



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 20
NOVEMBER 2013

Time: 7.30 PM

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

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

To Councillors on the Committee

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

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1711&Ver=4>

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INVESTOR IN PEOPLE

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

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	Former Windmill Public House, Windmill Hill, Ruislip 11924/APP/2013/1871	Manor	Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services), D1 (non-residential institutions) and D2 (assembly and leisure). Recommendation: Approval	1 - 14
6	82 Ducks Hill Road, Northwood 39262/APP/2013/2285	Northwood	Three storey building to hold 3 x 4-bed self contained supported living flats with associated parking. Recommendation: Refusal	15 - 28

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Charles Curran House, Boniface Road, Ickenham 1022/APP/2013/2345	Ickenham	Conservation Area Consent for the demolition of existing care home. Recommendation: Approval	29 - 34
8	Charles Curran House, Boniface Road, Ickenham 1022/APP/2013/2347	Ickenham	Demolition of existing care home and construction of 6 semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access. Recommendation: Approval subject to legal agreement	35 - 58
9	73 Swakeleys Road, Ickenham 52680/APP/2013/1396	Ickenham	Change of use from Use Class A1 (Shops) to Use Class A3 (Cafe) (Resubmission). Recommendation: Approval	59 - 72
10	Garages land adjacent to 27 Lees Avenue, Northwood 69195/APP/2013/1310	Northwood	2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages. Recommendation: Approval subject to S106 Agreement	73 - 90

Part 2 - Members Only

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

12 Any Items Transferred from Part 1

13 Any Other Business in Part 2

Plans for North Planning Committee

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Report of the Head of Planning, Sport and Green Spaces

Address FORMER WINDMILL PH WINDMILL HILL RUISLIP

Development: Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre.

LBH Ref Nos: 11924/APP/2013/1871

Drawing Nos: 1317(PL)01
1317(PL)02
1317(PL)03
1317(PL)10
1317(PL)11
1317(PL)100
1317(PL)101
Transport Statement
Acoustic Assessment Report 4589/AAR
1317(PL)00

Date Plans Received: 04/07/2013 **Date(s) of Amendment(s):** 04/07/2013
Date Application Valid: 19/07/2013 04/07/0013

1. SUMMARY

The proposed scheme seeks to change the use of the ground floor units of the former Windmill Public House from retail to a more flexible range of uses permitting A1 (Shops), A2 (Financial and professional services), D1 (non-residential institutions) and D2 (assembly and leisure).

The proposed scheme is considered to be acceptable in relation to Policy considerations for uses within Use Class A1 & A2. The submitted Transport Statement has only considered the highways and parking impacts of the scheme in relation to uses as a dental clinic, health centre and gymnasium. As such, a condition limiting the use of the unit to these stated uses is proposed.

The proposal is acceptable in principle as it is outside the protected retail area. No objections have been raised by the Council's Highways Officer (with the limiting condition attached) or EPU in relation to traffic, parking and noise. Therefore, the proposed uses are not considered harmful to the amenity of the adjoining occupiers.

Accordingly the application is recommended for permission.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1317 (PL)00 & 1317 (PL)101 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM22 Operating Hours

The premises shall not be used except between:-
[0800 and 2100], Mondays - Fridays
[0800 to 2100] Saturdays
[1000 to 1800] Sundays, Public or Bank Holidays.

REASON

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

4 COM12 Use Within Same Use Class

The premises shall be used any purpose within either Use Class A1, Use Class A2 or a Gymnasium, Dental Clinic or health Centre and for no other purpose (including any other purposes in Use Class D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure the development would not prejudice the free flow of traffic in accordance with Policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) to ensure no adverse impact on highway safety and parking issues.

5 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the acoustic report, reference 4859/AAR submitted with the planning application details of noise mitigation measures including the LnTw measurements shall be submitted to and approved in writing by the Local Planning Authority prior to the approved use commencing.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE26	Town centres - design, layout and landscaping of new buildings
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R12	Use of premises to provide child care facilities
S6	Change of use of shops - safeguarding the amenities of shopping areas
S8	Change of use of corner shops

3 I25 Consent for the Display of Adverts and Illuminated Signs

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

4 I26 Retail Development - Installation of a Shopfront

You are advised that planning permission will be required for alterations of the shopfront at these premises. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the former Windmill public house on Windmill Hill, Ruislip. The site has previously been granted planning permission for a mixed use scheme comprising residential on the upper floors with retail units on ground floor. The development has been implemented and the application site now comprises a part 3 storey / part 4 storey brick building. The residential units are currently occupied but the retail units on the ground floor are still vacant.

The application unit has a floor area of 630 sq.m.

The site occupies a prominent corner location on the junction of Windmill Hill and Pembroke Road. The location is made up of similar mixed uses with commercial uses at ground floor and residential above.

The site is located within the "Developed Area" and also within the Ruislip Manor Minor Town Centre as defined in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

3.2 Proposed Scheme

The application proposes the change of use from A1 (shops) to a more flexible range of uses permitting A1 (Shops), A2 (Financial and professional services), D1 (non-residential institutions) and D2 (assembly and leisure). The applicant has confirmed that the D1/D2 uses are limited to Dental clinic, Health centre or Gymnasium.

3.3 Relevant Planning History

11924/APP/2006/2632 Windmill P.H. Windmill Hill Ruislip

REDEVELOPMENT OF SITE WITH A MIXED USE COMPRISING THIRTY NINE RESIDENTIAL UNITS IN TWO BLOCKS WITH GROUND AND LOWER GROUND PARKING, AMENITY SPACE AND ACCESS FROM WEST WAY AND RETAIL UNIT ON GROUND FLOOR FACING PEMBROKE ROAD/WINDMILL HILL (INVOLVING DEMOLITION OF PUBLIC HOUSE)

Decision: 20-07-2007 Approved

11924/APP/2007/2528 Windmill P.H. Pembroke Road Ruislip

DETAILS OF A CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN AND DEMOLITION PROTOCOL IN COMPLIANCE WITH CONDITIONS 18 & 19 OF PLANNING PERMISSION REF: 11924/APP/2006/2632 DATED 20/07/2007 'REDEVELOPMENT OF SITE WITH A MIXED USE COMPRISING THIRTY NINE RESIDENTIAL UNITS IN TWO BLOCKS WITH GROUND AND LOWER GROUND PARKING, AMENITY SPACE AND ACCESS FROM WEST WAY AND RETAIL UNIT ON GROUND FLOOR FACING PEMBROKE ROAD/WINDMILL HILL (INVOLVING DEMOLITION OF PUBLIC HOUSE)'

Decision: 07-03-2008 Approved

11924/APP/2008/1274 Windmill P.H. Pembroke Road Ruislip

DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF. 11924/APP/2006/2632 DATED 20/07/2007:
REDEVELOPMENT OF SITE WITH A MIXED USE COMPRISING THIRTY NINE RESIDENTIAL UNITS IN TWO BLOCKS WITH GROUND AND LOWER GROUND PARKING, AMENITY SPACE AND ACCESS FROM WEST WAY AND RETAIL UNIT ON GROUND FLOOR FACING PEMBROKE ROAD/WINDMILL HILL (INVOLVING DEMOLITION OF PUBLIC HOUSE).

Decision: 01-05-2008 Approved

11924/APP/2008/2437 Windmill P.H. Windmill Hill Ruislip

Details in compliance with condition 7 (shop front) of planning permission ref: 11924/APP/2006/2632: mixed use redevelopment; dated 29 September 2006.

Decision: 09-09-2008 Withdrawn

11924/APP/2008/267 Windmill P.H. Pembroke Road Ruislip

DETAILS OF ALTERNATIVE NOISE MITIGATION MEASURES FOR UNITS A105, A106,

A107, A205, A206 AND A207 (Block A) IN COMPLIANCE WITH CONDITION 16 OF PLANNING PERMISSION REF.11924/APP/2006/2632 DATED 20/07/2007: REDEVELOPMENT OF SITE WITH A MIXED USE COMPRISING THIRTY NINE RESIDENTIAL UNITS IN TWO BLOCKS WITH GROUND AND LOWER GROUND PARKING, AMENITY SPACE AND ACCESS FROM WEST WAY AND RETAIL UNIT ON GROUND FLOOR FACING PEMBROKE ROAD/WINDMILL HILL (INVOLVING DEMOLITION OF PUBLIC HOUSE).

Decision: 31-10-2008 Approved

11924/APP/2008/3524 Windmill P.H. Windmill Hill Ruislip

Details in compliance with conditions 8 (management plan), 15 (cycle stores), 21 (sustainability) and 26 (landscape scheme) of planning permission ref.11924/APP/2006/2632 dated 20/07/2007: Redevelopment of site with a mixed use comprising 39 residential units in two blocks with ground and lower ground parking, amenity space and access from West Way and retail unit on ground floor facing Pembroke Road/ Windmill Hill (involving demolition of public house).

Decision: 30-03-2009 Approved

11924/APP/2008/830 Windmill P.H. Pembroke Road Ruislip

DETAILS OF EXISTING VEHICULAR ACCESS IN COMPLIANCE WITH CONDITION 13 OF PLANNING PERMISSION REF.11924/APP/2006/ 2632 DATED 20/07/2007: REDEVELOPMENT OF SITE WITH A MIXED USE COMPRISING THIRTY NINE RESIDENTIAL UNITS IN TWO BLOCKS WITH GROUND AND LOWER GROUND PARKING, AMENITY SPACE AND ACCESS FROM WEST WAY AND RETAIL UNIT ON GROUND FLOOR FACING PEMBROKE ROAD/WINDMILL HILL (INVOLVING DEMOLITION OF PUBLIC HOUSE).

Decision: 08-05-2008 Withdrawn

11924/APP/2008/832 Windmill P.H. Pembroke Road Ruislip

DETAILS OF BIN STORES ALLOCATION AND LOCATION IN COMPLIANCE WITH CONDITION 9 OF PLANNING PERMISSION REF.11924/APP/ 2006/2632 DATED 20/07/2007: REDEVELOPMENT OF SITE WITH A MIXED USE COMPRISING THIRTY NINE RESIDENTIAL UNITS IN TWO BLOCKS WITH GROUND AND LOWER GROUND PARKING, AMENITY SPACE AND ACCESS FROM WEST WAY AND RETAIL UNIT ON GROUND FLOOR FACING PEMBROKE ROAD/WINDMILL HILL (INVOLVING DEMOLITION OF PUBLIC HOUSE).

Decision: 31-03-2009 Approved

11924/APP/2008/850 Windmill P.H. Pembroke Road Ruislip

DETAILS OF DISABLED CAR PARKING PROVISION AND LOCATION IN COMPLIANCE WITH CONDITION 12 OF PLANNING PERMISSION REF.11924/APP/2006/2632 DATED 20/07/2007: REDEVELOPMENT OF SITE WITH A MIXED USE COMPRISING THIRTY NINE RESIDENTIAL UNITS IN TWO BLOCKS WITH GROUND AND LOWER GROUND PARKING, AMENITY SPACE AND ACCESS FROM WEST WAY AND RETAIL UNIT ON GROUND FLOOR FACING PEMBROKE ROAD/WINDMILL HILL (INVOLVING DEMOLITION OF PUBLIC HOUSE).

HOUSE).

Decision: 31-10-2008 Approved

11924/APP/2009/308 Windmill P.H. Pembroke Road Ruislip

Details in compliance with conditions 20 (security) & 28 (landscape maintenance) of planning permission ref.11924/APP/2006/2632 dated 20/07/2007: Redevelopment of site with a mixed use comprising 39 residential units in two blocks with ground and lower ground parking, amenity space and access from West Way and retail unit on ground floor facing Pembroke Road/Windmill Hill (involving demolition of public house).

Decision: 14-04-2009 Approved

11924/APP/2012/327 Former Windmill Ph Windmill Hill Ruislip

Details pursuant to Condition 7 of planning permission Ref: 11924/APP/2006/2632 .

Decision: 30-03-2012 Withdrawn

Comment on Relevant Planning History

Planning permission has been granted for redevelopment of site with a mixed use comprising thirty nine residential units in two blocks with ground and lower ground parking, amenity space and access from west way and retail unit on ground floor facing Pembroke Road/Windmill Hill (involving demolition of public house), Reference 11924/APP/2006/2632. Subsequently planning conditions have been discharged. The scheme has now been implemented.

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.C11 (2012) Community Infrastructure Provision
- PT1.C12 (2012) Leisure and Recreation
- PT1.E5 (2012) Town and Local Centres
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE26	Town centres - design, layout and landscaping of new buildings
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R12	Use of premises to provide child care facilities
S6	Change of use of shops - safeguarding the amenities of shopping areas
S8	Change of use of corner shops

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters were sent to local residents and Residents Association on 22 July 2013 and the site notice was posted on 24 July 2013. Representations have been received from 3 residents objecting to the proposal including an 11 signature petition from the residents of Windmill Court.

The objection raised in the petition are as follows:

- Impact on residential amenity due to noise and disturbance.
- Parking issues
- Visual impact, a gym or dance hall is out of character with the area
- Proposed uses would be out of scale and character with the area.
- The uses would attract unwanted attention and anti social behaviour to the area
- The impact of additional traffic on the road system

The other representations raised concerns regarding potential noise, security, traffic, parking, loss of independent shops and community character and the impact on the value of properties.

Case Officer Comments: These issues will be addressed in the main body of the report.

Internal Consultees

Highways Officer:

The proposal is for a change of use within the ground floor unit from the existing permitted use of Retail (use class A1) to an alternative land use that fall within one of the following categories:

Shops (Use Class A1)

Financial and Professional services (Use Class A2)

Non residential Institutions (Use Class D1)

Assembly and Leisure (Use Class D2)

Under the above categories the Transport Statement assesses the following uses:

Shops,

Financial Services,

Dental Clinic

Health Centre and

Gymnasium

The proposed uses gym (D2), financial services (A2) and GP surgery/health (D1) will generate less traffic movements than the existing permitted use through out the day as well as during peak hours. As such no objections are raised subject to a Condition specifically excluding other unassessed D1 and D2 uses such as educational, places of worship and night clubs.

There is a loading layby in Pembroke Road along the site frontage. 3 on site parking spaces are provide for staff. Customers travelling by car will have to use on street or off street places in car parks. Surveys indicate spare capacity of at least 38 spaces in the vicinity of the site.

No objections are raised on highway grounds.

ENVIRONMENTAL PROTECTION OFFICER:

The Council's EPU has raised issues of clarification which the applicant's have responded to and the final comments of the EPU are as follows:

Noise affecting residential property The acoustic noise report indicates the lowest background level to be 52.8 dB and the plant design not to exceed 48 dB when assessed at the nearest residential window. However the final plant design would need to be approved at a noise rating level of at least 5 dB below background noise levels. Impact of the operation of the gym on the residents: Predicted noise levels in Flat 5 are a maximum of 8dB above the recommended criterion [NR20 LA eq]. The noise report author/s believe that the main cause for this exceedance was sound flanking through the timber hoarding although some sound energy was detectable in the floor itself. EPU would support the recommended mitigation measures are included as part of the fit-out of the gym to ensure that flanking noise is eliminated and there is a further reduction of sound energy within the separating floor. EPU would support further mitigation/remedial measures in principal to the proposed flats outlined in the acoustic report as follows: Installation of a suspended ceiling, Installation of a noise limiter, All music reproduction equipment to be isolated from the building structure, Use of resilient mounting to fixed resistance and cardio trainers, Use of cushioned floor finish in free weights areas, Installation of a suitable facade. However to determine if the mitigation measures are entirely adequate EPU requests further information and measurements on the cumulative effect of noise from the gym activities, the music and the plant/equipment which are likely to occur on a daily basis and affect nearby residents

Following receipt of the DnTw measurements EPU responded;

With reference to your latest email. The DnTw measurements provided are acceptable. However to determine if the structure borne noise mitigation methods outlined in the acoustic report are adequate, EPU request the LnTw measurement.

EPU subsequently responded on the LnTw measurements that these could be subject to a suitable planning condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the the Ruislip Manor Town Centre as defined in the Hillingdon Local Plan Part 2 Saved Policies (November 2012). However, whilst the ground floor of the property benefits from planning permission for retail A1 units, the site lies outside both the Primary and Secondary shopping area as identified in Hillingdon Local Plan Part 2 Saved Policies (November 2012) and therefore the constraints of the respective policies S11 and S12.

As such there is no presumption against the change of use of retail A1 units, subject to the specific constraints of Policy S6, to other town centre uses. The proposed development comprises a range of uses which are appropriate to town centres and would enhance the viability of vitality of the Town Centre, through increase footfall when compared to the existing vacant unit. Therefore, it is considered that there is no objection to the principle of change of use of the A1 units to uses within A1, A2, D1 and D2 of the Town and Country (Use Classes) Order 1987 as amended.

7.02 Density of the proposed development

Not applicable to the current application.

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

The site is not within a Conservation Area or Area of Special Local Character and the building is neither Listed nor on the Local List.

7.04 Airport safeguarding

The application is for a change of use and raises no airport safeguarding concerns.

7.05 Impact on the green belt

Not applicable to the current application.

7.07 Impact on the character & appearance of the area

As previously considered the proposed uses are compatible to town centre locations and are not considered to be harmful, in principle, to the character and appearance of the area. The application does not proposed specific alterations to the ground floor of the building, even though indicative sketch schemes have been provided.

Given that a change to the frontage has not been applied for, planning permission would be required for any alteration to the building.

As such it is considered that the proposed development will not be harmful to the character and appearance of the area and complies with the requirements of Policies S6, BE13 & BE26 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

Policy S6 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) requires a consideration of potential changes of use on the amenity enjoyed by adjoining residential properties. The application site comprises a number of residential flats above the proposed uses.

The applicant's have submitted information in relation to noise and traffic. With regard to traffic as detailed in this report the Council's Highway Officer has no objection to the proposed scheme. Therefore, as there will be parking and traffic movements only within the town centre area it is considered that there will be no adverse impact upon the residential amenity of adjoining residents.

With regard to noise and disturbance from potential uses the Council's EPU state that the proposed development and the suggested mitigation measures are acceptable subject to

a suitable planning condition.

However, given the close proximity of the residential properties it is considered appropriate to restrict the hours of use of the premises to weekdays 0800 - 2200, Saturdays 0800 - 2200 and Sundays 0900 - 2000, to further protect the amenity of adjoining occupiers.

Therefore, it is considered that the proposed uses are not harmful to the amenity of adjoining occupiers and comply with Policies OE1 & S6 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed site is located within a mixed use area which makes up a local/neighbourhood centre. There is good public transport including the railway station within minutes walk of the application site.

The submitted Transport Statement assesses the following uses Shops (Use Class A1), Financial Services (Use Class A2), Dental Clinic, Health Centre and Gymnasium.

The Highways Officer has stated the proposed uses gym (D2), financial services (A2) and GP surgery/health (D1) will generate less traffic movements than the existing permitted use through out the day as well as during peak hours. As such he raised no objections to these uses. However, unassessed D1 and D2 uses such as educational, places of worship and cinemas, would have a far higher level of parking demand and traffic movements which have not been assessed. Therefore, the highways impacts are considered acceptable for these uses alone and a condition limiting these uses will be applied.

There is a loading layby in Pembroke Road along the site frontage. 3 on site parking spaces are provide for staff. Customers travelling by car will have to use on street or off street places in car parks. Surveys indicate spare capacity of at least 38 spaces in the vicinity of the site.

The Council's Highways Officer has raised no objection to the proposed scheme, subject to condition. As such it is considered that the proposed scheme complies with policy AM7 and AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012). However, it is considered appropriate to limit the D1/D2 uses to a dental clinic, health centre and gymnasium.

7.11 Urban design, access and security

Not Applicable to the current application

7.12 Disabled access

The proposed development would not alter the previously approved layout of the unit and would comply with Policy R16 of the Hillingdon Local Plan (November 2012) and Policy 7.2 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not Applicable to the current application

7.14 Trees, Landscaping and Ecology

Not Applicable to the current application

7.15 Sustainable waste management

The proposed change of use of the unit would make use of the existing refuse storage arrangement which were approved as part of the original development in 2006.

7.16 Renewable energy / Sustainability

Not Applicable to the current application

7.17 Flooding or Drainage Issues

Not Applicable to the current application

7.18 Noise or Air Quality Issues

The Council's EPU comments are detailed in Section 7.08 of this report and it is considered that the proposed scheme is acceptable subject to a suitable planning condition with regard to LnTw measurements. Therefore, the proposal accords with Policy OE5 of the Hillingdon Local Plan Part Saved Policies (November 2012).

7.19 Comments on Public Consultations

Many of the points raised by third parties relate to noise and traffic issues these are dealt with in the planning assessment of the scheme. In relation to anti social behaviour there is no evidence to suggest the uses proposed would result in any adverse impacts in relation to crime and loss of property value is not a material planning consideration.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No other 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

Not Applicable

10. CONCLUSION

The proposed scheme seeks to change the use of the ground floor units of the former Windmill Public House from retail to a more flexible range of uses permitting A1 (Shops), A2 (Financial and professional services), D1 (non-residential institutions) and D2 (assembly and leisure). The proposed scheme is considered to be acceptable in relation to policy considerations for such a use as it is outside the protected retail area. No objections have been raised by the Council's Highways Officer or EPU in relation to traffic, parking and noise. Therefore, the proposed use are not considered harmful to the amenity of the adjoining occupiers. It is considered appropriate to restrict the uses to those requested by the applicant, gymnasium, dental clinic and health centre.

No alterations are proposed to the shopfront, the indicative scheme is provided but a suitable condition is imposed requesting details to be submitted prior to use commencing.

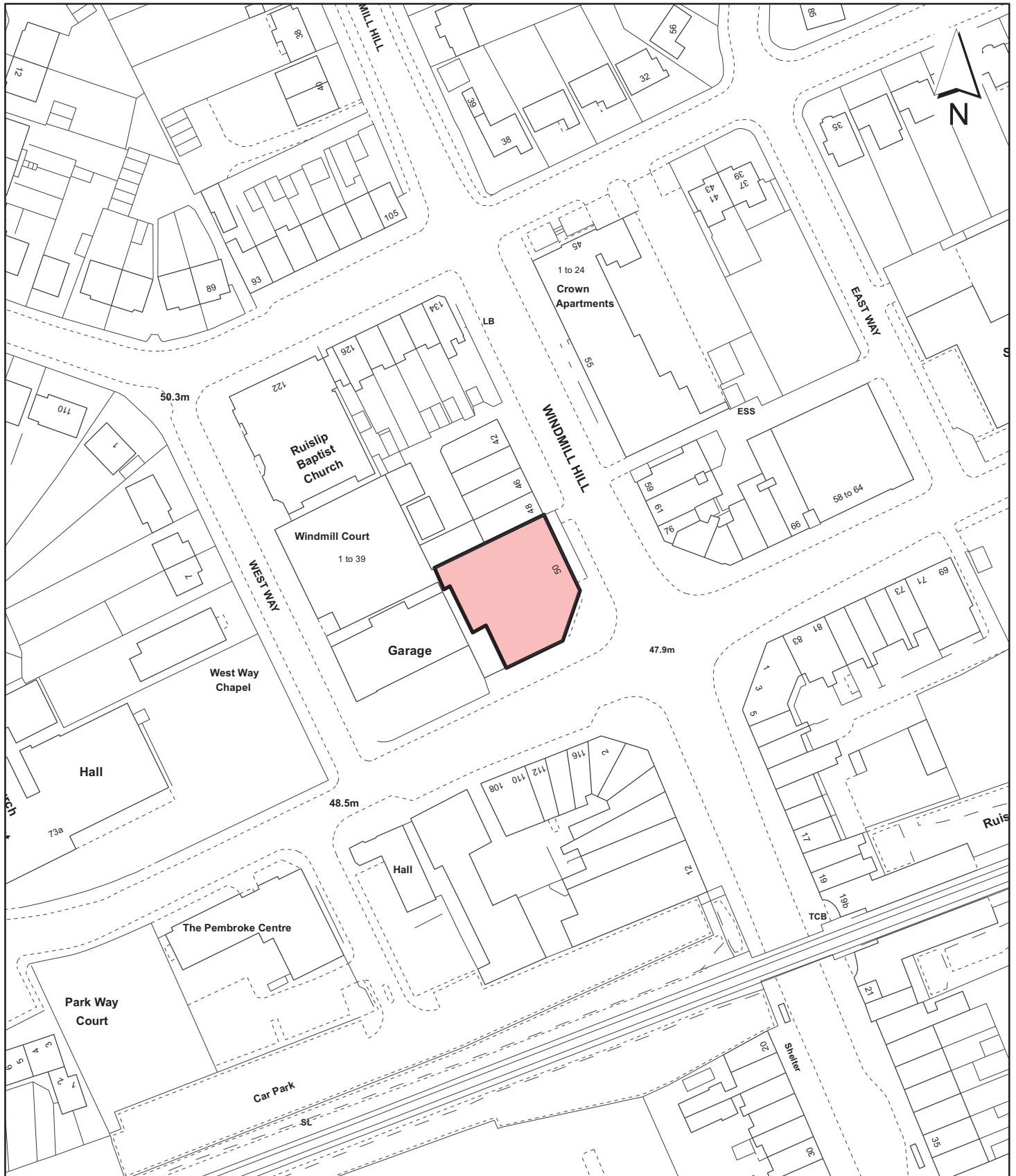
Accordingly the application is recommended for permission.

11. Reference Documents

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

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Former Windmill PH
 Windmill Hill
 Ruislip**

Planning Application Ref:
11924/APP/2013/1871

Planning Committee
North Page 13

Scale
1:1,250

Date
November 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: 82 DUCKS HILL ROAD NORTHWOOD

Development: Three storey building to hold 3 x 4-bed self contained supported living flats with associated parking

LBH Ref Nos: 39262/APP/2013/2285

Drawing Nos: Design and Access Statement
04j
02d
10a
06b
Arboricultural Report and Method Statement
01
05e
07a
Tree Protection Plan
Tree Constraints Plan
Photosheet for Supporting Statement

Date Plans Received:	09/08/2013	Date(s) of Amendment(s):	09/08/0013
Date Application Valid:	04/09/2013		15/08/0013
			15/08/2013

1. SUMMARY

The application seeks planning permission for the erection of a three storey building with an additional floor space provided at basement level. The building would provide 3 x 4 bedroom units which would provide supported living flats.

The application site is a roughly quadrilateral 761 square metre plot of land located on the northwestern side of Ducks Hill Road, Northwood. Contained previously within the site was a two storey detached dwelling with a hipped roof, which has since been demolished.

The assisted living flats will provide accommodation for predominately young adults within an age range of 19 - 35 with profound and multiple learning and physical disabilities.

A new vehicular access way would be provided from Manor House Drive to the rear of the site, making use of the existing turning head to create the access point. Within the site, four parking spaces are proposed in front of the principal elevation using the original vehicular access and two parking spaces would be created to the rear. An area of soft landscaping would be retained within the rear of the site, which could be utilised as communal amenity space.

The proposed provision of 6 car parking spaces for the number of residents and staff is considered unacceptable and would result in displacement of parking to the surrounding residential streets. Furthermore, the development fails to provide acceptable servicing arrangements, parking for ambulances or cycle storage. The overall bulk of the building is considered to be out of character with the surrounding area and would cause harm to

the appearance of the street scene. The layout of the proposed building would fail to provide an acceptable level of residential amenity for future occupiers and the application has not addressed the flood risk / drainage issues associated with basement development or how waste will be stored and collected from the site. Therefore, the application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development, by reason of its overall size, depth and design, would result in a building which would be overly bulky and incongruous to the streetscene, causing harm to the visual amenities of the surrounding area. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012).

2 NON2 **Non Standard reason for refusal**

The proposed development fails to provide sufficient off street parking provision, ambulance parking and servicing arrangements to meet the needs of the proposed use. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan (November 2012).

3 NON2 **Non Standard reason for refusal**

The proposed window arrangement for bedroom 1 & 2 and the layout of the building give rise to a substandard form of living accommodation for future occupiers, due to poor outlook and light received contrary to Policy BE20 of the Hillingdon Local Plan (November 2012) & Policy 3.5 of the London Plan (July 2011).

4 NON2 **Non Standard reason for refusal**

The proposal has failed to provide adequate cycle parking provision in accordance with the Council's adopted standards. Therefore, the proposal is contrary to Policy AM9 of the Hillingdon Local Plan (November 2012).

5 NON2 **Non Standard reason for refusal**

In the absence of geotechnical or hydrological surveys the application has failed to satisfy the issues regarding flood risk and drainage that may arise due to the proposed basement level. The proposal is therefore contrary to Policy OE7 & OE8 of the Hillingdon Local Plan (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below,

including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H11	Provision of affordable housing
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
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of

State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a roughly quadrilateral 761 square metre plot of land located on the northwestern side of Ducks Hill Road, Northwood. Contained previously within the site was a two storey detached dwelling with a hipped roof, which has since been demolished.

The topography of the land and surrounding area is sloped, running downhill from southwest to northeast. The surrounding area largely consists of two storey detached dwellings, with the exception of the neighbouring site to the northwest, which has been recently developed into a pair of semi-detached dwellings. Other larger flatted developments have also been approved and developed in recent years on Ducks Hill Road. To the rear of the site is Manor House Drive, a relatively new backland development of two storey detached dwellings in an arts and crafts style. Directly to the rear of the application site is a turning head in the highway of Manor House Drive, which erodes slightly into the footprint of the application site.

The application site is located within a Developed Area as designated by the Hillingdon Local Plan (November 2012). In addition, the site has a PTAL score of 1.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a three storey building with an additional floor space provided at basement level. The building would provide 3 x 4 bedroom units which would provide supported living flats (Use Class C2).

The assisted living flats would be operated by HSN Care Ltd and will provide accommodation for predominately young adults within an age range of 19 - 35 with profound and multiple learning and physical disabilities.

The building would have a maximum width of 12.50 metres by a maximum depth of 19.27 metres and would have three storey gable end features in the principal and rear elevations. The roof form would consist of sunken crown roofs, set either side of the pitched roofs above the gable ends. The building would have a maximum height of 10.7 metres above ground level to the ridge of the pitched roof in the principal elevation.

Each floor would provide four en-suite bathrooms, staff room and a day room with kitchen. The flats on the first and second floor would also be provided with a Jacuzzi room and therapy room respectively. The basement level would provide a staff room, staff shower and toilet facilities, plant room, store room and a meeting room.

A new vehicular access way would be provided from Manor House Drive to the rear of the site, making use of the existing turning head to create the access point. Within the site, four parking spaces are proposed in front of the principal elevation using the original vehicular access and two parking spaces would be created to the rear. An area of soft landscaping would be retained within the rear of the site, which could be utilised as communal amenity space.

The applicant has stated in the application that the proposal would create 12 full time jobs.

However, additional information submitted during the course of the application states that 1 member of staff would be required at the site for 1 resident at all times. This ratio would increase to 2 members of staff during transition times, as staff would be required to be on-site before other staff could leave the premises. The staffing levels during the night would be 0.5 members of staff per resident.

3.3 Relevant Planning History

39262/A/94/0148 82 Ducks Hill Road Northwood
Erection of a detached double garage

Decision: 24-06-1994 Refused

Comment on Relevant Planning History

The previous planning application at the site is not relevant to 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
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.H1 (2012) Housing Growth

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting

and landscaping in development proposals.

H3	Loss and replacement of residential accommodation
H11	Provision of affordable housing
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 5.12	(2011) Flood risk management
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties and the Northwood Residents Association were notified of the proposed development on 5th September 2013 and a site notice was erected adjacent the site. By the close of the consultation period 6 neighbouring residents had objected to the proposed development and a petition with 34 signatures was received (it is noted that one signature on the petition came with a note, which appear to indicate that they were 'for' the development, as such this has not been counted)

The objections can be summarised as the following:

- i) Loss of privacy to neighbouring dwellings;
- ii) Loss outlook and loss of light to neighbouring dwellings;
- iii) Under provision of parking;
- iv) Traffic impact & harm to highway safety;
- v) Unacceptable access from Manor House Drive;
- vi) Overdevelopment of the site;

- vii) Harm to character and appearance of the surrounding area;
- viii) Creation of commercial development within a residential area;
- ix) Increased noise disturbance;
- x) Potential Flooding and Drainage issues related to the basement;
- xi) Impact to trees

The Northwood Residents Association object to the scheme in terms of impact on street scene, insufficient amenity space, impact on neighbours, parking and additional traffic.

A Ward Councillor has also written to say they support local residents' objections.

Case Officer Comments: These above concerns will be considered in the main body of the report.

The objections also raised concerns regarding the safety of children in the area. However, there is no evidence that, or reason to believe, that the proposed facility would have any implications with regard to the safety of children.

Concerns raised relating to impact on house prices which is not a material planning consideration.

Internal Consultees

HIGHWAYS OFFICER

The development is for the construction of a three storey building to provide supported living accommodation for 12 residents with profound disabilities. As part of the proposals a total of 36 staff will be employed at the site, with 15 staff on site at any one time. Six car parking spaces will be provided with the site for the use of staff and visitors, which will be accessed from Ducks Hill Road and Manor House Drive. There are no proposals to provide parking facilities within the site for servicing or medical (doctors/ambulance) vehicles. Cycle parking will be provided for 3 cycles.

When undertaking assessment of the proposals, it is noted that the PTAL index within the area is 1a, which is classified as very poor. As a result, it is likely that the development would generate a high demand for car parking from staff and visitors, leading to overspill parking along Ducks Hill Road, which is a classified highway and a main distributor route.

In addition, as there are no servicing facilities provided within the site, servicing will be undertaken from the adjacent kerbside.

Therefore, as the applicant has failed to demonstrate that adequate car/cycle parking and serving facilities will be provided to serve the proposals, and the development would be contrary to Policies AM7, AM9, AM14 and H10 of the adopted Hillingdon Local Plan, 2012, Part 2. As a result, an objection is raised in relation to the highway and transportation aspect of the proposals.

FLOODWATER MANAGEMENT OFFICER

No geotechnical or hydrological surveys have been submitted to assess the impact of the proposed basement level on drainage and flood risk in the area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The applicant has stated on the application form that the proposal is for the creation of 3 x 4 bedroom supported living flats, which falls under Use Class category C2. Whilst the layout is of 4 flats, it is considered that the layout is more akin to a single care homes with 12 bedrooms, as it would be unlikely that the Treatment and Jacuzzi rooms on the first and second floor respectively would only be utilized by residents living within these respective flats.

Policy H10 of the Hillingdon Local Plan states proposals for change of use or redevelopment to provide accommodation for people in need of care (eg. nursing homes, residential care homes or sheltered housing schemes) will normally be expected to:-

- (i) be conveniently located for local shops, services and public transport facilities;
- (ii) comply with the council's car parking standards and have regard to the council's amenity guidelines as set out in supplementary planning guidance; and
- (iii) in respect of sheltered housing schemes, have regard to the recommendations on design set out in supplementary planning guidance.

The site has a PTAL score of 1 and is located 1km (as the crow flies) from the nearest designated retail area of Green Lane Northwood Town Centre and is not considered to be conveniently located for local shops, services or public transport facilities.

As detailed in section 7.10 of the report, the proposal fails to meet the required parking standards. Therefore, the proposal fails the two requirements of Policy H10 and is not acceptable in principle.

7.02 Density of the proposed development

The proposed development would have a density of 52.5 units per hectare and 197.12 habitable rooms per hectare. Policy 3.4 of the London Plan requires developments within areas suburban area with PTAL scores of 1 to be within 30-55 units per hectare and 150 - 200 habitable rooms per hectare. Therefore, the development would be in accordance with this Policy.

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

The site is not in a Conservation Area, Area of Special Local Character and is not a Listed or Locally Listed Building.

7.04 Airport safeguarding

There are no airport safeguarding concerns with regards to this development.

7.05 Impact on the green belt

The development would be sufficiently distanced from the Green Belt land to the west to ensure it would not have any adverse impact on the Green Belt.

7.07 Impact on the character & appearance of the area

The proposed development would provide a building with a maximum width of 12.50 metres by a maximum depth of 19.27 metres. When compared to the footprints of the two adjoining buildings, No.80 Ducks Hill Road which is a two storey residential dwelling and No.84/a Ducks Hill Road which is a pair of semi-detached dwellings, the footprint is larger than these neighbouring buildings, but not to an unacceptable extent. However, once the composition of these footprints is reviewed, it becomes clear that the proposed building is overly bulky and uncharacteristic of the area. No.80 Ducks Hill Road has a two storey rear extension and single storey rear extension, with the main section of the building having a depth of 12 metres narrowing to 9.8 metres. The proposed building is three storeys in height with a depth of more than 6 metres deeper than this neighbouring property and is uncharacteristic of the overall bulk of the neighbouring properties. The adjacent building to the north east, No.84/a Ducks Hill Road is a recent development which has been designed to minimise the overall bulk of the building via a s-shaped design and pitched roof forms.

The proposed development does successfully respect the stepped ridgeline on Ducks Hill Road and the appearance of the front and rear of the building is considered acceptable.

However, the overall bulk and resulting incongruous roof forms would be out of character with the surrounding area and would cause harm to its visual amenity. Therefore, the proposed development is considered contrary to Part 1 Policy BE1 and Part 2 Policies BE13 & BE19 of the Hillingdon Local Plan (November 2012).

