



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

Eddie Lavery (Chairman)
John Hensley (Vice-Chairman)
Janet Duncan (Labour Lead)
David Allam
Dominic Gilham
Michael Markham
John Morgan
Brian Stead

Date: THURSDAY, 18 JULY 2013

Time: 7.00 PM
OR AT THE RISING OF THE
NORTH PLANNING
COMMITTEE

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

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

**This agenda and associated
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further information.**

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INVESTOR IN PEOPLE

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting - 13 June 2013 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

Reports - Part 1 - Members, Public and Press

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Swakeleys House, Milton Road, Ickenham 23202/APP/2013/12	Ickenham	Change of use of Swakeleys House from Office (B1) use and Sports (D2) use and the erection of 7 buildings for use together as a single residential dwelling (C3) and gardens; alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building; and associated landscaping and servicing works within surrounding grounds. Recommendation: Approval	9 – 68 215 - 261

7	Swakeleys House, Milton Road, Ickenham 23202/APP/2013/13	Ickenham	Alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, demolition of Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building (Application for Listed Building Consent). Recommendation: Approval	69 – 74 215 - 261
8	Swakeleys House (LBC), Milton Road, Ickenham 23202/APP/2013/14	Ickenham	Demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House together with the demolition of Vyners House. The connecting link between Vyners House and Swakeleys House and the Ice House Building located within the grounds of Swakeleys House (Application for Conservation Area Consent). Recommendation: Approval	75 – 80 215 - 261

Major Applications without Petitions

	Address	Ward	Description & Recommendation	Page
9	Chantry Special School, Falling Lane, Yiewsley 5746/APP/2013/1221	Yiewsley	Installation of single storey (temporary) mobile classroom. Recommendation: Approval	81 – 96 206 - 214
10	Prologis Park, buildings (former MOD records office site), Bourne Avenue, Hayes 18399/APP/2013/1019	Pinkwell	Erection of distribution warehouse units (Use Class B8) with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development. Recommendation: Approval	97 – 120 262 - 287

11	Bourne Primary, Cedar Avenue, Ruislip 4328/APP/2013/1367	South Ruislip	Variation of condition 2 (approved plans) of planning permission ref: 4328/APP/2012/2892 (Single storey extension to existing school) to change the location of the approved single storey extension to existing school. Recommendation: Approval	121 – 136 288 - 295
12	Air Link House, 18-22 Pump Lane, Hayes – 5505/APP/2013/996	Townfield	Application to vary conditions 13 and 23 for a temporary period of 12 months only to planning permission (ref: 5505/APP/2011/3064) for single storey rear extension and change of use of building from offices to a restaurant/banquet hall at ground floor level with 23 hotel rooms above) dated 06/11/2012 to extend the opening hours of the premises. Recommendation: Approval	137 – 160 296 - 299
13	Dagenham Motors Jctn St Johns Road & Cowley Mill Road, Uxbridge 188/APP/2013/477	Uxbridge South	Material amendment to planning permission 188/APP/2008/3309 granted by the Planning Inspectorate's letter dated 13/11/2009 seeking alterations to the layout involving the provision for refuse storage for Blocks C and D. Recommendation: Approval	161 – 174 300 - 303
14	8-12 Lees Parade, Uxbridge Road, Hayes 1803/APP/2013/733	Brunel	Demolition of warehouse and conversion of and extensions to existing office building to provide a part three, part four storey building containing 14 residential units 3 retail/office spaces (Use Class A1/B1), with associated parking and amenity space. “Deferred from North Committee 13.6.13” Recommendation: Approval	175 – 204 304 - 321

Part 2 - Members Only

15 Any Items transferred from Part 1

16 Any Other Business in Part 2

Plans for Major Applications Planning Committee

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HILLINGDON
LONDON

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

13 June 2013

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

	<p>Committee Members Present: Councillors David Allam Judith Cooper (In place of Michael Markham) Janet Duncan (Labour Lead) Dominic Gilham John Hensley (Vice-Chairman) Eddie Lavery (Chairman) John Morgan Brian Stead</p> <p>LBH Officers Present: Matt Duigan, Planning Services Manager, Meg Hirani, Planning Team Manager, Nicole Cameron, Legal Services, Gill Oswell, Democratic Services.</p>	
2.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Michael Markham with Councillor Judith Cooper substituting.</p>	
3.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all business would be heard in public.</p>	
4.	<p>STOCKLEY PARK GOLF COURSE, STOCKLEY ROAD, WEST DRAYTON 37850/APP/2012/2732 (<i>Agenda Item 6</i>)</p>	Action by
	<p>Erection of lightweight open fronted driving range enclosure.</p> <p>In answer to an issue raised in relation to the importation of soil, officers advised that the landscaping was to take place in already landscaped areas and therefore a condition was not required. Change of levels or importation of soil would automatically require planning permission.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officers except condition 9, which was deleted as it was no longer required.</p>	<p>Matt Duigan Meg Hirani</p>

5.	<p>8 - 12 LEES PARADE, UXBRIDGE 1803/APP/2013/733 (<i>Agenda Item 7</i>)</p> <p>Demolition of warehouse and conversion of and extensions to existing office building to provide a part three, part four storey building containing 14 residential units 3 retail/office spaces (Use Class A1/B1), with associated parking and amenity space.</p> <p>The committee asked for amended plans to be provided showing those elements of the proposal that were being required by condition.</p> <p>It was moved, seconded and agreed that the application be deferred to enable amended plans to be provided.</p> <p>Resolved - That the application be deferred to enable amended plans showing those elements being required by condition.</p>	<p>Action by</p> <p>Matt Duigan Meg Hirani</p>
6.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/852 (<i>Agenda Item 8</i>)</p>	<p>Action by</p>
	<p>Variation of Condition 4 (Approved Drawings) to allow the enlargement of the single storey rear additions, changes to disabled facilities and fenestration on Plots 6 and 7 of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p> <p>Officers introduced the report informing members of the variations that were being proposed to the already approved scheme.</p> <p>In answer to an issue raised regarding the disabled facilities, officers advised that the change was to provide a through ceiling lift and would not impact on the other disabled facilities being provided.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That subject to no additional responses being received that raise relevant material planning considerations that have not already been considered in this report, delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:</p> <p>(i) A financial contribution of £117,713 for education facilities and places (ii) A financial contribution of £11,678.51 for healthcare facilities and places. (iii) A financial contribution of £20,000 towards community facilities/the public realm. (iv) A financial contribution of £1,239.70 towards libraries. (v) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.</p>	<p>Matt Duigan Meg Hirani</p>

	<p>(vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).</p> <p>(vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:</p> <p style="padding-left: 40px;">a) Junction improvements to the site access with Ducks Hill Road</p> <p>(viii) Agreement that if the applicant implements this planning permission, they will not implement any other planning permissions for this site.</p> <p>2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.</p> <p>3. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 08th July 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:</p> <p>The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, community facilities and libraries, construction and employment training facilities, monitoring and highway junction works). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p> <p>4. That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.</p> <p>5. That if the application is approved, the conditions and informatives set out in the officer's report be attached.</p>	
7.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/849 (<i>Agenda Item 9</i>)</p>	<p>Action by</p>
	<p>Variation of Condition 4 (Approved Drawings) to allow the erection of a single storey rear addition, changes to disabled facilities and replacement of ground floor window on south elevation with door on Plot 10 of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p>	<p>Matt Duigan Meg Hirani</p>

Officers introduced the report informing members of the variations that were being proposed to the already approved scheme.

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

Resolved –

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

(i) A financial contribution of £117,713 for education facilities and places

(ii) A financial contribution of £11,678.51 for healthcare facilities and places.

(iii) A financial contribution of £20,000 towards community facilities/the public realm.

(iv) A financial contribution of £1,239.70 towards libraries.

(v) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.

(vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements

of the completed planning (and/or highways) agreement(s).

(vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:

a) Junction improvements to the site access with Ducks Hill Road.

(viii) Agreement that if the applicant implements this planning permission, they will not implement any other planning permissions for this site.

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 08th July 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, community facilities and libraries, construction and employment training facilities, monitoring and highway junction works). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

	<p>4. That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.</p> <p>5. That if the application is approved, that the conditions and informatives set out in the officers and addendum sheet circulated report be attached.</p>	
8.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/848 (Agenda Item 10)</p> <p>Variation of Condition 4 (Approved Drawings) to allow study/games room to be provided for Plot 8 within the roofspace of the detached triple garage serving Plots 6, 7 and 8, involving replacement of a hip end with a gable roof, installation of two rear dormers and an external staircase of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p> <p>Members raised concerns in regard to the relationship between plots 7 & 8 in relation to the raised roof to the garage that was being proposed. The committee felt that the visual impact and the breach of the 15 metre rule was clearly against the Council's policy.</p> <p>Officers advised that the rooms that would be affected was a dining room and bedroom. The committee were also informed that if a dormer was required at a later date on the front of the building a further application would be required, and was covered by Condition 7.</p> <p>It was moved that the application should be refused on the grounds of visual impact and the distances breached the 15 metre rule. On being put to the vote refusal was agreed.</p> <p>Resolved – That the application be refused for the following reasons:-</p> <p>The proposal, by reason of its position, size, scale, bulk and design would result in a visually obtrusive development that would be detrimental to the character and appearance of the overall development and to the amenities of the occupier of Plot 7 by reason of visual intrusion, over domination and loss of outlook. The proposal is thus contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).</p>	<p>Action by</p> <p>Matt Duigan Meg Hirani</p>

9.	<p>LAND AT 37 - 45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2013/847 (<i>Agenda Item 11</i>)</p>	<p>Action by</p>
	<p>Variation of Condition 4 (Approved Drawings) to allow the enlargement of the single storey rear additions, changes to disabled facilities and fenestration on Plots 4 and 5 of planning permission granted 16/11/10, ref. 59214/APP/2010/1776: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.</p> <p>Officers introduced the report informing the committee of the variations being requested to the previously approved application.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That subject to no additional responses being received that raise relevant material planning considerations that have not already been considered in this report, delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:</p> <p>(i) A financial contribution of £117,713 for education facilities and places (ii) A financial contribution of £11,678.51 for healthcare facilities and places.</p> <p>(iii) A financial contribution of £20,000 towards community facilities/the public realm.</p> <p>(iv) A financial contribution of £1,239.70 towards libraries.</p> <p>(v) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.</p> <p>(vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).</p> <p>(vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:</p> <p>a) Junction improvements to the site access with Ducks Hill Road</p> <p>(viii) Agreement that if the applicant implements this planning permission, they will not implement any other planning permissions for this site.</p> <p>2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.</p>	<p>Matt Duigan Meg Hirani</p>

	<p>3. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 08th July 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:</p> <p>The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, community facilities and libraries, construction and employment training facilities, monitoring and highway junction works). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p> <p>4. That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.</p> <p>5. That if the application is approved, the conditions and informatives set out in the officer's report be attached.</p>	
10.	<p>FORMER REINDEER PUBLIC HOUSE, MAXWELL ROAD, NORTHWOOD 18958/APP/2013/694 (Agenda Item 12)</p>	<p>Action by</p>
	<p>Minor Material Amendment application, seeking modifications to balconies of flats 2 & 6, amendments to the internal layouts of flats 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; amendments to roof and introduction of roof terraces to flats 11 and 12; increase in depth of northern front bay, provision of doors to front gardens for flats 4 and 5, use of front bays as terraces for flats 8 and 9; and reconfiguration of windows on the south west (courtyard) elevation, together with amendments to Parking Control Methodology. (S73 Application for amendments to approved plans under condition 4 and variation of condition 7 of planning permission 18958/APP/2011/873 dated 13/07/2011 (residential development)).</p> <p>The committee asked for an informative to be added to highlight that as part of condition 2 obscure screening would be required.</p> <p>The recommendation for approval with the additional informative was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:</p>	<p>Matt Duigan Meg Hirani</p>

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act (as amended) or other appropriate legislation to secure:

(i). Off Site Highways Works

ii). Education: A financial contribution for nursery and primary school places in the sum of £28,287.

(iii). Health: The Primary Care Trust have sought a contribution towards local primary health care facilities in the sum of £4,554.40.

(iv). Community facilities: A contribution in the sum of £10,000 towards expansion of local community facilities has been agreed.

(v). Libraries: A contribution in the sum of £483 towards library books has been agreed.

(vi). Open space: a contribution in the sum of £28,000 has been agreed towards local open space and recreation improvements (this is in line with the previous application).

(vii). Construction Training: A contribution of £ 5,000 towards the cost of providing construction skills training within the Borough has been agreed.

(viii). Project Management and Monitoring: A contribution towards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.

2. That the applicant meets the Council's reasonable costs in the preparation of the Legal Agreement and any abortive work as a result of the agreement not being completed.

3. If the Legal Agreement(s) has not been finalised before 11/07/13, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse permission for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including the provision of off-site highways works and contributions for education, health, community facilities, libraries, open space provision and construction training. The scheme therefore conflicts with Policies AM2, AM7 and R17 of the Hillingdon Unitary Development Plan Saved Polices (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

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

5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to no material objections being received to the public consultation.

	6. That if the application is approved, the conditions and informatives set out in the officer's report and added by the committee be attached and an additional informative highlighting that condition 2 required that obscure screening would be required.	
11.	HERMITAGE SCHOOL NURSERY & LANCASTER CENTRE SITE, LANCASTER ROAD, UXBRIDGE 68164/APP/2013/758 (Agenda Item 13)	Action by
	<p>Application to vary condition 2 (to allow for amendments to the stair cores on the rear elevation) of planning permission ref:68164/APP/2011/2711 dated 28/11/2012 for Alterations and conversion of the existing Lancaster Centre building into 7 self-contained flats. Demolition of the existing Hermitage Nursery Building and construction of a two storey (with accommodation in roof) block of 12 flats with associated car parking, soft and hard landscaping (19 residential flats in total).</p> <p>In answer to an issue raised in relation to informative 3 & 7, the committee was informed that these needed to be amended. Informative 3 to 'and 18.00' after 08.00 in the second line and Informative 7 to change 'conclude' to 'include'.</p> <p>It was moved and seconded that the recommendation with informative 3 & 7 amended be agreed and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. 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:</p> <p>a. Mayoral CIL: a contribution of £25,499 b. Affordable Housing: either 4 x 1bed units on site or a payment in lieu of on site delivery in the sum of £378,000. c. Education: a contribution in the sum of £37,604. d. Health: a contribution in the sum of £6,972.44. e. Libraries Contribution: Libraries: a contribution in the sum of £740.14. f. Construction Training: a contribution in the sum of £3,062.41. g. Project Management and Monitoring: a contribution of 5% of the total cash contributions secured from this proposal. h. Car Parking Permits: No permits shall be issued to future occupiers of the flats. i. The access road to the development is to be upgraded to adoptable standards and offered to the Council for adoption under S38 of the Highways Act 1980.</p> <p>2. That the applicant meets the Council's reasonable costs in the preparation of the Statement and any abortive work as a result of the agreement not being completed.</p>	Matt Duigan Meg Hirani

	<p>3. That the officers be authorised to negotiate the terms of the proposed statement.</p> <p>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 before 25th June 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:</p> <p>The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing, education, health, community facilities and libraries, construction and employment training facilities, monitoring, Highway works and parking permit restrictions). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p> <p>5. That subject to the above, the application be deferred for determination by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers.</p> <p>6. That if the application is approved, the conditions and informatives set out in the officers report and addendum sheet circulated at the meeting be attached and informatives 3 & 7 being amended.</p> <p>Amend Informative 3 - by adding 'and 18.00 pm' after '08.00 am'.</p> <p>Amend Informative 7 – In the second line change 'conclude' to 'include'.</p>	
12.	<p>RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2013/759 (<i>Agenda Item 14</i>)</p> <p>Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Infrastructure Phase, comprising detailed design of the new ' Spine Road' of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for a new mixed used development at St Andrews Park (Former RAF Uxbridge Site).</p> <p>This application was withdrawn from the agenda by the Head of Planning.</p>	<p>Action by</p> <p>Matt Duigan Meg Hirani</p>
13.	<p>QUEENS WALK RESOURCE CENTRE 12059/APP/2012/2570 (<i>Agenda Item 15</i>)</p>	<p>Action by</p>
	<p>Refurbishment and re-cladding of existing building including erection of a new entrance lobby and erection of new single storey 400sqm building to provide an educational and well being facility (Use Class D1).</p>	<p>Matt Duigan Meg Hirani</p>

	This application was withdrawn from the agenda by the Head of Planning.	
	The meeting, which commenced at 6.00 pm, closed at 6.50 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on (01895) 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

- Address** SWAKELEYS HOUSE MILTON ROAD ICKENHAM
- Development:** Change of use of Swakeleys House from Office (B1) use and Sports (D2) use and the erection of 7 buildings for use together as a single residential dwelling (C3) and gardens; alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building; and associated landscaping and servicing works within surrounding grounds.
- LBH Ref Nos:** 23202/APP/2013/12
- Drawing Nos:** Agent's email dated 25/2/13
Agent's letter dated 17/4/13
Agent's covering email dated 14/5/13
Bat Survey: Interim Report, May 2013
Letter from DP9 dated 28/5/13
1604 (PL)001
1604 (PL)013
1604 (PL)255
1604 (PL)019
1604 (PL)020
1604 (PL)021
1604 (PL)022
1604 (PL)050
1604 (PL)051
1604 (PL)052
1604 (PL)053
1604 (PL)054
1604 (PL)055
1604 (PL)100
1604 (PL)101
1604 (PL)102
1604 (PL)103
1604 (PL)104
1604 (PL)105
1604 (PL)106
1604 (PL)107
1604 (PL)108
1604 (PL)109
1604 (PL)120
1604 (PL)150
1604 (PL)151
1604 (PL)153
1604 (PL)154
1604 (PL)200
Agent's covering letter dated 27th June 2013
Bat Surveys Report, June 2013
1604 (PL)252
1604 (PL)253
1604 (PL)254

1604 (PL)211
 1604 (PL)212
 1604 (PL)213
 1604 (PL)214
 1604 (PL)215
 1604 (PL)216
 1604 (PL)217
 1604 (PL)218
 1604 (PL)219
 1604 (PL)256
 1604 (PL)257
 1604 (PL)258
 1604 (PL)259
 1604 (PL)260
 1604 (PL)261
 1604 (PL)262
 1604 (PL)263
 1604 (PL)264
 1604 (PL)265
 1604 (PL)018
 Design & Access Statement
 Planning Statement
 Heritage Statement
 Building Services Strategy
 Archaeological Desk Based Assessment
 Archaeological Geophysical Survey Report
 Arboricultural Impact Appraisal and Method Statement
 Outline Landscape Masterplan
 Ecology Assessment
 Flood Risk Assessment
 Energy Strategy
 Code for Sustainable Homes Pre-Assessment
 Statement of Community Involvement
 Letter from DTZ, dated 22/11/12
 Agent's letter dated 18/1/13
 Great Crested Newt Habitat Assessment
 Preliminary Roost Assessment
 Agent's covering email dated 8/5/13
 Transport Assessment, May 2013
 1604 (PL)201 rev. A
 1604 (PL)250 rev. A
 1604 (PL)251 rev. A
 1604 (PL)011
 1604 (PL)012
 1604 (PL)016
 1604 (PL)014
 1604 (PL)015
 1604 (PL)017

Date Plans Received: 21/12/2012

Date(s) of Amendment(s):

25/02/2013
17/04/2013

Date Application Valid: 22/01/2013

08/05/2013
28/05/2013
22/01/2013
18/01/2013
14/05/2013
21/12/2012
27/06/2012

1. SUMMARY

Swakeleys House and its stable courtyard is a Grade 1 listed building of exceptional historical and architectural merit. The building was converted to office use in the 1980s but since 2003, despite being actively marketed, the property has remained vacant. Any scheme for the conversion of this building to bring it back into productive use needs to afford the greatest weight to the conservation of the historical asset and its setting in order to accord with planning policies. Swakeleys House and its grounds also form part of the Ickenham Village Conservation Area and are located within the Green Belt.

This scheme involves converting the property back to a single family dwelling, its historical use. This would be the preferred use in policy terms, as it reduces the need for invasive alterations of the building. In order to be successful and attract an occupier at the top end of the residential market, various ancillary facilities have been identified that would be required to be provided. In order to avoid excessive alteration and extension to the building, these would be provided away from the building within its grounds.

