explained that this was part of the original condition. Officers also highlighted that condition 16 had a typo and should read 'than' rather than 'tha'.</p> <p>Members discussed the item and agreed it was important to listen to petitioners' concerns; however, the application was seeking approval for a small terrace.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>Meghji Hirani</p>
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38.	<p>WALDERTON, NORTHGATE, NORTHWOOD - 47749/APP/2013/153 (Agenda Item 7)</p> <p>Two storey, 6- bed, detached dwelling with habitable roofspace and associated parking and amenity space, involving demolition of existing dwelling (Resubmission).</p> <p>Officers introduced the report and outlined details of the application.</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposals was invited to address the meeting. The lead petitioner was also the applicant and raised the following points:</p> <ul style="list-style-type: none"> • Had approved planning permission in December 2012. • This application was not much different from original. • Roof lights would not be visible from street scene. • Property opposite had a large crown roof which was refused but then overturned on appeal by the Planning Inspectorate. <p>Members discussed the item and agreed it was suitable to defer the application following further investigation of the comments made by the applicant/petitioner.</p> <p>The recommendation for deferral was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be deferred.</p>	<p>Action by</p> <p>Meghji Hirani</p>
39.	<p>16 FARMLANDS, EASTCOTE - 68966/APP/2013/113 (Agenda Item 8)</p> <p>Single storey side/rear extension.</p> <p>This application was deferred from the Committee on 8 May 2013 for a site visit. The site visit took place on 22 May 2013.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection of the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petitioners and raised the following points:</p> <ul style="list-style-type: none"> • If this application was granted it would breach a positive covenant. • The measurements on the plans differ from what was actually in place and they should be accurate. • The size and design would be an eyesore on the street scene. • A car parked on the drive of the neighbouring property would be unable to open the passenger door of their car if the extension was approved. • Farmlands was within a flood plain risk area. 	<p>Action by</p> <p>Meghji Hirani</p>

	<ul style="list-style-type: none"> • There would be a loss of light to the adjoining property. <p>The agent/applicant raised the following points:</p> <ul style="list-style-type: none"> • The proposal was not visible from the street and would not affect nearby properties. • The garage was dead space and the conversion to a habitable space would make it more useable than what existed currently. • There would be sufficient amenity space remaining as the garden was the longest in the street. • Highlighted the need for the extension due to the expanding family and to enable them to remain and enjoy the property long term. • The front extension does not compromise the off street parking situation, as there would still be sufficient space for 2 cars. <p>The Chairman thanked the Committee for attending a site visit.</p> <p>The legal officer present at the meeting informed the Committee that any restrictive covenants would be a private matter between the parties involved. Legal advice would have to be sought independently.</p> <p>Members discussed the application and agreed that it was a shame when neighbours fell out over planning applications. Members agreed the proposals put forward were acceptable and fit for purpose for a young expanding family.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, was unanimously agreed.</p> <p>Resolved - That the application be approved as per the agenda.</p>	
40.	<p>524-526 VICTORIA ROAD, RUISLIP - 36666/APP/2013/395 (<i>Agenda Item 9</i>)</p> <p>Change of use from Use Class A1 (Shops) to Use Class D1 (Nonresidential Institutions) to provide childcare provision involving alterations to rear elevation (Resubmission).</p> <p>Officers introduced the report and outlined details of the application.</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposals was invited to address the meeting. The lead petitioner was also the applicant and raised the following points:</p> <ul style="list-style-type: none"> • Had been working with the landlord. • Sainsbury's was being extended. • The proposals would bring more foot fall and local shops would benefit from more trade. • No objections had been received from other tenants of the parade. • 80% of users would travel by foot or public transport. 	<p>Action by</p> <p>Meghji Hirani</p>

	<ul style="list-style-type: none"> • Consent had been given by the landlord to clean up the car parking area. • The gate would be monitored and fully functional before the nursery opening. <p>A Ward Councillor spoke on behalf of the applicant/petitioners and raised the following points:</p> <ul style="list-style-type: none"> • Understood the concerns of the highway officer. • Had visited the site and there was a lot of space that could be utilised. • A nursery would be more beneficial than a take-away. • Asked for the Committee to support the application. <p>Members discussed the National Planning Policy Framework and how it encourages localism. Members were aware of their power to change the use of the premises from class A1 (retail) to class D1 (non-residential institutions), however, the Committee agreed that the site was not suitable for a nursery.</p> <p>The recommendation for refusal was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the agenda.</p>	
41.	<p>18 PARK WAY, RUISLIP - 9052/APP/2013/551 (<i>Agenda Item 9a</i>)</p> <p>This application was withdrawn from the agenda by the Head of Planning, Sport and Green Spaces.</p>	<p>Action by</p> <p>Meghji Hirani</p>
42.	<p>GRASS VERGE OPPOSITE RECREATION GROUND. MOORHALL ROAD, HAREFIELD - 67032/APP/2013/1294 (<i>Agenda Item 10</i>)</p> <p>Installation of replacement 11.8m telecommunications mast, together with two new telecommunications cabinets.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>Members discussed a previous review undertaken by the Residents' and Environmental Services Policy Overview Committee which investigated the effects of these types of applications.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved - That the application be agreed as per the agenda.</p>	<p>Action by</p> <p>Meghji Hirani</p>
43.	<p>OAKHURST, 1 NORTHGATE, NORTHWOOD - 30779/APP/2013/539 (<i>Agenda Item 11</i>)</p> <p>Two storey, 6-bedroom detached dwelling with basement level with associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing</p>	<p>Action by</p> <p>Meghji Hirani</p>

	<p>dwelling.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated. Officers also referred to the appeal decisions which were circulated to Members prior to the meeting.</p> <p>Members discussed the planning history of Oakhurst and neighbouring land. Members had read the decision made by the appeal Inspector who fully accepted the demolition of the Oakhurst as a Heritage asset.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Councillor Carol Melvin asked for her objection to the decision to be minuted.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</p>	
44.	<p>LYNDA JACKSON CENTRE, RICKMANSWORTH ROAD, NORTHWOOD - 3807/APP/2013/1177 <i>(Agenda Item 12)</i></p> <p>Single storey extension to Lynda Jackson Macmillan Centre.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the agenda.</p>	<p>Action by</p> <p>Meghji Hirani</p>
<p>The meeting, which commenced at 7.30 pm, closed at 8.50 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address 51 THE DRIVE ICKENHAM

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

LBH Ref Nos: 21977/APP/2013/1333

Drawing Nos: 3D image of street scene
Tree Survey and Arboricultural Constraints Report
Design and Access Statement
Preliminary Arboricultural Impact Plan
Tree Location and Constraints Plan
99315.P01A
99315.P02A
99315.P06
99315.P07
99315.P10C
99315.P11C
99315.P11.2B
99315.P20
99315.P21A
99315.P22B
Extended Phase 1 Habitat Survey
99315.P23A
99315.P24A
99315.P30C
99315.P31C
99315.P32
99315.P100A
99315.P101
99315.P110C
99315.P111A

Date Plans Received: 22/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 28/05/2013

1. SUMMARY

The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 self-contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling store. This application differs from the previously refused application by reducing the size of the building to the western corner by 4m in depth and 4 metres in width.

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

2. RECOMMENDATION

a) That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) or other appropriate legislation to secure:

i) Educational facilities contribution of £22,253.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) If the Legal Agreement/s have not been finalised before within 6 months of the date of this resolution, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of capacity enhancements in educational facilities). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPG.

e) That subject to the above, the application be deferred for determination by the Head of Planning Green Spaces and Culture under delegated powers, subject to the completion of the agreement.

f) That if the application is approved, the following conditions be attached:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 99315.P111A, Design and Access Statement, Preliminary Arboricultural Plan, Tree Location and Constraints Plan, 99315.P01A, 99315.P02A, 99315.P06, 99315.P07, 99315.P10C, 99315.P11C, 99315.P11.2B, 99315.P20, 99315.P21A, 99315.P22B, Extended Phase 1 Habitat Survey, 99315.P23A, 99315.P24A, 99315.P30C, 99315.P31C, 99315.P32, 99315.P100A, 99315.P101, 99315.P110C, Tree Survey and Arboricultural Constraints Report.

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 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 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 walls or roof slopes of the development hereby approved facing 49b and 51a The Drive.

REASON

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

5 HO6 Obscure Glazing

The windows facing 49b and 51a The Drive shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES8 Tree Protection

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

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

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

REASON

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

7 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts showing the provision of 8 parking spaces and a parking allocation scheme which ensures that the parking remains allocated for the use of the approved units and remains under this allocation for the life of the development

2.e Hard Surfacing Materials

2.f External Lighting

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

4. Details of Landscape Maintenance

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

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

5. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

8 RES10 Tree to be retained

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

Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 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.

9 NONSC Non Standard Condition

Level access shall be provided into the building and all five individual units.

REASON:

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

10 NONSC Non Standard Condition

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

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

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

11 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

12 RES24 Secured by Design

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

REASON

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

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

13 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

14 RES16 Code for Sustainable Homes

The flats shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received.

The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

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

REASON

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

INFORMATIVES

1 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.

2 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3 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.

4 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

5 152 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

6 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) 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.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

7 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

8 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.

9

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £19,635 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

3. CONSIDERATIONS

3.1 Site and Locality

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

The street scene is residential in character and appearance comprising single and two storey, individually designed detached houses. The private road has no street lighting and have no pavements. The application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

This scheme is a resubmission following refusal of application reference 21977/APP/2012/2194. The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 self-

contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling store.

The proposed building would be approximately 21.40m wide, 20m deep and 9.80m high increasing to 10.20m high as the ground slopes downwards east to west. The building would have a crown roof with solar panels above and windows to the front and rear of the roof and rooflights to the side. There would be a covered projecting porch centrally located to the front of the property leading to an entrance hallway. To the rear of the property, there would be recessed balconies on the first floor and the roof space and a private terrace on the ground floor serving apartment 1 and 2. The building would maintain a minimum 2.35m distance from the side boundaries and would be set back from the highway by a minimum of 20m increasing to 24m and in line with the building line of the adjacent properties. The property would retain approximately 1170sq. metres of private amenity space. A communal parking area would also be provided at the front of the building allowing for 8 car parking spaces. The existing vehicle crossovers would be stopped up and a new crossover provided centrally along the front of the site. Cycle storage would be provided to the front of the property and in the entrance hall of the building.

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

- Flat 1 = Two bedroom flat of 114sq.m.
- Flat 2 = Two bedroom flat of 121sq.m.
- Flat 3 = Two bedroom flat of 145sq.m.
- Flat 4 = Three bedroom flat of 131sq.m.
- Flat 5 = Three bedroom flat of 168sq.m.

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

This application differs from the previously refused application by by reducing the size of the building to the western corner by 4m in depth and 4 metres in width.

3.3 Relevant Planning History

21977/APP/2012/2194 51 The Drive Ickenham

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

Decision: 16-04-2013 Refused

Comment on Relevant Planning History

This application is a resubmission of ref.21977/APP/2012/2194, which was refused on 26th April 2013 for the following reason:

The proposal by reason of its size, scale, bulk, height and projection to the rear would be detrimental to the amenities of the adjoining occupiers, particularly No.49b, by reason of over-dominance and loss of outlook. The proposal is therefore contrary to Policies BE19 and BE21of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies November 2012).

4. **Planning Policies and Standards**

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts of that Policy:

BE1 - The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

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

Support will be given for proposals that are consistent with local strategies, guidelines,

supplementary planning documents and development management policies Hillingdon Local Plan: Part 2 -Development Management Policies.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

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

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.

OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures

R16 Accessibility for elderly people, people with disabilities, women and children

H4 Mix of housing units

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.3 (2011) Increasing housing supply

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 5.3 (2011) Sustainable design and construction

LPP 5.7 (2011) Renewable energy

LPP 5.13 (2011) Sustainable drainage

LPP 7.2 (2011) An inclusive environment

LPP 7.4 (2011) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 neighbouring properties were consulted by letter on 29th May 2013 and a site notice was posted on 10th June 2013. 7 letters of representation have been received with 1 letter supporting the application and 6 against the application. Two petitions, both with 216 signatories each have also been received opposing the proposed scheme. The comments can be summarised as follows:

1. Efficient use of land. There is a great need for different type of smaller properties in this road. There are too many unsold large houses in this road. Some has been empty for many years.
2. Increase in parking problems and traffic;
3. The site is not big enough to build 5 large flats;
4. This new application considers a development of apartments in a road that is 100% comprised of established, quality, detached properties - approval would trigger further applications in this and adjoining roads. This is completely out of character with the street scene and environment;
5. This application still proposes a substantial increase in density;
6. The site is located in a low-density residential area where occupiers could reasonably expect a level of amenity concurrent with a detached house. The use of the property as apartments introduces a diverse element that likely to give rise to noise, disturbance and nuisance to the detriment of neighbouring homeowners' amenity.
7. The overspill parking for this site will ultimately end up along The Drive which will have an increased effect on road safety and access;
8. Overbearing effect on Nos.49b and 51a;
9. The proposed building is still twice the size of the present house;
10. The proposed development would be moving much closer to No.49b than at present, extend the full depth and beyond the rear of No.49b and propose living accommodation over three floors;
11. The kitchen window with clear glass, breakfast room window, the conservatory windows and upstairs bathroom window of No.49b would be in almost total darkness resulting in a reduction in standard of living;
12. I still believe several south windows would line up directly with No.49b; it mentions clear glass to ground floor to flank meaning that the occupants may have a direct view into No.49b, which is unacceptable and contravenes with right of privacy. Furthermore, the proposed balconies would overlook the garden at No.49b;
13. Increase in number of people would result in noise and pollution increasing, both in the garden and the flats;
14. Increase in problems with the drain and sewerage system;
15. pollution and smell that will arise from the increased rubbish generated by five families;
16. Existing House should be considered for local listing.

ICKENHAM RESIDENTS ASSOCIATION:

We refer to our letters 2012/2194 dt. 19.10.12 and 2012/2194 amended dt. 28.01.13 (copies enclosed) and the obvious difference of this new proposal is the layout on drawing P30C, showing a small reduction in size of side elevation towards No. 49B (no dimensions), plus the details of the

S106 calculations.

In principle, the main body of the proposed two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling (Resubmission) remains unchanged, and our reasons for objection given in our above two letters are still valid for this new amended application.

We repeat yet again our earlier comments that the proposed conversion of an existing large family home into 5 x self-contained flats would create an undesirable precedent in The Drive, and would cause harm to the residential amenities and character of the area.

The front garden would be turned into a substantial car-park, unlike the generous, suburban landscaping of the rest of The Drive. Eight proposed car-parking spaces seem inadequate for 5 two-bedroom flats with at least two occupiers per flat. No doubt, this will lead eventually to on-road parking.

We repeat our objection to this application.

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

NATURAL ENGLAND:

This application is in close proximity to Fray's Farm Meadows 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.

Natural England has previously commented on this proposal under planning reference 21977/APP/2012/2194 and made comments to the authority in our letter dated 02 November 2012. The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal. The proposed amendments to the original application relate largely to size, and are unlikely to have significantly different impacts on the natural environment than the original proposal.

Internal Consultees

HIGHWAYS:

The highway implications associated with the development are the same as those of the previous planning application. Therefore, the previous highway observations in relation to planning application - Ref: 21977/APP/2013/2194 are applicable to the current proposals.

Previous comments:

It is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance. Objectors have highlighted a lack of street lighting as a highway pedestrian safety issue. The Drive serves a large number of residential properties and the erection of 5 flats would not be such a material increase in highway or pedestrian movements to raise a concern in this regard.

The parking spaces are considered to be the maximum allowable under Council parking guidelines,

overspill parking is not therefore considered relevant to this application.

EDUCATION CONTRIBUTION:

I have been re-consulted on this revised application and I can advise that education would be the only obligation arising from this proposal. Please seek either a Unilateral Undertaking to deliver this obligation or in the event that the application is refused please include the education obligation as a reason for refusal.

EPU:

There appears to be few material changes to the original proposed permission (21977/APP/2012/2194) so the previous conditions would still apply:

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

CONDITION

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

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

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two -unitary Development Plan Saved Policies (November 2012).

Also the site construction informative is recommended.

TREES AND LANDSCAPE:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 287.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are a number of small trees and shrubs along the site's front boundary which form an effective green screen (not protected). The majority of these trees are due to be removed and replaced.

There is a large, protected Scots Pine and a protected Blue Spruce in the rear garden (T9 and T8 on TPO 287). The trees have a high amenity value and are to be retained. The submitted tree report recommends adequate protection for the high value trees on-site.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a large, mature, protected Oak (T2 on TPO 297) in the front garden of the neighbouring front garden. The tree is situated far enough away to not be affected by the proposals.

Scope for new planting (yes/no): Yes, this matter can be dealt with by condition at a later stage

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8

(implementation of tree protection); RES9 (1, 2, 4, 5 and 6) and RES10.

URBAN DESIGN:

The Urban Design Officer was asked to comment on the suitability of the property / building for local listing, to address the concern raised by local residents.

Given the previous positive design comments, no objections are raised to the current revised scheme. The building is large and quite attractive, but there appears to be nothing particularly special about it, we have other similar and indeed better examples. As such, I cannot see a good reason to include it on the Local List at present.

New development:

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

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

Conclusion: Acceptable. Materials to be conditioned.

ACCESS OFFICER:

The Design & Access Statement suggests that the proposed flats would comply with the Lifetime Home Standards. The document also states that, due to their generous size, the proposed flats achieve the standards required for full wheelchair access. 8 car parking spaces are proposed, each measuring 2.4 m x 4.8 m with a 1.2 m level path either side. None of the spaces would be designated specifically for use by disabled people.

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

The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

2. The flats do not include a minimum of one bathroom compliant with the Lifetime Home requirements. To this end, a minimum of 700mm should be provided to one side of the toilet pan, with 1100mm in front to any obstruction opposite.

3. At least one bathroom should achieve a minimum of 700mm to one side of the WC, with

1100mm provided between the front edge of the toilet pan and a door or wall opposite.

4. To allow a minimum of one bathroom within each flat to be used as a wet room in future, plans should indicate floor gulley drainage.

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

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

In any case, an additional Condition, as set out below, should be attached to any planning permission:

ADDITIONAL CONDITION

Level 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.

POLICY:

This is an established residential area where new types of residential units can be compatible. There is adequate communal space as required by the Residential Design Guide. There is no adverse designations relative to this site shown on the Proposals Map.

Only 2 policies items are relevant. Firstly the scheme complies with UDP policy BE22 in the provision of a minimum 1.5 metres to the side boundary.

Of greater relevance is to the Residential Design Guide policy of maximum of 10% redevelopment in a street. In this regard no more than 10% of properties in the Drive can be subject to redevelopment for flats/apartment. If this scheme complies with this limit then no objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

The many representations against the application refer to the unique character of the Drive. Nonetheless, the Drive has not been identified through any policy designation as being of special architectural character, it would therefore be very difficult to refuse a planning application for this reason.

7.02 Density of the proposed development

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

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

The property lies within a Developed area and does not fall within a Conservation Area, ASLC and is not a Listed Building. Furthermore, the Conservation Officer does not consider the existing building to be sufficiently special such that it could be included on the Local List at present.

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

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

UDP Policies BE13 and BE15 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

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

The Drive consists of large properties in spacious surroundings. This proposal results in a building which is sited a minimum 20m back from the front boundary, on a similar building line as the adjoining properties and in fact further back than the existing property, which is sited some 15m back from the front boundary. The proposed building would also be set in

from the side boundaries by a minimum of 2.5m, which is in excess of the council's normal requirement of 1m, but reflects the spacious nature of the setting of the properties in The Drive. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road.

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

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

7.08 Impact on neighbours

UDP Policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

The proposed development would extend approximately the same depth as the adjacent properties and would be a minimum 2.5m from the side boundaries. In relation to the adjoining properties, No. 49b has two ground floor windows in the side elevation serving a kitchen, one obscure glazed, the other clear glazed and a window in the side elevation at first floor level, which is obscure glazed and serves a bathroom. No.49b has been extended with an extension to the kitchen, which included a window in the rear elevation. However a further conservatory has been added which encloses this window. No. 51a has two ground floor windows in the side elevation serving a reception room, both obscure glazed. This room is also served by window in the rear elevation. It also has a window in the side elevation at first floor level, which is obscure glazed and serves a WC.

Thus, in terms of the impact of the development on these properties, the issue is whether the impact on the kitchen window, in the side elevation of No.49b, is sufficient to refuse the application, as the windows in the side elevation of No.51a are either secondary or to non-habitable rooms. Given that there are two windows serving the kitchen in the side elevation and a window in the rear, which has been enclosed by a conservatory, it is considered that any loss of light to this area is, in the main, self-inflicted and a refusal on loss of light to the kitchen would be difficult to sustain.

The application complies with the Council's 45 degree angle, by some distance, in terms of habitable room windows on the rear elevation of both adjoining properties, due to the changes made to the size of the building. As a result it is considered that the proposal would not impede upon the daylight serving these properties or result in loss of outlook. The building would be a sufficient distance from the side boundary and the neighbouring properties to not result in an overbearing impact. The balconies on the upper floors are set back within the footprint of the building to prevent angular views into neighbouring gardens. The first floor side windows serving en-suites, utility and kitchens can be conditioned to be obscure glazed and fixed shut below 1.8m to prevent any unacceptable overlooking to the neighbouring properties. The roof space would have rooflights on the

side elevation, however due to the angle of these windows, they would not directly overlook the adjacent properties.

As a result it is considered that the proposal would not be harmful to the amenity of nearby residents through loss of privacy, loss of light and overbearing impact. It would be in compliance with Policies BE20 BE21 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) in this respect.

7.09 Living conditions for future occupiers

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

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

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

The minimum level of amenity space required for a 2 bed flat is 25sq.m and 3 bed flat is 30sq.m and the proposed development would thus require the provision of 135sq.m of amenity space to meet the standard. The scheme provides some 1170sq. metres and would thus far exceed these standards.

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

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

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

Therefore, it is considered that the development proposals would not be contrary to the above Policies of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and an objection in relation to the highway aspect of the

proposals is not raised in this instance.

7.11 Urban design, access and security

URBAN DESIGN

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

ACCESS

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

SECURITY

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

7.12 Disabled access

See section 7.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

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

It is considered that the proposal would comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), subject to appropriate conditions being imposed.

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

7.15 Sustainable waste management

A covered refuse store is proposed, of a size and in a location which is considered acceptable. Subject to conditions being imposed on any consent granted, no objection is raised to the scheme in terms of waste management.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. The application proposes solar panels to the roof with the possibility of increasing the

number of solar panels in the future, subject to securing the appropriate planning permissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Concerns relating to drainage and value of properties are not material planning considerations. Concerns raised over traffic, parking, character and appearance of the area, density, pollution, noise, the amenities of adjoining properties, and refuse are considered in the main body of the report.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £22,253 if the application is recommended for approval. The applicant has agreed to pay this financial contribution.

Community Infrastructure Levy:

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £19,635.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

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

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230

Golf Course



Notes

 Site boundary

For identification purposes only.

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Site Address

**51 The Drive
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
21977/APP/2013/1333

Scale
1:1,250

Planning Committee
North Page 30

Date
**July
2013**



Report of the Head of Planning, Sport and Green Spaces

Address 61 ANGUS DRIVE RUISLIP

Development: Change of use from Sui Generis to Use Class B2 (General Industrial) for MOT testing, servicing and mechanical repairs of motor vehicles to include a new overhead door and entrance screen to front and alterations to rear elevation

LBH Ref Nos: 4254/APP/2012/2740

Drawing Nos: 1606 PD01
1606 PD07 Rev.A
1606 PD02 Rev.A
1606 PD05
1606 PD06
1606 PD03
1606 PD04 Rev.A
Design and Access Statement
Noise Report - Sharps Redmore

Date Plans Received: 05/11/2012 **Date(s) of Amendment(s):** 22/07/2013
Date Application Valid: 09/11/2012 05/11/2012

1. SUMMARY

Planning permission is sought for the change of use from Sui Generis (a car show room) to Use Class B2 (General Industrial) for MOT testing, servicing and mechanical repairs of motor vehicles. The proposal includes a new overhead door and entrance screen to the front and alterations to the rear elevation.

It is considered that the proposal, together with mitigation measures would be appropriate and would not unduly detract from the amenities of the adjoining residential occupiers.

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 1606 PD01, 1606 PD07 Rev.A, 1606 PD02 Rev.A, 1606 PD05, 1606 PD06, 1606 PD03, 1606 PD04 Rev.A, Design and Access Statement, and the noise report dated April 2013, submitted 15 May 2013 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 COM12 Use Within Same Use Class

The premises shall be used for MOT testing, servicing and mechanical repairs of motor vehicles only and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

Specify, in accordance with Policies OE1 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM17 Control of site noise rating level

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

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

5 COM18 Control of specified activities

MOT testing, servicing and mechanical repairs of motor vehicles shall not take place anywhere on the site except within the building.

REASON

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

6 NONSC Sound insulation /mitigation 1

As specified in the noise report dated April 2013, submitted 15 May 2013 (within paragraphs 5.8, 5.9 and 5.10), the following mitigation measures shall be implemented prior to the commencement of the use and associated operations as follows:

- a) The enclosure of any compressor to a specification securing a 10dB noise reduction; and
- b) Installation only of a heater with a maximum noise output of 65 dB LAeq at 1 metre.

Thereafter, these measures shall be retained and maintained for the life of the development.

REASON

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

7 COM21 Sound insulation /mitigation 2

Sound Insulation measures as specified in the noise report dated April 2013, submitted 15 May 2013 comprising the installation of a ground slab party wall between the application site and the neighbouring property to the south-east shall be implemented prior to the commencement of the use.

The ground slab party wall shall be maintained for the life of the development.

REASON

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

8 COM22 Operating Hours

The premises shall not be used except between:-
[0830 and 1730], Mondays - Fridays
[0830 to 1630] Saturdays
[1000 to 1600] Sundays, Public or Bank Holidays.

REASON

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

9 COM9 Landscaping (car parking & 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, including a landscape buffer on the front forecourt.
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

10 HH-M2 External surfaces to match existing building

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.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 COM25 Loading/unloading/deliveries

There shall be no loading or unloading of vehicles, including the collection outside the hours of 0830-17.30 Monday to Friday, and between the hours of 0830-1630 on Saturdays, and between 1000-1600 on Sundays or Bank Holidays.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
LE1	Proposals for industry, warehousing and business development
LPP 5.3	(2011) Sustainable design and construction

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.

4 147 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

5 114 Installation of Plant and Machinery

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

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;
The siting of any external machinery (eg air conditioning);

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

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

6 IT04 Timing of works

Timing of works: Proposed works should not be carried out during the period of bud burst or leaf fall. Care should be taken to ensure that branches are cut back to healthy outward facing buds to avoid die-back to which some species are prone.

7

The Equality Act

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people. The 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.

8 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a rectangular plot of land measuring 0.125 hectares located on the south-eastern side of Angus Drive. The site currently houses an industrial style single storey warehouse building measuring 22.06m wide and 15.43m deep, which is currently vacant and was previously used as a Vauxhall Car Showroom. The building is finished in aluminium cladding and has a flat roof, 5 sets of floor to ceiling height windows and main entrance doors. The building is set back around 9.9m from the frontage of the property. The land to the front of the building is tarmaced and a rear service yard is located to the rear of the property.

Attached to the north-eastern elevation of the site is a two-storey gable ended building comprising 2 residential units; separated from the application site by a dwarf side boundary wall and hedges. Further north-east and to the north of the site are traditional two-storey semi-detached properties with projecting gables, bay windows and hipped roof profiles.

To the south-west of the site is a BP Petrol Service Station, and further south-west is the junction with Victoria Road, a Borough Distributor road.

Directly opposite the site, to the north-west, is the junction with Gregory Close, which comprises a new build residential development of two-storey yellow brick semi-detached properties. Further north-west is St Gregory the Great Catholic Church, a large building which lies on the junction with Victoria Road.

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

3.2 Proposed Scheme

Planning permission is sought for the change of use from Sui Generis (a car show room) to Use Class B2 (General Industrial) for MOT testing, servicing and mechanical repairs of

motor vehicles, and including a new overhead door and entrance screen to the front and alterations to the rear elevation.

6 staff would be employed at the premises and 17 parking spaces are to be provided in total (3 to the front of the site and 15 at the rear of the site).

Hours of operation proposed are proposed as follows:

0830-1730 Monday to Friday

0830-1630 Saturdays

0830-1630 Sundays and Bank Holidays

The internal layout would comprise two main working areas, a reception area and ancillary managers office and W.C's. The existing large forecourt area and rear yard would be retained.

It is proposed that waste engine oil and tyres would be removed by a nationally approved specialist, and in the interim stored on site in a bunded tank.

A new overhead electrical operated door is proposed on the western extent of the front elevation. A new glazed screen and entrance door, which would be fully insulated would serve the reception area and would replace the existing full height double window.

The rear existing door would be replaced with an overhead insulated door which would be 3m high.

The application is supported is supported by a robust noise assessment. The report is based on a sound methodology and concludes that subject to recommended mitigation measure the development would achieve full accordance with the Council's Noise Supplementary Planning Document and would therefore not give rise to unacceptable noise impacts.

3.3 Relevant Planning History

4254/ADV/2005/109 Northern Motors Angus Drive Ruislip

INSTALLATION OF INTERNALLY ILLUMINATED AND NON-ILLUMINATED FASCIA AND WALL-MOUNTED SIGNS AND ONE FREE-STANDING INTERNALLY ILLUMINATED TOTEM SIGN

Decision: 14-12-2005 Approved

4254/APP/2005/2942 Northern Motors Angus Drive Ruislip

INSTALLATION OF ALUMINIUM CLADDING TO EXTERIOR OF CAR SHOWROOM BUILDING

Decision: 14-12-2005 Approved

4254/K/85/1186 Victoria Service Station Victoria Road Ruislip

Refurbish workshop for use as car showroom with ancillary offices and small extension.

Decision: 27-10-1987 NFA

Comment on Relevant Planning History

There is no relevant planning history.

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
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
LE1 Proposals for industry, warehousing and business development
LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

20 neighbours were consulted and a site notice was erected adjacent to the site, which expired on the 14 December 2012. 27 individual letters and a petition with 61 signatures have been received.

A Ward Councillor has also registered an interest in the application.

The objections can be summarised as follows:

- i. Noise and disturbance
- ii. Fire and safety hazard
- iii. Industrial use
- iv. Dirt
- v. Traffic
- vi. Impact on parking
- vii. Visually intrusive and would industrialise the area (tyres, chemicals, open doors, ramps)
- viii. There is already a Kwit Fit on Victoria Road

ix. Long hours of operation

The petition objects to the application on the following grounds:

- i. Residential area
- ii. Noise pollution
- iii. Air pollution
- iv. Out of character
- v. Detrimental to road safety
- vi. Extensive working hours
- vii. Potential rodents issue
- viii. Prime location within South Ruislip

The issues raised in these responses will be considered in the main body of the report.

John Randall MP has also sent a response enclosing a letter from adjoining occupiers (who objected on the grounds that the development would be out of character within the locality) and has requested that their comments be taken into account.

Defence Estates: No Objection.

Internal Consultees

Environmental Protection Unit:

The report addresses noise breakout from fixed plant noise for which noise limits have been recommended in table 3.6. The plant noise rating level will be designed to be 5dB below the background noise levels. This is acceptable to us subject to recommended mitigation measures in para 5.8, 5.9 and 5.10 of the report I therefore recommend the following as a condition:

N11B Noise affecting residential property

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

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

The other noise issue is the activity noise breaking out at the rear of the premises through the open overhead door facing Rydal Way. The report suggests noise levels in the gardens of properties in Rydal Way would be 50dB LAeq which meets the guidance in BS8233:1999 and similarly, noise in the garden immediately next door to the centre would also be less than 50 dB LAeq.

To prevent noise transmission via shared partition, the report recommends a break in ground slab beside the party wall and that no plant is mounted onto the party wall.

Subject to the above recommendations being met I have no objections but do recommend the hours of operations on Sundays and Public Holidays to be 10am to 4pm.

Access Officer: As the proposal relates to a change of use with no apparent material alterations to the building that impact on accessibility, no improvements in respect of access for disabled people can reasonably be required as part of this development proposal.

However, an informative advising of The Equality Act should be attached to any grant of planning permission.

Conclusion - No objection is raised from an accessibility viewpoint.

Trees and Landscape Officer:

The site is occupied by a vacant industrial unit /garage with a large forecourt and side access to a rear service yard. It is situated at the end of a residential street and next to a petrol service station. There are no trees or other landscape features which might constrain development.

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
- It is not clear how the external spaces will be used. However, the front forecourt is particularly spacious and does little to enhance the streetscape at the interface with residential properties
- A landscape buffer on the front forecourt, to include a hedge and tree planting, should be conditioned to ensure that the new use enhances the character of the area without affecting the operational requirements of the site.
- Landscape conditions are necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

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

Highways:

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

The development is for the change of use from a car showroom with associated workshops, to a MOT/servicing and vehicle repair facility. The existing car parking provision of 17 No. parking spaces will be retained within the site. There are no proposals to provide cycle parking for either staff or visitors.

From assessment of the development, it is likely that there will be an increase in vehicle traffic above the existing use at the site. However, it is considered that any increase will not have a material impact along the adjacent highway above that of the existing use.

