



HILLINGDON  
LONDON



# North Planning Committee

## To Councillors on the Committee

**Date:** TUESDAY, 17 SEPTEMBER  
2013

**Time:** 7.00 PM OR AT THE RISING  
OF THE MAJOR APPS  
COMMITTEE

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

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

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

**This agenda and associated  
reports can be made available  
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request. Please contact us for  
further information.**

**Published:** Monday, 9 September 2013

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INVESTOR IN PEOPLE

# Useful information for residents and visitors

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Please enter from the Council's main reception where you will be directed to the Committee Room.

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - 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 previous meeting held on 7 August 2013 1 - 8
- 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

### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	41 Frithwood Avenue, Northwood - 1891/APP/2013/1655	Northwood	Demolition of existing dwelling & replacement with 2 x two storey, 5-bed, detached dwellings with associated parking and amenity space and alteration to existing vehicular crossovers to form one enlarged common crossover.  <b>Recommendation : Approval subject to a S106 Agreement.</b>	9 – 32  <b>Plans 63 - 72</b>
7	7 Nicholas Way, Northwood - 16461/APP/2013/1205	Northwood	Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.  <b>Recommendation : Refusal</b>	33 – 46  <b>Plans 73 - 78</b>

## Non Major Applications without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
8	The Old Quarry, Springwell Lane, Rickmansworth - 15220/APP/2011/714	Harefield	Storage and distribution of a small amount of inert waste in place of virgin material (Retrospective Application).  <b>Recommendation : Approval</b>	47 – 62  <b>Plans 79 - 82</b>

**Plans for North Planning Committee**

**Pages 63 - 82**

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**Minutes**

**NORTH PLANNING COMMITTEE**

**7 August 2013**

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

	<p><b>MEMBERS PRESENT:</b> Councillors: Eddie Lavery (Chairman) Michael Markham Carol Melvin David Yarrow David Allam (Labour Lead) Robin Sansarpuri Michael White Brian Stead</p>
	<p><b>OFFICERS PRESENT:</b>  Matt Duigan, Planning Services Manager Adrien Waite, Major Applications Manager Manmohan Ranger, Transport Consultant Rory Stracey, Legal Advisor Nadia Williams, Democratic Services Officer</p> <p><b>ALSO PRESENT:</b>  Councillor Judy Kelly (Item 7) Councillor John Riley (Item 10)</p>
55.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)  Apologies had been received from Councillors John Morgan and Raymond Graham. Councillors Michael White and Brian Stead attended in their place.</p>
56.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)  There were no declarations of interest notified.</p>
57.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 25 JUNE 2013</b> (<i>Agenda Item 3</i>)  The minutes of the meetings held on 25 June 2013 were agreed as a correct record and signed by the Chairman.</p>
58.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)  There were no matters notified in advance or urgent.</p>

59.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked Part 1 would be considered in public.</p>
60.	<p><b>51 THE DRIVE, ICKENHAM 21977/APP/2013/1333</b> (<i>Agenda Item 6</i>)</p> <p><b>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.</b></p> <p>In introducing the report, officers directed the Committee to note the changes set out in the Addendum sheet circulated at the meeting.</p> <p>In accordance with the Council's constitution, two representatives of petitions received in objection to the proposal were invited to address the meeting.</p> <p>The petitioners raised the following points:</p> <ul style="list-style-type: none"> <li>• The proposal was not in accordance with policy</li> <li>• Need to provide and keep more family homes with adequate space</li> <li>• Losing family homes and replacing with 5 blocks of flats would not be in keeping with residential homes in the area</li> <li>• It was not the purpose of policy to allow such conversions, which would not be compatible with the objective of maintaining family spaces</li> <li>• No similar development of this size existed in the road and failed to protect the impact on the character and amenity of the area</li> <li>• The proposed development would result in significant loss of residential amenity</li> <li>• The planning application provided insufficient parking for 5 families</li> <li>• The proposed development did not compliment the character of the road</li> <li>• The proposed development would have a detrimental impact on Nos. 49 and 51a</li> <li>• Urged the Committee to refuse the application by virtue of the size bulk and height of the proposal</li> <li>• This application was a new version of the same previously refused application, therefore should again be refused</li> <li>• Although the new application partly addressed the issue of light, there had been no change to the detrimental effect on Nos. 49b and 51</li> <li>• The footprint of the proposed development still exceeded that at No. 49b and 3 storey high</li> <li>• Concerned that the size and bulk of the scheme would cause movement and impact footings</li> <li>• Lighting in the living room (where most time was spent during the day) would be severely affected and would be further compounded by the use of dark brickwork</li> <li>• Concerned about the noise that would be generated from the kitchen,</li> </ul>



dining room and utility areas, which would be further exacerbated by the use of the communal gardens

- Feared that cars would be parked on the road making access to own drive impossible and additional cars would lead to increased traffic on the road
- Concerned about potential problem of refuse collection, how this would be managed
- The proposed development would impact on drainage, as currently No 51 was having to clear the drains every 6 to 8 weeks, and the proposed hard surfacing would create even more pressure on the drainage system
- Urged the Committee to refuse the application.

The agent/applicant was not present at the meeting.

In response to a query about the right to light and the issue of footings, officers advised that these were civil issues which were outside the Planning Act and that the issue of footings was dealt with under the Party Wall Act.

Officers advised that previous concerns in relation to overshadowing had been resolved.

The recommendation was moved, seconded and on being put to the vote was agreed.

#### **Resolved –**

**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'.**

	<p>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.</p> <p>f) That if the application is approved, the conditions and informatives in the officer's report be attached and the changes in the Addendum.</p>
61.	<p><b>61 ANGUS DRIVE, SOUTH RUILSIP 4254/APP/2012/2740</b> (<i>Agenda Item 7</i>)</p> <p><b>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.</b></p> <p>Officers introduced the report and directed Members to note the changes set out in the addendum circulated at the meeting.</p> <p>The addendum was amended to retain points 2.a, 2.c and 2.f and deleted other points.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal and the applicant were invited to address the meeting.</p> <p>The petitioner raised the following points:</p> <ul style="list-style-type: none"> <li>• Surprised that the Council had agreed a development of this kind to operate on this site</li> <li>• Could not understand why a bigger site in Victoria Road had not been considered for this type of application</li> <li>• The proposed development would lead to noise pollution, the smell of oil, increased traffic and the problem of storage</li> <li>• The scheme would lead to potential pest control issues around the area</li> <li>• The nature of the business would place the safety of residents in potential risk</li> <li>• Concerned about the likely increase of business during the weekends</li> <li>• Ground slap party walls between the application site and neighbouring properties should be installed on both sides and not just on one side of a neighbouring property</li> <li>• Urged the Committee to reject the application.</li> </ul> <p>The applicant raised the following points:</p> <ul style="list-style-type: none"> <li>• Had worked closely with the Council to address issues raised</li> <li>• With regard to concerns about the potential for excessive noise, a robust noise assessment had been conducted and all work would take place inside the building</li> <li>• The proposal was for MOT testing and would not involve body work or vehicle spraying</li> <li>• The proposal would not give rise to excessive car parking issues, as there would be 5 work places to provide for 22 vehicles</li> <li>• All staff and customer parking would be within the development</li> </ul>

- The scheme would provide six full time jobs and bring the vacant unit back into sustainable and accessible use.

In answer to a query about vehicle movement on the site, the applicant responded that the business would operate on an appointment basis and would typically have from 12 to 15 paying customers in a day. Large stock would not be maintained and the only large delivery vehicle would be used for oil waste every 4 to 6 weeks, whilst other deliveries would be made by auto car vans.

In response to concerns raised about the issue of noise, officers explained that the Council's Environmental Protection Unit had examined the noise report to ensure that it was robust and in line with guidelines. Operating hours requested were within planning policy and officers had no objection, given the mitigation measures proposed.

A Ward Councillor spoke about the application raising the following points:

- Wished to voice the concerns raised by residents
- The proposed development was in a predominately residential area and would therefore have a detrimental impact on the amenity of the locality
- The scheme would result in a huge change for the neighbourhood, in terms of noise pollution
- Concerned that the proposed development would result in road safety issues, due to increased traffic
- The scheme was sited in a prime residential area in South Ruislip and would have a negative impact on the local area.

In response to a question regarding road safety, officers explained that there would be a slight increase in traffic but there were no safety concerns.

The recommendation for approval was moved, seconded and on being put to the vote was agreed.

**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.**

62. **GOSPEL OAK (228), SWAKELEYS ROAD, ICKENHAM**  
**11246/APP/2013/827** (*Agenda Item 8*)

**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).**

Officers introduced the report and directed Members to note the changes set out in the addendum sheet circulated at the meeting.

The recommendation for approval was moved, seconded and on being put to the vote was agreed.

**Resolved - That the application be approved subject to the conditions and informatives set out in the officer's report and addendum sheet**

	<p>circulated at the meeting.</p>
63.	<p><b>ASTRAL HOUSE, THE RUNWAY, RUISLIP 42507/APP/2012/2734</b> <i>(Agenda Item 9)</i></p> <p><b>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).</b></p> <p>Officers directed the Committee to note the changes set out in the addendum sheet circulated at the meeting.</p> <p>It was noted that the application had been deferred from the North Planning Committee meeting on 12 February 2013 and not Central and South Planning Committee meeting as stated in the report.</p> <p>The Committee deleted Condition 9 and amended Condition 8 requesting officers to provided robust wording in consultation with the Chairman and the Labour Lead.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>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, deletion of condition 9 and amended condition 8 to read as follows:</b></p> <p><b><i>Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (amended) or the Town and Country Planning (Use Classes) Order 1987 (as amended), the premises shall only be used as a Community or Adult Education Facility, Play Centre or Community Centre and for no other purpose (including in particular, as a place of worship or any other purpose within Use Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended.</i></b></p> <p><b>REASON</b></p> <p><b>To safeguard the amenity of the surrounding area and ensure that the development does not have adverse impacts on the operation or safety of the highways network, in accordance with policies OE1, AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).</b></p>
64.	<p><b>WAITROSE, KINGSEND, RUISLIP 36969/APP/2013/918</b> <i>(Agenda Item 10)</i></p> <p><b>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 &amp; 7</b></p>

**Kingsend).**

In introducing the report, officers directed the Committee to note the changes set out in the addendum sheet circulated at the meeting.

A Ward Councillor attended the meeting and raised the following points:

- Residents had expressed great concerns about the proposed extension of opening hours, which would potentially lead to an increase in noise
- The general consensus was that late opening hours would not be conducive to residents living nearby, particularly to residents who worked on shifts and those with young families
- Expressed general concerns about noise and especially from banging doors and trolley movements
- Concerned about the potential for anti-social behaviour
- Should the extension of hours be granted, it would be the start of the request for further extended hours
- Suggested that there were plenty of late night shopping already in the area
- Objected to the extension of hours principally on the grounds of increased noise, as the Waitrose store was situated just at the edge of the High Street where a substantial number of residents resided.

Several Members expressed concerns about the extension of the opening and closing hours and indicated that opening at 7am with deliveries at 6am would be disruptive to nearby residents.

Officers highlighted that there had and been no change to the current delivery times.

In response to a query raised regarding Sunday trading hours, officers advised that the rules for such hours were completely separate and could not be overridden by Planning Laws.

The recommendation for approval was moved, seconded and on being put to the vote was agreed.

**Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report.**

65. **18 DEERINGS DRIVE, EASTCOTE 56765/TRE/2013/44** (*Agenda Item 11*)

**To fell one Oak (T16) and to carry out tree surgery to one Oak (T17) on TPO 363.**

In accordance with the Council’s constitution, a representative of the petition received in objection to the planning application addressed the Committee and stated that:

- Petitioners welcomed officer’s recommendation to refuse the proposed felling of the Oak Tree (T16)

	<ul style="list-style-type: none"> <li>• Supported the crown reduction to Oak Tree (T17).</li> </ul> <p>The agent did not address the Committee.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved:</b></p> <p><b>A) That approval be given for the Tree Surgery to Oak Tree (T17) (a crown reduction by about 30% by cutting back to previous pruning points).</b></p> <p><b>B) That the application to fell Oak Tree (T16) be refused for the reasons set out in the officer's report.</b></p>
	<p>The meeting, which commenced at 8.00 pm, closed at 9.20 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on 01895 556454. 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** 41 FRITHWOOD AVENUE NORTHWOOD

**Development:** Demolition of existing dwelling & replacement with 2 x two storey, 5-bed, detached dwellings with associated parking and amenity space and alteration to existing vehicular crossovers to form one enlarged common crossover

**LBH Ref Nos:** 1891/APP/2013/1655

**Drawing Nos:** 4616/PL/01 Rev.G  
BS5837:2012 Tree Survey, Arboricultural Impact and Method Statement  
4616/PL/04 Rev.E  
Design & Access Statement  
4616/PL/LP  
TS07-207A/1  
382.13.1  
Confirmation of tree work  
Existing floor plans  
4616/PL/02 Rev.C  
4616/PL/03 Rev.D  
Sunlight report

<b>Date Plans Received:</b>	18/06/2013	<b>Date(s) of Amendment(s):</b>	18/06/2013
<b>Date Application Valid:</b>	25/06/2013		08/08/2013
			30/08/2013
			15/07/2013

### 1. SUMMARY

The application proposes to demolish the existing house and to erect two, two-storey houses with habitable accommodation in the roof space, 5 bedroom, together with a single garage and two parking spaces as well as installation of a new vehicular crossover.

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 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 £12,796.

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, Design & Access Statement, Sunlight report, Existing floor plans, BS5837:2012 Tree Survey, Arboricultural Impact and Method Statement, 382.13.1, TS07-207A/1, 4616/PL/LP, 4616/PL/03 Rev.D, 4616/PL/02 Rev.C, 4616/PL/01 Rev.G, 4616/PL/04 Rev.E, Email confirmation of tree works.

**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 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:



Amenity space (Plan No.4616/PL/01 Rev.D)

Parking (Plan No.4616/PL/01 Rev.D)

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 AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **5 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.

#### REASON

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

#### **6 HO6 Obscure Glazing**

The first floor side windows and the side windows in the roofspace 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).

#### **7 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).

**8 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: -

**5. 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).

**9 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.

**10 RES23 Visibility Splays - Pedestrian**

Notwithstanding the plans hereby approved, revised plans showing the access for the proposed car parking being 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 shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Thereafter the development shall be completed in accordance with the approved visibility splays.

**REASON**

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

**11 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

**REASON**

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

**12 RES24 Secured by Design**

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

**REASON**

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

**13 RES16 Code for Sustainable Homes**

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

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

**REASON**

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

**14 RES15 Sustainable Water Management (changed from SUDS)**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

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

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

#### REASON

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

#### **15 COM6 Levels**

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

#### REASON

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

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

Level 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.

#### **17 NONSC Non Standard Condition**

Notwithstanding the plans hereby approved, revised plans and details, showing an additional clear glazed rooflight window being inserted into the front/principal/street facing elevation of each dwelling, at height and of a size to enable an outlook from the games room, shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Thereafter the development shall be completed in accordance with the approved plans and details.

**REASON:**

To ensure adequate outlook from the upper level games rooms, in accordance with London Plan (July 2011) policy 3.5.

**INFORMATIVES**

**1 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.

**2 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.

**3 13 Building Regulations - Demolition and Building Works**

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

**4 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 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.

## **6 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

## **7 147 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).

## **8 123 Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

## **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 £20,069.60 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](http://www.hillingdon.gov.uk/index.jsp?articleid=24738).

**10 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).

**11 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

## **12        159                    Councils Local Plan : Part 1 - Strategic Policies**

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

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

### **3.        CONSIDERATIONS**

#### **3.1        Site and Locality**

The application site is located on the north eastern side of Frithwood Avenue, some 190m to the north west of its junction with Watford Road and comprises a large detached property on a substantial plot. To the south east of the site is No.43 Frithwood Avenue, also a large detached property, while another detached property, No.39 abuts the site on the north western side, separated by a drive which provides vehicular access to a house at the rear of No.39 known as The White House. To the north east of the site is more recent infill development, with Nos. 9 and 11 Mountview, two relatively smaller detached houses immediately adjoining the site. The area slopes from the north east to the south west.

The application site is within an established residential area. Part of Frithwood Avenue (Nos.1 to 23 and 2 to 20) is within the Northwood, Frithwood Avenue Conservation Area. With the exception of 5-flatted properties, Frithwood Avenue comprises predominantly detached properties with a variety of designs. The site is within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is also covered by TPO 149.

#### **3.2        Proposed Scheme**

The application proposes to demolish the existing house and erect two, two-storey houses with habitable accommodation in the roof space to provide 5 bedroom houses, together with a single garage and two parking spaces to the front, landscaping, installation of vehicular crossover and bin and recycling store.

The proposed building would be approximately 10.70m wide, 18.45m deep and 9.75m high. The building would have a hipped roof with a small crown roof. There would be a two storey forward projecting gable ended element to the front of the property and would be set down from the main ridge of the house by 2.20m. This design feature would also be reflected to the rear of the property with a first floor rear balcony. A pitched roof dormer window would be proposed on the rear elevation.



The buildings would maintain a minimum 2m distance from the side boundaries and the boundary between each proposed building. The buildings would be set back from the highway by a minimum 19m and approximately in line with the building line of the adjacent properties. Parking for a minimum two cars to the front and an integral single garage would be provided. A new crossover provided centrally along the front of the site would be provided. The property would retain approximately 225sq. metres of private amenity space. The floor area of the proposed houses would be approximately 422sq.m.

The elevations of the building would comprise red brick and the roof would be of clay tiles. Windows would be of painted timber material. The brick wall to the front of the property would be 1m high with pillars measuring approximately 1.20m.

The submitted revised tree report makes adequate provision for the protection and long-term retention of the high value and protected trees on-site.

Revised plans were submitted increasing the distance from the side boundaries, showing visibility splays, two parking spaces to the front and the bedroom and games roof in the roofspace were swapped around. The gates have been removed to the front of the property and a standard driveway provided for each dwelling, which separates the shared access.

### 3.3 Relevant Planning History

1891/APP/2008/1844 Land At 41 Frithwood Avenue Northwood

Erection of a three-storey building comprising 8 two-bedroom apartments, to include basement parking and landscaping (involving demolition of existing dwelling).

**Decision:** 15-08-2008 Refused **Appeal:** 26-06-2009 Dismissed

1891/APP/2009/1757 41 Frithwood Avenue Northwood

Three storey building comprising 2 four-bedroom, 2 three-bedroom and 2 two-bedroom flats with basement level parking and accommodation and habitable roofspace, involving demolition of the existing dwelling.

**Decision:** 06-11-2009 Refused

1891/APP/2010/1465 41 Frithwood Avenue Northwood

Part two, two and a half and three storey detached building with habitable roofspace and basement level comprising 2 four-bedroom and 4 three-bedroom flats with basement parking and landscaping, involving demolition of existing dwelling.

**Decision:** 25-03-2011 **Appeal:** 25-03-2011 Dismissed

1891/C/98/2018 41 Frithwood Avenue Northwood

Erection of a two storey side and rear extension with pitched roof and a single storey side extension with a pitched roof

**Decision:** 30-11-1998 Refused

1891/D/99/0017 41 Frithwood Avenue Northwood

Erection of a single storey side extension and erection of a double garage with accommodation over

**Decision:** 16-02-1999    Approved

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

An application for part two, two and a half and three storey detached building with habitable roofspace and basement level comprising 2 four-bedroom and 4 three-bedroom flats with basement parking and landscaping, involving demolition of existing dwelling (1891/APP/2010/1465) was refused and dismissed on the grounds of:

1. The further erosion of spacious single dwellings and intensification of use of the site would have a significant harmful effect on the character of the area.
2. The building would comprise a substantial three storey block with basement which would appear excessively bulky in comparison with its two storey neighbours.
3. The complex articulation, extensive fenestration, height and massing of building when viewed in relation to its neighbours would be harmful to the character and appearance of the street scene.
4. The building would fail to harmonise with the existing street scene or complement character of the area and would be contrary to London Plan policy 4B.1, UDP policies BE13 and BE19, and the SPD.
5. The extensive ground works and excavations necessary, and the contents of the arboricultural report, I am not satisfied that there would be no harm to the trees. This would be harmful to the character and appearance of the area and would be contrary to UDP policies BE13, BE19 and BE38.