As part of the proposals, a number of alterations and buildings constructed in the 1980s would be removed, including the office foyer and connecting links to the stable blocks on the north elevation of the house, the two storey Vyners House and its connecting link to the stables and the Ice House, a detached plant room. No objections are raised to the loss of these buildings which are considered to detract from Swakeleys House.

In terms of the Green Belt, the overall gross internal floorspace of the buildings on site would be reduced, together with the overall volume of buildings on site. The impact of the new buildings on the openness of the site would also not be significant.

The Council's Urban Design/Conservation Officer considers that this is a very carefully researched and sympathetic conversion scheme for Swakeleys House, retaining and restoring so much of the original fabric of the building. The scale, layout and design of the new outbuildings is also considered appropriate.

The scheme would provide a very high standard of residential accommodation and would not adversely affect surrounding residential occupiers. The scheme would not adversely affect highway safety and makes an acceptable contribution towards energy reduction. The scheme also makes adequate provision to safeguard existing trees on site and new tree and landscaping is proposed that would enhance the setting of the listed building.

Bats have been found to be roosting in Vyners House and this is being monitored and appropriate mitigation conditioned, the details of which would be delegated to the Head of Planning, Green Spaces & Culture.

In terms of planning benefits, all the community benefits such as the public footpath running from Swakelys Road to Swakeleys Park on the western side of the site, the Ickenham Festival and access to the house during 'Open House' weekend would be maintained. The proposals would involve the loss of the Swakeleys Bowls Club presently located within the grounds. Whilst the loss of this facility is regrettable, it is accepted that it would not be compatible with residential use of the site on security and privacy grounds. The facility was also not intended to be permanent in the current S106 Agreement and the lease has already expired. A S106 contribution would help to improve facilities at surrounding bowling clubs. This scheme would also make a contribution towards education provision.

English Heritage are also fully supportive of the scheme and the Mayor does not raise any in principle objections to the scheme in the Part 1 report.

This application, together with associated applications for listed building consent (23202/APP/2013/13) and conservation area consent (23202/APP/2013/14) which are also being presented to this committee are recommended for approval.

2. RECOMMENDATION

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, and the Secretary of State not calling in the application in accordance with the Town and Country Planning (Consultation) (England) Direction 2009 and that no objections are raised by Natural England as regards bats and the proposed mitigation, that delegated powers be given to the Head of Planning, Green Spaces & Culture to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Green Spaces & Culture and also those requested by the Greater London Authority and 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:

1. The footpath shown in yellow on the plan (running along the peripheral of the site) be open for public access from 9am until 1 hour before sunset for use as a private footpath.

2. That those parts of Swakeleys House shown edged and hatched green on the plan be open to the public for 2 days in any given year for the Ickenham Festival.

3. That public access to those parts of Swakeleys House shown on the attached plans, is granted on 1 day per year between 10 am and 4pm during the open house weekend.

4. That an education contribution in the sum of £34,693 is secured.

5. No work on the outbuildings is to commence until the conversion works on

Swakeleys House itself are substantially complete (reason: to ensure that the house is bought back into a single occupancy dwelling).

6. **Bowls Club Contribution:** a contribution towards capacity enhancements to local bowls clubs to mitigate against the loss of the cub on site in the sum of £50,000.

7. **Project Management and Monitoring fee** equal to 5% of the total cash contributions.

8. In the event planning permission is granted and implemented the s52 agreement over the land is revoked and replaced with this new s106 agreement.

ii) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

iii) If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

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

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

vi) 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 NONSC Non Standard Condition

The use of the application site shall only be as a single family dwellinghouse.

Reason

In order to accord with the terms of the application so as to ensure that Swakeleys House returns to its historical use so as to minimise the need for alteration work and to prevent the intensification of the use of this Green Belt site, in accordance with Policies BE8 and OL1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3 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 1604 (PL)001, 1604 (PL)011, 1604 (PL)012, 1604 (PL)013, 1604 (PL)014, 1604 (PL)015, 1604 (PL)016, 1604 (PL)017, 1604 (PL)018, 1604 (PL)019, 1604 (PL)020, 1604 (PL)021, 1604 (PL)022, 1604 (PL)050, 1604 (PL)051, 1604 (PL)052, 1604 (PL)053, 1604 (PL)054, 1604 (PL)055, 1604 (PL)100, 1604 (PL)101, 1604 (PL)102, 1604 (PL)103, 1604 (PL)104, 1604 (PL)105, 1604 (PL)106, 1604 (PL)107, 1604 (PL)108, 1604 (PL)109, 1604 (PL)120, 1604 (PL)150, 1604 (PL)151, 1604 (PL)153, 1604 (PL)154, 1604 (PL)200, 1604 (PL)201 rev. A, 1604

(PL)211, 1604 (PL)212, 1604 (PL)213, 1604 (PL)214, 1604 (PL)215, 1604 (PL)216, 1604 (PL)217, 1604 (PL)218, 1604 (PL)219, 1604 (PL)250 rev. A, 1604 (PL)251 rev. A, 1604 (PL)252, 1604 (PL)253, 1604 (PL)254, 1604 (PL)255, 1604 (PL)256, 1604 (PL)257, 1604 (PL)258, 1604 (PL)259, 1604 (PL)260, 1604 (PL)261, 1604 (PL)262, 1604 (PL)263, 1604 (PL)264 and 1604 (PL)265 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).

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
Reduction in energy use and renewable technology installation [Energy Strategy]
Code for Sustainable Homes [Code for Sustainable Homes Pre-Assessment]
SUDS [Flood Risk Assessment]
Lifetime Homes Standards [Design & Access Statement]
Refuse storage and collection details [Design & Access Statement]

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 3.8, 5.2, 5.3, 5.7 and 5.13 of the London Plan (July 2011).

5 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)

6 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)

7 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

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

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

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 surfing/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 Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

9 RES10 Tree to be retained

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

Remedial work should be carried out to BS 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 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)

11 NONSC Non Standard Condition

Prior to the commencement of development on site, full details of how the development satisfies 'Lifetime Homes' Standards (except for criteria 5, 9 and 10) as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon', to include details of an entrance ramp to and lift replacement within Swakeleys House, level changes within the new glazed link and arrangements to ensure at least one of the guest suites could be easily adapted for wheelchair user occupation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON

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

12 OTH2 Archaeology

A) No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in PPS 5 and Policy BE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

13 NONSC Non Standard Condition

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 how it follows the strategy set out in Flood Risk Assessment, produced by PellFrischmann dated December 2012 Reference S12661-FRA-001 Rev C, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. Provide details of the surface water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.

- ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- iii. Provide details of the body legally responsible for the implementation of the management and maintenance plan.
- iv. Any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

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

- v. Incorporate water saving measures and equipment.
- vi. Provide details of water collection facilities to capture excess rainwater;
- vii. Provide details of how rain and grey water will be recycled and reused in the development.

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

Reason

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

14 NONSC Non Standard Condition

Prior to the commencement of development a scheme for the inclusion of wildlife enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a plan showing the type and location of enhancement measures, including bat and bird boxes; habitat walls and log piles; and a nectar rich vegetation within the landscaping scheme. The inclusion of a new pond would be welcomed. The development should proceed in accordance with the approved scheme and supporting plan.

Reason

To ensure the development contributes to a net gain in specific wildlife enhancing features in accordance with with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7.

15 NONSC Non Standard Condition

Prior to commencement of development a 'design stage certificate' demonstrating the new residential accommodation on the site will be built to Code for Sustainable Homes Level 4 shall be submitted to the Local Planning Authority. The design stage certificate will be signed by an approved assessor. The development should proceed in accordance with the approved designs and sustainability principles.

Prior to occupation of the development, a 'completion stage certificate' should be submitted to the Local Planning Authority demonstrating that the residential units have met Code for Sustainable Homes Level 4.

Reason

To ensure the developer delivers a sustainable development in accordance with Policies 5.2, 5.3 and 5.15 of the London Plan (July 2011).

16 NONSC Non Standard Condition

A register of all commercial, business and charitable events held in the banqueting hall shall be maintained on site and made available for inspection upon request by the Council. The number of such events shall not exceed 12 in any 12 month period.

Reason:

To ensure that the use of the site accords with the terms of the application and to ensure that the use does not result in frequent periods of traffic generation and disturbance to surrounding residential occupiers, in accordance with Policies OE1 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

A Parking and Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to formal entertaining events being held on site. All formal entertaining events at the site shall be carried out in strict accordance with the approved plan.

Reason

To ensure that parking and traffic generated by formal entertaining at the site does not prejudice the free flow of traffic and highway safety on the adjoining highway network in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF1

NPPF4

NPPF6

NPPF7

NPPF8

NPPF9

NPPF11

NPPF12

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.2 (2011) Improving health and addressing health inequalities

LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.19	(2011) Sports Facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.9	(2011) Heritage-led regeneration
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
H8	Change of use from non-residential to residential
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4

The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

5

You are advised that the development hereby approved represents chargeable development under the Mayor s Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require

further information please refer to the Council's Website
www.hillingdon.gov.uk/index.jsp?articleid=24738.

3. CONSIDERATIONS

3.1 Site and Locality

Swakeleys House is a Grade I listed, 17th century mansion house set within extensive grounds that extend to 8.6ha, located in the centre of Ickenham. The house and its grounds is surrounded by suburban development, with Milton Road to the north, Court Drive to the east and Swakeleys Drive and a tennis club to the south with Swakeleys Park and the River Pinn beyond adjoining the site to the west. The grounds provide an open parkland type setting, with mature tree planting mainly on the site boundaries. Vehicular access is provided from Milton Road, although there is a tree lined gated access from Swakeleys Drive which is not in general use.

The house was built in 1638 by Edmund Wright, a wealthy London merchant as a family home, entertaining space and retreat from the city. The 'H' shaped house in red brick with stone and stucco dressings has a distinctive 17th century architecture which has become known as 'Artisan Mannerism' and is one of the key examples of its type. It has five bays on the main fronts and four on the side. There are two main floors with a third in the roof space. It remained in residential use through to the early 1900s, but fell into decline in the 1950s, despite gaining listed building status. It was refurbished and converted to offices in the 1980s, although the building has been vacant since 2003. The external elevations of the building and much of its interior, including the screen in the Great Hall and ornate ceiling in the Great Chamber are remarkably well-preserved.

The building has two single storey 'L' shaped stables on its northern elevation which form a stable courtyard. Linked to the stables is a purpose built 1980s office block, Vyners House which occupies part of a former walled garden. Another separate office building, Harlington House is sited to the east of Vyners House which does not form part of the application site. The extensive grounds also incorporate a large car park to the north of the house, a bowling green and clubhouse in the north west corner of the grounds and outside the application site, a historic lake which borders Swakeleys Park. A footpath also runs along part of the southern and western boundaries of the site.

The house and its grounds form part of the Ickenham Village Conservation Area and the Metropolitan Green Belt. The site has a public transport accessibility level (PTAL) of 1 (based on a scale of 1 to 6 (where 1 is the least accessible and 6 the highest)). Tree Preservation Orders cover the eastern and northern edges of the grounds. The western part of the site, adjacent to the River Pinn also lies within a Flood Risk Area, Zones 2 and 3. The adjoining public open space is also proposed to be a designated site for nature conservation.

3.2 Proposed Scheme

This application seeks planning permission to change the use of Swakeleys House from office use (Class B1) and indoor and outdoor sports and leisure use (Class D2) and the erection of 7 buildings for use together as a single residential dwelling (Class C3) and gardens; alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building; and associated landscaping and servicing works within the surrounding grounds.

The scheme has been developed having regard to the need to conserve the house and its setting and to ensure a successful conversion of Swakeleys House back to residential use. To this end, in consultation with London agents, a number of key elements that the scheme needs to provide were identified if the scheme were to compete at the highest end of the residential market. These include excellent master suite facilities, en-suite guest bedrooms within the main house and additional guest suites within the grounds, nanny and personal assistant facilities within or close to the house with further accommodation for a travelling entourage and on-site staff, garaging and site servicing facilities, site security and privacy, leisure facilities including swimming pools and gymnasium and formal entertaining space.

Swakeleys House would provide the main family accommodation including an entrance hall in the Great Hall, family dining, sitting, breakfast rooms, kitchen, study, music/sitting room and staff pantry with cloak and storage room on the ground floor. On the first floor, the master bedroom would have his and her dressing room/bathrooms, 2 further bedrooms with connecting sitting and dressing rooms and bathroom facilities. The top floor would provide an additional 4 bedrooms with en-suite bathrooms, some with connecting dressing rooms, a family room and play space.

The stable block would mainly provide a long gallery, orangery, family room, library, reading/collection/hobby rooms, dog wash facilities and private secretary/staff office facilities and postal room. The new connecting link buildings would provide plant room facilities and a boot and safe room.

The proposed restoration of Swakeleys House and stables has been carefully considered and the subject of much discussion with Council and English Heritage officers. In general, highly significant historic fabric and 1980s fabric that preserves the overall significance or is of neutral significance would be retained wherever possible in order to minimise the need for invasive alterations and 1980s fabric that is considered to generally detract from the overall significance of the building would be removed. This process has been informed by a submitted Heritage Statement.

Internally, historic room proportions would be retained and where possible, restored. Door positions moved in the 1980s to facilitate office circulation would be reinstated. After careful consideration, some further alterations to doors are proposed, for example a door would be added from the entrance hall to the cloaks/storage area in order to optimise the room layout and to create a symmetrical appearance to the wall that addresses the Entrance Hall Screen. The existing door shall be retained but closed off to preserve the history of the house.

Where new partitions are to be installed, their detail and fittings would match the existing and existing fabric, where possible would be upgraded to improve the thermal performance of the building, in particular the 1980s timber windows would be refurbished and upgraded to eliminate draughts.

In the stable blocks, many of the 1980s partitions and suspended ceilings detract and would be removed to open up the spaces and to expose historic fabric.

New Build Elements

The 1980s built office foyer and connecting wings with the stable block are to be removed and replaced with smaller links to re-expose the north-east facade of the house. The link

buildings would be smaller, low-key enclosures built close into the corners of the stable courtyard, with their height matching that of the historic garden wall that links the east stable wing with the main house, minimising views of the buildings from the wider landscape. Although both Swakeleys and the stable block are built of a red/brown brick blend, there are subtle differences in their tone and in the coursing and mortar joint sizes of each building, making a good match with new brick very difficult. It is therefore proposed that the new links would be clad in stone to match that used for detailing on the main building with lightweight glazed northern ends addressing the stable courtyard.

The new outbuildings would be located to the north of the retained stable buildings, within the footprint of demolished 1980s buildings and areas of hardstanding to maintain the existing open spaces and minimise risk of disturbance to archaeological remains. Buildings would have a courtyard configuration, similar to the layout of outbuildings shown to have existed on this part of the estate on historic maps. The materials and ornament on the new build elements would reflect the material hierarchy on the existing buildings.

Guest Accommodation

The guest accommodation would be sited within the footprint of the demolished Vyners House to the east of the access road and comprises 4 detached essentially single storey gable end buildings with accommodation in the roof space arranged around an internal courtyard which would provide shared amenity space. The buildings would be approximately 7m wide and range from 11m to 18m in length, with an eaves height of some 4.5m and ridge height of 8m. The buildings are of a simple modern design, with a number of skylights and dormers incorporated into the roof. The buildings would provide 7 guest suites, 4 x two-bed and 3 x one-bed suites, with each of the suites catering for the varied needs of family, friends and business guests.

Banqueting Hall

This would be sited to the north of the retained stable block, on the western side of the access road. The building would be 'T' shaped, with the entrance hall and service wing aligning on a roughly north-south axis, parallel with the access road and the banqueting hall wing perpendicular to it. The building would have a 27m long frontage along, but set back from the access road, with the banqueting hall extending to some 25m at the rear. The building would be single storey, with a gabled end roof that would conceal the eaves and guttering behind parapet walls some 5.4m high, with a 8.3m main ridge height. The roof would comprise various materials, including clay tiles at the front and a glazed section over the entrance, with the banqueting hall being bronze clad and incorporates a flat roofed element. The building would include a basement which would house the main kitchen, plant room, toilet facilities and cloak room. In addition to the entrance and banqueting halls on the ground floor, there would also be a finishing kitchen, with lift access through to the main kitchen below. The building would be set back from the access road to create a cloister walk on the western side of the access road which would connect the stable block with the leisure building. To the south of the entrance hall would be a glazed link which would provide a covered drop-off point and forms part of the cloister walk.

Leisure Building

The leisure building would be sited to the north of the banqueting hall and be 'L' shaped. The main building housing the indoor pool would be perpendicular to the access road, with a length of 36m and overall width of some 9.5m, with a small wing housing a gymnasium

projecting some 13.5m from the south elevation parallel to but set back from the access road to continue the cloister walk. The entrance to the building would be formed by the gap between the two wings of the building. Behind the gymnasium would be the outdoor pool and pool terrace. The building would be predominantly single storey, with the main pool building having a gabled roof with a small area of the roofspace at the front providing additional social space and a treatment room. The building would be broken up with the ends of the building being of brick and clay tiles, with eaves heights of some 3.8 - 4.0m and ridge heights of 8.0 - 8.2m, whereas within the central section, over the pool, glazing would address the pool terrace, with the eaves of the building being concealed behind parapet walls some 5.4m high, with a bronze roof with a raised ridge height of 9.4m over the pool. The southern wing has been designed as a lightweight timber box, glazed along the western elevation overlooking the pool terrace which would sit behind the cloister wall, with a flat roof, with an overall height of 3.6m.

Staff Accommodation/Garaging

The service buildings would be sited at the northern end of the existing car park. They comprise two main blocks, approximately 8m wide and 22m long sited on opposite sides of an enclosed, working courtyard. The blocks would be essentially single storey with gabled roofs, with an eaves height of approximately 3.6m and ridge height of 7.6m. The ground floor would comprise garages accessed from the courtyard and would also incorporate a cycle and refuse stores, laundry and plant rooms. The roof space of the eastern block, adjacent to the access road would accommodate 2 staff apartments, one a one bedroom, the other a two bedroom unit. Connecting the two blocks on the northern side would be an open sided canopy structure with a connecting ridged roof.

Landscaping

In contrast to Swakeleys House itself, the grounds have been much altered. This proposal involves a Landscape Masterplan which seeks to enhance views of the house, improve its setting and re-introduce historic landscape elements, such as walled gardens around the proposed guest suites. Existing planting would be complemented by new trees, hedges and shrubs aimed at reinforcing views, creating a more structured layout and re-establishing a fitting setting for the house. The removal of some recently planted, non-native trees is also proposed to allow historic trees to regain their prominence.

Although the Class D2 bowls club within the grounds would close to the public, the existing clubhouse building would be retained, together with the bowling green as a 'sports area'.

Parking and Vehicular access

As part of the proposals, vehicle access into the site would be split, with the north gate, off Milton Road continuing to serve as a general access point for staff, services and deliveries with the south gate, off Swakeleys Drive becoming the formal, ceremonial entrance for the owners and guests. The gate off The Avenue, serving the bowls club would be closed. A total of 14 garage/covered parking bays are proposed, with further parking available in the service courtyard. The existing area of hardstanding in the north-west corner of the site can provide additional capacity for parking in the event of a function at the house.

The scheme has been subject to pre-application discussions with officers, both from Hillingdon and the GLA. The proposals have been amended prior to being submitted following feedback received from officers and from comments received to the applicant's

public consultation exercise. In particular, the public footpath is now being retained and no changes are proposed to the current level of internal public access to Swakeleys House.

Use

It is anticipated that the house would be fully occupied and the separate guest suite accommodation would be used by visiting members of the family and friends. Family occupation may involve lavish entertaining, particularly for key family celebrations with further visitors joining the family. The proposed entertaining space would be used in an informal manner and on an infrequent basis.

Formal entertaining may or may not coincide with family occupation of the house and might include formal family celebrations where there are guests from outside the family; formal business gatherings; or even quasi-civic events (eg. private, charitable dinners) would be held with the banqueting hall having capacity for a seated dinner event for 80 people. It is expected that no more than one formal event would be held a month.