In terms of car parking at the site it is noted that the existing parking provision of 17 No. vehicle spaces will be retained. As a result, it is considered unlikely that there will be an increase in the demand for kerbside parking along the adjacent highway. Furthermore, it is noted that a Parking Management Scheme is in operation within the area surrounding the site and as a result, on street parking is prohibited between 0900 hrs and 1700 hrs Monday to Friday, except within resident permit holder and pay and display parking bays, which are located along Angus Drive.

When considering the servicing requirements of the development, it is noted that daily deliveries will be undertaken by a small van and by a larger ridged vehicle that will be required to visit the site fortnightly, which would be similar to that of the existing use when considering the existing workshop facilities.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway or transportation aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently in Sui-Generis use as a Car Showroom and there are no policies within the Local Plan protecting such uses. Further there are no policies in the plan which object in principle to B2 use outside of Industrial and Business Areas, so far as other policies in the Local Plan are adhered with. As such there is no in principle objection to the loss of the existing use on the site or for the proposed employment use on this site, subject to the scheme meeting all other pertinent Local Plan and London Plan policies.

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 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 & BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development in residential areas complements or improves the amenity and character, therefore the scale and character of a new development is a material consideration.

The external alterations proposed as part of this application would be minor in nature and would be in keeping with the external appearance of the existing building and would not be detrimental to the visual amenities of the streetscene. Therefore the proposal would comply with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Overall, it is considered that the application site is on the edge of the residential area and adjacent to a petrol station and commercial uses on Long Lane to the south-west. In addition the proposed use is not dissimilar in terms of its character to the extant use of the site. It is therefore considered that the proposed development is in keeping with Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The National Planning Framework has a presumption in favour of sustainable development. However it acknowledges that pursuing sustainable development involves 'seeking positive improvements in the quality of the built environment and peoples's quality of life' .

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) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

The site is bound to the north-east, north and south-east by residential properties. Attached to the north-eastern elevation of the application building, separated by a party wall, is 59-57 Angus Drive, comprising two residential units. To the north are semi-detached residential properties approximately 13m away from the site. To the south-east

are three storey flatted development in Rydal Way directly backs onto the site, and the rear service yard area would abut the residential amenity space. The separation distance from the rear flank wall of the building and the boundary with Rydal Way is 8.46m.

In order to inform the Local Planning Authorities assessment of whether noise arising from the development would have unacceptable impacts on nearby occupiers a noise report was undertaken by independent noise consultants, Sharps Redmore. The Environmental Protection Unit have reviewed the report, which is considered to have been carried out using a robust methodology, and consider that mitigation measures can be implemented to ensure that the noise levels emitted from the operations would not exceed background noise levels. Furthermore, sound insulation measures are proposed between the application site and the directly adjoining residential property to the north-east and the applicant has requested reasonable opening hours which would ensure the development did not operate at noise sensitive times. As such, it is considered that the proposed development would accord with Policy OE1 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 Angus Drive, however the existing parking spaces would be retained as part of the development and are considered sufficient for potential customers and staff that the proposed development would generate. The Council's Highways Officer has no objection in this regard. The proposal would therefore comply with 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

The Access Officer has recommended an informative for the applicant to remind them of the Equality Act.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new landscaping and planting to be provided in new developments, where appropriate. Although there are no trees present on the site, the Trees and Landscape Officer has recommended that a landscape buffer should be provided at the frontage of the site to soften the existing hardlandscaping and to improve the quality of the environment. These matters can be dealt with by way of appropriate conditions, which are included in the recommendation.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The applicant has provided a noise survey as part of the application submission to be considered. The two main noise issues relate to a) the noise generated by the operation(s) and b) the noise which would break out at the rear onto residential gardens,

through the overhead door facing Rydal Way. The report highlights/proposes the following:

-The plant noise rating level will be designed to be 5dB below the background noise levels.

-noise levels in the gardens of properties in Rydal Way would be 50dB LAeq which meets guidance

-noise in the garden immediately next door to the centre would also be less than 50 dB LAeq, which also meets guidance.

The report recommends the following measures which have been conditioned:

-The enclosure of the compressor

-A heater with a maximum noise output of 65 dB LAeq at 1 metre

-The provision of a ground slab beside the party wall with the adjoining property to insulate noise generated

The Environmental Protection Officer has no objections to the proposed development subject to restriction on the operating hours on Sundays and Bank Holidays, and the implementation of the mitigation measures proposed in the noise report.

It is also recommended that a condition be imposed to restrict the use to an autocentre, so as to prevent other B2 uses (which might have greater noise impacts) from occupying the site. Subject to appropriate conditions the development would not give rise to unacceptable noise impacts in compliance with Policies OE1 and OE3 of the Local Plan Part 2 and the guidance within the Council's Noise Supplementary Planning Document.

7.19 Comments on Public Consultations

Issues arising from individual consultation responses:

Issues i, iii, v, vi, vii and ix are addressed within the body of the report.

In relation to issue ii, it is not considered that the proposed development would result in any fire or safety issues.

In relation to issue iv, it is not considered that the proposed use would result in any unacceptable dirt.

In relation to issue viii, the presence of other similar facilities elsewhere is not material to the consideration of this application.

Issues arising from the petition:

In relation to i and viii, the principle of the development is addressed within the body of the report.

Issues ii, iv, v, and vi are addressed within the body of the report.

In relation to issue iii, it is not considered that the proposed use would give rise to any significant impacts on local air quality.

In relation to issue vii, it is not considered that there is any aspect of the proposed use which would be likely to attract rodents.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Policy LE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that all proposals for General Industrial use (B2) should be assessed taking into account other policies of the plan and should consider:

- i. Whether the proposed development conflict with regeneration objectives for the locality
- ii. unimplemented consents
- iii. the available capacity of public transport
- iv. traffic generation
- v. disabled access

Taking each one of the above considerations into account, it is clear that, given the scale of the proposed development, there would be no undue impact on wider regeneration objectives in the local area or unimplemented consents. Access to the site via public transport is considered to be adequate having regard to the proposed use and the proposals provide adequately in terms of disabled access. Further, as noted in Section 7.10, the proposed development would not cause any undue traffic generation.

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 accords with the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Saved UDP

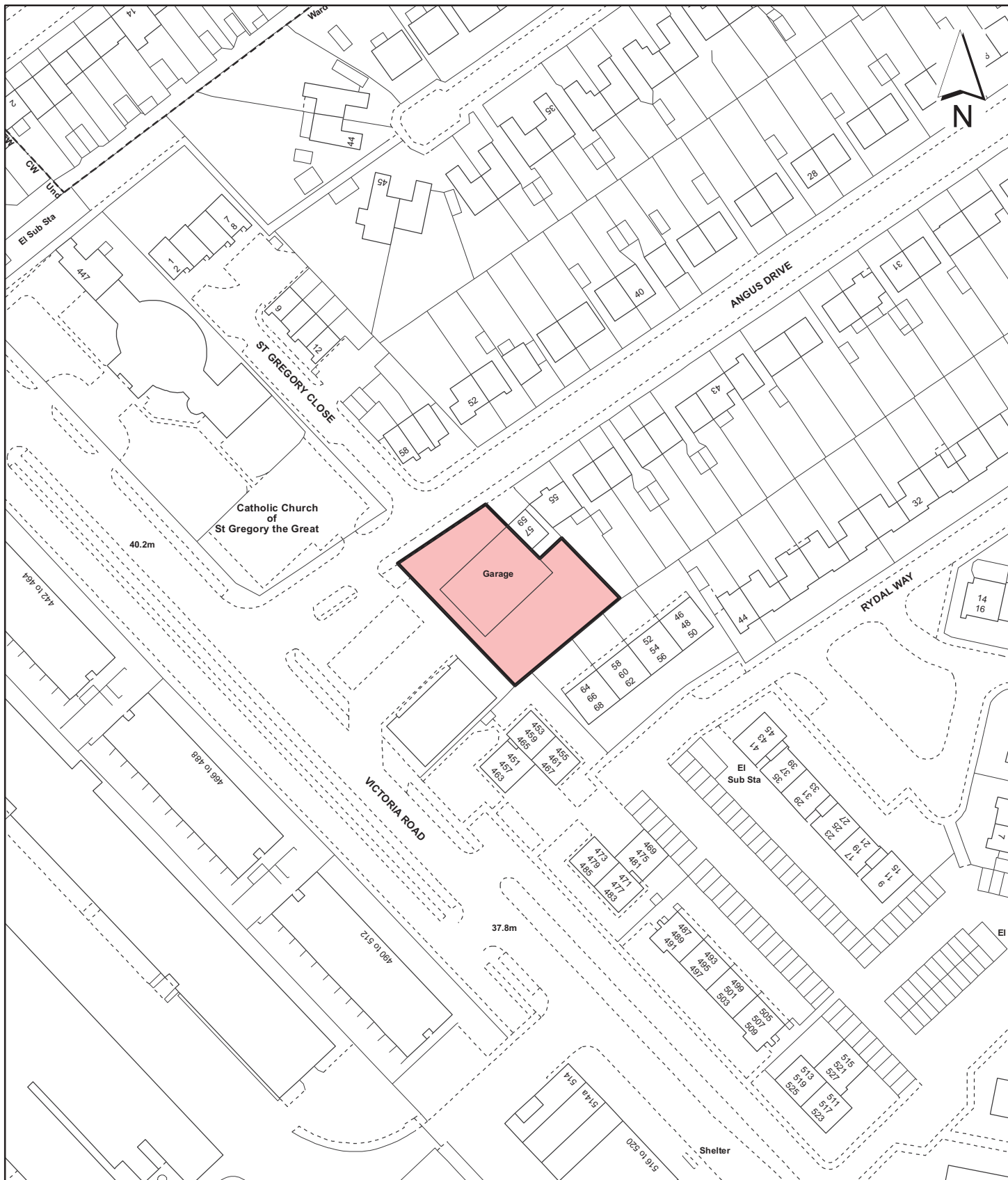
Policies (November 2012). The application is therefore recommended for approval.

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

For identification purposes only.

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Site Address

**61 Angus Drive
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
4254/APP/2012/2740

Scale
1:1,250

Planning Committee
North Page 46

Date
**July
2013**



Report of the Head of Planning, Sport and Green Spaces

Address	GOSPEL OAK (228) SWAKELEYS ROAD ICKENHAM		
Development:	Three storey building to include 2 x 3-bed, 3 x 2-bed and 2 x 1-bed self contained flats with associated parking involving demolition of existing detached dwelling house (Resubmission)		
LBH Ref Nos:	11246/APP/2013/827		
Drawing Nos:	Location Plan 1:1250 Design and Access Statement Arboricultural Report Unilateral Undertaking 2435 1640-1 1640-2 1640-3 Rev H 1640-4 Rev F 1640-5 Rev D		
Date Plans Received:	04/04/2013	Date(s) of Amendment(s):	04/04/2013
Date Application Valid:	09/04/2013		11/07/2013

1. SUMMARY

The application is a resubmission of a refused application for flats. The proposals are for the demolition of the existing detached dwelling at the site and the erection of a detached, three storey building (including loft space), containing seven self-contained flats. The flats within the building would be composed of 2 x 1 bedroom flats, 3 x 2 bedroom flats, 2 x 3 bedroom flats.

The application is a resubmission of application reference 11246/APP/2012/1575 which was refused on 9th October 2012 for the erection of a block of 9 flats (4 no. one-bedroom and 5 no. two-bedroom) with associated parking and amenity space after the demolition of the existing building. This application was refused on the grounds of design, overdevelopment of the site, failure to comply with the Lifetime Homes Standards and failure to provide a contribution towards educational facilities in the surrounding area.

The amended design is considered to have successfully reduced the overall bulk of the building and ensures it would have an acceptable impact on the visual amenities of the surrounding area. The amended plans show the development would be in accordance with the Lifetime Homes Standards and a unilateral undertaking has been submitted for the required education contribution. Therefore, the previous reasons for refusal have been overcome and the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1640-3 Rev H, 1640-4 Rev F & 1640-5 Rev D and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Lifetime Homes Standards [1640-3 Rev H & 1640-4 Rev F]
Refuse and Recycling Storage [1640-3 Rev H]
Car Parking Spaces [1640-3 Rev H]
External Amenity Space [1640-3 Rev H]

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

REASON

To ensure that the development complies with the objectives of Policies AM13, AM14, BE13, BE19 & BE23 of the Hillingdon Local Plan and Policy 3.8 of the London Plan (July 2011).

4 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 RES7 Materials (Submission)

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

with the approved details and be retained as such.

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

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).

7 RES9 Landscaping (car parking & 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 Cycle Storage (with capacity for 8 bicycles)
 - 2.b Means of enclosure/boundary treatments
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting
 - 2.e Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

8 RES10 Tree to be retained

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

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

REASON

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

9 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved facing No.226 or No.230 Swakeleys Road.

REASON

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

10 RES13 Obscure Glazing

The ground and first floor windows serving the kitchens of flats 1, 2, 3, 5, 6 & 7 facing No.226 or No.230 Swakeleys Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

11 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

12 RES16 Code for Sustainable Homes

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

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

REASON

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

13 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

14 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The Parking Scheme shall allocate the parking space nearest the bedroom windows of Flat 1 to the occupiers of Flat 1. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

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

15 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both

directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 NONSC Non Standard Condition

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

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

4 11 Building to Approved Drawing

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

5 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you

should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 12 Encroachment

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

7 124 Works affecting the Public Highway - General

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

8 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 14 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays

or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

10 I45 **Discharge of Conditions**

Your attention is drawn to conditions 4, 5, 6, 7, 11, 12, 14 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

11 I47 **Damage to Verge**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

12 I49 **Secured by Design**

The Council has identified the specific security need(s) of the application site to be: (State specific security need(s)).

You are advised to submit details to overcome the specified security need(s) in order to comply with condition X of this planning permission.

(Please Note: This Informative must accompany Condition OM14).

13 I5 **Party Walls**

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as

removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

14 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey detached dwelling located on the north western side of Swakeleys Road. The dwelling is set 20 metres back from the road by an area of hard landscaping which provides off-street parking for the occupiers of the property. A detached double garage block is located in front of the principal elevation of the house with a private garden area to the rear.

Opposite the site is a grassed island site with mature trees which forms the junction with Woodstock Drive and Roker Park Avenue. Some 12m to the south of the application site is a planted bed which marks the siting of the Gospel Oak, an ancient tree.

The application site is sited within a dip in the road, with ground levels rising to the north and south. Adjoining the site to the south is No. 230, a detached house which has a narrow frontage onto Swakeleys Road. To the north is No. 226, a large property which appears to be in multiple occupation and has a mature Oak in the front garden on the shared boundary with the application site. Immediately in front of the application site is a bus stop.

The site is covered by Tree Protection Order 621, has a PTAL score of 1 and is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan.

3.2 Proposed Scheme

The application seeks Planning Permission for demolition of the existing detached dwelling and the erection of a three storey (including loft space), detached residential building containing 7 flats. The flats within the building would be composed of 2 x 1 bedroom flat, 3 x 2 bedroom flats, 2 x 3 bedroom flats.

The proposed building would have an S-shaped footprint with a maximum depth of 21.1 metres and a maximum width of 18 metres. The building would have a two storey projecting gable in the principal elevation with two bay windows at ground floor level and two small dormer windows in the recessed section of the principal elevation. The roof form of the building would consist of traditional pitched roofs, with a maximum height above ground level of 10 metres.

The land in front of the application site would provide space to park 9 cars, including the provision of one disabled space. A cycle store and bin store would also be provided, with

the bin store screened from view by the 1.8 metre boundary wall on the front boundary line of the site. A section of the front boundary wall would be removed to create a 4.5 metre vehicular access, which would allow cars to exit and enter the site at the same time.

To the rear of the building would be a communal garden area which would provide shared amenity space for the occupiers of the proposed flats.

3.3 Relevant Planning History

11246/APP/2006/2986 228 Swakeleys Road Ickenham

ERECTION OF A TWO-STOREY SIDE AND FRONT EXTENSION, FRONT PORCH, PITCHED ROOF OVER EXISTING FLAT ROOFED EXTENSION, AND DETACHED GARAGE IN FRONT GARDEN

Decision: 18-12-2006 Approved

11246/APP/2012/1575 Gospel Oak (228) Swakeleys Road Ickenham

Erection of a block of 9 flats (4 no. one-bedroom and 5 no. two-bedroom) with associated parking and amenity space (involving demolition of existing house)

Decision: 09-10-2012 Refused

11246/F/89/1844 228 Swakeleys Road Ickenham

Erection of a two storey side extension and single storey front extension forming a double garage

Decision: 03-04-1990 Approved

11246/G/93/0179 228 Swakeleys Road Ickenham

Erection of a single storey rear extension

Decision: 15-03-1993 Approved

11246/L/99/0230 228 Swakeleys Road Ickenham

Erection of a two storey front and side extension, front porch, pitched roof over existing flat roof extension at side and detached garage

Decision: 18-03-1999 Refused

11246/M/99/1125 228 Swakeleys Road Ickenham

Erection of a two storey front and side extension, front porch, pitched roof over existing flat roofed extension and detached garage

Decision: 02-08-1999 Refused

11246/N/99/1927 228 Swakeleys Road Ickenham

Erection of a two storey side and front extension, front porch, pitched roof over existing flat roofed extension and detached garage in front garden

Decision: 30-11-1999 Approved

Comment on Relevant Planning History

The application is a resubmission of application reference 11246/APP/2012/1575 which was refused on 9th October 2012 for the erection of a block of 9 flats (4 no. one-bedroom and 5 no. two-bedroom) with associated parking and amenity space after the demolition of the existing building.

This application was refused on the following grounds:

1. The proposed development, by reason of its excessive density, scale, bulk and design, would result in the over-development of the site and a cramped form of development that would appear as an incongruous addition within the street scene. The proposal therefore fails to harmonise with spacious character of the surrounding area and would be detrimental to the visual amenities of the street scene, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3.4, 3.5, 7.1, 7.4 and 7.6 of the London Plan (July 2011) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The scheme fails to satisfy 'Lifetime' homes standards, contrary to policy 3.8 of the London Plan (July 2012) and the Council's Supplementary Planning Guidance 'Accessible Hillingdon', January 2010.

3. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

In order to overcome these previous reasons for refusal, the applicant has entered into pre-application discussions and the scheme has been reduced to 7 flat scheme with a design which is considered to have an acceptable impact on the visual amenities of the surrounding area. Furthermore, a unilateral undertaking has been submitted and approved by the Council's legal service team for the payment of the education contribution and the design is now considered to comply with the Lifetime Homes Standards.

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

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
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- 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 6.9 (2011) Cycling
- LPP 6.13 (2011) Parking
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Site Notice: Erected 22nd April 2013.

Press Advertisement: Not applicable.

4 neighbouring occupiers and the Ickenham Residents Association were notified of the proposed development by way of letter on 11th April 2013. By the close of the consultation period, 3 neighbouring occupiers and the Ickenham Residents Association had returned objections to the proposed development. These objections were on the following grounds:

- i) Harm to the character and appearance of the area, including the creation of additional parking in front of the dwelling and the bin stores being adjacent the front boundary wall;
- ii) Reduction in the garden size to the rear of the building;
- iii) Increased traffic and congestion prejudicing the free flow of traffic, with consideration of the adjacent bus stop and traffic backing up from Swakeley's roundabout;
- iv) Overdevelopment of the site;
- v) Loss of privacy to occupiers of adjoining properties;
- vi) Harm to highway safety and the safety of residents of the nearby sheltered housing during construction works;

Points i) - v) will be considered in the main body of the report. With regards to point vi) the impact to neighbouring occupiers during construction works does not form a material planning consideration in the determination of the application. The level of construction traffic anticipated in a development such as this would be only a few additional vehicles each day. Therefore, the level of harm to traffic congestion would be considered acceptable.

Internal Consultees

S106 OFFICER:

The only planning obligation required for this development is an Education Contribution which has been calculated to £10,870.

HIGHWAYS OFFICER:

The development proposals are for the demolition of the existing dwelling and the construction of 7

No. 1, 2 and 3 bedroom apartments at the site. As part of the proposals 9 car and 8 cycle parking spaces will be provided. Additionally, the existing access to the site will be widened from 3.65m to 4.5m to allow two vehicles to pass side by side when entering/exiting the site.

When undertaking assessment of the development it is noted that the PTAL index within the area of the site is 1b, which is classified as poor. However it is noted that there are bus stops and shelters located direct adjacent to the site. As a result, the proposed parking provision is considered acceptable in this instance.

Therefore, it is considered that the development would not be contrary to the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is not raised in relation to the highway aspect of the proposals subject to the following details being made conditional to the planning consent.

1. Access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

2. Prior to commencement of the development, details of the cycle storage facilities for the provision of 8 cycles shall be submitted and approved in writing by the Local Planning Authority.

TREES AND LANDSCAPE OFFICER:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 621.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are two mature protected Oaks (T3 and T4 on TPO 621) close to the front (southern) boundary of the site. These trees form a group with two other protected Oaks (T1 and T2 on TPO 621) which are situated in the neighbouring front garden (at No. 230). There is another protected Oak (T7 on TPO 621) in the neighbouring garden at No. 226, which is situated closer to the houses and set behind a non-protected Hawthorn and a protected Norway Maple (T6 on TPO 621).

The protected Maple and four protected Oaks significantly contribute to the amenity and arboreal character of the area and have high and very high amenity values respectively. The trees in the rear garden do not constrain development.

The tree report that has been submitted to support the application provides adequate protection for the important trees on-site.

Scope for new planting (yes/no): This matter can be dealt with by condition.

Does scheme conform to HDAS (yes/no) : The proposed parking provision within the front 'garden' of the development does not appear to comply with the Council's design guidelines which seek to retain 25% of the area as 'soft' landscape.

Does scheme conform to SUDS (yes/no): Permeable block paving is proposed for the front of the site.

Recommendations: The tree report is adequate, some amendments should be made to the landscaping scheme to address the following points:

1. If the existing (high) boundary wall is to be retained, then the location of the proposed bin store is satisfactory (in this case) because it will be screened from public view. However, if the boundary wall is to be removed, then the bin store should be moved further away from the highway and / or

should be hidden behind soft landscaping.

2. The location of the bike store is not ideal. It is well away from the building and bike owners may have concerns regarding security. Could the bike store be located closer to the building, or - preferably - within the rear garden?

3. The manoeuvring space between parked cars appears to be wider than the required 6.00metres. This width should be reduced and more space provided for planting beds along the side boundaries (ideally plant bed widths of approximately 1.00 metre should be provided). This would support the planting of 'structure planting' in the form of wall shrubs, or hedging.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (implementation), RES9 (1, 2, 4, 5, 6) and RES10.

Case Officer Comments: The existing wall is to be retained, which will sufficiently screen the bin stores from the public domain. The location of the bike store will not be prominent from the public domain and the details of the bike store will be required by condition. The land in front of the dwelling is already covered in hardstanding and used for parking with some soft landscaping being introduced as part of the proposal. Therefore, the continued of this land as parking is considered acceptable.

CONSERVATION AND URBAN DESIGN:

This is currently a two storey house, with a single storey garage adjacent, built forward of the building line. The property is barely noticeable in the streetscene behind the front walls and mature trees in the front garden.

An application for 9 flats and 11 parking spaces was refused, inter alia, on grounds of its design being overbearing in the streetscene. Since then, a pre-application meeting has been held with the architect for a scheme comprising 7 flats and 9 parking spaces. The front gable has been reduced in size, the oculus and two storey bay window removed and the roof pitch raised to 40 degrees and fenestration altered so that the overall architectural style is more coherent. At the rear, the huge glazed gable has been in size and replaced with a hip and dormer.

There is no doubt that this would be a very large redevelopment of the site. However, now that the design has been reduced in size and simplified, the impression of bulk and scale has been reduced. Nevertheless, the retention of the front wall, and a mature planting scheme will be essential to soften the impact of this development.

Recommendation: Acceptable.

ENVIRONMENTAL PROTECTION UNIT:

No specific former contaminative use has been identified. As a number of sensitive receptors will be introduced to the site, please ensure as a minimum the following imports/landscaping condition is included to ensure the soil is suitable for use in garden and landscaping areas, if a standard contaminated land condition may be too onerous.

It is recommended that the standard condition relating to imported soils be imposed.

ACCESSIBILITY 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 proposal includes one accessible parking space which abuts a paved area leading to the main entrance. This is shown to provide level access into a common hallway. Lift access appears to have been provided, however the plans do not actually specify that a lift would be installed.

The following observations should be incorporated into revised plans:

1. A minimum of one bathroom within each flat should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

2. Plans should be amended to confirm that lift access would be provided.

Conclusion: No objection would be raised provided the above observations are incorporated into revised plans prior to any grant of planning permission.

Case Officer Comments: The applicant has submitted amended plan clarifying that a lift would be provided within the flats and showing the bathrooms design being in accordance with Lifetime Homes Standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing family dwelling and the erection of a three storey building containing 7 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) requires a development in a suburban area with a PTAL score of 1 to have density score of between 35 - 55 unit per hectare and 150 - 200 habitable rooms per hectare.

The proposed development would have a density of 244 habitable rooms per hectare and 60 habitable rooms per hectare. Whilst the density is slightly above the recommended density ranges, density is only an indicator of acceptability. Given that an acceptable internal floor area, external amenity space and car parking is provided for each flat and that the development is considered to have an acceptable impact on the visual amenities of the surrounding area, the development is considered acceptable and not an overdevelopment of the site.

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

Not applicable to this application.

7.04 Airport safeguarding

There are no airport safeguarding concerns resulting from the proposed development.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The previous application at the site was refused due to its excessive density, scale, bulk and design, which would have resulted in the over-development of the site and a cramped form of development that would have appeared as an incongruous addition within the street scene.

Since this refusal the applicant has entered into pre-application discussions with regard to the proposal. The development has now been reduced to 7 flats, the front gable has been reduced in size, the oculus and two storey bay window removed, the roof pitch raised to 40 degrees and fenestration altered so that the overall architectural style is more coherent. At the rear, the huge glazed gable has been reduced in size and replaced with a hip and dormer.

The Conservation and Urban Design officer has reviewed the amended design and considers that the reduced size and simplified design has reduced the impression of bulk and scale to an extent that would ensure the development would have an acceptable impact on the visual amenities of the surrounding area. Therefore, the development is considered to comply with Part 1 Policy BE1 and Part 2 Policies BE13 & BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The application site is flanked to the north by No.230 Swakeleys Drive, a large detached building in multiple occupation and to the south by No.226 Swakeleys Drive a detached family dwelling.

On the boundary at No. 226 which is 0.5m - 0.7m higher ground as compared to the application site, is a garage with a large swimming pool enclosure behind which extends into the rear garden. There are no habitable room windows within this side elevation that would be adversely affected by the proposal. No. 230 has an attached garage on the boundary adjoining the application site and the side elevation of the property does not contain any windows. The proposed development would not encroach upon the 45 degree sightline from windows in the rear elevation of each of these neighbouring properties. Therefore, the development is considered to have an acceptable impact on the residential amenity of occupiers of these neighbouring dwellings in terms of loss of light, loss of outlook and overshadowing, in accordance with Policies BE20 & BE21 of the Hillingdon Local Plan (November 2012).

There are two properties that front Highfield Drive which adjoin the application site at the rear. No. 51 Highfield Drive is raised above the rear garden level of the application site by some 0.5m - 0.7m level. The nearest proposed window in the rear elevation of the proposed block would be sited some 25m from the nearest part of the rear elevation of No. 53. This distance is adequate to ensure that the proposal would be sufficiently remote from this neighbouring property to ensure that the minimum 15m and 21m distances recommended by the Council's Design Guide 'Residential Layouts' would be satisfied to ensure the proposal did not appear unduly dominant or result in an unacceptable loss of privacy from the property or its 3m deep patio area. The ground is more level in the rear garden of No. 53, but the separation distance between this neighbouring property and the

rear elevation of the proposal would be in excess of 24m, which again satisfies design guidance. There are also many mature trees and shrubs along the rear boundary that would assist in the screening of the proposal from these neighbouring properties, particularly in the summer months when gardens are more intensively used. Therefore, the development is considered to comply with Policy BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREAS

Policy 3.5 of the London Plan (July 2011) provides minimum internal floor area which dwellings are required to adhere to, in order to provide an acceptable standard of living to future occupiers.

Each of the flats would meet the minimum floor space standards of Policy 3.5 of the London Plan. The flats which are closest to the minimum standard are flats 2 & 6, which are one bedroom flats with an internal floor area of 50.4 square metres against a standard of 50 square metres for a 1 bedroom 2 person flat.

EXTERNAL AMENITY SPACE

The HDAS Residential Layouts requires 1 bedroom, 2 bedroom and 3 bedroom flats to be provided with at least 20, 25 and 30 square metres of garden space respectively. Therefore, the 2 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom flats would be required to be provided with 175 square metres of external amenity space. The plans show that a communal garden would be provided with 280 square metres of communal garden space for the occupiers of the flats, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012) and HDAS Residential Extensions.

PRIVACY

The plans indicate that landscaping and boundary treatments would be used to the rear of the building to ensure the privacy of the occupiers of the ground floor flats at the rear of the building (flats 1 and 3) would be retained from users of the communal garden. Subject to conditions relating to landscaping plans and boundary treatments, the privacy of the occupiers of these dwellings is considered to be secured.

The plans also show that landscaping would be used between the footways in front of the principal elevation and habitable room windows of flats 1 and 2 in order to ensure other users of the site would not be able to stand directly in front of these flats and look into the habitable rooms. The relationship between flat 1 and the parking space directly in front of the bedroom windows of this flat would be considered acceptable as long as this would be secured by way of parking allocation condition.

DAYLIGHT AND OUTLOOK

It is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Hillingdon Local Plan and Policy 3.5 the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

TRAFFIC IMPACT

A number of neighbouring occupiers have objected to the proposed development, due to the existing congestion which occurs on Swakleys Road and the further harm the development may have on this congestion. The highways officer has reviewed the proposal and raised no objection in terms of traffic generation. The applicant has submitted amended plans in order to expand the width of the vehicle access point into the site to 4.5 metres. This would allow two cars to pass when one enters and one exits the site, removing any requirement for cars to have to wait in the highways when entering the site at the same time as another resident is exiting. The neighbouring occupiers have also noted the proximity of the site to the adjacent bus stop. Whilst buses waiting at the bus stop may cause issues with the free flow of traffic, this would occur if the development was granted consent or not. The key issue relates to whether the development would cause further harm in this regard and the highway officer raises no objection to the development in this regard. Therefore, the development is considered to comply with Policy AM2 of the Hillingdon Local Plan (November 2012).

CAR PARKING

The development proposes the creation of 9 car parking spaces to service the 7 flats. The highways officer has reviewed the proposal and considers that the provision of more than 1 space per flat is acceptable in this location and in accordance with Policy AM14 of the Hillingdon Local Plan (November 2012) and the Council's adopted car parking standards.

CYCLE STORAGE

The submitted block plan shows the creation of a cycle store with space for 8 bicycles. This provision is considered acceptable given the scale of the development.

7.11 Urban design, access and security

SECURITY

The proposed development will be required to meet the principles of Secure By Design. The development proposes the creation of a communal bike store in front of the building. The details of this bike store will be secured by condition and the details shall show how individual cycle stores will be provided for each flat.

7.12 Disabled access

The Accessibility Officer raised a concern relating to the design of the bathrooms within each flat and also sought confirmation that the drawings did show the provision of lift within the building. Amended plans have been submitted to show in detail that the bathrooms in each flat would be compliant with the Lifetime Homes Standard and also confirming that a lift is being provided within the flat block. Therefore, the development is considered to comply with Policy 3.8 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application as less than 10 dwellings are being created.

7.14 Trees, Landscaping and Ecology

The Trees and Landscaping Officer sought an amendment to the parking layout to provide more landscaping on the land in front of the building. This land is currently all hardstanding and is used as parking by the occupiers of the current dwelling. The plans show that an area of soft landscaping would be provided around the parking area,

resulting in an enhancement of the current appearance of the site.

There are protected Maple and four protected Oaks within the rear garden of the site, which significantly contribute to the amenity and arboreal character of the area and have high and very high amenity values. These trees would be retained as part of the proposal and the development is considered to have an acceptable impact in terms of impact to the arboreal character, in accordance with Policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

The plans show the location of a bin store adjacent the front boundary of the site. This would be located in a location suitable for the collection of refuse and would be of sufficient capacity for the number of residential units being proposed. This bin store would be located behind the existing front boundary wall of the site and would have an acceptable impact on the visual amenities of the surrounding area.

7.16 Renewable energy / Sustainability

No details have been submitted as part of the application with regards to renewable energy or sustainability. Subject to a condition requiring each unit to be built up to Code for Sustainable Homes Level 4, the development is considered to comply with Policy 5.1 and 5.2 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

No noise or air quality issues required for consideration.

7.19 Comments on Public Consultations

No further comments with regards to the public consultation or the responses received.