An application for the erection of a three storey building, comprising 8 two-bedroom apartments, to include basement parking and landscaping (1891/APP/2008/1844) was refused on the 15th August 2008 on grounds of:

1. the building having an excessive site coverage and density, resulting in a cramped development, visually incongruous and overdominant in street scene
2. inadequate amenity space
3. use of dark grey anodised aluminium on study room windows would be harmful to living conditions of future occupiers and energy conservation
4. overdominance and overshadowing of No. 39 Frithwood Avenue
5. restricted width and design of the vehicular access would have a detrimental impact on highway and pedestrian safety
6. proposed parking provision excessive, contrary to the Council's maximum car parking standards
7. in the absence of a Tree Survey and Arboricultural Implication Assessment, no safeguard that existing trees on the site would be retained
8. no education contribution.

An appeal was subsequently lodged and dismissed on 26th June 2009.

A further application 1891/APP/2009/1757 for the erection of a three storey building comprising 2 four-bedroom, 2 three-bedroom and 2 two-bedroom flats with basement level parking and accommodation and habitable roofspace was refused on the 6 November 2009 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, height, bulk and site coverage would result in a cramped overdevelopment of the site, which is visually incongruous and over-dominant and would be intrusive and detrimental to the open character and visual amenity of the area. The development therefore fails to harmonise with the street scene and open character of the surrounding area, and is therefore contrary to Policies BE13, BE19 and BE21 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3 and 4B.1 of the London Plan and the Council's HDAS: 'Residential Layouts'.

2. The proposal, by reason of the siting of first floor balconies on the side elevations of the building, would result in the unacceptable overlooking of adjoining residential properties, Nos. 39 and 43 Frithwood Avenue, detrimental to their residential amenities, contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: 'Residential Layouts'.

3. The proposed habitable rooms that would have front and rear facing windows in the side wings of the buildings, due to their siting, layout and restricted size of window opening, would fail to provide an adequate outlook and natural lighting for future residential occupiers. As such, the rooms would not afford an appropriate standard of residential accommodation and their use would be likely to be more reliant upon artificial means of illumination, contrary to Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy A4.3 of the London Plan (February 2008).

4. In the absence of full information and due to the close proximity of the proposed work (including demolition) to the trees (in particular T15) on and close to the site, this scheme makes inadequate provision for the protection and long-term retention of protected trees covered by TPO 149, contrary to Policies BE13, BE19 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The proposal, due to the steep gradient of the vehicular access ramp and pedestrian footway, together with the excessive width of the vehicular crossover, would fail to provide adequate access arrangements to the building, which would likely result in increased on-street parking and be detrimental to highway and pedestrian safety, contrary to Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- 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

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

9 neighbouring properties have been consulted on 26th June 2013 and a site notice was also displayed on 11th July 2013. A petition with 27 signatories each have also been received supporting the proposed scheme. Three letters of support were submitted from the same neighbour and one letter of objection.

Support of the application:

1. In keeping with the character and appearance of the streetscene.

Objecting to the application:

1. Loss of sunlight;
2. Loss of privacy;
3. Noise pollution from side windows of lounge and dining room and the first floor balcony;
4. Sunlight and daylight report - out of date as it relates to the previous application submitted in 2009.

### Internal Consultees

TREES AND LANDSCAPING OFFICER

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 149.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There is a mature protected Western Red Cedar (T18 on TPO 149) and a mature protected Beech (T15 on TPO 149) in the front garden of this site. These trees significantly contribute to the arboreal character of the area and have high amenity values. There is also a young Tulip Tree (listed as unknown on the plans); it may be the replacement for Horse Chestnut (T16 on TPO 149) which appears to have been removed in the past, however there is no record of this on file. The Tulip tree is replaceable and does not constrain development.

There are a number of protected trees in the rear garden, a Box Edler (T21), a Hawthorn (T23) and two Purple-leafed Plums (T19 & T22). They are not significant landscape features, but will provide a mature screen.

The submitted tree report makes adequate provision for the protection and long-term retention of the high value and protected trees on-site. However, there is some confusion between the suggested tree works in the report. Pages 10 & 11 do not correspond with pages 24 & 25 (some trees are incorrectly numbered and there is a slight difference in the tree work specifications).

Scope for new planting (yes/no): The submitted landscaping scheme provides a good level of landscaping detail and is acceptable.

Recommendations: The various tree work numbers and specifications within the tree report should be updated so that they correspond (see above). Only the minimum work necessary should be proposed.

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

(Officer comment: An updated Tree report was submitted and the Tree officer has no objections)

#### ENVIRONMENTAL PROTECTION UNIT

No objection to the planning application, please see the attached as informative

#### INF 20 Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

#### ACCESSIBILITY OFFICER

The proposal has been submitted following the pre-application advice, and is understood to have been designed to accord with the Lifetime Home Standards.

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.

Whilst there may have been an aspiration to incorporate the said standards, amendments to the proposal would be necessary as follows:

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwellings appears to be stepped, which would be contrary to the above policy requirement. 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 scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.
3. A minimum of one bathrooms/ensuite facility on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
4. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.

Conclusion: the proposed design demonstrates good potential to satisfy the Lifetime Home Standards, however, the current design is unacceptable. Revised plans should be requested as a prerequisite to any planning approval, or a suitable planning condition(s) attached to a grant of permission to address the issues raised above. An additional Condition, as set out below, should be attached to any planning permission:

#### Additional Condition

Level access shall be provided to and into the 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.

(Officer comment: Revised plans were submitted addressing the above issues)

#### HIGHWAYS OFFICER

The proposed crossover to the site exceeds the Councils guidelines. For a single crossover, a width of 2.44m at the rear of the footway, increasing to about 4.58m at the kerb line is required and for a double width/joint accesses/crossover, this is increase to 4.88m at the rear of the footway, increasing to approximately 6.0m at the kerb line (subject to other highways considerations). An island of 1.2m between 2 accesses/crossovers is required to be provided at the back of the footway if applicable.

In addition, it is proposed to provide 3 car parking spaces per dwelling. However the maximum allowable parking provision is 2 car parking per dwelling.

Therefore, can you request that amended plans are submitted that reflect the above.

(Officer comment: Amended plans were received addressing the above points).

#### Overshadowing:

No.39 will get increased overshadowing from the proposed development from 8am until approximately 11am.

## **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 Local Plan: Part Two - Saved UDP Policies (November 2012). 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.

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

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

### **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 or ASLC and is not a Listed Building.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

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

Local Plan 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 houses would be well designed, rectangular in shape with a small crown roof. It is proposed that the buildings 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. This would ensure that the buildings would integrate well into its surroundings and that the front garden would not have the appearance of a car park.

Frithwood Avenue consists of large properties in spacious surroundings. This proposal results in a building which is sited a minimum 18m back from the front boundary and 20m for the second building, on a similar building line as the adjoining properties and in fact further back than the existing property, which is sited some 11m back from the front boundary. The proposed building would also be set in from the side boundaries by a minimum of 2m, which is in excess of the council's normal requirement of 1m, but reflects the spacious nature of the setting of the properties in Frithwood Avenue. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road.

Frithwood Avenue comprises of, in the main large detached properties, of varying designs. It does not have a homogenous character and thus the provision of a modern building designed in a neo-georgian style, with a crown roof, would not in itself be alien to the street.

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**

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) 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 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.

In relation to the adjoining properties, No. 39 has secondary windows in the side elevation. These windows serve a bedroom, dining room, entrance door, utility room and bathroom. Whilst the overshadowing report shows there would be some loss of light between 8am until approximately 11am, these windows would not be primary windows and it would only have a slight increase in overshadowing in the morning. Furthermore, revised plans were submitted increasing the distance to a minimum 2m along this boundary. It is considered this effect would be minimal to not justify the refusal of planning permission.



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 further back than the neighbouring properties and would not directly overlook the neighbouring properties and their gardens anymore than the existing rear windows. To ensure these balconies would not directly overlook neighbouring properties, revised plans were submitted showing privacy screens on the balconies. The first floor side windows serving en-suites and dressing room 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. Table 3.3 requires a 3 storey, 4 bedroom, 6 person dwelling, which is the closest to the one proposed by this application, to have a minimum size of 113 sq.m. Furthermore, Policy 3.5 states when designing new homes for more than six persons/bedspaces, developers should allow approximately 10sq.metres per extra bedspace/person. The proposed new dwellings would be approximately 422sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 five bedroom house is 100sq.m of amenity space to meet the standard. The scheme provides some 225sq. metres each 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 3.5 of the London Plan (2011).

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

## **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 due to its small size and it has been allowed in other schemes on the street. The proportions of the windows, dormers and the roof are considered acceptable.

### 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 houses, 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**

The site is covered by TPO 149. The updated tree report makes adequate provision for the protection and long-term retention of the high value and protected trees on-site. The submitted landscaping scheme provides a good level of landscaping detail and is acceptable. The Tree and Landscape officer has recommended the various tree work numbers and specifications within the tree report should be updated so that they correspond and only the minimum work necessary should be proposed. This report has been updated and no objection has been raised by the Trees and Landscaping Officer.

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.

## **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

## **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. 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 raised over loss of privacy. Loss of sunlight and noise pollution 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 £12,796 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 £20,069.60.

#### **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**

None received.

**10. CONCLUSION**

It is considered that the principle of two new houses 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

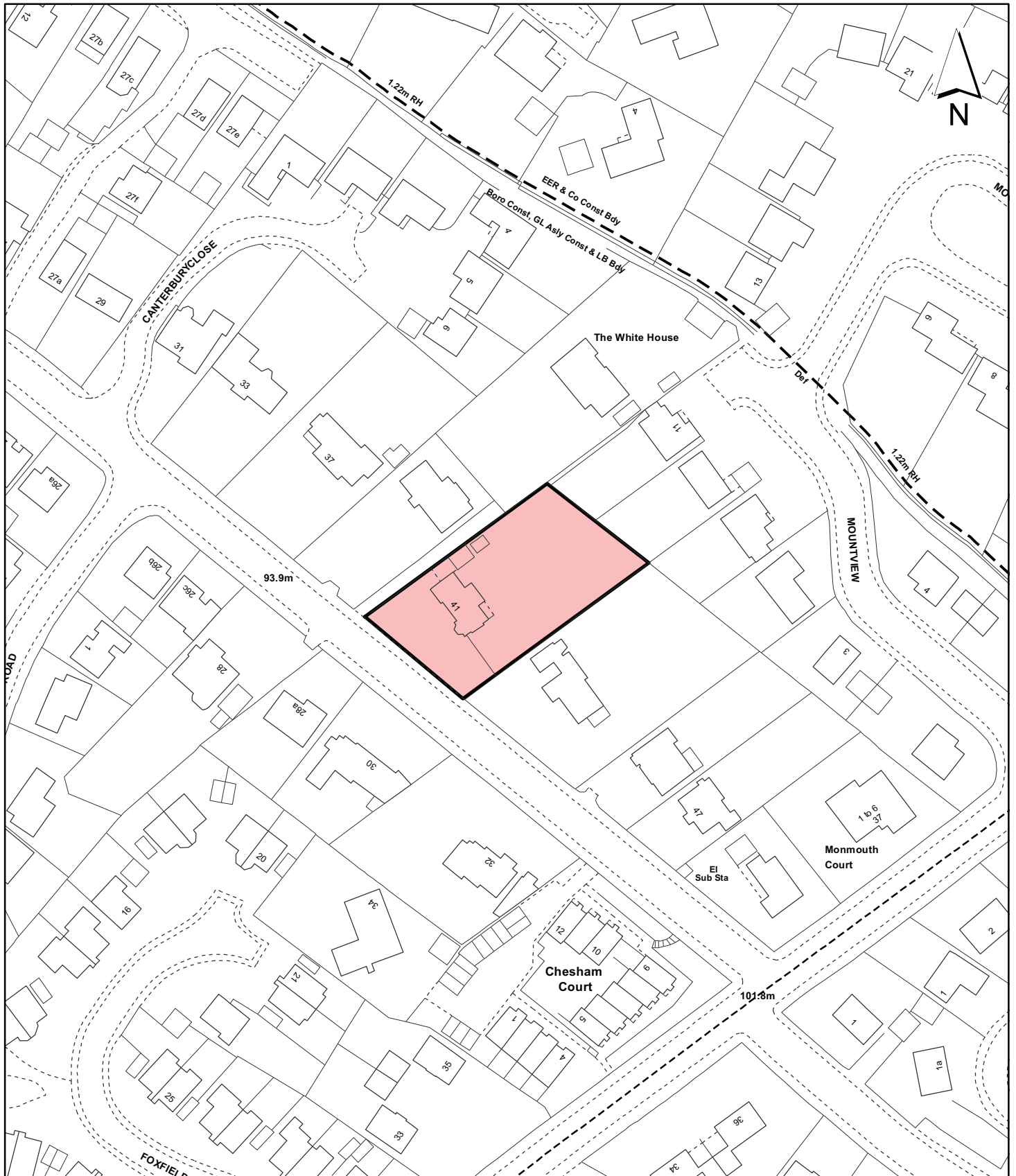
Supplementary Planning Guidance - Air Quality

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



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**41 Frithwood Avenue  
Northwood**

Planning Application Ref:

**1891/APP/2013/1655**

Planning Committee

**North** Page 31

Scale

**1:1,250**

Date

**September  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** 7 NICHOLAS WAY NORTHWOOD

**Development:** Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

**LBH Ref Nos:** 16461/APP/2013/1205

**Drawing Nos:** Deisgn Statement  
Bat Survey  
Tree Survey Report  
Habitat Survey  
Site Location Plan  
S1  
637/01 REV A  
637/02 REV A  
637/03 REV A

**Date Plans Received:** 13/05/2013      **Date(s) of Amendment(s):** 13/05/2013

**Date Application Valid:** 13/05/2013

### 1. SUMMARY

The application seeks planning permission for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

The proposed dwelling, by reason of its overall size, classical design and large box form with crown roof is considered unacceptably out of keeping with the Area of Special Local Character. Furthermore, the loss of two significant Oak Trees is considered to undermine the reason for its designation as an Area of Special Local Character and the applicant has failed to provide a planning obligation towards improving educational facilities in the area. Therefore, the application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 R5 Design

The proposed development, by reason of its bulk, depth, width, classical design and crown roof would be an incongruous addition to the streetscene and would cause harm to the character and appearance Copsewood Estate Area of Special Local Character. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE5, BE13 and BE19 of the Hillingdon Local Plan (November 2012).

#### 2 NON2 Non Standard reason for refusal

The proposal would, by reason of the loss of two protected Oak trees, result in harm to character and appearance of the Copsewood Estate Area of Special Local Character. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE5 & BE38 of the Hillingdon Local Plan (November 2012).

#### 3 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvements of services

and facilities as a consequence of demands created by the proposed development (in respect of education facilities). The scheme therefore conflicts with Policy R17 of the Hillingdon Local Plan (November 2012) and the Council's adopted Supplementary Planning Guidance on Planning Obligations.

## INFORMATIVES

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

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

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

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

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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties



	and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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 3.5	(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 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application relates to a two storey semi-detached dwelling on the eastern side of Nicholas Way. The dwelling is a modest sized red brick house, with attractive semi-circular headed windows and porch. It is set within gardens to the side and rear containing many mature trees, all subject to Tree Preservation Orders (393 a1). The building is set 12.5 metres back from the front boundary line by an area of soft landscaping and an in-and-out drive, which provides space to park at least 2 cars. Adjacent to the side boundary line shared with No.9 Nicholas Way is a detached double garage. To the rear of the building is a large rear garden, containing a swimming pool.

The surrounding area is characterised by large detached dwellings set within spacious plots. The site is within a Developed Area and within the Copsewood Estate Area of Special Local Character, which is defined by asymmetric houses within the woodland setting. It is noted that a number of houses have been demolished and rebuilt, with the dwellings not approved at appeal being in keeping with the vernacular appearance of the estate.

#### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of the existing dwelling.

The proposed dwelling would measure 16.23 metres in depth, with the main two storey section of the dwelling being 18.45 metres in width. The building is proposed to have a single storey double garage on the southern elevation, which would measure 6.36 metres in width, giving the building a maximum width of 24.80 metres in width.

The proposed building would be in the classical style with a large crown roof and details such as a symmetrical frontage, box like plan, four two-storey classical pilasters, large

columned porch, ornate window heads and a large window to wall area ratio in the principal and rear elevations.

The existing driveway and crossovers would be retained and the swimming pool in the back garden would be infilled.

### 3.3 Relevant Planning History

16461/APP/2005/1753 7 Nicholas Way Northwood

PERMANENT RETENTION OF MOBILE HOME; VARIATION OF CONDITIONS 1 AND 2 OF PLANNING PERMISSION REF:16461/L/95/104 DATED 28/7/1995

**Decision:** 17-08-2005 Refused **Appeal:** 31-01-2006 Part Allowed

16461/APP/2005/2795 7 Nicholas Way Northwood

RETENTION OF MOBILE HOME ANCILLARY TO MAIN RESIDENTIAL DWELLING (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION)

**Decision:** 31-10-2005 Refused

16461/APP/2005/341 7 Nicholas Way Northwood

PERMANENT RETENTION OF MOBILE HOME TO VARY CONDITIONS 1 AND 2 OF PLANNING PERMISSION REF:16461L/95/104, DATED 28/07/1995

**Decision:** 30-03-2005 Refused

16461/C/84/1100 7 Nicholas Way Northwood

Householder development - residential extension(P)

**Decision:** 27-09-1984 Approved

16461/E/84/1609 7 Nicholas Way Northwood

Residential development-1 units (Full) (P)

**Decision:** 12-12-1984 Approved

16461/F/85/0357 7 Nicholas Way Northwood

Erection of a retirement bungalow.

**Decision:** 27-10-1987 Withdrawn

16461/G/85/0722 7 Nicholas Way Northwood

Residential development-1 units (Full) (P)

**Decision:** 04-06-1985 ALT

16461/J/89/2434 7 Nicholas Way Northwood

Renewal of planning permission ref. 16461G/85/722 for the installation of mobile home type retirement bungalow

**Decision:** 09-03-1990 ALT

16461/K/94/0523 7 Nicholas Way Northwood  
To fell 1 Hornbeam in Area A1 on TPO 393

**Decision:** 18-04-1994 Approved

16461/L/95/0104 7 Nicholas Way Northwood  
Renewal of planning permission ref. 16461J/89/2437 dated 09/03/90; Retention of a mobile home

**Decision:** 28-07-1995 ALT

16461/TRE/2012/15 7 Nicholas Way Northwood  
To carry out tree surgery (by reducing overhanging branches by 2-3m on eastern side) to one Oak tree in area A1 on TPO 393.

**Decision:** 22-03-2012 Approved

16461/TRE/2012/18 7 Nicholas Way Northwood  
To carry out tree surgery, including the cutting back of branches by 2-3m on the northern side of crown that overhangs the rear garden of 2 Silverwood Close, to one Oak in area A1 on TPO 393.

**Decision:** 22-03-2012 Approved

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

There have been a number of applications for planning permission and tree works at the site over the years, none of which impact upon the determination of the current application.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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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 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

6 neighbouring dwellings and the Northwood Residents Association were notified of the proposed development on 15th May 2013. These neighbours were re-notified of the proposed development on 12th June 2013 once amended plans were received with regards to the retention of the existing Oak Tree (T5) in the front garden. During the consultation periods, 4 responses in objection, 1 letter providing comments and a petition in objection with 61 signatures were received from neighbouring occupiers. These objections can be summarised as follows:

- i) Loss of privacy;
- ii) Inadequate provision / retention of Trees and Landscaping;
- iii) Harm to the character and appearance of the area;
- iv) The site falls within an area of Nicholas Way which is not adopted highway. Therefore concern is raised with regards to damage to the verges from work and vehicles entering and existing the site;
- v) Noise disturbance during building works.

The noise disturbance during building works does not form a material planning consideration. The other comments will be considered in the main body of the report.