The application is supported by the following documents:-

Design & Access Statement:

This provides the background to the application and describes the site's location. The history of the site is outlined and the heritage significance of the site is discussed. The statement goes on to assess the planning issues raised by the application and identifies the constraints to development. As a specific end user has not been identified, the statement identifies the facilities that are required to make the property attractive to a future occupier. A detailed brief and strategy for the proposed conversion is presented and the estate plan described. Implications for the views of the house and objectives of the Landscape Masterplan are discussed. The statement then goes on to discuss the restoration of the house and stables and describes the new link building. The strategy for providing the services required to bring new facilities expected in a modern household is described. The document goes on to describe the layout and scale, together with the appearance and materials of the new build elements. The report briefly describes energy, sustainability and flood risk issues and provides an access statement.

Planning Statement:

This provides a general introduction to the proposals, describes the site and the surrounding area. The building and its history is assessed and the extent of consultation undertaken on the proposals outlined, together with the changes made to the scheme. The application proposal is described and justification for the elements of the scheme advanced. The planning policy framework for the consideration of the application is then identified and planning policies are assessed. The report concludes by stating that the proposals have been driven by the need to secure the future of the Grade 1 listed building of exceptional interest, and that a significant number of benefits would be secured, which is supported by national, regional and local planning policies.

Heritage Statement:

This provides an introduction to the proposals, describing the site, its statutory designations, and the aims, purpose and structure of the report. The report goes on to describe the history and development of the site, noting important internal features and contributions made by successive owners. The landscape is also assessed. The report

goes on to consider the cultural importance and significance of the site. The policy context for the works are described and the a summary of the proposals are provided. A heritage impact assessment is provided to identify the impact of the proposals on the significance of the listed building and conservation area. The report concludes that in order to provide a sustainable future for this unused building of outstanding architectural significance, returning it to the use for which it was designed and fulfilled for almost 300 years represents a highly sympathetic objective, but even this will involve some minor harm to the historic significance in some areas, but this is largely unavoidable. Any harm is far outweighed by the major benefits resulting from the proposals and the proposals satisfy local and national policies for the historic environment and should be supported.

Building Services Strategy:

This report identifies the services that will be required within the development and provides plans and details as to how these would be accommodated within the buildings.

Transport Assessment:

This provides a background to the assessment and describes the site and its access and the scope of the report. The scale of the proposed scheme is identified, together with the key transport aspects of the development. Relevant transport policy is then assessed and existing transport facilities and road accidents identified. Baseline traffic conditions are identified and a transport strategy provided. Trip generation is then assessed, based upon three scenarios, the existing situation with Swakeleys House and Vyners House in office use, the proposed 'normal' situation with use as a single family dwelling on a typical weekday and the proposed 'formal entertaining' situation when the banqueting hall is in use. The report concludes that the traffic flows from the development, even taking the worse case scenario can be easily accommodated on the surrounding road network and parking provision exists on site to accommodate all the 'formal entertaining' traffic.

Archaeological Desk Based Assessment:

This provides the policy background to the report, and describes its aims and methodology. The geology and topography of the site are briefly assessed, and information from archaeological records presented. Of particular relevance is that this site is likely to be the site of the original moated Swakeleys Manor house. The likely impact of the development is then assessed, and the report concludes that as there is a high potential for archaeological deposits across the site, the proposed development is likely to have a high impact on any surviving remains and it is recommended that a geophysical survey be undertaken.

Archaeological Geophysical Survey Report:

This provides an introduction to the study, advising that a geophysical survey was conducted between 10 and 20/9/12. The geology and topography of the site are described and an abridged account of the archaeology record from the Desk Based Assessment presented. The aims and methodology of the assessment are outlined. Results are described and interpretations presented. These include distinct linear features in the Swakeleys House car park area which may either be the footprint of former outbuildings or modern service runs, linear features running across the open area to the south and west of the house, which may be associated with the remains of the 17th century garden and several broad areas of high amplitude to the east of Swakeleys House, which could represent a section of former moat and edge of the medieval phase of the estate,

although the depth of the features may be more indicative of landscaping works.

Arboricultural Impact Appraisal and Method Statement (including a Tree Protection Plan):

The impact appraisal assesses the impact of the development upon existing trees and the impact of any tree loss upon visual amenity. Proposals to mitigate any impact are presented. The method statement describes how trees will be protected and managed during the development process.

Outline Landscape Masterplan:

This advises that the landscape at Swakeleys House has not been well preserved and the historic setting of the building has been eroded away over time. Current views around the site and existing landscape features are analyzed. The Masterplan then formulates key landscape design objectives for the restoration of the grounds. This includes ground level remodelling and vistas improved, woodland belt planting on the parkland edges, kitchen garden reinstated within boundaries of existing walled gardens, lawns to be provided on southern side of the house, contemporary gardens provided with the new ancillary buildings, boundary treatment strengthened. The main grounds however would be retained as open space. The second half of the report provides a range of hard and soft landscape images which convey the materials and character of the landscape restoration envisaged.

Ecology Assessment:

This describes the background to the study, the site and methodology employed, together with its limitations. Results of the desk top study, habitat survey carried out on 7/8/12 and protected species assessment are presented and discussed and the assessment concludes with recommendations for mitigation and habitat management and enhancement.

Great Crested Newt Habitat Assessment:

This provides the background to the report, describes the site and the development proposals. Relevant legislation is identified and the assessment methodology is discussed. The report assesses the lake adjacent to Swakeleys House and surrounding habitat as regards their potential to support Great Crested Newts. Results are presented, with the lake being of 'poor' suitability for Great Crested Newts. Although there is suitable terrestrial habitat (native semi-natural woodland) to the north and west and bordering the site, habitat connectivity to suitable breeding ponds is absent, with surrounding residential development, the River Pinn and busy roads acting as barriers to dispersal. The report goes on to advise that the development proposals would not impinge upon this habitat and although the risk of finding Great Crested Newts on site is low so that additional surveys are not required, adopting a precautionary approach is recommended to deal with this risk.

Preliminary Roost Assessment:

This provides the background to the survey and describes the scope of the report, the site context and status and the development proposals. Legislation and planning policy is then assessed and the methodology of the assessment presented which included a full internal and external inspection of all the buildings on site and a ground level inspection of the two trees proposed to be removed in the car park. Results are presented and conclusions and

recommendations are made, together with suggested mitigation.

Bat Survey: Interim Report, May 2013:

This describes the background and scope of the study, the site context and development proposals. Relevant legislation and planning policy is assessed and methodology is described. Results are presented and recommendations are presented.

Bat Surveys Report, June 2013:

This updates the Interim Report.

Flood Risk Assessment:

This provides an introduction to the study and describes the site and proposed development. The assessment advises that the house is within Flood Zone 1 and a sequential test is not appropriate. The house and ancillary buildings sit astride a low hill and its thresholds are above the predicted flood level for the area. It is understood that the hard standing areas discharge to the lake within the grounds. There may be limited ponding to the parking areas, but this does not represent a significant flood risk. The report advises that the scheme represents a minimal change to the existing situation from a flood risk/drainage perspective, but the proposals do present the opportunity to provide a small improvement with the inclusion of SuDS features, which will provide attenuation to off-site flows, although the historic character of the site requires SuDS features to be restrained and in keeping with the illustrative masterplan so should be limited to mini swales and shallow detention depressions only.

Energy Strategy:

The report identifies the policy framework for carbon emission reductions, describes the report's methodology and assesses the various alternative technologies available within each of the building elements. Recommendations are made, including the use of air source heat pumps, solar thermal and photovoltaic panels.

Code for Sustainable Homes Pre-Assessment:

This advises that it is only applicable to the guesthouses and staff accommodation as the Grade I listed Swakeleys House is excluded from the assessment. The assessment advises of the measures that will be put in place to ensure that the new build accommodation satisfies Code Level 4 of for Sustainable Homes.

Statement of Community Involvement:

This report sets out the programme of consultation undertaken with residents and community groups and identifies the methods of consultation, including public meetings and exhibitions. The feedback received is presented and changes made in response to the feedback is discussed.

Letter from DTZ, dated 22/11/12:

This advises that a comprehensive marketing campaign for Swakeleys House has been underway since September 2003, including colour brochures, mailing potentially interested companies including overseas embassies and agents, letting boards, agent

open days, listing the property on the DTZ website, advertising on various databases, including Focus and Egi and monitoring of market requirements and responding to interested parties. The letter advises that a tenant or purchaser has yet to be secured, which is mainly attributed to the public access rights due to a company's need for privacy and security.

The letter goes on to advise that there has been a significant change in the office market over the past 3 years, making occupiers for accommodation such as Swakeleys House increasingly difficult to find. Historically, a number of commercial occupiers would have sought premises such as this which are full of character for their headquarters, but now occupiers seek office space which is:

- close to amenities and public transport,
- accommodation with large, efficient open floor plans,
- modern facilities and specification providing lower running costs and stronger sustainability/green credentials.

The letter also states that the Uxbridge office market has seen little activity in 2012 with reported take up of just 30,000 sq ft whereas there is currently supply of 550,000 sq ft and better quality office accommodation is increasingly becoming available in the borough.

Letter from agent, dated 18/1/13:

This deals with the possible trigger, given the size of the development and site that the scheme might need to contribute towards affordable housing. The letter advises that this issue has not been previously raised by the Council or the GLA and additional housing on this site would not be appropriate in Green Belt policy terms and should permission be granted, controls are expected to be put in place to prevent the future creation of separate distinctive uses or residential units which the applicant readily accepts. The letter goes on to advise that there are examples where single residential dwellings in London have been asked for affordable housing, but in those situations, the Boroughs have been through a plan making process to establish a policy that triggers affordable housing on a floorspace basis which is not the situation here.

Letter from agent, dated 17/4/13:

This details the benefits of the scheme.

Letter from DP9 dated 28/5/13:

This provides the justification for the scheme in relation to the three derogation tests identified by the Council's Sustainability Officer in relation to bats.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission (23202/E/80/1688) was granted on 9/6/81 for the change of use of Swakeleys House and grounds from sports club to office accommodation with ancillary car parking and provision of a new access road from Milton Road.

Subsequently, planning permission (23202/F/81/1435) and listed building consent (23202/G/81/1434) were granted on 5/11/81 for the restoration of Swakeleys House and adjoining stables in connection with conversion to offices and the erection of new office building (now known as Vyners House), construction of new access from Milton Road and ancillary car parking facilities.

In 1984, planning permission (23202/H/82/1504) was granted at appeal for the erection of 23,063 sq ft of offices (now known as Harrington House) along with additional car parking and formation of a new access road. A Section 52 Agreement dated 12/7/84 was entered pursuant to the granting of planning permission at appeal which made provision inter alia for the following:

- The grounds of Swakeleys House to be open on one day a year to coincide with the Ickenham Festival;
- The provision for certain areas of Swakeleys House to be open to the public on three specified days in the year and at other times by written appointment;
- The provision for a pathway around the southern and western part of the perimeter of the site;
- An area for public access with a lease for a term of 21 years at a peppercorn rent to Swakeleys Bowls Club for use as a bowling green.

In 2009, in an attempt to make the property more attractive to prospective office tenants following nearly 6 year vacant period, an application to vary some of the provisions contained within the S.52 was submitted and a Deed of Variation was subsequently entered into dated 12/5/09 which reduced the level of internal access to the main house from three days to one day a year to coincide with the Open City Weekend (now known as the Open House weekend).

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.HE1 (2012) Heritage
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- NPPF1
- NPPF4
- NPPF6
- NPPF7
- NPPF8
- NPPF9
- NPPF11
- NPPF12
- LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.19	(2011) Sports Facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
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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.
H8	Change of use from non-residential to residential
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

111 neighbouring properties have been consulted, the application has been advertised in the local press and 3 site notices have been displayed around the site. 14 individual responses raising concerns about the proposals have been received, 3 individual letters in support and 17 standard letters in support of the proposals. 3 petitions against and 1 in support of the development have also been received:-

In objection:-

1. The Ickenham Residents' Association petition with 70 signatories states:-

'We, the undersigned, fully support the Ickenham Residents' Association in their objective of ensuring that the wishes of its members as well as the wishes of the people of Ickenham in general, are heard and understood by the London Borough of Hillingdon's North Planning Committee, when considering the proposals at the above address (in the Ickenham Conservation Area) by voicing concerns, and asking the North Planning Committee to listen to the Association's comments.'

2. The Avenue Residents' Association petition has 29 signatories and states:-

'This petition relates to the above referenced applications to change the use of Swakeleys House from offices to residential, demolish Vyners House and the construction of 7 new residential

buildings, partially on the site of Vyners House but also on an undeveloped area of the Greenbelt currently used as a car park.

The objections to these applications can be summarised as follows:

- New residential development in the Greenbelt.
- New residential development in the Conservation Area
- Unsuitable development adjacent to a Grade 1 listed building.
- The risk of increased traffic in the Avenue both during construction and subsequently, resulting in increased wear and tear on the road and increased risk to pedestrians.'

3. The Swakeleys Bowls Club petition has 21 signatories and states:-

'We the undersigned wish to exercise our right for a representative to speak on our behalf at the meeting of the Planning Committee. We support the formal objection made by Swakeleys House Bowls Club to the above planning application.'

In support:-

4. The Ickenham Festival petition with 24 signatories states:-

'We the undersigned are concerned that Swakeleys House has now stood unoccupied for ten years and a viable use needs to be found for the long term protection of the building. We welcome that the current proposals will maintain and improve access to the site for the Ickenham Festival whilst returning the building to a beneficial use.'

Individual responses:-

Objection

- (i) Object to this planning application as Swakeleys House is an integral part of the community of Ickenham and a listed building. These proposals may result in inappropriate and unsympathetic alterations to the house and grounds,
- (ii) Overdevelopment of the site with 7 more buildings would be detrimental to character and history of the house,
- (iii) No buyer has been found so proposal is an in principal proposal as any occupier may have own requirements and would want a significant input into the layout of the property,
- (iv) Unlikely that applicant would have any greater success in finding residential occupier than a commercial one,
- (v) Applicant seeking to include publicly accessible land in their plans. The land had public access when they purchased the site, and should remain so. Removal of a public amenity for the benefit and profit of the applicant is absurd and plans should be amended to exclude publicly accessible land,
- (vi) Before the change of use to commercial property, the grounds were fully accessible to sporting organisations, and the village suffered the loss of these facilities with the understanding that the S52 Agreement provisions provided small but recognisable recompense,
- (vii) The bowls club have acted properly throughout their tenure, maintaining their property in good order at all times, unlike the rest of the estate,
- (viii) As regards Planning Statement, Para. 5.41 - the arrangement which allowed for the lease is the S52 Agreement which has not expired. It is the lease which has expired which ensures that the public accessible land is managed. It is the proposed use which is not compatible with the publicly accessible land. Para. 7.120 - The bowls club was envisaged to be a permanent arrangement as those responsible for its composition will confirm. Para. 121 - the same argument could be made for a publicly accessible park, with its boundary corresponding to the S52 Agreement. Para. 7.124 -

it is difficult to see how a well tended bowls club would detract from the Green Belt of the setting of the house within a well considered landscape. Para. 7.122 of Planning Statement suggests that members could all make use of other clubs in the surrounding district is to completely miss the point as for many members, this would be impracticable, particularly at night and carrying a set of woods and shoes for those who do not drive,

(ix) Object to element of proposals that involves the closure of the Swakeleys House Bowls Club as this is the only lawn bowls club in Ickenham and an important active and lively social and sporting centre, which is well supported by Ickenham residents and entirely run by volunteers. It is open all year with regular whist evenings, computer help/lessons nights, quiz nights, fun/games nights and carpet bowls. At a time when Government and the Mayor are stressing the importance of the sporting legacy and volunteering, it is a vital this asset to the community remains open. Its closure will be detrimental to the physical and mental health of the local community and this element of the scheme needs amending,

(x) Bowls club is an important historical asset, which has been in the grounds of Swakeleys House for well over 50 years, when GPO occupied house and before that as a croquet lawn with the headquarters of the English Croquet Association being on site. Good bowling greens are disappearing fast and this needs to remain as a jewel in the heart of the conservation area.

(xi) Bowls clubhouse is in use almost daily throughout the year, which acts as a deterrent to unwanted intruders intent on causing mischief at Swakeley's House.

(xii) The 7 - 8 ft high hedge at the bowls club protects the privacy of the club and house,

(xiii) Application does not return property to its historic and original use, unless the Lord Mayor of London is the tenant,

(xiv) The ballroom and the gallery were there when the property was converted to offices and are recoverable,

(xv) The applicant has a propensity for self interest and has had a lack of regard to the interest of the village and existing arrangements, both of which were here when purchased the property which needs to be amended,

(xvi) This is just a rouse for what is really intended - to turn Swakeleys House into a hotel complex with beds for 26 guests as well as seven bedrooms that will sleep 14 and includes a large banqueting hall that will seat 60,

(xvii) Scant information on what will happen to the courtyard buildings is of concern,

(xviii) Proposal will use all floor space that it will demolish

(xix) The master bedroom (old ballroom) is over 43 feet long by 23 feet plus the old bandstand, which along with his and her bathrooms is an incredible waste of space and not practicable

(xx) Removing path used by residents for years is unnecessary,

(xxi) Understand charity has now come forward to use house as a free school which would not involve any demolition, building work or so many alterations to the main house. The bowls club, grounds and perimeter footpath and Festival would not be affected so hope this will be given favourable consideration.

(xxii) Confirmation needed that 'boundary treatments to be strengthened around perimeter of the site' as annotated on the masterplan will not apply to the 1.4ha parcel of woodland to the east of the application site which is owned and actively managed by No. 24 Court Road but regarded as integral to Swakeleys green belt estate and is enclosed within it with an open boundary between the two which promotes the objective of the green belt and habitat continuity. Would also like confirmation that I would be consulted on any boundary details application.

(xxiii) The draft S106 Agreement attached as an Appendix to the Planning Statement creates a 'ransom strip' between Vyners House and parcel of woodland as land included within application site, but excluded from area where buildings would not be allowed,

(xxiv) Adequate protection and insurance of the building is required.

(xxv) In addition to bats and great crested newts, there are many other animal and bird species within the grounds, which whilst not all protected species, their habitat and movement need to be considered. These include deer (muntjac), badgers, green and spotted woodpeckers, nuthatches, various finches, 5 tit species, thrushes, blackcaps, nightingale (on occasion), goldcrest, firecrest, wrens, owls, herons, sparrowhawk, common lizard, smooth newts, frogs etc etc. The planning

application does not have clear provision for the retention of open passage for ground dwelling animals, referring generally only to boundaries being re-inforced and managed. There should be specific provision that all boundaries enable ground dwelling animals to move freely in and out of the Swakeleys grounds with no reduction to the existing ease of passage.

Support

(i) Generally supportive of proposals to convert Swakeleys to private residential use if genuinely for a family, as current vacancy can not continue with risks of deteriorating condition and this seems the best way of ensuring its essential character is retained and protected, compared to a further period of unoccupancy. The proposals also seem to enhance some of the lost historic characteristics, improve certain landscaping aspects, and would make the property of greater public interest,

(ii) Maintaining public access to the path around Swakeleys Park from The Avenue to Swakeleys Drive is welcomed, allowing continued enjoyment of views of such a very important building in the region and it should be possible to provide reasonable security for the house without obscuring these views,

(iii) Offer to extend Festival's access entitlement is appreciated, as Swakeleys House is so much a symbol of Ickenham,

17 standard supporting letters have been received which state:

'I wish to express my support for the proposals to return Swakeleys House to a family home.

- I firmly believe that the proposals are a much-needed way to restore Swakeleys House to its former glory returning it back to its original use as a family home.

- I believe that the proposals are necessary to secure the long term future of Swakeleys House, ensuring it can continue to be enjoyed by future generations.

- I support the proposals to remove the 1980s additions to the house, including the demolition of Vyners House, which currently detracts from the beauty of the building.

- I support the removal of Vyners House and office use on the site which will benefit the residential quality and environment of the wider neighbourhood.

I support the principle of keeping the Ickenham Festival on site, maintaining access via the annual Open House event and importantly retaining the perimeter footpath.

As such, I strongly urge Hillingdon Council to support this application on the grounds stated above.'

THE ICKENHAM RESIDENTS' ASSOCIATION:

1. We are in support of the principle of getting this important historic Grade 1 listed building forming a substantial and central part of Ickenham's Conservation Area back into use, but not at significant loss to the community or contrary to planning legislation. It has always been the view of the Association to seek the safeguarding and long term future and appropriate use of this much valued House and Grounds in the centre of our village, and it is with that in mind that we have considered these planning applications and have identified a number of concerns.