7.20 Planning Obligations

The applicant has submitted a unilateral undertaking for the required sum of £10,870 which has been checked and approved by the Council's Legal Services team.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

10. CONCLUSION

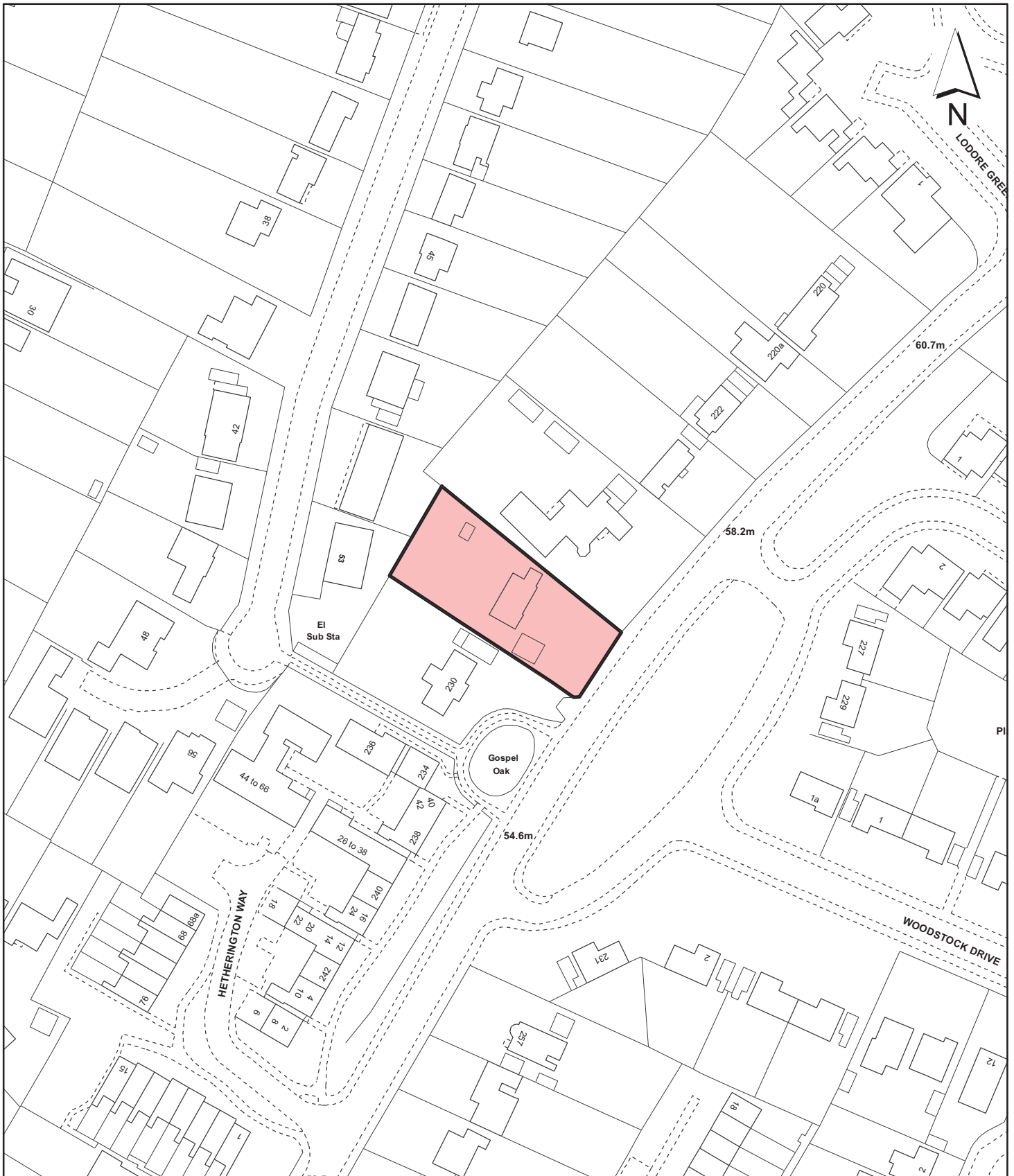
The amended design is considered to have successfully reduced the overall bulk of the building to an extent which ensures it would have an acceptable impact on the visual amenities of the surrounding area. The amended plans show the development would be in accordance with Lifetime Homes Standards and a unilateral undertaking has been submitted for the required education contribution. Therefore, the previous reasons for refusal have been overcome and the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010);
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006);
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010);
GLA's Supplementary Planning Guidance - Housing.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Gospel Oak
228 Swakeleys Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
11246/APP/2013/827

Scale
1:1,250

Planning Committee
North Page 70

Date
**July
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address	ASTRAL HOUSE THE RUNWAY RUISLIP		
Development:	Change of use from Use Class B1 (Office) to either Community or Adult Education Facility, Play Centre or Community Centre within Use Class D1 (Non-residential Institutions)		
LBH Ref Nos:	42570/APP/2012/2734		
Drawing Nos:	Design and Access Statement PL29283-01 PL29283-02 190-001 Rev. P1 190 SK02 Rev. P1 Planning Statement (Parts 1 and 2) Report on Marketing History Transport Statement (Ref:12/044) Received 27th November 2012 E-mail from Agent dated 4th June 2013 amending application		
Date Plans Received:	05/11/2012	Date(s) of Amendment(s):	05/11/2012
Date Application Valid:	14/11/2012		27/11/2012
			09/11/2012
			13/06/2013

DEFERRED ON 12th February 2013 FOR FURTHER INFORMATION .

The application was deferred from the Central and South Planning Committee on the 12th February 2013 in order to:

- (a) enable for a wider consultation
- (b) clarification on the potential use of the application site
- (c) concerns regarding the potential traffic implications.

In relation to point (a) the Local Planning Authority has now undertaken a wider consultation which has covered 57 nearby properties and residents associations. This consultation has been undertaken on the revised proposal (discussed under (b) below) and was commenced on the 08th July 2013 and expires on the 29th July 2013, any additional responses will be reported within the addendum.

In relation to point (b) the applicant has submitted correspondence seeking to clarify the use of the premises and amending the description of the application. The applicant has confirmed that there is no intention for the premises to be used as a Place of Worship and has removed this from the proposed development. A condition is recommended to ensure that the premises can only be used for the purposes sought within the description and for no other purpose within Use Class D1. (E.g. the condition would prevent the premises from being used as a Place of Worship).

In relation to point (c) it is noted that the highways and parking concerns of concern were principally related to the potential impact of the premises being utilised as a Place of Worship and the particular traffic and parking impacts associated with this use. The application no longer seeks this use, which would mean that the impact on the highway and parking would be substantially reduced from the situation previously considered by the Council's Highways

Engineer. Accordingly, it is considered that the proposal will have no unacceptable impact on the operation of the public highway.

1. **SUMMARY**

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

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 HO2 **Accordance with approved**

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

REASON

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

3 RES9 **Landscaping (including refuse/cycle storage)**

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

Details of

1.a Refuse Storage

1.b Cycle Storage

1.c External Lighting

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

REASON

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

4 NONSC **Non Standard Condition**

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

include:

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

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

REASON

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

5 NONSC Non Standard Condition

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

REASON

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

6 NONSC Non Standard Condition

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

REASON:

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

7 NONSC Non Standard Condition

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

REASON

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

8 COM12 Use Within Same Use Class

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

REASON

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

9 COM22 Operating Hours

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

REASON

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

10 NONSC Non Standard Condition

No unit hereby approved shall be occupied until a parking allocation scheme showing a minimum of 10% parking bays marked as disabled, has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

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

11 NONSC Non Standard Condition

Delivery and Servicing to/from the site (including for refuse & recycling) shall only be undertaken between the hours of

08:00 - 18:00 Mondays to Fridays

08:00 - 13:00 on Saturdays

And not at all on Sundays, Public or Bank Holidays.

REASON

To protect the amenity of nearby occupiers in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM7	Consideration of traffic generated by proposed developments.
AM10	Incorporation in new developments of additions to the proposed cycle network
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
R9	Proposals for the use of buildings for religious and cultural purposes
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R12	Use of premises to provide child care facilities
R15	Use of residential accommodation for medical/health care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 2.7	(2011) Outer London: economy
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.17	(2011) Health and social care facilities
LPP 3.18	(2011) Education Facilities
NPPF	

4 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan:

Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

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

3.2 Proposed Scheme

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

- Community or Adult Education Facility
- Play Centre
- Community Centre

3.3 Relevant Planning History

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

Decision: 08-02-1989 Approved

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

Decision: 22-12-2003 NO

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

Decision: 09-03-2004 NO

42570/APP/2009/2016 Astral House The Runway Ruislip

Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as college and alterations to parking provision.

Decision: 26-11-2009 Withdrawn

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

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

Decision: 27-09-2012 Refused

Comment on Relevant Planning History

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

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

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

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

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM7	Consideration of traffic generated by proposed developments.
AM10	Incorporation in new developments of additions to the proposed cycle network
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
R9	Proposals for the use of buildings for religious and cultural purposes
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R12	Use of premises to provide child care facilities
R15	Use of residential accommodation for medical/health care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 2.7	(2011) Outer London: economy
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.17	(2011) Health and social care facilities
LPP 3.18	(2011) Education Facilities
NPPF	

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Within the initial consultation 8 neighbouring properties were consulted in regards to the proposals. A site notice was displayed on 20th November 2012. No objections were received.

A wider consultation which covered 57 nearby properties and residents associations was undertaken on the 8th July 2013 in relation to the revised description. To date 2 objections have been received raising concerns regarding parking, highways impact and noise on nearby flats.

These issues are all considered within the body of this report.

his consultation has been undertaken on the revised proposal (discussed under (b) below) and was commenced on the 08th July 2013 and expires on the 29th July 2013, any additional responses will be reported within the addendum.

South Ruislip Residents Association: No comments received.

MOD: No objections.

Internal Consultees

HIGHWAY ENGINEER

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

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

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

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

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

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

within the site.

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

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

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

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

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

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

EPU:

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

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

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

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

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

Officer Comment - While use of the premises as a Place of Worship is no longer sought it is considered that some of the other uses sought by the application may still have noise impacts, accordingly it is recommended that the aforementioned conditions be imposed.

TREES AND LANDSCAPE:

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

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

ACCESS OFFICER

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

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

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

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

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

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

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

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

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

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

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

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

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

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

All Central London & Middlesex Commercial Agents (760 firms mailed on 4 occasions).

All office occupiers within a 3 mile radius with 50 or more employees.

All office occupiers within a 5 mile radius with a break clause, rent review or lease renewal.

All commercial occupiers within the immediate vicinity.

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

As previously mentioned, the developer of Astral House also carried out another office scheme in The Runway, known as The Eagle Office Centre. The development was

completed in 2003 and was pre-let to GP Direct and Harmony GP Services. The occupiers vacated the development in 2009 and the space has been available via David Charles Commercial for over 3 years."

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

Paragraph 70 of the National Planning Policy Framework states:

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

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

The NPPF and London Plan Policies 3.16, 3.17 and 3.18 all support the provision of social, recreational and cultural facilities in appropriate and sustainable locations. The proposed uses within Class D1 are thus acceptable in this location, subject to the planning considerations identified elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

7.08 Impact on neighbours

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

The applicant has not provided detail of each proposed use in terms of hours of operation, number of people visiting, how frequently, and so forth mainly due to the fact that an end user has not been identified. However, the site is located some 75m from the nearest

residential properties, on Station Approach. Given this distance it is considered that conditions relating to hours of use and noise mitigation measures would prevent noise and disturbance to nearby properties. As such the proposal would not result in a significant loss of amenity to neighbouring properties, over and above the existing situation, in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

In terms of the likely parking demand, an assessment has been undertaken in relation to overspill parking that would occur as a result of the proposed change of use. This has demonstrated that the proposals would either represent a reduction in the demand for parking at the site, that overspill parking would not take place and the parking demand would be accommodated within the site or would be less than that of the existing office use at the site.

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

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

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

7.11 Urban design, access and security

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

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees and Landscaping Officer has no objections to the scheme, subject to condition.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the principle of the proposed uses on this site is acceptable. The

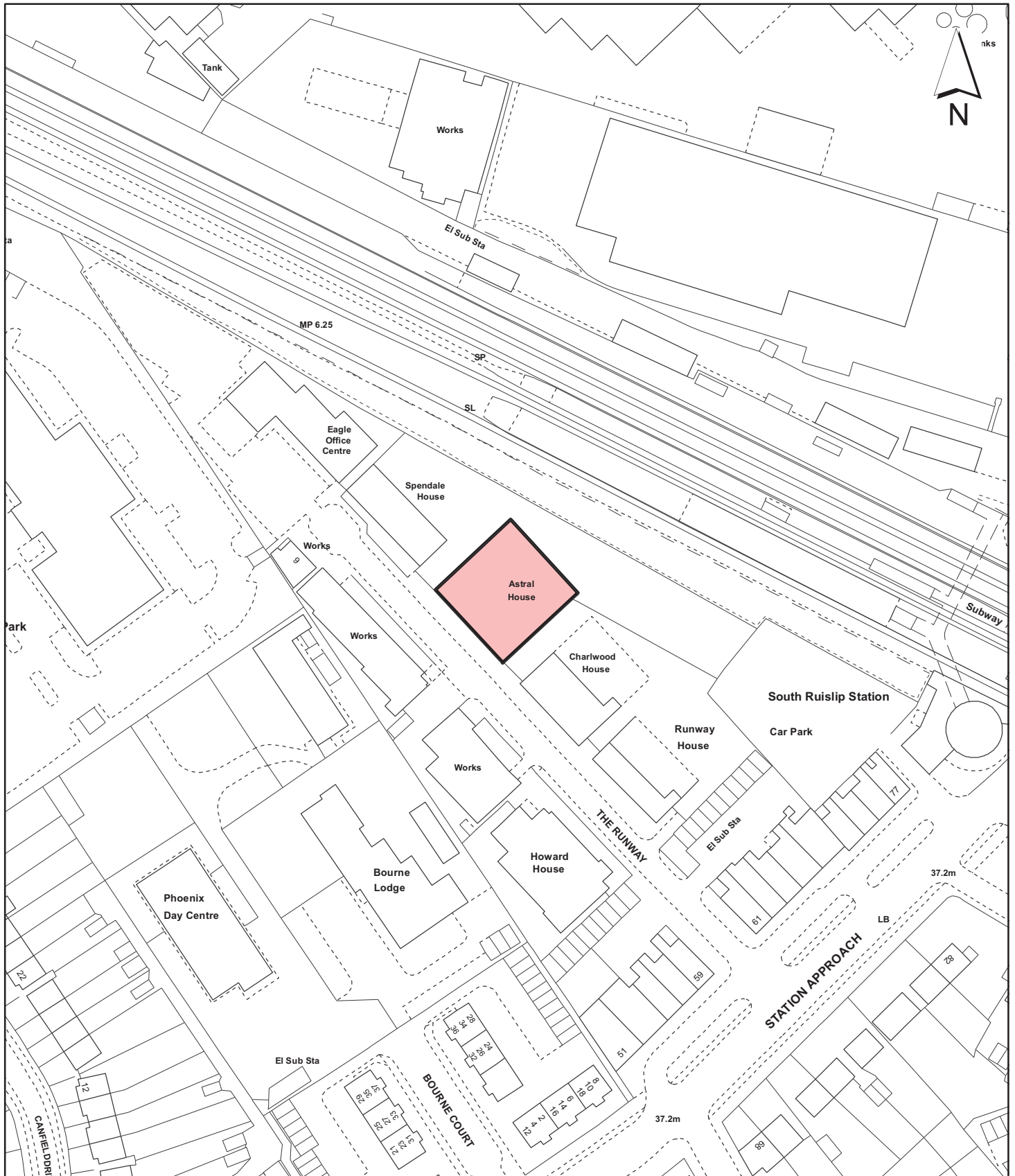
application has addressed the highway and parking concerns and impact on neighbours from the previous refused application. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

11. Reference Documents

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

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Astral House
The Runway
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
42570/APP/2012/2734

Scale
1:1,250

Planning Committee
North Page 87

Date
**January
2013**



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address WAITROSE, 9 KINGSEND RUISLIP

Development: Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours (Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend)))

LBH Ref Nos: 36969/APP/2013/918

Drawing Nos: SL01 (Site Location Plan)
Letter dated 9 April 2002
901/L1/A/D
901/004
002E
0003E
TPC/W400140

Date Plans Received: 15/04/2013 **Date(s) of Amendment(s):**

Date Application Valid: 15/04/2013

1. SUMMARY

Planning permission is sought to extend the hours of opening of the Waitrose store at Ruislip. The sought opening hours have been reduced by the applicant during consideration of the application. The proposed hours are now:

Monday to Friday 0700-2200

Saturday 0800-2200

Sundays 0830-1800

Bank Holidays 0830-1800

Opening between the hours of 0700 - 2300 on December 17 - 23 and 29 - 30 inclusive, except on any Sunday falling within these dates.

The store is located outside Ruislip High Street on the edge of the town centre, and the site is in close proximity to established residential areas.

It is considered that the proposed opening hours would not have any unacceptable impacts on the nearby residential occupiers and the proposals are considered to strike the correct balance between protecting the amenities of these occupiers and supporting economic growth.

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 NONSC Non Standard Condition

Development shall not begin on the supermarket extensions; and thereafter on the shopping mall; until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan Part 2 - Saved Policies September 2007.

3 NONSC Non Standard Condition

Before any part of the shopping mall of the development is commenced, a landscaping scheme shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the locality in accordance with Policy BE38 of the Hillingdon Local Plan Part 2 - Saved Policies September 2007.

4 NONSC Non Standard Condition

All planting, seeding and turfing in the approved landscaping scheme shall be completed within eight months of development commencing (or such period as agreed in writing by the Local Planning) or prior to the occupation of the building(s) whichever is the earlier period. The new planting and landscaping operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and BS 4428 (1989) 'Code of Practice for General Landscape Operations Excluding Hard Surfaces'.

Thereafter areas of amenity space shall be permanently retained and any trees or other planting which die within a period of 5 years from the completion of development, are removed or become seriously damaged or diseased shall be replaced in the next planting season in accordance with the details approved by the Local Planning Authority.

REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the locality in accordance with Policy BE38 of the Hillingdon Local Plan Part 2 - Saved Policies September 2007.

5 NONSC Non Standard Condition

Before development commences on the shopping mall part of the development hereby approved, a 2 metre high wall (or other means of enclosure as may be agreed in writing with the Local Planning Authority) shall be erected and permanently maintained to the site boundary with nos. 13-25 Kingsend.

REASON

To safeguard privacy of adjoining properties in accordance with Policy BE24 of the

Hillingdon Local Plan Part 2 - Saved Policies September 2007.

6 NONSC Non Standard Condition

The turning/locading facilities/sight lines shown on the approved plan No. 901/L1/A/D received 8 November 1993 shall be constructed prior to occupation of the supermarket extension (unless otherwise agreed in writing by the Local Planning Authority). The additional parking areas shown on the said plan including the marking out of spaces, shall be constructed prior to the occupation of any of the units of the shopping mall. All shall be permanently retained and used for no other purposes.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan Part 2 - Saved Policies September 2007.

7 NONSC Non Standard Condition

Before any part of this development is commenced, details of a scheme for the disposal of surface water and sewage shall be submitted to and approved by the Local Planning Authority.

All works which form part of this scheme shall be carried out before any part of the approved development is occupier (unless otherwise agreed in writing by the Local Planning Authority).

REASON

To ensure that the proposed development does not give rise to an increased risk of flooding, not to an overloading of the sewage disposal system in the locality in accordance with Policies OE7, OE8 and OE 9 of the Hillingdon Local Plan Part 2 - Saved Policies September 2007.

8 HLC3 Hours of Use

The premises shall not be open for customers except between 0700 and 2200 hours Monday to Friday, 0800 and 2200 hours Saturdays and 0830 and 1800 hours on Sundays and Bank and Public Holidays.

Notwithstanding the above opening hours, the store may be open for customers between 0700 - 2300 on December 17 - 23 and 29- 30 inclusive, except on any Sunday falling within these dates.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies(November 2012).

9 NONSC Non Standard Condition

All deliveries including refrigerated contain container vehicle, articulated HGV's and other HGV's shall only take place between the hours of 06:00 - 20:00 Mondays to Saturdays, and 08:00 - 17:00 on Sundays and Bank Holidays, and at no other times.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies(November 2012).

NONSC

10 **Non Standard Condition**
Where external machinery openings are proposed details of the siring and sound insulation of such works (for example, refrigeration and air conditions, ventilation units, air intake louvres, ducting, chimneys, mechanical extraction and disposal of fumes, dust and grit) shall be submitted to and approved in writing by the Local Planning Authority, implemented before the use hereby approved is commenced, and thereafter permanently retained. The noise emitted from such equipment should be inaudible in the nearest residence and be in compliance with BS4142/BS8223.

REASON

To ensure that the use does not detract from the amenities of local residents in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

11 **NONSC** **Non Standard Condition**

The submission to and approval by the Local Planning Authority of proposals to secure the site outside working hours.

REASON

To ensure that the use does not detract from the amenities of local residents in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) and In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

INFORMATIVES

1 **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.

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

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

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

The decision to grant planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

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

4

You are advised that where a condition corresponds to a condition on planning permission 36969G/89/2037 dated 27 September 1993 and appropriate details were approved in relation to the condition, or part of the condition, the Local Planning Authority will consider that approval to relate to the corresponding condition on this planning permission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the Waitrose Supermarket at Ruislip. The store is between Wood Lane, Kingsend and West End Road approximately 50 west of Ruislip Station. The store car park is accessed off Wood Lane with the delivery and staff access to the rear accessed off Kingsend.

The store is located outside Ruislip High Street but within the defined town centre and is adjacent to residential properties on Wood Lane and Kingsend. The car park area backs onto the rear gardens of the properties on Kingsend, albeit that they are well screened by boundary landscaping.

Therefore, whilst the store is on the edge of Ruislip Town Centre there is a strong residential character to the area.

3.2 Proposed Scheme

The application seeks to vary condition 8 of planning permission 36969/G/89/2037 dated 30/11/1993, to extend the permitted trading hours of Waitrose Supermarket by two hours on Monday to Fridays, to permit trading between 0700 hours and 2300 hours; to extend the permitted trading hours by four hours on Saturdays, to permit trading between 0700 hours and 2300 hours on Saturdays; and to extend the permitted trading hours by two and a half hours on Bank and Public Holidays, to permit trading between 0800 hours and 2200 hours.

Following discussions with Council the applicant has amended the proposed opening hours as follows:

Monday to Friday 0700-2200
Saturday 0800-2200
Sundays 0830-1800
Bank Holidays 0830-1800

Opening between the hours of 0700 - 2300 on December 17 - 23 and 29- 30 inclusive, except on any Sunday falling within these dates.

3.3 Relevant Planning History

36969/85/1998 Waitrose, 9 Kingsend Ruislip
Erection of a supermarket.

Decision: 31-07-1986 Withdrawn

36969/A/87/1659 Waitrose, 9 Kingsend Ruislip
Erection of a supermarket with associated parking

Decision: 08-12-1987 Withdrawn

36969/AC/94/1248 Waitrose Supermarket, 9 Kingsend Ruislip
Variation of condition 10 of planning permission ref. 36969C/88/982 dated 15/09/89; condition 8 of planning permission ref. 36969G/89/2037 dated 30/11/93; condition 13 of planning permission ref. 36969C/88/982 dated 15/09/89; and condition 9 of planning permission ref. 36969G/89/2037 dated 30/11/93 to allow Sunday/Bank Holiday opening and deliveries

Decision: 01-03-1995 Approved

36969/ADV/2001/102 Waitrose Supermarket, 9 Kingsend Ruislip
INSTALLATION OF SEASONAL DECORATIVE BANNERS ON EXISTING LAMP POSTS

Decision: 29-10-2001 Approved

36969/ADV/2003/89 Waitrose, 9 Kingsend Ruislip
INSTALLATION OF VARIOUS REPLACEMENT AND NEW SIGNAGE ON BUILDING

Decision: 28-01-2004 Approved

36969/AE/94/3127 Waitrose, 9 Kingsend Ruislip
Refurbishment and replacement of various internally illuminated signs

Decision: 10-04-1995 Approved

36969/AH/96/0275 Waitrose, 9 Kingsend Ruislip
Installation of external security shutters

Decision: 21-05-1996 Approved

36969/AL/98/0343 Waitrose Supermarket, 9 Kingsend Ruislip
Installation of security shutters

Decision: 06-05-1998 Approved

36969/AN/99/0285 Bounded By Kingsend, West End Road And Wood Lane Ruislip
Removal of conditions 15 and 16 (to close gates to the shopping area and service yard at

specified times) of planning permission ref.36969AJ/96/410 dated 08/11/97; Erection of 13 unit shopping mall and extension to supermarket

Decision: 05-05-1999 Approved

36969/AP/99/0287 Adj To Kingsend Court & Waitrose Store West End Road Ruislip
Erection of nine single domestic garages for Kingsend Court

Decision: 05-05-1999 Refused

36969/APP/2001/1664 Waitrose, 9 Kingsend Ruislip

INSTALLATION OF ADDITIONAL LIGHT TO CAR PARK EXTENSION, REPLACEMENT OF CAR PARKING SIGNAGE, INSTALLATION OF CAR PARK CONTROL SYSTEM AND TICKET MACHINE, REPLACEMENT OF LIGHTING HEADS TO EXISTING LOCAL AUTHORITY LIGHT COLUMNS

Decision: 11-09-2001 Approved

36969/APP/2001/295 Waitrose, 9 Kingsend Ruislip

VARIATION OF CONDITION 9 (TO ALLOW DELIVERIES BETWEEN 0600 HOURS AND 2000 HOURS MONDAY TO SATURDAY) OF PLANNING PERMISSION REF.36969/G/89/2037 DATED 30/11/93; RETAIL DEVELOPMENT

Decision: 25-07-2001 ALT

36969/APP/2001/296 Waitrose, 9 Kingsend Ruislip

VARIATION OF CONDITIONS 3 AND 4 (TO ALLOW DELIVERIES BETWEEN 0800 AND 1700 HOURS ON SUNDAYS AND BANK HOLIDAYS) OF PLANNING PERMISSION REF.36969AC/94/1248 DATED 01/03/95; RETAIL DEVELOPMENT

Decision: 25-07-2001 ALT

36969/APP/2002/133 Waitrose Supermarket Kingsend Ruislip

REMOVAL OF CONDITION 13 OF PLANNING PERMISSION REF.36969C/88/982 AND CONDITION 9 OF PLANNING PERMISSION REF. 36969G/89/2037 BOTH SUBSEQUENTLY VARIED BY CONSENTS REF.36969AC/94/1248, 36969/APP/2001/295 AND 36969/APP/2001/1296 AND THEIR REPLACEMENT BY A CONDITION TO PERMIT DELIVERIES BETWEEN 0600 HOURS AND 2000 HOURS MONDAYS TO SATURDAYS AND 0800 HOURS AND 1700 HOURS SUNDAYS AND BANK HOLIDAYS, AND TO ALLOW DELIVERIES BY FREEZER CONTAINER VEHICLES, ARTICULATED HGVS AND OTHER HGVS ON A PERMANENT BASIS

Decision: 10-07-2002 Approved

36969/APP/2002/134 Waitrose, 9 Kingsend Ruislip

REMOVAL OF CONDITION 2 (TO ALLOW DELIVERIES BETWEEN 0600 HOURS AND 2000 HOURS MONDAY TO SATURDAY AND 0800 HOURS AND 1700 HOURS SUNDAY AND

BANK HOLIDAYS AND TO ALLOW DELIVERIES BY HGVS AND REFRIGERATOR CONTAINER VEHICLES ON A PERMANENT BASIS) OF PLANNING PERMISSION REF.36969/APP/2001/ 295 DATED 25/07/2001; VARIATION OF CONDITION 9 OF PLANNING PERMISSION REF. 36969G/89/2037 DATED 30/11/1993 (RETAIL DEVELOPMENT)

Decision: 09-04-2002 Withdrawn

36969/APP/2003/216 Waitrose, 9 Kingsend Ruislip
EXTENSION TO EXISTING CAR PARK TO REAR OF NO.21 KINGSEND

Decision: 31-08-2004 Withdrawn

36969/APP/2004/2834 Waitrose Supermarket, 9 Kingsend Ruislip
DETAILS OF SCHEME FOR MONITORING NOISE LEVELS IN COMPLIANCE WITH CONDITION 2 OF PLANNING PERMISSION REF. 6969/APP/2004/803 DATED 21.07.2004:
VARIATION OF CONDITION 2 (TO ALLOW SUNDAY/BANK HOLIDAY OPENING BETWEEN 09.00 AND 16.00 HOURS INCLUSIVE) OF PLANNING PERMISSION REF. 36969AC/94/1248 DATED 1 MARCH 1995 (TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING)

Decision: 04-01-2005 Approved

36969/APP/2004/803 Waitrose Supermarket, 9 Kingsend Ruislip
VARIATION TO CONDITION 2 (TO ALLOW SUNDAY/BANK HOLIDAY OPENING BETWEEN 0900 AND 1600 HOURS INCLUSIVE) OF PLANNING PERMISSION REF.36969/AC/94/1248 DATED 01/03/1995 (TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING)

Decision: 13-07-2004 ALT

36969/APP/2005/1565 Waitrose, 9 Kingsend Ruislip
REMOVAL OF CONDITION 2 OF PLANNING PERMISSION REF.36969/AC/94/1248 DATED 21/07/1994, TO ALLOW PERMANENT OPENING BETWEEN 08:30 AND 18:00 HOURS ON SUNDAYS AND BANK HOLIDAYS

Decision: 04-08-2005 Approved

36969/APP/2007/275 Waitrose, 9 Kingsend Ruislip
INSTALLATION OF 4 ADDITIONAL CHILLER SYSTEM PLANT UNITS.

Decision: 26-03-2007 Approved

36969/APP/2011/2450 Waitrose, 9 Kingsend Ruislip
Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend))

Decision: 02-12-2011 Approved

36969/C/88/0982 Waitrose, 9 Kingsend Ruislip

Erection of a supermarket and retail unit with associated parking; and erection of Health Centre with associated parking (by conversion/extension of "Pax")

Decision: 15-09-1989 Approved

36969/PRE/2004/127 Waitrose Supermarket Kingsend Ruislip

T P PRE-CORRES: DEVELOPMENT OF SITE

Decision:

36969/R/91/1454 Waitrose Supermarket, 9 Kingsend Ruislip

Siting of 3 Durabank bottle banks

Decision: 02-06-1992 ADH

36969/W/92/2069 Waitrose Car Park, Wood Lane Ruislip

Installation of one can bank, one paper bank and one textile bank

Decision: 25-03-1993 ALT

Comment on Relevant Planning History

An application to vary the hours of opening was approved by the Council on 2 December 2012 reference 36969/APP/2011/2450. This limited the current opening hours to:

Mon - Fri	0700-2100
Saturdays	0800-2000
Sunday and Bank Holiday	0830-1800

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:

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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

53 letters were sent to local residents and the Residents Association on 17 April 2013, and a site notice was posted on 17 April 2013. 3 representations have been received objecting to the proposal. The grounds of objection can be summarised as follows:

- (i) Potential noise and disturbance caused by associated vehicle movements in the car park, and movement of shopping trolleys.
- (ii) Increased likelihood of noise and anti-social behaviour.
- (iii) If open to 11pm, the car park will necessarily close later than that.
- (iv) This will mean car doors slamming, car alarms, shopping trolleys being corralled and loud voices disturbing residents in the surrounding flat and houses until 11:30 or later, not good for early-rising workers or families with young children.
- (v) They are clearly indicating in the application that they will open ordinarily until 10pm, which will then ordinarily have the disturbance from the car park up to 10:30 or later.
- (vi) Their claim that the extended hours to 11pm will only be used on certain high days can not be believed. If approved for any weekday and Saturday, Waitrose will doubtless open for extended opening hours on other days and on approval of this application there will be nothing we can do about it retrospectively. If they truly only want certain days, I can see no reason why they simply seek approval for those days.
- (vii) The 10pm plan for public holidays will result in greater disturbance for local residents and their families on the very days when they are most likely to want to make use of their gardens or otherwise quietly enjoy their homes.
- (viii) Young people are likely to be attracted to Waitrose to buy alcohol and then make use of the car park as a late-night, liquid-picnic hangout. It does already get some similar use after around 9pm for remote-controlled-car parties and it is likely that this would be pushed to later.
- (ix) Ruislip High Street already has Tesco and other convenience stores open late for forgotten essentials and booze top up, so I can see no benefit to the community to having another.
- (x) Waitrose claim that they are seeking parity with other foodstores and retail outlets, but I don't think they are comparable stores. Were they in the High Street I might agree, but they are not a convenience store, they are a large supermarket away from the main retail area.
- (xi) Given that Waitrose have refused to take any sort of realistic action to deal with the two eyesores that are 5 & 7 Kingsend, I would be horrified if the Council were to entertain any planning application from them, particularly one that is detrimental to their nearest neighbours.

One letter of objection misunderstood the development and thought the proposal would involve significant development of properties on Kingsend. This objection has been discussed with the author and is not a material consideration to the application.

A Ward Councillor has requested that the application be referred to the Planning Committee for determination.

Internal Consultees

Environmental Protection Unit:

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the retail development is not a consideration of this application, the supermarket benefits from planning permission and has been operating for a long period of time. The issue for consideration is only regarding the hours of opening and whether these should be extended as requested by the applicant.

7.02 Density of the proposed development

Not Applicable.

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

Not Applicable.

7.04 Airport safeguarding

Not Applicable.

7.05 Impact on the green belt

Not Applicable.