The building would be set 1 metre from the side boundary lines in accordance with Policy BE22 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

LIGHT AND OUTLOOK

The proposed development has been designed to respect the 45 degree guideline when taken from the nearest first floor windows in the rear elevations of both No.80 and No.84/a Ducks Hill Road. The ground floor window in the side elevation of No.80 provides light into a kitchen, which is also serviced by the large glazed area to the rear of the building at ground floor level. Therefore, it is considered that the proposed development would not result in an unacceptable loss of light to any neighbouring occupier.

The occupiers of No.80 have also objected due to a loss of outlook from their ground floor room at the rear of the building. Whilst the proposed development would be prominent, this room has large levels of glazing and would still retain sufficient outlook and no reason for refusal could be sustained on these grounds. Therefore, the proposed development is considered to comply with Policies BE20 & BE21 of the Hillingdon Local Plan (November 2012).

PRIVACY

The proposed development would include a number of windows in the side elevations which would service bedrooms, Jacuzzi room or therapy room. However, the windows serving the bedrooms could be obscure glazed (further consideration of this is section 7.09 of this report) as these are secondary windows or would serve the non-habitable Jacuzzi room or therapy room, where privacy through obscure glazing would be beneficial. Therefore, with this condition attached, the proposed development would not significantly overlook the occupiers of No.80 & 84/a Ducks Hill Road.

The development would retain a distance separation of over 35 metres from the front elevations of the dwellings on Manor House Road, ensuring no significant overlooking would occur. Therefore, the proposed development would comply with Policies BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Policy BE20 states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded. Furthermore, Policy 3.5 of the Local Plan (July 2011) requires developments to be of the highest quality internally and externally.

Bedrooms 1 and 2 on each floor level would be served by a small window in the rear elevations, with an assortment of other windows provided in the side elevations, which, as previously discussed, would be required to be obscure glazed to protect the privacy of neighbouring occupiers and the occupiers of the proposed development.

The light and outlook to these rooms would be considered unacceptable, especially bedroom 2 on each level, which would never receive any direct sunlight given the orientation of the building. The concern over the living conditions would be further exacerbated by the provision of the day room to the rear of the building, which would again rarely be provided with any direct sunlight. Therefore, the building would fail to

provide a communal or private room where the occupant of bedroom 2 would receive direct sunlight. Furthermore, the outlook from the small windows which serve bedrooms 1 and 2 in the rear elevation would be unacceptable, given the screening effect the three storey projecting section would have. For the reasons stated above, the proposal would fail to provide a suitable living condition for future occupiers contrary to Policies BE20 of the Hillingdon Local Plan (November 2012) and Policy 3.5 of the London Plan (November 2012).

131 square metres of external communal amenity space would be provided to the rear of the building, which would provide sufficient outdoor amenity space for the future occupiers of the proposed building, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

CAR PARKING

The proposed development would provide 6 off-street parking spaces within the application site. The Highways Officer has reviewed the proposal and considers this parking provision as unacceptable. The site would have 12 residents living at the site and at least 12 members of staff on the premises during the day, with this rising to up to 24 staff during transition times. The site has a PTAL score of 1 and has poor public transport links. Therefore the provision of 6 parking spaces within the site is considered a substantial under provision, which would likely result in additional on-street parking within Manor House Road and Ducks Hill Road. The level of additional parking would prejudice highway safety, especially on Ducks Hill Road which is a classified highway and a main distributor route.

Furthermore, the proposal fails to provide any spaces for ambulances, which will no doubt be required, or parking spaces for servicing vehicles. Therefore, the proposed development is considered contrary Policy AM7 & AM14 of the Hillingdon Local Plan (November 2012).

TRAFFIC IMPACT

The applicant has provided no transport statement in support of the application. However the Highways Officer has raised no objection to the proposal on the grounds of traffic generation. The proposed use of the rear access from Manor House Road was discussed at pre-application stage and considered acceptable. The turning head in this neighbouring road was provided to allow emergency /refuse vehicles to turnaround in Manor House Road. During the time of the site visit this space was being used as off-street parking, as there is no restriction against this. Therefore, by allowing the turning head to be used to create an access, this would result in cars not being able to block access into the site and would free up the space for its intended purpose of a turning head. Therefore, no objection is raised to the proposal of a creation of a vehicular access in this instance, given the existing turning head arrangement in the street. The current proposal would provide only two parking spaces to the rear, therefore, the number of vehicle movements using Manor House Road would be limited to an acceptable level. Therefore, the proposed development is considered to comply with Policy AM2 of the Hillingdon Local Plan (November 2012).

CYCLE STORAGE

The development proposes 3 cycle spaces for the site. The adopted Parking Standards requires the provision of 1 cycle space per 2 staff for a C2 Care Facility use. Given the poor public transport and lack of parking the under provision of cycle spaces is considered unacceptable and contrary to Policy AM9 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

The proposed development raises no urban design or access issues. A Secure by Design condition would be added to any approval to ensure the development would comply with these principles.

7.12 Disabled access

The proposed unit would provide specialist care accommodation for predominately young adults within an age range of 19 - 35 with profound and multiple learning and physical disabilities. The building largely adheres to the principles of the Lifetime Homes Standards, however, some internal layout issues would not, such as the arrangement between the toilets and shower in bedrooms 2 & 3 and the provision of level access into the building. However, these details could be secured by way of a suitable pre-commencement condition, as such, no objection is raised in this regard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application has been submitted with a tree survey and tree protection plan. The trees within the site are not protected by virtue of a TPO and are not within a Conservation Area. The creation of a vehicular access into the site would result in the loss of four trees within the site (3 x oak trees and 1 x ash tree), none of which were considered A category trees. Whilst the loss of these trees is regrettable, there is no protection in place to ensure their retention and the landowner could remove these at present without consent. Therefore, no objection is raised to their removal as part of the development, subject to replacement planting by way of a suitably worded condition.

The land in front of the dwelling would measure 223 square metres. However, only 41 square metres would be retained as soft landscaping. Policy BE38 of the Hillingdon Local Plan (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. The proposed ratio of hardstanding to soft landscaping at the front of the building would ordinarily be unacceptable. However, this ratio would accord with the appearance of the neighbouring sites and would be considered acceptable, in this instance.

7.15 Sustainable waste management

The application has failed to provide any indication of the storage of waste and recycling awaiting collection or any details of how this waste could be collected. Therefore, the impacts on the visual amenities of the surrounding area and traffic impacts during collection times cannot be assessed and the proposal is considered contrary to Policies BE13, BE20 & AM7 of the Hillingdon Local Plan (November 2012).

7.16 Renewable energy / Sustainability

The applicant has provided no details over the sustainability of the proposed building. However, this could be secured by way of a suitable condition in order to ensure the development would comply with Policies 5.1, 5.2 & 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The proposed development would include the creation of a basement level within the site. No geotechnical or hydrological surveys were submitted as part of the application, therefore, it has not been possible to determine that the development would not have an unacceptable impact on drainage and flood risk in the area. Therefore, the proposed development is considered contrary to Policies OE7 & OE8 of the Hillingdon Local Plan (November 2012).

7.18 Noise or Air Quality Issues

The proposed development would increase the number of vehicle movements to and from the site. However, the quantity of vehicle movements, with the as shown six parking spaces, would not give rise to a level of noise disturbance which would warrant a refusal of the application. Therefore, the proposed development is considered to comply with Policy OE1 of the Hillingdon Local Plan (November 2012).

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

7.20 Planning Obligations

None required.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

The National Planning Policy Framework requires the Economic, Social and Environmental considerations of each application to be assessed. Whilst the economic benefits of job creation and the social benefits of additional assisted living units are considered, the level of weight afforded to these would not outweigh the harm caused by the other issues addressed in this report.

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

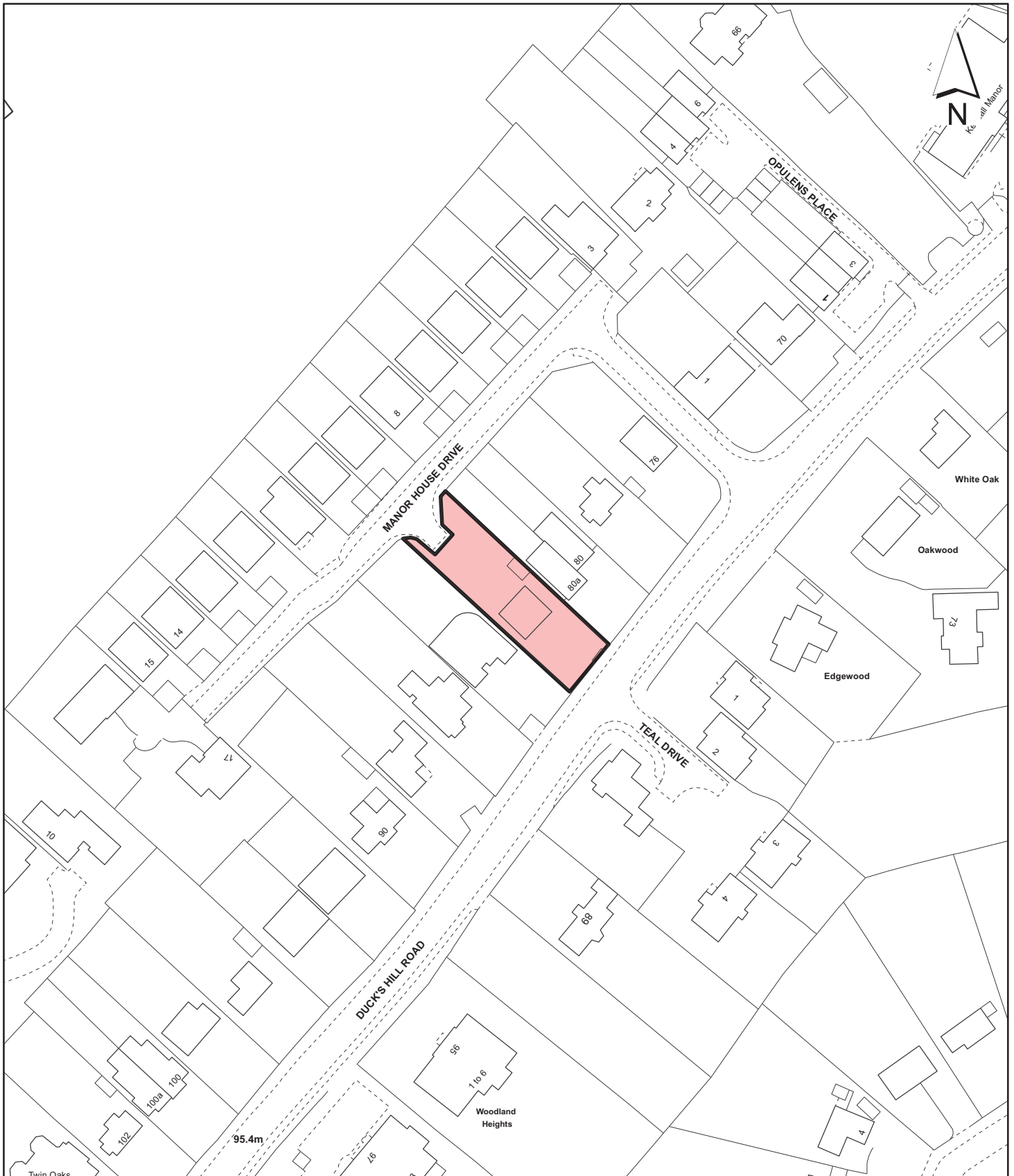
The proposed provision of 6 car parking spaces for the number of residents and staff is considered unacceptable and would result in a significant displacement of parking to the surrounding residential streets. Furthermore, the development fails to provide acceptable servicing arrangements, parking for ambulances or cycle storage. The overall bulk of the building is considered to out of character with the surrounding area and would cause harm to its visual amenities. The layout of the proposed building would fail to provide an acceptable level of residential amenity for future occupiers and the application has not address the flood risk / drainage issues associated with basement development or how waste will be stored and collected from the site. 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 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

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Site Address

**82 Ducks Hill Road
 Northwood**

Planning Application Ref:

39262/APP/2013/2285

Planning Committee

North Page 28

Scale

1:1,250

Date

**November
 2013**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CHARLES CURRAN HOUSE BONIFACE ROAD ICKENHAM

Development: Conservation Area Consent for the demolition of existing care home.

LBH Ref Nos: 1022/APP/2013/2345

Drawing Nos: 2013/D115/P/01 Site Location Plan
2013/D115/P/02 Existing Site Plan Topographical & Tree Survey
2013/D115/P/03 Proposed Site Plan
2013/D115/P/04 Proposed Floor & Roof Plans
Tree Report
2013/D115/P/07 Typical Section
2013/D115/P/08 Locally Listed Wall New Opening
Design & Access Statement
2013-D115-P-05 Rev B Proposed Elevations
2013-D115-P-06 Rev B Proposed Sectional Elevations

Date Plans Received: 15/08/2013 **Date(s) of Amendment(s):** 30/09/2013
Date Application Valid: 15/08/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northern side of Swakeleys Road. 6-8 Swakeleys Road (The Coach House) is located east of the site whilst the Grade II Listed Appletree Cottage, 20 Swakeleys Road, is located west of the site. The site backs onto the rear gardens of 22-28 Boniface Road located north of the site. Access to the application site is via Boniface Road. The site is covered by TPO 4 and is located within the Ickenham Village Conservation Area, as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). The site also contains a locally listed wall along the south site boundary and part of the west site boundary.

1.2 Proposed Scheme

Conservation Area Consent is sought for the demolition of an existing care home (Charles Curran House) which is currently vacant. The consent is sought in association with a parallel planning application (ref: 1022/APP/2013/2347) to also demolish the existing building and to construct six semi-detached 4-bed dwellings. The existing locally listed wall on the site is to be retained.

1.3 Relevant Planning History

1022/AC/76/1014 25-99 (Odds) Boniface Road Ickenham

Res.dev - Hostel/Boarding/Guest house (Outline)(P) (Charles Curran House, 36 Boniface Road).

Decision Date: 06-10-1976 Approved **Appeal:**

1022/AF/78/1964 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 09-05-1979 Approved **Appeal:**

1022/AG/79/0127 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 09-05-1979 Approved **Appeal:**

1022/AH/79/0905 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 27-11-1979 ADH **Appeal:**

1022/AJ/86/1632 25-99 (Odds) Boniface Road Ickenham
Householder dev. (small extension,garage etc) (P) (Charles Curran House, 36 Boniface Road).

Decision Date: 15-10-1986 ALT **Appeal:**

1022/APP/2013/2347 Charles Curran House Boniface Road Ickenham
Demolition of existing care home and construction of 6 semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access.

Decision Date: **Appeal:**

39824/C/91/1608 Charles Curran House Boniface Road Ickenham
Retention of garden shed

Decision Date: 21-11-1991 ALT **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 19th September 2013

2.2 Site Notice Expiry Date:- Not applicable

Contact Officer: Katherine Mills

Telephone No: 01895 250230

25th September 2013

3. **Comments on Public Consultations**

EXTERNAL

Ickenham Conservation Area Panel:
No response received

Ickenham Residents Association:

The proposed site plan shows two of the three semi-detached 4-bed dwellings facing Swakeleys Road, i.e. set very far forward facing a 3.8 m locally listed brick wall with a new pedestrian access operated by a push-button lock system.

We feel it would be a far better arrangement, if the said two dwellings would be facing the other way - into the site - with their back gardens towards the south brick wall.

This would also mean that it would be much easier for the occupants to use the proposed parking spaces at the top of the plot (north/east) which would then be a lot nearer. If not, it would be more than likely that occupants would park their vehicles in Swakeleys Road and use the newly proposed pedestrian access.

We understand that pedestrian and vehicular access will be off Boniface Road, with which we would agree, but are concerned that the existing restrictions on vehicular traffic using the gated exit to Swakeleys Road (closest to the listed building of The Coach House) should be maintained.

We are completely in the hands of your Planning Team with their greater expertise and facilities to arrive at the correct decision.

Officer comments:

The concerns raised relate to the application for planning permission ref: 1022/APP/2013/2347 of six semi-detached 4-bed dwellings.

INTERNAL

Conservation Officer:

The current building is of no particular merit, although it does sit nicely behind the tall locally listed front boundary wall. The roofs of the proposed new houses have been designed in such a way as to relate well to the boundary wall too, so there is no objection to the loss of Charles Curran House.

RECOMMENDATIONS: Acceptable

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE8 Planning applications for alteration or extension of listed buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the demolition of the existing Charles Curran House will have on the Ickenham Village Conservation Area. The site contains a locally listed wall along the boundary with Swakeleys Road, which will be retained. Charles Curran House itself is not listed and of no particular merit. The Council's Conservation Officer raises no objection to the proposed demolition.

The proposed demolition would allow for the redevelopment of the site under planning application ref: 1022/APP/2013/2347 which is recommended for approval. It is therefore considered that the proposed demolition would not have a detrimental impact on the visual amenity, character and appearance of the Ickenham Village Conservation Area.

The proposal complies with Policies BE4, BE10, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6. RECOMMENDATION

APPROVAL subject to the following:

- 1 CA1 Time Limit (3 years) - Conservation Area Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 CA7 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

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

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

- 2** The decision to GRANT Conservation Area Consent 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.

- BE4 New development within or on the fringes of conservation areas
- BE8 Planning applications for alteration or extension of listed buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

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

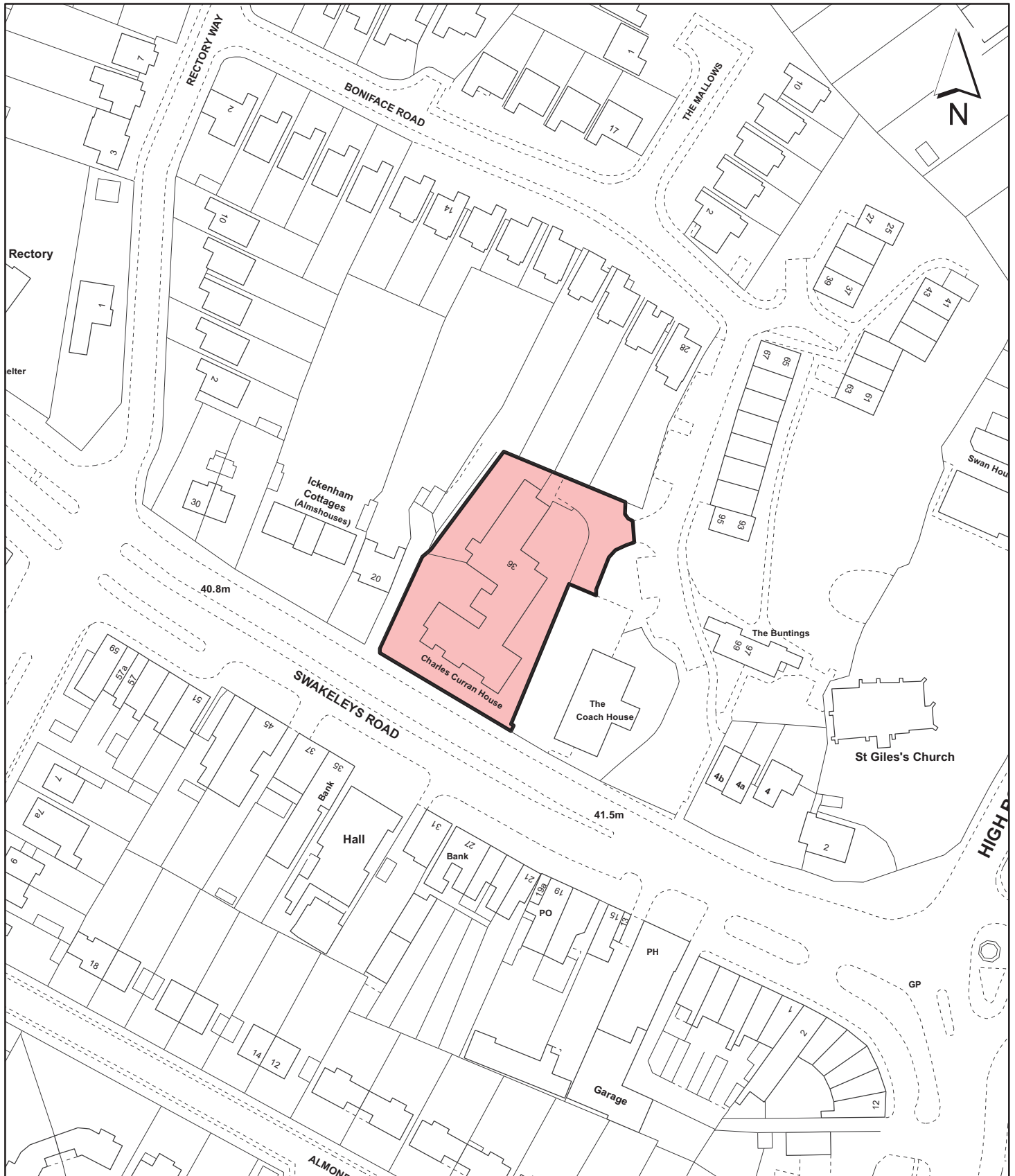
A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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



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Site Address

**Charles Curran House
 Boniface Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
1022/APP/2013/2345

Scale
1:1,250

Planning Committee
North Page 34

Date
November 2013



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CHARLES CURRAN HOUSE BONIFACE ROAD ICKENHAM

Development: Demolition of existing care home and construction of 6 semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access.

LBH Ref Nos: 1022/APP/2013/2347

Drawing Nos: 2013/D115/P/01 Site Location Plan
2013/D115/P/02 Existing Site Plan Topographical & Tree Survey
2013/D115/P/03 Proposed Site Plan
2013/D115/P/04 Proposed Floor & Roof Plans
Tree Report
2013/D115/P/07 Typical Section
2013/D115/P/08 Locally Listed Wall New Opening
Design & Access Statement
Cabinet Report - Consultation on Disabilities Commissioning Plan
2013-D115-P-05 Rev B Proposed Elevations
2013-D115-P-06 Rev B Proposed Sectional Elevations

Date Plans Received:	15/08/2013	Date(s) of Amendment(s):	30/09/2013
Date Application Valid:	15/08/2013		16/09/2013
			15/08/2013

1. SUMMARY

Planning permission is sought for the demolition of an existing care home and the construction of six semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access.

It is not considered that the proposed development would have a detrimental impact on the locally listed wall or on the character of the Ickenham Village Conservation Area. The proposal would provide adequate levels of internal floor space and private amenity space for future occupiers.

The proposal complies with Policies AM14, BE4, BE8, BE10, BE13, BE19, BE20, BE21, BE23 and R11 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts. It is therefore recommended that the application is approved.

2. RECOMMENDATION

1. This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall ensure only for the benefit of the land.

2. That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

1: A contribution of £82,366 to be used towards capacity enhancements in near by

educational facilities made necessary by the development

2: Project Management and Monitoring Fee: in line with the SPD if a s106 agreement is entered into then a contribution equal to 5% of the total cash contributions should be secured to ensure the management and monitoring of the resulting agreement.

C. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

D. If the Legal Agreement/s have not been finalised within 3 months, delegated authority be given to the Head of Planning, Sport and Heritage to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the capacity enhancements in nearby educational facilities made necessary as a consequence of demands created by the proposed development. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)'.

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

- 2013/D115/P/01 Site Location Plan
- 2013/D115/P/02 Existing Site Plan Topographical & Tree Survey
- 2013/D115/P/03 Proposed Site Plan
- 2013/D115/P/04 Proposed Floor & Roof Plans
- 2013-D115-P-05 Rev B Proposed Elevations
- 2013-D115-P-06 Rev B Proposed Sectional Elevations
- 2013/D115/P/07 Typical Section
- 2013/D115/P/08 Locally Listed Wall New Opening

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

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

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

REASON

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

6 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.

7 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

8 RES16 Code for Sustainable Homes

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

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

REASON

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

9 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

10 NONSC Non Standard Condition

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

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

11 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No 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.

12 RES12 No additional windows or doors

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

REASON

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

13 RES13 Obscure Glazing

The first floor bathroom windows in the dwellings hereby approved 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)

14 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

15 RES6 Levels

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

REASON

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

16 NONSC Non Standard Condition

Prior to the commencement of any works to the locally listed wall, precise and detailed plans at a scale of 1:20 of the new gate shall be submitted to, and approved in writing by, the Local Planning Authority.

Thereafter the gate shall be installed and maintained in full accordance with the approved details for the life of the development.

REASON

To ensure that the works to the locally listed wall and the final appearance of the structure is appropriate in compliance with Policies BE8 and BE13 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
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.
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

3

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 £3,867.58 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

4 115 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

5 159 **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.

6 143 **Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

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 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.

9 115 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section

61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

11 I32 Trees in a Conservation Area

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Swakeleys Road. 6-8 Swakeleys Road (The Coach House) is located east of the site whilst the Grade II Listed Appletree Cottage, 20 Swakeleys Road, is located west of the site. The site backs onto the rear gardens of 22-28 Boniface Road located north of the site. Access to the application site is via Boniface Road. The site is covered by TPO 4 and is located within the Ickenham Village Conservation Area, as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). The site also contains a locally listed wall along the south site boundary and part of the west site boundary.

3.2 Proposed Scheme

Planning permission is sought for the demolition of an existing care home and the construction of six semi-detached 4-bed dwellings, together with associated car parking and landscaping. A new pedestrian access would be installed in the locally listed wall facing onto Swakeleys Road.

3.3 Relevant Planning History

1022/AC/76/1014

25-99 (Odds) Boniface Road Ickenham

Res.dev - Hostel/Boarding/Guest house (Outline)(P) (Charles Curran House, 36 Boniface

Road).

Decision: 06-10-1976 Approved

1022/AF/78/1964 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision: 09-05-1979 Approved

1022/AG/79/0127 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision: 09-05-1979 Approved

1022/AH/79/0905 25-99 (Odds) Boniface Road Ickenham
Reserved mats. of outline 1022/4526 (P) (Charles Curran House, 36 Boniface Road).

Decision: 27-11-1979 ADH

1022/AJ/86/1632 25-99 (Odds) Boniface Road Ickenham
Householder dev. (small extension,garage etc) (P) (Charles Curran House, 36 Boniface Road).

Decision: 15-10-1986 ALT

1022/APP/2013/2345 Charles Curran House Boniface Road Ickenham
Conservation Area Consent for the demolition of existing care home.

Decision:

39824/C/91/1608 Charles Curran House Boniface Road Ickenham
Retention of garden shed

Decision: 21-11-1991 ALT

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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.

R11 Proposals that involve the loss of land or buildings used for education, social, community and health services

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th September 2013**

5.2 Site Notice Expiry Date:- Not applicable

19th September 2013

6. Consultations

External Consultees

Consultation letters were sent to 35 local owners/occupiers and a site notice was displayed. 3 responses were received making the following comments/objections:

- i) Resident was not consulted
- ii) There is no area for storage/collection of refuse
- iii) The sliding gate to the car park could restrict access to the fence at the rear of 22-28 Boniface Road for their occupiers
- iv) There will be a significant impact on the appearance of the Ickenham Village Conservation Area
- v) The 'new pedestrian access' is a breach in the main structure of the locally listed wall - private, lockable gate for the sole use of the development

One petition regarding parking restrictions for The Buntings was received, raising concerns over increased parking caused by the proposed dwellings.

Ickenham Residents Association:

The proposed site plan shows two of the three semi-detached 4-bed dwellings facing Swakeleys Road, i.e. set very far forward facing a 3.8 m locally listed brick wall with a new pedestrian access operated by a push-button lock system. We feel it would be a far better arrangement, if the said two dwellings would be facing the other way - into the site - with their back gardens towards the south brick wall.

This would also mean that it would be much easier for the occupants to use the proposed parking spaces at the top of the plot (north/east) which would then be a lot nearer. If not, it would be more than likely that occupants would park their vehicles in Swakeleys Road and use the newly proposed pedestrian access.

We understand that pedestrian and vehicular access will be off Boniface Road, with which we would agree, but are concerned that the existing restrictions on vehicular traffic using the gated exit to Swakeleys Road (closest to the listed building of The Coach House) should be maintained.

We are completely in the hands of your Planning Team with their greater expertise and facilities to arrive at the correct decision.

Ickenham Conservation Area Panel:

No response received.

Internal Consultees

Conservation Officer:

The most remarkable feature on this site in Ickenham Conservation Area is the tall, brick boundary wall, which is locally listed.

The proposal would involve the building of two pairs of semi-detached houses immediately behind the wall, with another pair to the rear at right angles. It would be necessary to insert a new gateway within the wall for access, but this has been designed sensitively. Minor amendments have been sought to the design of the roofs and front facades of these houses, and these have been received.

RECOMMENDATIONS: Acceptable

Highways:

The development proposals are for the demolition of the existing care home and the construction of 6 x 4 bedroom dwellings within the site. As part of the proposals 12 car parking spaces will be provided to serve the development with vehicle access maintained from Boniface Road. In addition, cycle parking will be provided within the rear garden area of each dwelling.

When undertaking assessment of the proposals, it is noted that the PTAL index within the area is 2, which is classified as poor. As a result, the maximum car parking provision of 2 car parking spaces per dwelling is considered acceptable.

In addition, it is clear that based on the scale of the existing use at the site, there would be no increase in traffic generation or the servicing requirements associated with the proposals.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2 and no objection is raised in relation to the highway and transportation aspect of the proposals.

Section 106 Officer:

Proposed Heads of Terms:

1. Highways: in line with the SPD any and all highways works as required by the highways engineers are to be implemented with the full cost met by the developer. Please liaise with highways in the first instance.
2. Education: in line with the SPD a contribution in the sum of £82,366 should be secured as a result of this proposal.
3. Project Management and Monitoring Fee: in line with the SPD if a s106 agreement is entered into then a contribution equal to 5% of the total cash contributions should be secured to ensure the management and monitoring of the resulting agreement.

Waste Strategy:

The plan does not appear to show that a space has been allocated for the storage of waste from the properties. Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are: -

- Weekly residual (refuse) waste - using sacks purchased by the occupier
- Weekly dry recycling collection - using specially marked sacks provided by the Council.
- Weekly green garden waste collection - three specially marked reusable bags - approximately 80 litre in volume - provided by the Council free of charge.

The waste and recycling should be presented near the curtilage of the property on allocated collection days.

Trees and Landscape Officer

LANDSCAPE CHARACTER / CONTEXT:

The site is occupied by a part single, part two-storey care home (now vacant) situated behind, and largely hidden from view by, a high brick wall to the north of Swakeleys Road. Accessed via Boniface Road, the site is particularly verdant due to trees and shrubs within the garden which

surrounds the building, together with off-site trees along the northern boundary and to the north-east of the site entrance.

Trees on the site are protected by virtue of their location within the Ickenham Village Conservation Area and specific trees in the vicinity are protected by Tree Preservation Order No. 4. (The only tree affected by the TPO is T17, a flowering Cherry, which no longer exists on site.)

PROPOSAL:

The proposal is to demolish the existing care home and construct 6No. semi-detached, 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access.

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.

- A Tree Report, by John Cromar, dated 12 August 2013, assesses the condition and value of 41No. individual trees, groups and larger shrubs on, and close to, the site which may be affected by the proposed development.
- The table of tree data concludes that there are no 'A' grade trees on (or close to) the site. 16 No. trees are considered to be 'B' grade trees (fair), 22No. are graded 'C' (poor) and 3 No. are 'U' grade trees whose removal is justified on the grounds of sound arboricultural management.
- The Proposed Site Plan, Hillingdon drawing No. 2013/D115/P/03 shows the site layout with six dwellings arranged as three pairs of semi-detached houses, together with private gardens and a communal parking court on the northern boundary. A new secure entrance is to be provided in the wall, providing pedestrian access directly on to Swakeleys Road.
- All off site trees have been retained, as have the better quality ('B' grade trees). However, Hillingdon drawing 2013/D115/P/02 indicates that a number of poor quality trees will be retained, contrary to the recommendations of the tree report. The retention of these poor quality trees is ill-advised. In the short term they will constrain the demolition and construction operations. In the longer term they will do little to enhance the appearance site (or value of the new houses) and will be more difficult to remove once the scheme is complete.
- The Arboricultural Report includes a proposed site layout drawing No. 1-38-3265P3 which indicates the trees which are worthy of retention and the opportunities for new / replacement tree planting. These recommendations should be followed.
- The same drawing has a key to all of the Tree Protection Proposals which are specified in section 06 of the report. The adherence to the tree protection measures and supervision by the tree surveyor at critical parts of the development - including prior to demolition- should be confirmed by condition.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS:

No objection subject to the above comments and conditions RES6, RES7, RES8 (parts 1,2,5 and 6), 10

INFORMATIVE:

- All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.
- The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

states that:

"The local planning authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:-

- (i) there is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
- (ii) adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;
- (iii) the proposed alternative use accords with the other policies of this plan and contributes to its objectives".

The site has previously been used as a care home and is currently vacant. There has been considerable change in the way care is delivered in the borough over the last few years, with accessible and adequate care being provided in different locations within the borough. The existing care facilities at Charles Curran House is thereby surplus to requirements. Given this, it is not considered that refusal of permission would lead to the retention or continued use of the existing facility.

Policy R11 also requires that the proposed alternative use accords with the other policies of this plan, and consideration of this matter is set out in the remaining sections of this report.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha. The proposed density for the site would be 28 units/ha, which is below London Plan guidance. However, given the context of the site in the Ickenham Village Conservation Area, and the constraints of the site resulting from retained trees and surrounding development, the density is considered appropriate in this case.

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

The site is located within the Ickenham Village Conservation Area and contains a locally listed wall which faces onto Swakeleys Road. The proposal would provide a new pedestrian opening in the Locally Listed wall facing onto Swakeleys Road. The pedestrian opening would be made secure by way of a lockable steel gate and would provide access to residents in the four dwellings fronting Swakeleys Road. The gate would measure 1.2m wide and 2.1m high with corbelling arch bricks which will match the orange brickwork of the wall. The Council's Conservation Officer has no objection to the installation of a new pedestrian access in the Locally Listed wall.

The proposed dwellings would be of a similar height of the neighbouring properties and have an acceptable roof design. Following initial comments from the Council's Conservation Officer, the roof design and front facades of the dwellings have been amended to ensure that the scale and design of the development is in keeping with the surrounding area. The changes are considered to be acceptable and would not have a detrimental impact on the character and appearance of the Ickenham Conservation Area.

The scheme is considered to comply with Policies BE4, BE8, BE10 and BE13 of the

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

7.04 Airport safeguarding

Not applicable for this application.

7.05 Impact on the green belt

Not applicable for this application.

7.07 Impact on the character & appearance of the area

See Section 7.03.

7.08 Impact on neighbours

The proposed dwellings would be two-storey with accommodation provided within the roofs, with rear dormer windows and front rooflights.

Privacy

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'. The Council's HDAS also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m.

The Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances. This requirement has been adhered to so as to respect the residential amenity of existing residents.

Outlook

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 of residential amenity of established residential areas. The Council's Supplementary Planning Document 'Hillingdon Design and Access Statement' (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination.

As part of the design, sufficient distances are maintained between the new buildings and the nearest adjoining dwellings. The massing of the 2 storey semi detached properties relative to the adjoining properties is considered satisfactory. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Saved Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance.

Sunlight/Overshadowing

The proposed dwellings fronting Swakeleys Road (units 1-4) would project forward of the established building line to the west of the site. In relation to the front facing windows of the adjoining property to the west (Appletree Cottage), unit 1 would marginally breach the 45 degree principle designed to ensure that adequate daylight and sunlight is enjoyed in

existing dwellings.

However there is an existing 3.7 metre high wall on the site's western boundary, which will be retained and the eaves height of the two storey dwelling at 4.7 metres would be only marginally higher than the existing wall. In addition, a distance of over 5 metres will be maintained between the flank wall of unit 1 and the side boundary with Appletree Cottage. Given these factors and the orientation of the proposed development, it is not considered that there would be a material loss of daylight or sunlight to the occupiers of that property. With regard to other surrounding development, it is not considered that there would be a material loss of daylight or sunlight to neighbouring occupiers, as the proposed dwellings would be sited a sufficient distance away from adjoining properties. The proposal is considered to be consistent with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that residential developments should provide adequate external amenity space for occupants. Four-bed dwellings require a minimum of 100sq.m. The proposed dwellings would have their own private amenity space ranging from 102sq.m to 121sq.m and so would benefit from an adequate amount of external amenity space.

Floor Space

The Council's HDAS - Residential Layouts sets out minimum floorspace standards which should be achieved in order to ensure appropriate living standards. A minimum floorspace of 103sq.m is required for four-bed three-storey houses. The six dwellings would all have an internal floorspace of 148sq.m, thereby exceeding the minimum requirement and providing occupiers with an acceptable amount of living space.

Privacy

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's SPD: Residential Extensions seek to prevent new developments from causing unacceptable levels overlooking and loss of privacy to occupiers and neighbours.

The rear garden of unit 4 would be partially overlooked by offices in the Coach house located to the east of the site. However, these offices are unlikely to be occupied in the evenings and weekends when future occupants of the unit would be more likely to utilise their private amenity area.

No windows are proposed in the flank elevation of unit 5 facing units 1 - 4. However, the first floor windows and rear dormers of units 1 - 4 would be less than 21 metres from the rear garden of unit 5, thereby raising an issue of privacy to the external amenity area of unit 5. Nevertheless, the views of the rear garden from units 3 and 4 would be mainly outside the 45 degree field of vision. Overlooking from Unit 1 would be reduced by the retention of existing trees in its rear garden. The rear gardens of all the units would be separated by 1.8m high closed boarded fencing to prevent overlooking from the ground floor windows.