2. We are extremely concerned at the proposed encroachment on the Green Belt and dispute the idea that such use could be claimed as a 'Very Exceptional Circumstance', in relation to green belt policy as referenced in Section 9 of the National Planning Policy Framework (with particular reference to paragraphs 79, 87, 88 and 89).

3. Whilst bullet points 3, and 4 of the NPPF Section 9 para 89, may be claimed pertinent to this application, we feel this is not the case, as this application is for 'Change of Use' and further requires the demolition of a building on Green Belt land to be replaced by others of a larger footprint on another site within the Green Belt. Bullet point 2 also refers to the retention of the openness of the Green Belt which due to the proposed siting of the new elements of this

application contradicts this intention.

4. The original application for the building of Vyners House may well have been seen as an Exceptional Circumstance, in that it was truly an enabling development to provide funds to enable the complete refurbishment of what at that time was a Grade 1 Listed building in serious danger of becoming a crumbling mess.

5. We do not believe that 'hard standing' currently used as car parking can claim to be part of the 'built environment' in relation to Green Belt, so a swap of footprint from Vyners House to the car park would not be acceptable within the legislation.

6. Any built development on the car park area would adversely affect the open nature of this part of the proposal site.

7. We do not feel the 'excessive sprawl' of additional buildings i.e. banqueting Suite, staff accommodation, garages, and swimming pools are consistent with a 'single residential dwelling'. Considering these plans are designed to provide such a single family residence there seem to be an excess of additional buildings in the estate producing additional development towards the Milton Road entrance. The Association finds this approach objectionable.

8. We have severe concerns that the additional buildings proposed, being self-contained dwelling units, could become separate planning units. Thus the scheme would not be a single dwelling as specified in the application, but rather multiple dwellings. This would be entirely inconsistent with the new Green Belt policy in the NPPF.

Following the general points made above we would respond further to the comment/claims made in the Planning Statement and other documents submitted as part of the three planning applications.

Planning Statement

· 5.12 The claim that Vyners House 'detracts from the setting' is of course 'opinion', and one with which we do not agree. Vyners House was an important 'enabling' development in the House's refurbishment in the 1980s and was subject to close scrutiny as to its appropriateness in relation to the House and its setting, thus being a truly 'very exceptional circumstance' in relation to additional building on the Green Belt.

· 5.17 We do not believe that this claim complies with Green Belt legislation, in that hard standing does not constitute buildings

· 5.41 The loss of the Bowls Club is a serious loss to the local community and Bowls Club members in particular.

· 6.5 We feel the adverse impact of all the additional buildings to be built on the Green Belt DOES outweigh the benefits of the NPPF Policy.

· 7.12 UDP Policy H8 is not relevant in this instance as we feel this Policy relates more to 'multi house' developments. Perhaps H9, new London Plan Policy 3a.4, 3a.10 and 4b.5 should be more pertinent.

· 7.17 There is not, in our opinion, any 'very special circumstances' emanating from this proposal such as to circumnavigate the NPPF presumption against inappropriate development in the Green Belt.

· 7.19 - 7.26 Despite claims attempting to mitigate Policy 0L4 (retained Policy of the UDP) we believe this Policy is absolutely pertinent and should be upheld.

· 7.105 Solar & Thermal PV Panels spread around the 'sprawl' of building proposed, particularly on the Listed House, in a Conservation Area seem to be totally out of character.

Access - We welcome the fact that it is planned to continue the facility of public access to the House associated with the Open House Scheme. However, the nominal half day once a year has been shown to be insufficient to cater for a considerable number of visitors many of whom travel from different parts of London and the Home Counties to view the property. There is also concern that, if the Open House Scheme were to cease, the opportunity to visit might be lost. Retention of public use of the perimeter path and use of the grounds for Ickenham Festival Gala Day (dating back to 1977) is a vital Community Asset.

Bowls Club - It is to be regretted that there are no plans to continue to offer the use of the green to the Bowls Club. The point is made that its retention would prohibit an improved landscaping plan with tree planting. It is our view that landscaping using trees in the appropriate positions would still enable an improved aspect from and around the House yet at the same time provide access from Milton Road to a screened Bowls Club.

Arboricultural Report - This very comprehensive report identifies and makes many recommendations regarding treatment, felling and planting of trees on the estate. Elsewhere in the Design & Access Statement much is made of the use of trees as screens, particularly of the new proposed buildings. Photographs are included to show how trees will provide these screens. We note that in most cases the trees depicted are in leaf which gives a misleading impression of these claims. It is also not clear whether these claims of the use of landscaping have taken into account the plans and recommendation of the Arboricultural Report. We feel this aspect of the planning applications throws doubt upon the claims made.

Proposed Estate Plan - The desire to remove the additional 1980 s buildings (Vyners House, the Ice House and Stable links together with the Entrance Foyer) is understandable, but it would appear that the space made available plus the existing car park area will then be a site for additional buildings. The appearance of which do nothing to enhance the setting for the 17th century Grade 1 listed House, and produce an adverse effect on the current character and appearance.

The guest accommodation reminds one of a shopping precinct and do not compliment the Stable blocks as claimed. The roofs should be hipped rather than gable ended. The very unattractive all glass square dormer windows which are proposed are totally out of sympathy with the stable dormer windows from which they are inspired. It would appear that the roof line height of these 'cottages' exceed that of the Stable block which is also not desirable.

Similarly, the new proposed glassed fronted link units to the House from the stable block although revealing the House facade do nothing to compliment the House itself.

We noted the suggestion that the Great Hall and swimming pool area are planned to have bronze roofing which we feel is not appropriate and gives us cause for concern about the appropriateness of other materials.

The Association questions the need for the Banqueting Suite (aka Grand Hall) which according to the planning information is of an area 371m². The west Stable block is not much smaller at 319m² and is linked directly to the House.

Since it is not exactly clear how the Great Hall would be used it is likely that most uses could be catered for in the West Stable block (aka the Long Gallery).

Overall the footprint of the new buildings at 1175 m² (not including the proposed hard standing car parking area) exceeds that of the House and Stable blocks at 1165 m². It is obvious from the plans that whereas the House and Stable blocks are a single footprint the other new buildings are not only of larger footprint but also cover a larger area which gives the appearance of the House being dominated by a collection of buildings crowding in around it. We recognise that the interior of the house will require sensitive modifications to provide suitable rooms and facilities, but as lay people we rely on the LPA to assess in detail the many required changes to the fabric of the House to accommodate this proposed change of use. However, one area we would question is the plan to have one master bedroom with en-suites for two persons taking up the whole width of the west side of the first floor of the House. It does seem a lost opportunity to make the most of this area.

One final comment we would make is that this application 'could' equally well be considered as an application for a small Country Hotel complex, if the nomenclature of the building descriptions were to be altered!.

For all of the above reasons and comments we ask that you reject this application as it currently exists.

We will be submitting a petition shortly in order to be able to speak at the relevant North Planning Committee meeting.

THE AVENUE RESIDENTS' ASSOCIATION:

'The Avenue, Ickenham is a private residential road situated in the heart of the Ickenham Conservation Area and is one of the former main approaches to Swakeleys House. The Association was founded in 1977 with the specific objective to 'maintain the standard and distinctive character of The Avenue for the residents and Ickenham in general', Membership of the Association comprises 38 households that are situated in The Avenue.

The Association has a number of serious concerns regarding the applications:

1. The erection of the 7 new buildings would result in an additional built footprint in the Greenbelt of some 3,547 sq.ft, where there has historically been no construction (this was previously a wooded area called Park Clump). We are concerned about additional building in the Greenbelt.

2. When Vyners House was given permission to be built in the Greenbelt it was for the exceptional purpose of providing a structure that could help ensure the future survival of Swakeleys House. Both it and neighbouring Harrington House were built so as not to obstruct any views of Swakeleys House. In fact Vyners House was deliberately built within the footprint of the old walled garden.

The proposed 7 new buildings, some two storeys high and sprawling across the Greenbelt on either side of the approach to Swakeleys House, hem the house in and present the appearance of an urban street leading up to the house. This neither seems appropriate for the Greenbelt nor for a Grade 1 listed building of national importance.

3. The proposed use of this complex of 7 new buildings is residential. The proposal would therefore represent an expansion of residential development in the Greenbelt. We are concerned about additional residential development in the Greenbelt.

4. The Ickenham Conservation Area Review of 1999 stated that the Conservation Area is:

'based upon three core areas, considered fundamental to the character of the Conservation Area: the Village, Swakeleys, and Ickenham Manor'

Under 'Policies':

'As well as ensuring that the area is preserved the designator also means that positive steps should be undertaken to improve and enhance the character of the area. This may include the restoration and face-lifting of buildings, removal of unsightly clutter, the planting of trees and protection of open spaces.

In this area, it is necessary to continue to reinforce Green Belt Policy and aim policies at protecting open spaces, particularly those to the east of the Metropolitan Line and the setting of Swakeleys.'

We are concerned that the applications do not meet the criteria outlined in the Conservation Area

Review and moreover we are very concerned about the implication of allowing additional residential development in the Conservation Area.

5. The construction works would entail significant truck and vehicle access to remove demolition rubble and bring in new construction materials. The applications also envisage the construction of a banqueting suite sitting 80 people and that it will be used for both private and rented functions. Leaving aside the vehicles associated with catering, functions of this size will also result in additional vehicle traffic, not just during the day but also in the evenings and at weekends.

The Avenue is an un-gated private road, maintained by the Association and does not have pavements or streetlights. Any increase in traffic, either during construction or subsequently would therefore have implications for our Association regarding the maintenance of the Avenue. The Avenue is well used by Ickenham pedestrians and in particular school children going to and from Breakspear and Vyner's schools. Any additional traffic volume will have clear public safety implications.

For the above reasons we ask that the applications be refused.

SWAKELEYS BOWLING CLUB:

Before the Council make a decision, they should be aware of the following:-

(i) In 1980, group of local residents formed a club to acquire a 21 year lease of the badly neglected bowling green from the landlord at Swakeleys. Members have invested time and money in the premises, bringing the green back to working use, restoring perimeter paths and hedges and financed the construction of a clubhouse and car park without any recourse for assistance from landlord.

(ii) Club is open to all and has become an important part of the social structure of the locality which mainly appeals to the older generation. It is open every day for outdoor bowling from April to October and for indoor bowls and other social activities throughout the rest of the year. The club is well supported with 70 playing members and 30 social members. Surrounding bowling clubs do not have many vacancies and many members would find it difficult to travel further afield so if club closed, they would be denied opportunity to continue bowling.

(iii) The bowls club occupies a small corner of the Swakeleys Estate and has its own separate parking and access so it could easily be fenced or screened off to maintain privacy of the house which would not interfere with the landscaping on the rest of the estate

(iv) A strong community atmosphere has grown up with members working, playing and socialising together. The closure of the club would result in the loss of this community and all the attendant health and social benefits that the medical profession advise is important for the older generation.

ICKENHAM CONSERVATION PANEL:

Whilst the Panel would wholeheartedly welcome the re-instatement of a suitable use at Swakeleys House, we are concerned at the number of proposed outbuildings in closer proximity and their contrasting architectural style with distracting modernity.

Accordingly the Panel urges that this opportunity be taken to re-design the new structures with more sympathetic detailing such as replica fenestration, mullions and other key features of the original period architecture. Distant views towards Swakeleys House should remain uninterrupted.

The Panel raises no objection to the demolition involved, nor to the alterations proposed to the main foyer. As relatively recent 'enabling development' they were never in keeping with the period architecture and therefore represent no significant loss.

We urge that enforceable conditions are attached to any consents ensuring that the Estae is occupied as a single residence. Any future intensification of use such as for a hotel, country club or conference venue is likely to strengthen traffic concerns and threaten the historic fabric.

Finally we request that all new archaeological evidence unearthed is made available for public inspection and scholarly interest be adding it to the official documentary and online archives of the site; and by making it available on site through signage and in guide notes, etc. on public open days.

ICKENHAM FESTIVAL TEAM:

As part of the 1981 planning application to refurbish Swakeleys House into offices, a planning agreement was put in place. This agreement ensured that the Ickenham Festival had access to the house's grounds on a Saturday in June each year to hold their Gala Day, the climax to the Festival Week.

In the intervening years The Ickenham Festival has grown to become a large part of Ickenham, life. Any 'Google' search of 'Ickenham' and you will soon be informed that the Festival is a major part of Ickenham's character.

With Swakeleys initially occupied by Bristol Myers, and subsequently with it being owned by CES Properties (Ickenham) Ltd, The Festival Team have benefited from that planning agreement set up in 1981 and have enjoyed unhindered access to the grounds for Gala Day. In fact as the Gala Day has grown we have been given extra access to set up on the Friday and to clear up on the Sunday which has been much appreciated.

We in turn have respected the fact that the grounds are not ours and that the planning agreement of 1981 can best work if we respect the expectations of the owners. With this aim, I feel we have probably always left the grounds in a tidier manner than how they were found. I can also confirm that no adverse issues have ever been brought to my attention in my 10 years with The Festival.

In October 2012 I was contacted by Tobin Byers of Bellenden to set up a meeting to discuss CES's plans for Swakeleys. Two of our team met up with him and were shown potential plans of how the house could be turned back into a single residence. Tobin reassured us that The Ickenham Festival Gala Day could be accommodated within the proposal and even offered that the Friday and Sunday access mentioned above could be formalised within a new planning agreement. Tobin also suggested that the grounds would mainly remain open parkland style which would once again be ideal for the Festival Team to continue staging Gala Day within.

When Bristol Myers were tenants in the house they very much supported the Festival, even donating The Swakeleys Shield, a 'trophy' to be awarded annually to local individuals or groups that have acted 'in the spirit of The Ickenham Festival'. Nominations for receiving this award are numerous every year, confirming that 'The Ickenham Festival Spirit' continues to live on even whilst the community is threatened by further urbanisation. The Shield has pride of place just inside the door of Ickenham Library for all to see. With CES (Ickenham) owning the house for the last ten years and not being based on site we have never felt that they have got as involved in The Ickenham Festival in the way that Bristol Myers did. As mentioned above, access, electricity and water were always made available but no face to face dialogue. We would welcome any new owner or tenant being on site and taking part in what we do!

With the submitting of this planning application we are aware that local residents were concerned about, not only The Ickenham Festival losing it's right to being there in June every year, but also the possible loss of access to the house during London Open House Weekend and closure of the perimeter path. We also note, (from the public consultation paper included with the planning

application) and welcome, that the owner is now willing to continue with these access arrangements in the event of the change of use being granted. In fact as mentioned above the owner has offered to extend The Festival's access entitlement which we very much appreciate. We are also aware of local concern that Swakeleys Bowls Club may not be accommodated within this new use of Swakeleys House. As supporters of The Ickenham Festival we hope that a way will be found for them to continue their good work and sport.

Swakeleys has now stood unoccupied for ten years and we have been told that all attempts to find a commercial tenant have failed. We understand and agree that this position can't continue if we expect the owner to maintain and invest in the property. We are also very conscious that too many Gala Days and evening concerts have held in its grounds with the house being a magnificent backdrop, but standing empty. The Festival Team feel that to secure the long term future of the house a viable alternative use needs to be found soon and that if the professionals feel that developing it as a private residence will secure its long term future this proposal should receive our support.'

ENGLISH HERITAGE:

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, English Heritage stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice.

Further comments:-

You should by now have received letters from English Heritage allowing you to determine the current planning applications for Swakeleys. I know that Samantha Johnson has been closely involved with you on pre application discussions for this site and I have had a number of meetings with the architects and agents. I believe that the ambitions Hillingdon and English Heritage had for the enhancement of the house and it's setting have been fully realised by these thoughtful and carefully prepared applications.

Swakeleys is a very rare building type in London, a practically unaltered example of the Artisan Mannerist style, and the proposals to return it to a private residence represent an equally rare opportunity for it's future. Not only will a sympathetic use be possible for the house but there is also the opportunity to remove the ancillary buildings associated with the use as an office headquarters which will enhance the historic setting of the house.

Whilst the conversion of the house to offices was not unsympathetic, there have inevitably been internal alterations which have detracted from the outstanding architectural and historic interest and character of the interior. Your reports identify very clearly the opportunities to make good this harm and the new interventions proposed to accommodate contemporary residential use have been carefully and sympathetically detailed.

The National Planning Policy Framework, when considering the conservation and enhancement of the historic environment at paragraph 131 states that: 'In determining planning applications, local planning authorities should take account of the desirability of sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation'.

I hope that when determining the current planning applications your Council will consider how fully the proposals will be likely to both sustain the significance of this heritage asset and return it to a use consistent with its conservation.

ENGLISH HERITAGE (ARCHAEOLOGY)

As the reports have been able to demonstrate, the site retains a high potential for significant archaeological remains. Prehistoric material has been recovered from the vicinity, which may be present on the site. More significant, however, is the known establishment of a medieval moated manor within the site boundaries, with associated outbuildings and orchards, which was demolished in the early 17th century. The present Jacobean manor is also of archaeological interest, as outbuildings and other elements are known from outside of the building's footprint. Remains associated with either of these episodes in the site's history would be considered of regional significance. The proposed new buildings, which include swimming pools and basement levels, and any substantive landscaping, have the potential to impact upon any archaeological assets.

In accordance with the recommendations given in paragraphs 135 and 141 of the NPPF and in the borough's local policies, a record should be made of the heritage assets prior to development, in order to preserve and enhance understanding of the assets.

The archaeological position should be reserved by attaching a condition to any consent granted under this application. This condition might read:

Reason

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in the NPPF.

Condition

A) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Informative

The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

GLA:

London Plan policies on Green Belt, heritage, housing density, inclusive design, energy and transport are relevant to this application. In general, the application complies with some of these but not with others. The reasons for this and the remedies are set out below:

- Principle of development: The proposal complies with London Plan policy 7.8 'Heritage assets and archaeology' and London Plan policy 7.16 'Green Belts'. The change of use from employment back to the former residential use does not raise any strategic concerns. The existing footpath use and open/festival uses are also to be retained.

The Council should ensure the guest and staff accommodation and banqueting facilities are secured for ancillary use only.

- Housing: An affordable housing contribution is required.

- Accessibility: Further information is required to determine whether the application complies with London Plan policy 7.2.

- Energy: The proposals are acceptable.

- Transport: Electric vehicle charging points should be provided.

TfL:

TfL requires that the applicant address the following matters in order for the application to be considered acceptable and compliant with the transport policies of the London Plan:

·The level of parking provided for the banqueting provision is not in line with the London Plan standards for D2 use.

·Clarification is required on what is the managed parking arrangement

·The inclusion of 4 active and 4 passive EVCP will need to be provided for the banqueting provision.

·Safe cycle storage and showers for employees.

·A Travel Plan will need to be submitted following TfL guidelines though TfL is content for this to be secured through s106 agreement.

·A Framework Delivery Servicing Plan and Construction Logistic Plan will need to be submitted following TfL guidelines but TfL is content for this to be secured through planning condition.

·CIL payment

ENVIRONMENT AGENCY:

As plans show area of the proposed development to lie within Flood Zone 1, further than 8m from the watercourse and predominantly in place of existing built footprint, we have no comments to make. However, it is encouraging that mini swales and detention depressions will be used as part of the drainage system.

NATURAL ENGLAND:

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a

protected species.

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that the following European protected species may be affected by this application: Bats and great crested newts.

Our standing advice sheets for individual species provide advice to planners on deciding if there is a 'reasonable likelihood' of these species being present. They also provide advice on survey and mitigation requirements.

The standing advice has been designed to enable planning officers to assess protected species surveys and mitigation strategies without needing to consult us on each individual application.

The standing advice was issued in February 2011 and we recognise that it will take a little while for planners to become more comfortable with using it and so in the short-term will consider species surveys that affect European protected species against the standing advice ourselves, when asked for support by planners.

We have not assessed the survey for badgers, barn owls and breeding birds, water voles, widespread reptiles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

How we used our standing advice to assess this survey and mitigation strategy.

We used the flowchart on page 10 of our Standing Advice Species Sheet: Bats beginning at box (i). Working through the flowchart we reached Box xii. Box (xii) advises the authority that further survey effort is required in accordance with Bat Surveys - good practice guidelines and you should request additional information from the applicant.