7.06 Environmental Impact

Not Applicable.

7.07 Impact on the character & appearance of the area

Not Applicable.

7.08 Impact on neighbours

Policy OE1 states that planning permission will not normally be granted for uses that are, or will become, detrimental to the character or amenities of surrounding properties by reason of traffic generation and congestion, noise and vibration, or the emission of dust, smell or other pollutants.

Policy OE3 states that uses which have the potential to cause noise annoyance will only be permitted where the impact is mitigated to an acceptable level by engineering, layout or administrative measures.

The proposed site is located outside Ruislip High Street with the access off Wood Lane and the delivery access of Kingsend. The car park of the store is located up to the boundary of properties on Kingsend. In addition, the store entrance is located at that end of the car park.

At its closest point the car park is located approximately 29m from the rear of the properties on Kingsend and 28m from the frontage of residential properties on Wood Lane. Although the store is close to the town centre it is considered that the areas around the properties on Wood Lane and Kingsend would benefit from a relatively quiet environment in late evening and night time.

The proposed changes in opening times effectively seek an additional evening opening hour Monday to Friday, an additional 2 hours of evening opening on Saturdays and opening from 07:00 to 23:00 from the 17th-26th and 29th-30th December (a maximum of 9 days).

Having considered the likely impacts of the proposal and the short timescale of the additional hours sought in December, it is not considered that the proposed opening hours would have an unacceptable impact on the residential amenity enjoyed by the occupiers of the nearby properties at Kingsend and Wood Lane. As such the proposal is considered to comply with policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Not Applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not Applicable.

7.11 Urban design, access and security

Not Applicable.

7.12 Disabled access

Not Applicable.

7.13 Provision of affordable & special needs housing

Not Applicable.

7.14 Trees, Landscaping and Ecology

Not Applicable.

7.15 Sustainable waste management

Not Applicable.

7.16 Renewable energy / Sustainability

Not Applicable.

7.17 Flooding or Drainage Issues

Not Applicable.

7.18 Noise or Air Quality Issues

Not Applicable.

7.19 Comments on Public Consultations

The applicant has amended the opening hours sought following discussions with Council Officers. Comments on the concerns arising from the public consultation are provided below:

Issues (i), (iii) and (iv) raise concerns regarding noise and disturbance within the car park and that if the store is open until 23:00 activity within the car park would continue later than this. The opening hours sought have been reduced to end at 22:00 throughout the majority of the year (opening until 23:00 hours would be limited to a maximum of 9 days), it is considered that the proposals would not cause unacceptable noise during nighttime hours and would strike the correct balance between protecting residential amenity and encouraging vitality and economic growth within the Town Centre.

Issues (ii) and (ix) are considered to raises concerns relating to increased likelihood of noise and anti-social behaviour. There is no evidence that later opening hours would increase anti-social behaviour, and the proposals would mean that the site was subject to activity and surveillance during the additional opening hours which is likely to discourage such behaviour during these times.

Issue (vi) raises concern regarding activity within the car park until 22:30. 22:30 does not fall within the times which are considered night time, and therefore more noise sensitive, in terms of considering noise. Accordingly, it is not considered that the proposal would result in unacceptable impact on the amenity of nearby residential occupiers.

Issues (vii) raises concerns that the store will open until 23:00 on all days. The amended hours and condition wording now sought would prevent this from occurring.

Issue (viii) raises concern that opening until 22:00 for public holidays will result in greater disturbance for local residents and their families. The amended hours and condition wording now sought do not seek to open until 22:00 on bank holidays except for a limited

no. of days around Christmas and New Year when the store would open until 23:00. It is not considered that later opening during this limited period would have unacceptable impacts on the amenity of neighbouring occupiers.

Concern (x) states that Ruislip High Street already has Tesco and other convenience stores open late for forgotten essentials and booze top up, so I can see no benefit to the community to having another. The National Planning Policy Framework seeks to ensure competitive high streets offering greater choice to consumers. Allowing extended opening hours would increase competition and choice in line with the objective of national planning policy.

Concern (xi) states a view that this store should be treated differently to other stores within the high street. The application site is within the designated town centre and the proposals must be considered in the context of the development plan which applies to all development. The main issues are considered within the body of the report and the application is considered to accord with the development plan.

Issue (xii) indicates a view that as the applicant have not taken any sort realistic action to deal with the two eyesores that are 5 & 7 Kingsend, the Council should not entertain their planning applications. The Local Planning Authority has a statutory duty to consider and determine applications it received in accordance with the development plan, it is also noted that issues relating to 5 & 7 Kingsend fall outside the scope of material matters which can be considered as part of this application.

7.20 Planning Obligations

Not Applicable.

7.21 Expediency of enforcement action

Not Applicable.

7.22 Other Issues

Not Applicable.

8. Observations of the Borough Solicitor

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

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

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

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

infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

Not Applicable.

10. CONCLUSION

It is not considered that the proposed opening hours would not have any unacceptable impacts on the nearby residential occupiers and the proposals are considered to strike the correct balance between protecting the amenities of these occupiers and supporting economic growth.

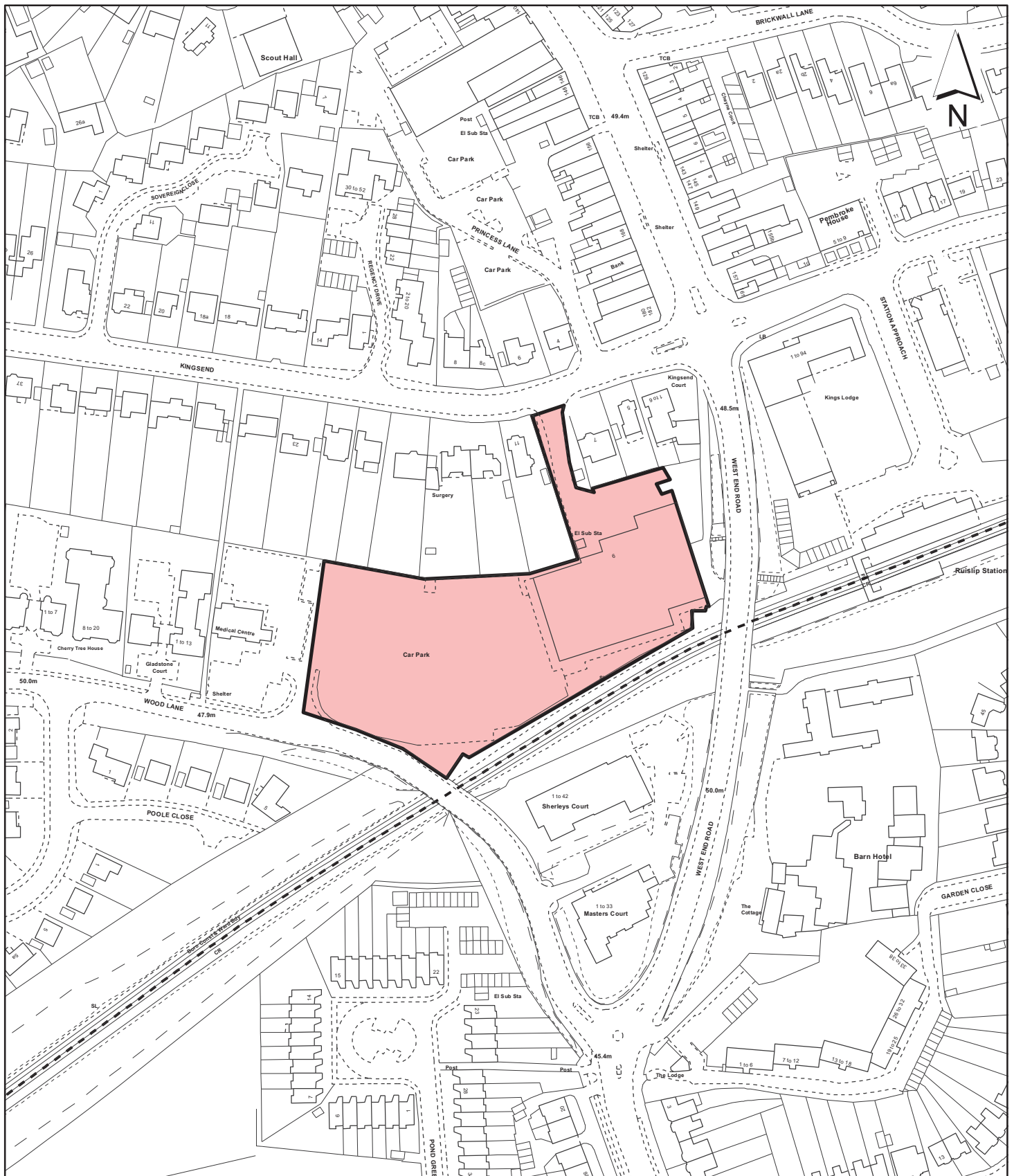
The proposal would comply with Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) as well as the National Planning Policy Framework and is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 - Saved Policies (November 2011).
The London Plan 2011.
National Planning Policy Framework.

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Waitrose
9 Kingsend
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

36969/APP/2013/918

Scale

1:2,000

Planning Committee

North Page 103

Date

**June
2013**



HILLINGDON
LONDON

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REPORT OF HEAD OF PLANNING GREEN SPACES AND CULTURE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REF: 56765/TRE/2013/44: APPLICATION TO FELL OAK (T16) AND TO CARRY OUT TREE SURGERY TO ONE OAK (T17) ON TREE PRESERVATION ORDER NUMBER 363 (TPO 363) AT 18 DEERINGS DRIVE, EASTCOTE

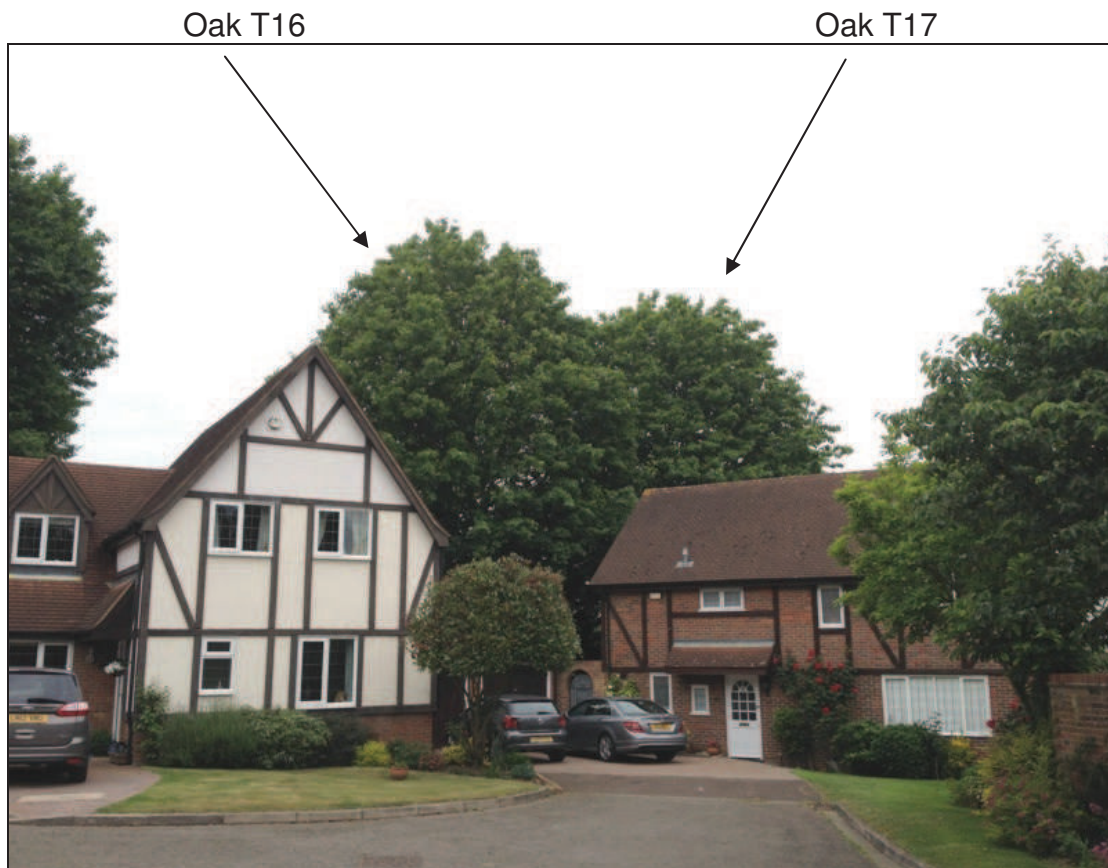


Figure 1: The view of the Oaks from outside the applicant's property

1.0 Summary

The applicant, Mr Thakkar, has submitted an application (Ref: 56765/TRE/2013/44) to fell Oak (T16) and to carry out tree surgery to Oak (T17) on TPO 363. An objection to the application has been received by way of a petition (signed by 29 neighbours) and must, therefore, be decided by Committee.

2.0 Recommendation

A split decision is recommended:

Recommendation A:

The part of the application relating to the proposed tree surgery (a crown reduction by about 30% by cutting back to previous pruning points) to Oak (T17) should be approved.

Recommendation B:

The part of the application relating to the proposed felling of Oak (T16) should be refused for the following reasons (summarised):

1. The Oak (T16) is a fine, healthy tree which has a high amenity value and contributes to the visual amenity of the local area. The tree also provides a green screen between the dwellings and gardens of Deerings Drive and Gerrard Gardens.
2. The felling of the tree is unnecessary because there is scope to re-prune the tree (by about 30% by cutting back to previous pruning points) and then to carry out these works on a cyclical basis, to contain the tree's size and allow it to be retained as a landscape feature in the long-term.
3. The reasons given for wishing to fell Oak (T16) do not outweigh its high amenity value, and therefore there is inadequate justification for the tree to be felled.

3.0 History

3.1 This application concerns two mature (Red) Oak trees situated in the rear garden of 18 Deerings Drive. The Oaks are protected by TPO 363.

3.2 TPO 363 was authorised 'as an emergency' by the Chairman's Action Sub-Committee on 14th January 1985 for the following reasons:

"A planning application has been received for the re-development of the site (St. Michael's School) but this has yet to be determined. There are many fine trees on the site and it is desired, as a matter of urgency, to protect these trees by means of a Tree Preservation Order as their loss would be most regrettable".

3.3 The TPO was made on 17th January 1985 and then formally confirmed by Committee on 24th March 2013.

3.4 During 2002, the Council granted consent to carry out tree surgery, including a crown thin by 30% and a reduction of the parts of the lower crowns growing towards house on both trees by 25%

3.5 During 2006, the Council granted consent to carry out tree surgery, including a crown reduction by 30% and a crown lift to 3m, to both trees

3.6 During 2006, the Council refused to grant consent to carry out tree surgery, including an unspecified crown thin to both trees.

4.0 Amenity

4.1 The trees can be seen from various vantage points in the locality (see Figures 1 to 4), including much of Deerings Drive and parts of Gerrard Garden (where they have a good screening value).

4.2 The Oaks were first pruned in 1993 (without consent), but have recovered. The trees have since been managed by pruning (crown reduction and thinning). Both have developed natural-looking domed crowns typical of their species.

4.3 At the time of the inspection, there was no evidence of any significant defects or disease, and the opinion was formed that the trees were in good condition with good form.

4.4 The trees make a significant contribution to the arboreal character and amenity of the local area. The benefit in amenity afforded by the trees is both present and future, because the trees have a long life expectancy. The trees have high amenity values.



Figure 2: The view of the Oaks from outside 21 Deerings Drive



Figure 3: The view of the Oaks from outside 7 Deerings Drive



Figure 4: The view of the Oaks from 19-21 Gerrard Gardens

5.0 Reasons put forward by the applicant for wishing to carry out the proposed works, and the Council's observations on them.

5.1 Very close to house and garage.

The Oaks (T16 & T17) are about 15m tall and stand about 9.5m north-west and north-east of the building (northern-most corner of house) respectively (see Figure 5 below).



Figure 5: (Oak T16 on the left, Oak T17 on the right)

The branches of both trees are starting to grow close to the roof and wall of the house and garage, which could cause future damage. This matter could easily be dealt with by targeted pruning (to cut back offending branches to provide improved clearance).

Some of the roots of the Oak (T17) appear to be causing some very minor disturbance to a small part of the block paving in the rear garden (see Figure 6), however this issue has not been raised as a cause for concern in the application (section 8.2, which relates to alleged damage to property, of the application form has not been completed). If this issue were raised in future, there would almost certainly be scope for some root pruning to alleviate the (minor) problem.

The houses in Deerings Drive appear to have been built to a high standard and all should have been built on foundations adequate enough so as to avoid subsidence occurring (this would be a matter to take up with Building Control).

If subsidence were to occur in the future, another application could be submitted, along with evidence supporting the allegations, and this would be decided on its facts and merits (again, this matter has not been highlighted as a problem in section 8.2 of this current application form).



Figure 6: The localised root damage to part of the block paved patio

5.2 Heavy shade preventing enjoyment of garden

Both of the Oaks are situated to the north of the house (See Figure 7). Shade will be cast beneath them, however they do not shade the main part of the garden (east of the rear of the house), in which many roses and other plants are successfully growing. This part of the garden can only be shaded by the house itself.



Figure 7: (showing the approximate extent of the house and rear garden)

6.0 Residents consulted and summary of objections to proposal

6.1 The Eastcote Residents' Association; and residents at 19, 21, 23, 25, 27, 29, 31 and 33 Gerrard Gardens; and 13, 14, 15, 16, 17, 19, 20, 21, 22 and 23 Deerings Drive were consulted.

6.2 Summary of objections:

It is a healthy, mature specimen; the trees form a living screen; the trees are perfectly healthy and have a special amenity value; these trees are home to numerous insects (food for birds), birds and squirrels; the applicant knew the trees were there when moving into the property; this tree cannot block light because it is north-facing; the owner admits the tree is healthy and is not damaging the property; trees should not be felled unless diseased.

6.3 No consultees supported the application

7.0 Conclusions

These two protected Red Oak trees are large and they will grow much larger if allowed to. However, their growth could be contained by regular pruning (crown reduction).

Given the high amenity value of the Oak trees, it is considered that there is inadequate justification for the Oak (T16) to be felled and therefore it is recommended that the part of the application to fell Oak (T16) be refused.

Furthermore, the applicant has not provided details of a replacement tree, nor provided reasons for not wanting to replant; as is the requirement in part 7 of the application form.

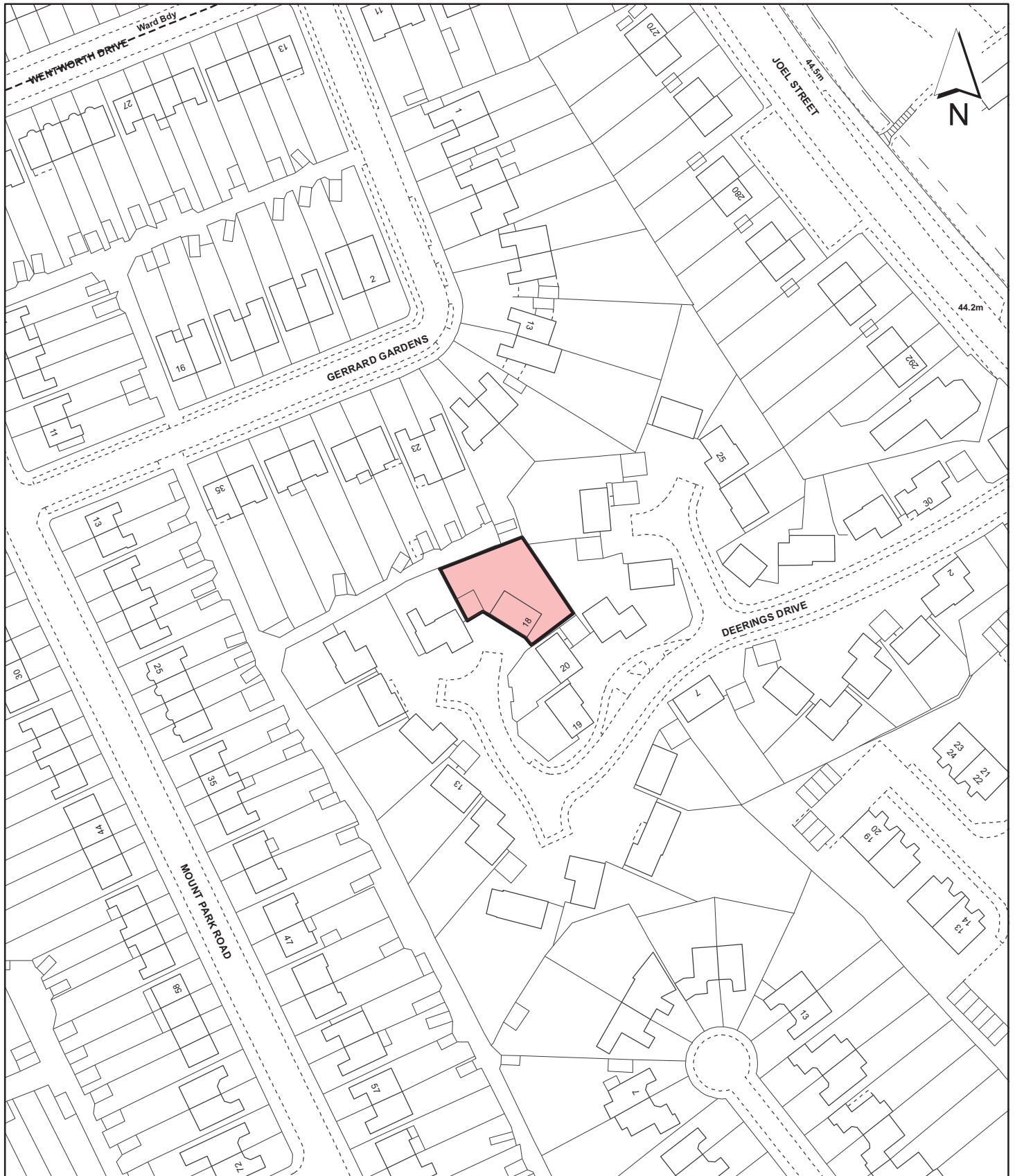
8.0 Reference Documents

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

- Tree Preservation Order No. 363 (1985)
- Photographs of the Oaks taken from various locations
- Tree Preservation Orders – A guide to the Law and Good Practice.

9.0 Contact Officer/s:

Trevor Heaps / Stuart Hunt
Tel. no. 01895 250230



Notes

 Site boundary

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Site Address

**18 Deerings Drive
Eastcote**

Planning Application Ref:

56765/TRE/2013/44

Planning Committee

North Page 114

Scale

1:1,250

Date

**July
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Plans for North Planning Committee

7th August 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 51 THE DRIVE ICKENHAM

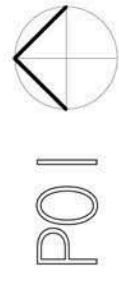
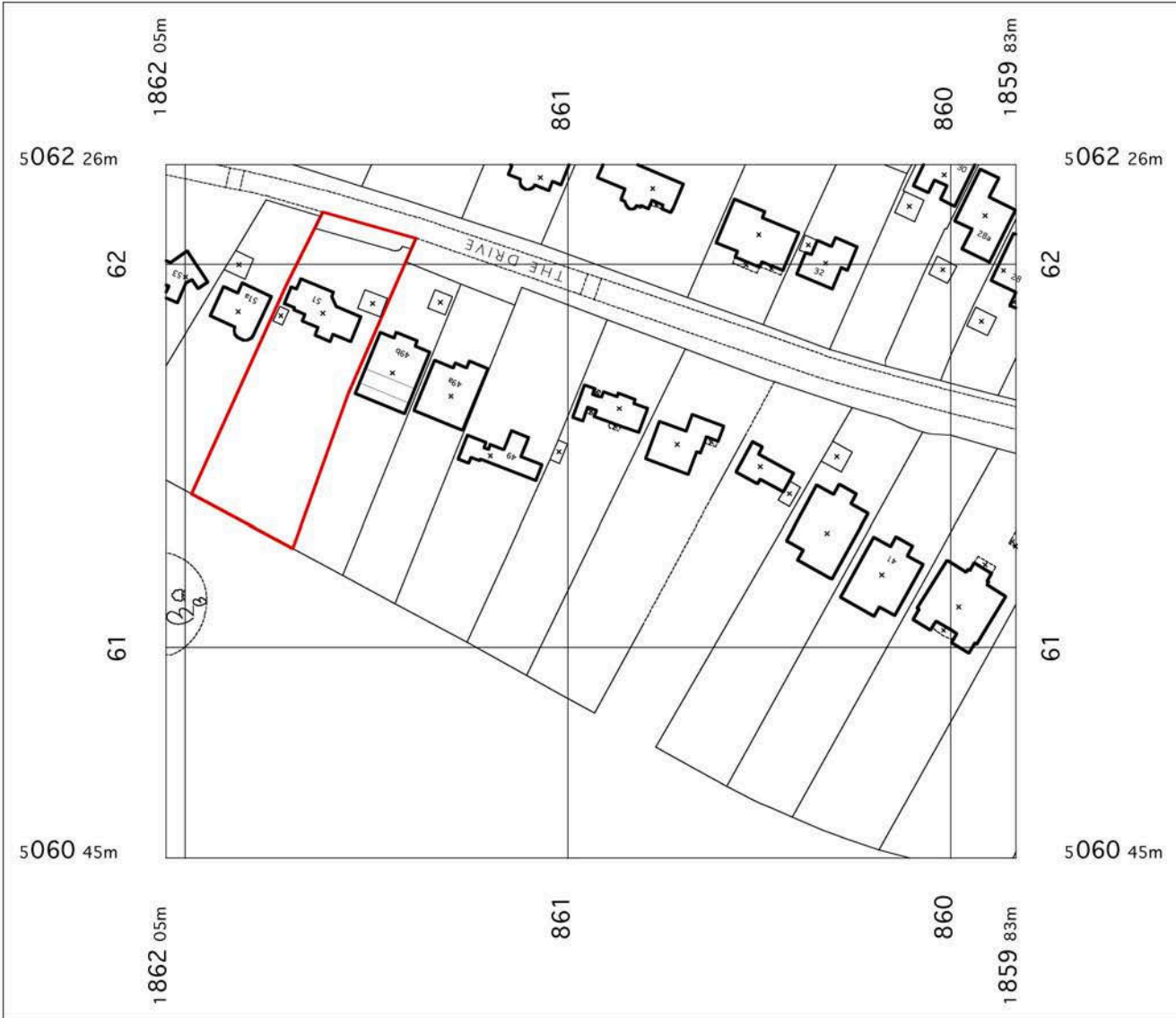
Development: Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling

LBH Ref Nos: 21977/APP/2013/1333

Date Plans Received: 22/05/2013

Date(s) of Amendment(s):

Date Application Valid: 28/05/2013

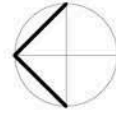


Proposed Residential Development
81 The Drive, Ichamham
Site Location Plan as Existing
Drawing No. 9018.P01A
Scale 1:1250 at A3
August 2012

wba

warren benbow architects
21-22 Mill Street, Boston
Huntingdonshire PE5 3JL
01544 229 138
www.warrenbenbow.com
info@warrenbenbow.com

Revisions:
 A 20/09/12
 Road name added
 B 03/01/13
 Garage deleted
 C 17/05/13
 Building footprint revised
 and reduced

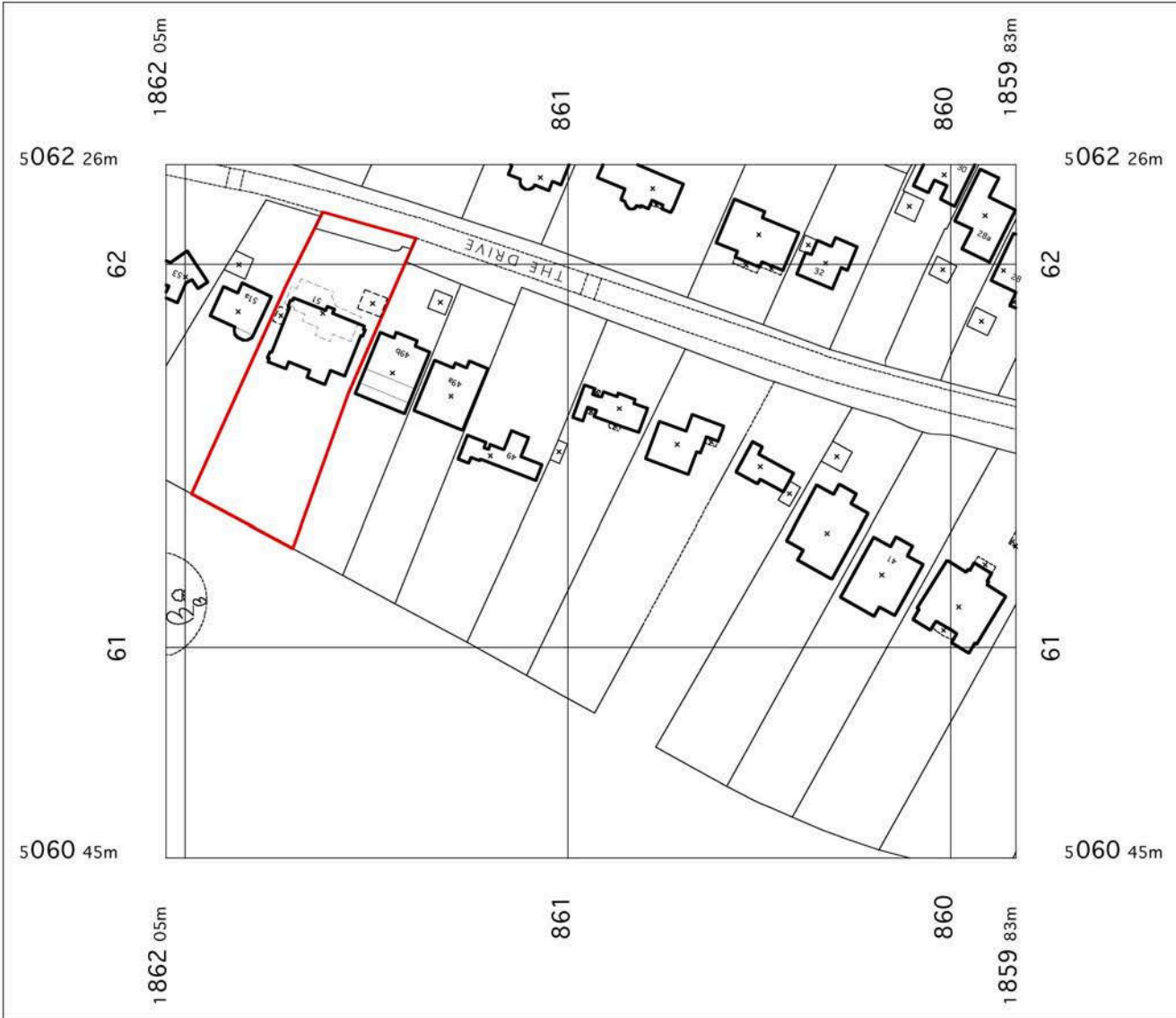


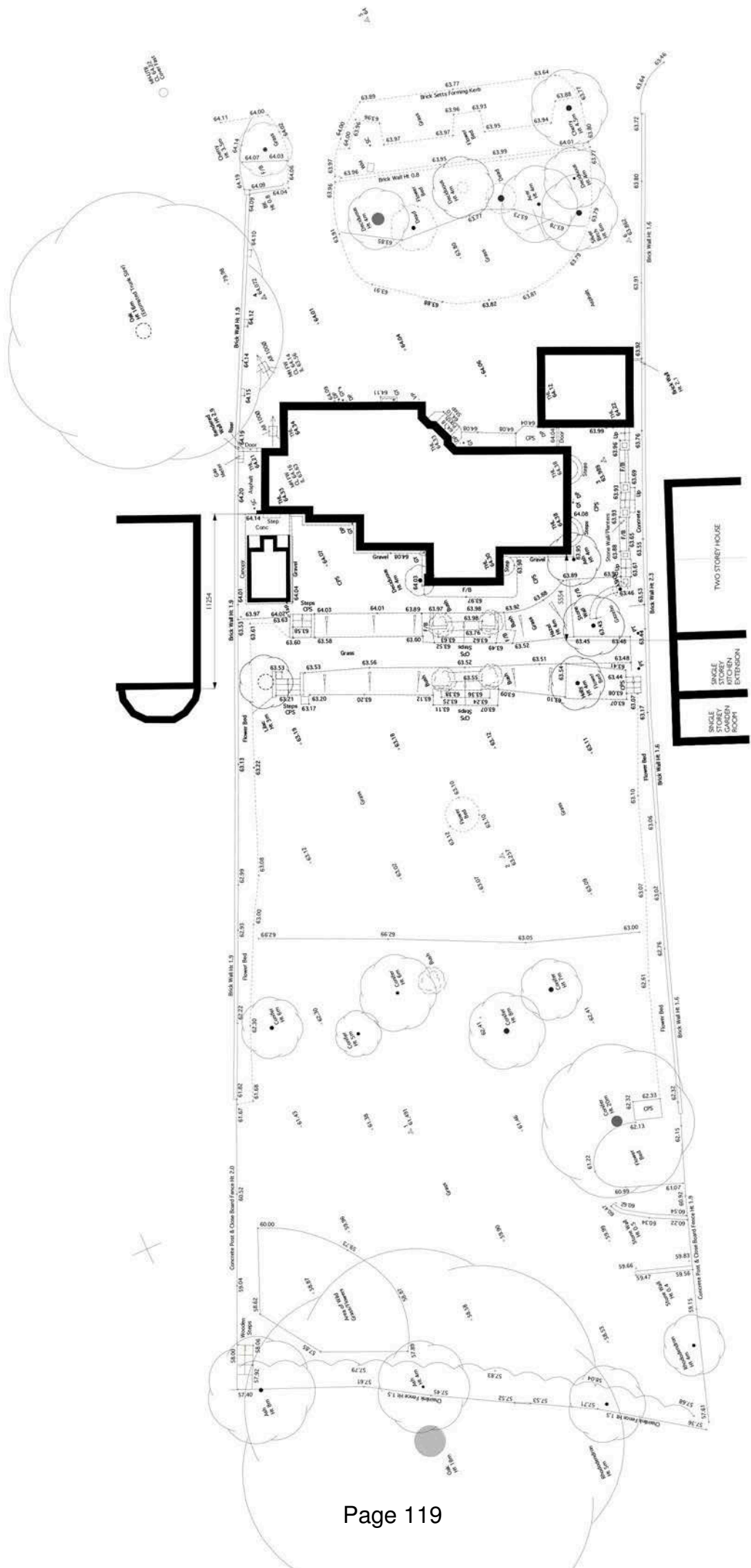
PIO



Proposed Residential Development
 At The Drive, Ichamham
 Site Location Plan as Proposed
 Drawing No. 90315.P10C
 Scale 1:1250 at A3
 May 2013