### Internal Consultees

#### URBAN DESIGN AND CONSERVATION

This is a modest sized red brick house, with attractive semi-circular headed windows and porch. It is set within gardens to side and rear containing many mature trees, all subject to Tree Preservation Orders. Pre-application discussions have taken place with other interested parties, but the presence of the trees, which frame the present house and provide a rich setting for it, has proved an issue.

This redevelopment scheme proposes a huge house in the classical style, with a single storey garage to one side, the built envelope filling the width of the property. This scheme would be completely inappropriate on grounds of scale, design and the adverse impact on the green setting of the property.

In particular: the design is in the classical style, out of keeping with the vernacular tradition of Nicholas Way. It would have a huge crown roof (rather than an arrangement of roof pitches) and classical details such as a symmetrical frontage, box like plan, four two-storey classical pilasters, large columned porch, ornate window heads and excessive window to wall area. This design is very similar to many other proposals for redevelopment on the estate, all of which have had permission refused.

Recommendation: Unacceptable

#### TREES AND LANDSCAPING

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 393 and also

within the Copse Wood Estate Area of Special Local Character (CWEAOSLC), which is characterised by large, mature trees set in large gardens.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: Of the many trees situated within this site, only a few are visually important. These include the Oak in the front garden (T5 on tree report), the two Oaks to the side of the existing house (T7 & T8 on tree report), three Oaks in the rear garden (T9, T11 & T33 on tree report), and the general mass of trees at the end of the rear garden. These trees significantly contribute to the arboreal / wooded character of the CWEAOSLC and are discussed below:

Oak T5: Initially, this tree was classified as a C grade tree and shown to be removed; however the arboricultural consultant revisited the site after the trees had flushed into leaf in the spring and, due to its 'better than expected' condition, it has been re-classified as a B category tree and is now due to be retained. The proposed crown reduction by 1-1.5m is acceptable and may well help to reinvigorate the crown, which is currently suffering from some minor die back at its tips (the details of this minor pruning could be dealt with by condition to ensure the current British Standards (BS5837:2012) are adhered to). To protect the roots of this Oak during construction, temporary ground protection should be used within the tree's root protection area (this matter could be dealt with by an amendment to the plans or by condition).

Oaks T7 & T8: These two trees have been classified as C grade trees and have been shown to be removed to facilitate development. The arboricultural consultant considers the trees to be in decline and to have a remaining life expectancy of about 10-20 years. The trees are, admittedly, not in excellent condition, however they combine with others in the Copsewood locality to form the Sylvan character of the area, where Oaks form the backbone of the landscape, giving a sense of size and maturity within the tree population. Oaks also contribute to biodiversity (acting as host to a wide range of invertebrates), and it is considered that the tree contributes to the local biodiversity, visual amenity and landscape quality of the area, and that such amenity would be degraded if the tree were to be removed. Furthermore, 10-20 years is not an insignificant length of time in which to provide these locally appreciated benefits, and it could also be argued that the life expectancy of these trees is greater than 10-20 years.

There are several other Oaks in Nicholas Way in a similar condition (for example outside No. 33 and within the rear garden of 19 Copse Wood Way). Allowing the removal of Oaks T7 & T8 would likely set an undesirable precedent for removing other trees that are in less-than-excellent condition, which could lead to a risk of serious depletion of the tree stock with a resultant change in the character of the area. Such a change could have serious implications for the amenity value and enjoyment of local residents.

The consultant has not suggested a reason / causation for the slight loss of vigour in these two trees, and it is likely that light pruning and / or aeration of the surrounding soils could improve their health, which would allow them to be retained as mature landscape features for an extended period of time; the protected Oak at No. 8 Nicholas Way has been pruned for this very reason. Irrespective of the trees' health, there is scope / technology to either extend the existing property closer to the Oaks, or to slightly reduce the size of the proposed building to allow them to be retained. There would then be, if the trees were to prematurely die, adequate room to replace them with similar, large-growing trees.

Oaks (T9, T11 & T33). These trees are due to be retained and the proposed tree protection is adequate. However, it would be beneficial to demonstrate that there is adequate room within the non-protected areas of the site to accommodate machinery, storage of materials etc. as if this is not the case there would be an increased risk of the protective fencing being moved. It may be the case that temporary ground protection could be used to increase the size of useable space.

Other noteworthy trees: Not mentioned above is the group of Western Red Cedars along the front of the site (G1). These trees have a screening value, but they are not in good condition and are not protected and their removal would allow better views of the mature Oaks in the front garden and to the side of the house. There would be no objection to the removal of this group of trees, nor the other trees shown to be removed (for sound arboricultural reasons).

Landscaping: Assuming the above mentioned advice relating to the on-site trees is followed, it would be possible to deal with the matter of landscaping at a later stage.

Conclusion: The proposal makes inadequate provision for the retention, protection and utilisation of the protected trees of merit on the site. The proposal would therefore be detrimental to the visual amenity and arboreal / wooded character of the Copse Wood Estate Character, contrary to policy BE38 of the adopted Unitary Development Plan for the London Borough of Hillingdon.

#### ENVIRONMENTAL PROTECTION UNIT

No former contaminative uses have been identified. The applicant has indicated they will be employing a consultant to check the soil due to the sensitive nature of the development. The following soils condition is recommended on any permission that may be given.

Condition to minimise risk of contamination from garden and landscaped area

Before any part of the development is occupied, site derived soils and imported soils shall be 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.

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

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

The development seeks to demolish an existing dwelling and replace it with a larger one. Therefore it is considered to be a re-use of an existing Brownfield site and would result in an increase in the residential accommodation. Therefore, it is considered acceptable in principle and in compliance with Policy H3 of the Hillingdon Local Plan (November 2012) and the National Planning Policy Framework.

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

The proposal seeks the replacement of a dwelling within a spacious plot with a larger dwelling. Given the size of the plot, that the proposal is for a single dwelling and that the character of the area is of large detached houses in spacious plots, density is not considered an appropriate indicator of acceptability in this instance.

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

The Copsewood Estate is characterised by large detached dwellings of asymmetric and vernacular style set within spacious plots amongst the protected trees. The current proposal is for a large detached dwelling, with a large crown roof in a classical style. Whilst the proposal would accord with Policy BE22, as the proposed building would retain a 1.5 metre gap to both side boundary lines, the overall proposal is considered wholly unacceptable in terms of design. The classical style with a symmetrical frontage, box like plan, four two-storey classical pilasters, large columned porch, ornate window heads and a large window to wall area ratio in the principal elevation would fail to adhere to any of the design principles which are prevalent on the Copsewood Estate. As such the design of the proposal is considered to cause unacceptable harm to the visual amenities of the Copsewood Estate and would be contrary to Policy BE5, BE13 & BE19 of the Hillingdon Local Plan (November 2012).

A number of dwellings have been approved at appeal on the Copsewood Estate which

have allowed crown roofs and some classical details. However, the vast majority are not as significant and classical as the current proposal and the over proliferation of this type of dwelling would significantly undermine the original context of the estate.

The Trees and Landscaping Officer has also objected to the proposal. The applicant has submitted amended plans, showing the retention of T5 which is a significant Oak in front of the dwelling. Whilst this retention is a positive step, the current proposal still does not address the loss of the Oak trees T7 & T8. The original settlement of the Copsewood Estate was trees set within the woodland. The loss of two significant Oak Trees is considered to undermine the reason for its designation as an Area of Special Local Character and would be contrary to Part 2 Policies BE5 & BE38 of the Hillingdon Local Plan (November 2012).

**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**

This is address in section 7.03 of the report.

**7.08 Impact on neighbours**

**DAYLIGHT, SUNLIGHT & OUTLOOK**

The proposed dwelling would be set 1.85 metres from the side boundary line shared with No.9 Nicholas Way, with the two storey element distanced a further 6.36 metres due to the single storey garage. Therefore, the proposal would result in no conflict of the 45 degree guideline and no unacceptable loss of light, loss of outlook or overshadowing to the occupiers of this neighbouring dwelling.

No.5 Nicholas Way is set approximately 8.3 metres from the side boundary line shared with No.5 Nicholas Way. Given this distance separation, the proposal would not cause any significant loss of loss of light, loss of outlook or overshadowing to the occupiers of this neighbouring dwelling.

**PRIVACY**

The development proposes a number of windows at first and second floor level which would overlook the neighbouring occupiers. However, these either service non-habitable rooms or are secondary windows, therefore, these could be conditioned to be obscured glazed. The outlook from the upper floors of the building would only overlook the neighbouring gardens and would not provide additional views which are not already available from the existing dwelling. Therefore, the proposal is not considered to cause unacceptable overlooking of the adjoining occupiers, in compliance with Policy BE23 of the Hillingdon Local Plan (November 2012).

**7.09 Living conditions for future occupiers**

**INTERNAL FLOOR AREA**

The proposal would provide 794 square metres of internal floor area. Therefore, sufficient internal floor area would be provided in accordance with Policy 3.5 of the Hillingdon Local Plan.

**EXTERNAL AMENITY AREA**

After the erection of the proposed dwelling, 2100 square metres of garden space would be retained. Therefore, sufficient private amenity space would be provided for the occupiers of the 7 bedroom dwelling, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).



## OUTLOOK AND SUNLIGHT

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 Policy BE20 of the Hillingdon Local Plan (November 2012) and Policy 3.5 the London Plan (2011).

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

#### CAR & CYCLE PARKING

The proposal includes a double garage measuring 12.6m by 12.6 metres. This garage would be off sufficient size to park two cars and two bicycles, in accordance with Part 2 Policies AM8 & AM14 of the Hillingdon Local Plan (November 2012) and the Council's adopted Car Parking Standards.

#### TRAFFIC IMPACT

A consultation response has been provided which highlights that this section of the highway is not adopted and is looked after by the residents. Ordinarily an informative would be added that any damage to the highways verge will be repaired by the applicant and the highways department would seek this to be completed. In this instance the highways department would not be able to seek this work to be completed and it could be argued that the applicant owns this land and would not be under any obligation to fix any damage done to this verge during building works. Therefore, a condition relating to a construction management plan would be sought by condition, to prevent damage to the privately owned highway verge.

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

A condition relating to secure by design would be added to any approval to ensure adherence with the Secure By Design Principles.

There are no urban design or access issues to be addressed in the determination of the current application.

### **7.12 Disabled access**

The proposed development does not demonstrate that all of the secure by design principles have been met. However, the layout of each room and the overall size of the building is sufficient to ensure that they could be incorporated and level access could be achieved. Therefore, this detail can be secure by way of condition.

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

Not applicable to this application.

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

#### TREES AND LANDSCAPING

The Trees and Landscaping Officer has objected to the proposal. The applicant has submitted amended plans, showing the retention of T5 which is a significant Oak in front of the dwelling. Whilst this retention is a positive step, the current proposal still does not address the loss of the Oak trees T7 & T8. The submitted tree survey states that these trees would not have lifespan of longer than 10 to 20 years. However, the Trees and Landscaping Officer has questioned that this could be incorrect and the lifespan could be longer than 20 years. In either case, 20 years is still a significant period of time and the retention of these trees is seen as essential. The original settlement of the Copsewood Estate was set within the woodland. The loss of two significant Oak Trees is considered to undermine the reason for its designation as an Area of Special Local Character and would be contrary to Part 2 Policies BE5 & BE38 of the Hillingdon Local Plan (November 2012).

#### ECOLOGY

The applicant has submitted a bat survey and habitat survey by a qualified ecologist which

have checked the building and site for any ecological issues related to protected species. No evidence was found in either report of a protected species and no objections are raised in this regard.

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

The applicant has not indicated the location of a bin store or bin collection point. However, these could easily be accommodated within the site and could be secure by way of condition.

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

The applicant has provided some basic information with regards to sustainability in the Design and Access statement saying the building will achieve Code for Sustainable Homes Level 3. The Council requires Code Level 4 to be achieved and a design stage certificate will be sought by way of condition.

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

The site is not within a Flood Zone and raises no flood risk concerns. Details of SUDS will be secured by way of a suitable condition.

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

There are no noise or air quality consideration in the determination of this application.

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

No further comments with regards to public consultations.

#### **7.20 Planning Obligations**

##### **EDUCATION CONTRIBUTION**

The applicant has not submitted any exiting floor plans as part of the proposal. The Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010) requires any new dwelling which adds 6 or more habitable rooms to a site to provide a contribution towards educational facilities. In the absence of any floor plans it has not been possible to determine if 6 or more habitable rooms have been added. However, on the balance of probabilities it is considered that a 372 square metre increase in the floor area of the building is likely to have resulted in 6 or more habitable rooms to have been added. Therefore, a contribution toward educational facilities would be required and no legal agreement has been provided by the applicant. Therefore, the proposal is considered contrary to Policy R17 of the Hillingdon Local Plan (November 2012).

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

Not relevant for this application.

#### **7.22 Other Issues**

No further issues for consideration.

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

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

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

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

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

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

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

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

None received.

#### **10. CONCLUSION**

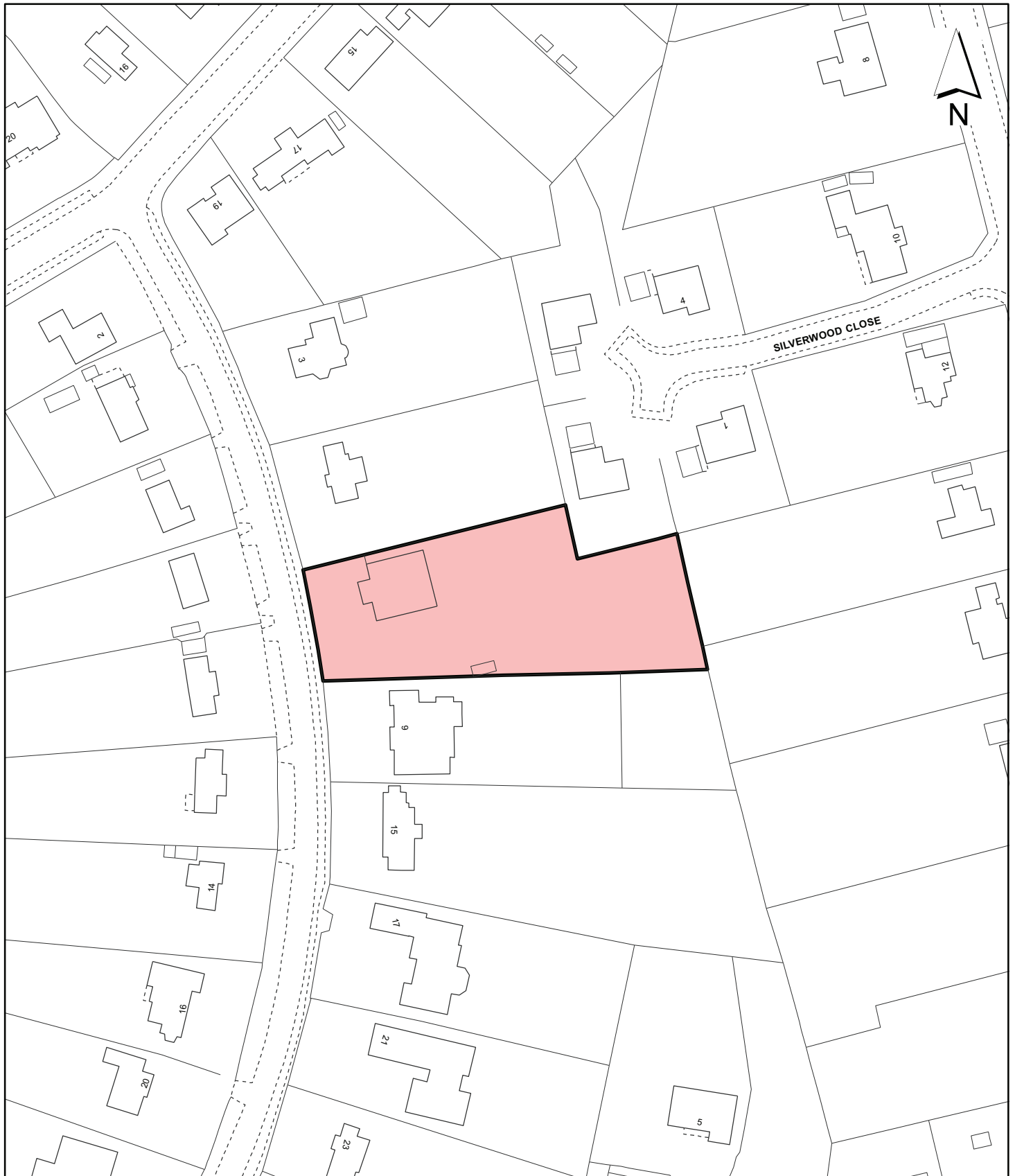
The proposed dwelling, by reason of its overall size, classical design and large box form with crown roof is considered unacceptably out of keeping with the Area of Special Local Character. Furthermore, the loss of two significant Oak Trees is considered to undermine the reason for its designation as an Area of Special Local Character and the applicant has failed to provide an obligation towards improving educational facilities in the area. Therefore, the application is recommended for refusal.

#### **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 (May 2013);  
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

**7 Nicholas Way  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**16461/APP/2013/1205**

Scale  
**1:1,250**

Planning Committee  
**North** Page 46

Date  
**September  
2013**



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

**Address** THE OLD QUARRY SPRINGWELL LANE RICKMANSWORTH

**Development:** Storage and distribution of inert waste in place of virgin material (Retrospective Application).

**LBH Ref Nos:** 15220/APP/2011/714

**Drawing Nos:** Planning Supporting Statement  
7888110176/R3998/01  
7888110176/R3998/03  
7888110176/R3998/02  
Amec Technical Note to Environment Agency, dated November 2012  
Agent's email dated 15/3/13

**Date Plans Received:** 21/03/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 06/04/2011

### 1. SUMMARY

The application site forms part of a former chalk quarry sited within the Springwell Lock Conservation Area at the northern end of the Borough. The quarry also forms part of the Green Belt.

This application seeks retrospective permission for the storage and distribution of up to 35 tonnes a day, of inert (recycled) waste material which has replaced naturally sourced materials, used in connection with a landscaping supply and distribution business (which is ancillary to the main use of the site as a skip hire storage and servicing depot).

In essence the business has always involved supplying landscaping materials. It is now the case that landscaping materials (such as sand, wood chips etc) are sourced from recycled materials, rather than from the natural environment.

The applicants state that due to changes in environmental legislation as well as the demand for more environmentally-friendly (recycled) products, many of the materials are now sourced from recycled or recovered resources.

The planning application is necessary as the Environment Agency (EA) considers the recycled material to be 'waste' and therefore the supply of the recycled landscaping materials requires an Environmental Permit to cover the site. The EA permit cannot be issued ahead of a planning permission being granted.

The planning history on this site is complex. In a report to the North Planning Committee meeting on 19th July 2007, it was accepted that on the balance of probabilities, the use of the site for the storage and servicing of waste vehicles was established and at the time, the small scale operation for the supply and distribution of landscaping materials was ancillary to the main use of the site. The scale and intensity of the landscaping supply operation hasn't changed.

Therefore, as there has been no material change of use of the site and no operational development associated with the different sourcing of landscaping materials, the development has not involved any adverse impacts on the Green Belt, the Springwell

Conservation Area or surrounding residents.

The Environment Agency originally objected to the application as they felt it posed a risk to ground water resources. However, following protracted negotiations and the submission of further details, the EA have withdrawn their objection, subject to the imposition of a sustainable drainage condition.

The application is recommended for approval.

## **2. RECOMMENDATION**

### **APPROVAL subject to the following:**

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

Within 3 months of the date of this permission, and based upon Drw. No. 7888110176/R3998/03, full details of the storage bunkers shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented within 3 months of the Council's written approval and retained as such thereafter.

#### **REASON**

In order to ensure that the storage areas present a satisfactory appearance in order to safeguard the character and appearance of the Springwell Lock Conservation Area and the openness of the Green Belt, in accordance with Policies OL1 and BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **2 NONSC Non Standard Condition**

The inert material brought onto the site for use by the ancillary landscaping business shall not exceed 35 tonnes per day.