We used the flowchart on page 8 of our Standing Advice Species Sheet: Great crested newts beginning at box (i). Working through the flowchart we reached Box viii. Box (viii) advises the authority to accept the findings and consider promoting biodiversity enhancements for great crested newts (for example creation of new water bodies and suitable terrestrial habitat) in accordance with NPPF and Section 40 of the NERC Act.

For future applications, or if further survey information is supplied, you should use our standing advice and mitigation requirements have been met.

RUISLIP LOCAL HISTORY:

I am writing on behalf of the Society to express our concerns about some aspects of the applications relating to Swakeleys House although we are in favour of some of the proposals. The removal of the 1980s entrance foyer and connecting wings will definitely improve the façade of the house and we are pleased that the exterior will not be detrimentally affected by the proposed changes.

But we are concerned that the proposed new seven buildings to the rear of the house represent an over development of the site which will detract from the setting of the original house within the grounds. The new buildings will be over dominant making the house appear hemmed in. This

problem will be exacerbated by the fact that several of these proposed new buildings will be two storey buildings and they will not be screened sufficiently by the trees.

Despite assurances in the Design and Access Statement to use sympathetic materials we are not convinced that the appearance of the new buildings will be in keeping with the existing house and stables and we request that this be reviewed. We are especially concerned about the proposal to have bronze roofs for the pool area and the banqueting hall which does not seem appropriate.

We are pleased that there is a commitment to honour the present arrangement of opening the house once a year for Open House Weekend. But several years ago it was open three times a year before the public access was reduced to the present arrangement. I am sure it would be greatly appreciated by the local community if the more generous opening times were to be reinstated as a gesture of good will. It would represent a commitment to share this important historical site with the wider public.

Similarly in the past more rooms used to be accessible to the public on the open days and it is disappointing that there is no mention of any plans to restore the number of open rooms to their original number.

Although the proposals are to return Swakeleys House to its original use as a private residence there is still an onus to share this very important historical building with the wider community. This must be taken into account when any decisions are made on these applications.

ICKENHAM VILLAGE CONSERVATION AREA PANEL:

Whilst the Panel would wholeheartedly welcome the re-instatement of a suitable use at Swakeleys House, we are concerned at the number of proposed outbuildings in closer proximity and their contrasting architectural style with distracting modernity.

Accordingly the Panel urges that this opportunity be taken to re-design the new structures with more sympathetic detailing such as replica fenestration, mullions and other key features of the original period architecture. Distant views towards Swakeleys House should remain uninterrupted.

The Panel raises no objection to the demolition involved, nor to the alterations proposed to the main foyer. As relatively recent 'enabling development' they were never in keeping with the period architecture and therefore represent no significant loss.

We urge that enforceable conditions are attached to any consents ensuring that the Estate is occupied as a single residence. Any future intensification of use such as for a hotel, country club or conference venue is likely to strengthen traffic concerns and threaten the historic fabric.

Finally we request that all new archaeological evidence unearthed is made available for public inspection and scholarly interest by adding it to the official documentary and online archives of the site; and making it available on site through signage and in guide notes, etc. on public open days.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

Background:

Swakeleys House is an exceptional early Jacobean House, converted to offices and provided with an enabling office development in the mid 1980s. The house has been vacant for about nine years, as attempts to secure a new owner have failed, and this gives cause for concern, for a listed building of this quality.

The change of use from office back to residential is challenging in a house which retains so much original fabric and has not been used for residential for nearly a century. Although this has been achieved very successfully, it has required much of the ancillary accommodation thought necessary for an owner of this status, to be located 'off site'.

The proposed demolition of Vyners House is to be welcomed: this bulky 1980's office building with its big Dutch gables, is overbearing in relation to the northern court and entrance to Swakeleys House. Its replacement with guest accommodation, set out in four small buildings around a central court, and within the reinstated Walled kitchen garden, is considered a sensitive development, its low scale and modern, simple and self-effacing design, appropriate for ancillary buildings to the Great House.

On the opposite side of the drive there would be a 'U' shaped garage court with open sides, which has been designed as an outbuilding in a simple, vernacular form, with the aim of hiding cars, cycle stores and refuse from view whilst accommodating staff flats within the roof form. Alongside it would stand the pool room with ancillary accommodation, including gym and social room, in the roof space. The third parallel block would contain the, rather grander, banqueting hall, which has been reduced in length since the pre-application discussions, so as to preserve the mature trees which screen the site from the west.

Whilst these buildings would be large, they would occupy the site of the existing car park, be designed in an interesting mix of traditional, vernacular 'barn' like styles yet in a modern idiom and they would be linked by a pierced garden wall which would tie the development together and reflect the Walled Garden on the opposite side of the drive.

These proposals are considered to have attained a very high standard of design which has evolved from a well researched understanding of the House, its development and setting. In this way the buildings would be sufficiently subordinate to the House, as to contribute positively to its setting. However, it is recognised that this is a speculative proposal and likely to lay the foundations for subsequent schemes by prospective owners, which may not be able to achieve this degree of sensitivity.

It is considered that an application for planning permission should include a detailed submission of materials, withdraw all permitted development rights and make it very clear that the 'off site' provision is only acceptable in conjunction with the residential use of the house by a single occupier.

Recommendations: Acceptable

TREES AND LANDSCAPE OFFICER:

Landscape Character/ Context:

The site is occupied by a 17th Century Grade 1 listed house which was refurbished and converted for office use, together with the construction of two new office buildings, in the 1980s. The house lies within designated Green Belt, and is bounded to the west by the River Pinn and Swakeleys Park. All other boundaries are defined by suburban residential development. The building has lain empty for some years now, reflecting the prevailing market conditions.

Situated within the centre of Ickenham Village Conservation Area, the house is accessed from Milton Road to the north. There is a remnant avenue of trees extending to the south along The Grove, towards the Western Avenue (A40), which crosses Swakeleys Drive, Halford Road and The Chase.

The estate and setting for the house is characterised by a mix of vestigial landscape features including open grass / parkland with specimen trees, part of a walled garden, stables and courtyard, a southern gated access from Swakeleys Drive, and mature trees around the site boundaries (with part exposed views of the 20th Century residential development. An established bowls club occupies the land to the north-west of the house.

The character of this site and the local Conservation Area owes its high amenity visual amenity value in part to the quality of the local trees and woodland. Trees on, and close to, the site should be safeguarded where their quality, value and useful life expectancy merit retention.

An Arboricultural Report by Barrell Tree Consultancy has been submitted with the application.

Landscape Considerations:

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

- The Design & Access Statement describe the site and the proposals. At 5.6 the report refers to an Illustrative Landscape Masterplan, prepared by Randle Siddeley Associates which sets out the broad principles for the future treatment of landscaping for the estate.

- The Landscape Masterplan analyzes the current views around the site and existing landscape features. It proceeds to identify key landscape design objectives. The second half of the report provides a range of hard and soft landscape images which convey the materials and character of the landscape restoration envisaged.

- The proposals seek to enhance the setting of Swakeleys House and provide privacy and security for the occupants of the house.

- New trees and hedges will be planted to complement the existing trees and the historic landscape.

- Ground levels will be remodelled and vistas improved, together with the introduction of a variety of boundary treatments.

- The tree report includes a full survey to BS5837:2012, an accompanying tree survey plan, Barrell ref. 12253-BT3, an assessment of the Arboricultural Implications of the development, identifying trees to be removed and retained - together with protection measures, and an Arboricultural Method statement.

- The survey assesses the quality and condition of 140 trees (including individuals, groups and hedges).

- Table 1 confirms that part of 2 groups, G61 and G68, of 'B' (moderate quality) trees will be removed, as will 'C' (low quality trees) G50 (part), G62 and T140.

- One 'A' grade (good quality and value) tree, T94 (to the north-east of the house), will be protected and pruned, in the interests of good management, unrelated to the development proposals.

- The following trees will be retained, but will require special precautions and protective measures: T66 and T85 ('A' grade) and T40, G61 (part), T64, T65, T67, T68, W70 (part), T84, T138 and T139 (all 'B' grade). The special protection measures are specified in the Arboricultural Method Statement (sections 2 and 3 of the report).

· A summary of the impact on visual amenity, described at 1.4, concludes that the 'majority of trees to be lost because of the proposal are low category because of their poor condition or small size'. It is also noted that all of the trees are close to the developed area and their loss will have no significant affect on the visual amenity of the wider setting. Furthermore, all significant boundary tree cover and high value trees will be retained. There is no objection to the proposed tree loss or the conclusion of the recommendations.

· Tree protection and landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that a suitable high quality landscape scheme complements the proposed development of this historic site.

Recommendations:

No objection subject to the above observations and conditions RES6, RES8, RES9 (parts 1, 2, 4, 5 and 6) and RES10.

HIGHWAYS ENGINEER:

No objections are raised to this development.

GREEN SPACES MANAGER:

Swakeleys bowls club is a private bowls club. I understand the lease of the club is not being renewed. It is likely that some members of the bowls club if its use ceases will seek to join bowls clubs maintained by the Council in the local area. There are a number of bowls clubs within a 5 mile radius of Swakeleys House. There is a pattern over recent years at bowls clubs of dwindling memberships (at both national and local level). I agree with the applicants statement regarding capacity for additional members at nearby local clubs. Investment in local bowls facilities via a s106 agreement to improve general facilities would be welcomed.

SUSTAINABILITY OFFICER:

1. Summary

I have concerns about the above application due to the lack of information on bats which are afforded European protection. The Council has to be satisfied that there are overriding reasons for not considering bats at the planning determination, and why a decision is being made without full knowledge of the impacts to an important European species.

2. Information Missing

An interim bat survey report was received on 14 May 2013. This showed that there were active roosts within Vyners House, but further survey work is required to establish the presence of bats elsewhere in the development.

Natural England stated further information was required prior to this interim report.

The final report will be submitted on completion of all the surveys and will be received in late June/early July.

Incomplete information on bats does not allow the Council to fully understand the impacts on bats. However, the interim survey results allows for proper consideration of the impacts on Vyners which is considered to be the most sensitive building in relation to bats.

3. Case Law

Woolley v Cheshire found that planning decisions should be made on a full understanding of the impacts on a European protected species. Local Planning Authorities are then required to consider three tests when it is considered that impacts are not avoidable.

In practice though, the first requirement is for developers to consider impacts on European protected species throughout the design stages. The overall objectives of the proposals may still be reached without impacting on bat species by altering the design. In other words, the impacts on bats have to be factored into the designs.

Only once impacts are deemed unavoidable, should the three tests be applied:

- that there should be no satisfactory alternative to the plan or project as a whole or in the way it is implemented
- that the plan or project must be "in the interests of preserving public health or public safety, or for other imperative reasons of overriding public interest (IROPI), including those of a social or economic nature and beneficial consequences of importance for the environment".
- and that the favourable conservation status of the species affected must be maintained

4. Relevance of Case Law to this Development

In this instance, the lack of detailed bat data means the Council cannot be in full knowledge of the impacts of bats when making a decision. Furthermore, it is impossible for the impacts on bats to affect the principle of the designs of the development because there is inadequate detailed information. The three tests therefore cannot be applied within the principles of their requirements.

Circular 06/2005 also advises that surveys should be undertaken prior to determination:

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

5. Results of Interim Bat Survey

The interim bat survey data revealed that the proposals for Vyners House would result in the loss of bat roosts. As a consequence, it is necessary to fully consider the three tests at this stage of the decision making. The survey found that none of the other buildings are likely to support bats, however, the survey work is not yet complete. It is possible that further survey work may reveal the other buildings also support bats, although at this stage this is considered unlikely.

6. Vyners House and Case Law

It is necessary to consider the 'three tests' in relation to Vyners as the Council is in possession of information that the designs will result in the loss of bat roosts.

The three tests for Vyners House was set out in a letter dated 28 May 2013 (DP9, DP1133/SJH/TJWH). The Council accepts the conclusions in this letter and concedes that there is no alternative to the proposals presented.

The mitigation presented is considered adequate to ensure the favourable conservation of the species.

7. Way Forward and Consultation with Natural England

If the Council is minded to approve the development in lieu of the complete information on bats, a subsequent planning approval cannot be released until:

a) a complete survey and accompanying report is submitted to the Local Planning Authority - the report must contain a relevant commentary in relation to the three tests if further impacts on bats are found.

b) the report is sent to Natural England for consultation.

c) the proposals are reviewed (and amended where necessary) in light of the findings of the report and comments from Natural England

8. Conditions for any subsequent approval

The following condition is also necessary:

Condition

Prior to the commencement of development a scheme for the inclusion of wildlife enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a plan showing the type and location of enhancement measures, including bat and bird boxes; habitat walls and log piles; and a nectar rich vegetation within the landscaping scheme. The inclusion of a new pond would be welcomed. The development should proceed in accordance with the approved scheme and supporting plan.

Reason

To ensure the development contributes to a net gain in specific wildlife enhancing features in accordance with with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7

Energy Comments

I have no objections to the proposed development as submitted. The Council accepts that improving the existing buildings hinders the overall attempts to achieve a 25% reduction.

The following conditions are therefore required:

Condition

Prior to commencement of development a 'design stage certificate' demonstrating the new residential units on the site will be built to Code for Sustainable Homes Level 4 shall be submitted to the Local Planning Authority. The design stage certificate will be signed by an approved assessor. The development should proceed in accordance with the approved designs and sustainability principles.

Prior to occupation of the development, a 'completion stage certificate' should be submitted to the Local Planning Authority demonstrating that the residential units have met Code for Sustainable Homes Level 4.

Reason

To ensure the developer delivers a sustainable development in accordance with London Plan policies 5.2, 5.3 and 5.15.

The remainder of the development needs to be developed in accordance with the submitted energy report (19 November 2012, Eight Associates)

Comments on Bat Survey: Interim Report:

The original approach was to undertake some surveys to get an initial understanding sufficient to make a recommendation subject to further work. The completion of the survey data would need to go to Natural England, before the final sign off. This has already been agreed.

However, I did always caveat it by saying that the results of the initial surveys may prompt further work before we get to committee. We are still awaiting the results of the completed surveys before categorically saying there will or will not be impacts to most of the development. However, with the regards to the Vyners House, the survey work has revealed there would definitely be impacts.

The following stages need to be addressed once impacts on European protected species are found.

1 - Determine the likely impacts of the proposed scheme on EPS and consider whether there are favourable alternatives to the proposed development that avoid harm.

2 - Where it is not possible to avoid harm ensure there is a strong case for an overriding need that is in the public interest or is a reason of public health and safety.

3 - If necessary develop mitigation measures that will maintain the species affected in a favourable conservation status.

We need to be able to present the response to these three tests as part of the committee now that we know that the development would have an impact. This could be a significant point of challenge if not completed.

We would still need to adopt the earlier approach and complete the surveys, and consult Natural England as previously discussed, but in the first instance we must have a clear indication of the three tests specifically relating to Vyners House. I am sure this work has already been done in some guise, but it needs to be adapted specifically to the design matters of Vyners House. As discussed, avoiding the impacts is the main priority and should be considered before mitigation is proposed. Mitigation measures do not always work, and in this instance bats may not adapt to them. The ideal scenario as far as the European Directive is concerned is that bats should not be disturbed or harmed.

It is also necessary to note that a bat licence will be required to be issued by Natural England for works in and around Vyners.

WATER AND FLOOD OFFICER:

The Flood Risk Assessment concerning the location of the house, and proposed drainage arrangements are acceptable, subject to a condition:-

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 how it follows the strategy set out in Flood Risk Assessment, produced by PellFrischmann dated December 2012 Reference S12661-FRA-001 Rev C, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. Provide details of the surface water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- iii. Provide details of the body legally responsible for the implementation of the management and maintenance plan.
- iv. Any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

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

- v. Incorporate water saving measures and equipment.
- vi. Provide details of water collection facilities to capture excess rainwater;
- vii. Provide details of how rain and grey water will be recycled and reused in the development.

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

Reason

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

Revised comments:-

Just to update you I have just been made aware of some local flooding issues adjacent to Swakeleys house, from the filling in of old drains/ land drainage across the site. I would ask the applicant to investigate this further the properties affected are on Vyners Lane and Court Road, before I would be happy to recommend approval subject to a condition.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010.

The proposal seeks a change of use of Swakeleys House from offices and sports (B1 and D2 use), in addition to the erection of 7 buildings for the use of a single residential dwelling (C3 use),

amenity space, and alterations to the listed building. Swakeleys House is within a designated Conservation.

In order to protect the heritage and features of special architectural interest and significance, it is anticipated that any improvement to accessibility would be limited. As stated within the Design & Access Statement, Swakeleys House and the Stables both feature stepped access ranging from 90 mm to 800 mm in height, and the document suggests that the existing stepped entrances would be retained. The new link buildings would offer step free access.

Given the status of the buildings and the conservation setting, it is suggested that the above policy is not applied in this instance. Any improvement to accessibility is welcomed and access to any new structure should accord with current legislation and guidance, however, any accessibility features should be unobtrusive and not cause visual harm to the existing buildings and their surroundings.

In terms of meeting the Lifetime Home Standards, it would be acceptable to meet the criterion, except for criteria 5, 9 and 10, as proposed and detailed in Appendix F of the DAS.

Conclusion: Acceptable, subject to a suitable planning condition attached to any approval.

ENVIRONMENTAL PROTECTION OFFICER:

There are no noise concerns regarding this application. Standard Construction Informative should be attached.

S106 OFFICER:

The following is required:

1. The footpath shown in yellow on the plan (running along the peripheral of the site) be open for public access from 9am until 1 hour before sunset for use as a private footpath.
2. That those parts of Swakeleys House shown edged and hatched green on the plan be open to the public for 2 days in any given year for the Ickenham Festival.
3. That public access to those parts of Swakeley's House shown on the attached plans, is granted on 1 day per year between 10 am and 4pm during the open house weekend.
4. That an education contribution in the sum of £34,693 is secured.
5. No work on the outbuildings is to commence until the conversion works on Swakeleys House itself are substantially complete (reason: to ensure that the house is bought back into a single occupancy dwelling).
6. Bowls Club Contribution: a contribution towards capacity enhancements to local bowls clubs to mitigate against the loss of the cub on site in the sum of £50,000.
7. Project Management and Monitoring fee equal to 5% of the total cash contributions.
8. In the event planning permission is granted and implemented the s52 agreement over the land is revoked and replaced with this new s106 agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Change of use

Paragraph 22 of the NPPF advises that where there is no reasonable prospect of a site being used for employment use, applications for alternative uses of land and buildings should be considered on their merits having regard to market signals.

Policy 4.2 of the London Plan (July 2011) encourages the renewal and modernisation of the existing office stock in viable locations and seeks to increase the current stock where there is evidence of sustained demand for offices.

Strategic Objective SO15 in the Hillingdon Local Plan: Part One: Strategic Policies (November 2012) does encourage the managed release of surplus employment land to other uses. Specifically, there are no policies in the Local Plan which preclude the loss of office floor space in this location.

As regards the change of use to residential, Policy H8 of the Hillingdon Local Plan Part Two: Saved Policies UDP (November 2012) advises that the change of use from non-residential to residential will be supported where i) A satisfactory residential environment can be achieved; ii) the existing use is unlikely to meet a demand for such accommodation in the foreseeable future; and iii) The proposal is consistent with other objectives of this plan, having particular regard to the contribution of the existing use to those objectives.

Swakeleys House was converted into offices in the 1980s in response to a prolonged period of vacancy and the need for repair since the London Postal Region Sports Club had vacated the site. Once converted and Vyners House constructed in the mid-1980s, the site was occupied by a pharmaceutical company as their headquarter offices until 2003 but since this date, the site has remained vacant.

The agents advise that the property has been marketed since September 2003 but tenants or a purchaser of the building have not been secured. The applicant attributes this to changes in the market, with companies now seeking office space close to amenities and public transport and the difficulty and expense of adapting the building to be suitable for modern businesses with their requirements for large open plan floor space, low running costs with green/sustainability credentials. The public footpath has also been highlighted as a particular disincentive by interested parties due to the privacy and security risks it poses.

The proposal has the benefit of restoring and bringing the listed building back into its historical use which is encouraged by Policy BE12 of the Hillingdon Local Plan - Part Two: Saved UDP Policies as such uses tend to be less harmful to the historic fabric of the building. On this basis, there is no objection to the change of use to its former residential use. The proposed change of use is also supported by the Mayor and English Heritage.