On balance it is not considered that the proposed dwellings would be subject to

unacceptable levels overlooking as to warrant refusal of the scheme.

Outlook, Sunlight and Daylight

It is considered that in relation to the pair of semis to the rear (units 5 and 6), adequate distances have been maintained to the site boundaries in order to ensure that future occupants of these units would enjoy adequate levels of sunlight, daylight and outlook from habitable windows and the rear gardens. A distance of 15 metres can generally be achieved between the flank wall of unit 5 and the rear of units 1 -4 apart from one corner where it this distance reduces to 14.5 metres.

However, south facing ground floor habitable windows of units 1 - 4 would be only 6.5 metres from the boundary wall and belt of trees fronting Swakeleys Road, thereby restricting to some degree, the amount of sunlight and outlook that could reasonably be expected for future occupiers of these units. All but one of these trees along the road frontage are shown to be retained, including a number of poor quality trees, which is contrary to the recommendations of the tree report.

The Tree and Landscape Officer notes that the retention of these poor quality trees is ill-advised, as in the short term they will constrain the demolition and construction operations and in the longer term they will do little to enhance the appearance site, or the amenity value of the new houses and will be more difficult to remove once the scheme is complete. The submitted Arboricultural Report indicates the trees which are worthy of retention and the opportunities for more appropriate new and replacement tree planting. The Tree and Landscape Officer considers that these recommendations should be followed. This would improve the outlook from these units and ensure that adequate daylight/sunlight would be enjoyed by future occupiers. These matters can be secured by condition.

Subject to conditions, it is considered that a good level of day lighting and outlook for the proposed development can be achieved, in accordance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and relevant design guidance.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), HDAS Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The scheme would provide 12 car parking spaces, two spaces per dwelling, at the rear of the site with vehicle access maintained from Boniface Road. The parking area would have secure fencing and would be accessed by a metal sliding gate, details of which can be secured by way of condition.

The PTAL index within the local area is 2, which is classified as poor. The proposed car parking provision for the dwellings are considered acceptable. The Council's Highways Engineer raises no objection to the proposal. The proposal thereby complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban Design
Discussed elsewhere in the report.

Security

The development has incorporated measures such as secure fencing and security gates to reduce the risk of crime. The development would be required to meet the Metropolitan Police's 'Secure By Design' criteria. This can be dealt with by way of a condition should approval be granted.

7.12 Disabled access

The applicant's design and access statement confirms that the proposed development would comply with Lifetime Homes Standards and part M of the Building regulations. One of the dwellings would be wheelchair accessible. Relevant conditions would be attached should approval be granted to ensure the criteria are met.

7.13 Provision of affordable & special needs housing

Not applicable for this application.

7.14 Trees, landscaping and Ecology

The layout plan indicates that the majority of vegetation along the boundaries is to be retained, which strongly contributes to the character and appearance of the street scene. Additional landscaping would be provided within the proposed front gardens and along the side elevation of Unit 4. Details of the final landscape scheme can be dealt with by way of a condition.

7.15 Sustainable waste management

Refuse and recycling would be stored in the rear gardens of the proposed dwellings and would be required to be presented near the curtilage of the property on allocated collection days. Refuse from Houses 1-4, located along Swakeleys Road, would be collected from inside the new pedestrian access on Swakeleys Road whilst the refuse from Houses 5 and 6 would be collected from the car park to the north of the site which is accessed from Boniface Road. It is considered that the facilities for the storage of refuse and recycling would be acceptable for the development.

7.16 Renewable energy / Sustainability

Policies within Chapter 5 of the London Plan require developments to provide for reductions in carbon emissions, including a reduction of 25% in carbon emissions, in line with Code for sustainable Homes Level 4.

The applicant's design and access statement states that the development is expected to achieve Level 4 of the Code for Sustainable Homes. Therefore, subject to an appropriate condition to secure this implementation within the final design, the scheme will comply with adopted policy.

7.17 Flooding or Drainage Issues

Not applicable for this application.

7.18 Noise or Air Quality Issues

Not applicable for this application.

7.19 Comments on Public Consultations

A number of responses were received during the public consultation raising a number of objections, including the impact on the Ickenham Village Conservation Area and the locally listed wall, storage of waste and parking. These concerns are dealt elsewhere within this report.

Regarding a resident not being consulted, the Local Planning Authority has consulted all nearby local residents and posted site and press notices in line with statutory guidelines.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - 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.

In this instance planning obligations relating to education contributions and project management and monitoring are required.

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £3,519.15.

7.21 Expediency of enforcement action

Not applicable for this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable for this application.

10. CONCLUSION

Planning permission is sought for the demolition of an existing care home and the construction of six semi-detached 4-bed dwellings, together with associated car parking,

landscaping and new pedestrian access.

It is not considered that the proposed development would have a detrimental impact on the character of the Ickenham Village Conservation Area. The proposal would provide adequate levels of internal floor space and private amenity space for future occupiers.

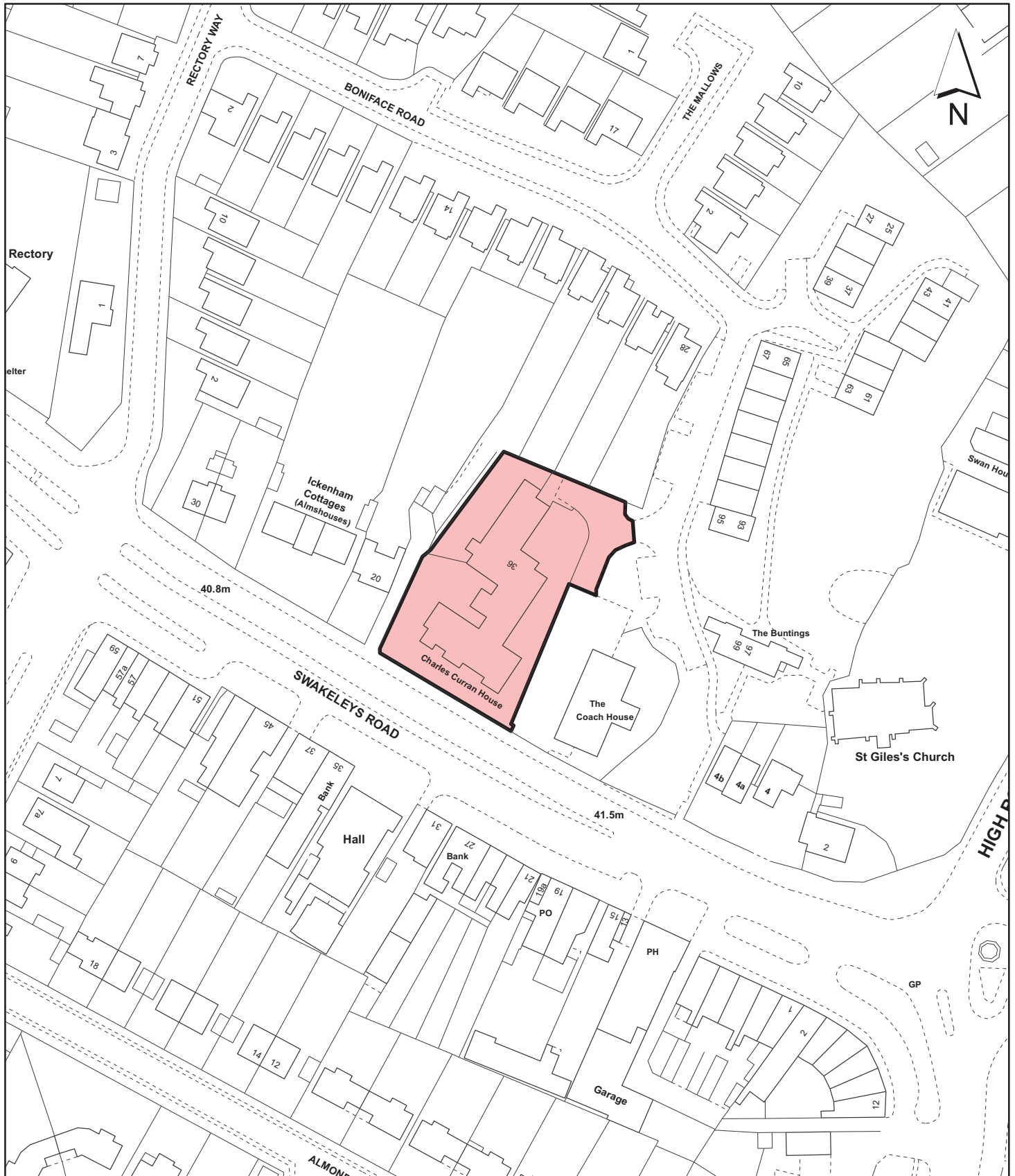
The proposal complies with Policies AM14, BE4, BE8, BE10, BE13 BE19, BE20, BE21, BE23 and R11 of the Hillingdon Local Plan: part 2- Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts. It is therefore recommended that the application is approved.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Supplementary Planning Document: Planning Obligations
London Plan (July 2011)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Charles Curran House
 Boniface Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
1022/APP/2013/2347

Scale
1:1,250

Planning Committee
North Page 57

Date
**November
 2013**



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 73 SWAKELEYS ROAD ICKENHAM

Development: Change of use from retail (Use Class A1) to restaurant/cafe (Use Class A3)

LBH Ref Nos: 52680/APP/2013/1396

Drawing Nos: 2356/5
ON 100 Odour Neutraliser (Manufacturers technical details) and other attached plans and specifications
2356
Design and Access Statement
Photographs
Location Plan to Scale 1:1250
Block plan to Scale 1:500

Date Plans Received: 28/05/2013 **Date(s) of Amendment(s):**
Date Application Valid: 31/05/2013

1. SUMMARY

The application seeks planning permission for a change of use of the premises from retail (Use Class A1) to a restaurant/cafe (Use Class A3). The site is outside the core area of the Local Centre and is currently vacant.

An application for the same use was refused under application reference 52680/APP/2012/3209 at Planning Committee on the 08-05-13 on the grounds of the impact on the neighbouring dwellings due to noise and disturbance and the fact that it had not been demonstrated that provision could be made for mitigation measures regarding the control of smell, fumes and other emissions from the site.

To overcome these reason the applicant has submitted additional information with regards to the flue being proposed and the Environmental Protection Unit have raised no objection to this. Furthermore, the applicant has reduced the proposed opening hours to 07:00-19:00 to ensure no noise disturbance would occur at unsocial hours.

It is considered that the proposed use is appropriate use in the parade and with use of conditions, any potential harm to surrounding residential occupiers would be minimised. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2356, and 2356/5 and shall thereafter be retained/maintained for as long as the development remains in existence and the use shall not commence until the proposal, including the provision of the flue, is carried out in full.

REASON

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

3 NONSC Kitchen Extraction System

The use hereby permitted shall not be commenced until a kitchen extraction system comprising a Cooker Hood Canopy, Grease Filters, a Coarse Pre-Filter, a Fine Pre-Filter, Activated Carbon Filters, Lagging, Anti-Vibration Mounting, a Noise Attenuator and an Exhaust Flue has been installed in full accordance with the details shown on drawing 2356/5 and specified with the technical details provided in support of the application.

Thereafter the kitchen extraction system shall be operated and maintained for the life of the use hereby permitted.

REASON

To ensure appropriate mitigation of noise and odours in order to protect the amenity of nearby residents in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM23 Hours of Use (Restaurant etc.)

No customers shall be present on the premises, nor shall the premises be used for the preparation or sale of food except between the hours of 0700 hours and 1900 hours Monday to Saturday and 0900 to 1800 hrs on Sunday.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 and OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

Deliveries and collections, including waste collections, shall be restricted to the following hours;

0800 hrs to 1800 hrs Monday to Friday, and between the hours of 0800 hrs and 1300 hrs on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 and OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

No development shall take place until revised plans showing a toilet facility intended for use by disabled people designed in accordance with BS 8300:2009 has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the scheme shall be implemented and maintained in accordance with the

approved details for the lifetime of the development.

REASON

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

7 NONSC Non Standard Condition

No development shall take place until a scheme for the storage and collection of refuse and waste has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- i) Plans and elevations to show the location of refuse storage area to the rear of the building;
- ii) Details of the collection of refuse and waste from the site.

REASON

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

8 COM21 Sound insulation /mitigation

The development shall not begin until a scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON:

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 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.

- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S10 Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
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.
BE4	New development within or on the fringes of conservation areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 5.16	(2011) Waste self-sufficiency
LPP 7.2	(2011) An inclusive environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

4

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

5 147 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).

6 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.

7 12 Encroachment

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

8 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.

9 16 Property Rights/Rights of Light

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

10 128 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the southern side of Swakeleys Road and comprises a vacant ground floor retail unit (Use Class A1) with a residential flat above. To the front there is a wide footway, with metered parking provided on the edge of the vehicular highway. This southern side of the highway is commercial in character and appearance, although there are residential properties on the north side of the road and to the rear of the site.

To the rear of the application building is a service yard area which is used for parking.

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

3.2 Proposed Scheme

The application seeks a change of use of an existing pet shop to a restaurant/cafe use.

The proposed change of use would comprise 83 square metres of floor space and would provide a customer area, a staff room, cold store, freezer room, counter and cold display. 3 employees would be employed on a full time basis and the unit is proposed to operate from 0700-1900.

An extract outlet area is shown on the plans to the rear of the property.

Further details of this have been provided and comprise a ventilation system with an activated carbon filtration system, silencers and the ventpipe outlet. The duct runs along the ceiling internally and would then protrude to be positioned 1m above the first floor eaves. The duct would be approximately 300mm in diameter and 3.7m high.

3.3 Relevant Planning History

52680/APP/2012/3209 73 Swakeleys Road Ickenham

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

Decision: 08-05-2013 Refused

Comment on Relevant Planning History

52680/APP/2012/3209 - Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) was refused at Planning Committee on the 08-05-13 on the following grounds:

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

2. The proposal fails to provide, and fails to demonstrate that such provision can be made, mitigation measures regarding the control of smell, fumes and other emissions from the site. The proposal would thus be detrimental to the residential amenity of adjoining occupiers and contrary to Policies BE19 and OE1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

To overcome these reasons for refusal the applicant has submitted additional information with regards to the flue being proposed and the Environmental Protection Unit have raised no objection to this. Furthermore, the applicant has reduced the proposed opening hours to 07:00-19:00 to ensure no noise disturbance would occur at unsocial hours.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

S6	Change of use of shops - safeguarding the amenities of shopping areas
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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.
BE4	New development within or on the fringes of conservation areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 5.16	(2011) Waste self-sufficiency
LPP 7.2	(2011) An inclusive environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd July 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours were consulted and a site notice was erected adjacent the site. 14 individual letters have been received. The objections can be summarised as follows:

1. Noise and Disturbance
2. Odours from Cooking
3. litter and Food Waste
4. Vermin
5. 3 cafes in the vicinity and area is already saturated
6. Potential anti-social behaviour
7. Unacceptable opening hours
8. Merely a change of name and opening hours
9. Out of keeping with Ickenham Village
10. The site is 'within' the Local Centre and is not 'outside' the Core area.
11. deliveries
12. Not ideal but better than an empty shop

Ickenham Residents Association: The above application became available for downloading w/c 11.06.13, even though it had been recorded within the LBH as 'received' on 28.05.13. The Association had not been given any notification of the resubmission.

This resubmitted application for Change of use from Use Class A1 (Shops) still specifies a change

to Use Class A5 (Hot Food Takeaway), even though the accompanying DESIGN, ACCESS AND IMPACT STATEMENT cites that the new leaseholders are proposing to use the shop as a Cafe with opening hours from 7am to 7pm seven days a week. The proposed Front Elevation Plan also says: Ickenham Cafe. We feel that the LBH Reasons for Refusal of the initial application 2012/3209 on 22.05.13 still apply, i.e. the proposed use and hours of operation would have a detrimental impact on the amenities of adjoining residential occupiers by reason of noise and disturbance contrary to Policies OE1, OE3, S6 and S10 of the Hillingdon Local Plan.

With the threat of a possible supermarket development at the Hillingdon Circus junction we consider that another hot food outlet would reduce the opportunity for more useful shops to be opened in Ickenham to protect residents' local choice. The Association strongly objects to this planning application and also supports written objections submitted to you by a number of local residents.

We have difficulties in establishing what the 'amendments' are supposed to be: Are we looking at the new proposed ducting layout? The only difference we can make out between the drawing of the Existing & Proposed Rear Elevation and the new drawing is that this does not show an 'outlet for fan' to the right of the rear exit, and the exit door itself does not have any windows at the top. This re-submitted application now only states Change of Use Class A1 (Shops) to Use Class A3 (Cafe) - Hot Food. The proposed Ducting Layout appears to have discrepancies. What exactly the new leaseholders are proposing to sell: Food prepared and cooked on the premises for takeaway and consumption on the premises? What is the reason for this elaborate Odour Neutraliser?

This shop unit does not fall outside the Core Shopping Area of Ickenham Village as stated in the above but from the existing UDP Development Plans/Maps it is clear to see that this parade of shops is part of the Local Centre.

The Association strongly objects to this planning application.

On the 14 October 2013 a resconsultation letter was sent to adjoining occupiers to inform them of proposed ducting measures and providing an opportunity to comments. Two further consultation responses were received, however, this provided no additional objections which were not raised in the previous consultation.

Internal Consultees

CONSERVATION AND URBAN DESIGN

The proposed changes are mostly internal and as such these would not have an impact on the conservation area.

Conclusion: Acceptable

ENVIRONMENTAL PROTECTION UNIT

With reference to this planning application, please find below my formal observations and recommended conditions.

In terms of odour and noise control from the proposed premises it is recommended that the applicant implement the mitigation measures as detailed in their supporting information/application. This should include the use on the ventilation system of an activated carbon filtration system, silencers and the ventpipe outlet should be at least 1m above roof eaves and openable windows.

It is also recommended that conditions are applied relating to hours of operation and of deliveries and collections, including waste collections.

ACCESSIBILITY OFFICER

The proposal seeks a change of use from a former pet care outlet, to a Cafe.

As the application appears to be for a straightforward change of use with no material alterations proposed other than a new toilet facility intended for use by disabled people, no further accessibility improvements could reasonably be required within the remit of planning.

However, the following observations should be noted and revised plans requested:

1. The toilet facility intended for use by disabled people, as shown on plan, should be designed in accordance with BS 8300:2009. The layout as shown currently would result in a facility that would be unusable by wheelchair users. The cubicle should provide clear internal dimensions of 1.5m wide by 2.2m deep, with the toilet pan centreline 450mm-500 mm from the adjacent side wall.

In addition, the following Informative should be attached to any grant of planning permission:

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

Conclusion: acceptable

CASE OFFICER COMMENT:

This requirement is for the internal layout of the building and plans showing a suitable toilet arrangement could be controlled by condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

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

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

At present the parade comprises 11 units, and should the change of use be granted for

A3 use, the resultant breakdown would be as follows:

54% of A1 (6 units)

27% of D2 (3 units)

9% of A2 (1 units)

9% of A5 (1 unit)

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

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

There are no external alterations proposed to the frontage as part of this application, and therefore the proposal would comply with the first criteria, and loss of residential amenity has been dealt with in Section 7.08 and is considered to be acceptable. With regards to highway considerations this has been considered in Section 7.20 and is considered acceptable. Therefore the proposal would comply with the criteria listed in Policies S10 and S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

As detailed in Section 7.07 of the report the proposed development would not have a detrimental impact on the appearance and character of Ickenham Village Conservation Area.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE4 requires new developments within Conservation Areas to preserve or enhance the character and appearance of the Conservation Area.

The proposed development is located within Ickenham Village Conservation Area, however there would not be external alterations at the front of the building and the existing shop frontage will be retained. To the rear of the site, ducting is proposed, however it is considered that the size and siting of the duct would not be detrimental to the visual amenities of the street scene and the wider Conservation Area. Furthermore, the ducting would not be unduly prominent to the rear of the parade as there are other extract fans and electrical equipment. Therefore the proposal would comply with Policies BE13, BE19 and BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

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

The previous scheme was refused on the basis that of the hours of operation and the lack of detail regarding mitigation measures relating to smells etc. In this regard the new application proposes reduced hours of operation from 0700 to 1900 which would be similar to the existing uses in the parade, and would ensure the development did not operate at noise sensitive times and details of mitigation measures relating to smells have been submitted which demonstrate that noise and smells to adjoining occupiers would be mitigated and the environmental protection unit have raised no objection to these.

In addition, sound insulation has been conditioned. It is considered that the proposed development now overcomes the previous reasons for refusal in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is situated on Swakeleys Road, and does not have any off street parking available for customers. However, metered parking is available to the front of this site, and therefore on-street, short stay, parking is generally available. The proposal would therefore comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees are present on the site.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. The site has a large service yard to the rear of the premises which could easily accommodate a refuse/recycling area to service the site. Therefore, the provision of details relating to this will be required by condition.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Please refer to Section 07.08 above.

7.19 Comments on Public Consultations

The comments made by the individual responses are noted and are considered within the main report. It has been noted that a resident received a letter for a change of use from A5 to A1. However the planning application form and details on the website demonstrate that it is from A1 to A3. Re-consultation letters were sent correcting the original consultation.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other 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

Not applicable to this application.

10. CONCLUSION

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

11. Reference Documents



Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">73 Swakeleys Road Ickenham</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: 52680/APP/2013/1396</p>	<p>Scale 1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee North Page 72</p>	<p>Date November 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address GARAGES LAND ADJACENT TO 27 LEES AVENUE NORTHWOOD

Development: 2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages.

LBH Ref Nos: 69195/APP/2013/1310

Drawing Nos: 13005-001B
13005-002D
13005-003E
13005-004D
13005-005D
13005-006E
13005-007A
13005-008A
13005-009B
13005-010
13005-011
13005-012B
13005-013E
Design and Access Statement
CC/2013/1755/TS01
2013/1755/001/A

Date Plans Received: 21/05/2013 **Date(s) of Amendment(s):** 14/10/2013
Date Application Valid: 05/06/2013 21/05/2013

1. SUMMARY

Planning permission is sought for the erection of 2 No. two storey 4 bedroom dwellings with associated parking and amenity space. The proposed development is considered to be acceptable with regards to its impact on visual and neighbouring amenity. It would provide adequate amount of internal floorspace and is capable of fulfilling the requirements of the Lifetime Homes. Suitable parking arrangements would be provided.

Following previous consideration by the North Area Planning Committee on 28th August 2013 it was brought to Council's attention by the applicant during the course of preparing their legal agreement that there was a minor error in the site plan, which had included a small piece of land adjacent to the sports club site that was not in the ownership of the applicants.

Amended plans were received and were subject to a further public consultation. The width of the dwelling has been reduced and there has been a minor reduction in the distance separation of the dwellings to the side boundary lines of the site. Therefore, in light of these changes the application is being reported back to Committee for their consideration.

The proposed amendment to the scheme is considered to have an acceptable impact on the visual amenities of the surrounding area and, therefore, is recommended for approval, subject to a legal agreement for the education contribution.

2. RECOMMENDATION

2.1 That delegated powers be given to the Head of Planning, Culture and Green Spaces to grant planning permission, subject to the following:

i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

a) A contribution of £25,593 towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

2.3 That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Culture and Green Spaces then delegated authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.

2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Culture and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13005/001/B, 13005/002/D, 13005/003/E, 13005/004/D, 13005/005/D, 13005/006/E, 13005/007A, 13005/008A, 13005/009/B, 13005/010, 13005/011, 13005/012B, 13005/013/E, 2013/1755/001/A & CC/2013/1755/TS01 and shall thereafter be retained/maintained for

as long as the development remains in existence.

REASON

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

3 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 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 27 Lees Avenue.

REASON

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

5 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES16 Code for Sustainable Homes

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

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

REASON

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

3. Schedule for Implementation

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

REASON

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

8 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)

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 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.

11 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No 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.

12 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following facilities have been completed in accordance with the specified supporting plans and/or documents:
External Amenity Space [13005/003/C]

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 BE23 of the Hillingdon Local Plan (November 2012).

13 RES6 Levels

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

REASON

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

14 NONSC Non Standard Condition

The parking areas (including where appropriate, the marking out of parking spaces) including the garages shown on the approved plans, shall be constructed, designated and allocated for the sole use of parking of occupants or their visitors motor vehicles prior to the occupation of the development and thereafter be permanently retained and used

for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2007).

15 NONSC Non Standard Condition

The dwelling hereby permitted shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to an approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

REASON

To ensure the proposed development is accessible to all and comply with London Plan Policy 3.8.

16 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

17 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

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

INFORMATIVES

1 147 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).

2 152 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

4 I59 Councils Local Plan : Part 1 - Strategic Policies

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

5

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £6515.65 on commencement of this development (please note this amount may change on final calculation). A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

3. CONSIDERATIONS

3.1 Site and Locality

The proposed site is located on the east side of Lees Avenue at the end of the road adjacent to the vehicle turning area. The site is currently occupied by a row of single storey garages on the south side of the site and a row of unmarked parking spaces on the north side. The site slopes slightly from east to west, resulting in a stepped ridgeline in the row of garages.

The wider area is characterised by two storey terrace housing to the north on Lees Avenue, constructed of part brick, part brown tile hang, with a shallow pitch tiled roof. The site is bounded to the south by a 2m metal security fence with hardstanding beyond leading to LA Fitness sports centre. To the east the site is bounded by mature trees and vegetation with a detached property, No.15 Chestnut Avenue and its garden adjacent to the site. To the west there is open land and mature vegetation and trees and a stream with properties on Knowle Crescent further west.

The site is located within the Developed Area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme comprises the demolition of the of the existing garages and an enlargement of the vehicle crossover to the front and the erection of 2 No. two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity spaces. The pair of semi detached houses provide an overall U shape with parking between the front sections. The houses would have a hipped roof.

The properties would have a total width of approximately 18.52m. Due to the change in the site area this is reduced from the previous scheme, which had a width of 19.26m. There has also been a reduction in the distance separation between the proposed dwellings and No.27 Lees Avenue from 1.2 metres to 1 metre and a reduction to the side boundary line shared with the adjacent fitness centre of approximately 0.1 metres from 1 metre to 0.9 metres.

The depth of approximately 10.41m remains unchanged and there has been a 0.2 metre drop in the height, giving a height to the ridge level of 7.49m . The garden area measures approximately 120sq. m for each property.

The buildings would be constructed from brick and render beneath a tile roof. There are two parking spaces including one garage and two cycle spaces for each property.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE18 Design considerations - pedestrian security and safety

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

H4 Mix of housing units

H5 Dwellings suitable for large families

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 5.3 (2011) Sustainable design and construction

LPP 7.2 (2011) An inclusive environment

LPP 7.3 (2011) Designing out crime

LPP 6.13 (2011) Parking

LPP 7.4 (2011) Local character

LPP 7.6 (2011) Architecture
HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters were sent to local residents and the Residents Association on 7 June 2013 and the site notice was posted on 11 June 2013. 7 representations were received, 6 objecting to the proposal and 1 making a comment. The objections are summarised as follows:

- Parking issues; insufficient parking in the area will lead to increased parking on verge and hammerhead
- Potential occupancy of the houses means proposed parking may be insufficient
- Increased population issues
- Need an alternative playing field as football played on land
- Stream needs proper fencing
- Trees are deciduous so only partially block development from Knowle Crescent.
- Encroaches onto land outside applicants ownership
- Stability of land after ground levelling
- Steps at rear of garden may harm amenity of properties to the rear.
- No site notice

A number of the above issues are addressed in the planning assessment however with regard to the site notice this was posted on the lamp post at the site. The use of land for football, need for a higher fence to the stream are not considered to be material planning considerations relevant to this particular application. Finally, the issue of land ownership was raised with the applicant's agent and correct amended plans were submitted to address this matter.

The amended plans were subject to further consultation on 14th October 2013 and one representation was received raising concern about the loss of a ramp to their house which the developer has agreed to retain. Whilst the concern is understood it is considered that this is a private consideration between the developer and the occupier of that property.

Internal Consultees

The garages are in private ownership and rented out and therefore the loss could not justify a refusal and there is no planning history to indicate that the garages formed the original parking spaces for the adjacent residential dwellings. The vehicle crossover is larger than what is usually considered acceptable, but on balance no objection is raised, given the limited potential of pedestrian footfall across the application site. The garages should be retained solely for vehicle parking.

The Council's Access Officer has no objection to the proposed scheme.

It is considered that these comments remain valid for amended scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site comprises hardstanding, parking spaces and garages and therefore constitutes 'previously developed land' i.e. 'brownfield land'. There is a presumption in favour of residential development on brownfield land subject to other material considerations including design and character of the area criteria.

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not Applicable.

7.04 Airport safeguarding

Not Applicable.

7.05 Impact on the green belt

Not Applicable

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Whilst the proposed dwellings are of a different design to the existing properties on Lees Avenue, being semi detached with hipped roof, they do respect the scale, bulk and mass of the established properties. The height of the proposed dwellings is also comparable to the established properties, therefore, maintaining the rhythm of the streetscene. With regard to the third party comment in relation to impact to Knowle Crescent, it is considered that the distance to these properties is sufficient to ensure the proposal is not harmful to the outlook of the occupiers of these properties. This assessment is considered valid for the amended scheme.

There has been a reduction in the distance to the side boundary line from the previous scheme with a separation of 1 metre being provide to the boundary line shared with No.27 Lees Avenue and 0.9 metres to the boundary line shared with the adjacent fitness centre. This is a nominal reduction in the distance separation and would not have such a harmful affect as to warrant a refusal of the application.

It is therefore considered that the proposal would complement the character of the surrounding area. The external materials are also considered acceptable and respect the character of the area. As such the proposal would comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

7.08 Impact on neighbours

The application site is bounded by residential properties to the north on Lees Avenue, and

to the south is the curtilage of a LA Fitness sports centre. The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependent on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. The SPD further states that as a guide, the distance between habitable room windows should not be less than 21m. In order to both protect the existing outlook from and to ensure that there is adequate daylight received to the habitable rooms, kitchens and gardens of adjacent dwellings, a minimum distance of 15m is required, as stated in HDAS.

Furthermore, in order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties.

The proposed dwellings would be more than 21 metres from the rear elevations of dwellings to the east on Chestnut Avenue and, therefore, would have no significant detrimental impact on the residential amenities of occupiers of these properties. The proposed development would also have no significant detrimental impact on the residential amenities of occupiers of the dwellings on Lees Avenue, as the front and rear walls of the proposed dwelling would not project beyond the front and rear walls of the adjacent dwelling, except for the small section in the middle of the proposed dwellings at ground floor level which is part of the garage space. The proposal would therefore maintain the current outlook, levels of privacy and levels of daylight received by the occupiers of neighbouring dwellings. The amended scheme will not increase any harm on adjoining occupiers. It is therefore considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the advice in sections 4.9 to 4.12 of the HDAS Residential Layouts

7.09 Living conditions for future occupiers

The Council's HDAS SPD Residential Layouts states that a 2 storey, 4 bedroom house should have a minimum floor area of 92 sq.m. London Plan Policy 3.5 requires dwellings with 4 bedrooms and 5 person occupancy to have a minimum internal floorspace of 100 sq.m. The proposal would have a floor area of approximately 150sq.m for each dwelling, which is in accordance with the Council's and the London requirements. As such considered acceptable, resulting in adequate living conditions for future occupiers.

The minimum requirement for private amenity space, as set out in the HDAS SPD, for a 4 bedroom house is 100sq.m. The proposed individual private amenity space provision for the proposed unit would be around 120 sq.m. As such, the proposal would provide an acceptable standard of residential amenity for its future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Whilst there is a small reduction to the width of the houses due to the amended site area. The scheme is still considered acceptable.

It is considered that all the proposed habitable rooms would have an adequate outlook and source of natural light, and therefore comply with HDAS Residential Layouts Section 4.9 and Policy 5.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicants have submitted details showing that the turning area is sufficient for refuse and other vehicles and no objection has been raised by the Council's Highway Officer to these details. There have been third party concerns raised in relation to the loss of

parking, however as identified previously the Highways Officer considers that as these garages are privately owned and rented out there is no justifiable objection to their loss. Therefore, it is considered that the proposed minimal material impact on traffic flows on the adjoining road system is acceptable and in compliance with Policy AM2 & AM7 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012). The amended scheme does not change the previous parking and traffic arrangements.

The vehicle crossover is larger than usually required but is considered acceptable, given the end of cul-de-sac location and the lack of pedestrian footfall across the application site. Therefore, the development would comply with Policy AM9 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The proposed development has provided two car parking spaces and two cycles spaces in line with the Council's HDAS: Residential Layouts. The proposal is therefore, subject to a condition to retain the use of the garages for parking of vehicles, would comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

These issues have been considered in previous sections of this report.

7.12 Disabled access

The London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards. No Objection has been raised by the Council's Access Officer, however, it is considered appropriate that a suitable condition be imposed to ensure these standards are met.

7.13 Provision of affordable & special needs housing

The proposal is below the threshold at which the Council requires provision of affordable housing.

7.14 Trees, Landscaping and Ecology

There are no trees on the site but there a number of trees on the edge of the site at the boundary with Chestnut Avenue. It is considered the development would not harm these trees however, a suitable condition should be imposed to safeguard the trees and their roots.

While landscape design details have been specified, the layout plans indicate that there is sufficient space and opportunity to provide attractive and functional external amenity space, this should include details for the protection of trees adjacent to the site as shown on the proposed plans by the root protection area. The 25% landscaping requirement for front gardens would be met. The proposal is considered acceptable in principle and suitable landscaping conditions are recommended. The proposal would be in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not Applicable.

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme meets code level 4 of the Code for Sustainable Homes would address this matter.

7.17 Flooding or Drainage Issues

Not Applicable.

7.18 Noise or Air Quality Issues

Not Applicable.

7.19 Comments on Public Consultations

No further comments for consideration.

7.20 Planning Obligations

The proposed development equates to 7 habitable rooms per unit, 14 in total. In line with policy R17 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) an education contribution of £25,593 is required. A draft obligation has been submitted and is being considered by the Council.

The development would result in an increase in floorspace and thus would be CIL liable. A total of £6515.65 would be sought towards CIL.

7.21 Expediency of enforcement action

Not Applicable.

7.22 Other Issues

The proposals do not show an indicative area for refuse storage, however, it is considered that there is ample space within the rear curtilage to provide refuse and recycling facilities on collection days. A condition is to be imposed requiring full details of secure and covered refuse storage arrangements.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not Applicable.

10. CONCLUSION

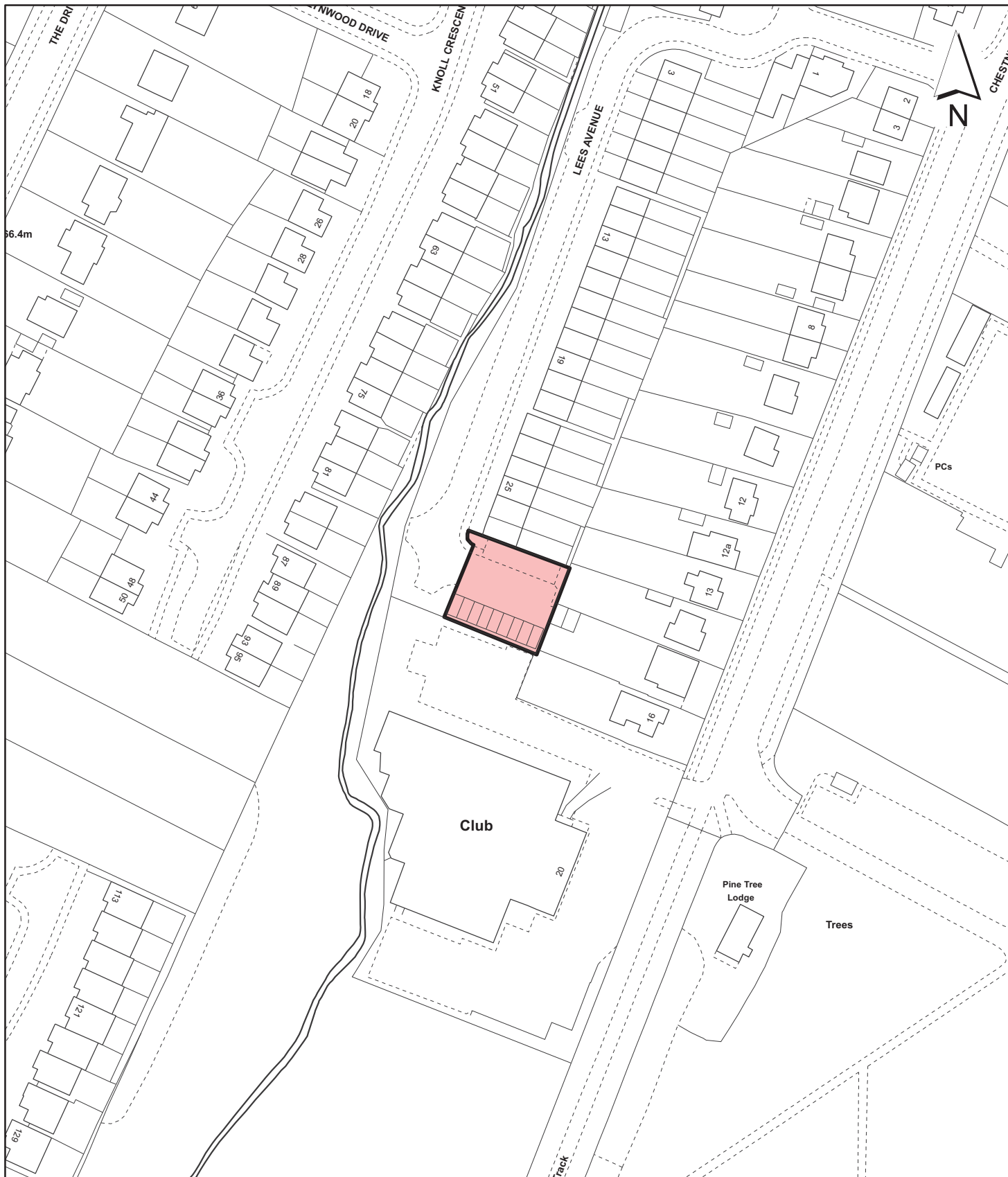
The proposed, amended development makes best use of previously developed land and would provide an appropriate form of residential development. The proposal would not be harmful to the character of the area, amenity of adjoining occupiers or interest of highways safety. The scheme is considered to comply with adopted planning policy in the NPPF, London Plan 2011 and the Hillingdon Local Plan Part 1 2012 and Part Saved Policies (November 2012). Accordingly the application is recommended for approval, subject to the agreement of a legal agreement for the collection of the required education sum.