#### **REASON**

In order to comply with the terms of the application and to ensure that the use of the site does not intensify in order to safeguard the character and appearance of the Springwell Lock Conservation Area and the openness of the Green Belt, in accordance with Policies OL1 and BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **3 NONSC Non Standard Condition**

Within 3 months of the granting of planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a scheme to dispose of surface water shall be submitted to, and approved in writing by, the local planning authority. The scheme shall demonstrate that surface water will be drained from the site so as not to pose a risk to controlled waters and shall not include any infiltration through contaminated ground.

The approved details shall be implemented within 3 months of the Council's written approval and retained as such thereafter.

#### **Reasons**

To ensure the protection of controlled waters as the site is located in a Source Protection Zone 1 where groundwater is abstracted for drinking water purposes, in accordance with the policy 5.13 of the London Plan (July 2011).

#### **4 NONSC Non Standard Condition**

There shall be no processing or sorting of materials on site.

#### REASON

In order to comply with the terms of the application in order to ensure that the use of the site does not intensify in order to safeguard the character and appearance of the Springwell Lock Conservation Area and the openness of the Green Belt, in accordance with Policies OL1 and BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **5 NONSC Non Standard Condition**

Vehicles movements to and from the site, including the distribution or collection of inert waste hereby approved, shall be restricted to the hours of 08.00 hours and 18.00 hours, Monday to Friday and not at anytime on Sundays, Public or bank holidays.

#### Reason

To safeguard the residential amenity of the occupiers of adjoining or nearby properties in accordance with Policy OE3 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.

NPPF1

NPPF3

NPPF9

NPPF10

NPPF12

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.15 (2011) Water use and supplies

LPP 5.17 (2011) Waste capacity

LPP 5.18 (2011) Construction, excavation and demolition waste

LPP 5.21 (2011) Contaminated land

LPP 7.14 (2011) Improving air quality

LPP 7.15 (2011) Reducing noise and enhancing soundscapes

LPP 7.16 (2011) Green Belt

OL4 Green Belt - replacement or extension of buildings

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
MIN16	Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

### 3

Due to the site being located in a Source Protection Zone 1 a bespoke waste permit would be required for the site. As part of this, a site condition report would be required to establish soil and groundwater baseline conditions at the site. This work could be carried out at the same time as the site investigation requirements detailed in the above condition in order to save time and costs.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site forms part of the former Springwell Lane Quarry, located on the east side of Springwell Lane, close to where it crosses the Grand Union Canal and Springwell Lock within the R. Colne valley on the western side of the borough. The site forms a 0.3 hectare site in the south western corner of the quarry which is in use by J.Byne Haulage Ltd. as a skip hire depot. The site is accessed from Springwell Lane via an access road on the northern side of the quarry.

The land rises steeply to the east with the quarry having been cut into the the valley side with the main quarry faces being to the east. There are a number of residential properties fronting Springwell Lane on the western side of the quarry. The former quarry forms part of the Springwell Lock Conservation Area which centres upon the canal and its lock. The character of the wider area is rural, with open fields and lakes comprising the river plain to the east and farmland to the west. The site also forms part of the Green Belt and the Colne Valley Park as identified in the Hillingdon Local Plan. The commercial/industrial uses that are operating within the quarry are largely screened by the quarry cliffs and embankments.

At the southern end, the site comprises a two storey building with various single storey extensions/outbuildings used as offices and an adjoining workshop used to repair, service and maintain company vehicles. A portacabin is also sited to the west of the building which is used by a night watchman. To the north and west of the buildings is a compound, the area to the west is principally used to store skips whereas to the east, the site mainly provides staff car parking. On either side of the access into the site, there are a number of bunkers formed by railway sleepers which are used to store topsoil, wood chippings, ballast and sand. There is a metal container used to store scrap metal. The rest of the compound provides parking and storage space for the company's lorries.

The southern part of the site is covered by a Tree Preservation Order and to the north, the quarry is adjoined by an Ecological Area of Metropolitan Borough Grade 1 Importance.



The site also forms part of Flood Zone 2.

### **3.2 Proposed Scheme**

This application seeks retrospective permission for the storage and distribution of up to 35 tonnes a day of recycled landscaping materials (classified as waste by the EA).

The recycled materials are now used rather than naturally sourced landscaping materials. The recycled landscaping supplies are distributed to customers as part of a business which is ancillary to the main use of the site as a skip hire and servicing depot by J. Byne Haulage Ltd.

The recycled landscaping supplies are sent out to customers for landscaping purposes on in skips on skip lorries once these trucks have returned to the site. The recycled materials (such as sand, shingle, woodchip and bark, turf, topsoil and crushed concrete) is stored on site in dedicated areas (bunkers, bins, covered and open bays) and there is no processing of the material at the site.

The application is supported by the following document:

Planning Supporting Statement, March 2011

This provides the background to the application. It advises that due to changes to environmental legislation, as well as increasing demand for environmentally-friendly products, many of the materials stored on site are now previously used, recycled or recovered resources, rather than material of virgin extraction. The nature of the material handled at site has not changed, it is still clean, uncontaminated and inert but its sourcing has changed.

There would be no increase in the intensification of the use of the site. The application has been submitted as the Environment Agency considers the material 'waste' so requires an Environmental Permit to cover the site. This, in turn, requires a planning permission.

The site is then described, together with its access. Planning policy is then assessed and the planning history described. The development is then described and environmental issues considered. The assessment then provides a detailed policy analysis. The report then concludes that there would be no adverse environmental or residential impacts and the scheme complies with relevant policy and therefore permission should be granted.

Technical Note to the Environment Agency, November 2012

This note was produced in response to the EA in their letter dated 30/10/12 which advised on the need for 2 conditions and seeks to demonstrate that the current proposals for the continuation of small scale storage of inert wastes at the site can be operated to eliminate the potential for pollution of groundwaters and therefore one of the conditions recommended by the EA in their letter dated 30/10/12 would not be required.

The note advises that the small amount of inert material that is to be stored on site will be stored on a slightly raised impermeable concrete base that would be separated into a number of bays. Material would be brought to site by skips and tipped into the appropriate bays. Runoff from the bays would be intercepted and discharged to a sealed drain. This drain would connect to the existing cesspit on site. The cesspit is currently emptied at regular intervals and is tankered off site for treatment. This would eliminate any infiltration of runoff from the bays that may pose a risk to controlled waters.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

The planning history on this site is very complex and often obscure. It involves the granting of certificates of established use, the first for 'the garaging and minor repairs and maintenance of waste transference vehicles' the second for 'a transfer station for waste from the construction industry, and non-hazardous industrial waste' (15220A/79/250 and 15220B/79/941 refer) which have contradictory plans attached to the files and the latter certificate appears to contradict the former.

In an attempt to clarify the planning history, the Council sought two opinions from legal Counsel, one in November 2003, the other in February 2007 and officers held interviews with surrounding residents in 2007.

A comprehensive report was presented to the North Planning Committee meeting on 19th July 2007. This made best use of the often contradictory information available on the history of the site and concluded that it would not be expedient to pursue enforcement action against the skip hire business on this site and the use of part of the site for the storage and sale of soil/hardcore/landscaping materials (which was considered to be ancillary to the main skip hire business and only occurred on a small area of the site).

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM11 (2012) Sustainable Waste Management

Part 2 Policies:

- NPPF1
- NPPF3
- NPPF9
- NPPF10
- NPPF12
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies
- LPP 5.17 (2011) Waste capacity
- LPP 5.18 (2011) Construction, excavation and demolition waste
- LPP 5.21 (2011) Contaminated land

LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
OL4	Green Belt - replacement or extension of buildings
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
MIN16	Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

11 neighbouring properties have been consulted and a site notice has been displayed. A letter of objection from Consensus Planning has been received, advising that they have been engaged by the Springwell Residents and Conservation Association (SRCA). The letter raises the following points:-

(i) The Old Quarry is divided into two main areas by a north to south strip of land owned by Thames Water. Historically, the eastern part of the site, furthest away from neighbouring homes was granted Established Use Certificates for the most unsociable uses ie waste transfer and concrete manufacturing, with the south western part of the site, the application site being restricted to the quieter and cleaner use of maintenance of waste transfer vehicles only. The long standing principle of protecting the Conservation Area and residential properties from dirty and noisy activities in the western half of the site is challenged by this application. The application is not a 'theoretical' and technical change (Para. 1.1.4 of Planning Statement) but a significant change from a vehicle depot to a waste management site which in planning terms, represents a fundamental change which conflicts with the UDP and all previous planning decisions by officers and inspectors which would unlock the site to waste management/transfer use and an unstoppable intensification in a sensitive location, that is not suitable for waste management/transfer,

(ii) The application is characterised by misleading, inaccurate and in cases, untrue information which try to confuse the planning history and misrepresent current activity levels and their impacts on residents, the Conservation Area and Green Belt. For instance, Section 2.4 - Planning History of Planning Statement - Area of the permitted use on the established use certificate for a waste transfer station (152208/79/941 refers) is very clear - it is the far north-eastern corner of the quarry

and not the applicant's site (a later application for a certificate of lawfulness (15220/APP/2002/683) for the use of the site for waste transfer and other activities was refused),

(iii) Existing permitted use (Paragraph 1.1.6 of Planning Statement) for 'garaging and minor repair and maintenance of waste transfer vehicles' is specific and not the noisy, and potentially polluting waste management activity sought and a significant intensification on the scale proposed is unacceptable,

(iv) The application states that there are parking spaces for 5 cars and 4 skip lorries and Para. 1.1.8 of Planning Statement states that 4 waste lorries operate from site, in line with established use certificate, but residents have recorded significantly greater numbers of skip and tipper lorries operating from the site,

(v) Site staff and drivers of the lorries park their cars in the public car park adjacent to Springwell Lock which is intended as an amenity for public enjoyment,

(vi) Application states that the site is not within an area at risk of flooding (see Para. 2.3.4 of Planning Statement) which is false as entire site is zoned as an area 'at risk of extreme flood' by the EA on their Flood Map. This alone should justify refusal of application and enforcement action being taken. SRCA does not believe there is effective or sustainable drainage at the site and this needs to be investigated with the EA. Site is approximately 30m away from River Colne and Grand Union Canal and a potential polluter of these waterways,

(vii) Site is adjacent to an Ecological Area of Metropolitan Borough Grade 1 Importance,

(viii) The land, by virtue of its historical and current uses is suspected of being contaminated which should be investigated with the Environment Agency,

(ix) The site is surrounded by trees which are covered by a blanket Tree Preservation Order,

(x) Application seriously underestimates employment, stating a total of 5 employees when at least 15 vehicles operate from the site plus on-site maintenance staff and loader driver,

(xi) Para. 1.2.2 of Planning Statement is misleading as material will be brought to the site in 30 tonne tipper lorries as well as skips, tipped into the yard and sorted with noisy plant, including a loader and grab buckets, This is a significant understatement of the potential current and future intensity and material volumes that can be handled by the 15 or so tipper and skip lorries currently active on site,

(xii) By replacing virgin material with waste material (Para. 1.2.5 of Planning Statement), a completely new economic model (ie. zero cost of imported waste) will give rise to a major intensification of the site for the importation of materials for sorting, storing and distribution,

(xiii) In terms of Para. 3.3.3 of Planning Statement, SRCA members report that skips and lorries loaded with waste have started regularly returning to the site already,

(xiv) Para. 3.4.9 of Planning Statement is very misleading as since 1981, when officer noted the site is well screened, the site has been greatly enlarged by the removal of a large earth embankment and mature trees which once screened the site from public view. The site can now be seen from the road outside Noakes Cottages, particularly when trees are not in leaf,

(xv) As regards Para. 4.2.35 of Planning Statement, in terms of Policy LE1, proposal would conflict with regeneration of the local area and improvements made to public amenity and Springwell Lock,

(xvi) Extra movements of waste vehicles through conservation area (Para. 4.2.33 of Planning Statement) would add to traffic generation and congestion, increasing visual and audible intrusion, contrary to Policy OE1,

(xvii) As regards Para. 4.2.42 Of Planning Statement, site is significant producer of noise and dust which will increase with undoubted intensification that would accompany a waste management/transfer use,

(xviii) Application has significant highway implications for the wider network which do not appear to have been considered,

(xix) Combined with environmental impact on adjoining woodland, nature conservation issues and local residents, there are strong grounds to require a screening opinion for an EIA to be submitted as part of the application which has not happened.

#### HAREFIELD TENANTS AND RESIDENTS ASSOCIATION:

Our members reviewed this retrospective planning application at our last meeting and members object to the change requested.

We are concerned about the extra noise and dust that would be created by bringing on to the site inert waste which would obviously need sorting rather than just the taking of a delivery of virgin materials.

If retrospective permission is given it could very easily turn into another Waste Transfer Station to the detriment of the local residents.

#### THREE RIVERS DISTRICT COUNCIL:

No objection has been received.

#### ENVIRONMENT AGENCY:

#### PLANNING OFFICER COMMENT

The original comments from the EA were received on 17/6/11 and raised objection to the scheme. Following amendments, further comments from the EA were received on 30/10/12, these removed the objection subject to conditions.

Following amendments, further comments from the EA were received on 28/11/12, these comments noted that one of the conditions would now no longer be necessary. The comments from 28/11/2012 are below:.

"Further to our letter dated 30 October 2012 (reference NE/2012/116161/01) and following a telephone conversation with Josef Balodis of AMEC, we have since received an email from Amec dated 8 November 2012. The email includes a Technical note providing further details of the drainage scheme.

Having reviewed this additional information we are now satisfied that Condition 1 relating to site investigation works can be omitted. This is because the proposed drainage for run off from areas of inert waste is a sealed system and therefore will not increase the existing risk to groundwater.

Condition 2 relating to drainage should remain. A drainage strategy for the whole site will be required to address this condition. The condition is included below for your reference.

Condition 2

Within 6 months of the granting of planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall demonstrate that surface water will be drained from the site so as not to pose a risk to controlled waters and shall not include any infiltration through contaminated ground.

#### Reason

To ensure protection of controlled waters. The site is located in a Source Protection Zone 1 where groundwater is abstracted for drinking water purposes.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Policy 5.21 of the London Plan requires that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination."

#### **Internal Consultees**

##### URBAN DESIGN/CONSERVATION OFFICER:

##### Background:

The site is a disused quarry to the east of Springwell Lane and the Grand Union canal and lies within the Springwell Lock Conservation Area. The area is at a lower level and well-screened by woodland on elevated land around it. The site is currently sub-divided and used by a number of storage and haulage businesses, involving parking and access by cars and lorries.

##### Comments:

Given the location of the site, the proposed area for storing inert waste would not be visible from the street scene of the area. The existing landscaping and woodland area would further mitigate the visual impact and the proposal would not be considered detrimental to the character and appearance of the conservation area.

##### HIGHWAY ENGINEER:

Access to Haulage site that is shared with other businesses on the industrial estate is gained from the eastern side of Springwell Lane, to the north of the site over the Grand Union Canal via a hump bridge linking to Uxbridge Road A412.

The site is currently used for skip and waste material storage, where some waste material is transported for landscaping purposes.

The proposal is for storage and distribution of approximately 35 tonnes of clean, uncontaminated and inert waste a day from the site for landscaping or other purposes using skip lorries that are based at the site.

The applicant fails to provide a traffic assessment or address predicted increase in axial loading and traffic volume particularly in Springwell Lane over the canal bridge, due to their proposed activity.

However, for the purpose of highway assessment, theoretically we should assume that a fully loaded 8 cubic yard skip weighs a maximum of 10 tonnes and the weight of the skip wagon is usually around 2 tonnes, so the total weight of the skip lorry and full skip combined is 12 tonnes

being transported over the canal bridge.

Considering the location of site and current traffic movements by the applicant and other businesses in the area, the proposal is not considered to be prejudicial to highway. Consequently no objection is raised on the highways aspect of the proposals.

**TREE/LANDSCAPE OFFICER:**

**Background:**

The site is a disused quarry to the east of Springwell Lane and the Grand Union Canal. The site is currently sub-divided and used by a number of storage and haulage businesses, involving parking and access by cars and lorries. The site is generally flat with a few localised changes of level. Although well-screened by woodland on elevated land to the north, south and east - part of which is protected by Tree Preservation Order No. 1 - there are no significant landscape features on the site which constitute a constraint on development. It lies within the Springwell Lock Conservation Area.

**Proposal:**

The proposal is a part-retrospective application to store and distribute up to 35 tonnes of inert waste, including soil, sands and gravels for re-use in the landscape industry.

**Landscape Considerations:**

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

Saved policy OL26 seeks to protect and preserve trees and woodlands and encourage their preservation.

The proposed use involves no loss of existing landscape features and should have no cumulative visual impact on local residents or views from public space.

**Recommendations:**

No objection and, in this case, no need for landscape conditions.

**ENVIRONMENTAL PROTECTION OFFICER:**

I have reviewed the planning support statement submitted by Amec Earth and Environmental UK dated March 2011. EPU do not have concerns except that the applicant proposes early operating hours of 6am which would clearly have some noise impact on the nearby residential cottages due to vehicle movements associated with the proposal, in particular during early hours when there are lower background noise levels.

EPU therefore recommends that the applicant consider alternative operating hours thus, the recommended planning condition is given below.

**Condition**

H4 Vehicles movements, including the distribution or collection of inert waste hereby approved, shall be restricted to the hours of 08.00 hours and 18.00 hours, Monday to Friday and not at anytime on Sundays, Public and Bank holidays.

**Reason**

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

**WASTE AND RECYCLING MANAGER:**

There are no specific comments regarding this application.

## **7. MAIN PLANNING ISSUES**

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

The application site forms part of the Green Belt. The NPPF and Policy 7.16 of the London Plan (July 2011) and Policies OL1 and OL4 of the Hillingdon Local Plan : Part Two - Saved UDP Policies (November 2012) seek to protect the openness of the Green Belt, guard against 'inappropriate development' and avoid significant increases in the built-up appearance of sites. As the development has not involved any operational development and no material change of use at the site, with only the stored landscaping materials being sourced differently, with no intensification of the use or traffic generated, the development is not considered to be 'inappropriate' and has had no adverse impacts upon the Green Belt. The development complies with the above national, regional and local policy guidance.

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

Not applicable to this development.

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

The development has not had any impact upon the character and appearance of the Springwell Lock Conservation Area. The Council's Urban Design/Conservation Officer raises no objections to the proposals.

### **7.04 Airport safeguarding**

The application raises no airport safeguarding issues.

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

This is dealt with in Section 7.01 of this report.

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

The development has not altered the quantities or siting of landscaping material stored on site which is well screened from the boundaries of the site. The nature of the development has had no impact upon the character and appearance of the street scene or character of the area.

### **7.08 Impact on neighbours**

The nearest residential properties to the application site front Springwell Lane, namely Nos. 1 and 2 Canal Cottages to the north east on this side of Springwell Lane and Springwell Cottage, Nos. 1 and 2 Noakes Cottages and Willowcot to the west of the site, on the opposite side of Springwell Lane. The site is reasonably well screened from surrounding residential properties, with earth/spoil embankments, timber fencing, trees and hedging on the boundaries.

As a result of the development, there has been no alteration in the intensity of the use of the site, and no changes to the number of movements or size of vehicle servicing the site. Furthermore, no additional dust would be created and the nature of the waste stored on site has not altered and being inert, it does not biodegrade so it is non-odorous. Therefore, it is considered that the surrounding residential properties have not been adversely affected by the replacement of virgin landscaping material with material sourced from 'waste'.

A condition is recommended to control the times of the lorries to the current operating times.

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

Not applicable to this development.

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

The development has had no impact upon traffic generation and the number or type of lorries accessing the site. The Council's Highway Engineer raises no objections to the



proposal but did seek clarification concerning any weight limits on the bridges over the Grand Union Canal and the River Colne. The agent in his email dated 15/3/13 states that there are no weight restrictions on the bridges which has been confirmed.

The proposal, which only changes the sourcing of the landscaping material stored on site would not have any implications for parking on site.

**7.11 Urban design, access and security**

Not applicable to this development.

**7.12 Disabled access**

Not applicable to this development.

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

Not applicable to this development.

**7.14 Trees, Landscaping and Ecology**

Given the nature of the proposals, the development has had no impact upon surrounding trees, landscaping or ecology of this or adjoining sites.

**7.15 Sustainable waste management**

The scheme would encourage the recycling of inert landscaping materials. No objections are raised.