Green Belt

The application site forms part of the Green Belt. The NPPF advises that the essential characteristics of Green Belts are their openness and permanence. At paragraph 89, the NPPF goes on to advise that the construction of new buildings should be regarded as inappropriate. Various exceptions to this are set out, including limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Paragraph 90 also advises that the re-use of buildings

provided that they are of permanent and substantial construction is not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

Policy 7.16 of the London Plan re-iterates national policy guidance which seeks to maintain the protection of London's Green Belt and to ensure that inappropriate development in the Green Belt should not be approved except in very special circumstances.

The adopted Hillingdon Local Plan (November 2012) endorses national and regional guidance. Policy OL1 of the Hillingdon Local Plan Part Two: Saved Policies UDP sets out that within the Green Belt only the following predominantly open land uses will be permitted (i) Agriculture, Horticulture, Forestry and Nature Conservation; (ii) Open Air Recreational Facilities; or (iii) Cemeteries. Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be allowed if (i) The development would not result in any disproportionate change in the bulk and character of the original building; (ii) The development would not significantly increase the built-up appearance of the site; and (iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

As this proposal involves the demolition of a number of more modern buildings, including Vyners House, the applicant has submitted an assessment of existing and proposed floor space and building volumes. As regards Gross Internal Area (GIA), the overall floor space of existing buildings is estimated to be 4,663sqm which increases to 4,726sqm with the inclusion of basement floor space. This compares to the proposal with an overall GIA of 4,076sqm which increases to 4,426sqm with the inclusion of basements. As regards volumes, the existing buildings (excluding basements) are estimated to have an overall volume of 25,053 cubic metres, which compares to the total 20,433 cubic metre volume of the proposal. The only increase would be in the footprint of buildings, which would increase from 2,779sqm to 3,109sqm. However, other hardstanding areas on site such as car parks would decrease from 3,424sqm to 1,698sqm (including the area occupied by the swimming pool).

In addition to the quantitative assessment of the overall quantum of floor space, a qualitative assessment has also been submitted with before and after views of the development. This includes views of the development taken from 6 vantage points including the main access into the site and from the adjoining Swakeleys Park. It is considered that these demonstrate that the proposal would not involve any significant impact upon the openness of the site, with the proposed new buildings being concealed by existing planting.

These assessments demonstrate that there would be a significant reduction in the GIA and volume of buildings on site and that the new buildings would not adversely impact upon the openness of the site. As such, it is considered that the development represents appropriate development in terms of Green Belt policy, and that 'very special circumstances' do not need to be demonstrated. This view has been confirmed by the Mayor.

Swakeleys House is an important Grade I listed building. The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Loss of bowls club

Paragraph 70 of the NPPF advises that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policies 3.16 and 3.19 of the London Plan generally resist the loss of social infrastructure and sports facilities.

Policy R4 of the Hillingdon Local Plan (November 2012) advises that proposals involving the loss of land used (or land last used) for recreational open space, including private or school playing fields, will not normally be permitted, with the supporting text advising that an assessment would need to be made, having regard to any local deficiency of accessible open space, the suitability of the site for other types of open land uses and the ecological, structural and other functions of the open space. Policy R5 advises that proposals which involve the loss of land or buildings used (or last used) for outdoor and indoor sports uses (amongst other leisure uses) will not be permitted unless adequate, accessible alternative facilities are available.

The applicants advise that under the terms of the original S52 Agreement, a lease was granted to Swakeleys Bowls Club in 1984 for a term of 21 years which expired in 2006. The club has been allowed to remain whilst the future of the vacant buildings is determined, but the provision of a bowls club was never envisaged to be a permanent arrangement within the grounds. The applicants argue that the best alternative use for this building is a return to its original use as a single family house and a publicly accessible bowls club would not be compatible with this use for reasons of security and privacy. The London Borough of Hillingdon is well provided for bowls clubs with 6 being within 4.5 miles of Swakeleys House, the closest being 1.5 miles away, and each has capacity for new members. The proposals already include significant planning benefits, including returning Swakeleys House to its original and historic use which will deliver long term protection of the Grade I listed building; enhanced openness of the Green Belt through reduction in existing hard standing and overall built volume; enhancement to overall setting of Swakeleys House; delivery of a well-considered landscape treatment at the site, appropriate to the history, setting and use of Swakeleys House as a single family home. A planning obligation covering improvements to existing bowls clubs is considered acceptable overall in this instance.

7.02 Density of the proposed development

The Mayor's density guidelines are not applicable on this type of development within the Green Belt.

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

Paragraphs 135 and 141 of the NPPF (March 2012) advise that a record should be made of heritage assets prior to development, in order to preserve and enhance understanding of the assets. Policy BE3 of the Hillingdon Local Plan: Saved UDP Policies (November 2012) advise that sites of archaeological interest are investigated and recorded before development and development which destroys important remains will not be permitted.

The application is accompanied by a Archaeological Desk Based Assessment and Archaeological Geophysical Survey Report which both suggest that the site has a high potential for containing important archaeological remains that may be of regional significance, particularly if they are associated with the original medieval moated manor house on this site. English Heritage advise that any planning approval should be conditioned to require further investigatory work is undertaken on the site prior to the commencement of development.

Paragraph 126 of the NPPF advises that heritage assets such as the listed Swakeleys House and stables are an irreplaceable resource and they should be conserved in a manner appropriate to their significance. Paragraph 132 advises that great weight should be given to the designated heritage asset's conservation, the more important the asset, the greater the weight should be afforded to its conservation. Policy 7.8 of the London Plan stresses the importance of heritage assets and that development affecting them should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Policy BE4 of the Hillingdon Local Plan: Saved UDP Policies (November 2012) seeks to preserve and enhance conservation areas and policies BE8 and BE9 safeguard listed buildings and Policy BE10 seeks to protect their settings. Policy BE12 advises that listed buildings should preferably remain in their historic use and that alternative uses will be permitted where they secure the renovation and subsequent preservation of the building and its historic and architectural features and setting.

Swakeleys House is a key example of Artisan Mannerism, a distinctive phase in English 17th Century architecture which has remained largely unaltered and as such, it is of outstanding historical and architectural interest. As such, very great weight should be afforded to the building's conservation.

The proposal, by returning the building back to its historical use as a single family dwelling would allow the building to be brought back into productive use with the minimum of invasive alteration. Furthermore, the proposals have been very carefully considered, a process which has been guided by the submitted Heritage Statement which provides a historical study of the building and the surrounding grounds and assesses the significance of the site's component parts and fabric of the building.

Internally, some alterations are largely unavoidable due to the changing needs of modern families and the need to bring the accommodation up to a very high standard to attract an occupier. However, these changes have been kept to a minimum and the key interiors, namely the Hall, Dining Room, Main Stair and Great Chamber would barely change whilst there are a number of benefits, including the restoration of the historic plan form of the house on the first floor. The need for multiple bathrooms and their associated services has been one of the most difficult aspects of the conversion to achieve successfully, but this has been done by the use of raised wooden plinths within the bathrooms to conceal pipework.

Externally, the most significant alteration to the building would be the removal of the 1980s office foyer and replacement of the connecting wings to the stable blocks with smaller, more sympathetic structures which would expose more of the historic fabric on the north elevation of the building. This, together with the removal of Vyners House which is a bulky building that dominates the northern courtyard and entrance to Swakeleys House is supported.

The Council's Urban Design/ Conservation Officer also considers that the replacement of Vyners House with guest accommodation, comprising four small buildings around a central courtyard within a reinstated walled kitchen garden is a low scale, sensitive development and its modern and simple design would be appropriate and help define their subordinate ancillary nature in relation to the main house.

In terms of the proposed new buildings on the opposite side of the access road, the Council's Urban Design/ Conservation Officer considers that whilst these buildings would be large, they would occupy the site of the existing car park, be designed in an interesting

mix of traditional, vernacular 'barn' like styles yet in a modern idiom and they would be linked by a pierced garden wall adjacent to the cloisters walk which would tie the development together and reflect the Walled Garden on the opposite side of the drive.

The officer concludes by noting that the proposals are considered to have attained a very high standard of design which has evolved from a well researched understanding of the House, its development and setting. In this way the buildings would be sufficiently subordinate to the House, as to contribute positively to its setting. However, a note of caution is added in recognising that this is a speculative proposal and likely to lay the foundations for subsequent schemes by prospective owners, which may not be able to achieve this degree of sensitivity. However, any subsequent schemes would need to be treated on their individual merits.

The officer is supportive of the scheme, subject to the need for a detailed submission of materials, withdrawal of all permitted development rights and that the 'off site' provision is only acceptable in conjunction with the residential use of the house by a single occupier.

English Heritage are also fully supportive of the proposals.

It is therefore considered that the minimal alteration to the internal fabric of Swakeleys House is outweighed by the benefits to the setting of the building, and the scheme attaches appropriate weight to the overriding need to conserve Swakeleys House and safeguard and improve its setting and that of the Ickenham Village Conservation Area. As such, the scheme fully complies with Policies BE4, BE8, BE9, BE10 and BE12 of the Hillingdon Local Plan: Saved UDP Policies (November 2012).

7.04 Airport safeguarding

The application raises no airport safeguarding issues.

7.05 Impact on the green belt

The principle of the development has been discussed within section 7.01 of this report and it has been established that the development represents appropriate development within the Green Belt.

As regards the impact of the development upon the Green Belt, the proposed new buildings would be sited to the north of Swakeleys House, within the footprint of the to be demolished Vyners House and the existing car park on site. These areas are well screened by surrounding buildings and vegetation so that the impact upon the built-up appearance of the site and its openness would not be significant. This is demonstrated by the view analysis and the lack of any significant impact has been confirmed by the GLA in their Part 1 Response.

7.07 Impact on the character & appearance of the area

This has been dealt with above.

7.08 Impact on neighbours

Swakeleys House is located at the centre of its retained grounds so that it is sited away from surrounding residential boundaries. This relationship would ensure that the proposed residential use of the property would not adversely affect the amenities of surrounding occupiers.

The nearest new build element to surrounding residential properties would be the service buildings at the northern end of the existing car park which would be sited some 45m from the residential curtilages of the nearest properties on the southern side of Milton Road. Separation distances here are adequate to ensure that the buildings would not affect

neighbouring properties by reason of loss of sunlight, overdominance and/or loss of privacy, particularly as the boundary is marked by dense vegetation.

Noise and general disturbance associated with traffic generated by the proposed residential use would not be greater than that of an office building. The banqueting hall and outdoor swimming pool and its terrace have been sited well away from the nearest residential property and existing and proposed buildings would also separate these facilities from surrounding properties. The Council's Environmental Protection Unit have examined the proposals and do not raise any objection to the proposals.

The scheme complies with Policies BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Swakeleys House and its grounds would provide a grand family residence that would provide a very high standard of residential accommodation. As the guest suites and staff accommodation would provide ancillary accommodation to the main house and not form separate dwellings, there is no requirement for these facilities to satisfy normal residential floor space criteria. However, the ancillary accommodation is considered to be acceptable and would afford a good standard of accommodation.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal involves the replacement of the existing offices served by 104 space car park with a single family residence served by 14 garage/covered spaces. The number of vehicle trips generated by the proposed use is likely to be significantly lower than the existing office use. As such, it is not considered that there would be an adverse impact upon the surrounding road network to prejudice highway safety.

The proposal involves the re-instatement of the existing ceremonial access onto Swakeleys Drive. As this is existing, albeit infrequently used at present, no objections are raised to this element of the proposals.

Furthermore, the banqueting hall would be capable of catering for 80 people, although this use is likely to be infrequent. On such occasions, the additional hardstanding areas within the site would be available for parking, notably within the servicing court and the existing hardstanding to the north west of the site that currently serves the bowls club. These areas would provide ample parking space.

It is therefore considered that this scheme raises no highway objections.

7.11 Urban design, access and security

The relevant planning issues are dealt with in other sections of this report.

7.12 Disabled access

Policy 7.2 of the London Plan requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design.

The Design & Access Statement accompanying the application advises that the proposals have been prepared on the basis of inclusive design. Although the statement advises that the proposed new buildings, including the guest accommodation, leisure building and banqueting hall would be designed with step free access, Swakeleys House and the stables have differences between external and internal floor levels of between 90mm to 800mm. The statement continues that as the elevations, particularly of Swakeleys House have been identified as significant elements of the historic fabric, the existing entrances would be largely retained in their current state.

Although the Council's Access Officer does not raise objection to this approach, the GLA in their Stage 1 report advise that Kew Palace, another Grade 1 listed example of Artisan Mannerism has been made fully accessible to disabled people by the provision of a gently sloping external ramp at the main entrance and suggest that it could be achieved here. The GLA also want to see further details of how the level change will be achieved within the new glazed link and that although the plans state that the lift within Swakeleys House would be replaced, no mention of the type of lift is made in the statement, but the opportunity should be taken to install a fully accessible disabled person lift. The GLA also advise that one of the guest suites should be easily adaptable for occupation by a wheelchair user.

A condition has been attached requiring full details to demonstrate how 'Lifetime' Homes standards would be achieved, with specific inclusion of the further details required by the GLA.

7.13 Provision of affordable & special needs housing

Policy 3.13 of the London Plan (July 2011) states that affordable housing is normally required on a site that has a capacity to provide ten or more homes. Although this scheme is for a single family dwelling, given the size of the building and area of the site, it is nominally capable of providing ten or more homes.

The GLA in their Part 1 response advise that there are examples of listed house conversions in outer London Green Belt locations which do exceed the 10 unit threshold and where an affordable housing contribution has been sought. However, they do advise that the unique circumstances of each site must be considered and an individual assessment of what might 'normally' be expected to have come forward has been made. They conclude on this issue by stating that 'given the size of the dwelling and its outbuildings and given that the building is in a good of repair, and no case is being made for enabling works to fund repairs, it would seem reasonable for some contribution to be made to off site affordable housing.'

Officers have examined the question of whether an Economic Viability Assessment (EVA) should be required, to determine whether an affordable housing contribution should be made. Following this examination, officers are of the view that Swakeleys House is a very exceptional case, as this application already makes provision for considerable benefits for the local community.

In 1984 when the house was in very poor repair, its restoration was approved, with the change of use for offices and the building of Vyners House as enabling development. Key community benefits were negotiated at that time, and these have been retained, with modifications, during subsequent applications to vary the terms of the Agreement. If permission were to be granted for the current applications, three of these benefits will be included in a new Section 106 Agreement. These are: the opening of the formal rooms at Swakeleys House for one day on Open House weekend; the use of the grounds for the Ickenham Festival (four days with setting up and taking down) every other year; and the retention of a permissive footpath skirting one side of the grounds, from the ceremonial entrance in Swakeleys Drive to the public park in Milton Road. These items constitute a considerable contribution towards the well being of the local community and their requirements would have economic implications with regard to the value of the development.

In addition, Swakeleys House is a Grade I listed building of considerable importance,

which has been vacant for nearly ten years, despite being marketed for offices. The local community consider it to be very important that the house is occupied, maintained, and secure. The current proposals have made the architectural integrity of the house the highest priority, even though it has not been to the economic advantage of the layout.

This particular development also presents a particularly unique prospect in terms of potential purchasers, maintenance costs, ongoing community benefits which would be incumbent on any purchaser, and build costs associated with the renovation of the Listed Building. Having regard to these factors it is considered that it would be difficult to predict either build costs or resultant land value and that should an EVA be requested its robustness would be exceedingly questionable. Any decisions made on the basis of such a document would be subject to criticism.

Having regard to the above factors, officers are of the view that it would not be reasonable to require an EVA for the development, and that the benefits of the development with regard to the community and the long term integrity of the Grade I listed building should be considered to outweigh the need for a contribution towards affordable housing provision.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

Policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided when necessary.

The Council's Tree Officer advises that the Tree Survey submitted with the application assesses the quality and condition of 140 trees (including individuals, groups and hedges). Of these, part of 2 groups (G61 and G68), of 'B' - moderate quality trees will be removed, as will 3 'C' - low quality trees (G50 (part), G62 and T140). One 'A' grade - good quality and value tree (T94) (to the north-east of the house), will be protected and pruned, in the interests of good management, unrelated to the development proposals. Trees to be retained, but requiring special precautions are also identified.

The officer confirms that the majority of the trees to be lost because of the proposal are low category trees due to their poor condition or small size that would have limited impact upon the visual amenity of the site, particularly as the trees are close to the developed area and their loss will have no significant affect on the visual amenity of the wider setting. All significant boundary tree cover and high value trees would be retained and there is no objection to the proposed tree loss or the conclusion of the recommendations.

The Application also includes a Landscape Masterplan. The Council's Tree/Landscape Officer raises no objection to the landscape restoration envisaged, aimed at improving the setting of Swakeleys House and improving privacy and security, including new tree and hedge planting to complement the existing trees and the historic landscape, ground level remodelling with vistas improved, together with the introduction of a variety of boundary treatments.

The Tree /Landscape Officer concludes that tree protection and landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that a suitable high quality landscape scheme complements the proposed development of this historic site.

Ecology

The application is supported by various reports concerning the ecology of the site. The initial Ecology Assessment identified the likely species to be present on site and provided recommendations for further studies.

A Great Crested Newt Habitat Assessment has also been submitted. This report concludes that the risk of finding this protected species on site is low so that further studies are not required. The Council's Sustainability Officer accepts the findings of this report.

A Preliminary Roost Assessment has also been submitted. This advises that although no bats, or signs of bats were observed during the site survey on the 15th January 2013 and the trees proposed for removal have negligible potential to support bats, a number of the buildings (namely Swakeleys House and Vyners House) have high potential to support roosting bats, with the stable blocks having moderate potential and the ice house and 1980s extension to Swakeleys House as being low. The report states that further surveys are required.

A further interim bat survey report was received on 14th May 2013. Four species of bat were recorded using the site, namely soprano, common pipistrelle (the predominant species), a serotine bat and a noctule bat. This revealed that there are active roosts within Vyners House and that further work is required to establish the presence of bats or not elsewhere in the development.

A final bat survey report was submitted on 27th June 2013. The surveys for the Ice House, the two stable blocks and Swakeleys House recorded no bats emerging from or re-entering these buildings. Roosting bats were confirmed in Vyners House

The Council's Sustainability Officer advises that incomplete information on bats does not allow the Council to fully understand the impact of the development upon the species. However, the interim survey results allows for proper consideration of the impacts on Vyners House which is considered to be the most sensitive building in relation to bats. The final report will be submitted on completion of all the surveys and should be received in late June/early July.

The officer advises that in the first instance, based on case law, the impacts on bats have to be factored into the design by the developers. Only once impacts are deemed unavoidable, should the following three tests be applied:

- that there should be no satisfactory alternative to the plan or project as a whole or in the way it is implemented,
- that the plan or project must be "in the interests of preserving public health or public safety, or for other imperative reasons of overriding public interest (IROPI), including those of a social or economic nature and beneficial consequences of importance for the environment", and
- that the favourable conservation status of the species affected must be maintained

The officer goes on to advise that in this instance, the lack of detailed bat data means the Council cannot be in full knowledge of the impacts of bats when making a decision and that it is impossible for the impacts on bats to affect the principle of the designs of the development because there is inadequate detailed information. The three tests therefore cannot be applied within the principles of their requirements. Circular 06/2005 also

advises that surveys should be undertaken prior to determination:

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

The interim bat survey data did reveal that the demolition of Vyners House would result in the loss of bat roosts. As a consequence, it is necessary to fully consider the three tests at this stage of the decision making process. The survey found that none of the other buildings are likely to support bats, however, the survey work is not yet complete. It is possible that further survey work may reveal the other buildings also support bats, although at this stage this is considered unlikely.

The three tests for Vyners House was set out in a letter by DP9 dated 28 May 2013. Officers accept the conclusions in this letter and concedes that there is no alternative to the proposals presented. Furthermore, the mitigation presented is considered adequate to ensure the favourable conservation of the species.

The Sustainability Officer concludes by advising that if the Council is minded to approve the development in lieu of the complete information on bats, a subsequent planning approval cannot be released until:

- a) a complete survey and accompanying report is submitted to the Local Planning Authority - the report must contain a relevant commentary in relation to the three tests if further impacts on bats are found.
- b) the report is sent to Natural England for consultation.
- c) the proposals are reviewed (and amended where necessary) in light of the findings of the report and comments from Natural England

The following condition is also necessary:

Condition

Prior to the commencement of development a scheme for the inclusion of wildlife enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a plan showing the type and location of enhancement measures, including bat and bird boxes; habitat walls and log piles; and a nectar rich vegetation within the landscaping scheme. The inclusion of a new pond would be welcomed. The development should proceed in accordance with the approved scheme and supporting plan.