11. Reference Documents

National Planning Policy Framework.
London Plan (July 2011).
Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 Saved Policies (November 2012).
HDAS : Residential Layouts

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Garages Adjacent
 27 Lees Avenue
 Northwood**

Planning Application Ref:

69195/APP/2013/1310

Planning Committee

North Page 89

Scale

1:1,250

Date

**November
 2013**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

20th November 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address FORMER WINDMILL PH WINDMILL HILL RUISLIP

Development: Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services), D1 (non-residential institutions) and D2 (assembly and leisure).

LBH Ref Nos: 11924/APP/2013/1871

Date Plans Received: 04/07/2013

Date(s) of Amendment(s): 04/07/2013

Date Application Valid: 19/07/2013

04/07/0013

General Notes
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 Authorities and all relevant Statutory Authorities of all Statutory
 Authorities and Service Providers.
 The site boundaries are those described by the client.
 These drawings are to be read in conjunction with all other relevant
 documentation produced by Stephen Davy Peter Smith Architects
 and other consultants employed by the client.
 Do not issue the drawing.

Legend



Key



No.	Issue	Comment	By	Date
1	Issue	XXX	XXX	XXX

stephen davy architects
peter smith
 Feather House, Feather Stone, London N1 6HX
 Tel: 020 7353 8888
 E-mail: stephendavy@stephendavy.com
 Website: www.stephendavy.com
 Client:
 Shepherd's Bush Housing Association

Project
 Windmill

Drawing Title
 Existing Floor Plan

Job No.	1317	Drawn By	GD	Scale	1:100 @ A2
Date	May 2013	Checked By	GD		
Drawing No.	1317(PL)100	Revision			



Existing Floor Plan

Pembroke Road

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 Do not issue the drawing.

Legend

Key

1:1000 0 1 2 3 4 5m

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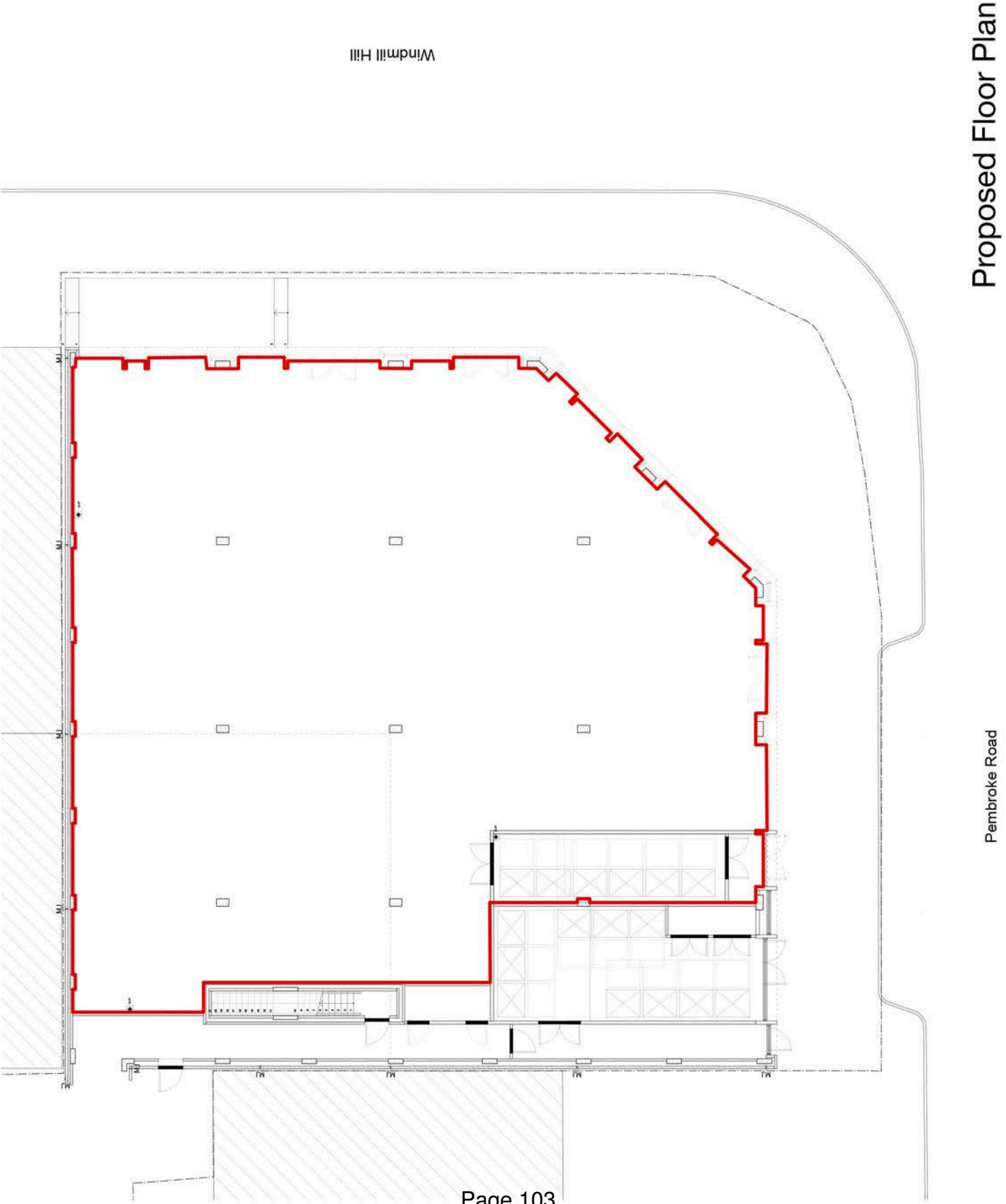
stephen davy architects
peter smith
 Floorplan House, Paradise Court, London N1 6HX
 E-mail: stephendavy@stephendavyarchitects.co.uk
 Website: www.stephendavyarchitects.co.uk

Client
 Shepherd's Bush Housing Association

Project
 Windmill

Drawing Title
 Proposed Floor Plan

Job No.	1317	Drawn By	GD	Scale	1:100 @ A2
Date	May 2013	Checked By	GD		
Drawing No.	1317(PL)101	Revision			



Proposed Floor Plan

Pembroke Road

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 Do not scale the drawing.

Legend

Note:
 Layout is indicative and will be subject to tenant requirements.

Key

1:100
 0 1 2 3 4 5m

Rev	By	Date	Comment
00	00000000		

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peter smith
 Foundry House, Foundry Street, Leeds LS1 6BQ
 Tel: 0113 7798 2000 Fax: 0113 7798 2021
 Email: stephendavy@stephendavyarchitects.co.uk
 Website: www.stephendavyarchitects.co.uk

Client
 Shepherd's Bush Housing Association

Project
 Windmill

Drawing Title
 Gym Indicative Layout

Sub No:	1317	Drawn By:	GD	Scale:	1:100 @ A2
Date:	May 2013	Checked By:	GD		
Drawing No.:	1317(PL)01	Revision			



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 Do not scale the drawing.

Legend
 Note:
 Layout is indicative and will be subject to requirements. Size and number of consulting rooms will depend on the particular tenant.



Key

Ref	Room	Comment	By	Date
001	XXXXXX			

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 Featherstone House, Featherstone Street, London N1 6HJ
 Tel: 020 7739 2020 Fax: 020 7739 2021
 E-mail: info@stephendavyarchitects.co.uk
 Website: www.stephendavyarchitects.co.uk

Client
 Shepherds Bush Housing Association

Project
 Windmill

Drawing Title
 Surgery Indicative Layout

Job No.	1317	Drawn By	WB	Scale	1:100 @ A2
Date	May 2013	Checked By	GD		
Drawing No.	1317(PL)02	Revision			



General Notes
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 Do not scale the drawing

Legend

Note:
 Glazing and signage detail is indicative and will be subject to tenant requirements.

Key

Rev	Issue	Comment	By	Date
1	Issue			06/05/2013

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 E-mail: info@stephendavyarchitects.co.uk
 Website: www.stephendavyarchitects.co.uk

Client
 Shepherds Bush Housing Association

Project
 Windmill

Drawing Title
 Indicative Shopfront Elevation for Surgery

Job No.	1317	Drawn By	GD	Scale	1:100 @ A2
Date	May 2013	Checked By	GD		
Drawing No.	1317(PL)11	Revision			

Obscured glazing allows for complete obscuration or partial or full visibility

Signage indicative to be on glazing



Surgery Proposal Sketch View

General Notes
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 Do not scale the drawing.

Legend
 Note:
 Layout is indicative and will be subject to tenant requirements.



Key



Rev	Issue	Comment	By	Date
001	Issue			06/05/2013

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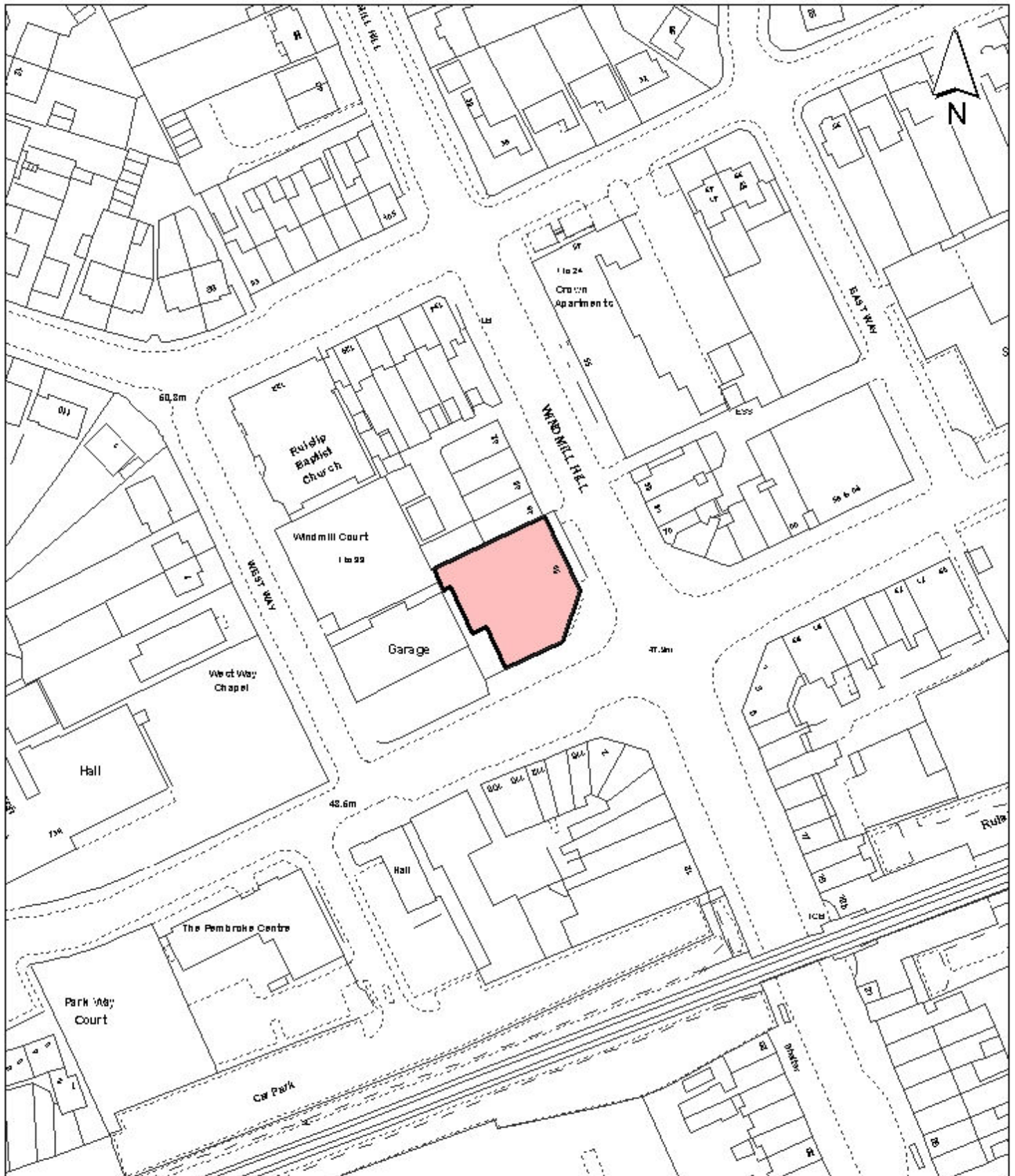
Client
 Shepherds Bush Housing Association



Project
 Windmill

Drawing Title
 Financial & Professional Services Indicative Layout

Job No.	1317	Drawn By	GD	Scale	1:100 @ A2
Date	May 2013	Checked By	GD		
Drawing No.	1317(PL)03	Revision			





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	<p>Planning Application Ref:</p> <p align="center">11924/APP/2013/1871</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p>HILLINGDON</p> <p><small>LONDON</small></p>
	<p>Planning Committee</p> <p align="center">North Page 109</p>	<p>Date</p> <p align="center">November 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 82 DUCKS HILL ROAD NORTHWOOD

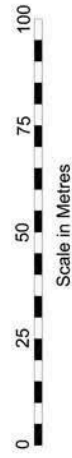
Development: Three storey building to hold 3 x 4-bed self contained supported living flats with associated parking

LBH Ref Nos: 39262/APP/2013/2285

Date Plans Received: 09/08/2013 **Date(s) of Amendment(s):** 09/08/2013

Date Application Valid: 04/09/2013 15/08/2013
15/08/2013

3
3
3



SITE LOCATION PLAN
SCALE - 1:1250

H.J. Stribling & Partners
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 Eton, Windsor
 Berkshire SL4 6BQ
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 F: +44(0) 1753 831044,
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JOB:	82, Duck's Hill Road Northwood, HAB 2SD		
TITLE:	Site Location Plan		
SCALE:	1:1250 @ A3	JOB NO:	1341
DATE:	January 2013	DRAWING NO:	01



H.J. Stribling & Partners
 51 Eton Square,
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 Email: philip@hjsribling.co.uk

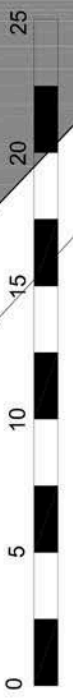
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 Northwood,
 HA6 2SD

TITLE: Block Plan
 as Proposed

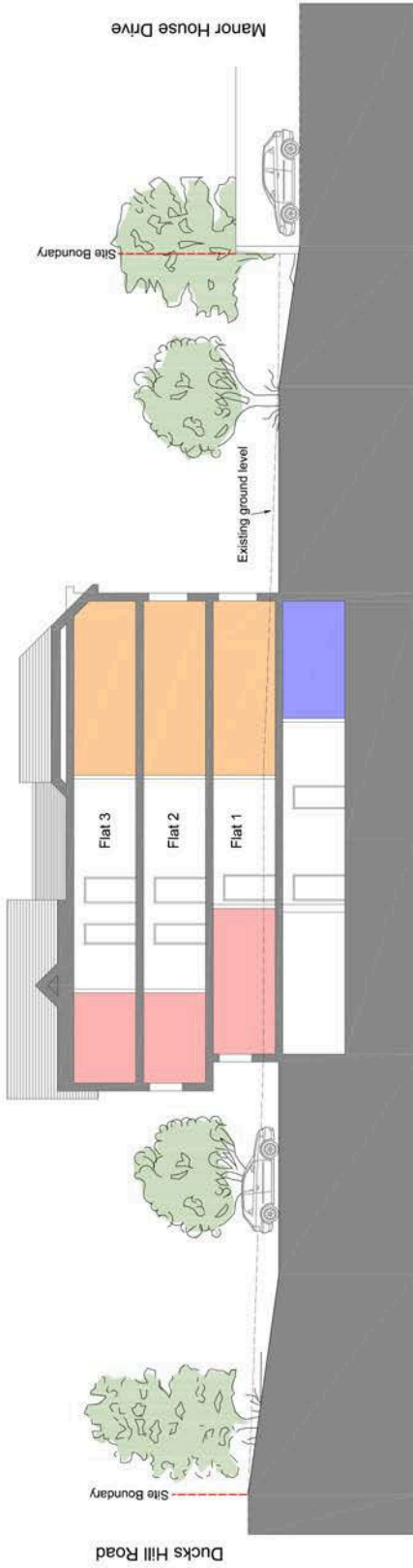
SCALE: 1:200 @ A3
 JOB NO: 1341
 DATE: 14th August 2013
 DRAWING NO: 02d

BLOCK PLAN as PROPOSED

SCALE - 1:200



Scale in Metres



SECTION A-A
as PROPOSED
SCALE - 1:200



ROOF PLAN
SCALE - 1:500

GROUND FLOOR PLAN
SCALE - 1:500

KEY

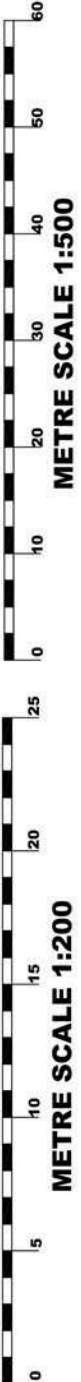
 Private Bedroom
 Day / Sun Room
 Staff Lounge

H.J. Stribling & Partners
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Email: philip@hstribling.co.uk

JOB:
82, Duck's Hill Road
Northwood,
HA6 2SD

TITLE:
Section A-A as Proposed

SCALE: 1:200 & 1:500 at A3	JOB NO.: 1341
DATE: August 2013	DRAWING NO.: 06b



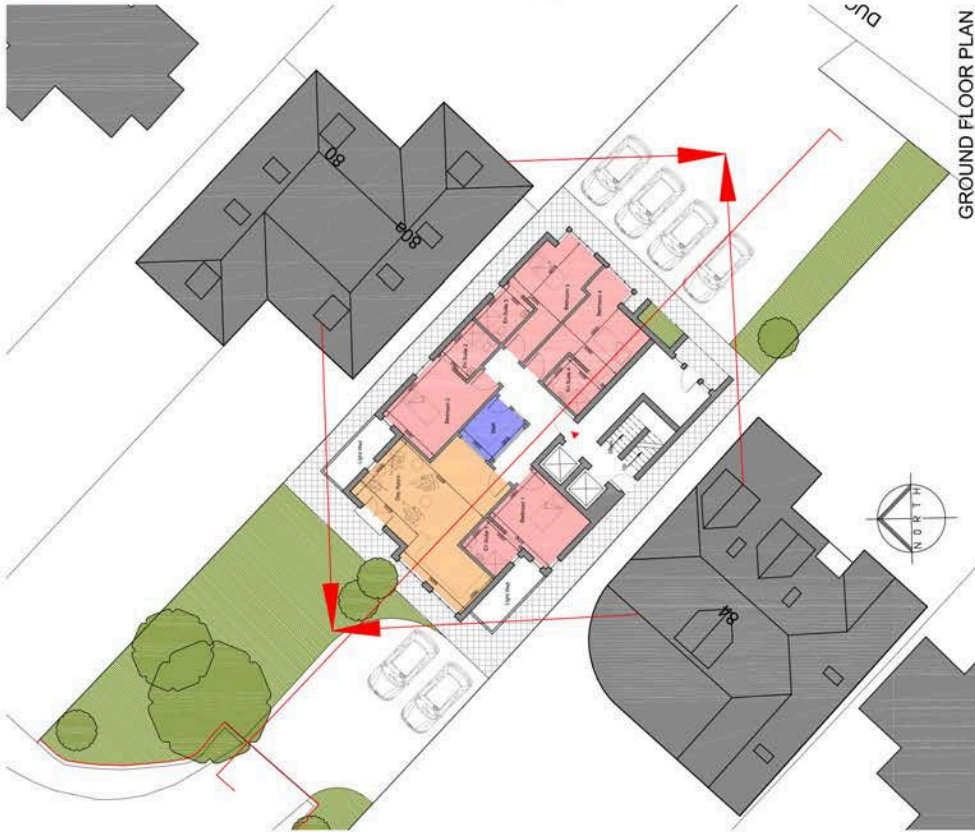
KEY	Private Bedroom	Day / Sun Room	Store	Staff Lounge	Therapy Room	Jazzed room
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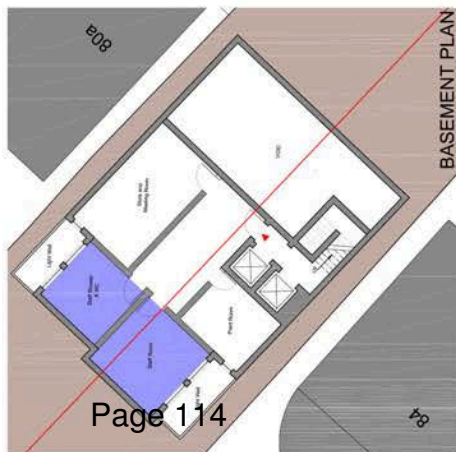
FIRST FLOOR PLAN
as PROPOSED
SCALE - 1:200



SECOND FLOOR PLAN
as PROPOSED
SCALE - 1:200



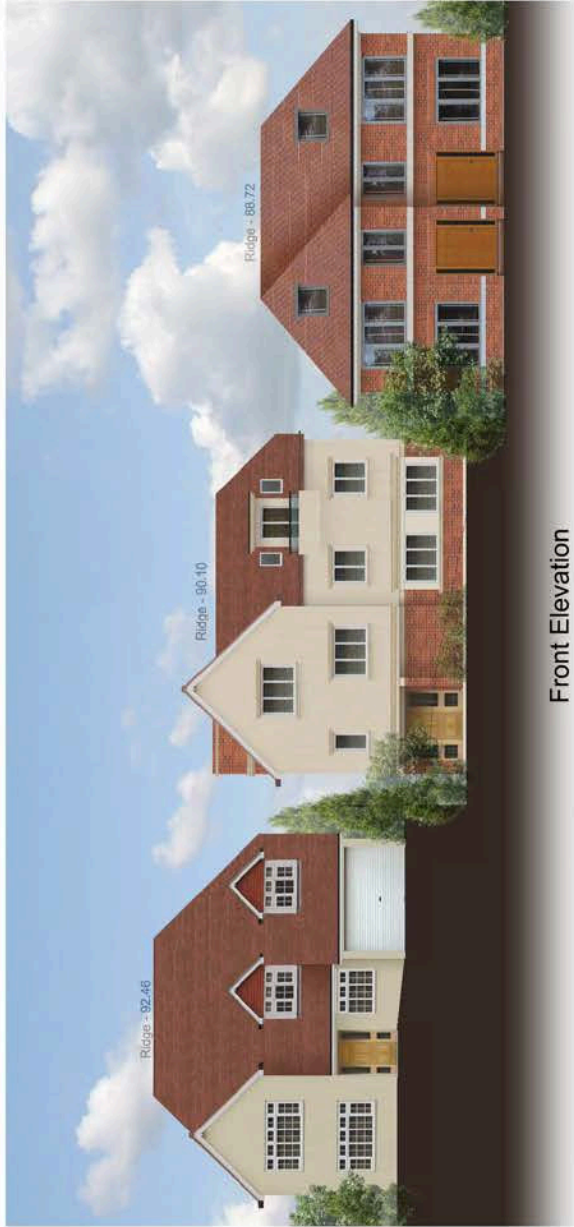
GROUND FLOOR PLAN
as PROPOSED
SCALE - 1:200



BASEMENT PLAN
as PROPOSED
SCALE - 1:200

Reviser: I. 18.08.13 Windows amended I. 14.08.13 Windows moved/included/removed	M.J. Scribbling & Partners 51 Eton Square, Eton, Windsor Berkshire SL4 6BD T: +44(0) 1753 852227 F: +44(0) 1753 831044 Email: pm@scribbling.co.uk
JOB:	82, Duck's Hill Road, Northwood, HA6 2SD
TITLE:	Proposed Plans
SCALE:	1:200 @ A2
DATE:	18th August 2013
	JOB NO: 1341
	DRAWING NO: 04





Front Elevation



Back Elevation

H.J. Stribling & Partners
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 Email: philip@hjstribling.co.uk

JOB:

82, Duck's Hill Road
 Northwood,
 HA6 2SD

TITLE:

Elevations as Proposed

SCALE:

1:200 @ A3

JOB NO:

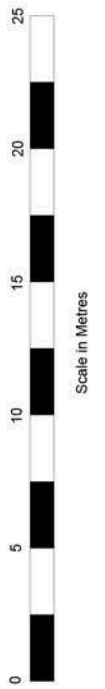
1341

DATE:

April 2013

DRAWING NO:

05e



Revision:
a. 14/08/13 Windows moved/inserted/removed

H. J. Stribling & Partners
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F: +44(0) 1753 831044
Email: philip@hstribling.co.uk

JOB: 82, Duck's Hill Road
Northwood,
HAG ZSD

TITLE: Proposed Side Elevations

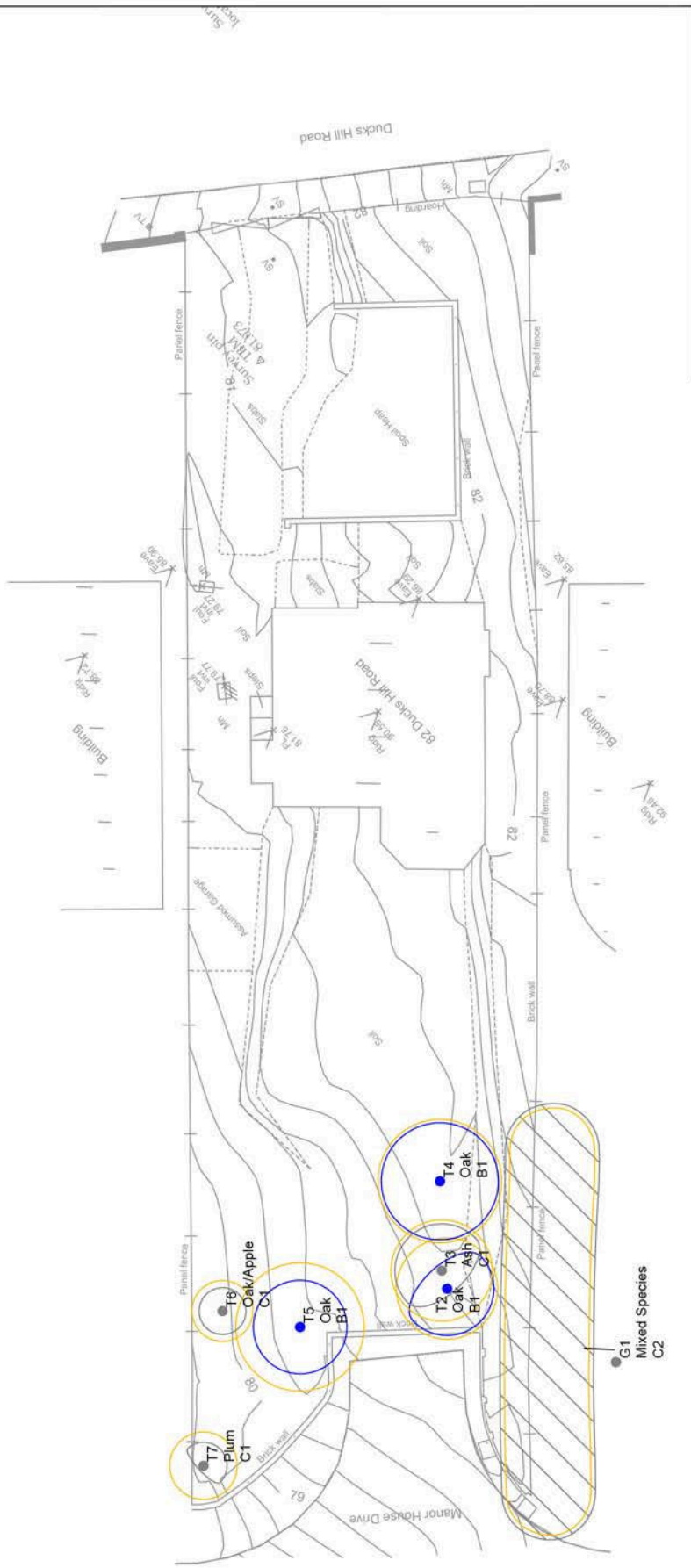
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DATE: 14th August 2013 DRAWING NO: 10a



H.J. Stribling & Partners
 51 Elton Square,
 Elton, Windsor
 Berkshire SL4 6BQ
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 F: +44(0) 1753 831044.
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JOB:	82, Duck's Hill Road Northwood, HAG 2SD		
TITLE:	Roof Plan		
SCALE:	1:500 @ A3	JOB NO:	1341
DATE:	June 2013	DRAWING NO:	07a



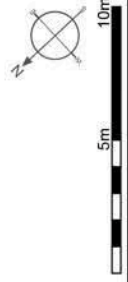
1 Eagle Wood Cottages
Furze Common
Bucks
SL2 3LE
Tel: 01753 646831
Mob: 07979 357330
Email: pyramid@au.piper.com
www.trees.uk.net

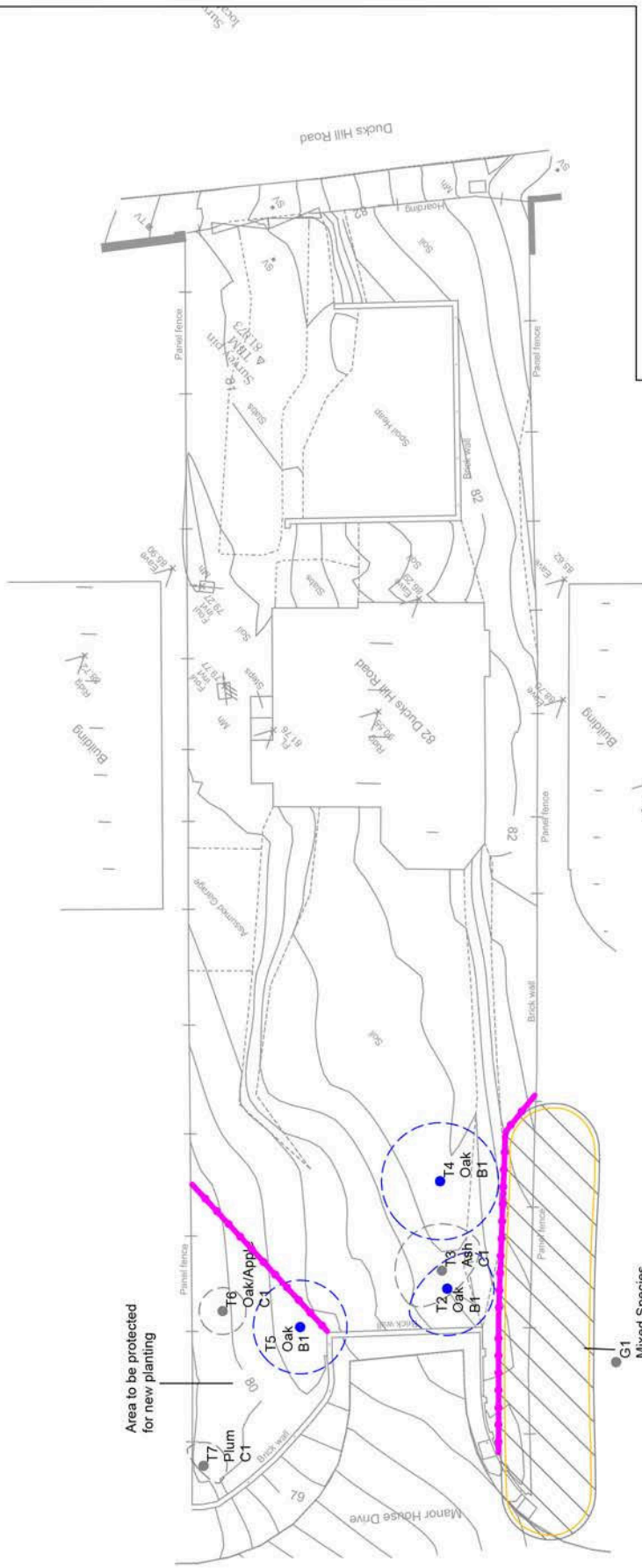
Pyramid Consulting

Site: 82 Ducks Hill
Drawing Title: Tree Constraints Plan
Scale: 1:200 @ A3
Date: March 2013

Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Grey circle)
- Category U (Red circle)
- Crown Spread (Blue circle with '13' inside)
- Tree Number (Number inside circle)
- Species (Text next to circle)
- Protection Area (Hatched circle)
- Tree Position (Grey circle)
- Approximate (not shown on original survey) (Hatched circle)





1 Egypt Wood Cottages
Farnham Common
Bucks
SL2 3LE
Tel: 01753 646531
Fax: 01753 505340
www.pyramid-consulting.com
www.trees.uk.net

Pyramid Consulting

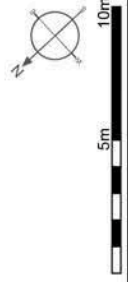
Site: 82 Ducks Hill	1:200 @ A3
Drawing Title: Tree Protection Plan	March 2013

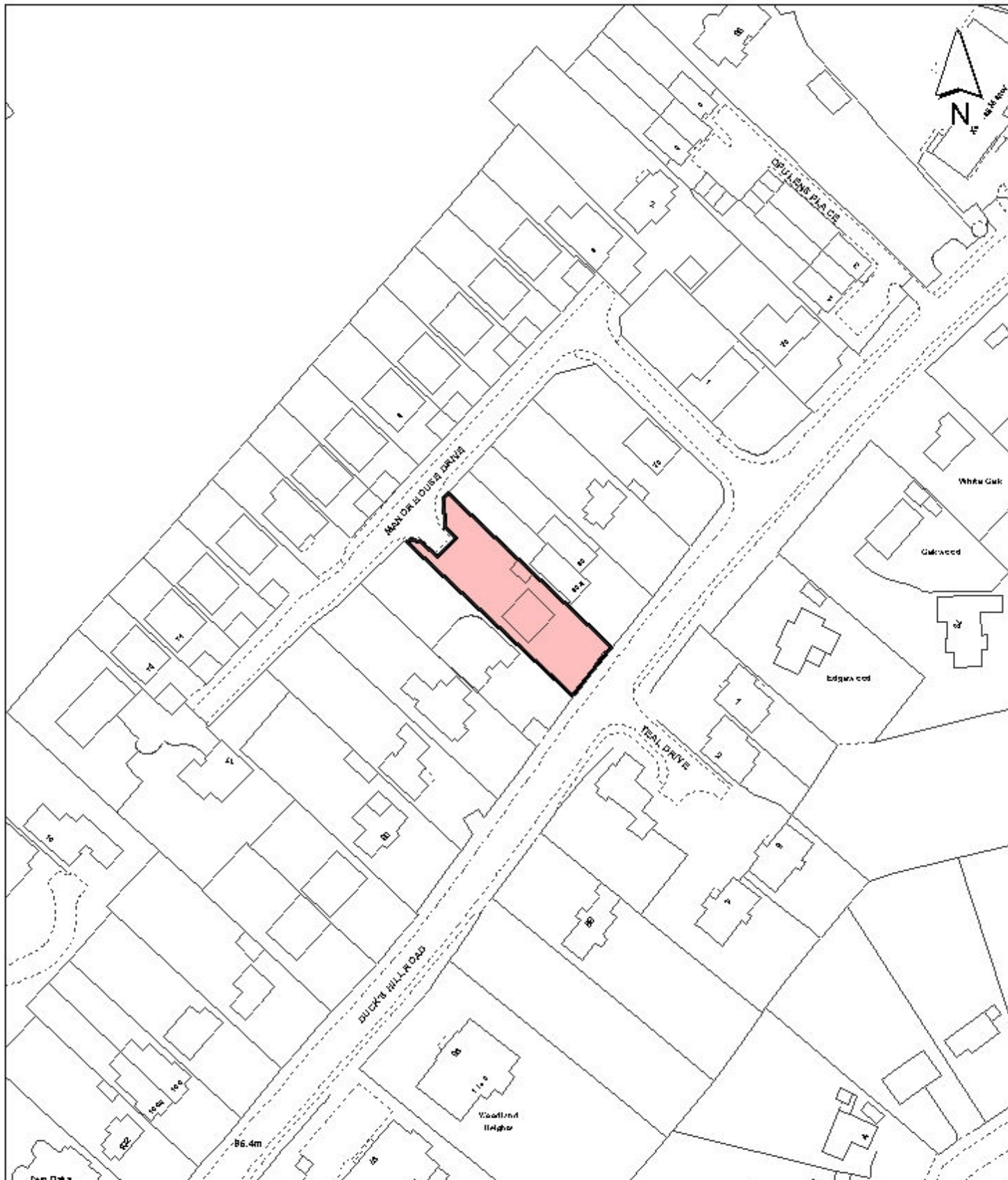
Key:

- Category A
- Category B
- Category C
- Category U
- Proposed Tree for Removal (Dashed Canopy)
- Tree Protection Approximate (not shown on original survey)
- Tree Protection Fencing (BS5837:2012)

Legend:

- Category
- Tree Number
- Species
- Protection Area
- Crown Spread
- Root
- Berry





Notes

 Site boundary

For identification purposes only.