**7.16 Renewable energy / Sustainability**

Not applicable to this development.

**7.17 Flooding or Drainage Issues**

The Environment Agency originally objected to this scheme as the site is located within a Source Protection Zone 1 area and the perceived threat to a ground water aquifer from which public drinking water is obtained. However, following protracted discussions with Environment Agency officers, which has included a site inspection, the Environment Agency have withdrawn their objection, and can support the development, subject to recommended conditions which are included within the officer's recommendation.

**7.18 Noise or Air Quality Issues**

The development has not altered the frequency of lorry movements to the site or the size of lorry servicing the site. As such, there are no adverse impacts as regards noise or air quality.

**7.19 Comments on Public Consultations**

The comments by the Harefield Tenants and Residents Association and points (i), (ii), (iii), (x), (xii), (xiv), (xv), (xvi), (xvii), (xviii) and (xix) raised by the SRCA are noted. However, this application only seeks retrospective permission to alter the sourcing of inert materials stored and distributed on site in connection with an ancillary landscaping business. As regards Point (iii), the history on this site is not clear cut as detailed in the comments of the planning history section. Points (iv) and (v) are noted but apart from the physical limitation on vehicles imposed by the size of the site, there are no restrictions on vehicle numbers. Points (vi) and (viii) are dealt with in the report and the EA has been heavily involved in this application. As regards Points ((vii) and (ix), the adjacent Ecological Area of Metropolitan Borough Grade 1 Importance and adjoining trees would not be effected by the development. Point (xi) is speculation. As regards point (xiii), this is a retrospective application.

**7.20 Planning Obligations**

Not applicable to this development.

**7.21 Expediency of enforcement action**

There are no outstanding enforcement issues at this site.

**7.22 Other Issues**

No other relevant [planning issues are raised by this application.

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

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

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

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

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

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

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

#### **10. CONCLUSION**

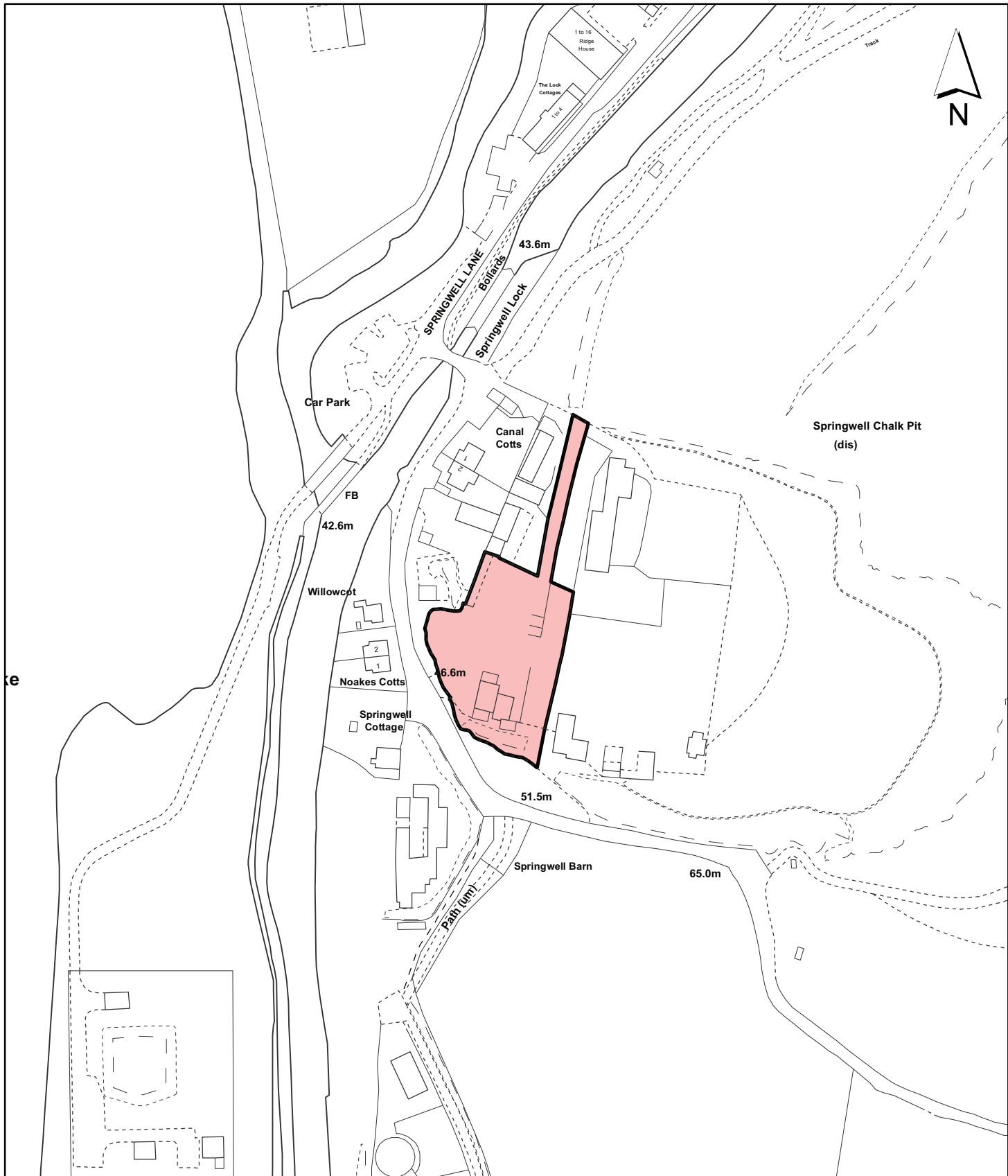
The development is recommended for approval, subject to conditions to ensure that the use of the site conforms to the terms of the application.

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


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

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**The Old Quarry  
 Springwell Lane  
 Rickmansworth**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**15220/APP/2011/714**

Scale  
**1:2,000**

Planning Committee  
**North** Page 61

Date  
**September  
 2013**



**HILLINGDON**  
 LONDON

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# Plans for North Planning Committee

## 17th September 2013



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** 41 FRITHWOOD AVENUE NORTHWOOD

**Development:** Demolition of existing dwelling & replacement with 2 x two storey, 5-bed, detached dwellings with associated parking and amenity space and alteration to existing vehicular crossovers to form one enlarged common crossover

**LBH Ref Nos:** 1891/APP/2013/1655

**Date Plans Received:** 18/06/2013

**Date(s) of Amendment(s):** 18/06/2013

**Date Application Valid:** 25/06/2013

08/08/2013

30/08/2013

15/07/2013

Rev	Detail	By	Date
1	Site Elevation	ML	21.04.17
2	Site Plan Revised	ML	01.02.2017
3	Site Plan Approved, with/without, with/without	ML	13.03.2017
4	Working notes revised	ML	16.03.2017
5	Working notes revised	ML	16.03.2017
6	Working notes revised	ML	16.03.2017
7	Height adjusted to level surveyors with. Gates removed to the end gate.	ML	27.06.2017
8	Dimensional revised	ML	28.06.2017

ADDITIONALS	
10	Concrete Level
11	Grass (TYPICAL)
12	Grass (Detailed)
13	Roof
14	Roof High
15	Roof Low
16	Roof Slope
17	Roof Valley
18	Roof Gable
19	Roof Pitch
20	Roof Slope
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50	Roof Slope

**LEGEND**

LINE OF EXISTING TO BE DEMOLISHED

EXISTING

PROPOSED

OVERHEAD

ADDITIONALS

10 Concrete Level

11 Grass (TYPICAL)

12 Grass (Detailed)

13 Roof

14 Roof High

15 Roof Low

16 Roof Slope

17 Roof Valley

18 Roof Gable

19 Roof Pitch

20 Roof Slope

21 Roof Slope

22 Roof Slope

23 Roof Slope

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Project: **41 Frithwood Avenue Northwood HA6 3LY**

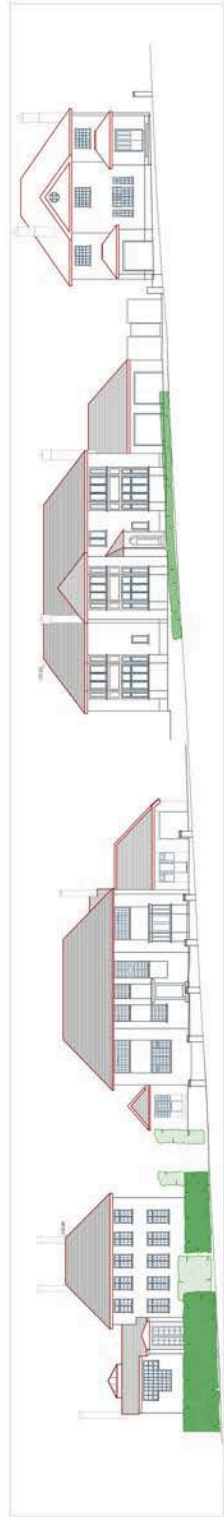
Drawing: **Existing & Proposed Site Plan, Street Elevation & Location Plan**

**SEABROOK ARCHITECTS**

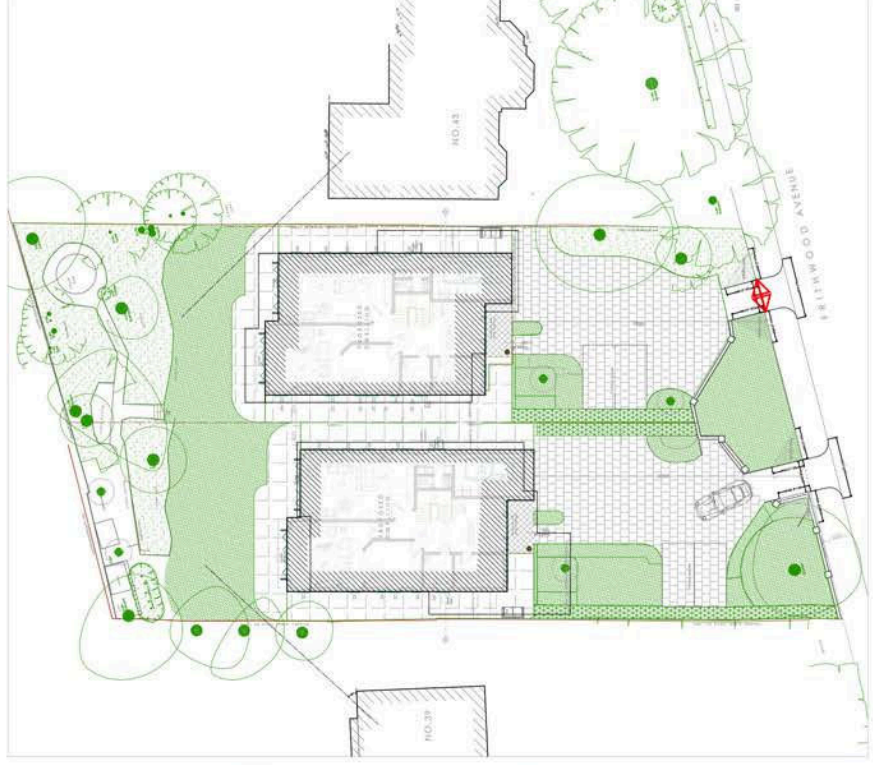
CHARTERED ARCHITECTS

The Seabrook Group Chartered Public Benefit Organisation  
 Banks Road, Northwood, London HA6 3LY  
 Tel: 01883 779191 Fax: 01883 758282  
 e-mail: info@seabrookarchitects.com

Date: 27.07.17  
 Scale: 1:250, 1:1250, 1:5000  
 Drawing No: 4816/PT/001



EXISTING STREET ELEVATION



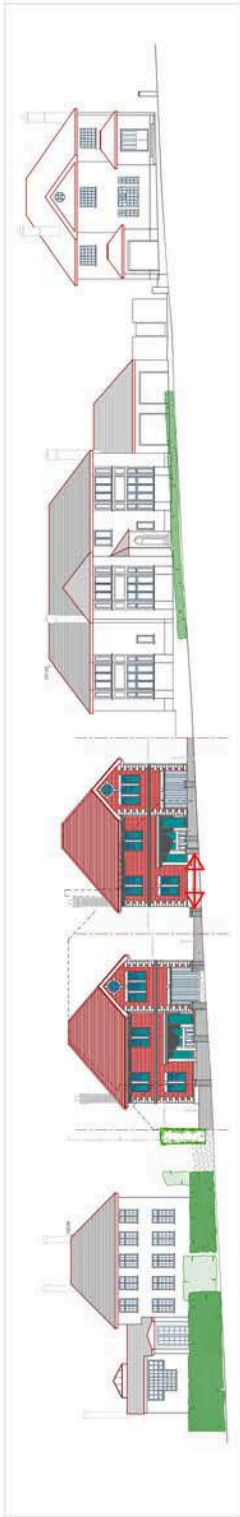
EXISTING SITE PLAN



LOCATION PLAN



PROPOSED SITE PLAN



PROPOSED STREET ELEVATION

# Frithwood Avenue, Northwood, Middlesex

- ENTRANCE HALL \* CLOAKROOM \* RECEPTION ROOM
- DINING ROOM \* KITCHEN/BREAKFAST ROOM \* UTILITY ROOM
- GYM \* WORKSHOP \* SEPARATE WC
- FIRST FLOOR - FIVE BEDROOMS \* SHOWER ROOM
- BATHROOM
- SECOND FLOOR - BEDROOM/PLAYROOM
- GARAGE \* FRONT AND REAR GARDENS

This impressive detached home is positioned in a superb location close to the amenities of Northwood. The property offers substantial and versatile accommodation complimented by an impressive total plot of approximately 0.345 of an acre (as taken from promap 2/13). Northwood provides a variety of shops, Waitrose supermarket, restaurants and Metropolitan line station and good local schools in Northwood.

**Guide Price:** On application

**Postcode:** HA6 3LY

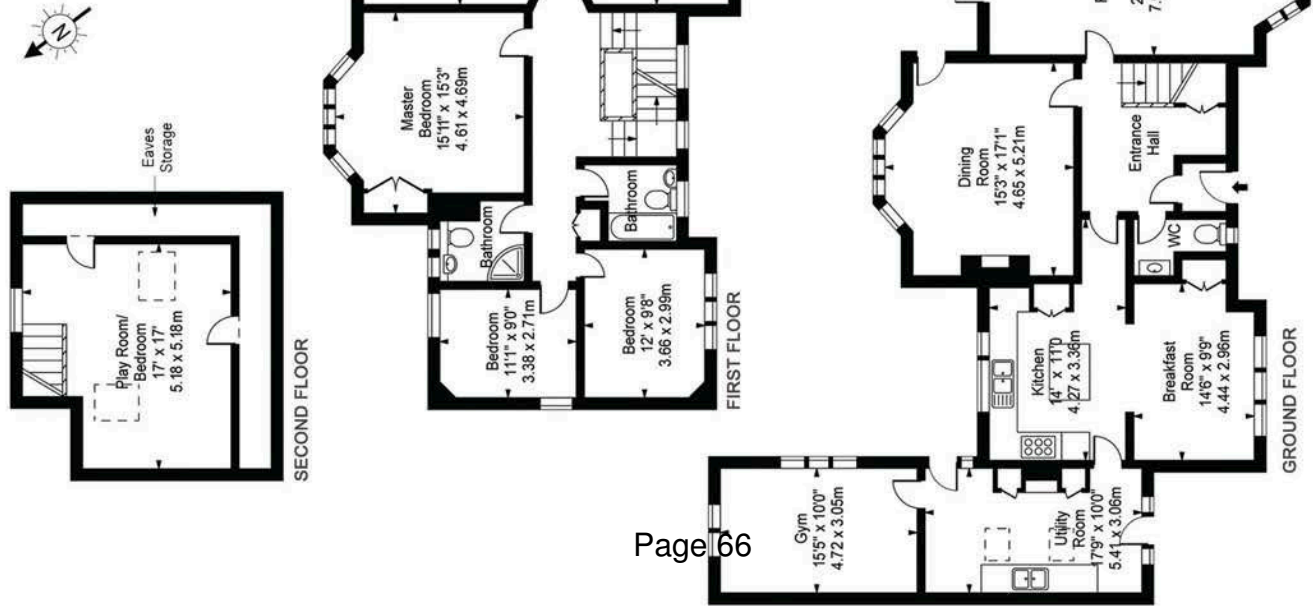
**Local Authority:** London Borough of Hillingdon

**Tenure:** Freehold

**Energy Efficiency Rating:** Band F



53 Green Lane, Northwood  
Middlesex, HA6 3AE  
Tel: 01923 835 355  
www.robsonswb.com





Amendments/Notes	
Rev	Date
A	15/06/2021
B	22/07/2021
C	19/08/2021



LEGEND	
	LINE OF FACING TO BE DEMOLISHED
	PROPOSED WALLS
	OVERHEAD ROOF

All dimensions and areas are to be checked on site for construction prior to preparation of final drawings and construction of the building. The client, the architect and the contractor shall be responsible for the accuracy of the information provided. The architect shall be held responsible for the accuracy of the information provided. The architect shall be held responsible for the accuracy of the information provided.

Project:  
 41 Frithwood Avenue  
 Northwood  
 HA6 3LY

Drawing:  
 Proposed  
 Ground Floor Plan

<b>SEABROOK ARCHITECTS</b>	
CHARTERED ARCHITECTS	
The Seabrook Group Limited, Registered Office: Seabrook House, 100-102, The Broadway, Northwood, Middlesex, HA6 3LY. Tel: 01844 779118 Fax: 01844 758420 e-mail: info@seabrookarchitects.com	
Drawn By: J. RW	Date: 12/07/21
Checked By: J. RW	Date: 12/07/21
Approved By: J. RW	Date: 12/07/21
Drawing No: 4816/FP/002	Rev: C

GROUND FLOOR PLAN

Amendments/Notes

Rev	Detail	By	Date
A.	Drawing created	HA	10/04/2023
B.	Plans revised	HA	01/05/2023
C.	LOFT plan revised	HA	13/05/2023
D.	Drawing created	HA	13/05/2023

LEGEND

- LINE OF EXISTING TO BE DEMOLISHED
- PROPOSED WALLS
- OVERHEAD
- PROPOSED ROOF

All dimensions and notes to be checked on site for accuracy prior to preparation of long drawings and commencement of work. This drawing and the copyright and design therein are the property of the Architects and may not be used or reproduced without consent. It is to be used in conjunction with all relevant requirements and/or specifications, drawings, documents and any correspondence to variations and to be verified to the Architects. All works are to be carried out fully in accordance with current CDM regulations and environmental, storage and disposal requirements, health, safety and Codes of Practice as appropriate.