Reason

To ensure the development contributes to a net gain in specific wildlife enhancing features in accordance with with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7.

It is therefore recommended that any planning permission is not released until all of the above measures have been completed and are satisfactory. However, it is considered that this issue could be delegated for final approval by the Head of Service.

7.15 Sustainable waste management

The refuse store for Swakeleys House and Vyners House is currently within the Ice House

building which would be removed.

A new store would be provided within the corner of the staff accommodation/garaging block, adjacent to the access road which would have direct external access and is closer to the highway. The store would have capacity for 3 x 1,100 eurobins for waste and recycling from the house, which accords with Council's standards. Additional capacity for a further 4 x 1,100 eurobins has been incorporated into the design, to enable the facility to cater for waste and recycling generated from the banqueting hall during times of a function.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer advises that no objections are raised to the conclusions of the submitted Energy Statement and that with the conversion of the 17th Century house, a 25% reduction in can not be achieved. The officer recommends the use of conditions which have been attached.

7.17 Flooding or Drainage Issues

The Council's Water and Flood Management Officer raises no objections to the scheme and recommends a condition to deal with sustainable drainage which has been attached.

7.18 Noise or Air Quality Issues

No air quality issues are raised by this application.

7.19 Comments on Public Consultations

The comments raising relevant planning issues have been considered in the officer's report.

7.20 Planning Obligations

In 1984 when the house was in very poor repair, its restoration was approved, with the change of use for offices and the building of Vyners House as enabling development. Key community benefits were negotiated at that time, and these have been retained, with modifications, during subsequent applications to vary the terms of the Agreement. If permission were to be granted for the current applications, three of these benefits would be included in a new Section 106 Agreement. These are: the opening of the formal rooms at Swakeleys House for one day on Open House weekend; the use of the grounds for the Ickenham Festival (four days with setting up and taking down) every other year; and the retention of a permissive footpath skirting one side of the grounds, from the ceremonial entrance in Swakeleys Drive to the public park in Milton Road. These items constitute a considerable contribution towards the well being of the local community and their requirements would have economic implications with regard to the value of the development.

In addition, a contribution towards enhanced school capacity is required and towards 'capacity' improvements to local bowls clubs.

7.21 Expediency of enforcement action

No enforcement issues are raised by this site.

7.22 Other Issues

There are no other issues raised by this proposal.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

It is considered that the most pressing need on this site is bring Swakeleys House into an appropriate productive use. This scheme for the residential conversion of Swakeleys House has been very sensitively designed, based upon thorough research of the building and grounds which maintains as much of the original fabric of the building as possible.

The additional outbuildings to provide the ancillary residential accommodation are considered necessary if the conversion is to be successful and attract a high status occupier. The new buildings represent appropriate development within the Green Belt, with a consequent reduction in the overall gross internal area of buildings on site and no adverse impact upon the openness of the Green Belt.

The scheme also maintains all the previous community benefits with the exception of the loss of the bowls club. Whilst this loss is regrettable, it is accepted that its retention would not be compatible with the re-instated residential use of the property, the success of which in order to bring this outstanding Grade 1 listed building back into productive use so as to aid its renovation must take precedence. The S106 contribution would assist in improving the facilities at surrounding clubs.

It is recommended for approval.

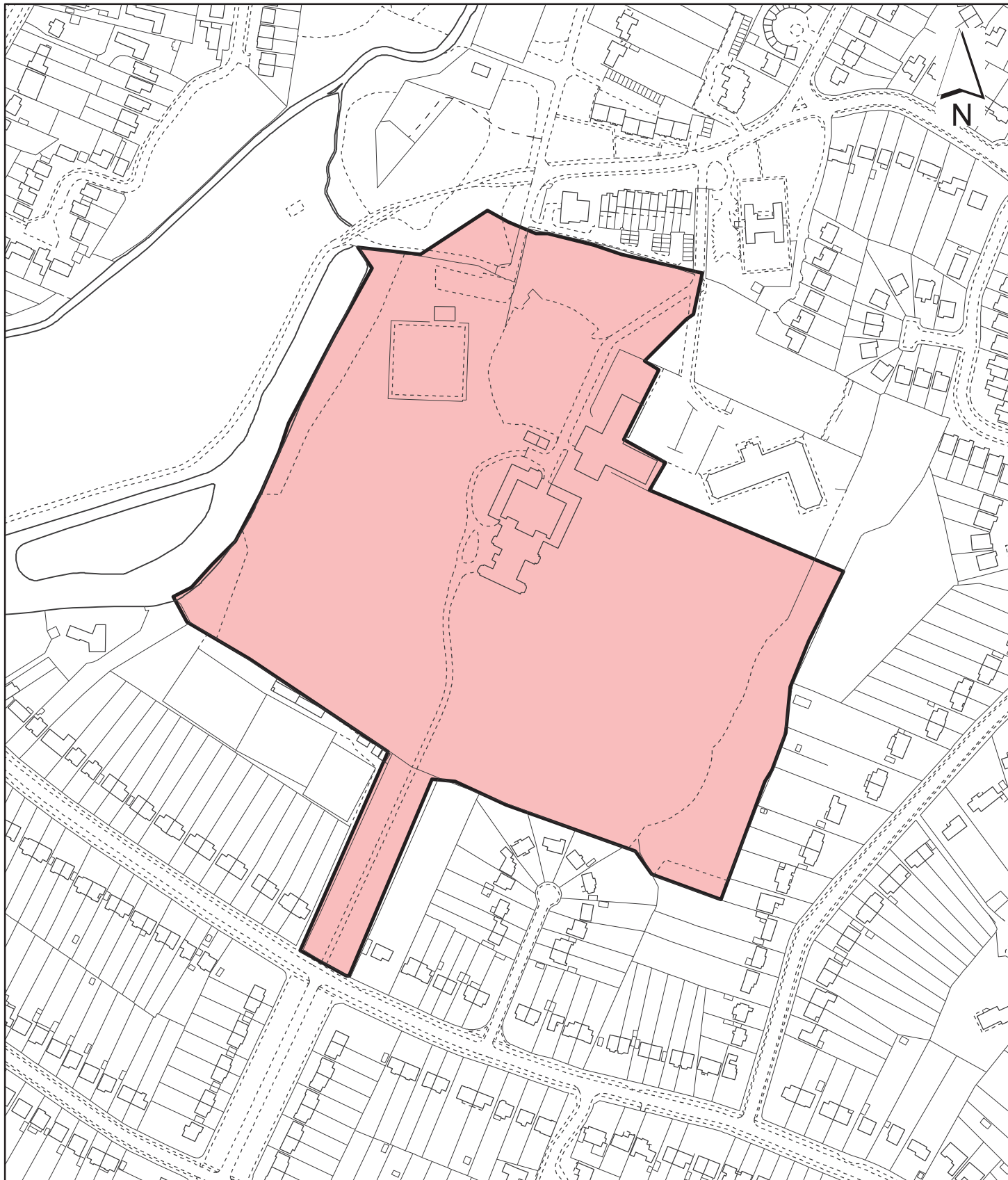
11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'

Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Swakeleys House
Milton Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
23202/APP/2013/12

Scale
1:3,000

Planning Committee
Major Applications

Date
**July
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address SWAKELEYS HOUSE MILTON ROAD ICKENHAM

Development: Alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, demolition of Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building (Application for Listed Building Consent).

LBH Ref Nos: 23202/APP/2013/13

Drawing Nos:

- 1604 (PL)001
- 1604 (PL)011
- 1604 (PL)012
- 1604 (PL)013
- 1604 (PL)014
- 1604 (PL)015
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1604 (PL)263
1604 (PL)264
1604 (PL)265
1604 (PL)201 rev. A
1604 (PL)250 rev. A
1604 (PL)251 rev. A
Design & Access Statement
Planning Statement
Heritage Statement
Building Services Strategy
Archaeological Desk Based Assessment
Archaeological Geophysical Survey Report
1604 (PL)255

Date Plans Received: 21/12/2012 **Date(s) of Amendment(s):** 21/12/2012

Date Application Valid: 22/01/2013

2. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building 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.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT listed building 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).

2 153 **Compulsory Informative (2)**

The decision to GRANT listed building 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.

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration

BE3 Investigation of sites of archaeological interest and protection of archaeological remains

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

3. **CONSIDERATIONS**

3.3 **Relevant Planning History**

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration

BE3 Investigation of sites of archaeological interest and protection of archaeological remains

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

5. **Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- Not applicable

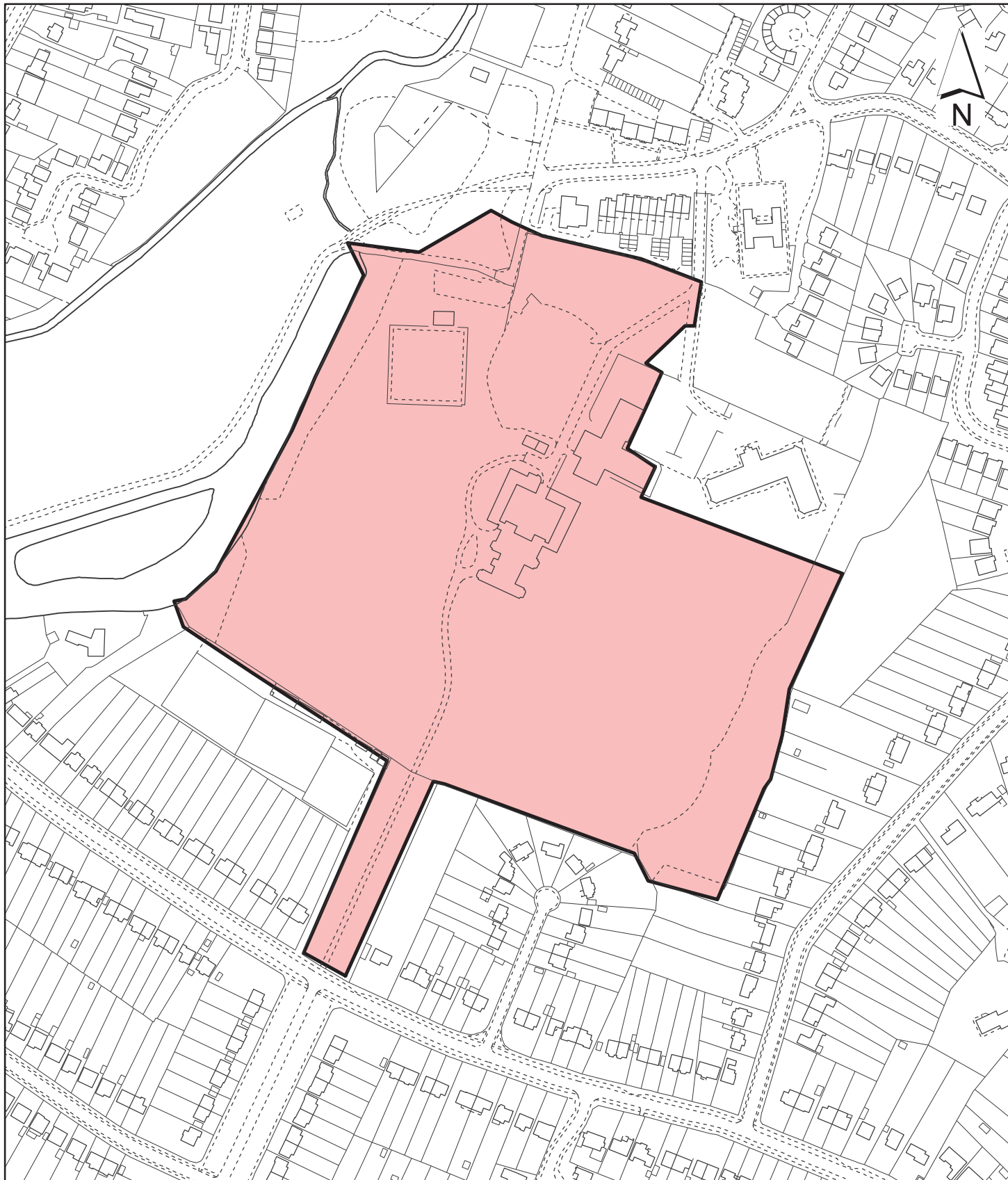
5.2 Site Notice Expiry Date:- Not applicable

6. **Consultations**

7. MAIN PLANNING ISSUES

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Swakeleys House
 Milton Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
23202/APP/2013/13

Scale
1:3,000

Planning Committee
Major Applications

Date
**July
 2013**



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address	SWAKELEYS HOUSE MILTON ROAD ICKENHAM
Development:	Demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House together with the demolition of Vyners House. The connecting link between Vyners House and Swakeleys House and the Ice House Building located within the grounds of Swakeleys House (Application for Conservation Area Consent).
LBH Ref Nos:	23202/APP/2013/14
Drawing Nos:	1604 (PL)001 1604 (PL)011 1604 (PL)012 1604 (PL)013 1604 (PL)014 1604 (PL)015 1604 (PL)016 1604 (PL)017 1604 (PL)018 1604 (PL)019 1604 (PL)020 1604 (PL)021 1604 (PL)022 1604 (PL)050 1604 (PL)051 1604 (PL)052 1604 (PL)053 1604 (PL)054 1604 (PL)055 1604 (PL)100 1604 (PL)101 1604 (PL)102 1604 (PL)103 1604 (PL)104 1604 (PL)105 1604 (PL)106 1604 (PL)107 1604 (PL)108 1604 (PL)109 1604 (PL)120 1604 (PL)150 1604 (PL)151 1604 (PL)153 1604 (PL)154 1604 (PL)200 1604 (PL)252 1604 (PL)253 1604 (PL)254 1604 (PL)211 1604 (PL)212 1604 (PL)213

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1604 (PL)262
1604 (PL)263
1604 (PL)264
1604 (PL)265
Design & Access Statement
Planning Statement
Heritage Statement
Building Services Strategy
Archaeological Desk Based Assessment
Archaeological Geophysical Survey Report
1604 (PL)201 rev. A
1604 (PL)250 rev. A
1604 (PL)251 rev. A

Date Plans Received: 21/12/2012 **Date(s) of Amendment(s):** 21/12/2012

Date Application Valid: 22/01/2013

2. 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 CA2 Demolition - requirement for development contract

The works of demolition of the entrance foyer and connecting wings to the Stable blocks, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under planning permission 23202/APP/2013/12, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (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 I53 **Compulsory Informative (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.

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

3. **CONSIDERATIONS**

3.3 **Relevant Planning History**

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

5. **Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- **20th February 2013**

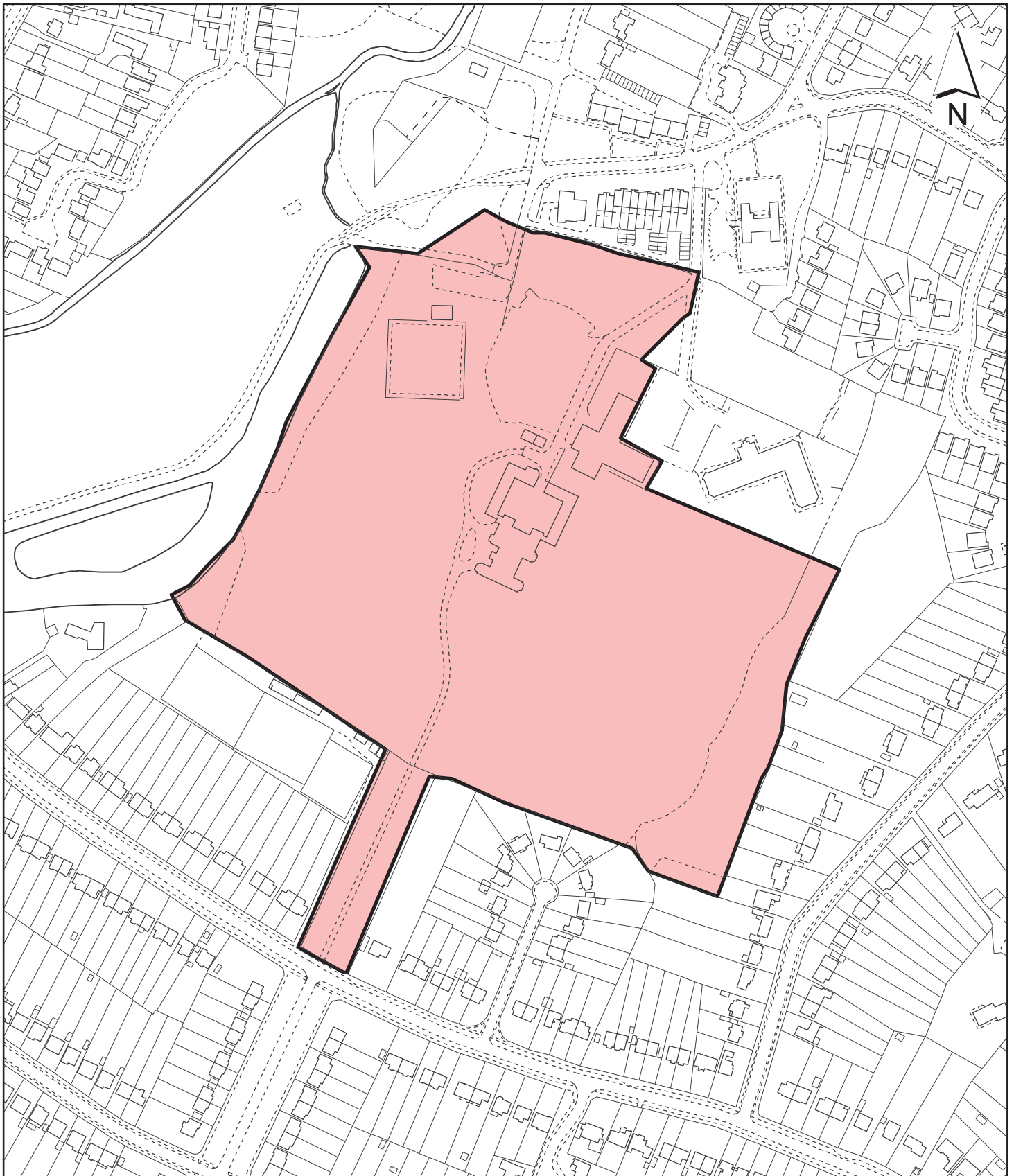
5.2 Site Notice Expiry Date:- Not applicable

6. **Consultations**

7. MAIN PLANNING ISSUES

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

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Site Address

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**LONDON BOROUGH
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Residents Services**

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

Planning Application Ref:
23202/APP/2013/14

Scale
1:3,000

Planning Committee
Major Applications

Date
**July
2013**



HILLINGDON
LONDON

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land).

2 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition within three years of the date of this consent.

REASON

The building, by reason of its design, is not considered suitable for permanent retention in compliance with Policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and 3.19 of the London Plan (July 2011).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8356/A/100 Rev.A, 8356/A/101 Rev.A, 8356/A/102 Rev.A, 8356/A/103 Rev.B, 8356/A/110 Rev.B, 13142-TOPO-1, 46306, 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).

4 HO4 Materials

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

REASON

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

5 RES8 Tree Protection

No site clearance or construction work shall take place until tree protective fencing has been erected in accordance with that shown on drawing no. 8356/A/103 Rev.B.

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:

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and.
- 1.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).

NONSC

~~6~~ Prior to first occupation of the site, a Car Parking Management Strategy, which details how parking within the school site will be managed, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Car Parking Management Strategy shall remain in place until the parking layout is returned to its current configuration.

REASON

To ensure that adequate car parking facilities are maintained within the site and to prevent increased parking demand along the adjacent highway, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Pupil numbers

The number of pupils at the school shall not be increased as a result of the provision of the approved additional classroom facilities, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that adequate car parking facilities are maintained within the site and to prevent increased parking demand along the adjacent highway, in accordance with policies AM2, AM7 and AM14 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.

- | | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |

- R16 Accessibility for elderly people, people with disabilities, women and children
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.

3 11 Building to Approved Drawing

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

4 13 Building Regulations - Demolition and Building Works

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

5 111 The Construction (Design and Management) Regulations 1994

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

6 112 Notification to Building Contractors

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

8 119 Sewerage Connections, Water Pollution etc.