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Unless the Act provides a relevant exception to copyright.

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Site Address

**82 Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

39262/APP/2013/2285

Scale

1:1,250

Planning Committee

North Page 120

Date

**November
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CHARLES CURRAN HOUSE BONIFACE ROAD ICKENHAM

Development: Conservation Area Consent for the demolition of existing care home.

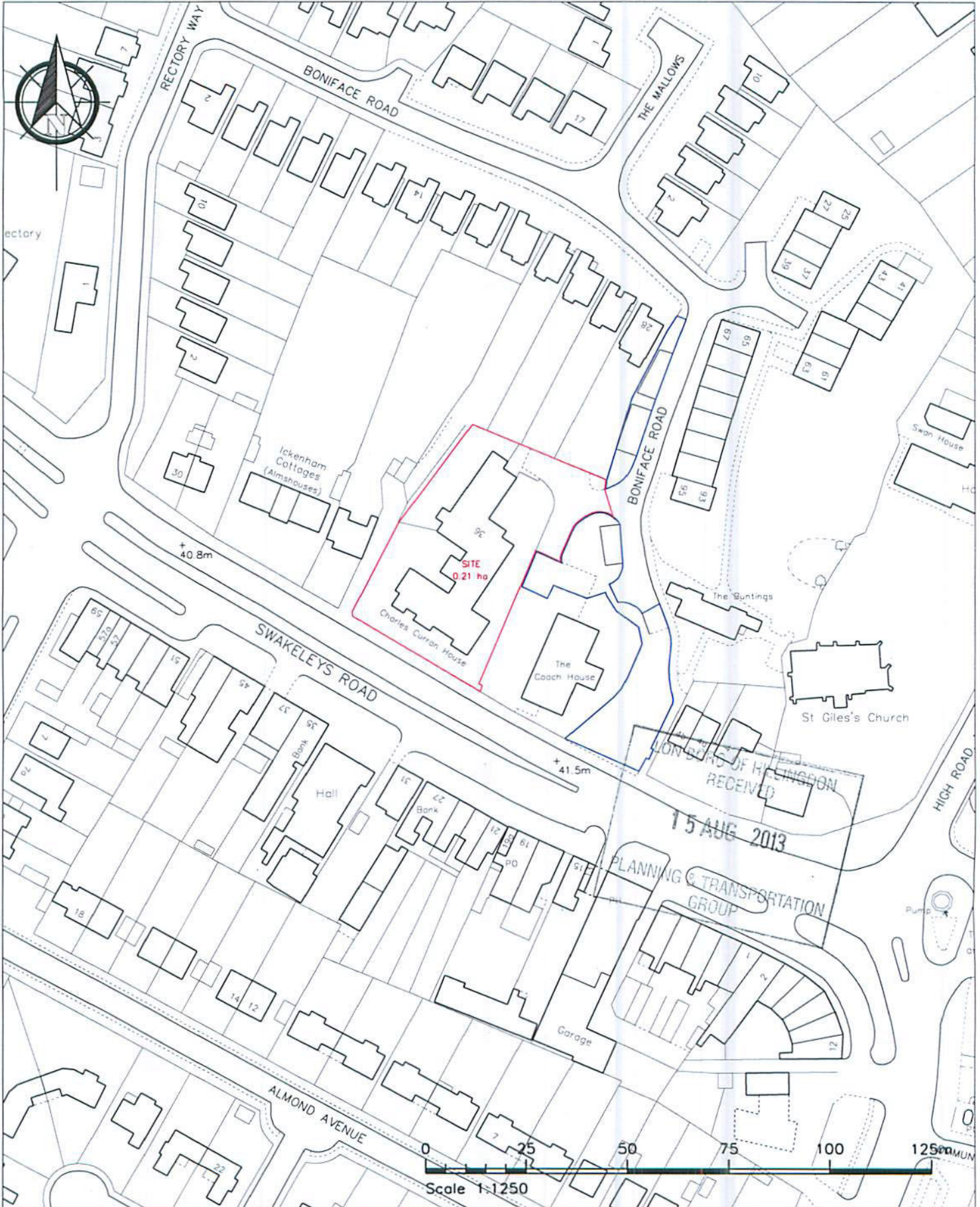
LBH Ref Nos: 1022/APP/2013/2345

Date Plans Received: 15/08/2013

Date(s) of Amendment(s): 30/09/2013

Date Application Valid: 15/08/2013

15/08/2013




HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

NOTES - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project CHARLES CURRAN HOUSE, 36 BONIFACE ROAD, ICKENHAM, UB10 8BU		Scale 1:1250 @ A4	Drawn by SAM
Description SITE LOCATION PLAN		Date 13/08/13	Checked by SV
		Drawing No. 2013/D115/P/01	Rev.



SURVEY KEY

- PI Pipe
- BE Beacon
- BI Borehole
- BS Bus Stop
- CC Coal Chute
- DH Drain
- DS Downspout
- FS Flagstaff
- GP Gas Valve
- LC Lamp Column
- MP Mast
- MB Manhole
- NP Notice Board
- OT Outfall
- U Undersill
- G Gully Cover
- C Cable TV Cover
- E Electricity Cover
- W Water Meter
- F Fire Hydrant
- C Control Box
- S Survey Station
- TS Tree Stump
- Y Y Post
- WB Waste Bin
- WP Waste Pipe
- WT Water Tap
- A Leach Mark
- M Manhole
- CI Cable TV Cover
- E Electricity Cover
- W Water Meter
- F Fire Hydrant
- C Control Box
- S Survey Station

LON BORO OF HILLINGDON
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HILLINGDON
 LONDON
 CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, URBIDGE, MIDDLESEX, UB8 3JW
 Tel: 01895 237 111
 Fax: 01895 277 224
 CHARLES CURRAN HOUSE
 36 BONIFACE ROAD
 ICKENHAM, UB10 8BU
 SCALE: 1:300 @ A3
 DRAWN BY: SAM
 CHECKED BY: SV
 DATE: 13/08/13
 PROJECT NO: 2013/D/115/P/02



Ickenham Cottages (Almshouses)

Appletree Cottage 20



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CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBRODE, MIDDLESEX, URB 11JW
Tel: 01895 250 111
Fax: 01895 277 224

CLIENT: CHARLES CURRAN HOUSE
36 BONIFACE ROAD
ICKENHAM, UB10 8BU

PROPOSED SITE PLAN

NO.	REV.	DATE	BY	CHKD
1	1	17/01/13	SV	SV
2	1	13/01/13	SAW	SAW

PROJECT NO: 2013/0115/P/03

Schedule of Accommodation

6 No 4 Bed 7P 2storey houses

Parking: - 12 spaces including 2 No disabled spaces.

B=Bin Location

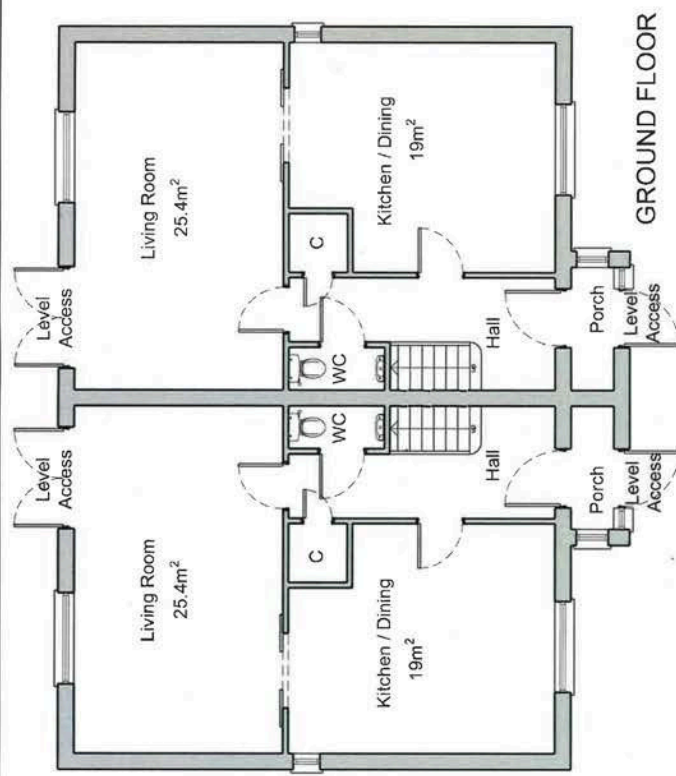
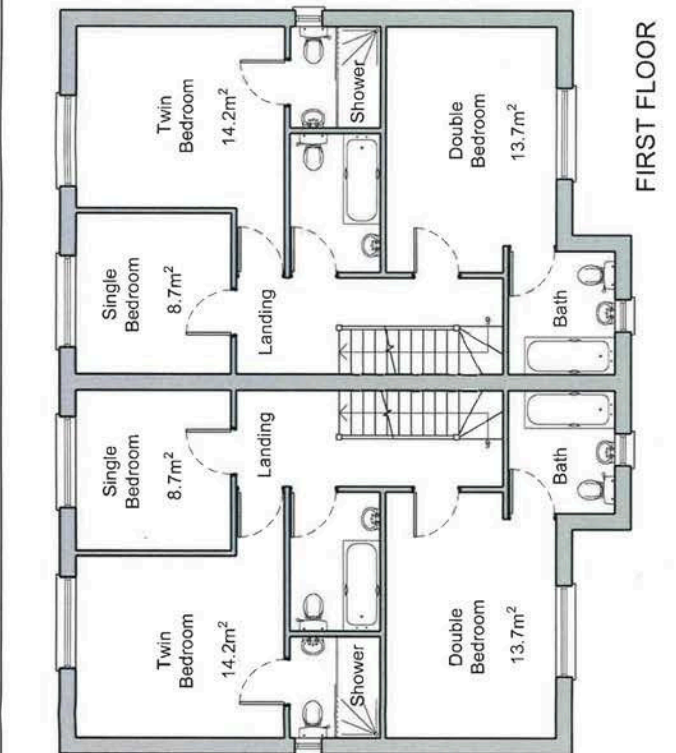
NOTES

1. The Contractor shall verify all dimensions at the site before starting work. Any discrepancy shall be reported to the Client immediately. No work shall proceed until the discrepancy has been resolved.

2. THIS IS NOT SCALE FROM THIS DRAWING

Now pedestrian opening refer to drawing no. 2013/0115/P/08 for details

MET 15
 The Client/Architect must verify all dimensions of the job before adding to the drawings. It is the responsibility of the Client/Architect to ensure that the drawings are correct and that the dimensions are correct. DO NOT SCALE FROM THE DRAWING.



GIA for each house = 148m²

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 PLANNING & TRANSPORTATION
 GROUP

Revision	Number	Date

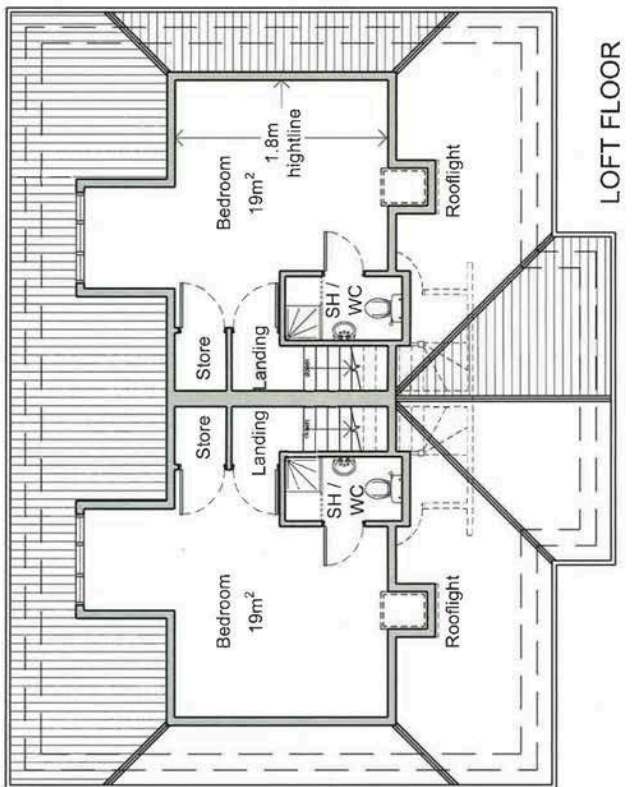
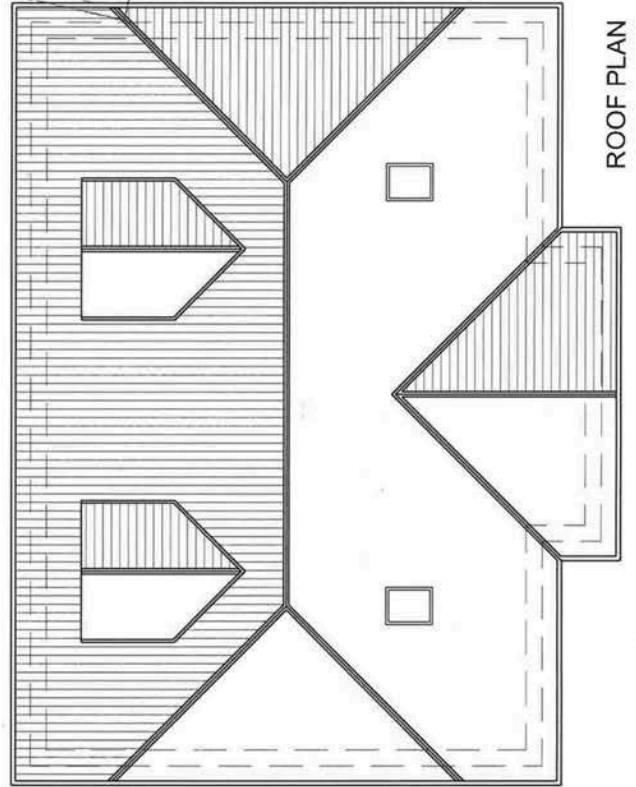
HILLINGDON
 LONDON
 COMMERCIAL PROPERTY & CONSTRUCTION GROUP
 40/11, CIVIC CENTRE, ULRIDGE, MIDDLESEX, UXA 11W
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT: CHARLES CURRAN HOUSE
 38 BONIFACE ROAD
 ICKENHAM, UB10 8BU

PROPOSED FLOOR & ROOF PLANS

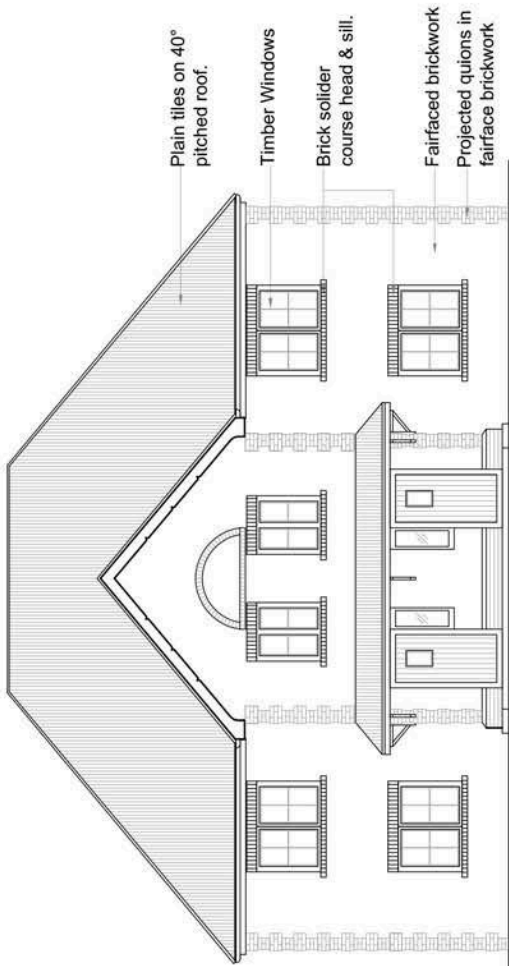
Scale: 1:100 @ A3
 Drawing No: 13/08/13
 Date: 15/08/13

2013/D115/P/04

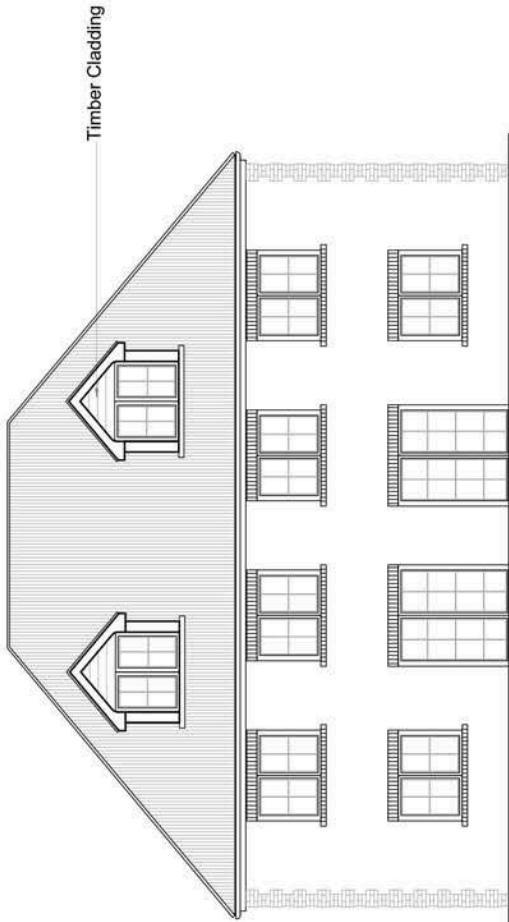


NOTES

The Contractor shall verify all dimensions at the site before starting work. Any discrepancy between the dimensions shown on this drawing and the actual dimensions must be reported to the Contract Administrator immediately. DO NOT SCALE FROM THIS DRAWING.

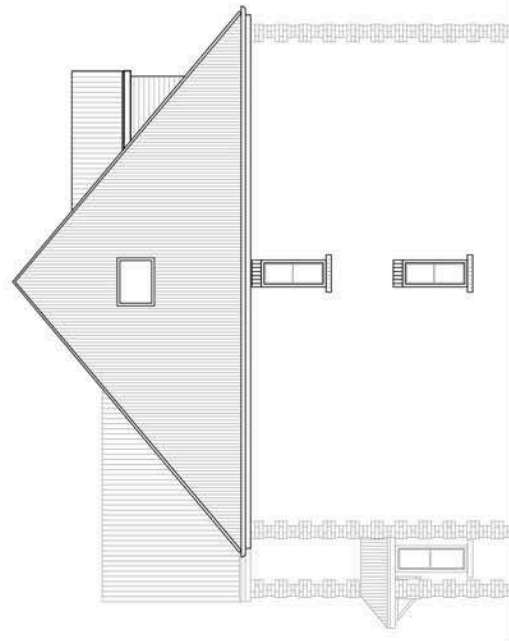


FRONT ELEVATION

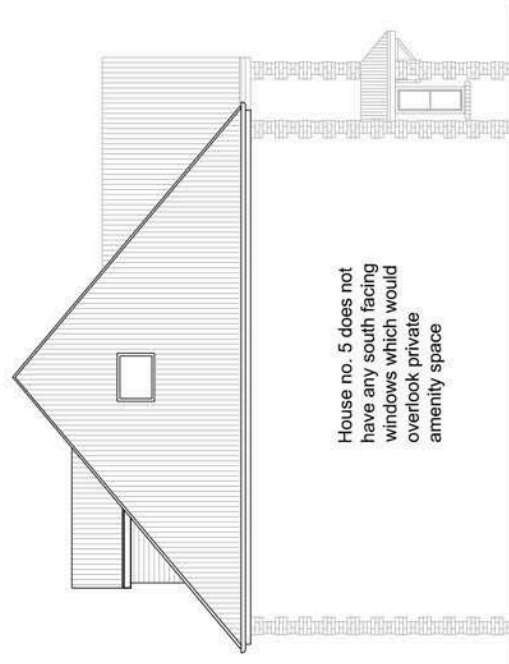


REAR ELEVATION

- Cast iron rainwater gutters & downpipes
- Timber fascia & Soffit boards
- Plain tiles on 40° pitched roof
- Fairface brick walls
- Timber windows & doors



TYPICAL SIDE ELEVATION



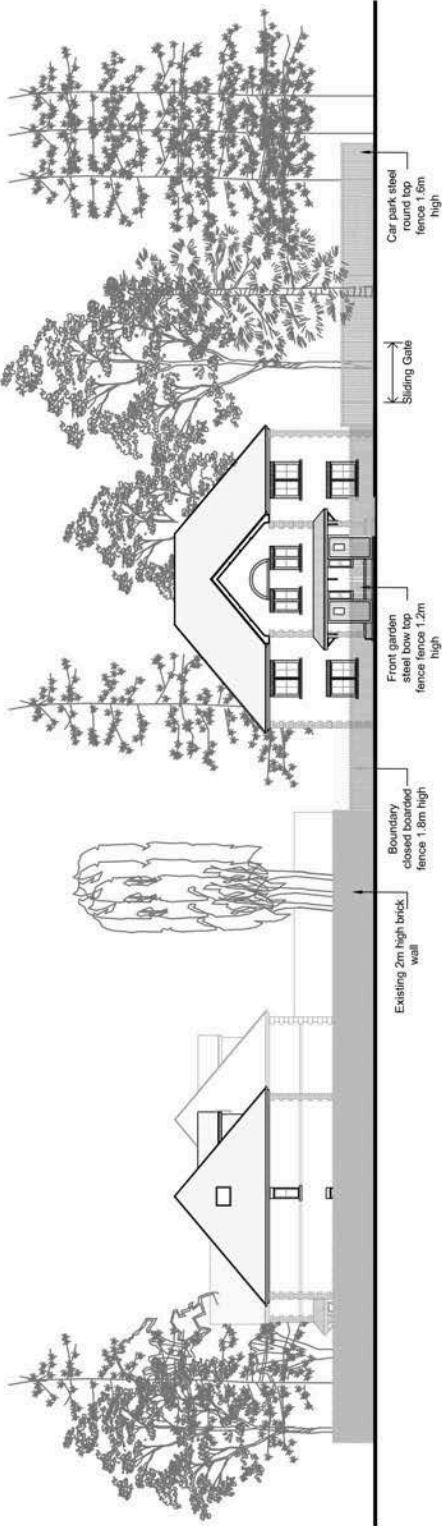
House no. 5 does not have any south facing windows which would overlook private amenity space

HOUSE NO. 5 SIDE ELEVATION

<p>HILLINGDON LONDON</p> <p>CORPORATE PROPERTY & CONSTRUCTION GROUP 4th/11, ONE CENTRE, URBANAGE, MIDDLESEX, U88 1UH Tel: 01885 256 111 Fax: 01885 277 224</p>			
Rev	Revision notes	Issue	Date
A	Drawings amended	SA	24/09/13
B	Cast iron rainwater gutters and window surrounds added to rear elevation & added. Front door with window changed to side.	ST	20/09/13
<p>PROJECT CHARLES CURRAN HOUSE 36 BONIFACE ROAD ICKENHAM, UB10 8BU</p>		<p>DATE 11/06/13</p> <p>COUNTRY SV</p> <p>PROJECT NO. 1100 @ A3</p> <p>DATE 13/08/13</p>	
<p>PROPOSED ELEVATIONS</p>		<p>DATE 2013/D15/P/05</p> <p>BY B</p>	

NOTES

The Contractor shall verify all dimensions at the site before starting work. Any discrepancy between the dimensions shown on this drawing and the actual site dimensions must be reported to the Client immediately. The Client shall be responsible for any discrepancies that arise. DO NOT SCALE FROM THIS DRAWING.



ELEVATION B-B - Scale 1:250



SITE PLAN - Scale 1:1250

ST	30/09/13
DATE	30/09/13
PROJECT NAME	CHARLES CURRAN HOUSE
PROJECT ADDRESS	36 BONIFACE ROAD, ICKENHAM, UB10 8BU
CLIENT	CHARLES CURRAN
ARCHITECT	HILLINGDON LONDON
DATE	30/09/13

HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
40/11, GINC CENTRE, URBOROUGH, WILTSHIRE, WSS 1UR
Tel: 01845 256 111
Fax: 01845 277 224

PROJECT: CHARLES CURRAN HOUSE
36 BONIFACE ROAD
ICKENHAM, UB10 8BU

DESCRIPTION: PROPOSED SECTIONAL ELEVATIONS

DATE	30/09/13
BY	SV
SCALE	1:250
PROJECT NO.	13/08/13
REV	B



ELEVATION A-A (View from Swakeleys Road) - Scale 1:250



NOTES

The information on this drawing is for the use of the client only. It is not to be used for any other purpose without the written consent of the Contractor. The Contractor shall be responsible for the correct interpretation of the drawing. DO NOT SCALE FROM THIS DRAWING.

LOW BOROUGH OF HILLINGDON
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GROUP



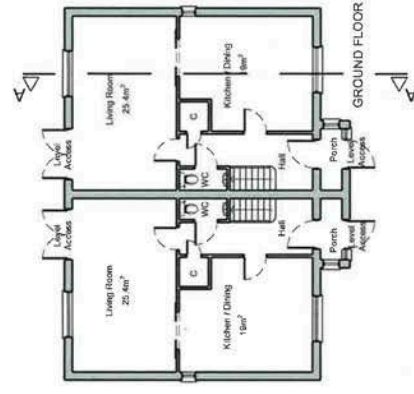
HILLINGDON
LONDON

COMMERCIAL PROPERTY & CONSTRUCTION GROUP
4th/11, ONE CENTRE, URBANAGE, WOODLEY, WOX
Tel: 01883 230 111
Fax: 01883 271 234

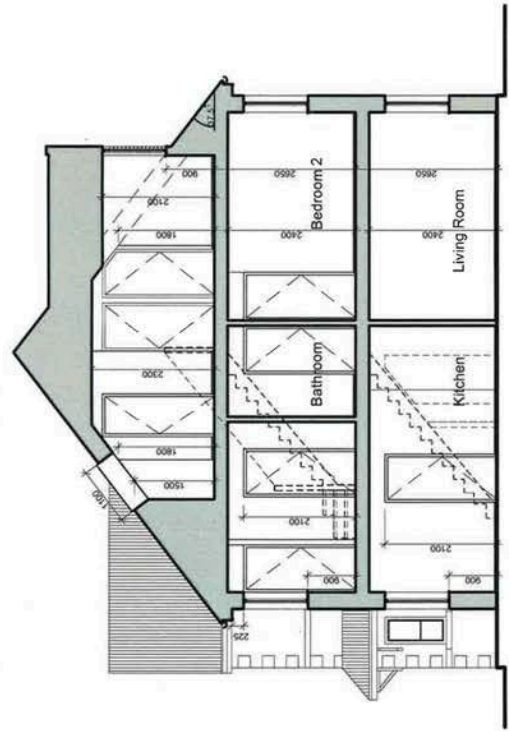
PROJECT: CHARLES CURRAN HOUSE
38 BONIFACE ROAD
ICKENHAM, UB10 8BU
01883 271 234

TYPICAL SECTION

DATE	20/03/13
DESIGNED BY	SV
CHECKED BY	SAM
ISSUED BY	AS SHOWN @A3
PROJECT NO.	2013/D115/P/07



GROUND FLOOR PLAN
Scale 1:200



TYPICAL SECTION A-A
Scale 1:100



NOTES
 1. The contractor must verify all dimensions and levels on site before construction.
 2. All work must be completed in accordance with the Contract Administration and Programme.
 3. DO NOT SCALE FROM THIS DRAWING

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 GROUP

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 LONDON

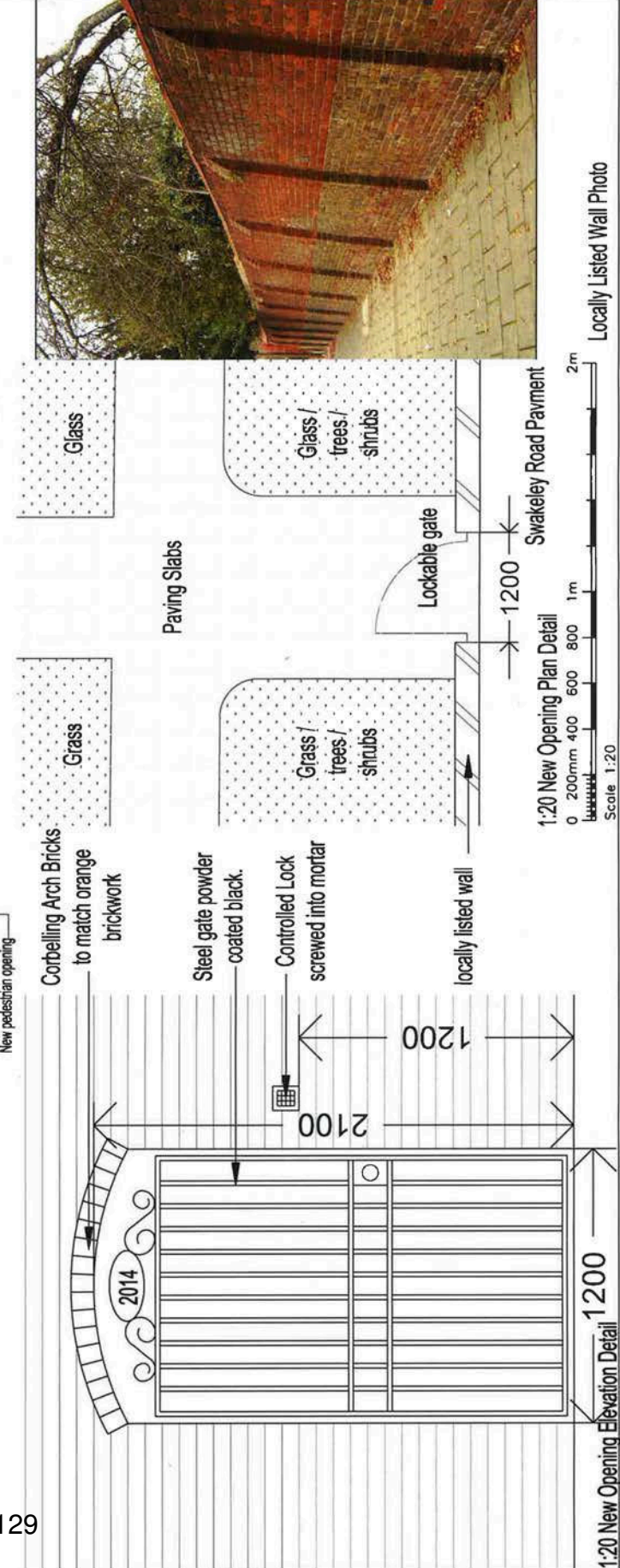
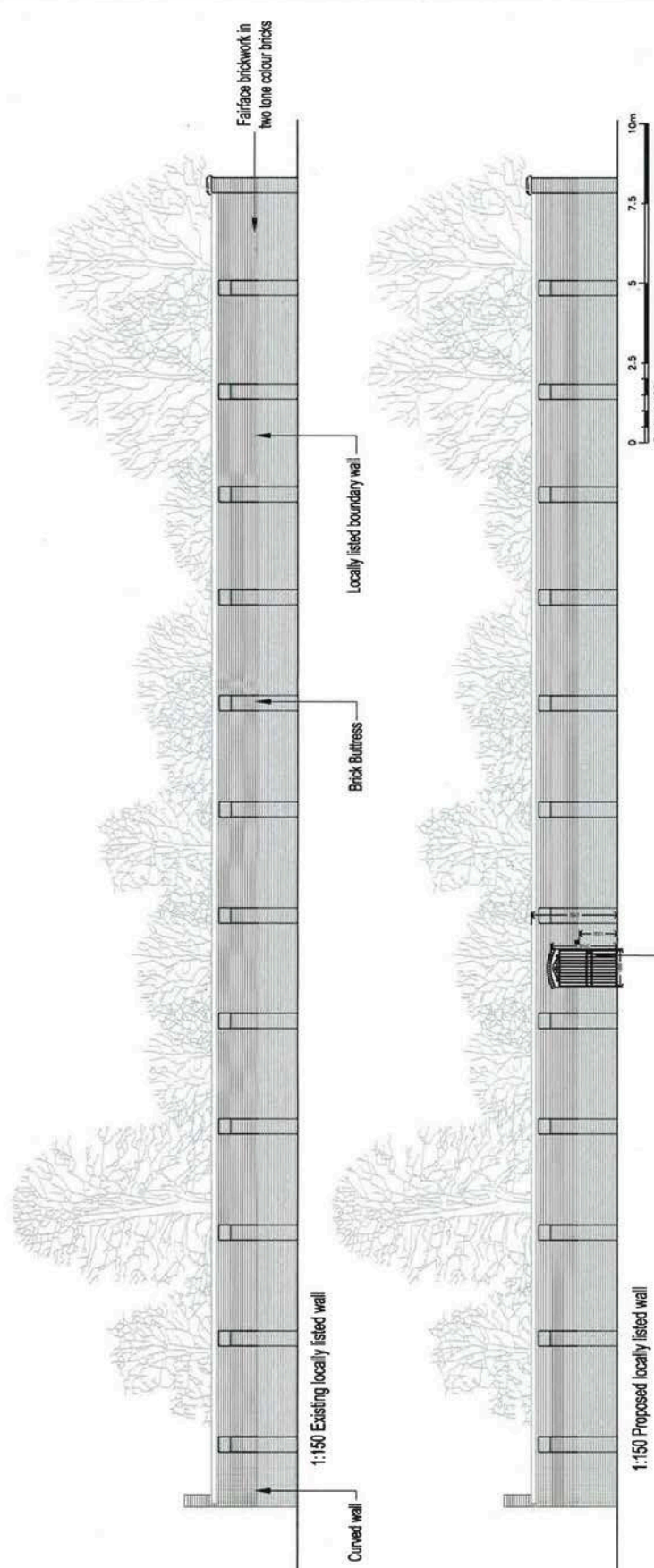
CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UBB 10W
 Tel: 01895 235 111
 Fax: 01895 227 224