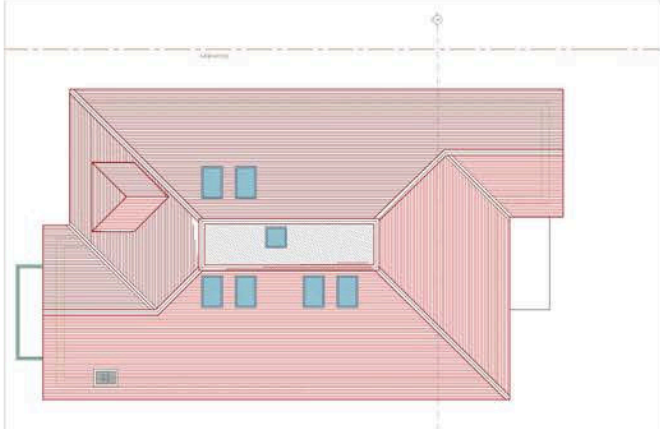
Project  
41 Frithwood Avenue  
Northwood  
HA6 3LY

Drawing  
Proposed  
Plans & Sections

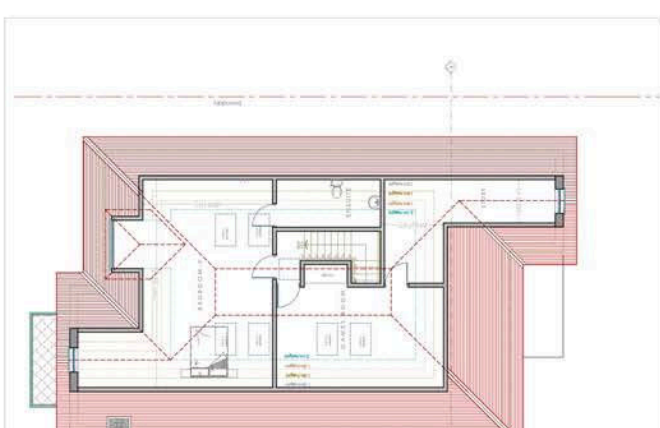
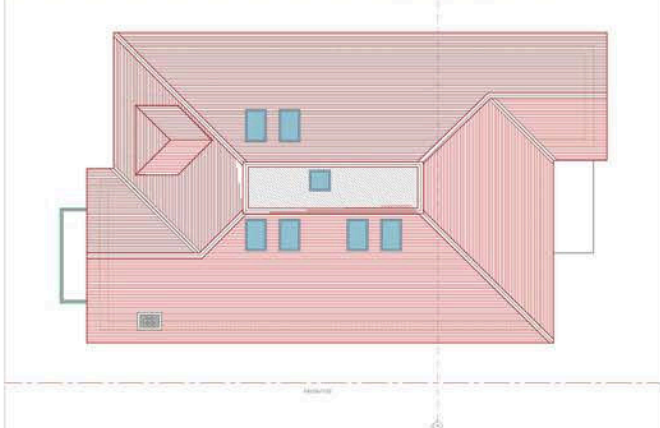
SEABROOK  
ARCHITECTS  
CHARTERED ARCHITECTS

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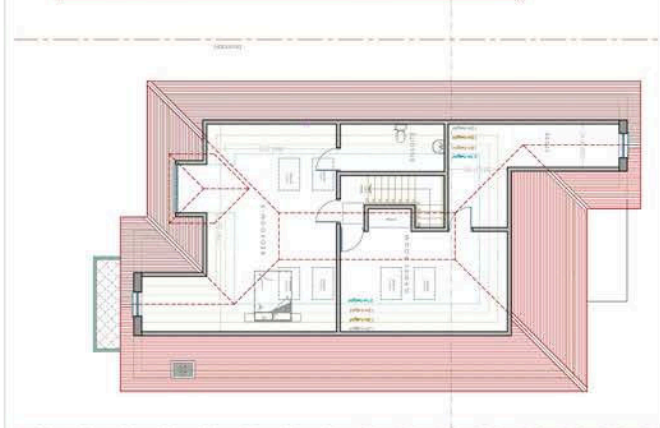
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Checked By	J. RW	Date	13/05/23
Approved By	J. RW	Scale	1:115000 A1
Drawing No.	4416/PT/003	Rev	D



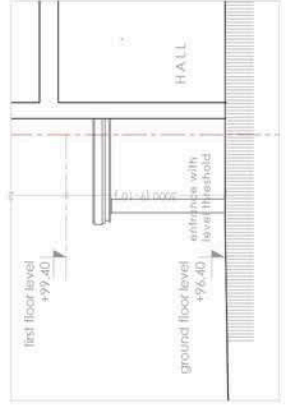
ROOF PLAN



LOFT FLOOR PLAN



PROPOSED SECTION XX



FIRST FLOOR PLAN

Amendments/Notes

Rev	Detail	By	Date
A	Issued for comment	AM	08.12.2017
B	Final Bids Period	AM	09.08.2018
C	Clarity Issues	AM	19.08.2018
D	Clarity Issues	AM	19.08.2018
E	Clarity Issues to work 1 week previous	AM	27.08.2018

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**LEGEND**

- LINE OF EXISTING TO BE DEMOLISHED
- PROPOSED WALLS
- OVERHEAD
- PROPOSED FLOOR
- PROPOSED GABLE ROOF
- PROPOSED GABLE ENDING
- PROPOSED GABLE ENDING
- PROPOSED WINDOWS

All dimensions and levels are to be checked on site for construction prior to preparation of final drawings and construction of the building. This drawing and the copyright and other rights are the property of the Architects and may not be used or reproduced without consent. It may be used in connection with all related construction (or variations) drawings, specifications and any other documents or instruments that are to be used in the Architects' works on the site to be surveyed and fully in accordance with current CDM regulations and recommendations, except as may be required by the relevant Building Regulations and Code of Practice as appropriate.

Project:  
41 Frithwood Avenue  
Northwood  
HA6 3LY

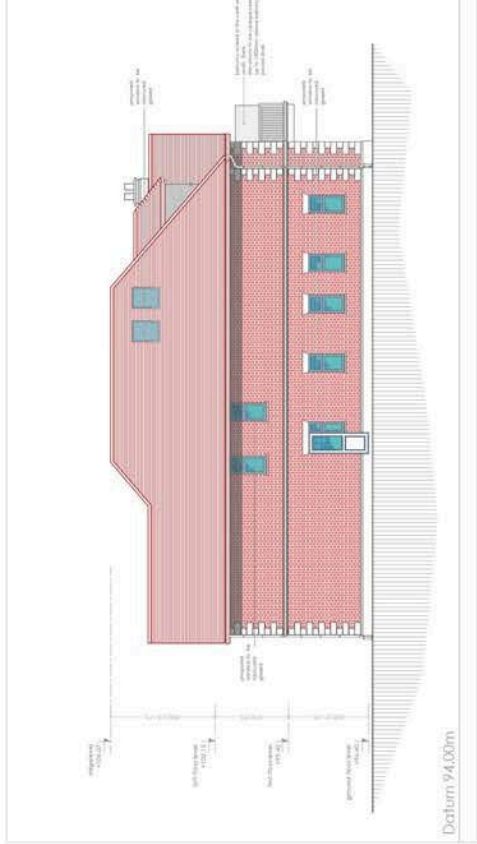
Drawing:  
Proposed Elevations

SEABROOK ARCHITECTS  
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The Seabrook Group, 1st Floor, Central, Palace Road, Chesham  
Bucks HP8 2JL Tel: 01494 779118 Fax: 01494 779620  
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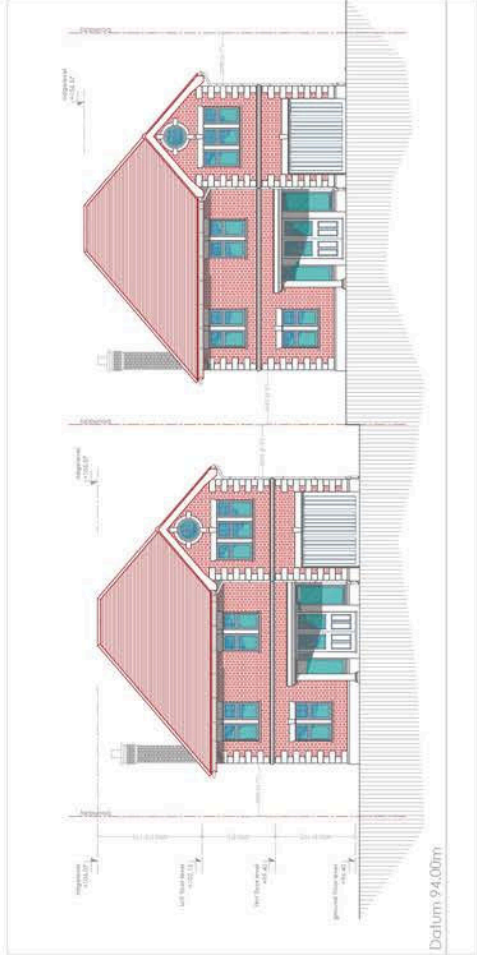
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Approved By		Scale	1:115000 A1
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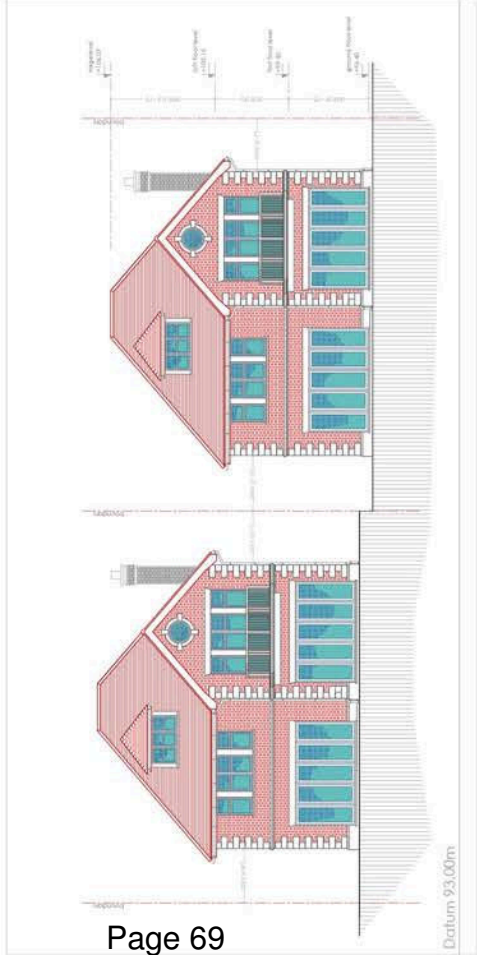
PROPOSED SOUTH ELEVATION (TYPICAL)



PROPOSED NORTH ELEVATION (TYPICAL)



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



## General Planting Specification

All PLANTING STOCK SHALL COMPLY WITH the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National Plant Specification. The native plants are to be of local provenance and be well labelled. Open grown trees and shrubs are to be lifted only between mid October and mid March and to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions. All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery. 40 litres of peat free tree planting compost or well rotted manure is to be incorporated in the backfill of all tree pits. (for tree planting see diagram)

Shrub beds- excavate 300mm deep, and break up the base of the planting beds. Provide and lay 500mm deep topsoil in accordance with BS 3882. Cultivate to this depth and incorporate 100mm of well rotted farmyard manure or approved compost. Supply shrubs in accordance with BS 3936 and plant in accordance with BS 4428. Supply and lay medium grade ornamental bark mulch 75mm deep to all shrub beds.

Grass- cultivate areas and provide topsoil if required for minimal 150mm depth, cultivate to fine tilth and remove stones greater than 25mm. Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, and laid from suitably sized a running board. Turf grown on any nylon matting will not be accepted. Lay turf in stretcher bond close butted, and make good joints with screened sand/topsoil. The finished level of the turf to be 50mm higher than hard surfaces. Water in

**Maintenance**  
All plants are to be maintained until established. Shrub beds are to be kept weed free. Grass to be kept well watered until established and kept maintained at a consistent height and weedfree. Hedge bases and 1 metre diameter surrounding trees are to be kept free from weed. Any additional weed growth round the base of the plant removed. The bark mulch is to be topped up annually to 75mm and the planting beds kept free of litter.

Plants within the shrub beds to be faced back from path edges as required. The following plants to be pruned annually. The hedges are to be maintained at a consistent height depending on species and location.

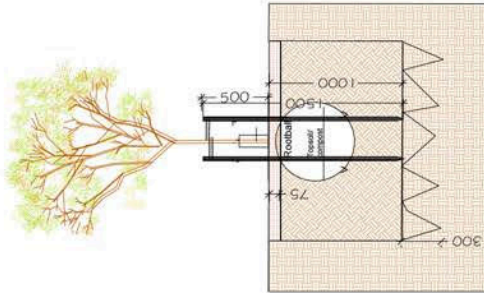
Trees are to be watered in dry periods during the first two years to ensure establishment. Firm after frost, and adjust the tree stake annually- remove the stake once the tree has established (e.g. after 2 years). Any tree or shrub which falls during the first five years, or is below specification, is to be replaced and maintained to ensure establishment.

Grass is to be cut 6 times during the first growing season. The first cut to be when the grass is well rooted and has reached a height of 100mm and cut to 50mm and lightly rolled. During the first year all cuttings are to be removed from site. Grass should only be cut when dry. The grass is to be maintained at 50mm and frequency of cutting will depend on the growing season but to be between 6 and 12 cuts a year. Watering will be carried out on grassed areas during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of watering will be 15 litres per square metre

**Replacement Planting**  
Replace any tree or plant within a five year period that fails to thrive or is below specification. Any grass area that fails shall be re-turfed in accordance with the specification.



**Tree Pit Detail**  
Scale 1:20



**Advanced Nursery Stock Trees**  
Double stakes 1.5 x 75mm diameter 1m into the ground, secured with two loops of hessian webbing 50mm wide nailed to each tree stake.  
Excavate pit 1000mm deep by 1500mm diameter, break up pit 300mm deep, plant tree and infill with excavated topsoil and compact. Lay 75mm bark mulch 500mm round trees surrounding the tree and water in. Fit strimmer guards.

- Existing trees
- Existing vegetation
- Lawn
- Shrubs and Groundcover
- Hedge
- Tegula Blocks
- Yorkstone paving
- New trees

Trees				
Key	Species	Girth	Pot size	Qty
A	Arbutus laevis (multi-stemmed)	12-14cm	45 litre	2
G	Cornus alba	12-14cm	45 litre	2
P	Prunus cerasifera nigra	12-14 cm	45 litre	2
<b>TOTAL</b>				<b>5</b>

Hedges				
Key	Species	Pot size	Qty	
Cb	Carpinus betulus	4 litre	190	
<b>TOTAL</b>				<b>190</b>

Ground cover and shrubs				
Key	Species	Pot size	Qty	
Cp	Cistus purpureus	1 litre	40	
Bb	Boronia Bressingham White	1 litre	110	
Ed	Eucalyptus Donard Seedling	3 litre	50	
Ef	Elyonima fortunei 'Gashy'	3 litre	35	
Hg	Hedera 'Great Orme'	3 litre	80	
Hv	Hedera helix 'Glacier'	1 litre	60	
Pv	Phloxophus 'Vignat'	5 litre	6	
Vt	Viburnum tinus	2/1m	15	
<b>TOTAL</b>				<b>396</b>

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**Elizabeth Greenwood C.M.L.L. F.Arb.A**  
10 Knight Street, Sowerthorpe, Hales, OAK1 9AT.  
Tel: 01276 72281 mobile 07746887402, email: elizabethgreenwood@yahoo.co.uk

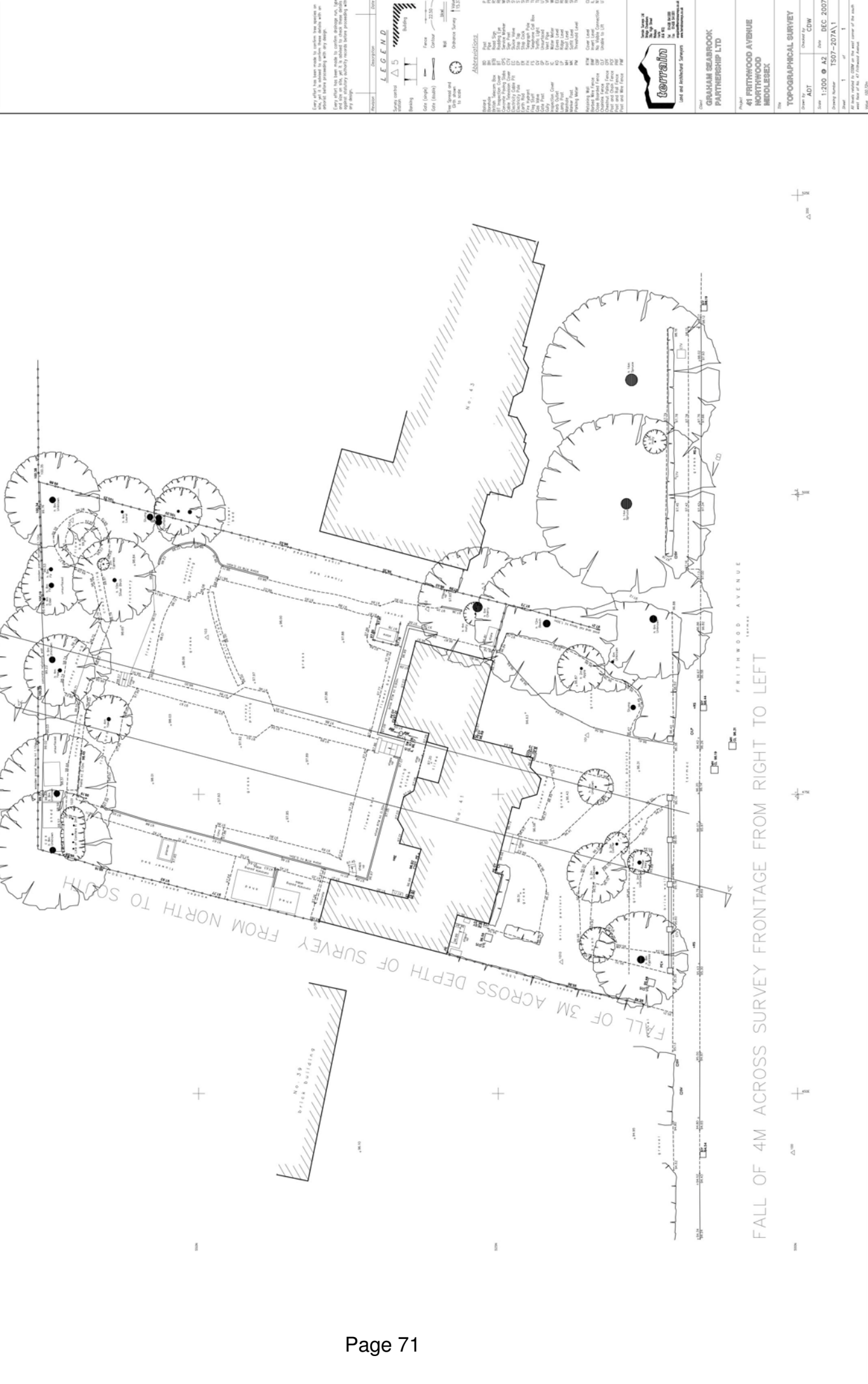
**Client:** March 2013  
**Project:** RB / E.J.G.  
**Drawn by:** 302 / J.S.  
**Scale:** 302 / 3.1

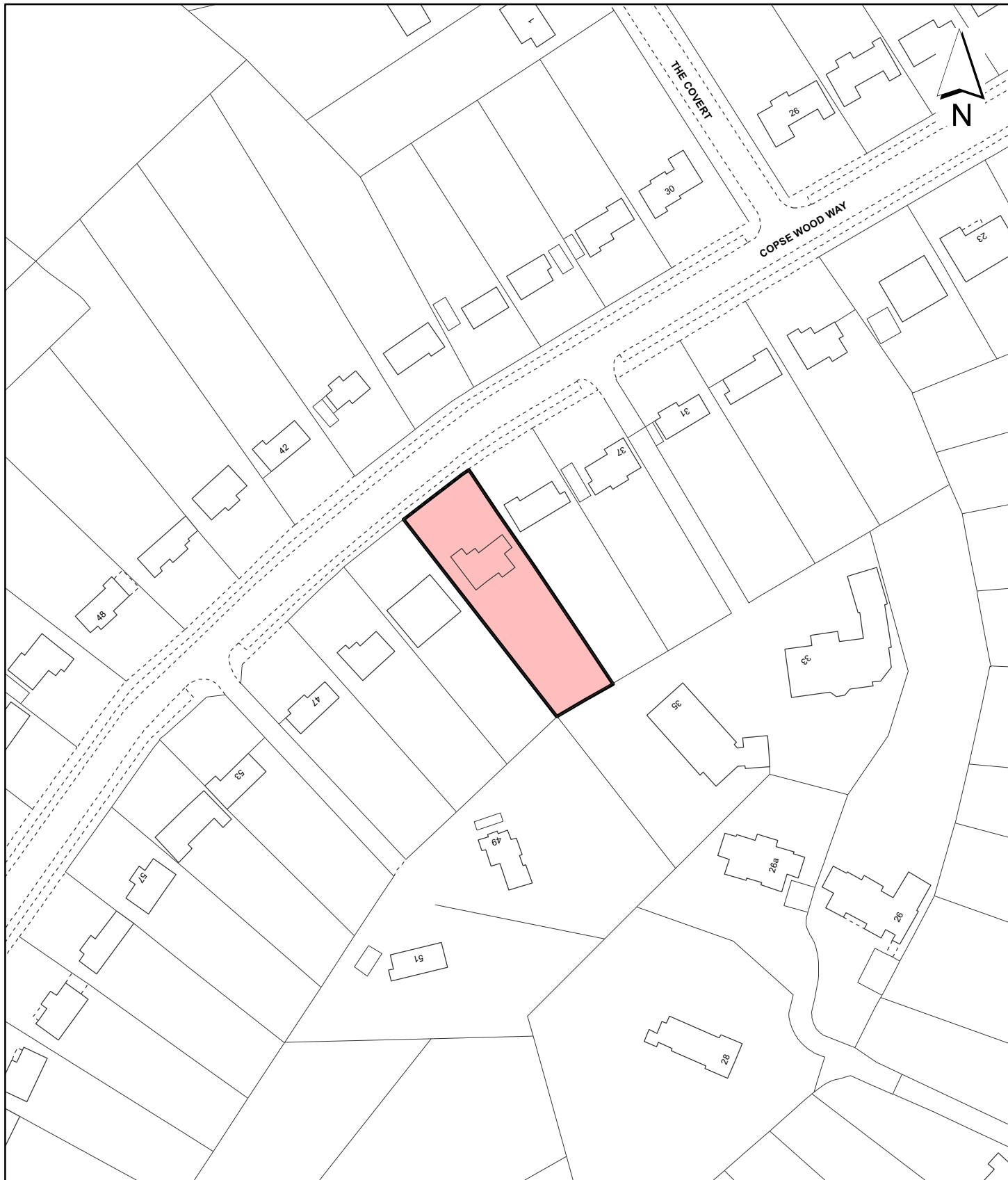
**Project Name:** A1 Frithwood Avenue, Northwood  
**Project Type:** Landscape Proposals  
**Scale:** 1:200 @ A1 and detail @ 1:20



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<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>41 Frithwood Avenue Northwood</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>1896/APP/2013/1655</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North</b> Page 72</p>	<p>Date</p> <p><b>September 2013</b></p>	

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

**Address** 7 NICHOLAS WAY NORTHWOOD

**Development:** Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

"Revisions to the setting out and ground levels of the entrance drive.  
The scheme now allows for the retention of the existing Oak tree at the front of the site (Tree 5) which was previously shown to be removed."