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 Hove, East Sussex BN1 1AB
 01323 429139
 www.warrenbenbow.com
 info@warrenbenbow.com



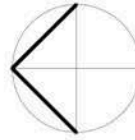


P100

Proposed Development
 31 The Drive Malvern
 Shire Council Plans & Services
 Planning Department
 Suite 1 228 St Albans Rd
 Malvern VIC 3046
 May 2013 Malvern Shire Council P100



Revisions
 A 20.09.12
 Scale corrected
 Road name added
 B 02.01.13
 Garage deleted
 C 17.05.13
 Building footprint revised and reduced



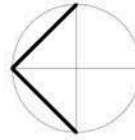
P11



Proposed Residential Development
51 The Drive Ipswich
Block Plan as Proposed
 Drawing no. 99316.P11C
 Scale 1:500 at A3
 May 2013

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Revised
A 2009 12
Scale corrected
Road name added

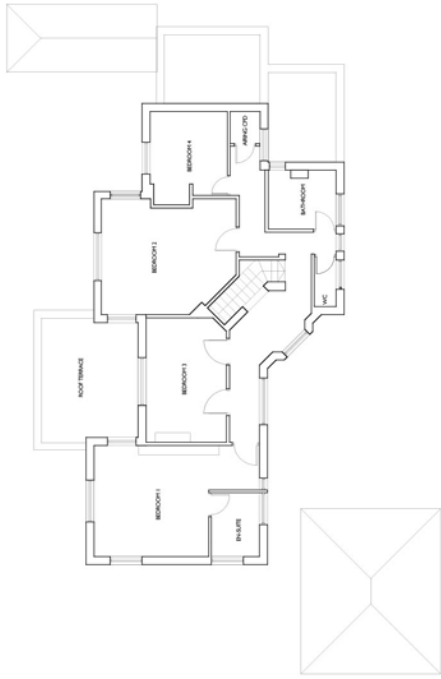


P02

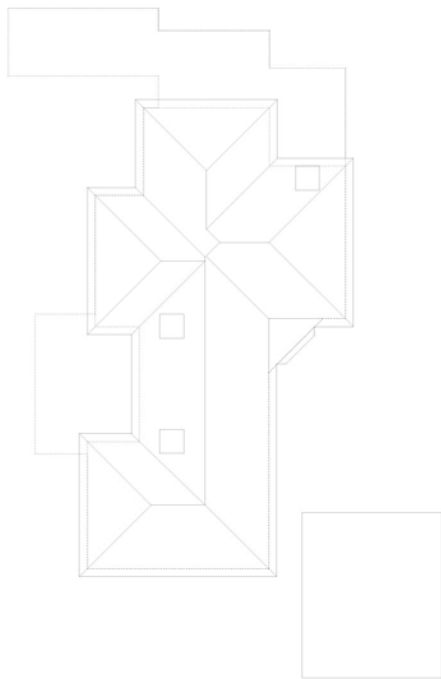


Proposed Residential Development
51 The Drive Isleham
Block Plan as Existing
Drawing no. 99315.P02A
Scale 1:500 at A3
September 2012

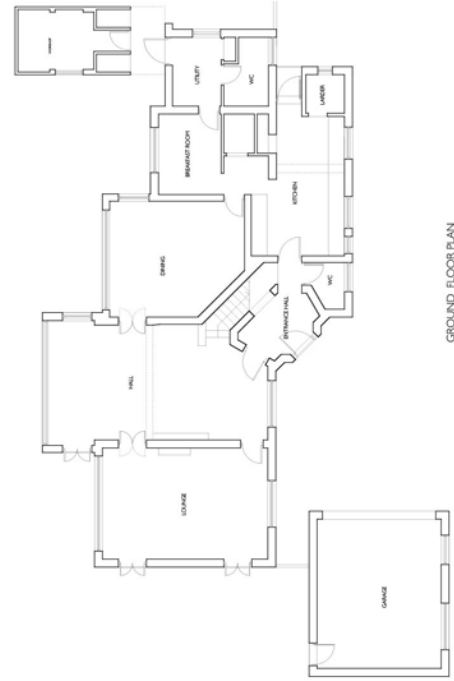
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FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



- 1. General notes and specifications
- 2. Architectural drawings
- 3. Structural drawings
- 4. Mechanical, Electrical and Plumbing (MEP) drawings
- 5. Landscape architectural drawings
- 6. Civil engineering drawings
- 7. Environmental drawings
- 8. Energy efficiency drawings
- 9. Sustainability drawings
- 10. Accessibility drawings
- 11. Safety drawings
- 12. Other relevant drawings

Scale: 1:100 or A1
 Date: 15/05/2011
 Drawing No: WBS15/006

Project Name: WBS15/006
 Client: WBS15/006
 Location: WBS15/006

Architect: WBS15/006
 Engineer: WBS15/006
 Planner: WBS15/006

Structural Engineer: WBS15/006
 MEP Engineer: WBS15/006
 Landscape Architect: WBS15/006

Energy Efficiency Engineer: WBS15/006
 Sustainability Engineer: WBS15/006
 Accessibility Engineer: WBS15/006

Safety Engineer: WBS15/006
 Other Relevant Engineers: WBS15/006

Scale: 1:100 or A1
 Date: 15/05/2011
 Drawing No: WBS15/006

Project Name: WBS15/006
 Client: WBS15/006
 Location: WBS15/006

Architect: WBS15/006
 Engineer: WBS15/006
 Planner: WBS15/006

Structural Engineer: WBS15/006
 MEP Engineer: WBS15/006
 Landscape Architect: WBS15/006

Energy Efficiency Engineer: WBS15/006
 Sustainability Engineer: WBS15/006
 Accessibility Engineer: WBS15/006

Safety Engineer: WBS15/006
 Other Relevant Engineers: WBS15/006

Scale: 1:100 or A1
 Date: 15/05/2011
 Drawing No: WBS15/006

Project Name: WBS15/006
 Client: WBS15/006
 Location: WBS15/006

Architect: WBS15/006
 Engineer: WBS15/006
 Planner: WBS15/006

Structural Engineer: WBS15/006
 MEP Engineer: WBS15/006
 Landscape Architect: WBS15/006

Energy Efficiency Engineer: WBS15/006
 Sustainability Engineer: WBS15/006
 Accessibility Engineer: WBS15/006

Safety Engineer: WBS15/006
 Other Relevant Engineers: WBS15/006

Scale: 1:100 or A1
 Date: 15/05/2011
 Drawing No: WBS15/006

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 Planner: WBS15/006

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 MEP Engineer: WBS15/006
 Landscape Architect: WBS15/006

Energy Efficiency Engineer: WBS15/006
 Sustainability Engineer: WBS15/006
 Accessibility Engineer: WBS15/006

Safety Engineer: WBS15/006
 Other Relevant Engineers: WBS15/006

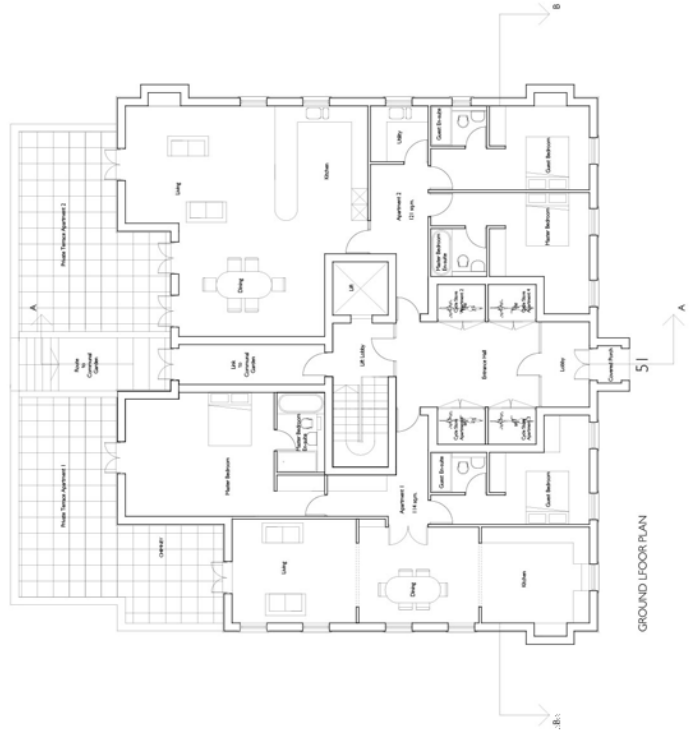


P30

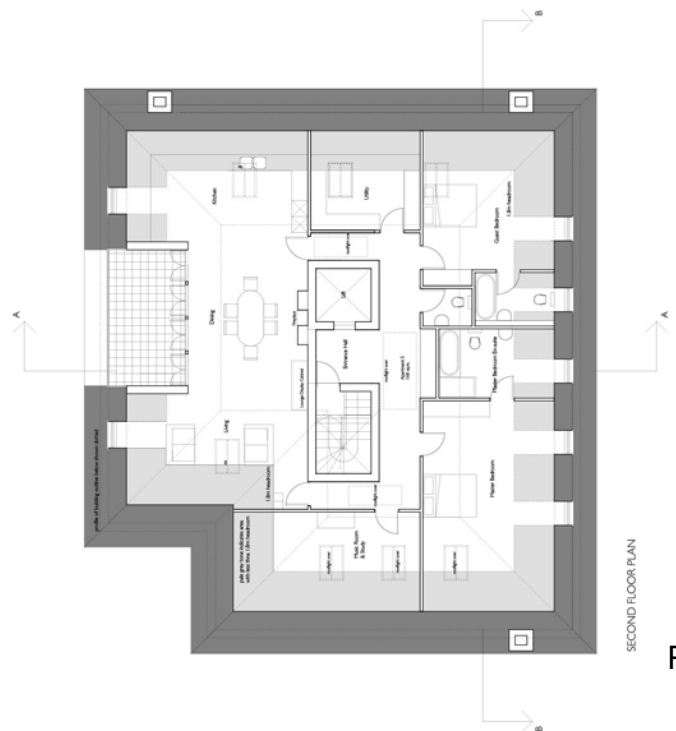
Proposed Development:
 51 The Green, Manchester
 Floor plans are proposed
 Drawing no: WBS15/006
 Date: 15/05/2011
 May 2011
WARREN BAMBOROUGH ARCHITECTS
 71-72 Mill Street, Chester
 CH1 1LH
 Tel: 01244 238 136
 www.warrenbamborough.co.uk



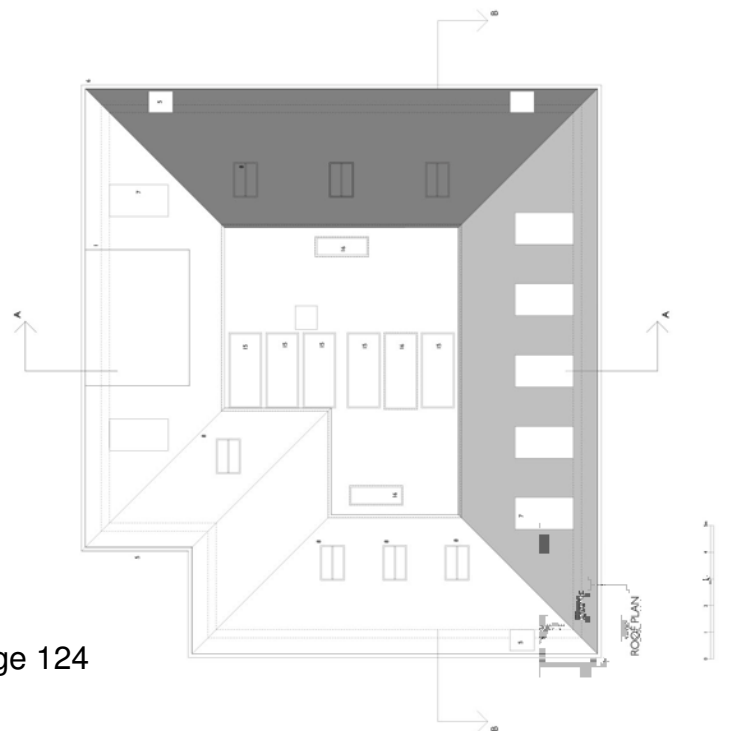
FIRST FLOOR PLAN



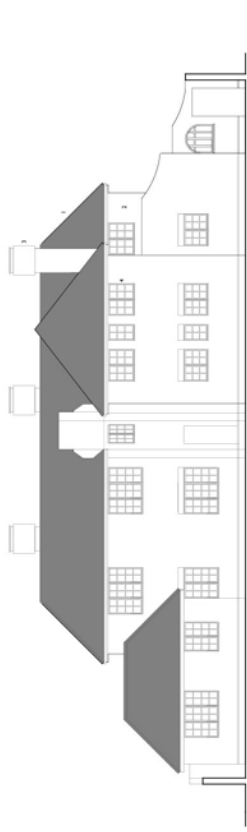
GROUND FLOOR PLAN



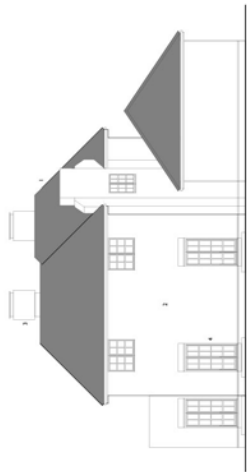
SECOND FLOOR PLAN



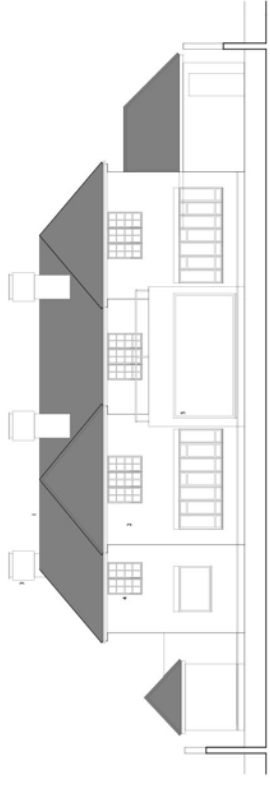
ROOF PLAN



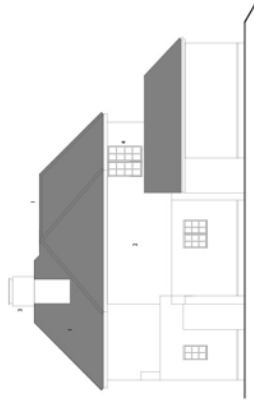
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



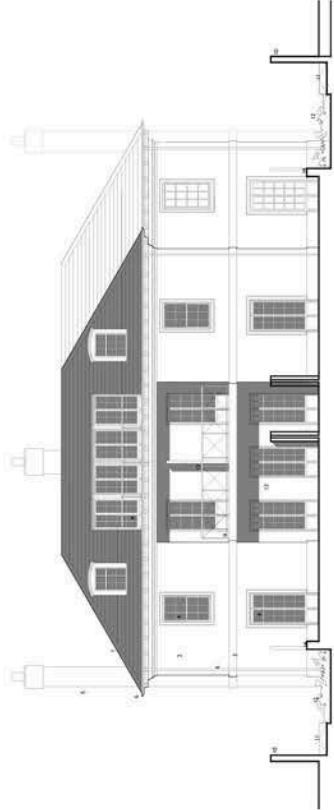
REAR (WEST) ELEVATION



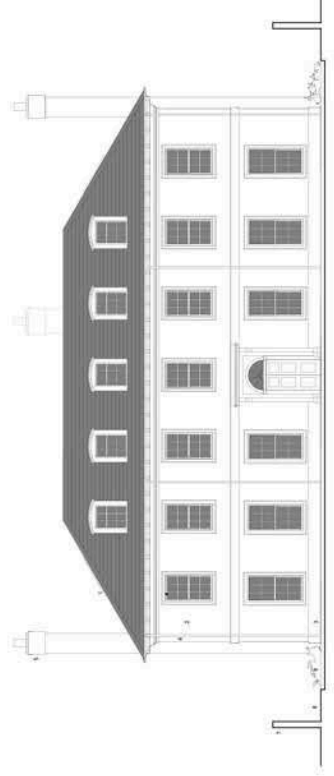
REAR (WEST) ELEVATION

1. All work shall be in accordance with the current edition of the National Building Code of Canada (NBC) and the Ontario Building Code (OBC).
 2. All work shall be in accordance with the current edition of the International Residential Code (IRC).
 3. All work shall be in accordance with the current edition of the International Energy Conservation Code (IECC).
 4. All work shall be in accordance with the current edition of the International Mechanical Code (IMC).
 5. All work shall be in accordance with the current edition of the International Plumbing Code (IPC).
 6. All work shall be in accordance with the current edition of the International Fire Code (IFC).
 7. All work shall be in accordance with the current edition of the International Electrical Code (IEC).
 8. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC).
 9. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC).
 10. All work shall be in accordance with the current edition of the International Fire and Safety Code (IFSC).

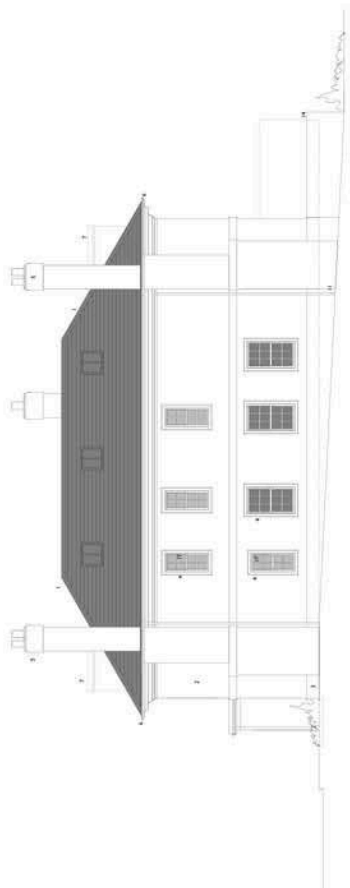
P31
 Proposed Construction
 51 The Glen Estates
 Drawings as proposed
 Drawing no. WBS15-P31-C
 Scale: 1/8" = 1'-0"
 May 2015
WBS
 WBS Architects Inc.
 7122 Main Street, Suite 101
 Toronto, Ontario M3J 1M6
 Tel: (416) 291-1111
 Fax: (416) 291-1112
 www.wbsarchitects.com



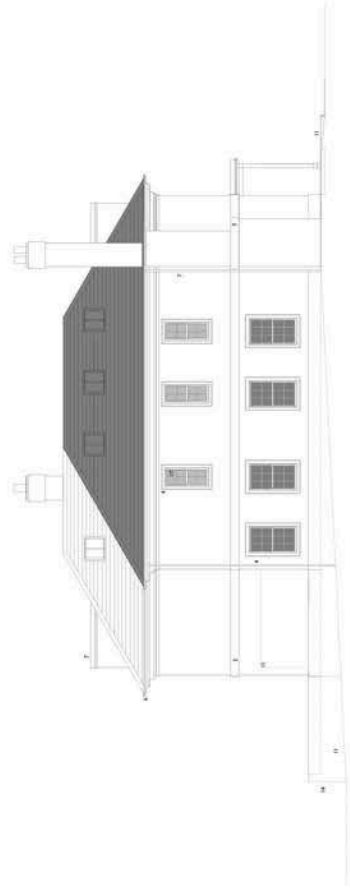
REAR (WEST) ELEVATION



FRONT (EAST) ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Key

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



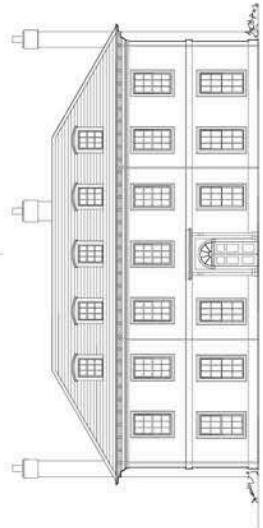
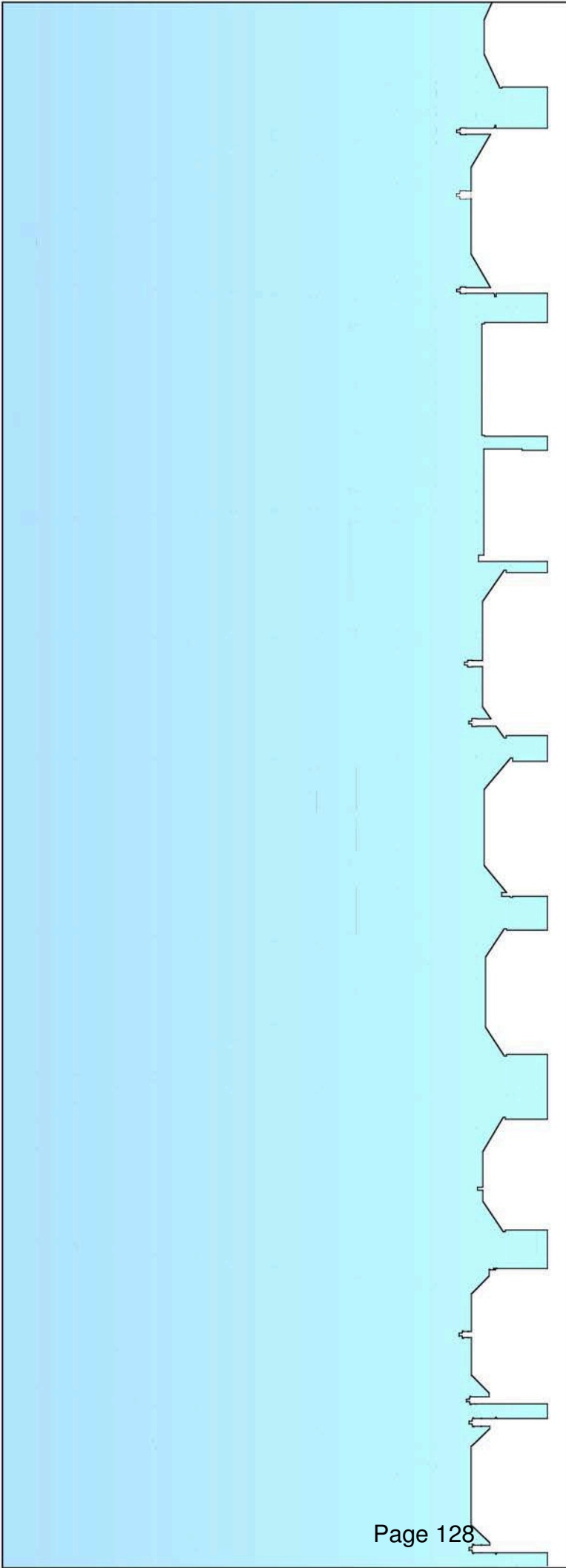
FRONT (EAST) ELEVATION



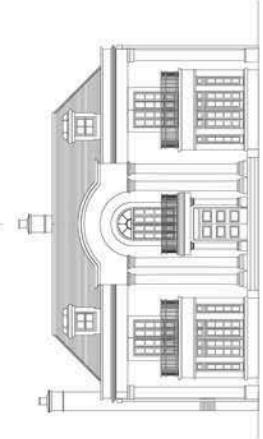
Proposed Redevelopment
51 The Drive Ickenham
 Context Elevation as proposed
 Drawing no. 98315.P22B
 Scale 1:100 at A3, 1:50 at A1
 May 2013

Revisions
 A 02/04/13
 1.00
 Glass infill added
 Glass infill added
 Refuse Store relocated
 B 22/05/17
 Central chimney position revised to
 reflect revised rear elevation

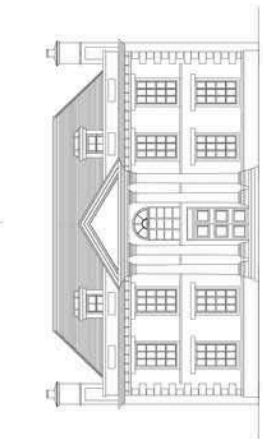
warren benbow architects
 21-22 Mill Street, Kington
 Herefordshire HR5 3AL
 01544 280 136
www.warrenbenbow.com
mail@warrenbenbow.co.uk



51 The Drive proposed
1:250 A3



43 The Drive existing
1:250 A3



41 The Drive existing
1:250 A3

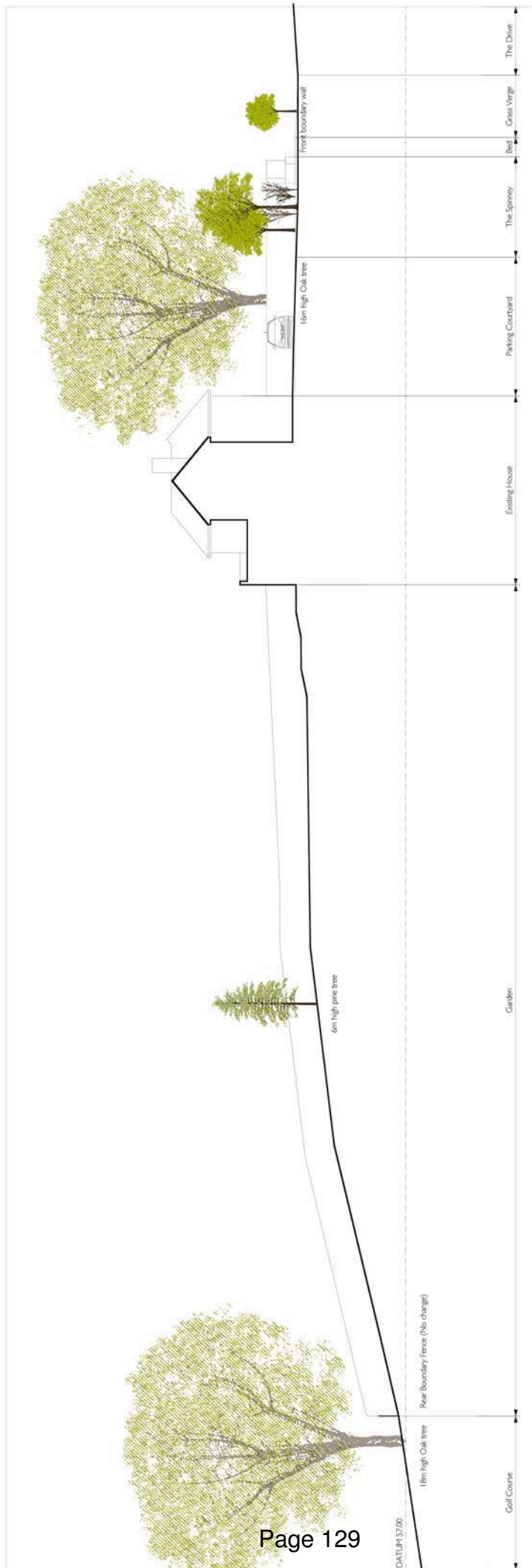


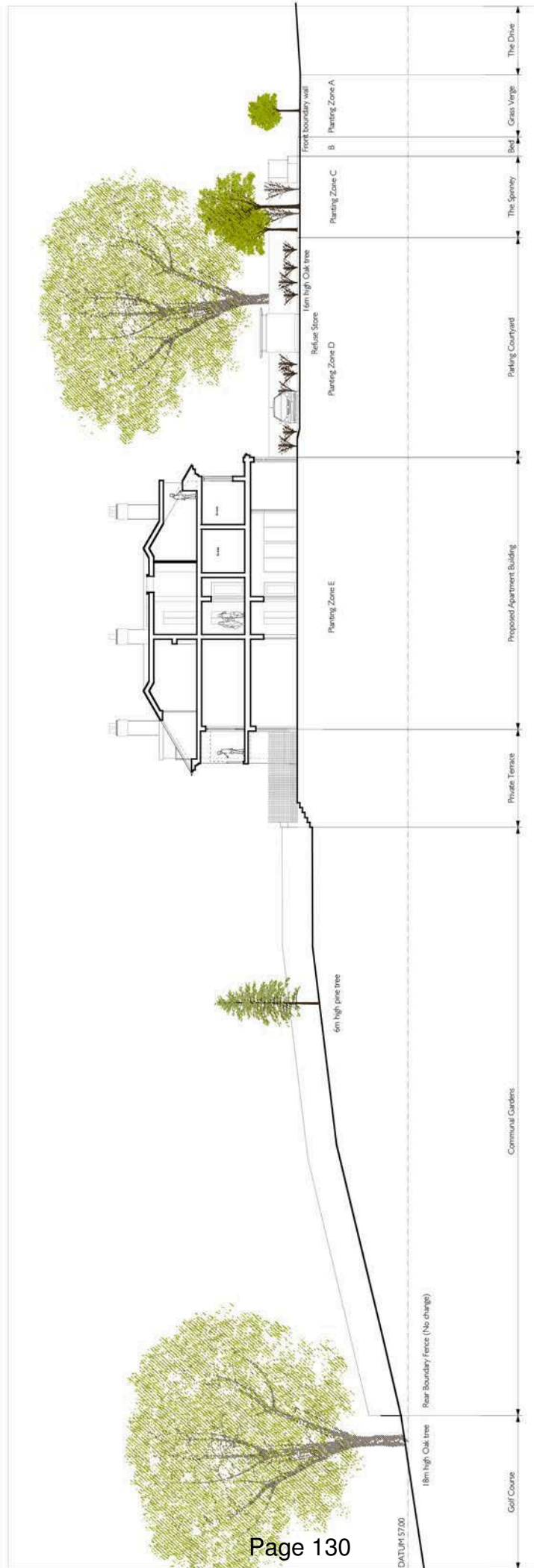
Proposed Redevelopment
51 The Drive Ickenham
Street Elevation
Drawing no. 99315.P23A
Scale 1:500 at A3 1:250 at A1
May 2013

warren benbow architects

21-22 Mill Street, Kingston
Herefordshire HR5 3AL
01544 239 186

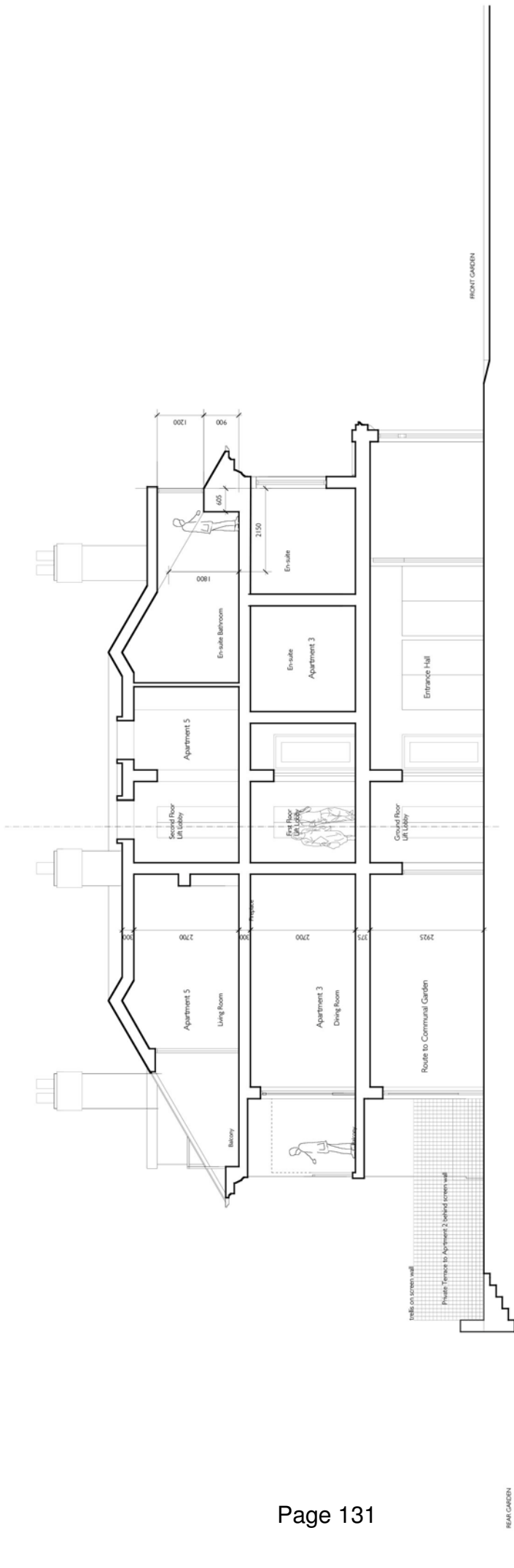
www.warrenbenbow.com
mail@warrenbenbow.co.uk