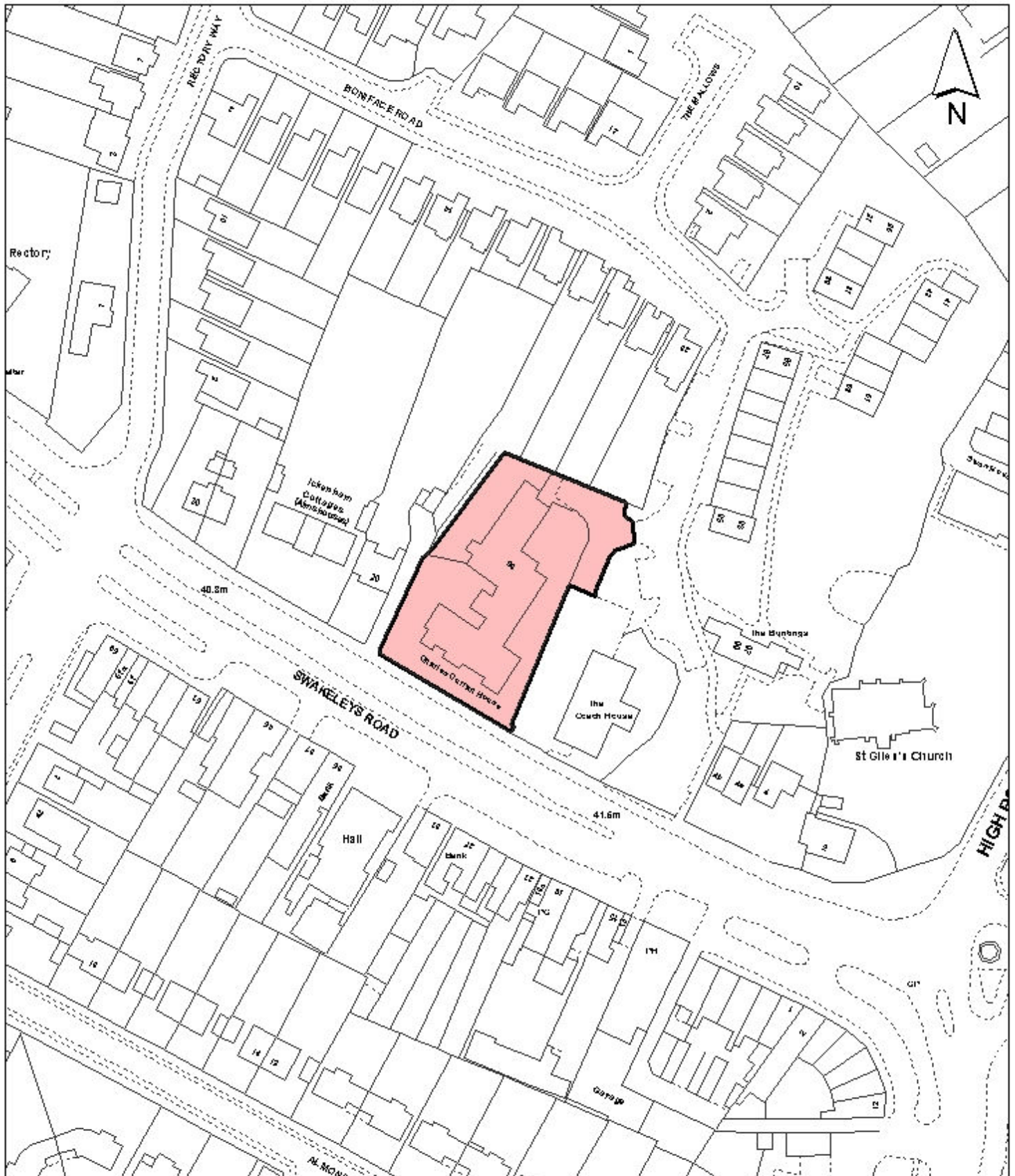
CHARLES CURRAN HOUSE SITE
 38 BONIFACE ROAD
 ICKENHAM, UB10 8BU

LOCALLY LISTED WALL NEW OPENING

NO	REV	DATE	BY	CHK
1	1	13/08/13	SV	

2013/D/115/P/08





Notes

 Site boundary

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Site Address

**Charles Curran House
Boniface Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

1022/APP/2013/2345

Scale

1:1,250

Planning Committee

North Page 130

Date

**November
2013**



HILLINGDON
LONDON

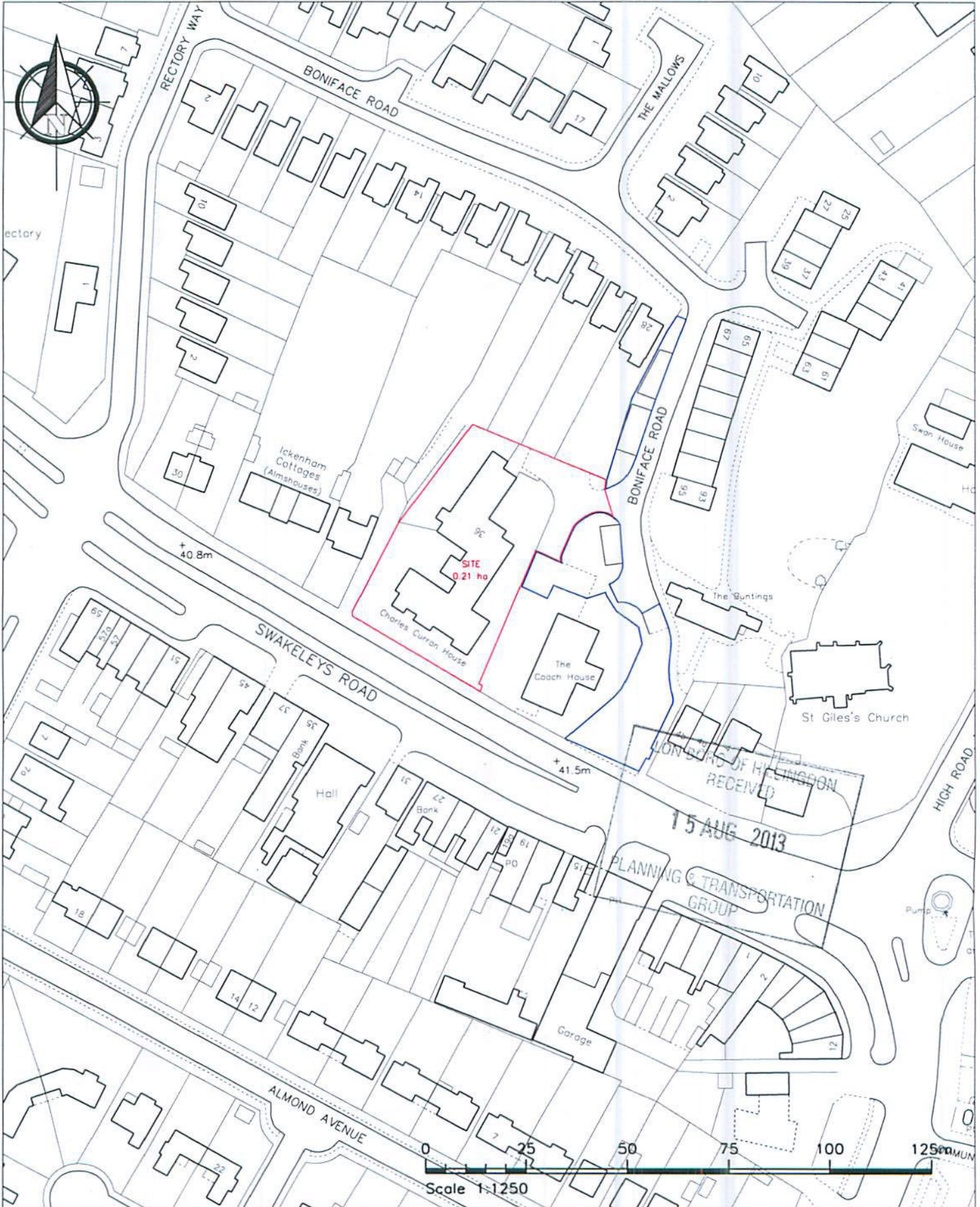
Report of the Head of Planning, Sport and Green Spaces

Address CHARLES CURRAN HOUSE BONIFACE ROAD ICKENHAM

Development: Demolition of existing care home and construction of 6 semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access.

LBH Ref Nos: 1022/APP/2013/2347

Date Plans Received:	15/08/2013	Date(s) of Amendment(s):	30/09/2013
Date Application Valid:	15/08/2013		16/09/2013
			15/08/2013



NOTES - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

Rev	Revision notes	Initials	Date
-	Project CHARLES CURRAN HOUSE, 36 BONIFACE ROAD, ICKENHAM, UB10 8BU	SAM	
-	Description SITE LOCATION PLAN	Checked by SV	
		Scale 1:1250 @ A4	Rev.
		Date 13/08/13	
		Drawing No. 2013/D115/P/01	



Ickenham Cottages (Almshouses)

Appletree Cottage 20



NOTES

1. The Contractor shall verify all dimensions at the site before construction. The responsibility for any errors in the information provided shall remain with the Client. The Contractor shall be responsible for any errors in the information provided.

2. DO NOT SCALE FROM THIS DRAWING

Schedule of Accommodation

6 No 4 Bed 7P 2storey houses

Parking: - 12 spaces including 2 No disabled spaces.

B=Bin Location

LON BORO OF HILLINGDON RECEIVED
15 AUG 2013
PLANNING & TRANSPORTATION GROUP

Revision	Number	Date

HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBRODE, MIDDLESEX, URB 11W
Tel: 01895 250 111
Fax: 01895 277 224

CLIENT: CHARLES CURRAN HOUSE
36 BONIFACE ROAD
ICKENHAM, UB10 8BU

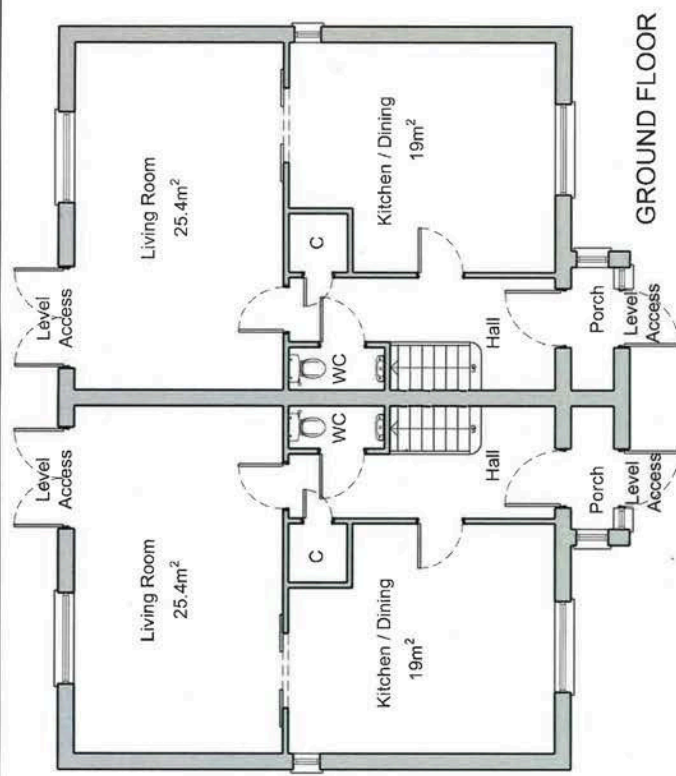
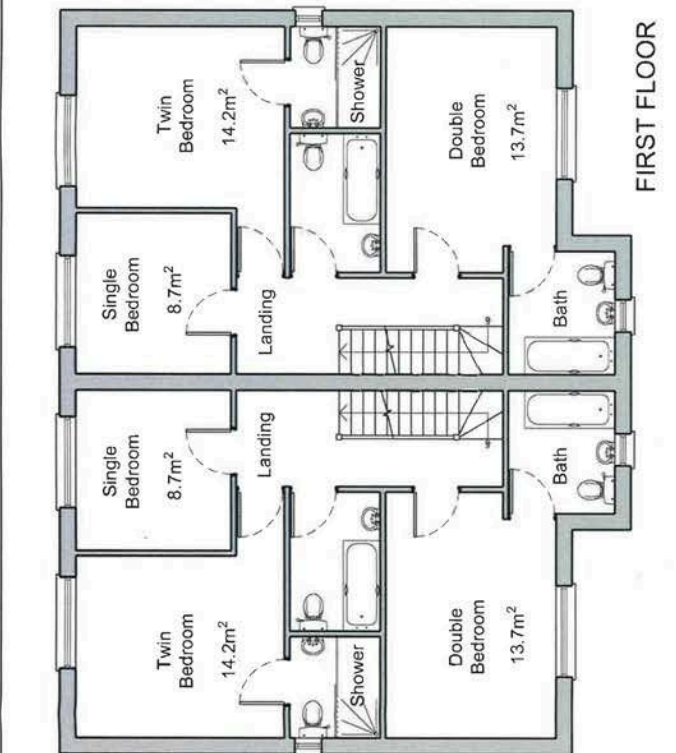
PROPOSED SITE PLAN

DATE: 13/03/08
SCALE: 1:300 @ A3
DRAWN BY: SAJ
CHECKED BY: SVJ
DATE: 17/03/13
REV: 1

2013/D/115/P/03

Now pedestrian opening refer to drawing no. 2013/D/115/P/08 for details

MET 15
 The Client/Architect must verify all dimensions of the job before starting work.
 All drawings are to be checked and approved by the Client/Architect before construction.
 DO NOT SCALE FROM THIS DRAWING



GIA for each house = 148m²

LOU BORO OF HILLINGDON
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 PLANNING & TRANSPORTATION
 GROUP

Revision	Number	Date

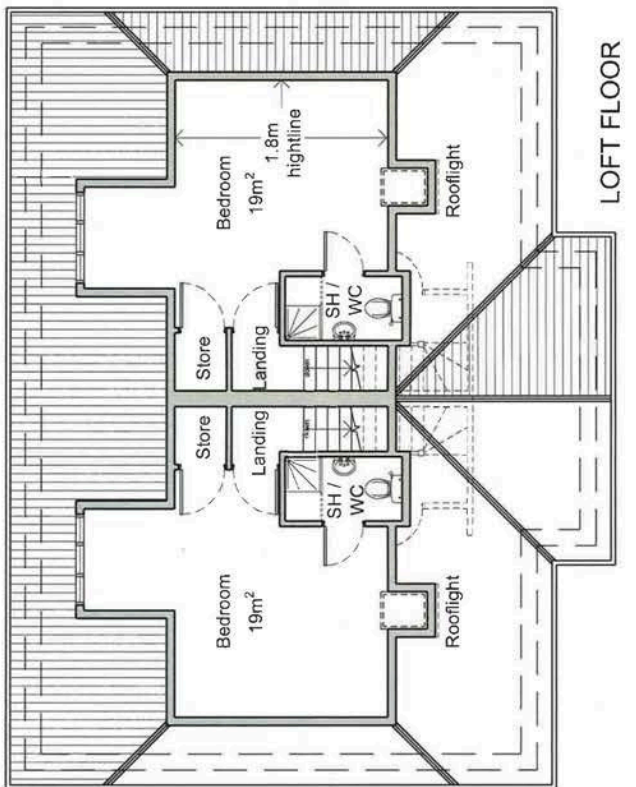
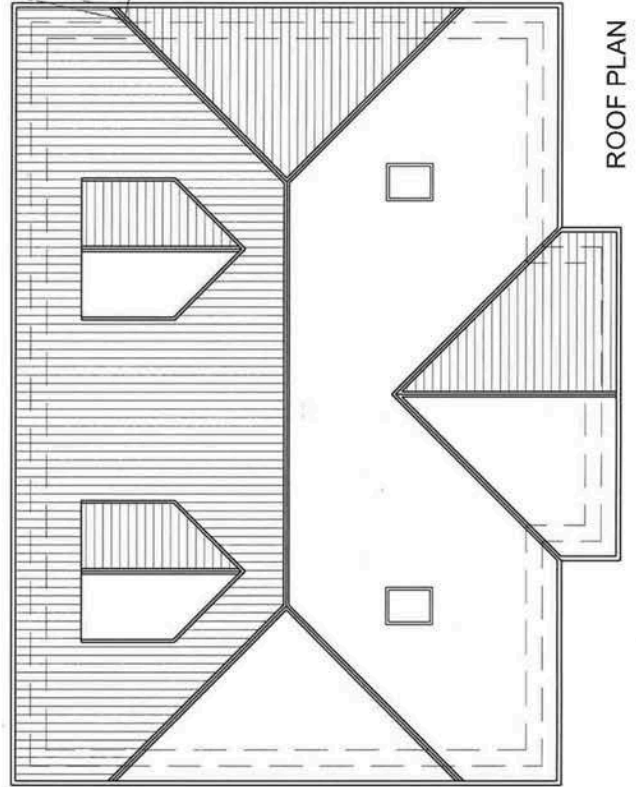
HILLINGDON
 LONDON
 COMMERCIAL PROPERTY & CONSTRUCTION GROUP
 40/11, CIVIC CENTRE, URBISCOPE, WOLCOTE, LIA, UK
 Tel: 01925 250 111
 Fax: 01925 277 224

PROJECT: CHARLES CURRAN HOUSE
 38 BONIFACE ROAD
 ICKENHAM, UB10 8BU

PROPOSED FLOOR & ROOF PLANS

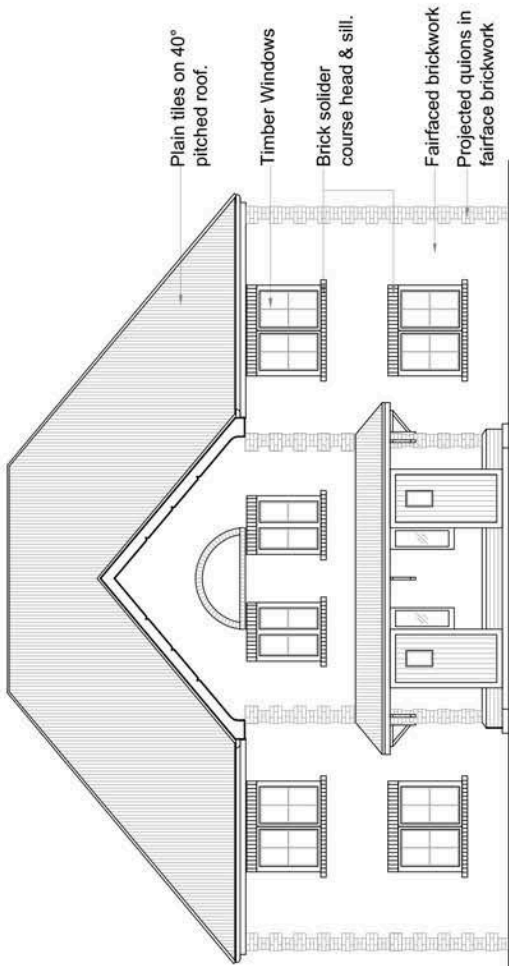
1:100 @ A3
 1:200 @ A4
 1:500 @ A5
 1:1000 @ A6

2013/D115/P/04

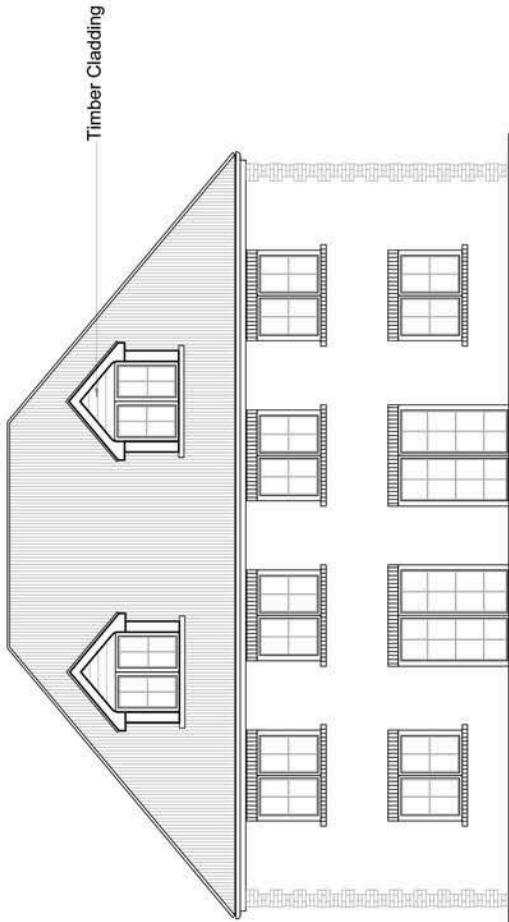


NOTES

The Contractor shall verify all dimensions of the site before starting work. All dimensions shall be taken from the corner of the building. Any discrepancies must be reported to the Client immediately. The Client shall be responsible for any errors in the drawing. DO NOT SCALE FROM THIS DRAWING.

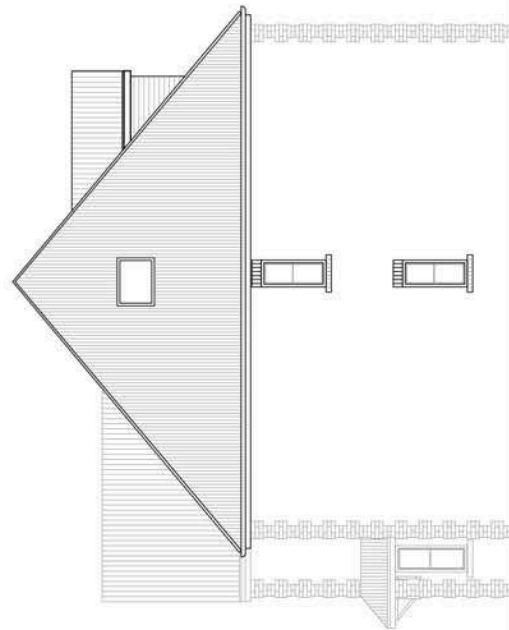


FRONT ELEVATION

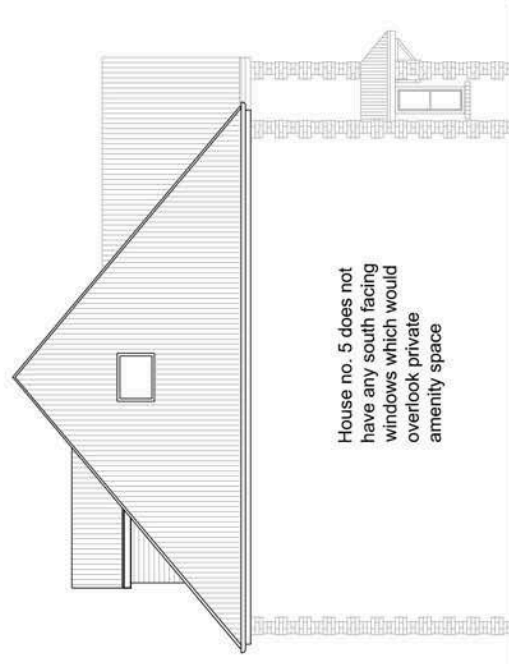


REAR ELEVATION

- Cast iron rainwater gutters & downpipes
- Timber fascia & Soffit boards
- Plain tiles on 40° pitched roof
- Fairface brick walls
- Timber windows & doors



TYPICAL SIDE ELEVATION

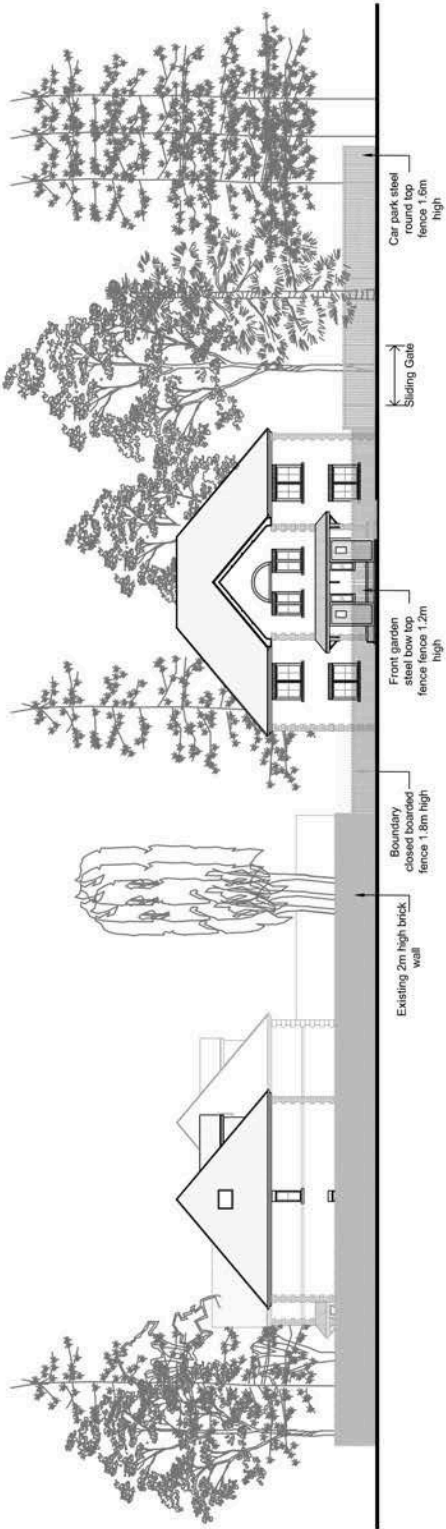


HOUSE NO. 5 SIDE ELEVATION

ST	30/09/13
SA	24/09/13
Issue	Date
CORPORATE PROPERTY & CONSTRUCTION GROUP 40/11, ONE CENTRE, URBISIDE, MIDDELSEX, URB 10W Tel: 01885 256 111 Fax: 01885 277 224	
PROJECT: CHARLES CURRAN HOUSE 36 BONIFACE ROAD ICKENHAM, UB10 8BU	
PROPOSED ELEVATIONS	
No. 1100 @ A3 Scale: 1:100 Date: 13/08/13	No. 1100 @ A3 Scale: 1:100 Date: 13/08/13
2013/D115/P/05	
B	

NOTES

The Contractor shall verify all dimensions at the site before starting work. Any discrepancy between the dimensions shown on this drawing and the actual site dimensions must be reported to the Client immediately. The Client shall be responsible for any discrepancies that arise. DO NOT SCALE FROM THIS DRAWING.



ELEVATION B-B - Scale 1:250



SITE PLAN - Scale 1:1250



ELEVATION A-A (View from Swakeleys Road) - Scale 1:250



SET	30/09/13
DATE	24/09/13
PROJECT	CHARLES CURRAN HOUSE
LOCATION	36 BONIFACE ROAD, ICKENHAM, UB10 8BU
CLIENT	CHARLES CURRAN HOUSE
ARCHITECT	HILLINGDON LONDON
CONTACT	40/11, GINC CENTRE, URBOROUGH, WILTSHIRE, WSS 1UW
PHONE	TEL: 01845 256 111
FAX	FAX: 01845 277 224

HILLINGDON LONDON
CORPORATE PROPERTY & CONSTRUCTION GROUP
40/11, GINC CENTRE, URBOROUGH, WILTSHIRE, WSS 1UW
TEL: 01845 256 111
FAX: 01845 277 224

PROJECT: CHARLES CURRAN HOUSE
36 BONIFACE ROAD
ICKENHAM, UB10 8BU

PROPOSED SECTIONAL ELEVATIONS

DATE	13/08/13
BY	SV
SCALE	1:250
PROJECT	2013/D115/P/06
REV	B

NOTES
 The contractor must verify all dimensions and levels on site before construction.
 All work must be completed in accordance with the Contract Administration and Planning.
 DO NOT SCALE FROM THIS DRAWING

LOW BORO OF HILLINGDON
 RECEIVED
 15 AUG 2013
 PLANNING & TRANSPORTATION
 GROUP

HILLINGDON
 LONDON

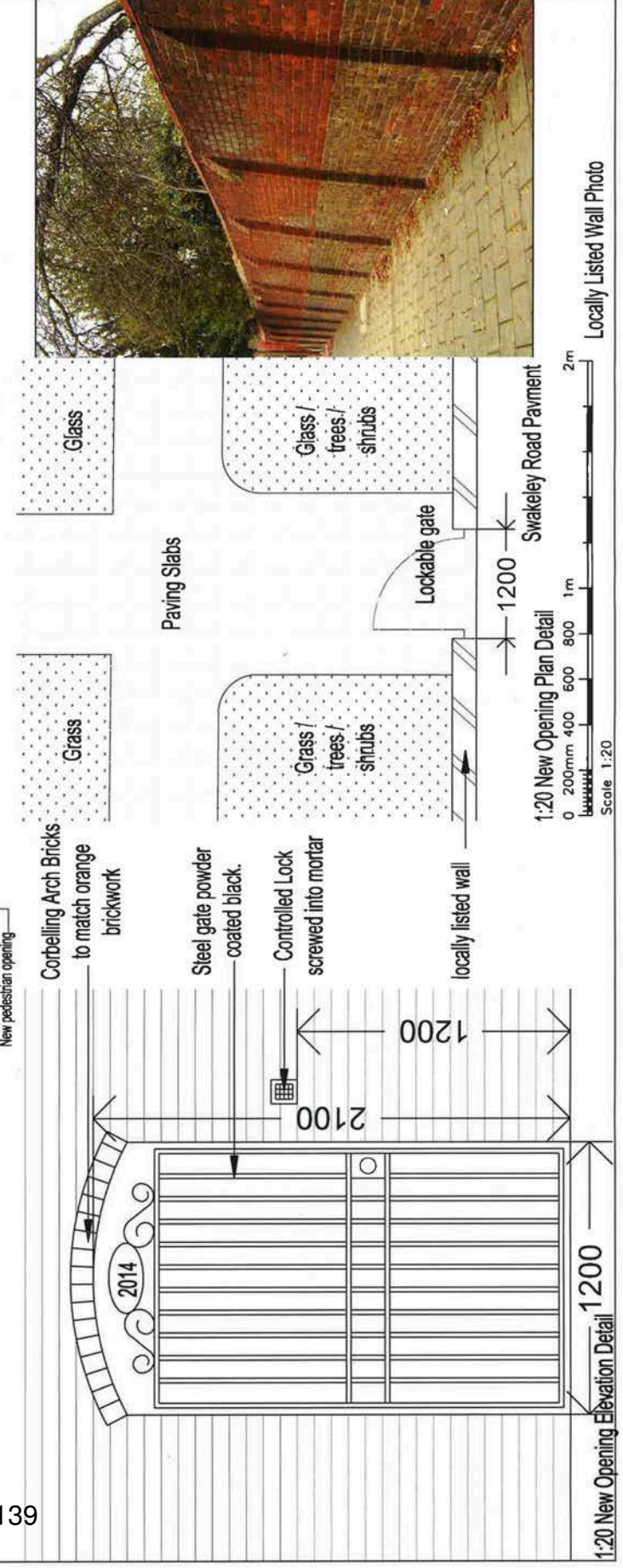
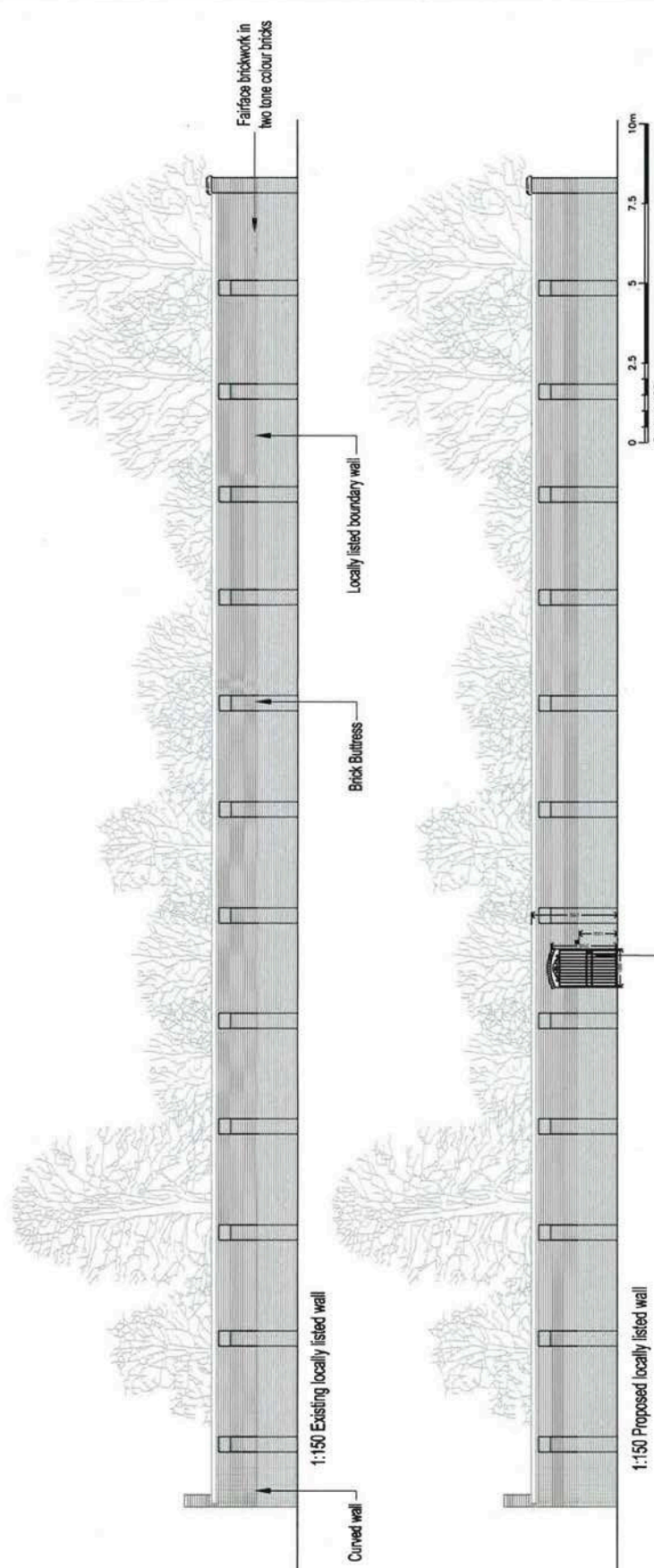
CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UBB 1UW
 Tel: 01895 235 111
 Fax: 01895 227 224

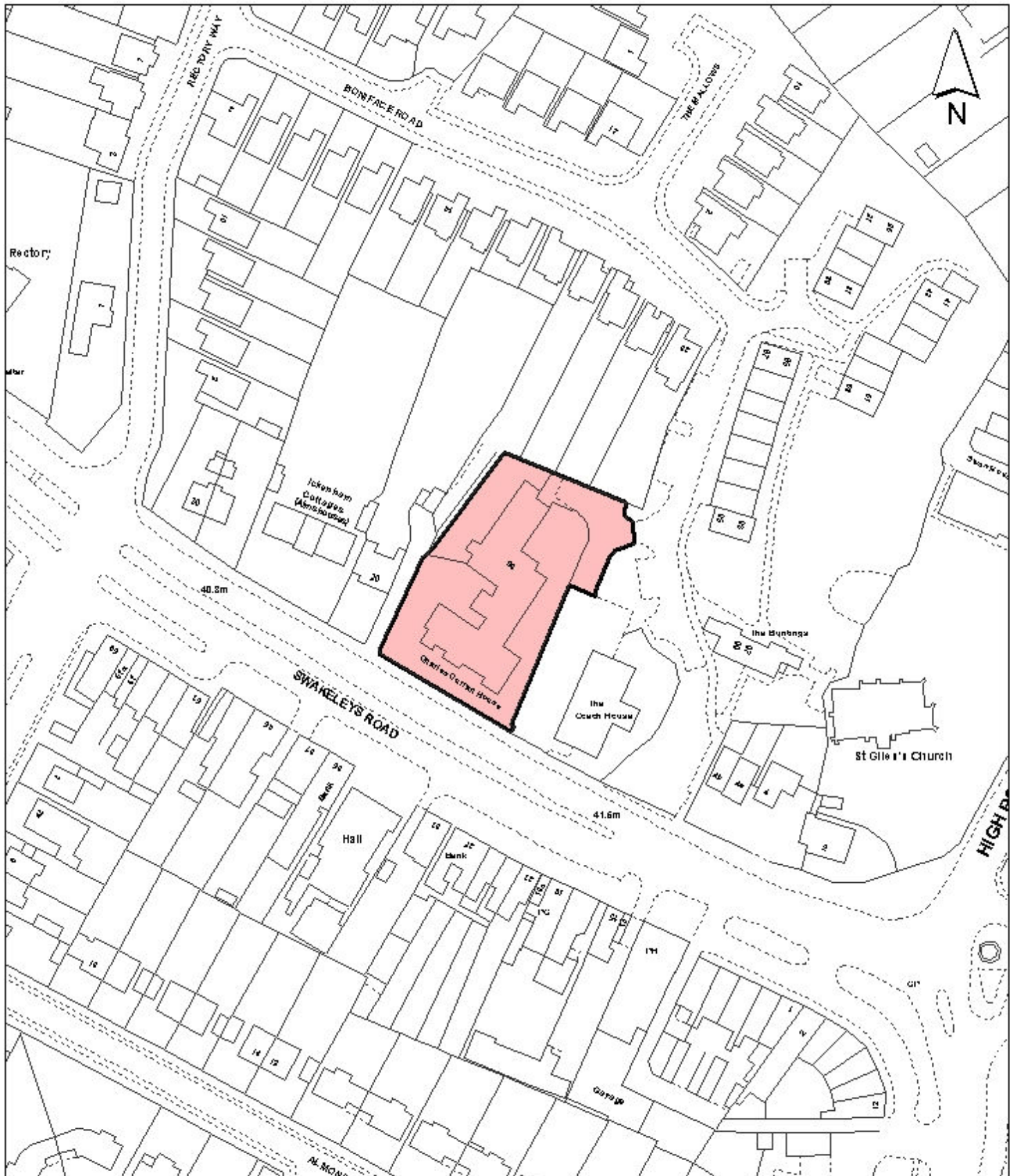
CHARLES CURRAN HOUSE SITE
 38 BONIFACE ROAD
 ICKENHAM, UB10 8BU

LOCALLY LISTED WALL NEW OPENING


NO	REV	DATE	BY	CHK
1	1	13/08/13	SV	

2013/D/115/P/08





Notes

 Site boundary

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Site Address

**Charles Curran House
Boniface Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

1022/APP/2013/2347

Scale

1:1,250

Planning Committee

North Page 140

Date

**November
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 73 SWAKELEYS ROAD ICKENHAM

Development: Change of use from Use Class A1 (Shops) to Use Class A3 (Cafe)