**LBH Ref Nos:** 16461/APP/2013/1205

**Date Plans Received:** 13/05/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 13/05/2013

**SCALE BAR**



**LEGEND**

Tree Markers - This Survey Report issued by Patrick Silliman Ltd dated 1 March 2013 Ref: 059921301 for details.  
 Tree Group Number - This Survey Report issued by Patrick Silliman Ltd dated 1 March 2013 Ref: 059921301 for details.  
 Existing trees to be removed - Tree Nos. 2, 4, 8, 10, 11, 20, 24, 25 & 27 are proposed for removal.

- 5 Extent of existing tree canopy
- ① Existing ground level
- Proposed new finished ground level
- Existing building to be demolished
- Proposed replacement ornamental grade tree to BS 3598 - Part 1 refer to Landscape layout prepared by Crepers Ltd for size & species
- Proposed new shrub planting / landscaping (shown indicative only) refer to Landscape layout prepared by Crepers Ltd for details
- Existing tree group and shrubs to be removed
- Tree groups 6, 15 & 17 are proposed for removal
- Surface storage area - size 8 x 12m
- 1.8m high timber boarded gate
- 1.8m high close boarded timber fence

**MATERIALS SPECIFICATION**

ENTRANCE DRIVE - permeable resin bonded gravel with 75 wide brick edging  
 SIDE PATIO & PATIO - Random laid river surfaced natural stone, with brick edging to drain into adjacent or paved areas.

**NOTES**

1. The planting plan is subject to the Agricultural Impact Assessment and Method Statement prepared by Patrick Silliman Ltd.

BOUNDARY FENCES - All existing boundary fences and walls to be retained and repaired or replaced as necessary.

DATE: \_\_\_\_\_

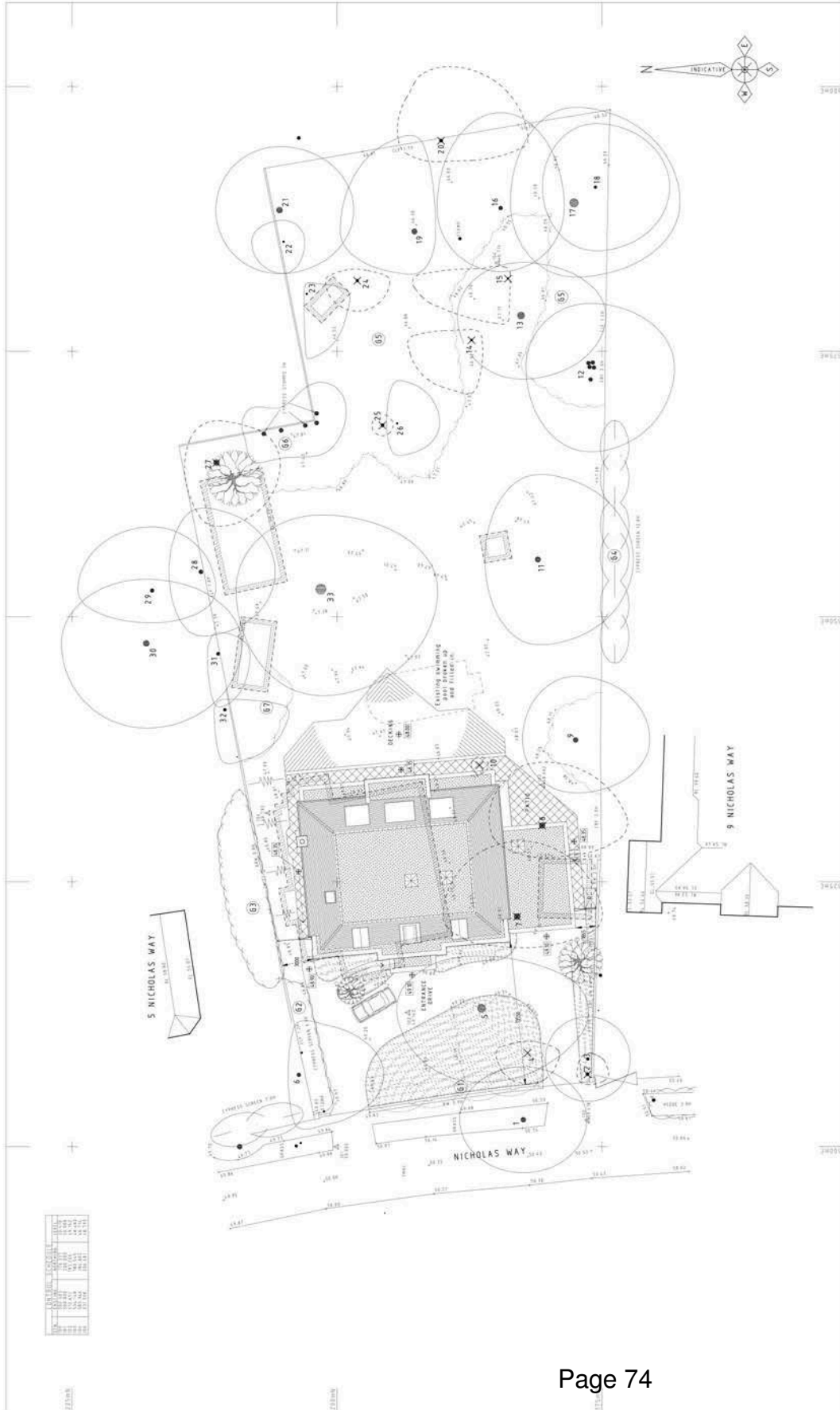


OCTAGON Landscape Architecture  
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Project: **7, Nicholas Way Northwood, Middx. HAG 2TR**

**PROPOSED SITE PLAN**

Plan No.	PLANNING	Date	May '13
Job No.	1200 @ A1	Rev	RQ
Drawing No.	<b>637</b>	Revision	<b>01</b>
		Author	<b>A</b>



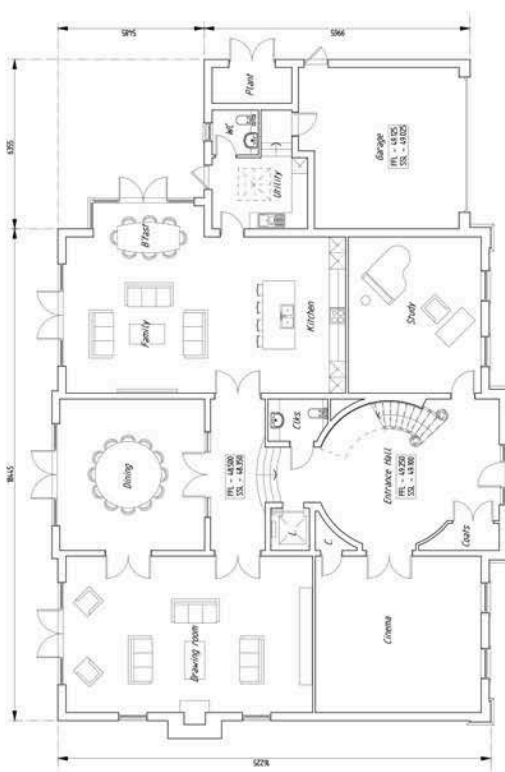
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**ABBREVIATIONS**

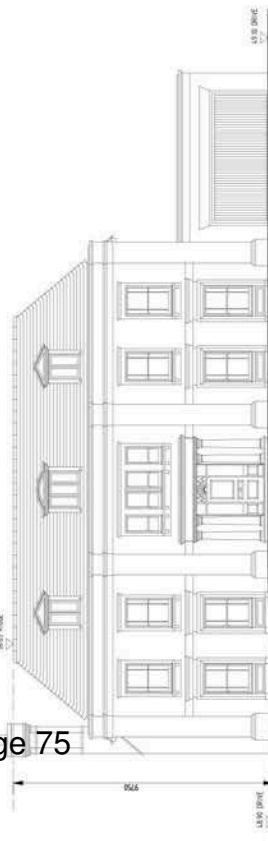
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█	Existing Building
█	Proposed New Fencing
█	Existing Fencing
█	Proposed New Driveway
█	Existing Driveway
█	Proposed New Path
█	Existing Path
█	Proposed New Garden
█	Existing Garden
█	Proposed New Lawn
█	Existing Lawn
█	Proposed New Pond
█	Existing Pond
█	Proposed New Tree
█	Existing Tree
█	Proposed New Shrub
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█	Existing Herb
█	Proposed New Spice
█	Existing Spice
█	Proposed New Mushroom
█	Existing Mushroom
█	Proposed New Truffle
█	Existing Truffle

ALL DIMENSIONS RELATIVE TO CENTERLINE OF HIGHWAY 100. NORTH IS 0°. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 ARBITRARY VALUE - SEE DRAWING.

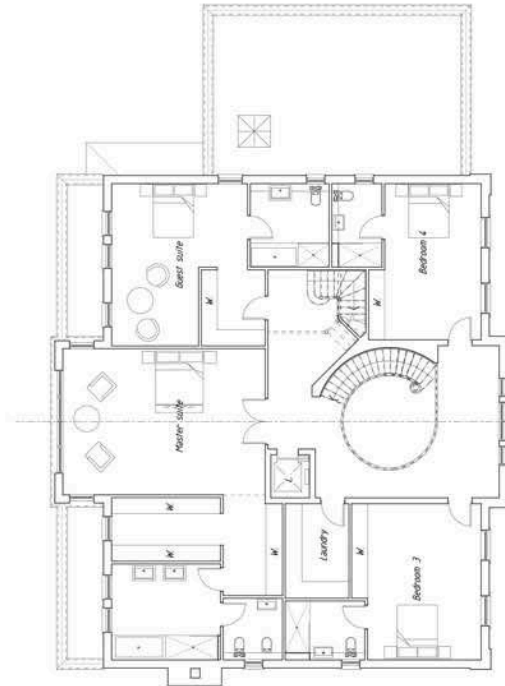




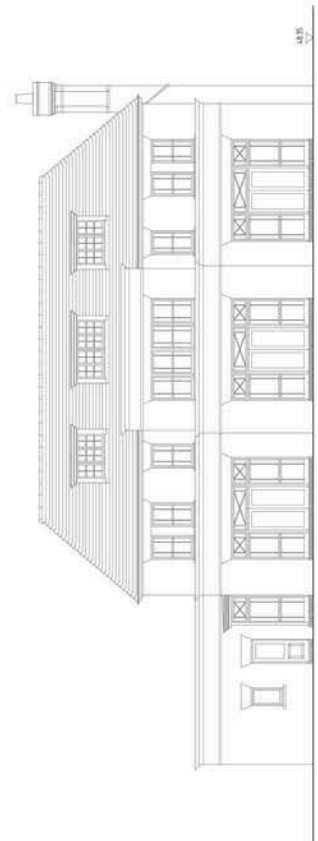
Ground floor plan



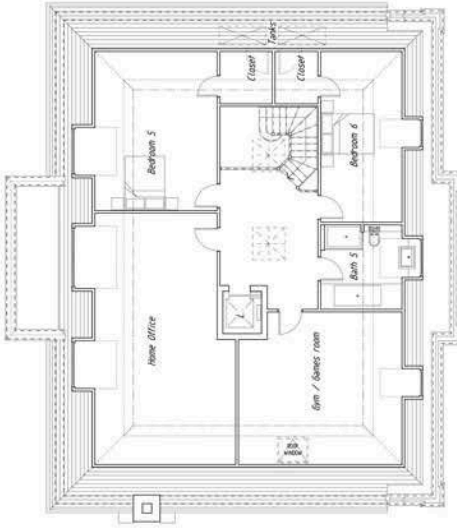
Front elevation



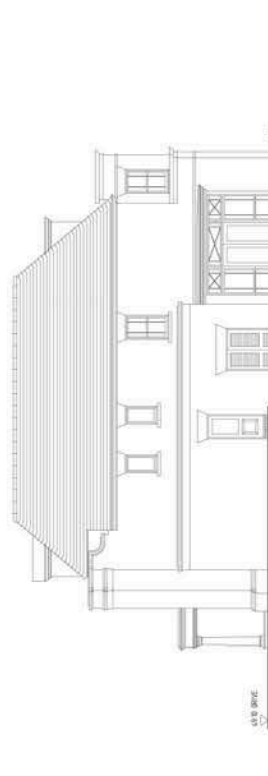
First floor plan



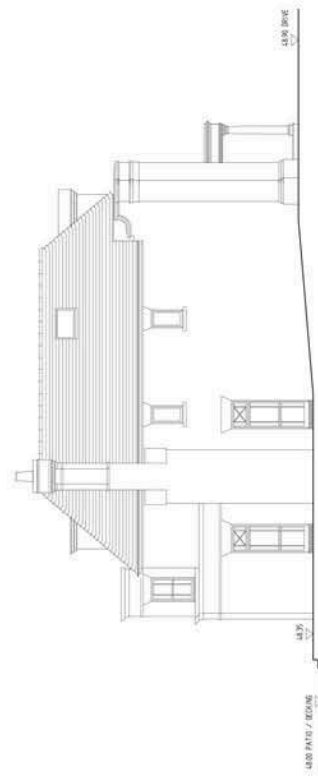
Rear elevation



Second floor plan



Side (South) elevation



Side (North) elevation

21050173  
 Plot A, drive level adjusted. Finished floor level  
 Revision  
 Date

**OCTAGON**  
 Octagon Developments Limited  
 Wat House, Wat Road  
 East Merton, Surrey, KT1 1AT  
 T: +44 (0) 20 88 41 7000  
 F: +44 (0) 20 88 41 7021  
 E: octagon@octagon.co.uk  
 W: www.octagon.co.uk

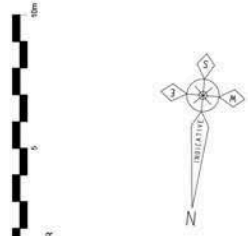
Project: 7, Nicholas Way  
 Northwood, Middx.  
 HA6 2TR

The  
**PROPOSED HOUSE DESIGN**  
 Plans & Elevations

Phase: PLANNING  
 Scale: 1:100 @ A1  
 Job number: 02  
 Drawing number: 637  
 Revision: A

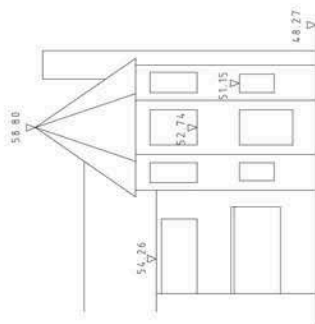
Date: Feb. '13  
 Drawn: RO  
 Checked: A

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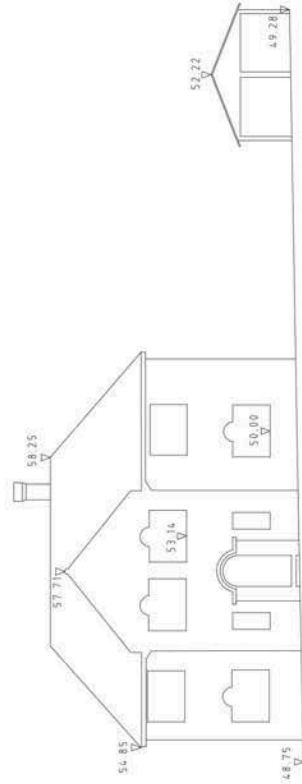




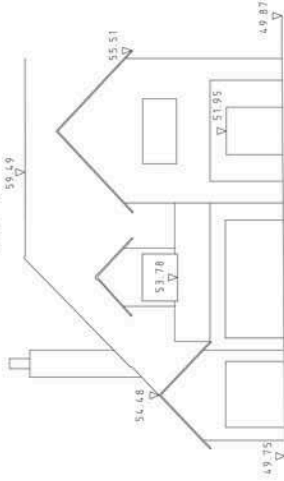
No. 5 Nicholas Way



No. 7



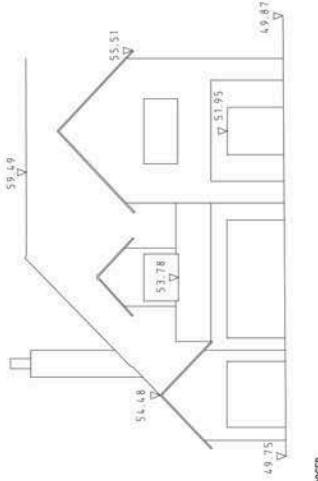
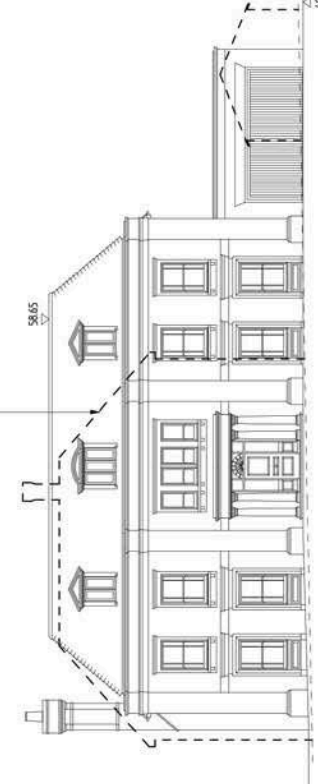
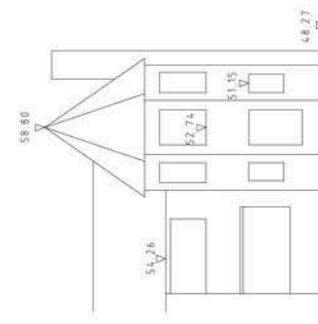
No. 9



DATUM 47.00m

AS EXISTING

OUTLINE OF EXISTING HOUSE TO BE DEMOLISHED.