Key

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



SITE SECTION A - A



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

warren benbow architects

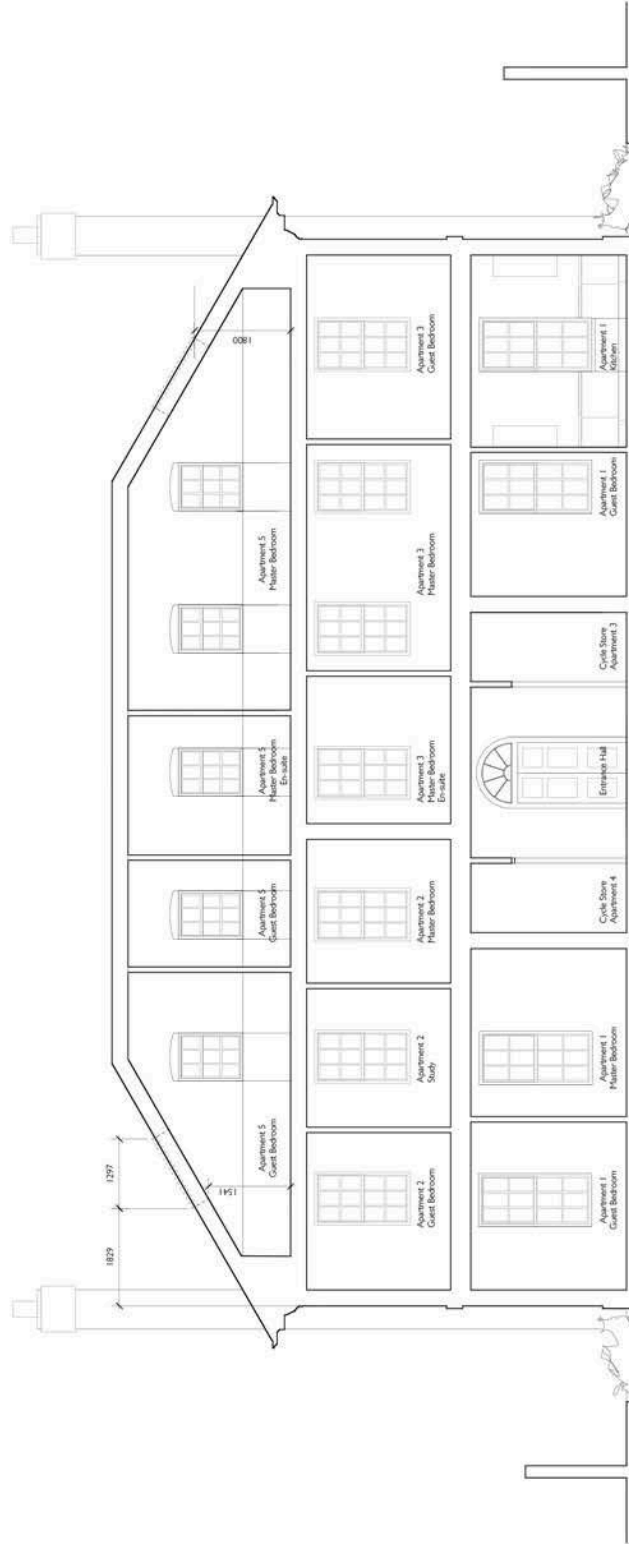
21-22 Mill Street Kington
 Herefordshire HR5 3AL

01544 289 136

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

Key

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



SITE SECTION B-B



Proposed Redevelopment
51 The Drive Ickenham
Site section B-B as proposed
 Drawing no. 89315.F21A
 Scale 1:100 at A3, 1:50 at A1
 May 2013

warren benbow architects

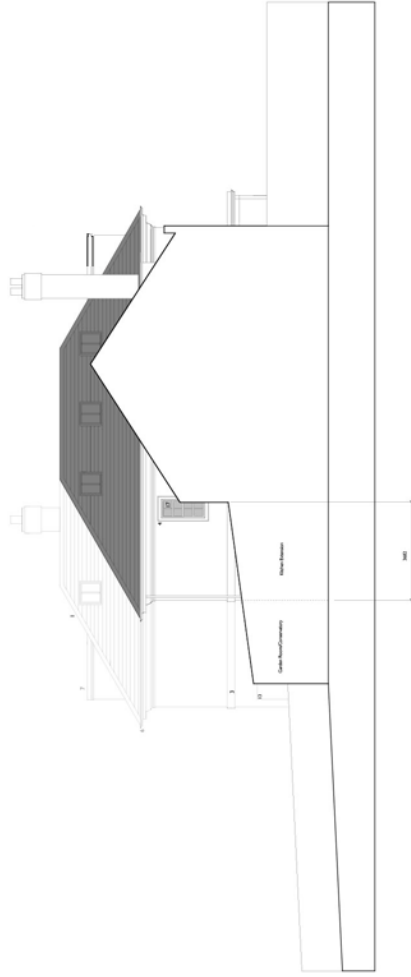
21-22 Mill Street Kingston
 Herefordshire HR5 3AL

01544 280 136

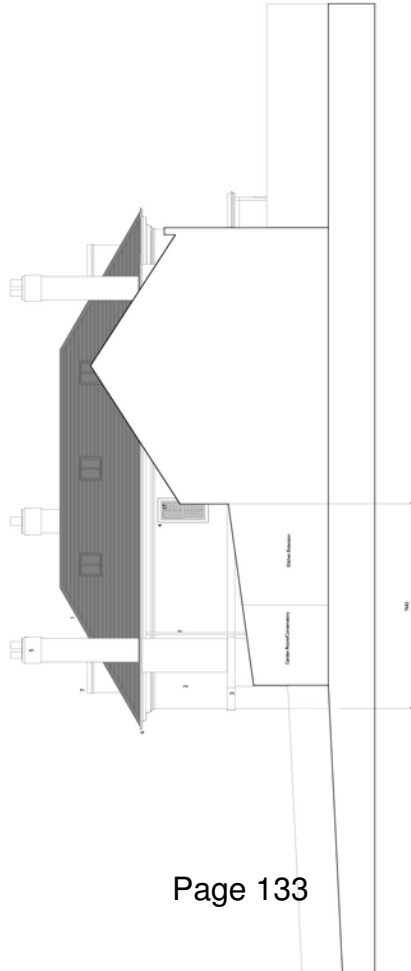
www.warrenbenbow.com
 mail@warrenbenbow.co.uk

Revisions:
 A 17261.3
 Rooflight dimensions corrected





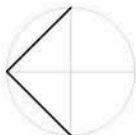
SECTION THROUGH 49B SHOWING NEW PROPOSALS



SECTION THROUGH 49B SHOWING PROPOSALS AS REFUSED



PII.2

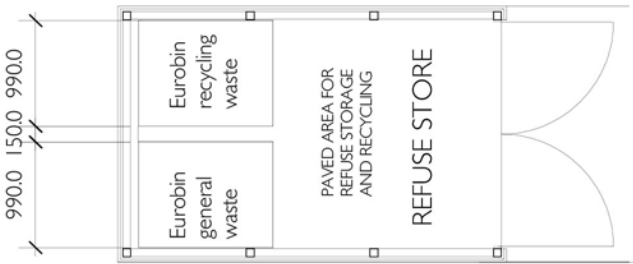



Proposed Residential Development
51 The Drive Ickenham
 Crossover Plan as Proposed
 Drawing no. 99316.P11.2B
 Scale 1:200 at A1
 May 2013

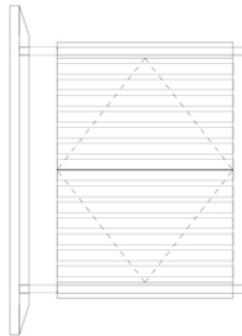
warren benbow architects
 71 Goswell Road, London EC1M 7DF
 020 7766 3333
 www.warrenbenbow.com

Revisions
 B 1726513
 Building footprints revised and refined

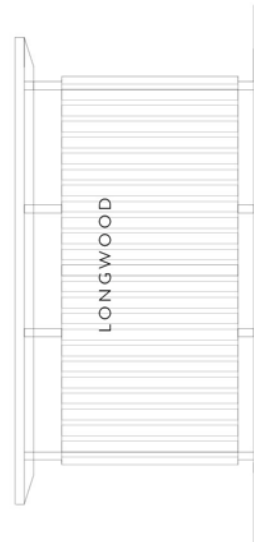




ENCLOSURE SIZED TO TAKE 2 NO. 1100 LITRE EUROBINs
 1 FOR GENERAL HOUSEHOLD WASTE
 1 FOR RECYCLING



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



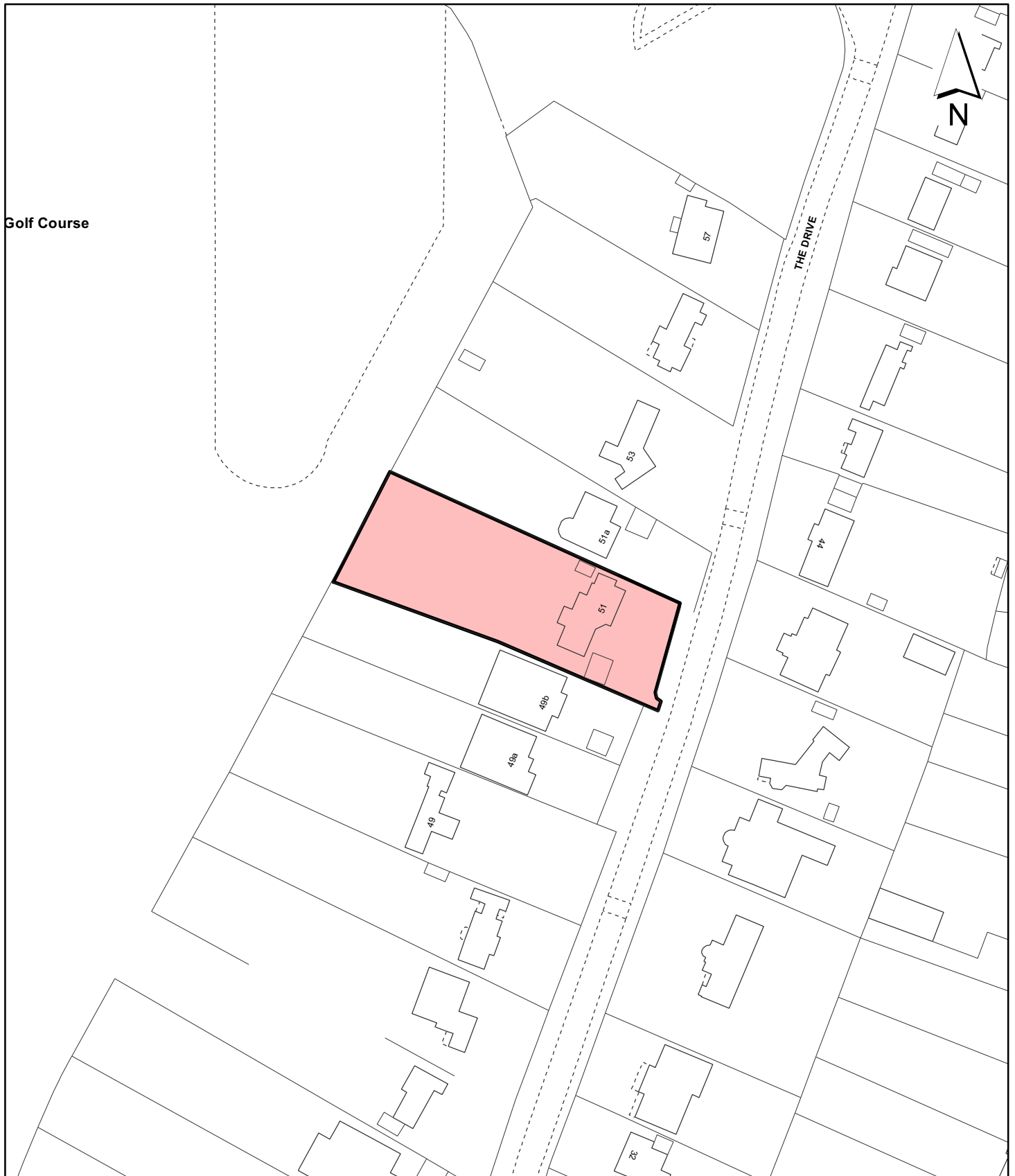
REFUSE CAPACITY BASED ON
 2 NO. 2 BEDROOM FLATS
 3 NO. 3 BEDROOM FLATS
 2 X 170 LITRES = 340 LITRES
 3 X 240 LITRES = 720 LITRES
 TOTAL 1060 LITRES = 1 EUROBIN (CAPACITY 1100 LITRES)

PROVISION IS THEREFORE TWICE ESTIMATED VOLUME OF WEEKLY WASTE


BIN STORE SIDE ELEVATION WITH PERGOLA ROOF

Revision A 02.01.13
 Refuse Store redesigned

Golf Course



Notes

 Site boundary

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Site Address

**51 The Drive
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
21977/APP/2013/1333

Scale
1:1,250

Planning Committee
North Page 136

Date
**July
 2013**



Report of the Head of Planning, Sport and Green Spaces

Address 61 ANGUS DRIVE RUISLIP

Development: Change of use from Sui Generis to Use Class B2 (General Industrial) for MOT testing, servicing and mechanical repairs of motor vehicles to include a new overhead door and entrance screen to front and alterations to rear elevation

LBH Ref Nos: 4254/APP/2012/2740

Date Plans Received: 05/11/2012

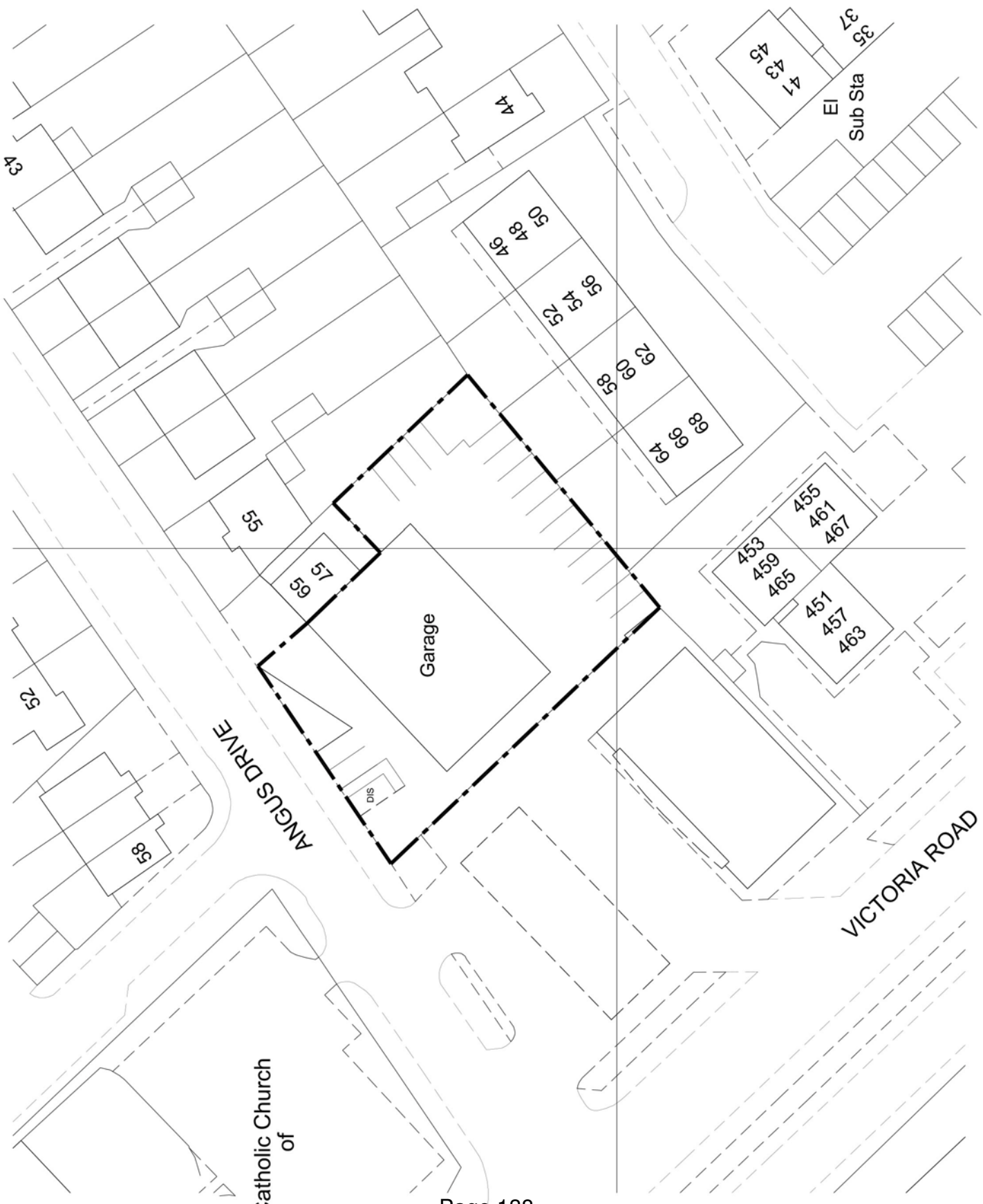
Date(s) of Amendment(s): 22/07/2013

Date Application Valid: 09/11/2012

05/11/2012

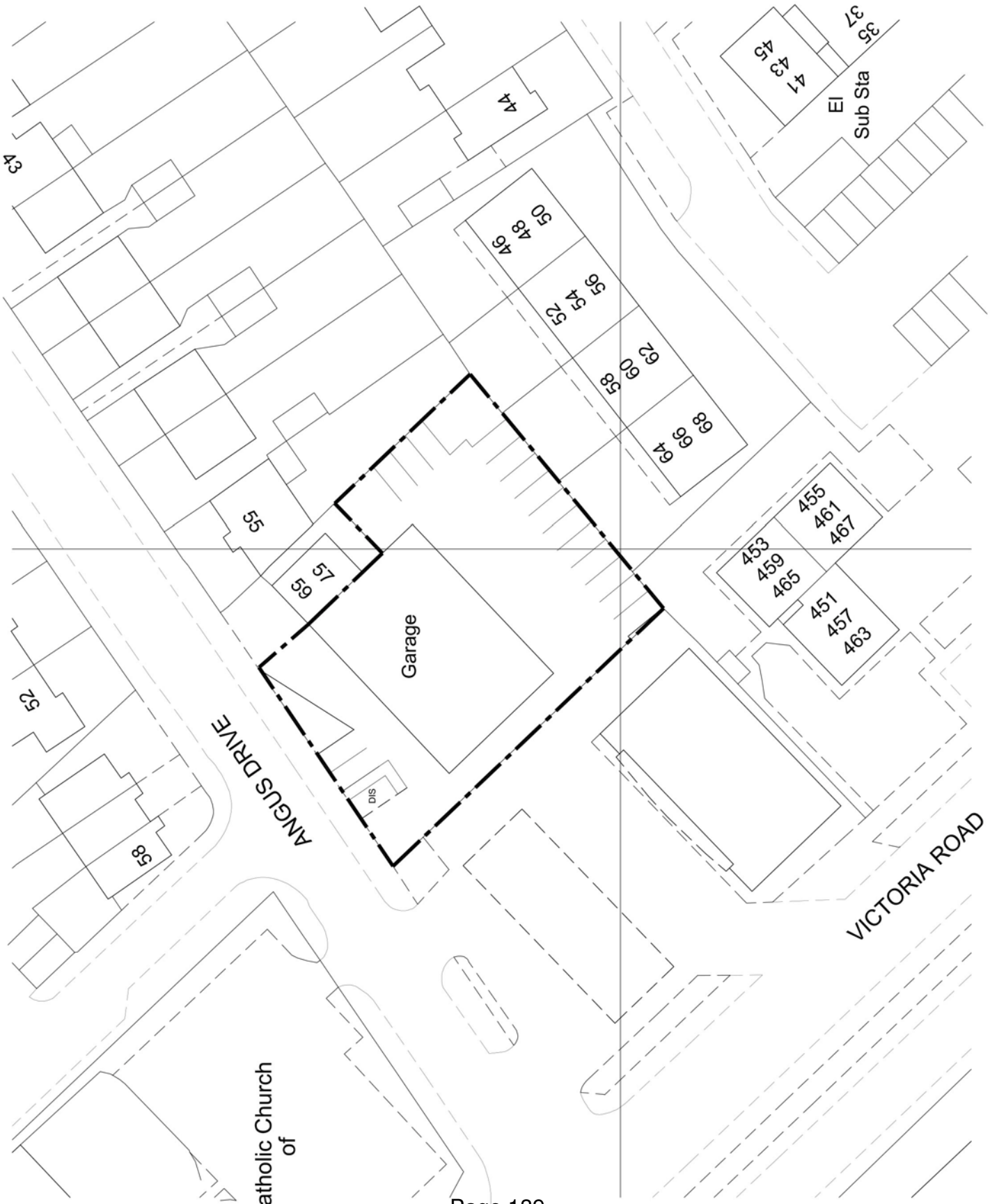
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10m @ 1:200



Rev. Date Amendments
 bwp | buma wood partnership
 SALISBURY HALL, LONDON W14 8LJ, UK
 www.bumawood.com
 Client / Project
 Halfords Autocentres Limited
 61 Angus Drive, Ruislip,
 Middlesex, HA4 0SA.
 Drawing Title
 Existing Site Plan
 Drawn By: Date: Oct 2012
 Scale: Size: A1
 1: 200
 Job / Drawing Number: 1606 PD05
 Revision:

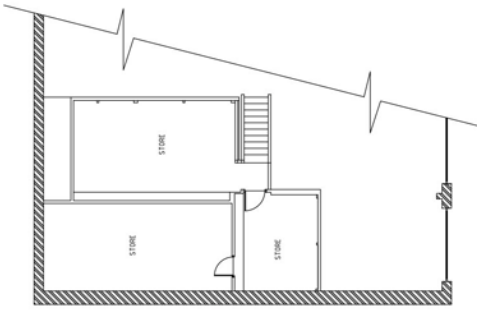
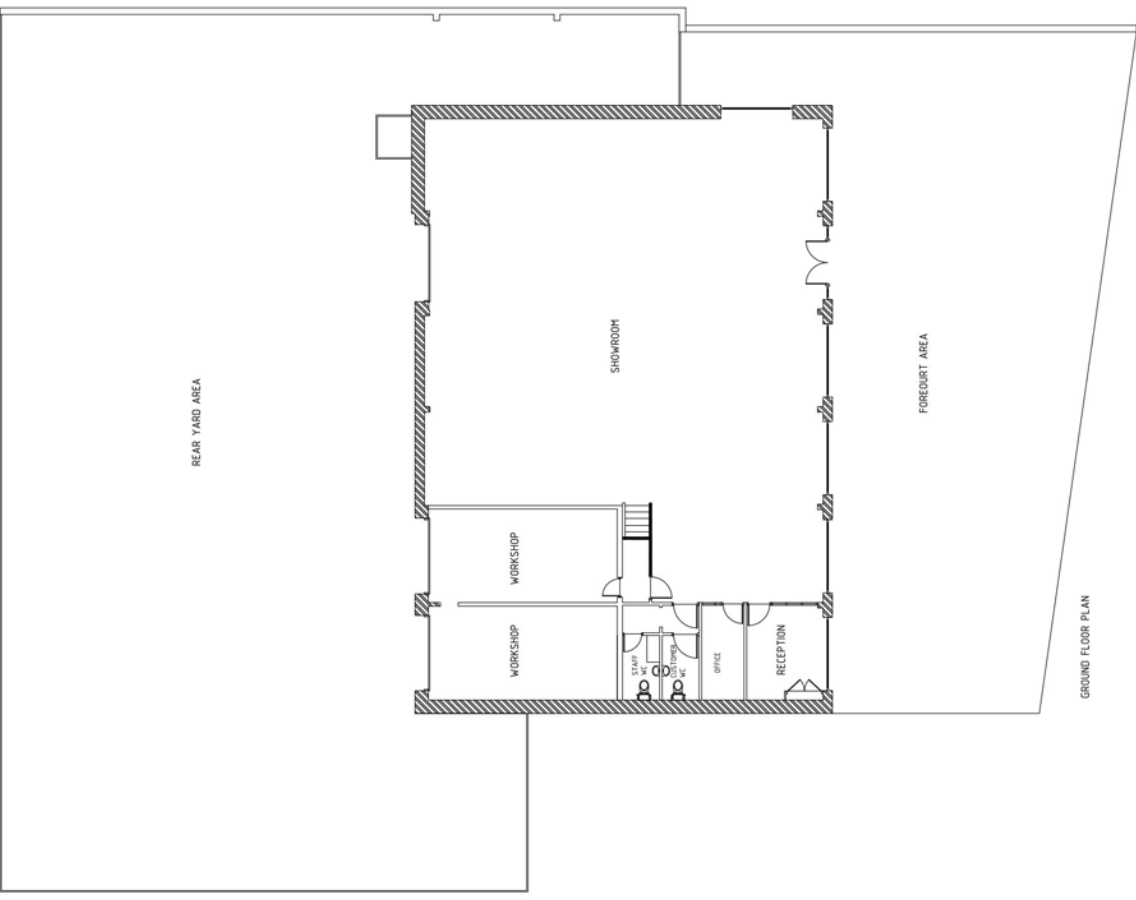
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Rev. Date: Amendments
bwp | Bourne Wood Partnership
 100, WOODHURST ROAD, WOODHURST, WIMBORNE, DORSET, BH20 7JH
 T: 01202 737373 F: 01202 737374 E: info@bournewood.co.uk
 Client / Project:
Halfords Autocentres Limited
 61 Angus Drive, Ruislip,
 Middlesex, HA4 0SA.
 Drawing Title:
Proposed Site Plan
 Drawn By: Date: Oct 2012
 Scale: Size: A1
 1 : 200
 Job / Drawing Number:
1606 PD06
 Revision:

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10m @ 1:100



Rev. Date Amendments
bwp Bourne Wood Partnership
 14 MILLBURY HALL, MILLBURY, WILTSHIRE, WILTS, BA12 9JG
 Tel: 01753 812121 Fax: 01753 812122
 Email: admin@bournewood.co.uk

Client / Project:
Halfords Autocentres
61 Angus Drive, Ruislip,
Middlesex. HA4 0SA

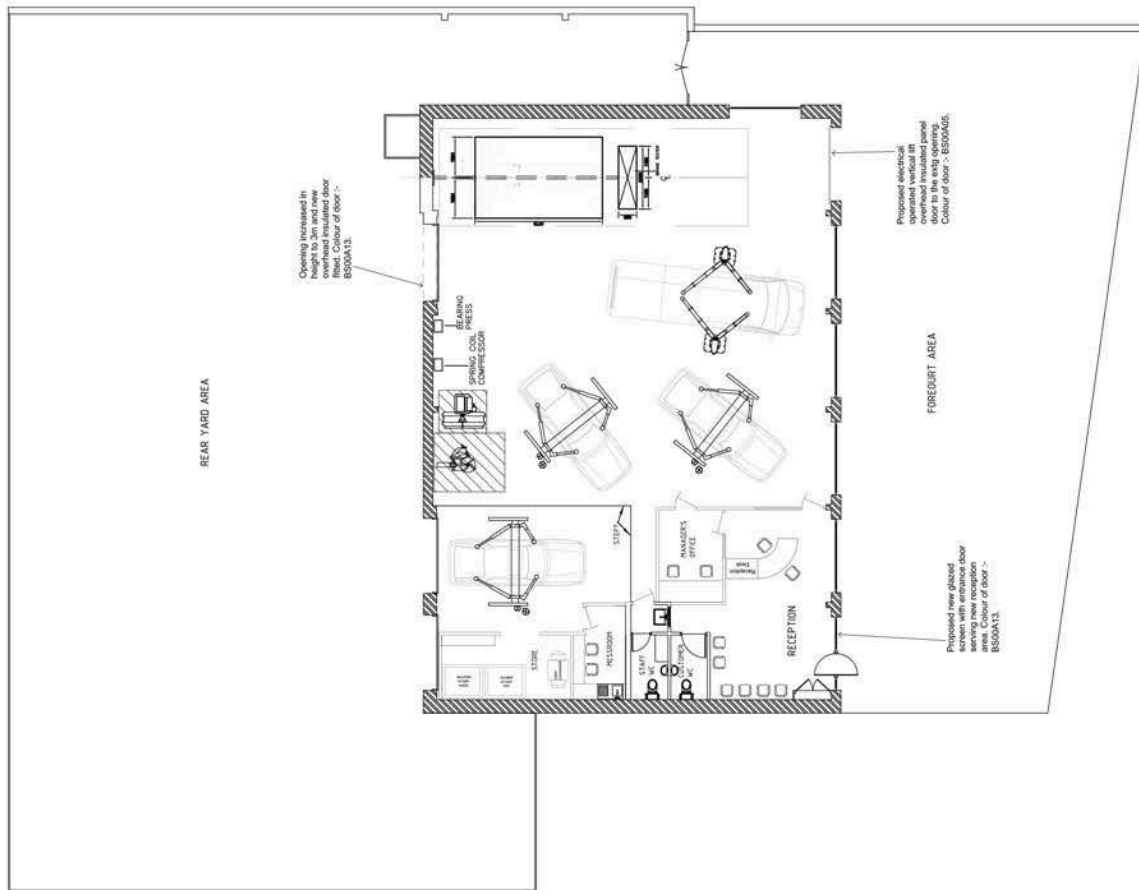
Drawing Title:
Existing Floor Plans

Drawn By: _____ Date: **Oct 2012**
 Scale: **1 : 100** Size: **A1**
 Job / Drawing Number: **1606 PD03** Revision: _____

Project Management and Cost Control of Construction Projects

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10m @ 1:100



A 09/11/12 minor amendment
Rev. Date Amendments

bwp **bourne wood partnerships**
SALISBURY HALL, LONDON ROAD, SALISBURY, WILTSHIRE, WILTS, UK.
Tel: 01292 400000
Email: sales@bournewood.co.uk

Client / Project:

Halfords Autocentres
61 Angus Drive, Ruislip,
Middlesex, HA4 0SA

Drawing Title:

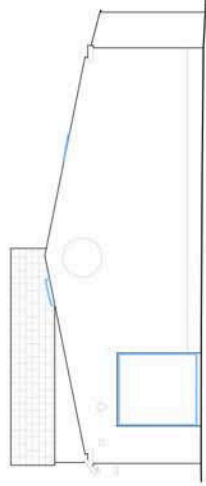
Proposed Floor Plans

Drawn By:	Date:
Scale:	Sheet:
1:100	A1
Job / Drawing Number:	Revision:
1606 PD04	A

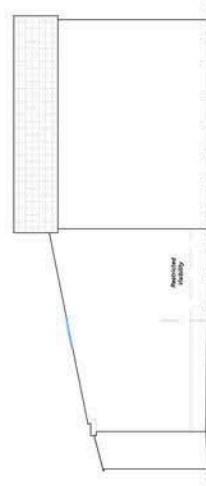
Project Management and Cost Control of Construction Projects

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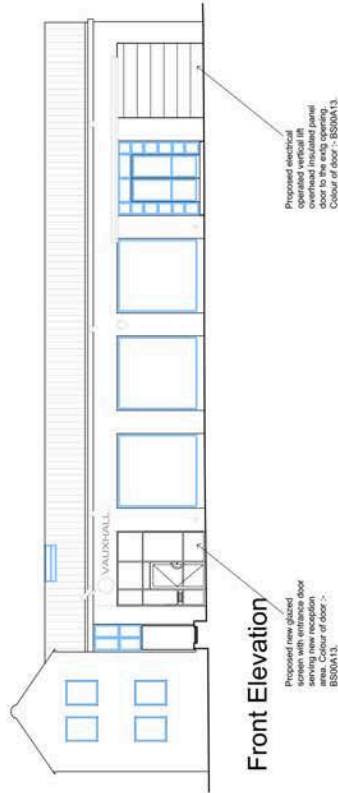
10m @ 1:100