LBH Ref Nos: 52680/APP/2013/1396

Date Plans Received: 28/05/2013

Date(s) of Amendment(s): 28/05/2013

Date Application Valid: 31/05/2013

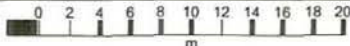
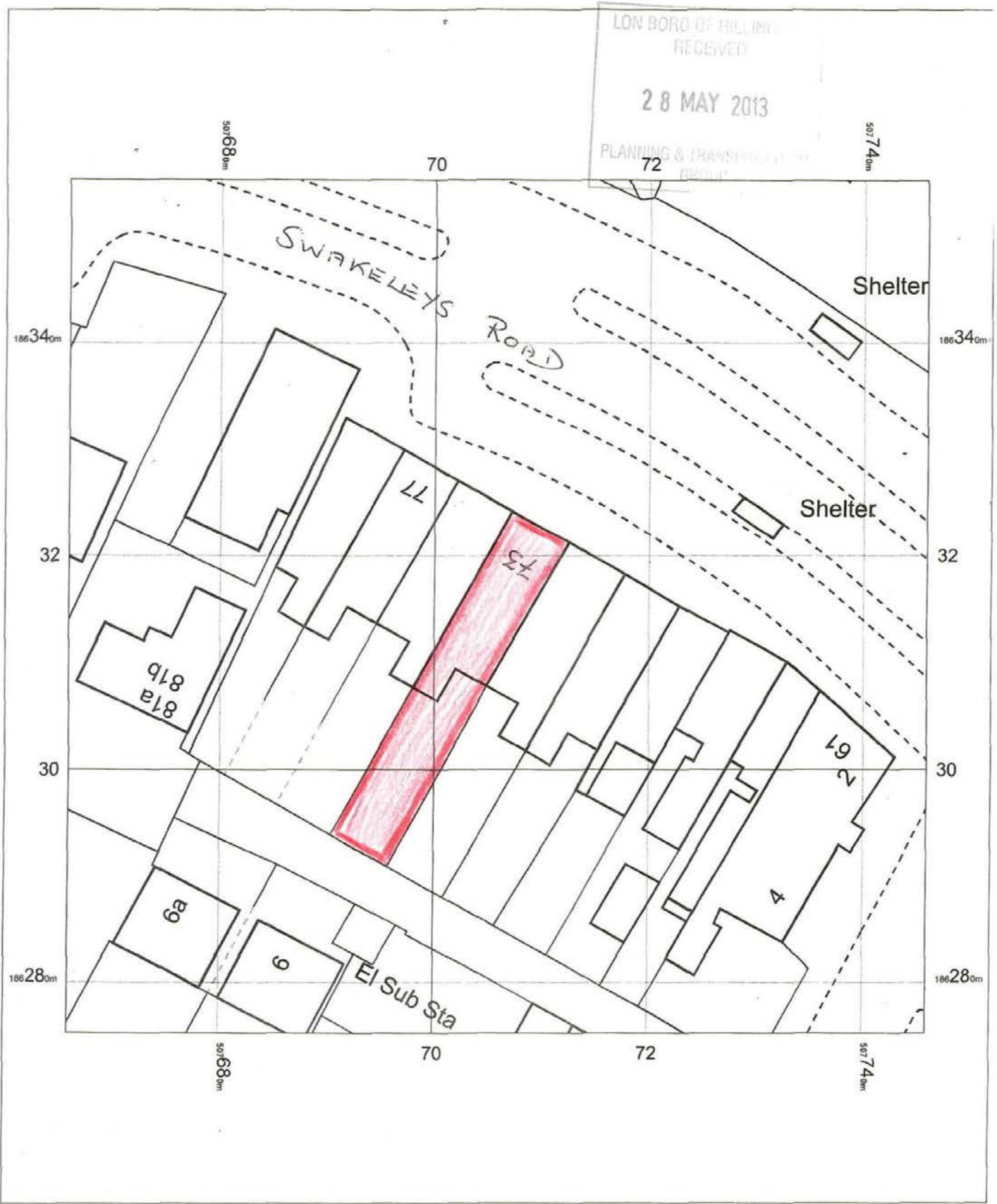
20/09/2013

DPTP1491

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RECEIVED

28 MAY 2013

PLANNING & TRANSPORT GROUP



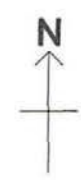
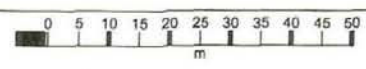
OS Mastermap
20 December 2012, ID: BW1-00197798
www.blackwellmapping.co.uk
1:500 scale print at A4, Centre: 507706 E, 186315 N
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APT P1491

LDN BORO OF HILLINGDON
RECEIVED
28 MAY 2013
PLANNING & TRANSFORMATION
GROUP



OS Mastermap
20 December 2012, ID: BW1-00197797
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1:1250 scale print at A4, Centre: 507706 E, 186315 N

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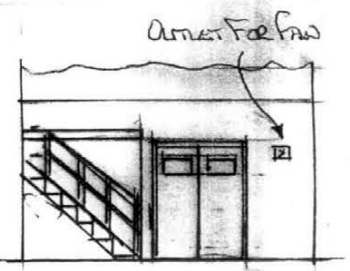
TEL: 01865 333 677
maps.oxford@blackwell.co.uk



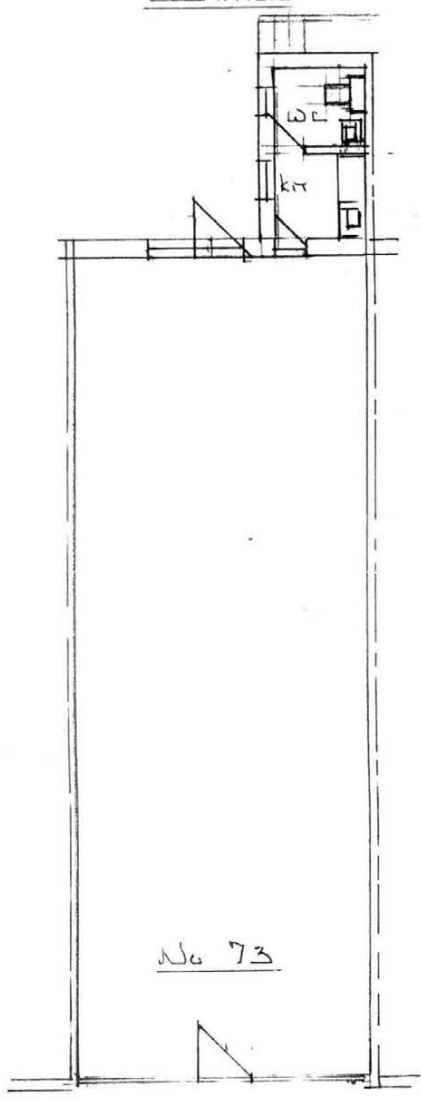
EXISTING FRONT ELEVATION



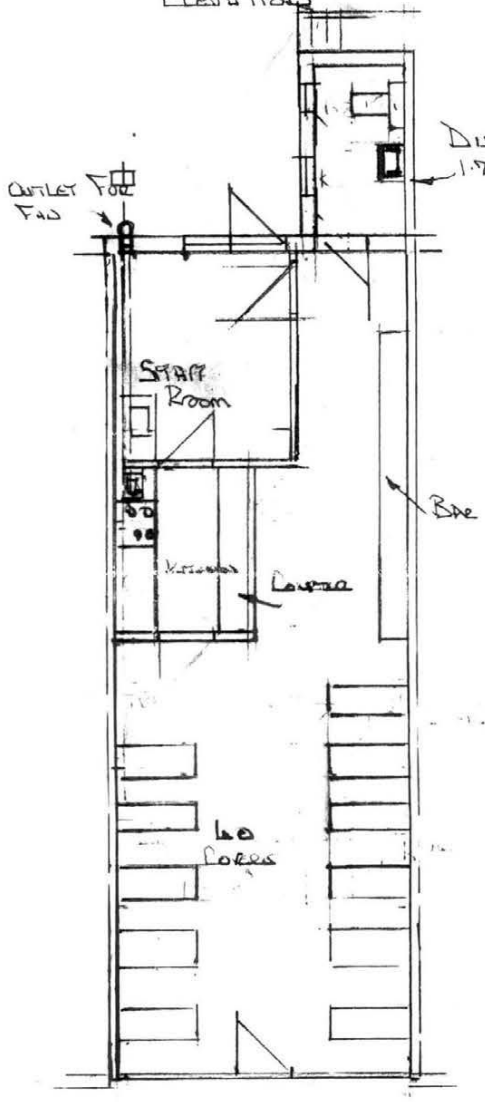
PROPOSED FRONT ELEVATION



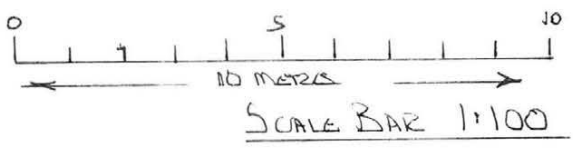
EXISTING & PROPOSED REAR ELEVATION



EXISTING PLAN



PROPOSED PLAN



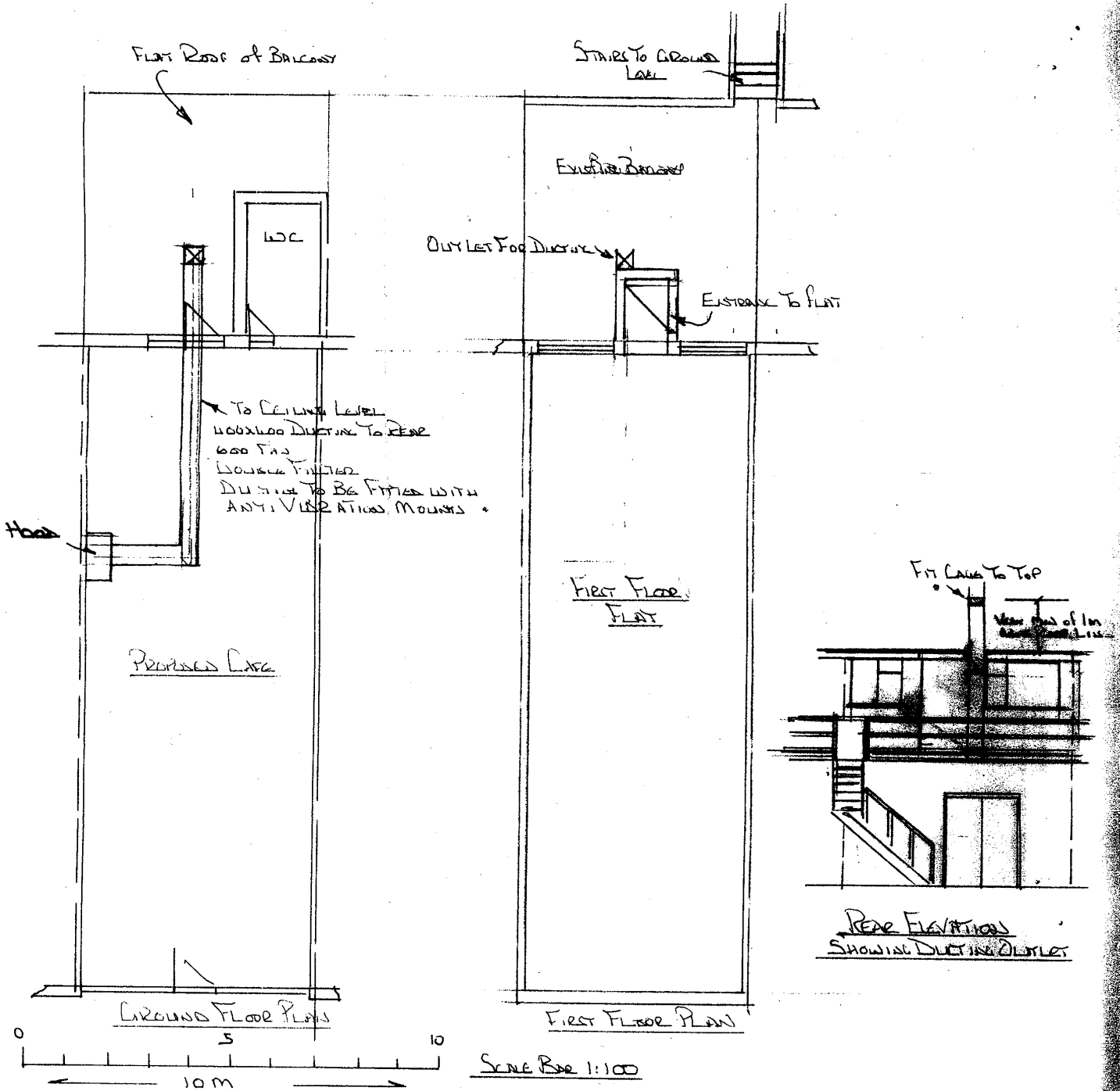
APT P1451

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SCALE 1:100 J W EVANS ARCHITECTURAL DRAWINGS 298 Woodlands Ave. Eastcote, Ruislip, Middx. HA4 9QZ 020 8868 7593	DRAWING NO 2356 PROPOSED CHANGE OF USE FROM PET CARE LTD TO A3 (CAFE) 73 SWAKELEYS ROAD ICKENHAM LUXBRIDGE UB 10 8DD TEL 07846278280
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YASIN
 07449553935
 02084202018



HENRIATA ASHUR.



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SCALE 1:100	DRAWING No 2356/5
J W EVANS ARCHITECTURAL DRAWING 298 Woodlands Ave. Eastcote, Ruislip, Middx. HA4 9QZ 020 8868 7593	PROPOSED DUCTING LAYOUT FOR CAGE (A3) 13 SWAKELETS ROAD ICKLEHAM LONDON UB10 8DD TEL 07846278280



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">73 Swakeleys Road Ickenham</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: 52680/APP/2013/1396</p>	<p>Scale 1:1,250</p>	 <p align="center">HILLINGDON COUNCIL</p>
	<p>Planning Committee North Page 146</p>	<p>Date November 2013</p>	

CONTRACTOR'S DESIGNER'S NOTES ON SIGNIFICANT HAZARDS

The following risks could not be designed out and should be carefully monitored on site during the construction phase and during any future occupation. These risks are highlighted in red. These risks relate solely to information shown on this drawing. Contractors are advised to be considered to be advised, or likely to be obvious to a competent contractor or other professional. Contractors are advised to be subject to revision as the design develops.

Peculiarly hazardous areas are highlighted with a red triangle on the drawing and noted below.

TO BE USED ONLY AS GUIDANCE

Scale bars

1:100	mm	1000	3000	5000
1:200	mm	500	1500	2500
1:500	M	5	15	25
1:1250	M	10	30	50

B 27/09 Site Outline Corrected
 A 31/05 Site Outline Corrected

Revision Date Notes
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Project: Lees Avenue Garage Site
 Location: Lees Avenue, Kidslip

For: Ruislip Manor Cottage Society

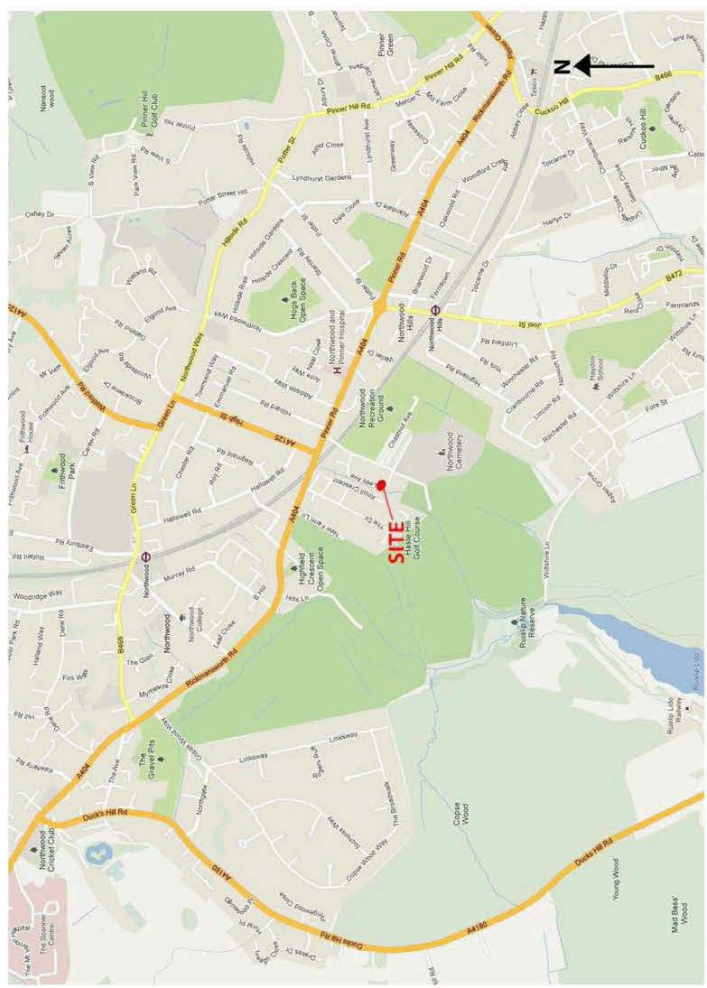
Drawing Title: Site Context and Red Line Plan

Scale: As Indicated @ A3

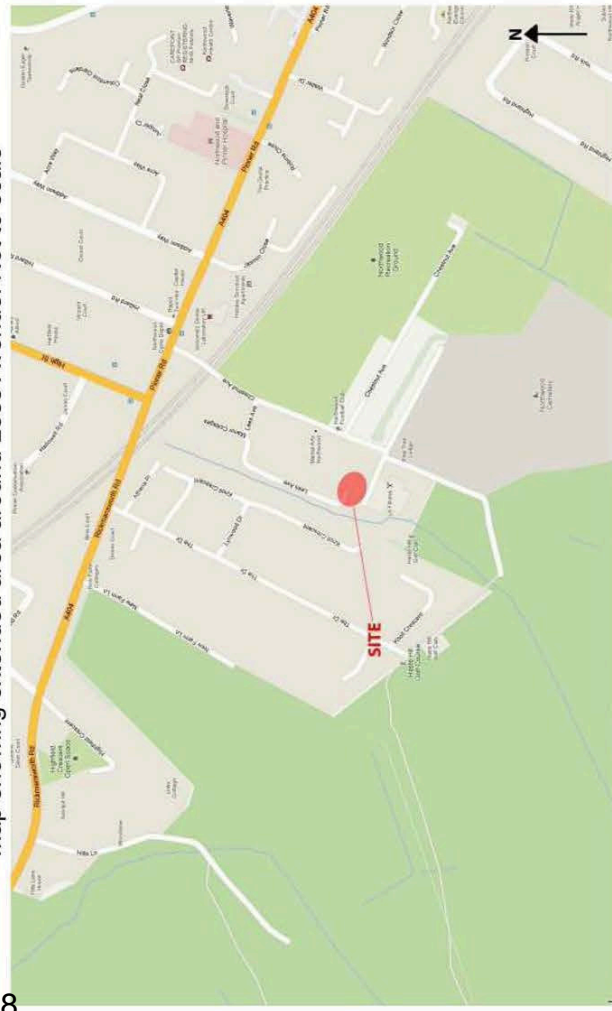
Drawn by	SL	Date	01/02/13	Checked	MH
Job No.	15005	Drawing No.	001	Rev.	B



Site and other homes owned by RMCS (Scale 1:1250)



Map showing extended area around Lees Avenue. Not to scale



Map showing Lees Avenue and surrounding area. Not to scale

0 (50mm intervals)



1

Existing Street Elevation -
Northwest Elevation

Scale 1:100



Page 28

Southwest Elevation -
Facing Terraced Houses

Scale 1:100



3

Northeast Elevation -
Facing Garages

Scale 1:100

NOTE: The above images are very accurate 3 dimensional laser scan surveys and can be measured to within 5mm

0 (50mm intervals)

CDM NOTE:
CDM REGULATION 2007 - DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS
In preparing this design Hester Architects have taken account of the significant residual risks which could cause a future hazard when constructing, using, maintaining or de-commissioning the building.
The following risks could not be designed out and have been identified as significant residual risks. The following risks could not be designed out and have been identified as significant residual risks. The following risks could not be designed out and have been identified as significant residual risks.
Particularly hazardous areas are highlighted with  on the drawing and noted below.



B	01/10/13	Site boundary follows line of garage
A	27/09/13	Initial layout designed
Revision	Date	Description / Notes

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Project
Lees Avenue Garage Site
Lees Avenue, Northwood

For
Ruislip Manor Cottage Society

Drawing title
Existing Site Elevations

Scale	1 : 100 @ A1	Checked	
Drawn by	SL	Date	31/05/13
Job No.	130005	Drawing No.	012
		Rev.	B



4 Existing Elevations plan
Scale 1 : 500

CON NOTE: CON REGULATIONS 2007 - DESIGNERS NOTE ON APPLICATION REF: 14/174

The following notes are intended to assist you in the use of the techniques which could cause future hazards to be identified, or to be avoided, or to be minimized or to be controlled.

The following sites could not be designed out and should be carefully monitored on the during the construction phase and during any future occupation of the site. These notes are intended to assist you in the use of the techniques which could cause future hazards to be identified, or to be avoided, or to be minimized or to be controlled.

Particular hazardous areas are highlighted with a triangle on the drawing and noted below.

D	01/10/13	Site Boundary follows line of
C	27/09/13	Southern Boundary Re-allocated
B	26/09/13	Rear Boundary Moved
A	10/09/13	East to Revised Boundary

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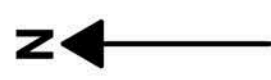
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Project
 Lees Avenue Garage Site
 Lees Avenue, Northwood

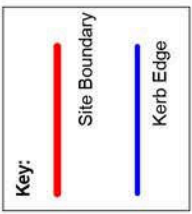
For
 Ruislip Manor Cottage
 Society

Drawing Title
 Existing Survey

Scale	1 : 200 @ A3
Drawn by	SL
Date	02/05/13
Checked by	MHT
Scale	002
Rev.	D



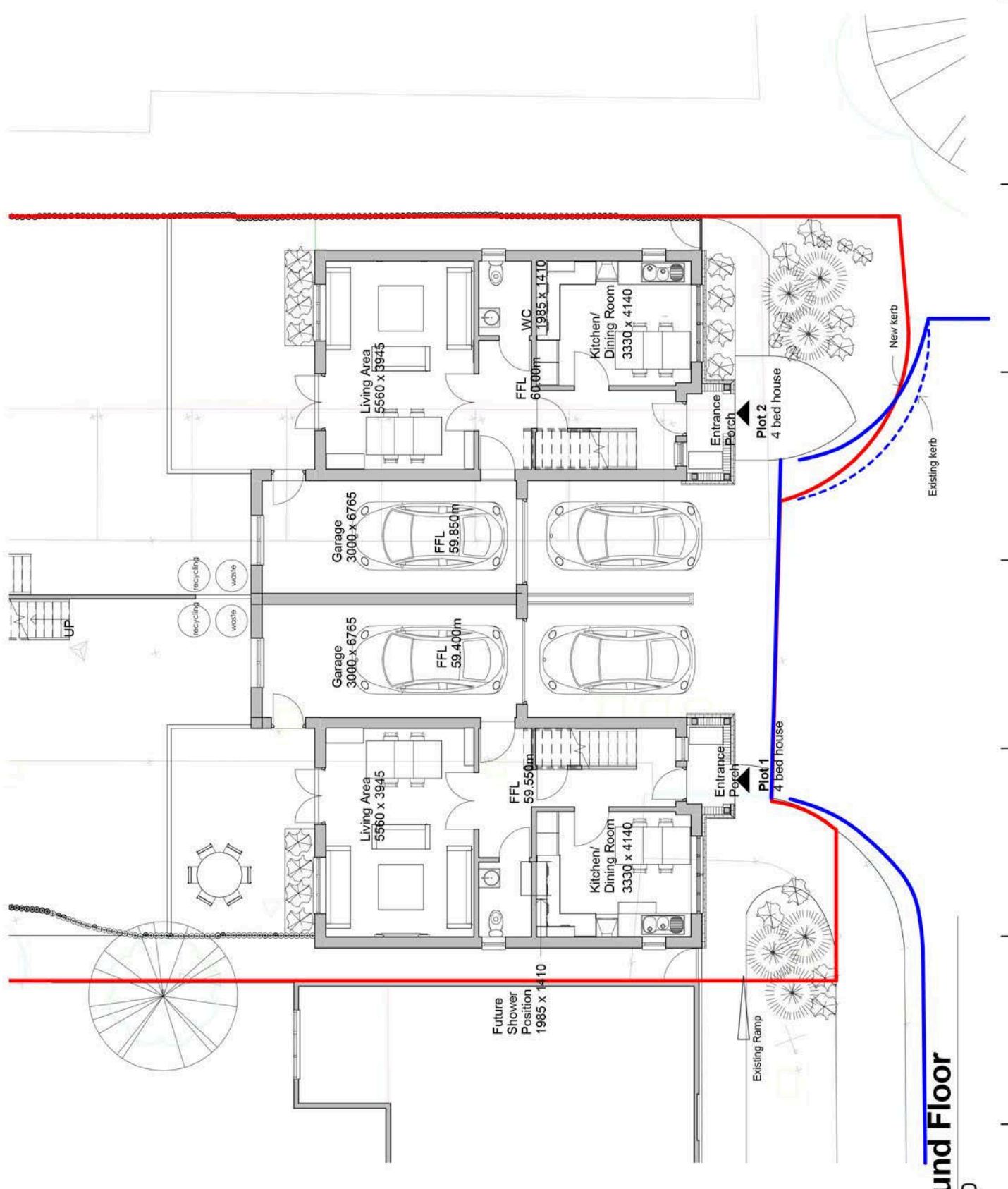
COM NOTE:
 COM REGULATION 3007 - DISBURSES NOTES ON
 CONSTRUCTION METHODS AND
 TECHNIQUES WHICH COULD CAUSE FUTURE HAZARDS
 TO THE BUILDING OR THE ENVIRONMENT OF THE
 SURROUNDING AREA.
 The following risks could not be designed out and
 should be carefully monitored on site during the
 construction phase and during any future
 maintenance work. These risks are highlighted in
 red. These notes relate solely to information shown on
 this drawing. It is the responsibility of the contractor
 to ensure that the work is carried out in a safe
 manner. It is the responsibility of the contractor to be
 aware of any potential risks to the building or
 subject to revision at the design developer's
 discretion.
 Particular hazardous areas are highlighted with
 a red triangle on the drawing and noted below.



D	01.10.13	Site Boundary follows line of plot
C	04.09.13	Exit to Revised Boundary
B	03.06.13	Kerb Edge Connected
A	03.06.13	Revised Client Plan

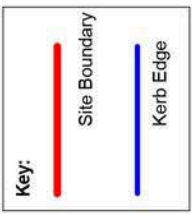
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Project	Lees Avenue Garage Site Lees Avenue, Northwood
For	Ruislip Manor Cottage Society
Drawing title	Ground Floor Plan
Scale	1 : 100 @ A3
Drawn by	SL
Date	16/09/13
Checked by	MHT
Drawn No.	004
Rev.	D



2 1 : 100
 0 (50mm intervals)
Ground Floor

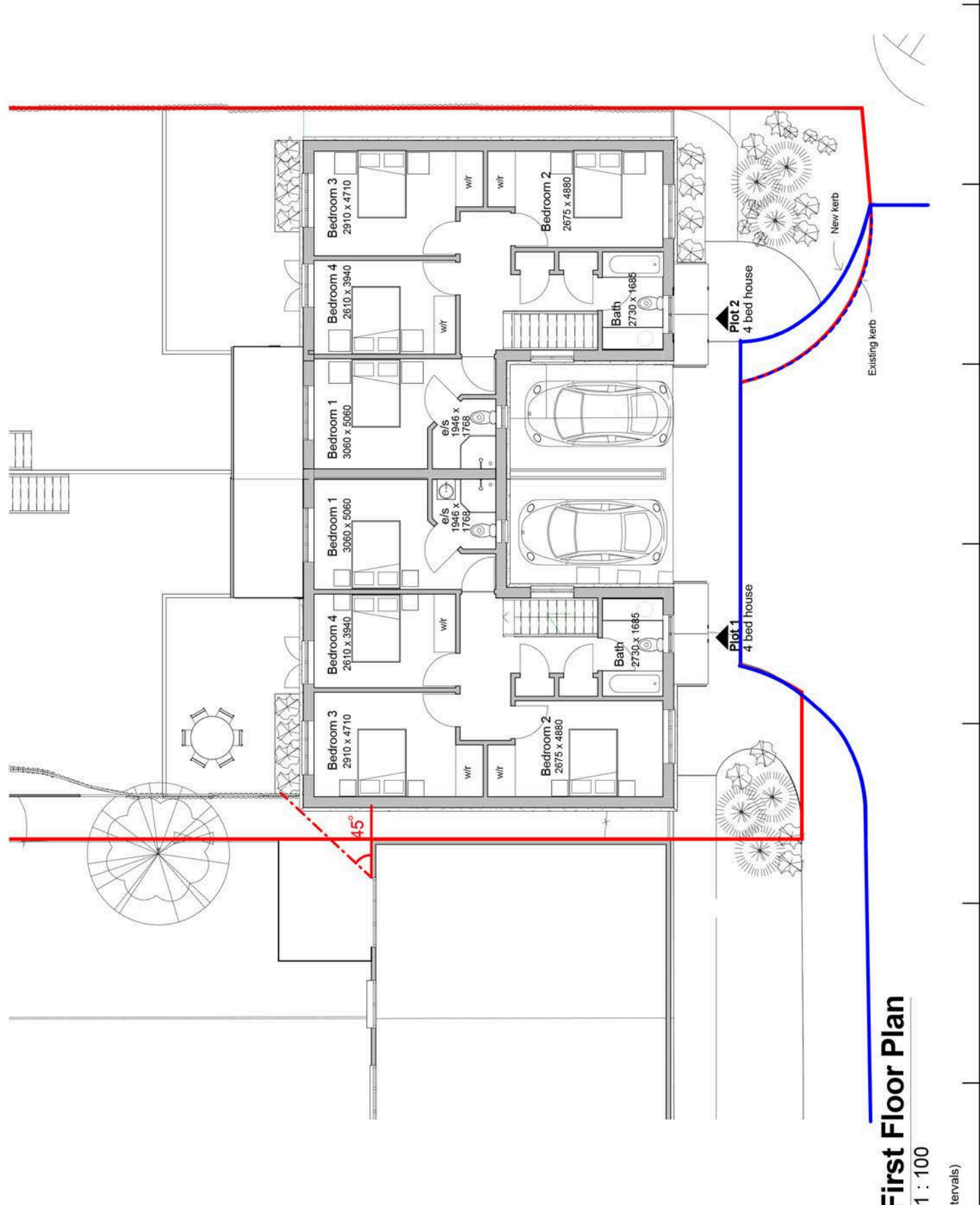
COM NOTE:
 COM REGULATION 300F - DISBURSES NOTES ON
 CONSTRUCTION METHODS AND
 INSTRUCTIONS TO THE CONTRACTOR. These
 techniques which could cause future hazards
 should be highlighted on the drawing and
 the following risks could not be designed out and
 should be carefully monitored on site during the
 construction phase and during any future
 maintenance. These notes are for information only.
 These notes are for information only. These notes
 should be used to inform the contractor of any
 risks which could be introduced or likely to be
 introduced to the project. These notes are
 subject to revision at the design developer's
 discretion. Particular hazards are highlighted with
 on the drawing and noted below.



- D 01.10.13 Site Boundary follows line of
 ground
- C 04.09.13 Edg to Revised Boundary
- B 03.04.13 Kerb Edge Corrected
- A 03.04.13 Revised Claret Plan

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Project
 Lees Avenue Garage Site
 Lees Avenue, Northwood
 For
 Ruslip Manor Cottage
 Society
 Drawing title
 First Floor Plan
 Scale
 1 : 100 @ A3
 Drawn by
 SL
 Date
 16/09/13
 Checked by
 MH
 Drawing No.
 15005
 Rev.
 005
 D

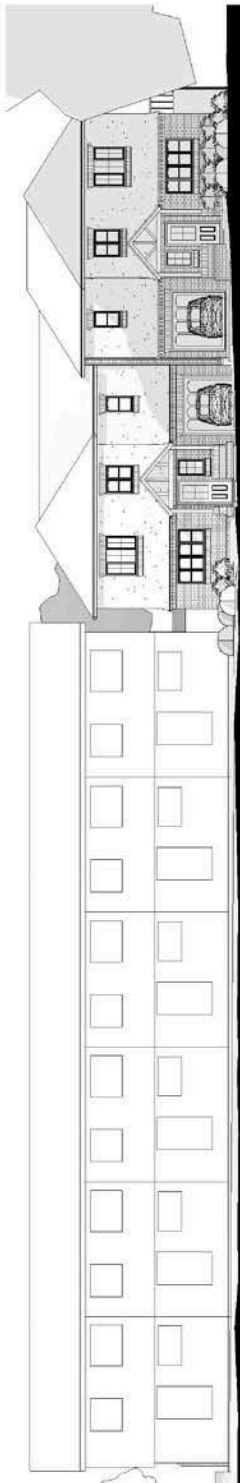


1 First Floor Plan

1 : 100

0 (50mm intervals)

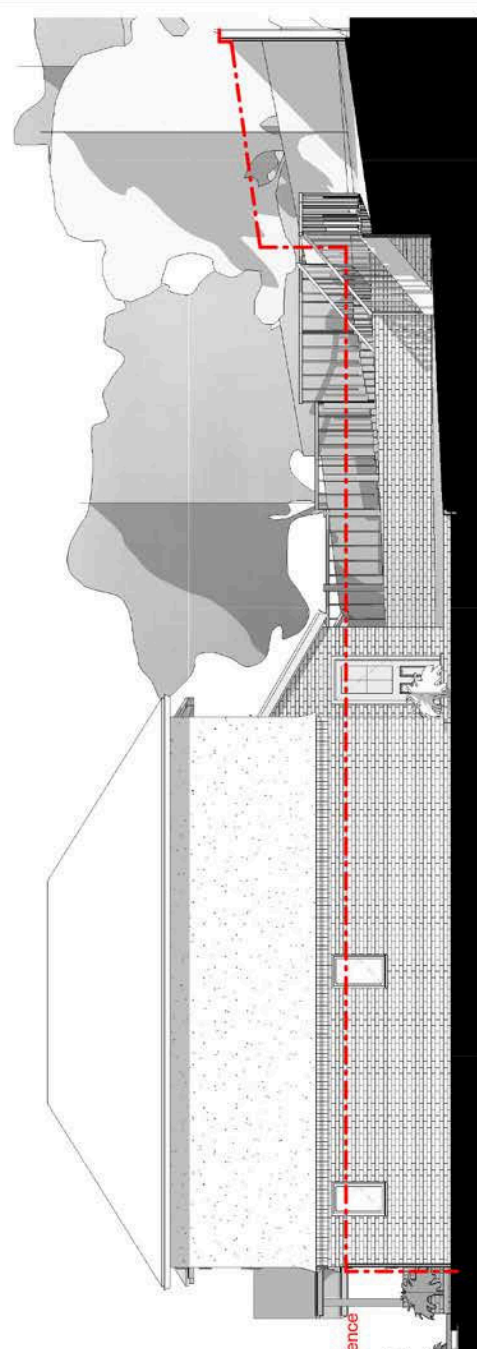
CON NOTE:
 COM REGULATION 2007: DESIGNERS NOTE ON
 APPLICATIONS FOR A3
 The following notes should be read in conjunction with the
 techniques which could cause future hazards
 to be identified during the construction or de-
 commissioning of the building.
 The following risks could not be designed out and
 should be carefully monitored on site during the
 construction phase and during any future
 maintenance work. These risks are highlighted in
 these notes with a yellow background. The
 following notes provide information on how
 to avoid, reduce, transfer, or eliminate the risk.
 The following notes are intended to be used in
 conjunction with a competent contractor or other
 specialist. The design team is not responsible for
 subject to revision at the design developer's
 discretion. Hazardous areas are highlighted with
 a yellow background.



1 Street Elevation
 1 : 200



2 North West Elevation
 1 : 100



3 South West Elevation
 1 : 100
 0 (50mm intervals)

A. A. 10/03/13: Extract to Revised Boundary
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Project
 Lees Avenue Garage Site
 Lees Avenue, Northwood

For
 Ruislip Manor Cottage
 Society
 Elevations 1

Drawing Title
 Elevations 1

Scale
 As Indicated @ A3

Drawn by
 Date
 06/09/13

Checked
 MH

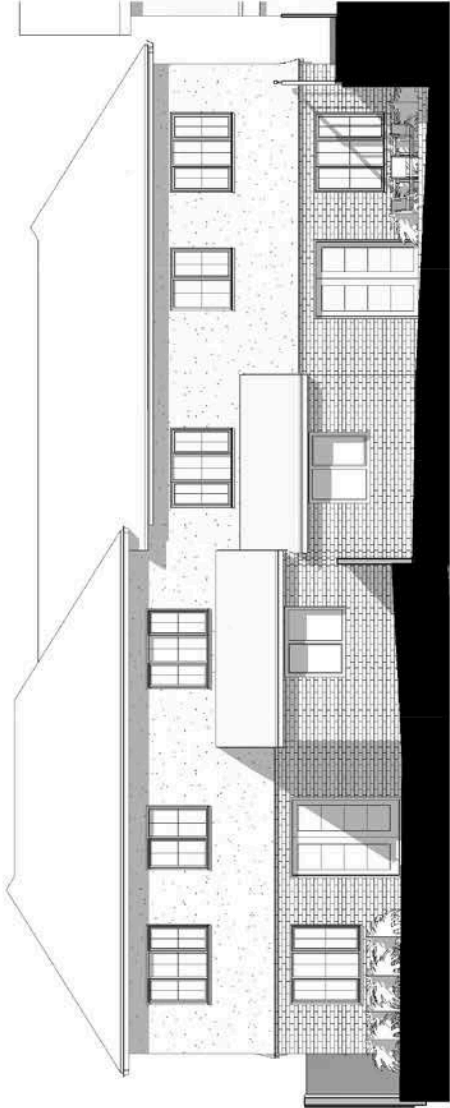
130053
 Drawing No.
 007
 Rev.
 A

CON NOTE:
 CONSTRUCTION NOTE ON
 APPLICATION REF: 14/114

The following information is provided to assist in the construction of the building. It is the responsibility of the contractor to ensure that the building is constructed in accordance with the information provided. The following information is provided for information only and should not be used as a substitute for professional advice. The contractor should consult the architect for any clarification or advice.