DATUM 47.00m

AS PROPOSED

Rev. A  
Entrance drive levels adjusted.  
Revision  
Date  
21/05/13

Status  
**PLANNING**  
Scale  
1:200 @ A3  
Job number  
**637**  
Drawing number  
**03**  
Date  
May '13  
Revision  
**A**  
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Project  
**OCTAGON**  
7 Nicholas Way  
Northwood, Middx.  
HA6 2TR

Title  
COMPARATIVE  
STREET SCENE

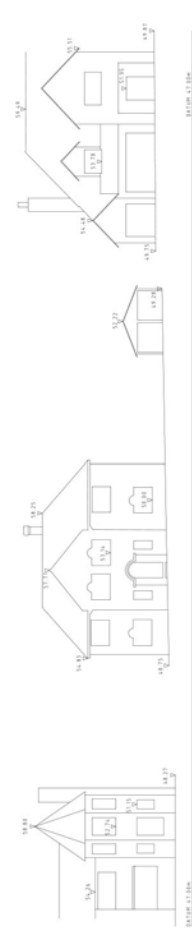
Octagon Developments Limited  
Weir House, Hurst Road  
East Molesey, Surrey, KT9 9AY  
T: +44 (0) 208 481 7500  
F: +44 (0) 208 481 7501

5 TREE IDENTIFICATION REFERENCE -  
 Tree Number  
 Refer to Tree Survey Report issued by  
 Patrick Sullivan Ltd dated 1 March 2013  
 Ref: 050902301 for details.  
 (6) Tree Group Number. Report issued by  
 Patrick Sullivan Ltd dated 1 March 2013  
 Ref: 050902301 for details.



5000E  
5750E  
5500E  
5250E  
5000E

STREET SCENE ELEVATION



ABBREVIATIONS

10	Asym. Area
11	Asym. Area
12	Asym. Area
13	Asym. Area
14	Asym. Area
15	Asym. Area
16	Asym. Area
17	Asym. Area
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96	Asym. Area
97	Asym. Area
98	Asym. Area
99	Asym. Area
100	Asym. Area

LEVEL NOTE RELATE TO STATION 101 MULTI WALL IN  
 TARMAC AT NORTHERN ENTRANCE TO SITE.  
 ARBITRARY VALUE - 10.00m

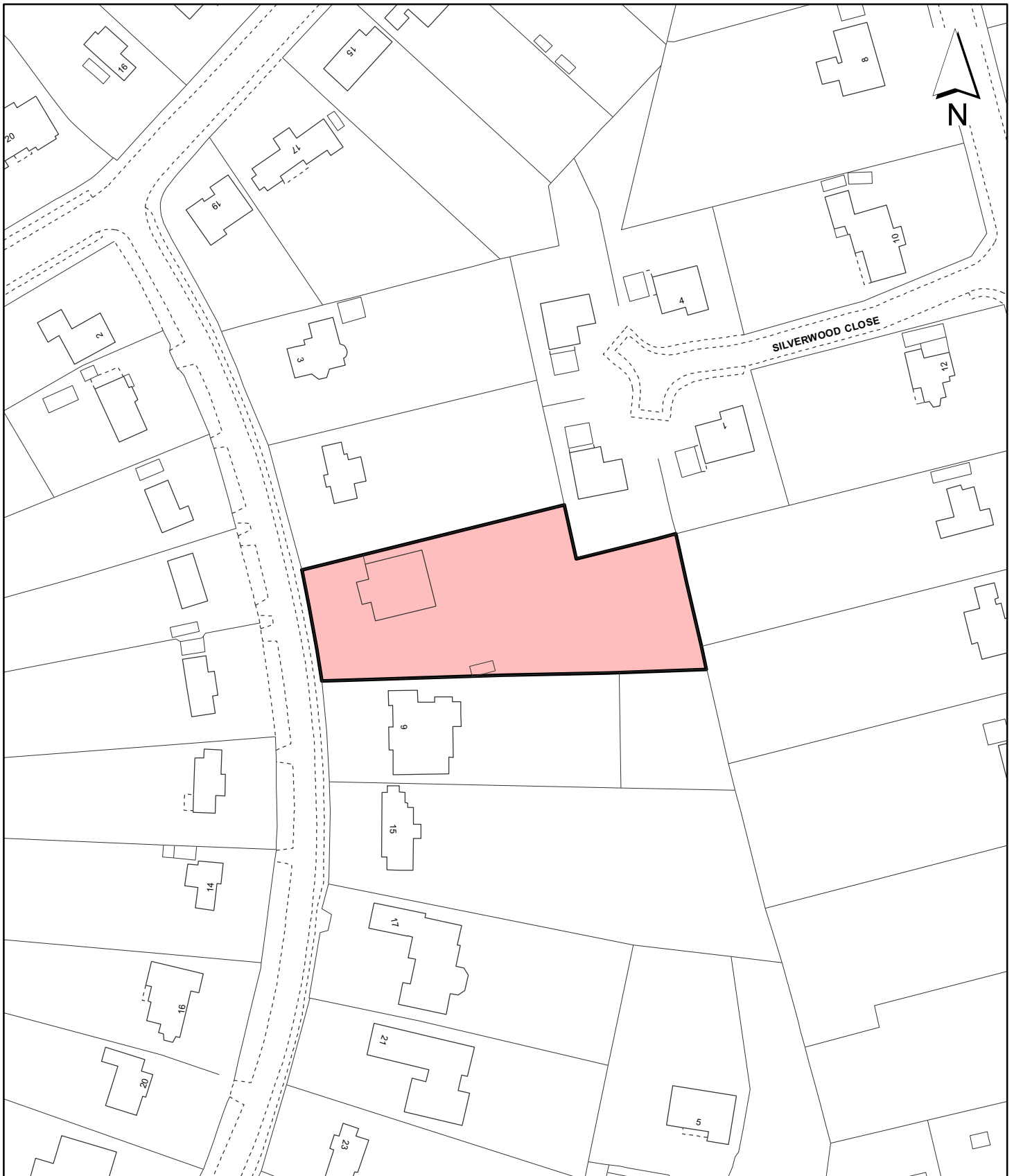
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3	10/12/13	AS	ISSUED FOR TENDERS
4	10/12/13	AS	ISSUED FOR TENDERS
5	10/12/13	AS	ISSUED FOR TENDERS
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99	10/12/13	AS	ISSUED FOR TENDERS
100	10/12/13	AS	ISSUED FOR TENDERS




All unapproved services (water, sewer, gas, etc.) shown on this plan cannot be guaranteed to be correct. The client is responsible for verifying the location and depth of all services before construction. The client is also responsible for obtaining all necessary permits from the relevant authorities. The client is also responsible for ensuring that all construction is carried out in accordance with the relevant codes of practice and standards. The client is also responsible for ensuring that all construction is carried out in accordance with the relevant codes of practice and standards. The client is also responsible for ensuring that all construction is carried out in accordance with the relevant codes of practice and standards.

Revisions	Date
Date	FEB 2013 Drawn SG
Scale	1:200@A1 Checked SG
Dwg. No.	S1 Job No. 13202
Client	OCTAGON DEVELOPMENTS LIMITED
Dwg. Title	LAND SURVEY
Project Title	7 NICHOLAS WAY, NORTHWOOD

PG Box 197  
 Kings Langley  
 Herts. WD16 2JH  
 Tel: 01442 263777  
 Fax: 01442 263777  
 Email: enquiries@pj-dunphy.com



**Notes**

 Site boundary

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Site Address

**7 Nicholas Way  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**16461/APP/2013/1205**

Scale

**1:1,250**

Planning Committee

**North** Page 78

Date

**September  
2013**



**HILLINGDON**  
LONDON

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

**Address** THE OLD QUARRY SPRINGWELL LANE RICKMANSWORTH

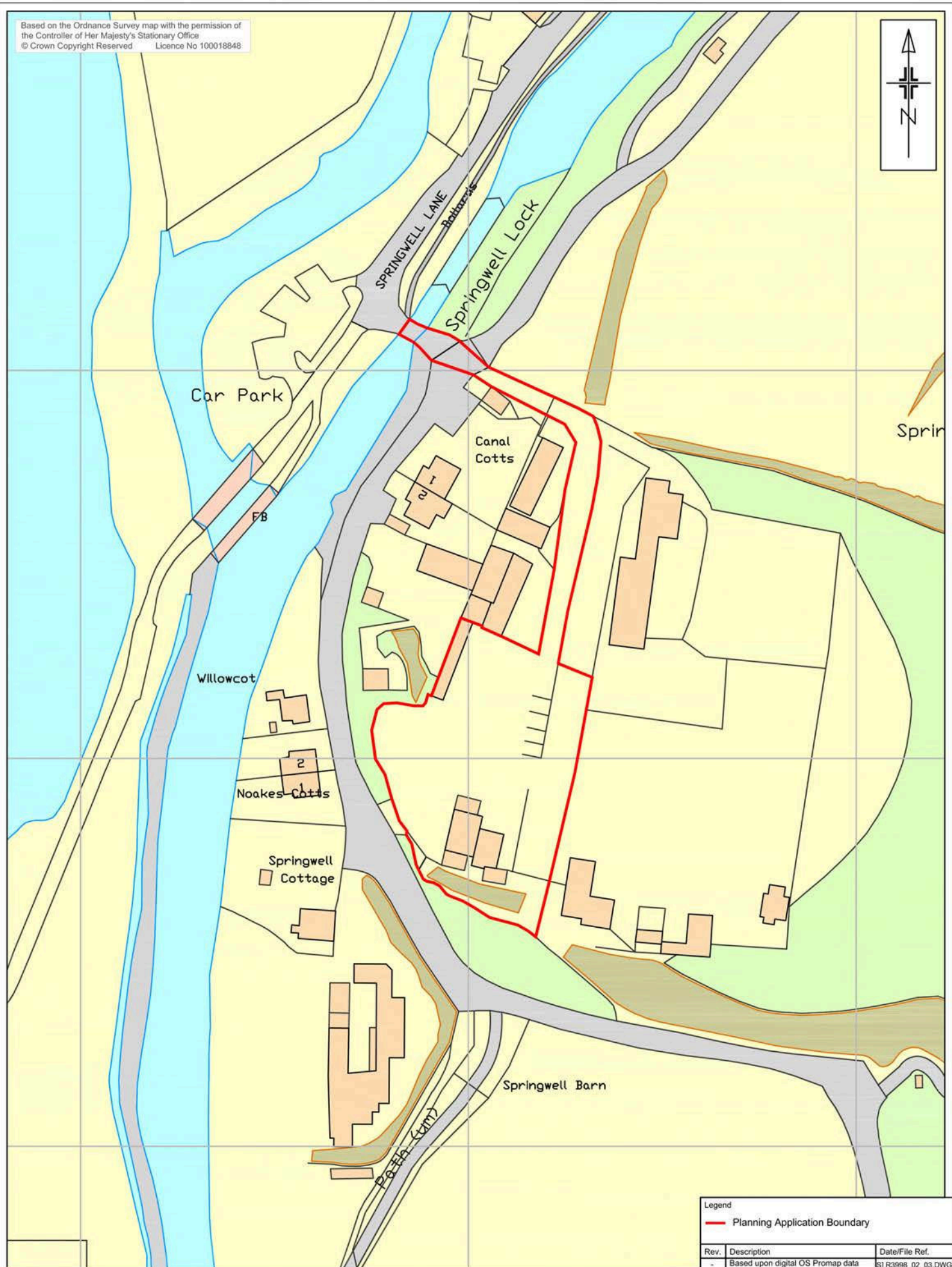
**Development:** Storage and distribution of a small amount of inert waste in place of virgin material (Retrospective Application).

**LBH Ref Nos:** 15220/APP/2011/714

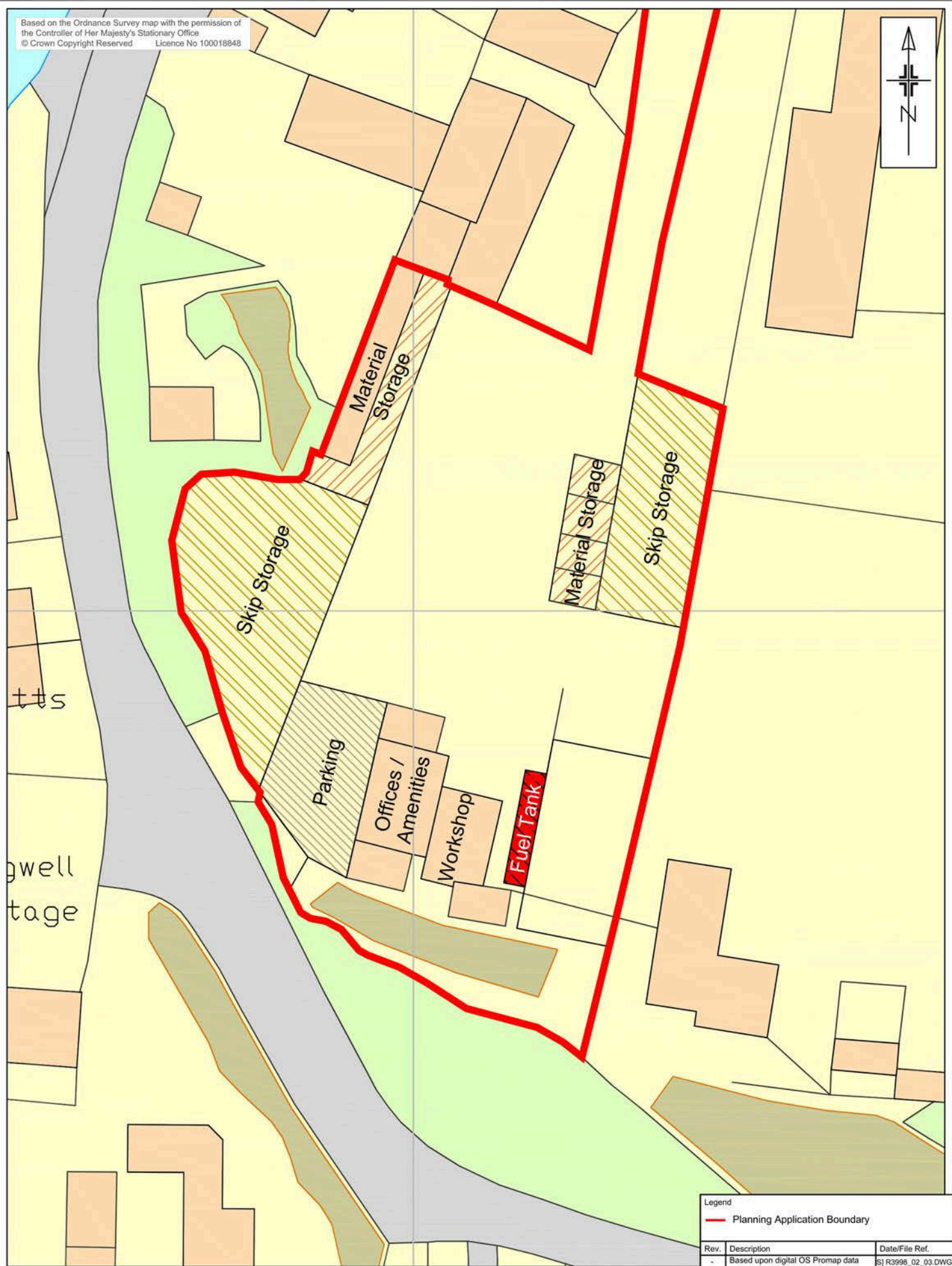
**Date Plans Received:** 21/03/2011

**Date(s) of Amendment(s):**

**Date Application Valid:** 06/04/2011



Legend		
— Planning Application Boundary		
Rev.	Description	Date/File Ref.
-	Based upon digital OS Promap data	SJ R3998_02_03.DWG 28/01/11
Scale	Date	
1: 1250	January 2011	
Drawn	Checked	Approved
DR		
Drawing Number	Revision	
7888110176/R3998/02	-	A4 210x297



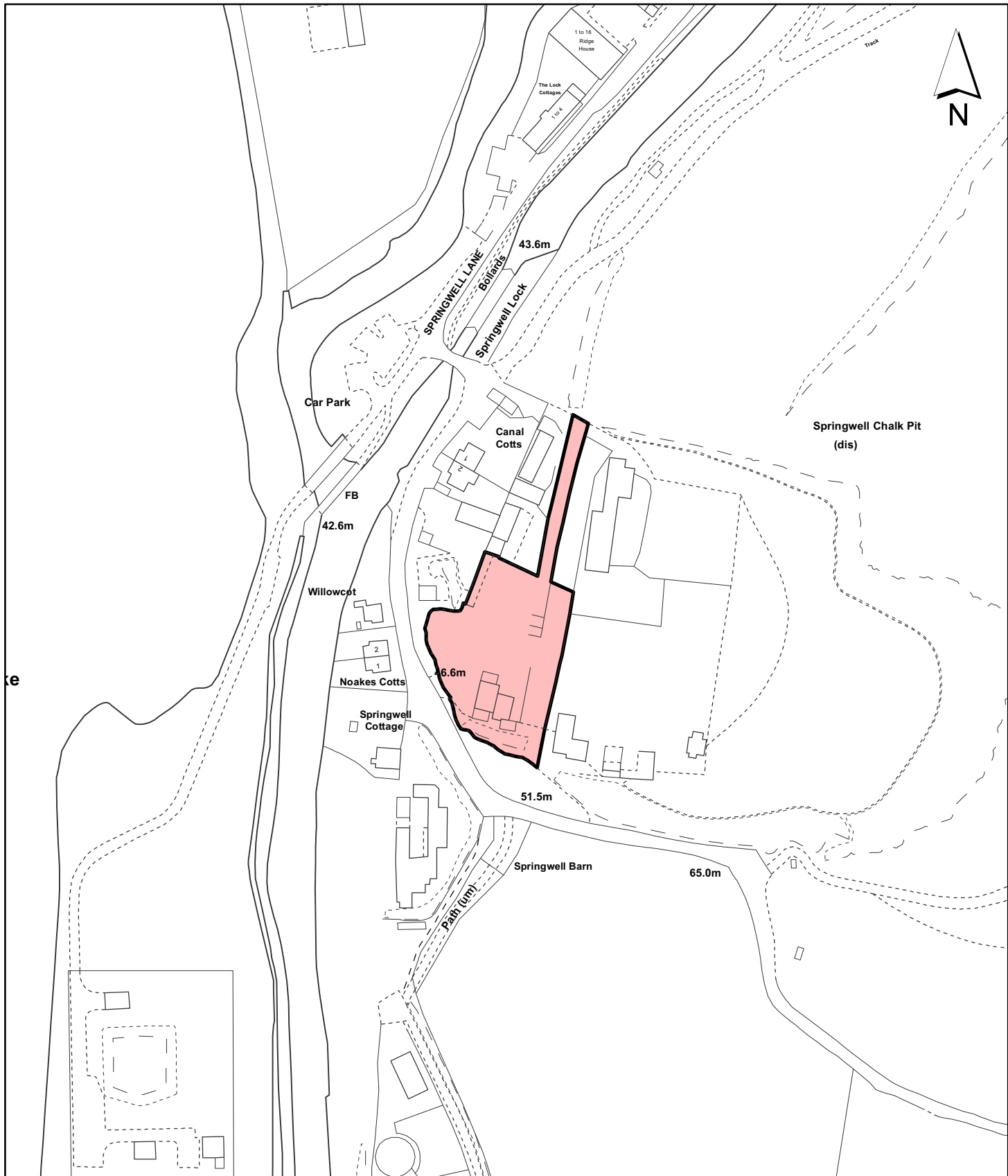
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Legend		
— Planning Application Boundary		
Rev.	Description	Date/File Ref.
-	Based upon digital OS Promap data	SJ R3998_02_03.DWG 28/01/11
Scale	Date	
1: 500	January 2011	
Drawn	Checked	Approved
DR		
Drawing Number	Revision	
7888110176/R3998/03	-	A4 210x297


AMEC Earth & Environmental  
 Eastern Office  
 Tey Grove, Elm Lane, Feering,  
 Colchester, Essex. CO5 9ES  
 Tel: +44 (0)1376 572582  
 Fax: +44 (0)1376 572700  
 www.amec.com



Project  
**J. Byne Haulage - Springwell Lane -  
 Planning Application**  
 Title  
**Page 81  
 Indicative Site Layout Plan**



**Notes**

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Site Address

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Rickmansworth**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**15220/APP/2011/714**

Scale  
**1:2,000**

Planning Committee  
**North** Page 82

Date  
**September  
2013**



**HILLINGDON**  
LONDON