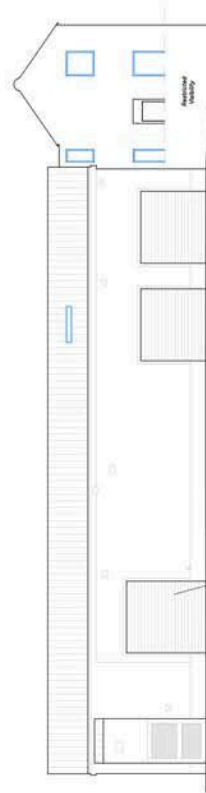
Side Elevation



Side Elevation



Front Elevation



Rear Elevation

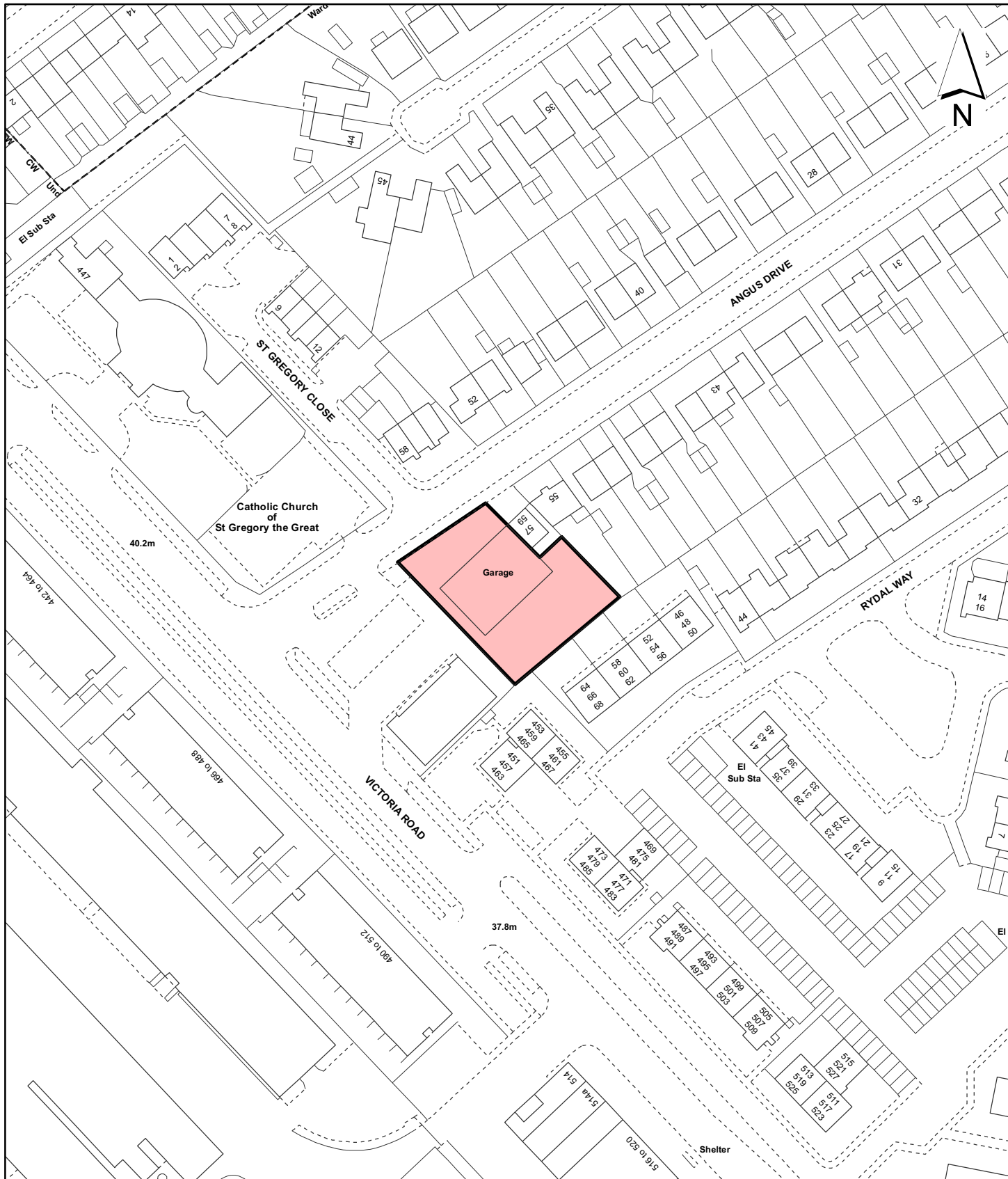
A. 09/11/12 minor amendment
Rev. Date Amendments

bwp | **building works partnerships**
SALISBURY HALL LEONARDOS DRIVE, SALISBURY, WILTSHIRE, BA2 1BE
Tel: 01292 550000
www.bwp.co.uk


Client / Project:
Halfords Autocentres
61 Angus Drive, Ruislip,
Middlesex. HA4 0SA

Drawing Title:
Proposed Elevations

Drawn By:	Date:
Scale:	Oct 2012
Job / Drawing Number:	Size:
1606 PD02	A1
Revision:	Revision:
A	A



Notes

 Site boundary

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Site Address

**61 Angus Drive
Ruislip**

Planning Application Ref:

4254/APP/2012/2740

Planning Committee

North Page 144

Scale

1:1,250

Date

**July
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 GOSPEL OAK (228) SWAKELEYS ROAD ICKENHAM

Development: Three storey building to include 2 x 3-bed, 3 x 2-bed and 2 x 1-bed self contained flats with associated parking involving demolition of existing detached dwelling house (Resubmission)

LBH Ref Nos: 11246/APP/2013/827

Date Plans Received: 04/04/2013

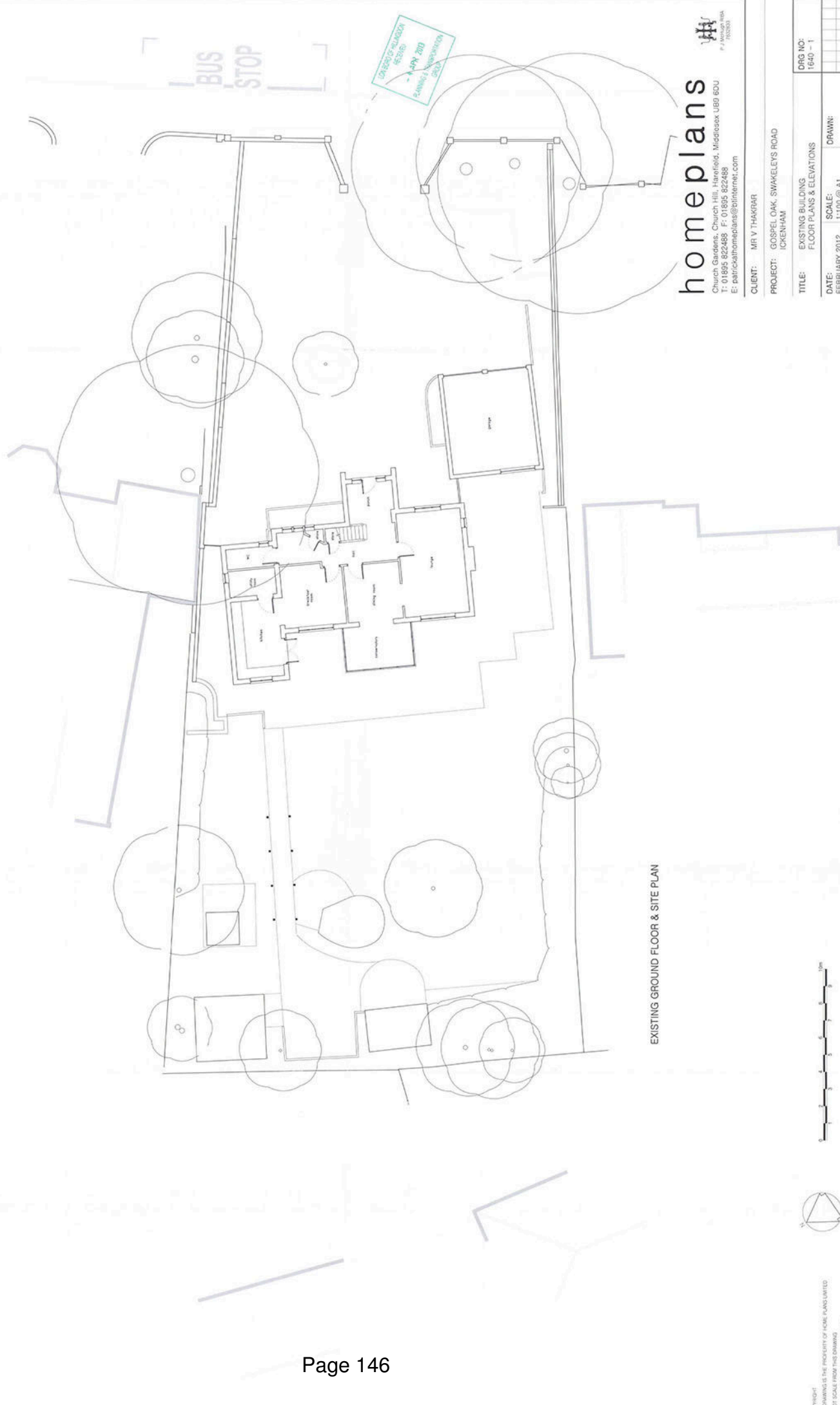
Date(s) of Amendment(s):

04/04/2013

Date Application Valid: 09/04/2013

11/07/2013

REVISION: DATE: NOTE:



homeplans
 Church Gardens, Church Hill, Harford, Middlesex UB8 6DU
 T: 01895 822488 F: 01895 822489
 E: paul@homeplans@btinternet.com



CLIENT: MR V THARRAR

PROJECT: GOSPEL OAK, SWAKELEYS ROAD
 ICKENHAM

TITLE: EXISTING BUILDING
 FLOOR PLANS & ELEVATIONS

DATE: FEBRUARY 2012
 SCALE: 1:100 @ A1
 DRAWN:

DRG NO:
 1640 - 1

EXISTING GROUND FLOOR & SITE PLAN

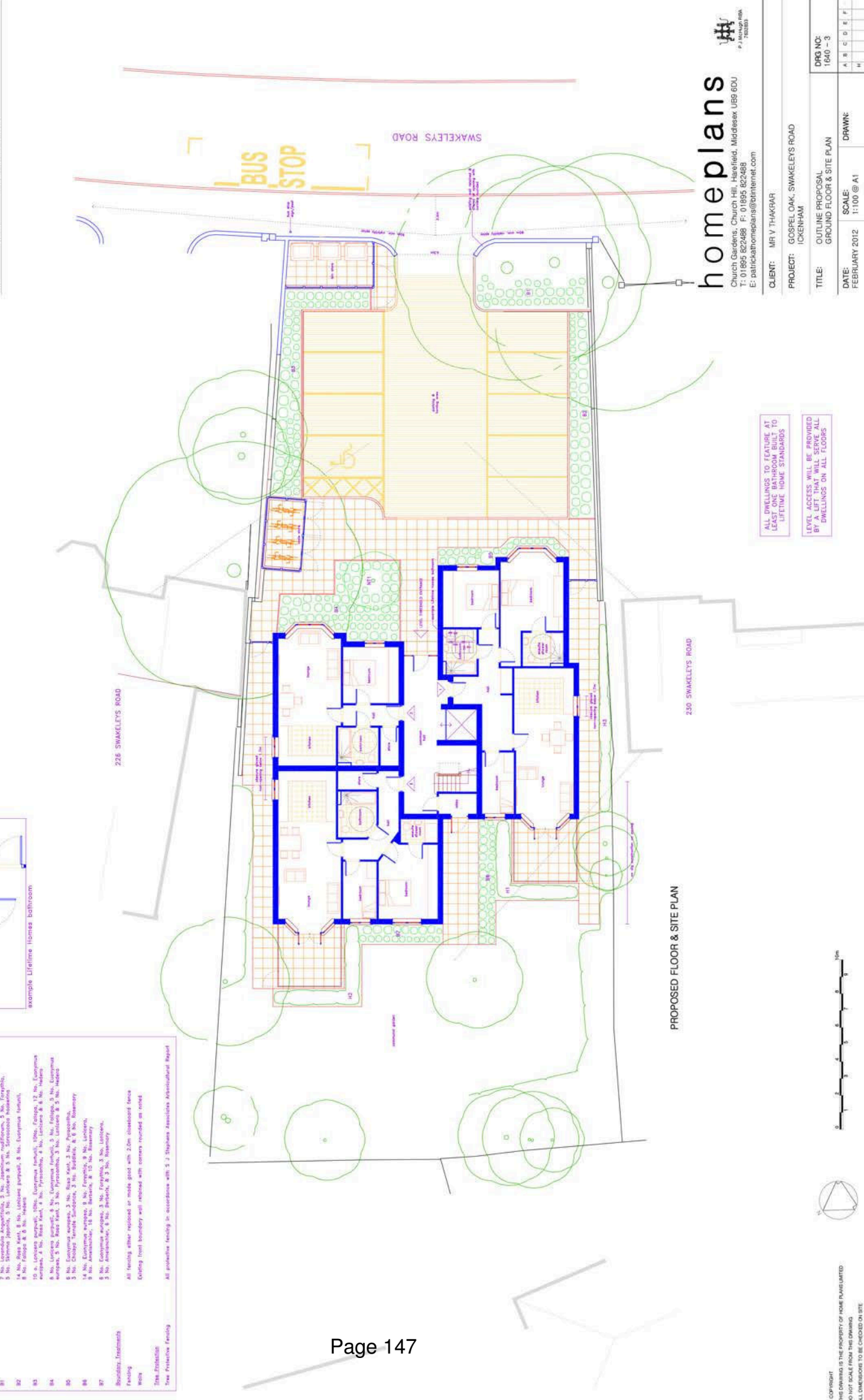


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 ALL DIMENSIONS TO BE CHECKED ON SITE

REVISION	DATE	NOTE
A	APRIL 2012	GENERAL AMENDMENTS
B	MAY 2012	LANDSCAPING NOTES ADDED
C	OCTOBER 2012	GENERAL AMENDMENTS
D	JANUARY 2013	GENERAL AMENDMENTS
E	MARCH 2013	LANDSCAPING AMENDMENTS
F	APRIL 2013	ENTRANCE/EXIT OPENINGS INCREASED TO 4m
G	MAY 2013	FITCHES/BIOSERIES UP & AWAY/AS ROAD
H	MAY 2013	LIFETIME HOMES AMENDMENTS

REVISION	DATE	NOTE
A	APRIL 2012	GENERAL AMENDMENTS
B	MAY 2012	LANDSCAPING NOTES ADDED
C	OCTOBER 2012	GENERAL AMENDMENTS
D	JANUARY 2013	GENERAL AMENDMENTS
E	MARCH 2013	LANDSCAPING AMENDMENTS
F	APRIL 2013	ENTRANCE/EXIT OPENINGS INCREASED TO 4m
G	MAY 2013	FITCHES/BIOSERIES UP & AWAY/AS ROAD
H	MAY 2013	LIFETIME HOMES AMENDMENTS

REVISION	DATE	NOTE
A	APRIL 2012	GENERAL AMENDMENTS
B	MAY 2012	LANDSCAPING NOTES ADDED
C	OCTOBER 2012	GENERAL AMENDMENTS
D	JANUARY 2013	GENERAL AMENDMENTS
E	MARCH 2013	LANDSCAPING AMENDMENTS
F	APRIL 2013	ENTRANCE/EXIT OPENINGS INCREASED TO 4m
G	MAY 2013	FITCHES/BIOSERIES UP & AWAY/AS ROAD
H	MAY 2013	LIFETIME HOMES AMENDMENTS



homeplans
 Church Gardens, Church Hill, Haslefield, Middlesex UB9 6DU
 T: 01895 822488 F: 01895 822488
 E: patricia@homeplans.com | info@homeplans.com

CLIENT: MR VY THAKRAR
 PROJECT: GOSPEL OAK, SWAKELEY'S ROAD
 ICKENHAM

TITLE: OUTLINE PROPOSAL
 GROUND FLOOR & SITE PLAN

DATE: FEBRUARY 2012 SCALE: 1:100 @ A1 DRAWN: []

DRG NO: 1640 - 3
 A B C D E F
 G H

ALL DWELLINGS TO FEATURE AT LEAST ONE BATHROOM BUILT TO LIFETIME HOME STANDARDS

LEVEL ACCESS WILL BE PROVIDED BY A LIFT THAT WILL SERVE ALL DWELLINGS ON ALL FLOORS

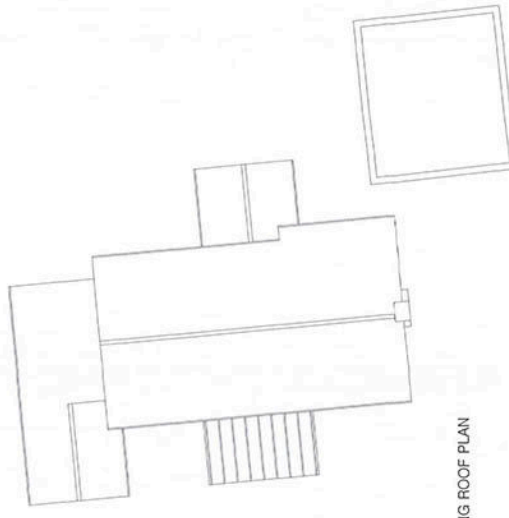


- 8 No. Exotica Crown Spike pointed at 600mm w/h
- 7 No. Exotica Crown Spike pointed at 600mm w/h
- 10 No. Exotica Crown Spike pointed at 600mm w/h
- Asp Area 2000mm x 1000mm
- 5 No. Lonicera periclymenum, 5 No. Lonicera periclymenum, 5 No. Lonicera periclymenum, 5 No. Lonicera periclymenum, 5 No. Lonicera periclymenum
- 10 No. Lonicera periclymenum, 10 No. Lonicera periclymenum, 10 No. Lonicera periclymenum, 10 No. Lonicera periclymenum, 10 No. Lonicera periclymenum
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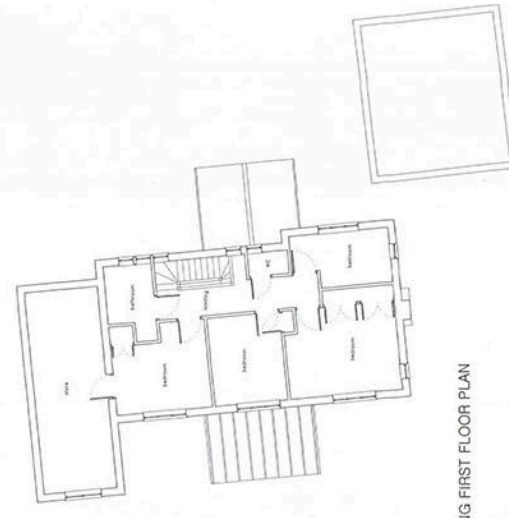
All fencing either replaced or made good with 2.0m obscurant fence
 Existing front boundary wall replaced with corners rounded on street

All protective fencing in accordance with S.1 (Signposts) Schedule Administrative Report

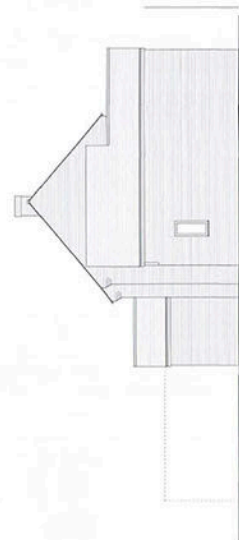
REVISION DATE NOTE



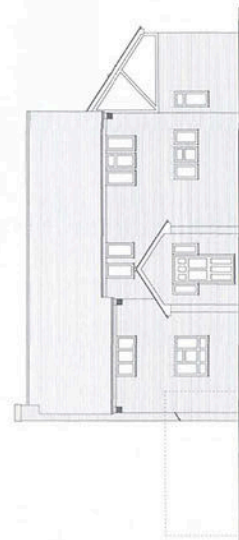
EXISTING ROOF PLAN



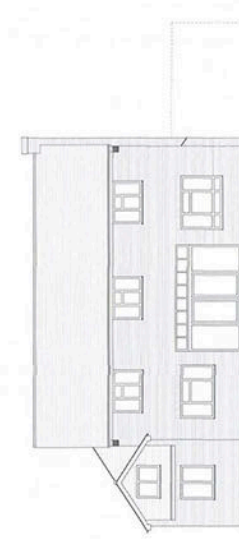
EXISTING FIRST FLOOR PLAN



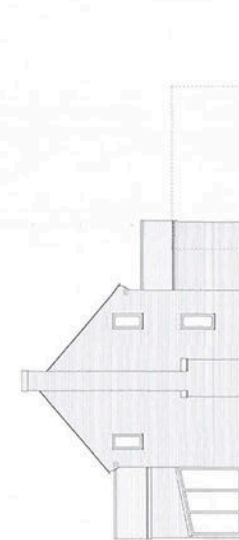
EXISTING SIDE ELEVATION
FROM 225 SWAKELEY'S ROAD



EXISTING FRONT ELEVATION
FROM 225 SWAKELEY'S ROAD



EXISTING REAR ELEVATION
FROM 225 SWAKELEY'S ROAD



EXISTING SIDE ELEVATION
FROM 225 SWAKELEY'S ROAD

100% COMPLETE
REVISED
- 1 JAN 2012
PLANNING PERMISSION
GROUP

homeplans
Church Gardens, Church Hill, Wickfield, Middlesex UB9 6DU
T: 01895 822489 F: 01895 822489
E: paul@homeplans.co.uk
CLIENT: MR V THAKRAR

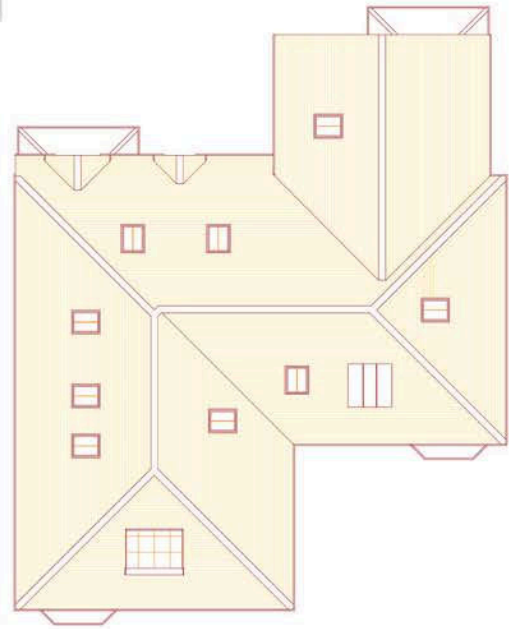
PROJECT: GOSPEL OAK, SWAKELEY'S ROAD
ICKENHAM

TITLE:	EXISTING BUILDING FLOOR PLANS & ELEVATIONS	DRG NO:	1640 - 2
DATE:	FEBRUARY 2012	SCALE:	1:100 @ A1
		DRAWN:	



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REVISION	DATE	NOTE
A	APRIL 2012	GENERAL AMENDMENTS
B	MAY 2012	AREAS ADDED
C	OCTOBER 2012	GENERAL AMENDMENTS
D	JANUARY 2013	GENERAL AMENDMENTS
E	MAY 2013	KITCHENS OPENED UP
F	MAY 2013	LIFETIME HOMES AMENDMENTS



PROPOSED ROOF PLAN

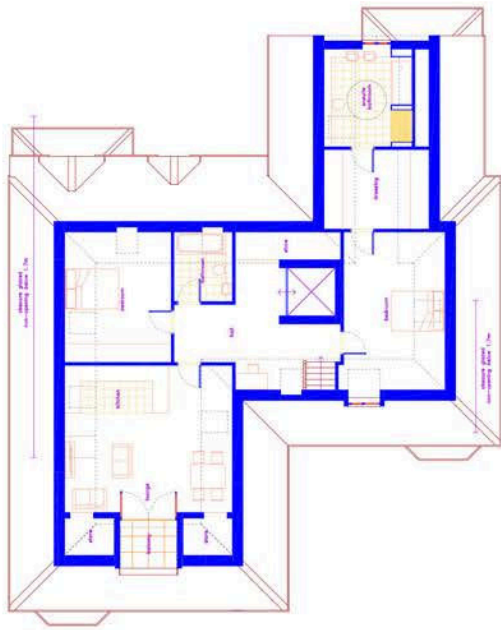
NEEDS		115m ² (0.12 hectares rounded up)		1250m ²	
Site Area					
Grass Internal Area					
Ground Floor	330m ²			2200m ²	
First Floor	255m ²			2333m ²	
Second Floor	150m ²			1541m ²	
Total	675m ²			2294m ²	
FLOORS					
Floor 1 - 3 Bedrooms	864m ²			1033m ²	
Floor 2 - 1 Bedroom	524m ²			579m ²	
Floor 3 - 2 Bedrooms	77m ²			829m ²	
Floor 4 - 2 Bedrooms	145m ²			1511m ²	
Floor 5 - 2 Bedrooms	77m ²			829m ²	
Floor 6 - 1 Bedroom	50m ²			538m ²	
Floor 7 - 2 Bedrooms	93m ²			1001m ²	

ALL DWELLINGS TO FEATURE AT LEAST TWO BEDROOMS TO LIFETIME HOME STANDARDS

LEVEL ACCESS WILL BE PROVIDED BY ALL DWELLINGS ON ALL FLOORS



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

homeplans
 Church Gardens, Church Hill, Hasfield, Middlesex UB9 8DU
 T: 01895 822488 F: 01895 822488
 E: patrick@homeplans.com

CLIENT: MR V THAKRAR
 PROJECT: GOSPEL OAK, SWAKELEYS ROAD, ICKENHAM

TITLE:	OUTLINE PROPOSAL	DRG NO:	1640 - 4
DATE:	FEBRUARY 2012	SCALE:	1:100 @ A1
		DRAWN:	A B C D E F



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REVISION	DATE	NOTE
A	APRIL 2012	GENERAL AMENDMENTS
B	MAY 2012	MATERIAL NOTES ADDED
C	OCTOBER 2012	GENERAL AMENDMENTS
D	JANUARY 2013	GENERAL AMENDMENTS



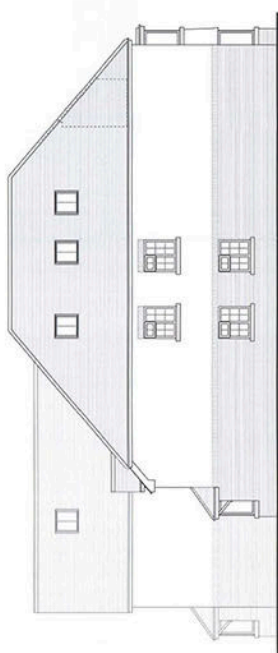
homeplans
 Church Gardens, Church Hill, Haslefield, Middlesex UB9 6DU
 T: 01895 822488 F: 01895 822489
 E: paul@homeplans@btinternet.com

CLIENT: MR V THAKRAR
 PROJECT: GOSPEL OAK, SWAKELEYS ROAD
 ICKENHAM

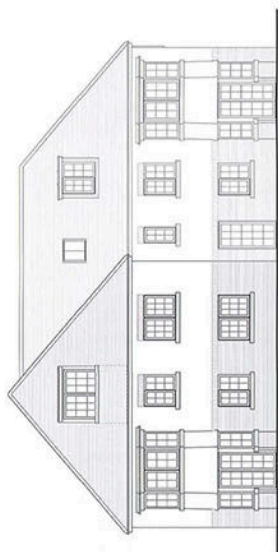
TITLE:	OUTLINE PROPOSAL ELEVATIONS	DRG NO:	1640 - 5
DATE:	FEBRUARY 2012	SCALE:	1:100 @ A1
DRAWN:	AI		



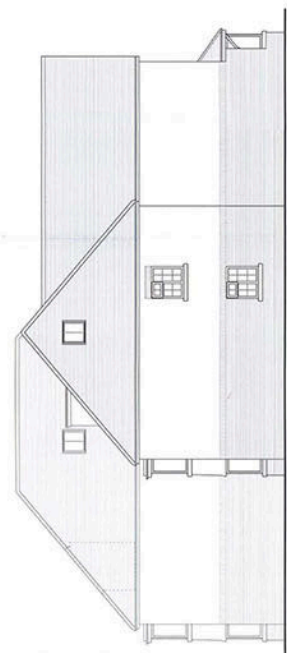
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION
FROM SWAKELEYS ROAD



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION
FROM SWAKELEYS ROAD

GENERAL MATERIALS

Brick	H G Mowbray 'Oxley Mill' stock brick
Render	Wash Through Coloured Render in 'Terry'
Roof Tile	Red/Brown 'Buckland Brown' plain concrete tile
Sillings/Windows/Door	Black painted timber
Windows & doors	White aluminium external window and glass doors
Roof Windows	White Conservation Roof Lights



Revision	Date

Building survey legend

CS 001 - Ceiling height to ceiling datum
 CS 002 - Ceiling height to finished floor
 CS 003 - Ceiling height from finished floor
 DS 001 - Door head height from finished floor
 DS 002 - Door head height from ceiling datum
 WS 001 - Window sill height from finished floor
 WS 002 - Window sill height from ceiling datum
 WS 003 - Window head height from finished floor
 WS 004 - Window head height from ceiling datum
 AH 001 - Arch head height from finished floor
 AH 002 - Arch head height from ceiling datum

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Unless specifically requested or stated, walls or buildings will not have been checked for structural stability. The survey has been carried out in accordance with the standards of the Institution of Surveyors, and the results are given to the nearest millimetre. The information is provided as a service and is not to be used for any other purpose without the prior written permission of the Controller.

Floor levels should be taken as general indications. Unless specifically requested otherwise, levels are not to be taken where readily available, and features not necessarily in every room.