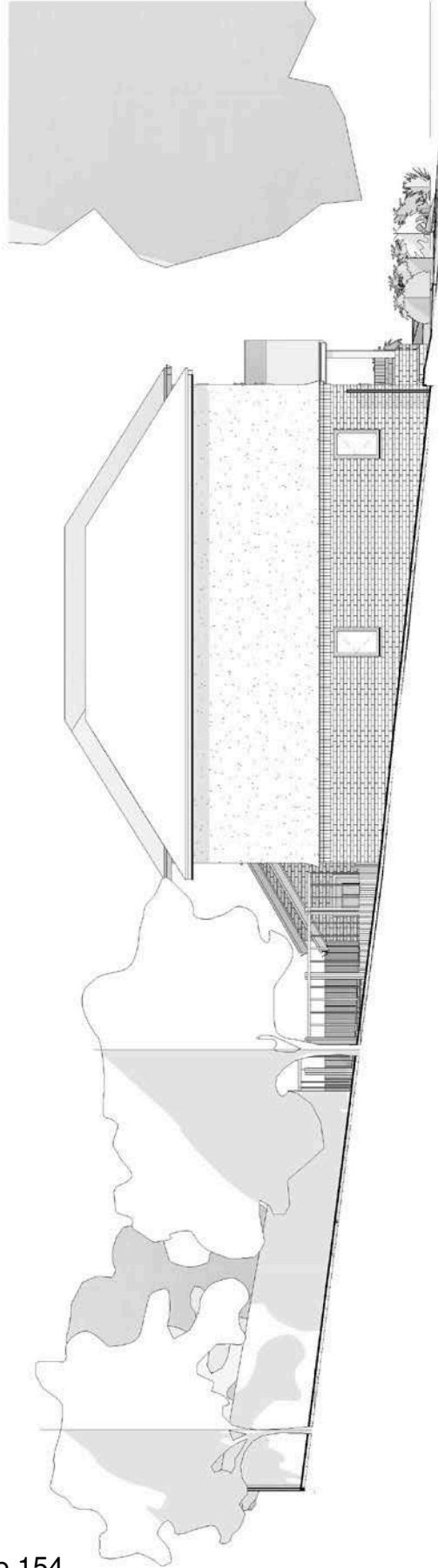
The following information should be read in conjunction with the specification and the contract documents. The contractor should ensure that the building is constructed in accordance with the information provided. The following information is provided for information only and should not be used as a substitute for professional advice. The contractor should consult the architect for any clarification or advice.

Particular hazardous areas are highlighted with  on the drawing and noted below.



1 South East Elevation

1 : 100



2 North East Elevation

1 : 100

0 (50mm intervals)

A. 10/03/13 Extract to Revised Boundary
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Project
 Lees Avenue Garage Site
 Lees Avenue, Northwood

For
 Ruislip Manor Cottage
 Society

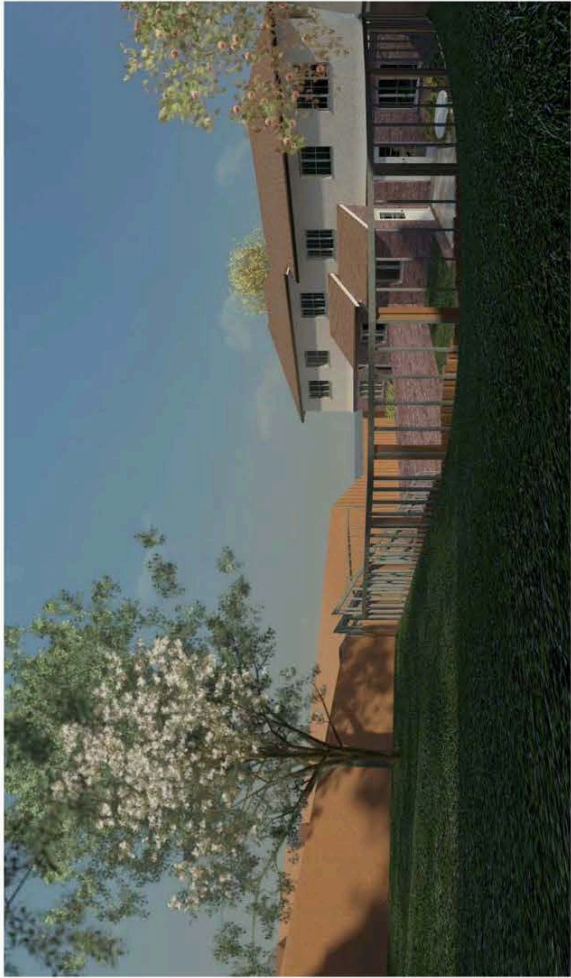
Drawing Title
 Elevations 2

Scale	1 : 100 @ A3
Drawn by	SL
Date	16/09/13
Checked by	MHT
Issue No.	008
Rev.	A

COM NOTE: DRAWING HAS BEEN REVISED TO REFLECT THE DESIGNER'S NOTES ON SIGNIFICANT RISKS AND HOW TO MITIGATE THEM. THE DESIGNER HAS ATTEMPTED TO AVOID USING MATERIALS AND TECHNIQUES WHICH COULD CAUSE FUTURE HAZARDS TO OCCUR DURING THE CONSTRUCTION OF THE BUILDING.

The following risks could not be designed out and should be carefully monitored on site during the construction phase and during any future alterations to the building. These risks relate solely to information shown on this drawing. They are not intended to be considered to be avoided, or unlikely to be avoided, by a competent contractor or other person. The design team and the client accept responsibility for the design. The design is subject to revision as the design develops.

Peculiarly hazardous areas are highlighted with  on the drawing and noted below.



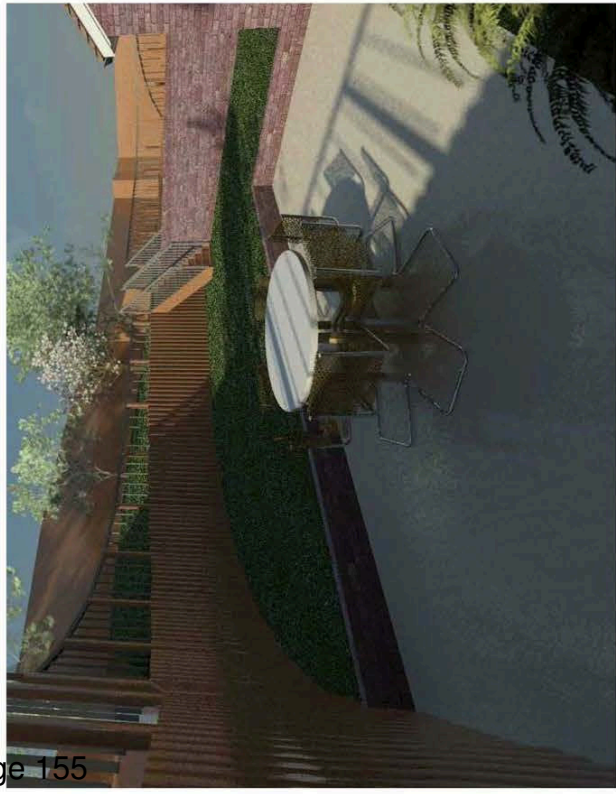
Upper Garden of House A

2



Rear Garden view - House B

1



Patio from House A

3



Rear garden elevated

4

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Project
 Lees Avenue Garage Site
 Lees Avenue, Rudlip

For
 Ruislip Manor Cottage
 Society

Drawing Title
 Perspectives 2

Scale	1 : 1 @ A3
Drawn by	04/25/13
Author	04/25/13
Job No.	Drawing No.
15005	011
	Rev.
	Check

COM NOTE: DRAWING NO. 13/017 - DESIGNER'S NOTES ON SIGNIFICANT RISKS AND HAZARDS

It is the responsibility of the designer to identify any techniques which could cause future hazards commencing the building.

The following risks could not be designed out and should be carefully monitored on site during the construction phase and during any future occupation of the building.

These notes relate solely to information shown on drawings and are not intended to be used as a substitute for a competent contractor or other professional's advice. The designer is not responsible for any subject for revision as the design develops.

Peculiarly hazardous areas are highlighted with  on the drawing and noted below.



Street view

1



House A

3



View of houses from road

2

Revision | Date | Notes
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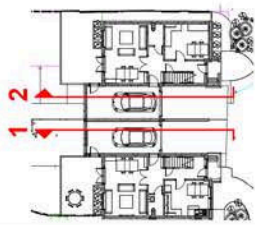
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Project
Lees Avenue Garage Site
Lees Avenue, Kidsp

For
Ruislip Manor Cottage
Society
Drawing Title
Perspectives

Scale	1 : 1 @ A3
Drawn by	SI
Date	01/02/13
Checked	SI
Job No.	15005
Drawing No.	010
Rev.	

CON NOTE:
 CDM REGULATION 2007 - DESIGNERS NOTE ON
 APPLICATION OF BS5834:1994
 The following notes are intended to assist with the
 application of BS5834:1994. Designers should have
 techniques which could cause future hazards
 to be identified and eliminated or
 controlled during the design process.
 The following notes could not be designed out and
 should be carefully monitored on the during the
 construction phase and during any future
 maintenance. These notes provide information shown on
 these notes provide safety information shown on
 drawings. Designers should be aware that any
 information shown on drawings is to be
 considered to be intended, or likely to be
 provided to a competent contractor or other
 party. Designers should be aware that any
 information shown on drawings is to be
 subject to revision at the design developer's
 discretion. Particular hazardous areas are highlighted with
 on the drawing and noted below.



B 03/09/13 Edited to Revised Boundary
 A 03/03/13 Revised Cladding Plan
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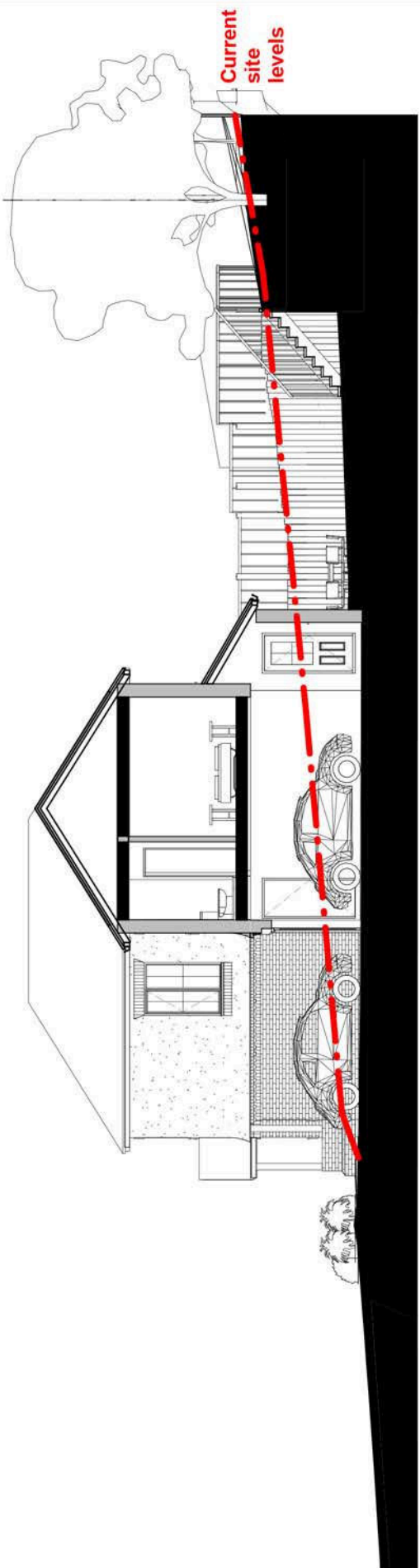
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Project
 Lees Avenue Garage Site
 Lees Avenue, Northwood

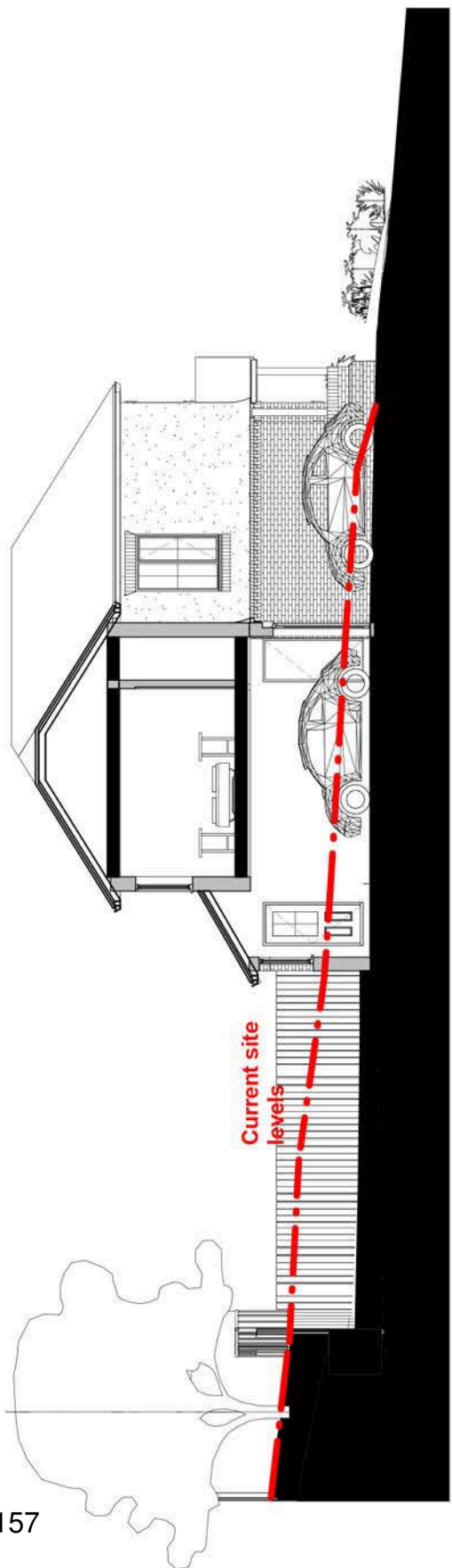
For
 Ruislip Manor Cottage
 Society
 Sections

Drawing Title
 Sections

Scale	A5 Indicated @ A3
Drawn by	SL
Date	16/09/13
Checked by	MHT
Issue No.	130003
Drawing No.	009
Rev.	B



1
Section 1 - Left House
 1 : 100



2
Section 2 - Right House
 1 : 100

0 (50mm intervals)

CDM NOTE:
 CON REGULATION 2007 - DESIGNERS NOTES ON SUPERVISION OF CONSTRUCTION (SOPC) - The following notes are intended to assist in the design and construction of the building. The following notes are intended to assist in the design and construction of the building. The following notes are intended to assist in the design and construction of the building.

Key:

- Site Boundary
- Kerb Edge
- - - Proposed Kerb Line
- - - Root Protection Area
- Adopted Highway

E	01.10.13	Site Boundary follows line of
D	24.09.13	Revised Boundary
C	04.07.13	Left to Revised Boundary
B	02.06.13	Vehicle Overturn Dimensions
A	02.06.13	Revised Section Plan

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Project: Lees Avenue Garage Site
 (see Avenue, Northwood)
 For: Ruislip Manor Cottage Society
 Drawing Title: Plan of site and turning circle
 Scale: 1 : 200 @ A3
 Drawn by: SL Date: 02/05/13 Checked by: MH
 Job No.: Drawing No.: 13003 Rev: 003 E



Site's Relation to road 1-200

1 : 200
 0 (50mm intervals)

COM NOTE: BS 8102:2009 - DRAINAGE NOTES ON CONCRETE FOUNDATIONS
 The following notes should be read in conjunction with the drawings. The notes have been prepared to assist the contractor in the construction of the drainage system and to highlight any techniques which could cause future hazards. The notes are intended to be read in conjunction with the drawings and should not be used as a substitute for the design or construction of the drainage system.
 The following notes should not be designed out and should be complied with on the day during the construction of the drainage system and during any future works. These notes are intended to assist the contractor in the construction of the drainage system and should not be used as a substitute for the design or construction of the drainage system.
 The following notes should not be designed out and should be complied with on the day during the construction of the drainage system and during any future works. These notes are intended to assist the contractor in the construction of the drainage system and should not be used as a substitute for the design or construction of the drainage system.
 Particular hazardous areas are highlighted with on the drawing and noted below.

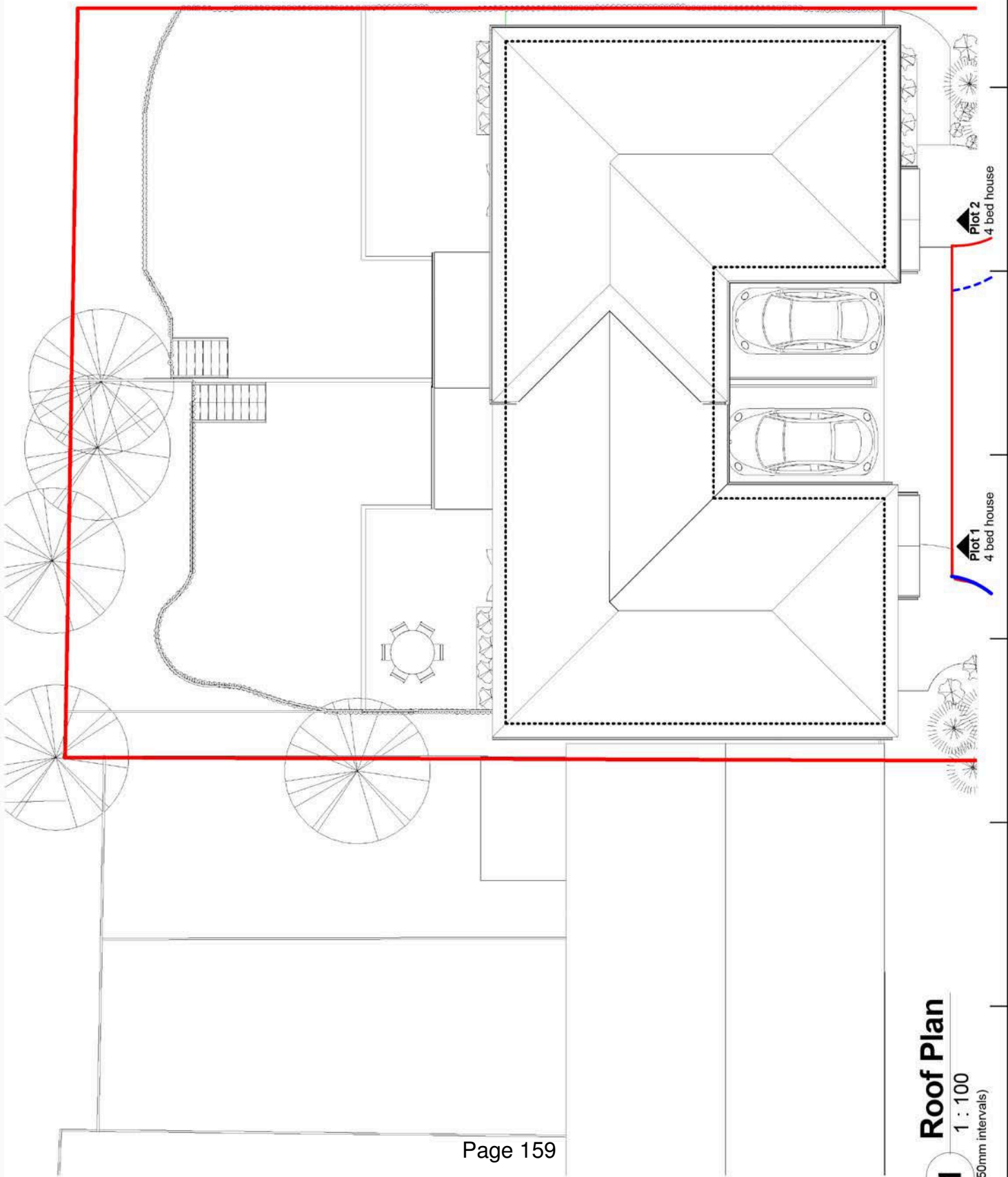
Key:

- Site Boundary
- Kerb Edge
- Wall line below roof

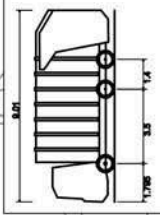
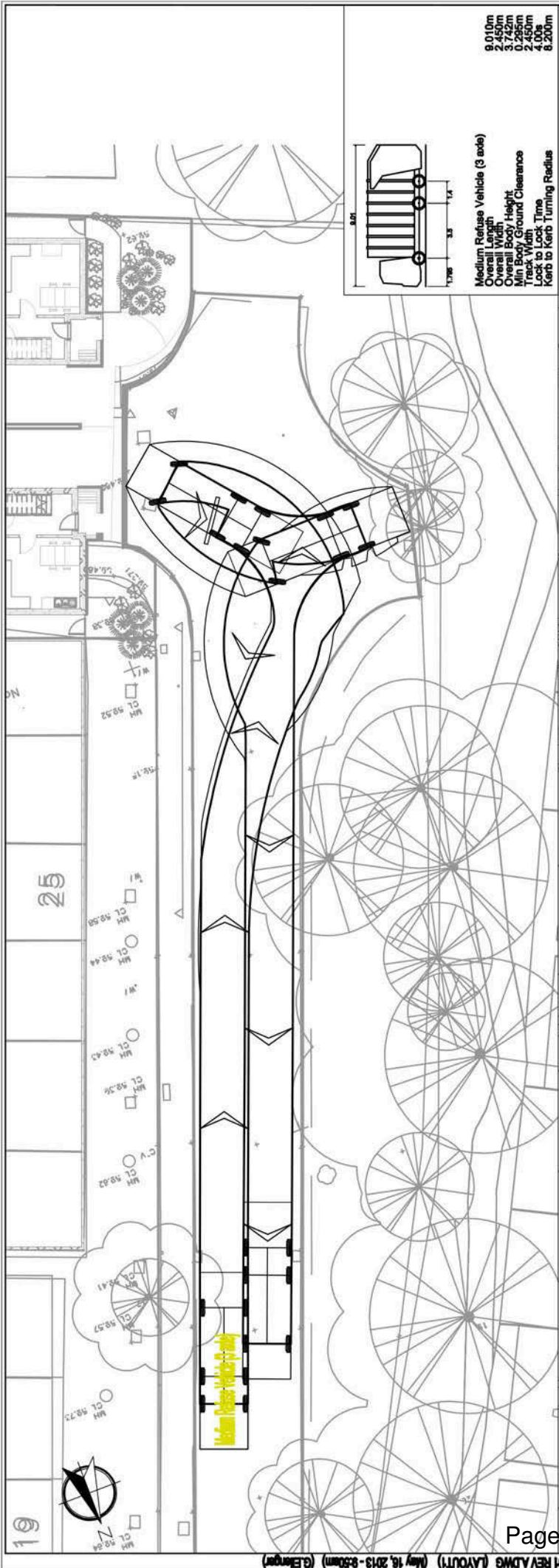
E	01.10.13	Site Boundary follow line of
D	26.09.13	Rear Boundary Moved
C	06.09.13	Exit to Revised Boundary
B	03.06.13	Kerb Edge Corrected
A	03.06.13	Revised Claret Plan

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 E: mail@hesterarchitects.co.uk
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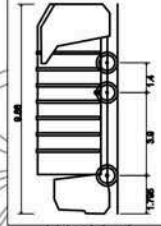
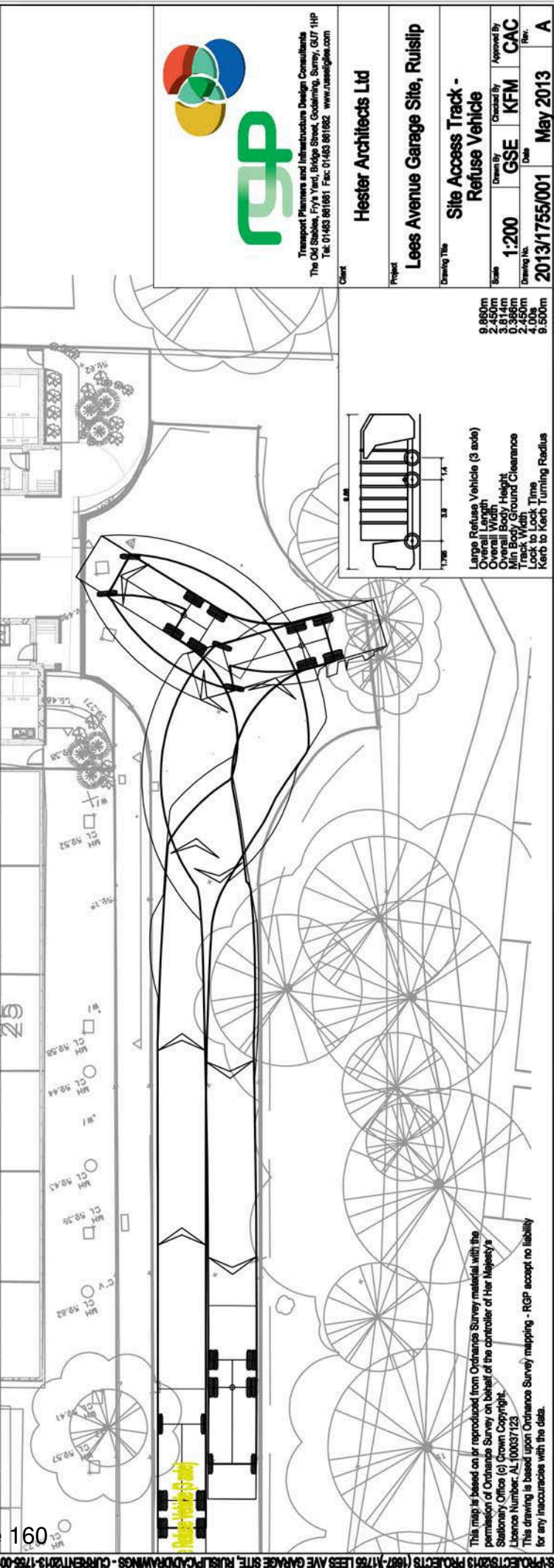
Project: Lees Avenue Garage Site
 Location: Northwood
 For: Ruislip Manor Cottage Society
 Drawing title: Roof Plan
 Scale: 1 : 100 @ A3
 Date by Date: 16/09/13
 Drawn by: MHT
 Drawing No: 13005
 Rev: 006
 E




1 Roof Plan
 1 : 100
 0 (50mm intervals)



9.910m Overall Length
 2.450m Overall Width
 3.745m Overall Body Height
 0.295m Min Body Ground Clearance
 2.450m Track Width
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 8.200m



9.950m Overall Length
 2.450m Overall Width
 3.810m Overall Body Height
 0.365m Min Body Ground Clearance
 2.450m Track Width
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 9.500m



Transport Planners and Infrastructure Design Consultants
 The Old Stables, Fry's Yard, Bridge Street, Godalming, Surrey, GU7 1HP
 Tel: 01483 861881 Fax: 01483 861882 www.rgp.co.uk

Client Hester Architects Ltd
Project Lees Avenue Garage Site, Ruislip
Drawing Title Site Access Track - Refuse Vehicle
Scale 1:200
Drawn By GSE
Checked By KFM
Approved By CAC
Drawing No. 2013/1755/001
Date May 2013
Rev. A

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COM NOTES:
 COM REGULATION 2007 - DESIGNERS NOTES ON
 NOTIFICATION RESOLVE RISKS
 prevent the design team or contractor from
 techniques which could cause future hazards
 commissioning the building.
 The following risks could not be designed out and
 should be carefully monitored on site during the
 construction period and during any future.
 These notes relate solely to information shown on
 drawings. On site conditions may vary and be
 considered to be varied or unlikely to be
 obvious to a competent contractor or other
 professional. The design team and contractor
 subject to revision as the design develops.
 Particular hazardous areas are highlighted with
 on the drawing and noted below.

BS 5837:2012 Figure 2 - default specification for protective barrier for tree protection

Key

- Standard Scaffold Poles
- Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- Panels secured to uprights and cross-members with wire ties
- Ground Level
- Uprights driven into the ground until secure (minimum depth 0.6m)
- Standard scaffold clamp

a) Stabiliser strut with base plate secured with ground pins

b) Stabiliser strut mounted on a block tray

E	01.10.13	Site Boundary follows line of
D	27.09.13	Southern Boundary Re-designated
C	26.09.13	Rear Boundary Altered
B	06.09.13	ES&I to Revised Boundary
A	27.08.13	Red line revised

Revision **Date** **Description**

Notes:
 1. The Client, Hester Architects, has agreed to accept the responsibility for the design of the protective barrier. Hester Architects is not liable for any damage to trees or other structures caused by the barrier.

hester Architects
 2 Drayton House Court
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Project:
 Lees Avenue Garage Site
 Lees Avenue, Northwood

For:
 Ruislip Manor Cottage
 Society

Drawing Title:
 Tree Survey

Scale:
 1 : 200 @ A3

Drawn by:
 SL

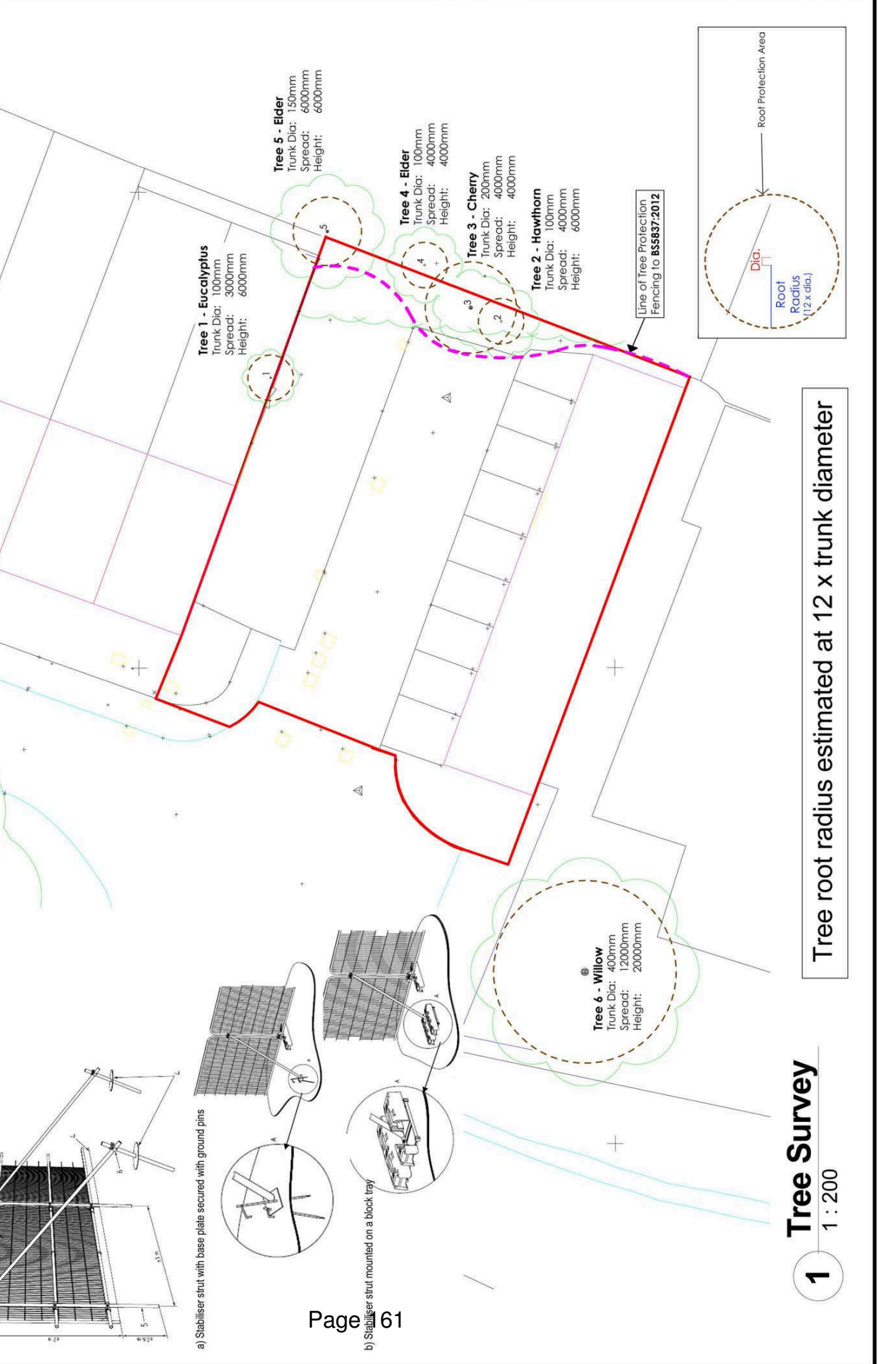
Date:
 05/31/13

Checked:
 M/F

Job No.:
 13005

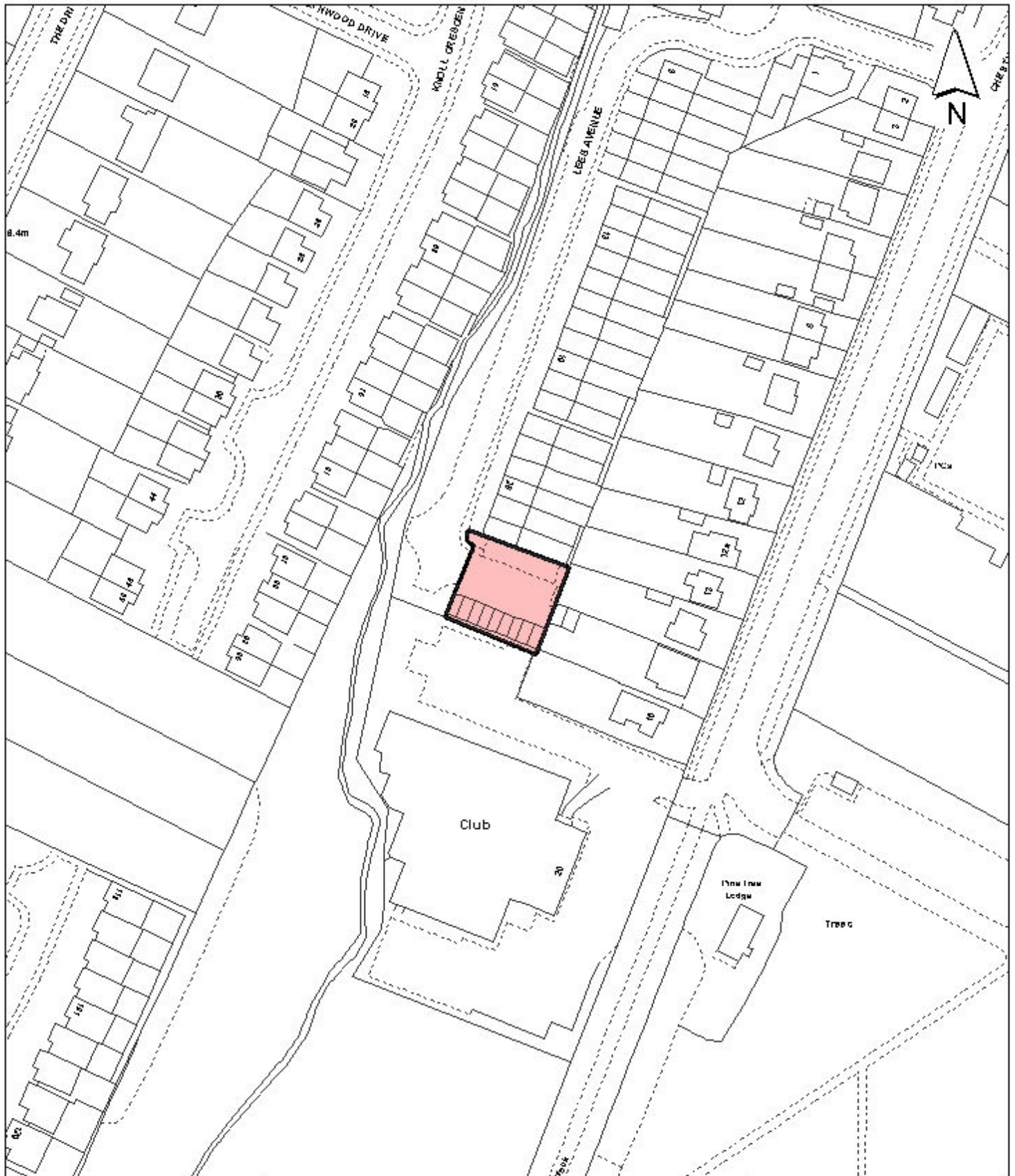
Drawing No.:
 013



Rev.:
 E



1 Tree Survey
 1 : 200

Tree root radius estimated at 12 x trunk diameter



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Garages Adjacent 27 Lees Avenue Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>69195/APP/2013/1310</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON COUNCIL</p>
	<p>Planning Committee</p> <p>North Page 162</p>	<p>Date</p> <p>November 2013</p>	