Levels related to OSBM situated on Electricity Sub Station at N0277 Swaleleys Road, value 60.957m

Plot: "Gospek Oak", No.228 Swaleleys Road ICENHAM

Client: Mr. V. Thakkar

Drawing title: Topographic survey

Sheet 1 of 1

Scale: 1:200

Date: February 2012

Drawing Number: 2435

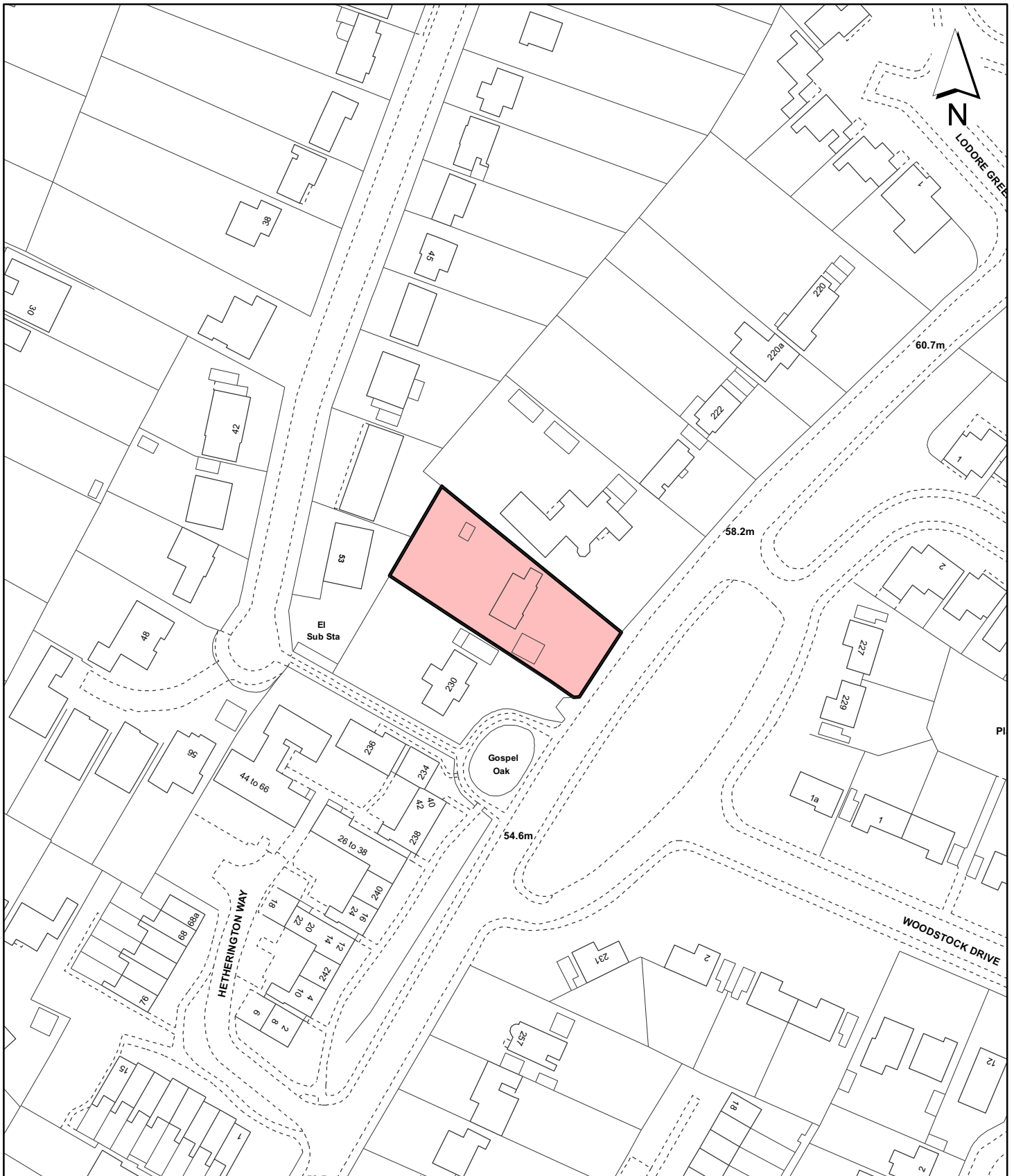
Michael Godfrey Surveys Ltd.
 Land and measured building surveys

17 Woodlands Way South
 Camford Industrial Centre
 File KY7 4FF


Mable House
 High Street
 Herts. EN9 8BB

Tel: 01592 770027
 Fax: 01592 770028
 Mob: 07952 201541





Notes

 Site boundary

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Site Address

**Gospel Oak
228 Swakeleys Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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

Planning Application Ref:

11246/APP/2013/827

Scale

1:1,250

Planning Committee

North Page 152

Date

**July
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ASTRAL HOUSE THE RUNWAY RUISLIP

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

LBH Ref Nos: 42570/APP/2012/2734

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



— Indicative site boundary

01 LOCATION PLAN
001 1:1250 @ A4



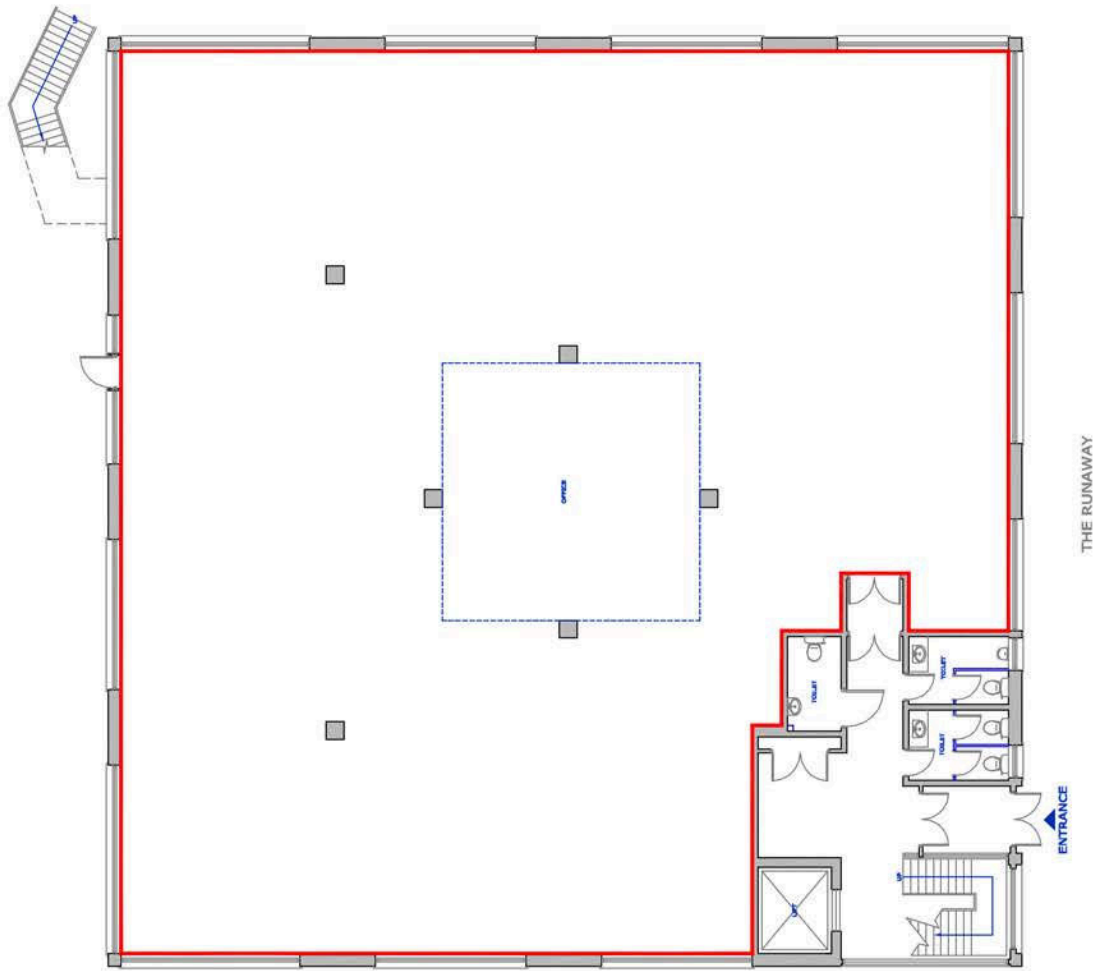
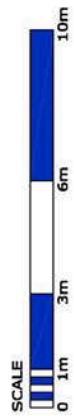
Rev	Date	Description	Obj	CrBy
P1	01.08.12	Issued for Outline Planning Application	2M	JS

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meid architecture
 302 Newbury House
 37-39 Newbury Road
 London
 EC1V 7ET
 Tel : 020 7490 5249
 email : studio@meidarchitecture.com

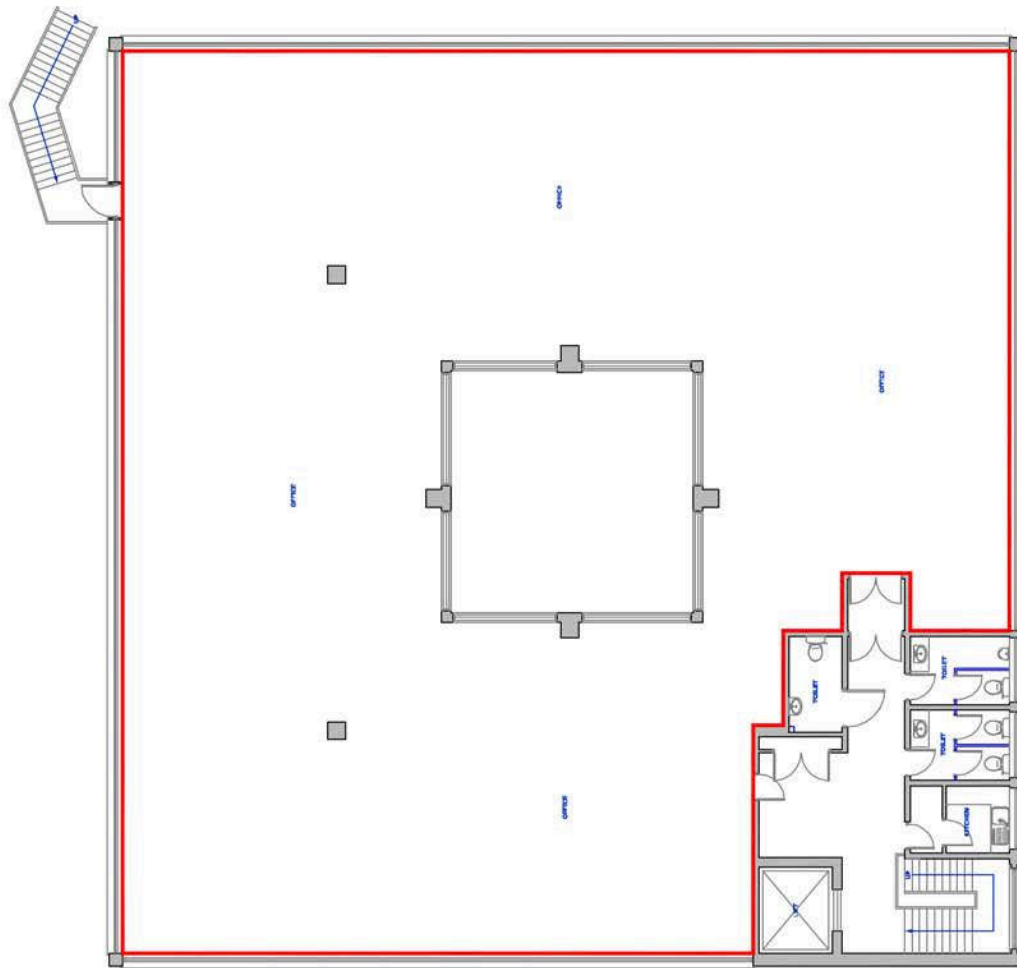
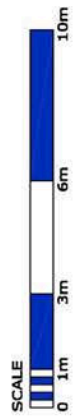
Page 154

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



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

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



THE RUNWAY

FIRST FLOOR



LOCATION PLAN
SCALE 1:1250

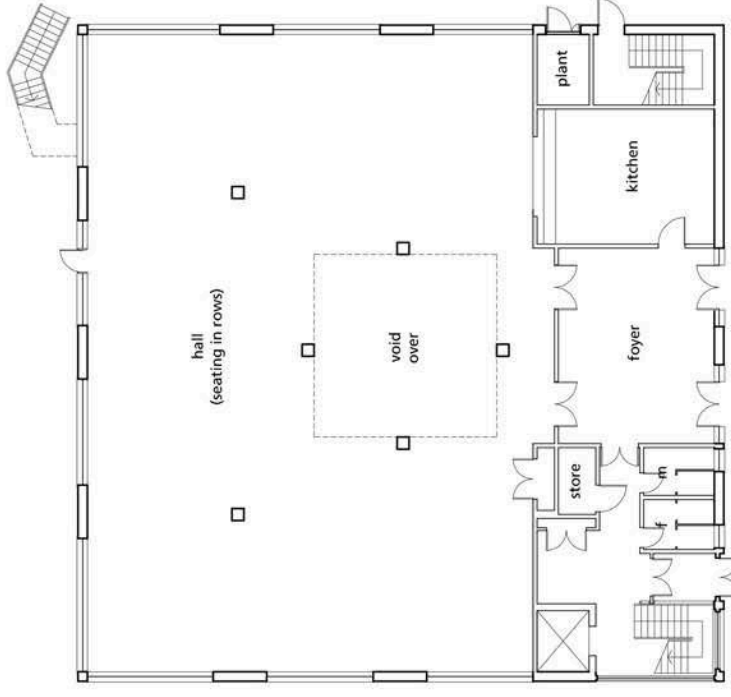
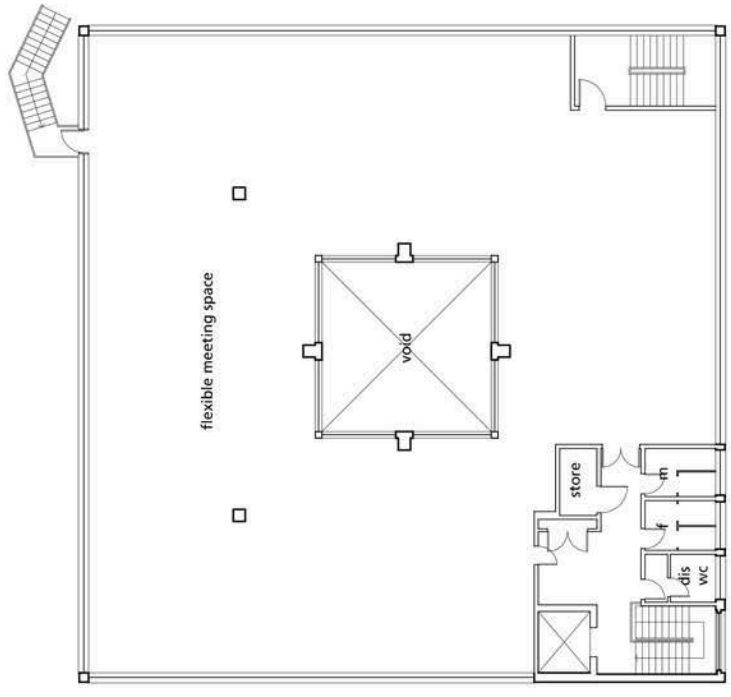


client	address ASTRAL HOUSE, THE RUNWAY, SOUTH RUISLIP, MIDDLESEX, HA4 6SN	location FIRST FLOOR LEASE PLAN	date 17/06/09	sheet A3
			date 17/06/09	scale 1:200
			date 17/06/09	revision
			date 17/06/09	revision PL29283-02



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

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



Proposed aprox layout areas:

24 x 24 x 2 = 1152m² overall

Less

50m² void (FF)

168m² facilities / foyer (GF)

70m² facilities (FF)

Area = 865m²

Stairwidth

@ 1m² / p (seated assembly) = 865 people

Of which 430 on first floor

@ 5mm / p = 2.15m width

2 x 1.2m = ok

(+ external)

New internal stair on first floor 1200mm

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

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



Issue	Date	Description	By	Chk	Issue	Date	Description
P1	25.05.12	Issued for information	JM	JS			
	01.08.12	Room data added to first floor. Issued for planning					

met architecture

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

Project: **ASTRAL HOUSE
THE RUNWAY
SOUTH RUISLIP
MIDDLESEX**

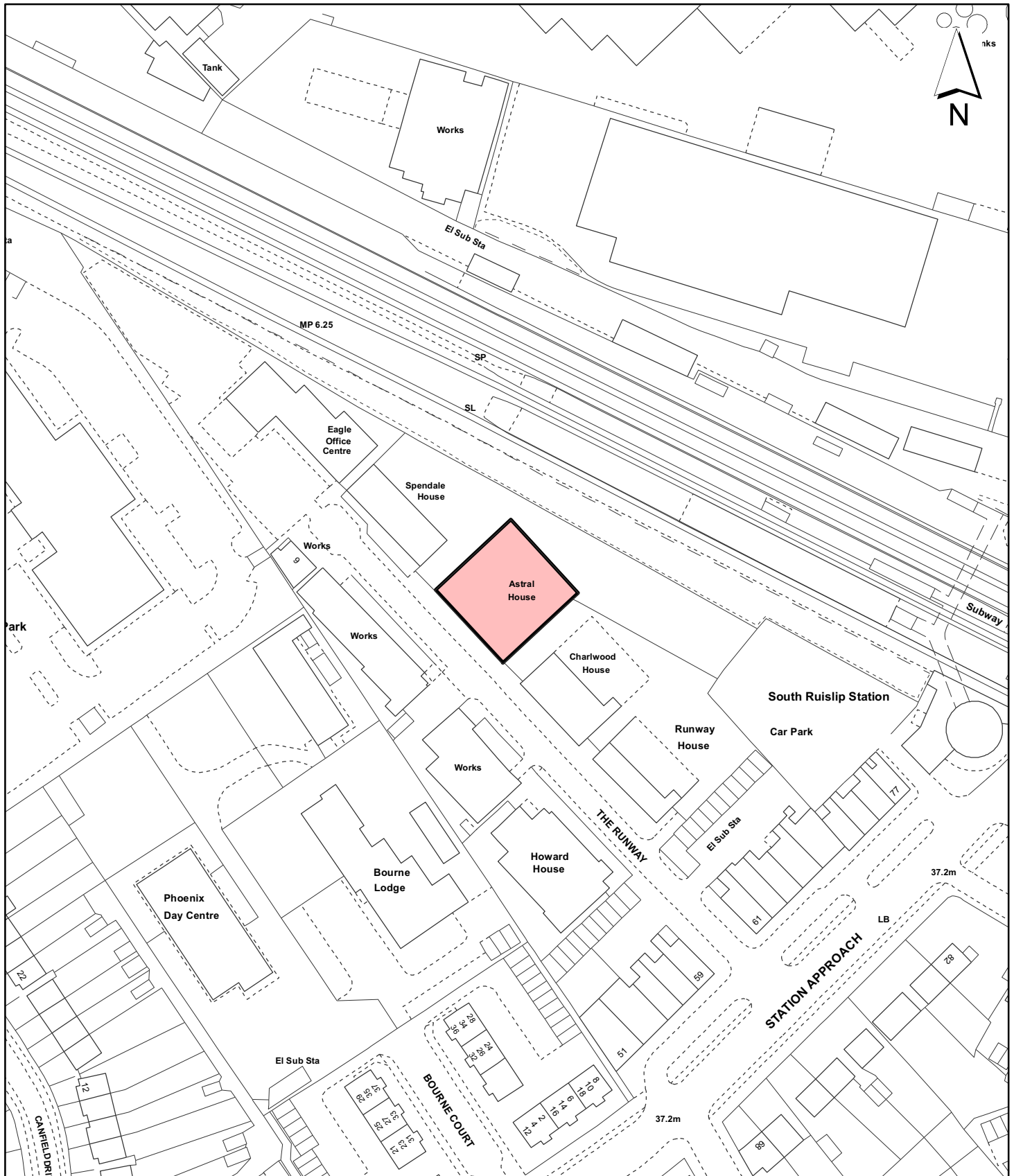
Title: **PROPOSED
GROUND & FIRST FLOOR PLANS**

Scale: 1:200 @ A3

Dwg No: 190 SK02

Issue: P1

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Site Address

**Astral House
The Runway
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
42570/APP/2012/2734

Scale
1:1,250

Planning Committee
North Page 158

Date
**January
2013**



Report of the Head of Planning, Sport and Green Spaces

Address WAITROSE, 9 KINGSEND RUISLIP

Development: Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours (Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend)))

LBH Ref Nos: 36969/APP/2013/918

Date Plans Received: 15/04/2013

Date(s) of Amendment(s):

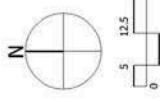
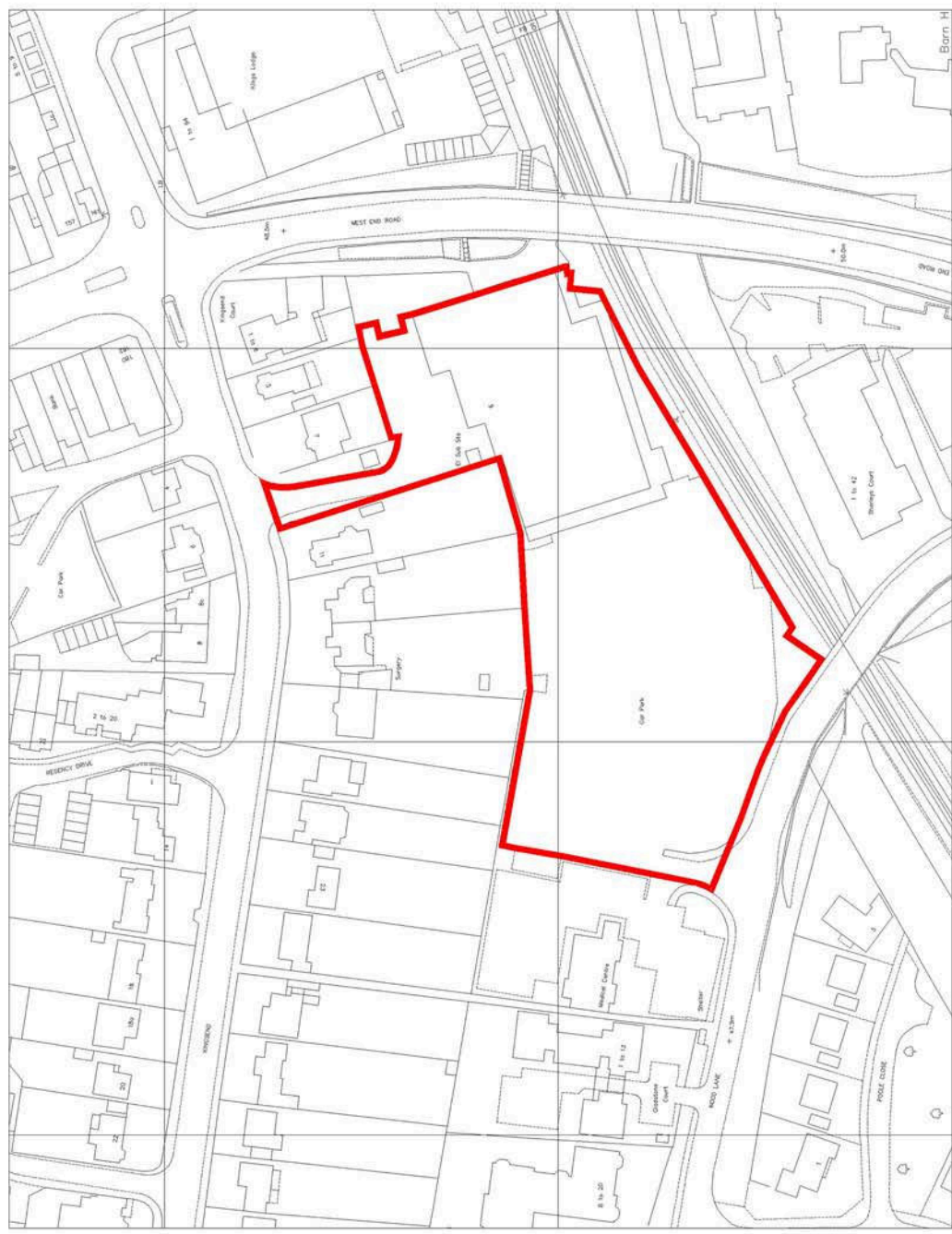
Date Application Valid: 15/04/2013

The scaling of this drawing cannot be assured

Revision _____ Date _____ Dm _____ Ckd _____

Legend

 Site Boundary



Project
Waitrose, Ruislip

Drawing Title
Site Location Plan

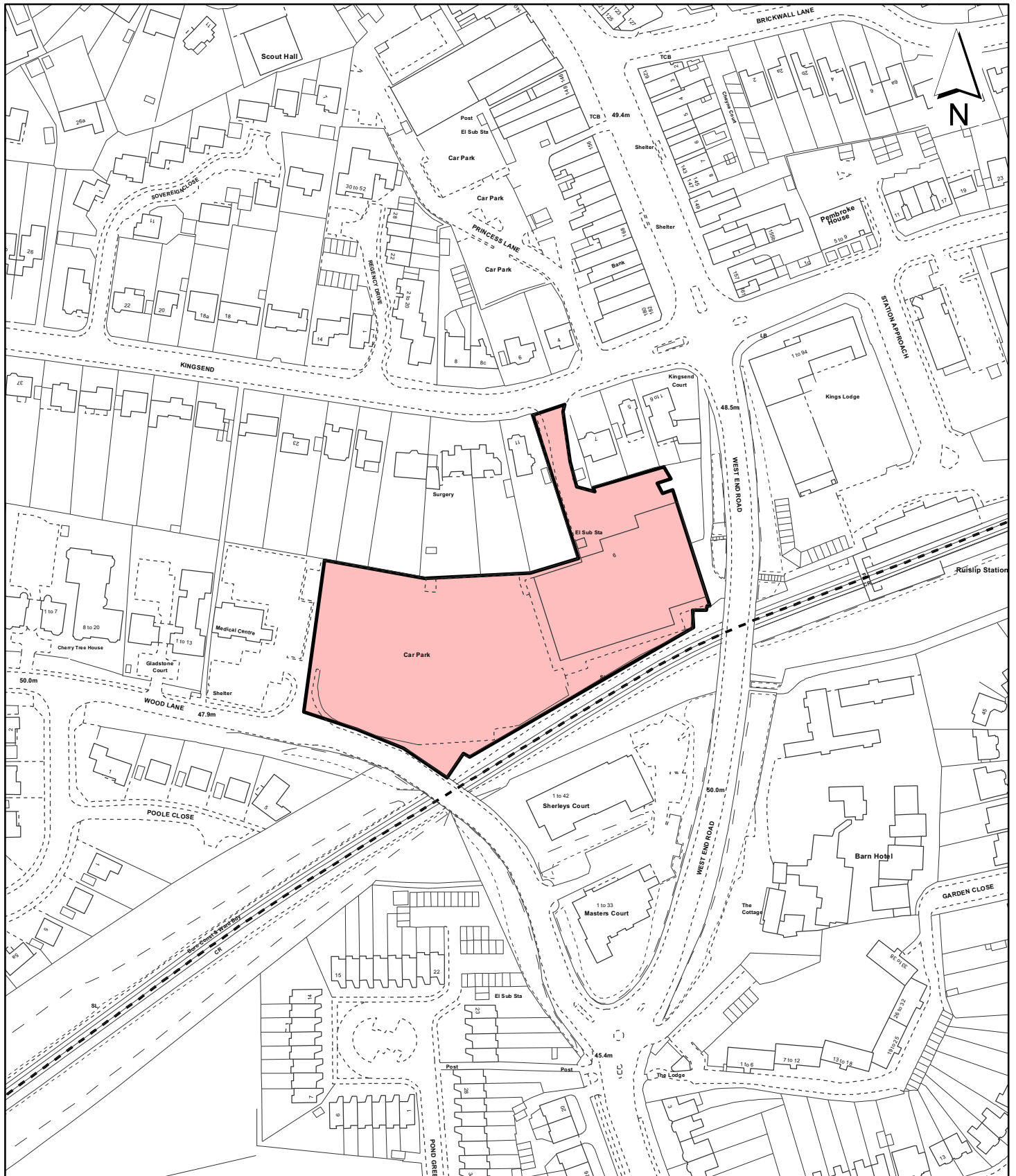
Date 03.10.11
Scale 1:1,000@A3
Project No 20342
Drawing No SL01

Drawn by M.S.
Check by S.F.
Revision -


BARTON WILLMORE

Planning • Master Planning & Urban Design
Architecture • Landscape Planning & Design • Project Services
Environmental & Sustainability Assessment • Graphic Design


bartonwillmore.co.uk



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Site Address

**Waitrose
9 Kingsend
Ruislip**

Planning Application Ref:

36969/APP/2013/918

Planning Committee

North Page 161

Scale

1:2,000

Date

**June
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

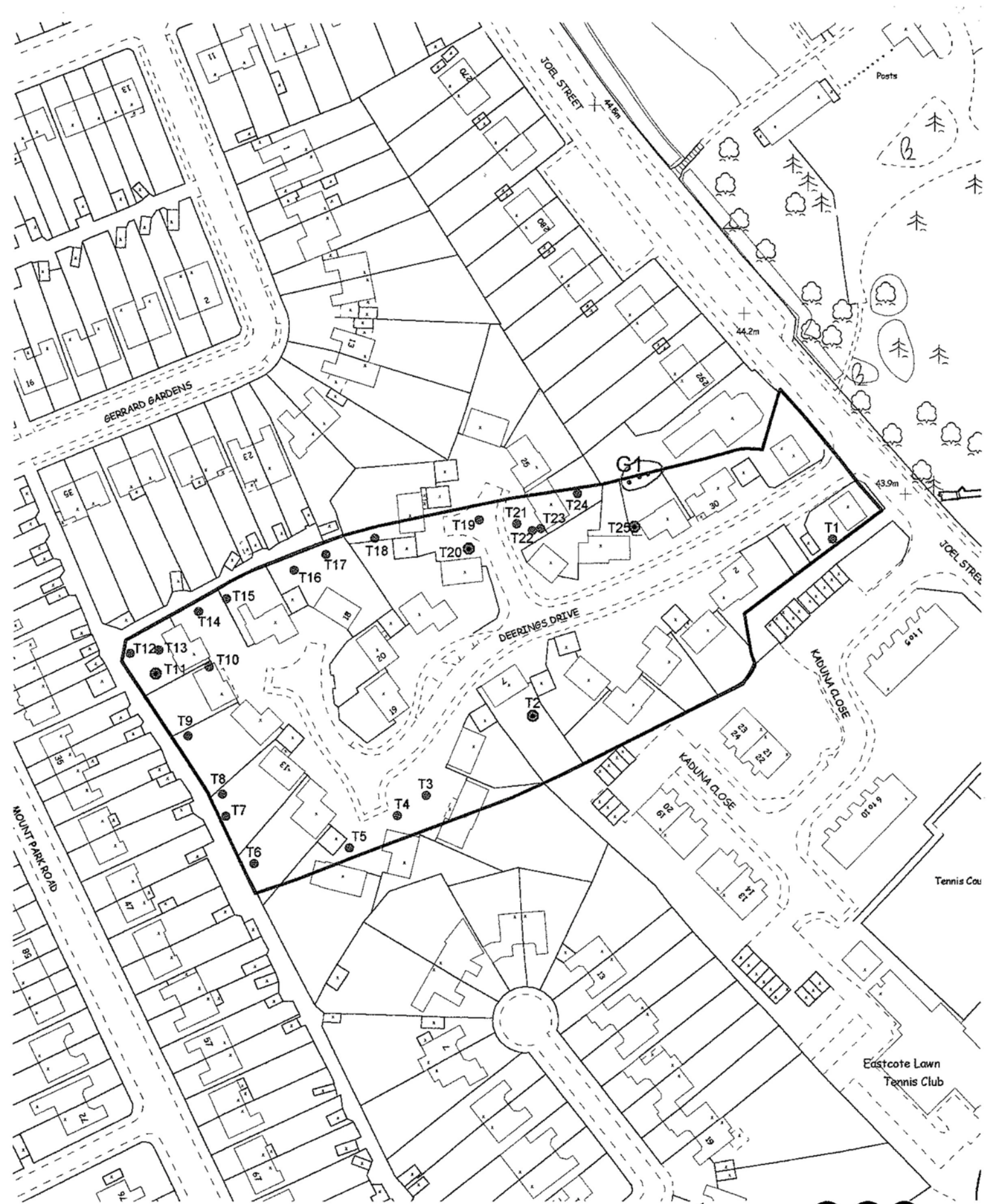


HILLINGDON
LONDON

REPORT OF HEAD OF PLANNING AND ENFORCEMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REF: 56765/TRE/2013/44: APPLICATION TO FELL OAK (T16) AND TO CARRY OUT TREE SURGERY TO ONE OAK (T17) ON TREE PRESERVATION ORDER NUMBER 363 (TPO 363) AT 18 DEERINGS DRIVE, EASTCOTE



1:1250



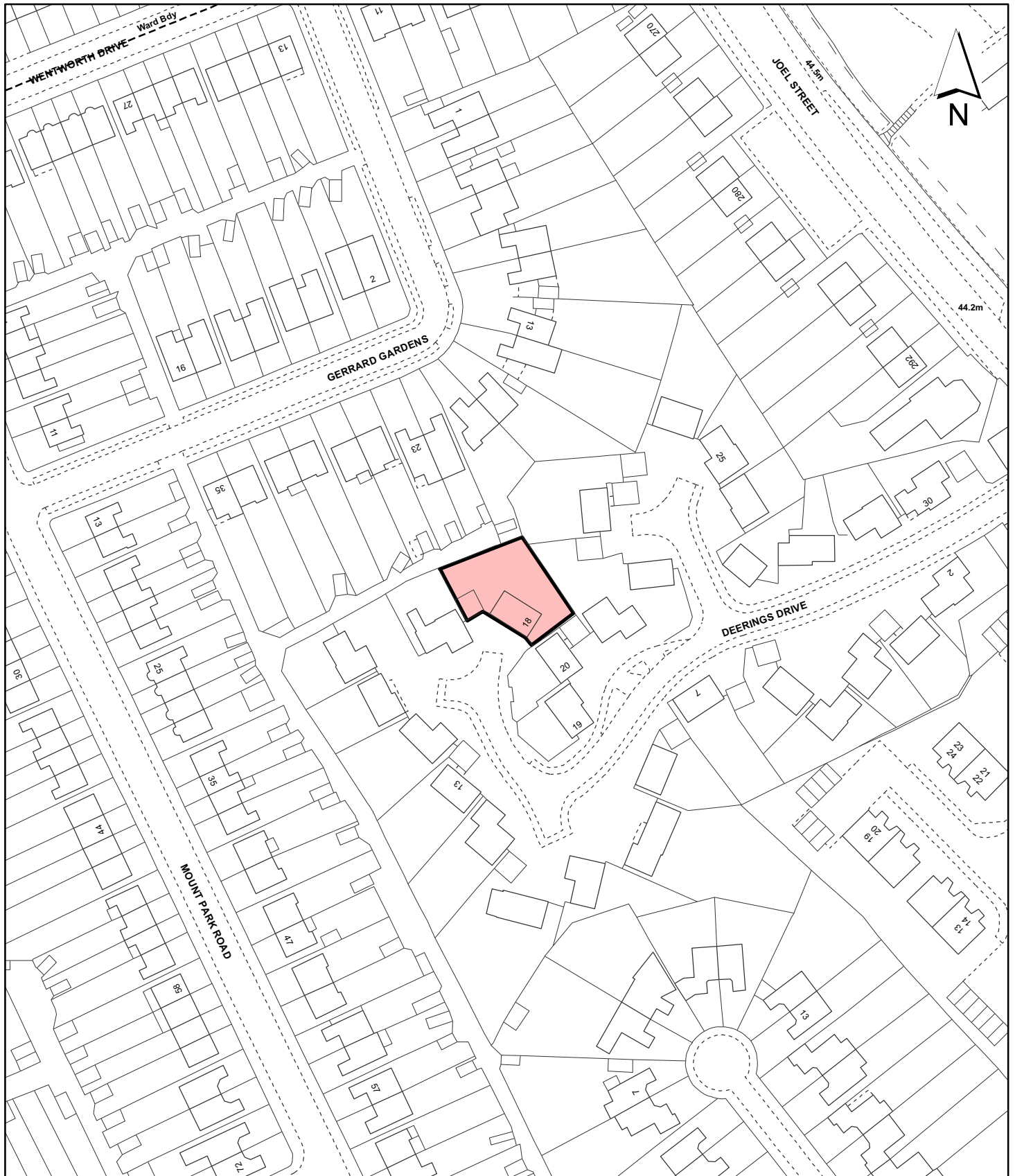
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- Unscheduled Trees
- Scheduled Trees
 - current
 - ☒ deleted/removed
 - ⊙ replaced
- TPC Boundaries
 - ▭ area boundary
 - ▭ group boundary
 - ▭ t.p.o. boundary
 - ▭ woodland boundary


tpo 363

St. Michaels School,
Joel Street,
Eastcote

Map Research 02/10/2000



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Site Address

**18 Deerings Drive
Eastcote**

Planning Application Ref:

56765/TRE/2013/44

Planning Committee

North Page 164

Scale

1:1,250

Date

**July
2013**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



HILLINGDON
LONDON