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

9 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

duty can require the removal or modification of physical features of buildings provided it is reasonable.

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

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

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

10

The Council's Access Officer has provided the following advice:

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

Chantry Special School, which caters for secondary aged children with behavioural difficulties, occupies an approximately 1.2 hectare irregularly shaped plot located on the northern side of Falling Lane in West Drayton. The site accommodates the main, single-storey school building, a number of mobile classroom units, playground, playing fields, car parking and ancillary facilities.

The school is bounded to the west by Rabbsfarm Primary School; to the north by public open space; to the east by residential properties; and to the south by residential properties beyond which is a service road, which runs parallel with Falling Lane.

The application site itself comprises an area of approximately 793m² located towards the southern most corner of the school's existing car park. The site currently accommodates hardstanding, marked out to provide parking spaces.

The entire school site falls within the developed area as designated in the Hillingdon Local Plan.

3.2 Proposed Scheme

This application seeks planning permission for the installation of a temporary double classroom unit at Chantry Special School in West Drayton. The proposed unit would be located towards the southern most corner of the site on an area of existing hardstanding, currently forming part of the school's car park.

The unit, which would measure approximately 19.4m by 8.6m by 3.9m high, would accommodate two classrooms, WC facilities, store rooms, a small lobby and ancillary facilities. They would be finished in green natural stone aggregate cladding with white fascias, window and door frames. Access would be external ramps or steps.

The headteacher has advised that the school wish to use the building for a number of potential uses including as a space for professional counselors to provide support, guidance and mentorship to the most vulnerable students; a base for an out speech and language therapist to allow for improved communication skills (as this is an area which the school have been advised they need to address); and to provide limited sports facilities to improve physical, social and emotional aspects of learning.

3.3 Relevant Planning History

5746/APP/2004/412 Chantry School Falling Lane Yiewsley
ENCLOSURE OF EXISTING INTERNAL COURTYARD FOR EDUCATIONAL USE

Decision: 02-04-2004 Approved

5746/APP/2006/2666 Chantry School Falling Lane Yiewsley
ERECTION OF A MODULAR CLASSROOM ACCOMMODATION AND ADDITIONAL
PARKING SPACES

Decision: 09-01-2007 Approved

5746/APP/2007/2414 Chantry School Falling Lane Yiewsley
Internal alterations and extensions to existing school.

Decision: 23-11-2007 Withdrawn

5746/APP/2007/3545 Chantry School Falling Lane Yiewsley
ERECTION OF A SINGLE STOREY FRONT EXTENSION TO PROVIDE ADDITIONAL STAFF
FACILITIES

Decision: 15-01-2008 Approved

Comment on Relevant Planning History

The site has an extensive planning history. Most of this relates to relatively minor works, including the provision of temporary classrooms at the site. The most recent planning history is summarised above.

4. Planning Policies and Standards

National Planning Policy Framework
DCLG Policy Statement on Planning for Schools Development
London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
BE18 Design considerations - pedestrian security and safety
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1 Protection of the character and amenities of surrounding properties and the local area
R10 Proposals for new meeting halls and buildings for education, social, community and health services
R16 Accessibility for elderly people, people with disabilities, women and children
AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14 New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th June 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 70 local owner/occupiers and site notices were posted. Six letters

of objection (four of which are in the same format and contain similar wording and two of which are from the same resident) and a 21 signature petition were received. The following concerns were raised:

- i) The plans are not clear and can't be viewed online.
- ii) The applicant is shown as the London Borough of Hillingdon but the land is not owned by the Council. Is this a school application?
- iii) No reason or rationale for the building has been provided.
- iv) When the school was previously redeveloped assurance was given that there would be no future development along the residential boundaries.
- v) Proximity to gardens and properties.
- vi) The height of the building and its visibility from adjoining properties is unclear.
- vii) Noise.
- viii) Pupils climb on the roofs of existing buildings and into gardens to bypass security gates. They are likely to climb on the new building, reducing privacy and increasing disruption and crime. Any expansion of the school raises concern over increased disorder nearby, and an increased perception and fear of crime.
- ix) The building would be the size of five standard mobile units.
- x) The building would take up much of the car park.
- xi) The building would be quite a tall structure and would loom over the small residential gardens.
- xii) The applicant has not worked with the community affected by the plans. When the school was previously developed there were public meetings, newsletters, open days and regular consultation.
- xiii) The proposal is contrary to the borough's 2012 strategies because it is not high quality, does not contribute positively to creating a safe and attractive place to live, represents an inappropriate development of open spaces and does not preserve the suburban nature of Yiewsley.
- xiv) Council policy is to refuse planning permission where a design fails to improve the character or an area.
- xv) The proposals would undermine the safety and quality of life for the neighbourhood.
- xvi) The building does not contribute positively to creating a safe and attractive place to live.
- xvii) Although called a temporary building, it will be there for at least three years.
- xviii) The staff car park is often fully occupied. Increased on-street parking will increase friction with residents and degrade the street as more front gardens are paved over.
- xix) The school has lots of land and the building should be positioned elsewhere.
- xx) The plans for Rabbsfarm school mean that a two-storey block is already being built at the bottom of residents' gardens in the same area. The proposal will close off the very last area of open space around the houses in that part of Falling Lane.

The following concerns were specifically raised in the petition:

1. The applicants have not worked with the community in making the application.
2. The development would undermine the safety and quality of life of the neighbourhood.
3. It fails to meet the Council's Strategic Plan to improve areas of poorer environmental quality like Yiewsley.
4. It does not meet the Strategic Plan in protecting the suburban or natural environment.

Internal Consultees

TREES/LANDSCAPING OFFICER

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 333, however no trees, protected or otherwise, will be affected.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several high value mature trees on-site, however due to the temporary nature of the proposed classroom, the trees will not be affected.

Recommendations: None

Conclusion (in terms of Saved Policy BE38): Acceptable

ACCESS OFFICER

The proposed development is considered to be acceptable from an accessibility standpoint.

Recommended Informatives:

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: Acceptable.

URBAN DESIGN/CONSERVATION OFFICER

No objection.

HIGHWAY ENGINEER

The development proposals are for the construction of two temporary demountable classrooms at the site that will accommodate existing pupils. There are no proposals to increase existing car or cycle parking facilities and pedestrian and vehicle access will remain as existing.

Under the proposals, the existing car parking layout within the site will be reconfigured to accommodate the additional classrooms and to maintain the existing number of parking spaces by providing for double (in line) parking. As a result, the car park within the school will be required to be managed.

When considering servicing within the school, it is noted that this will not be affected by the amendments to the existing car parking layout.

Therefore, it is considered that the proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway aspect of the development provided that the details listed below are secured under a suitable planning condition/S106 Agreement.

1. A Car Parking Management Strategy detailing how parking within the school will be managed is required to be submitted and approved in writing by the LPA prior to commencement of any works at the site. Thereafter, the Car Parking Management Strategy will remain in place until the parking layout is returned to its normal configuration.
2. The number of pupils at the school shall not be increased as a result of the provision of additional classroom facilities without prior consent from the LPA.

Reasons: to ensure that adequate car parking facilities are maintained within the site and to prevent increased parking demand along the adjacent highway.

SUSTAINABILITY OFFICER

No objection.

FLOOD/WATER MANAGEMENT OFFICER

No objection. The building would be located on existing hard standing. Only a very small area of green space would be lost and permeable tarmac is proposed.

ENVIRONMENTAL PROTECTION UNIT

No objection subject to the standard informative regarding control of environmental nuisance from construction work.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Local Plan: Part 2 seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

The site does not fall within the Green Belt and has no other specific designations. The proposals are considered to comply with relevant local, regional and national planning policy relating to educational uses and playing fields. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this development.

7.05 Impact on the green belt

No views of the proposed unit would be available from the nearest Green Belt, which adjoins the school's northern boundary, and also lies beyond Rabbsfarm Primary School to the west, due to screening provided by existing buildings.

7.07 Impact on the character & appearance of the area

No views of the proposed building would be available from Falling Lane. Whilst limited views would be available from adjoining properties, it would be largely screened by existing fencing and mature vegetation around the site boundaries. Furthermore, in any views available it would be seen in context with the wider school site and much larger school buildings beyond.

Given that the proposed building would only be single-storey, it is not considered that it would have such a detrimental visual impact on the character or appearance of the school site, or the surrounding area, that refusal could be justified and the proposals are considered to comply with relevant Local Plan policies. Notwithstanding this, given the building's temporary design, it is considered that a permanent solution should be found if the building is required in the longer-term and this is reflected in the recommended conditions.

7.08 Impact on neighbours

The nearest residential properties would be located approximately 17m away from the nearest part of the proposed building. Given the single-storey nature of the building and mature landscaping around the site boundaries, it is not considered that it would result in such a detrimental loss of outlook that refusal could be justified. Furthermore, whilst there would be windows in all elevations, including the south east facing elevations, given the screening provided by the existing boundary fence and vegetation, no overlooking would occur.

Given the single-storey nature of the proposed building and existing fencing and mature landscaping around the site boundaries, it is not considered that the proposed building would result in an unacceptable loss of outlook, privacy or daylight to adjoining properties that it would have any significant detrimental impact on residential amenity. Accordingly, the proposal is considered to comply with policies BE13, BE19 and OE1 of the Hillingdon

Local Plan: Part 2.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has confirmed that there would be no increase in pupils attending the school as a result of the application. Accordingly, there would be increase in traffic to/from the school site associated with the proposal.

Whilst the proposed building would displace 16 existing car parking spaces, these would be reprovided within the existing school car park and overall there would be no loss of parking as a result of the development. Whilst double parking is proposed to ensure that there is no loss of provision, given that this is a controlled site and this could easily be managed by the school, this is considered to be acceptable in this instance. Notably, no objections have been raised by the Council's Highway Engineer, subject to conditions regarding the management of the car park and to ensure there is no increase in pupil numbers, which could have an adverse impact on the local highway network.

7.11 Urban design, access and security

- Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location. Given the building's temporary nature it is not considered that it would have any significant detrimental impact on the visual amenities of the school site or the surrounding area. However, a permanent solution should be sought in the long term to ensure the visual amenity of the site is enhanced.

- Security

Given the temporary nature of the proposed classroom unit and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

Comments from residents relating to security issues are noted. However, the proposed building would not result in an increase in pupil numbers at the school and it is not considered that it would lead to such a heightened security risk that refusal could be justified. The behaviour of pupils whilst on the school premises is the school's responsibility and this is for the school to manage to ensure that children do not climb on roofs of buildings.

7.12 Disabled access

Access to the building would be via ramps, located at the front and either end of the block. Level thresholds would be provided within the building and two disability standard WCs would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with part m of the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

No trees or vegetation would be removed or affected as part of this application. Details of tree protection have been provided for those located closest to the application site. Notably, the Council's Trees/Landscape officer has raised no objections.

7.15 Sustainable waste management

As this is a relatively small extension to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding or drainage have been identified.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would lead to any significant increase in noise or pollution over the existing school site. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

7.19 Comments on Public Consultations

Points (iii), (v), (vi), (vii), (viii), (ix), (x), (xi), (xiii), (xiv), (xv), (xvi) and (xviii) have been addressed in the report.

Point (i) suggests the plans are not clear and cannot be viewed online. Officers have spoken to IT about this and viewed the plans online from internal and external computers. However no fault has been identified. The plans are considered to be sufficiently clear to show the proposed development.

Point (ii) questions why the application has been made by the London Borough of Hillingdon when the school is privately owned. The Council has made the application on the school's behalf. Notice has been served on the school.

Point (iv) suggests that assurances have previously been given that no development would occur along the boundary adjoining residential properties. Every application must be assessed on its merits. In this instance the location of the proposed building is considered to be acceptable.

Point (xii) criticises the lack of pre-application consultation. Any consultation carried out by applicants is voluntary and not under the control of the Local Planning Authority.

Point (xvii) suggests that whilst the building is referred to as temporary, it would be there for at least three years. The applicant has requested temporary planning permission for a period of three years, which is considered to be reasonable in this instance. Should the building be required for a longer period than this the applicant would need to apply to renew the planning permission towards the end of this period.

Point (ix) suggests that the school has lots of land and that the building should be located elsewhere. Siting the building on the playing fields would be likely to give rise to objections from Sport England and would be unlikely to be acceptable. However, if the building is required beyond three years, the school is encouraged to find a permanent solution to meet its needs.

Point (xx) raises concerns that a two-storey building would be located adjacent to residents gardens as part of the redevelopment of Rabbsfarm Primary School and that the proposed building Chantry School would result in the further loss of open space. The impact of the Rabbsfarm development on residential amenity was considered as part of that planning application. The proposed unit at Chantry would be located on part of the school's existing car park and would be single-storey. Accordingly, it is not considered that it would result in an unacceptable loss of open space, or such a significant loss of outlook that refusal could be justified.

The issues raised in the petition have been addressed above and throughout the report.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

Not applicable.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development. Given its temporary nature, it is not considered that the proposed classroom unit would have a significant impact on the visual amenities of the school or the surrounding area and it is not considered that the proposal would have any detrimental impact on the amenities of the occupiers of neighbouring residential units, sufficient to justify refusal. Furthermore, the development would not lead to an increase in pupil numbers attending the school and, as such, no objections have been raised on highway grounds.

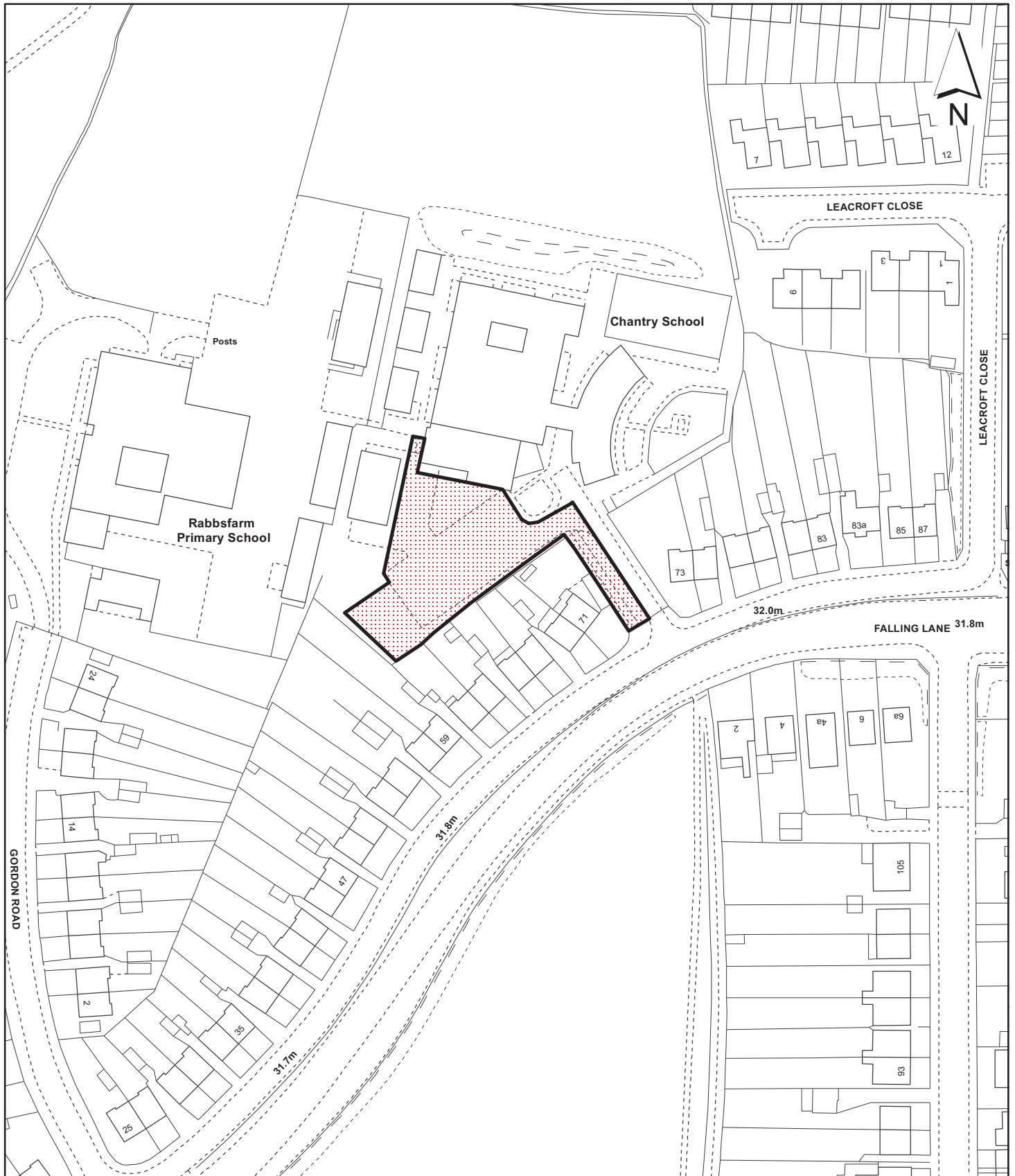
The proposal complies with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

National Planning Policy Framework
DCLG Policy Statement on Planning for Schools Development
London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Chantry Special School
Falling Lane
Yiewsley**

Planning Application Ref:

5746/APP/2013/1221

Planning Committee

Major Applications

Scale

1:1,250

Date

**July
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FORMER M O D DOCUMENT RECORD OFFICE BOURNE AVENUE
HAYES

Development: Erection of distribution warehouse units (Use Class B8) with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development.

LBH Ref Nos: 18399/APP/2013/1019

Drawing Nos: 12 Rev B
13 Rev B
2607-51 Rev P1
D21684/PY/B
30226-PL-109
Schedule for Soft Landscape Works - 07/06/2013
30226-PL-101
30587-PL-100
30587-PL-101
30587-PL-102
30587-PL-103
30587-PL-104
30587-PL-105
30587-PL-106
30587-PL-107
30587-PL-108
30587-PL-110
30587-PL-111
30587-PL-112
30587-PL-113
30587-PL-114
30587-PL-115
30587-PL-116
30587-PL-117
30587-PL-118
Design & Access Statement - April 2013
Area Schedule (Approved) - 30226-PL-101
Area Schedule (Proposed) - 30587-PL-101
Bird Control Management Plan - March 2013
Water Re-Use and Reduction Measures
Landscaping Management Plan - L1120/10
Ecology Report - March 2013
Air Quality Assessment - 19/04/2013
Noise Statement - 19/03/2013
Transport Statement - 09/04/2013
Sustainability Statement - April 2013
Land Quality Statement - 17/04/2013
Planning Statement - April 2013
Flood Risk Assessment - 10/04/2013

Date Plans Received: 22/04/2013 **Date(s) of Amendment(s):**
23/04/2013

Date Application Valid:

1. SUMMARY

Planning permission is sought for the erection of three warehouse distribution (Use Class B8) units, together with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development. The application forms part of the site that was granted Reserved Matters approval in 2010 for units C and D (Ref: 18399/APP/2010/545), and the proposal involves two buildings within the previously approved layout of plot C and plot D.

The current application essentially seeks approval for alterations to the previously approved layout, which involve the creation of an addition unit, 'Unit G' within 'Unit D', and a reduction in the floor area of 'Unit C'.

The design and appearance of the proposed buildings is consistent with Units A, B, E and F approved under separate applications, which are now finalised. The landscape plan proposed is consistent with the planting themes previously identified for this site.

The proposal is considered to accord with the previous development of the site, and will not undermine the functioning of this site, nor impact upon the amenity of adjoining residential properties. The proposal is therefore recommended for approval.

2. RECOMMENDATION

That subject to no objections being received from Crossrail, and the Environment Agency formally withdrawing their objection, delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to the following conditions, and any additional conditions and/or informatives which may be required by Crossrail or the Environment Agency:

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 30226-PL-101;

30587-PL-100; 30587-PL-101; 30587-PL-102; 30587-PL-103; 30587-PL-104; 30587-PL-105; 30587-PL-106; 30587-PL-107; 30587-PL-108; 30226-PL-109; 30587-PL-110; 30587-PL-111; 30587-PL-112; 30587-PL-113; 30587-PL-114; 30587-PL-115; 30587-PL-116; 30587-PL-117; 30587-PL-118; 12 Rev B; 13 Rev B; 2607-51 Rev P1; D21684/PY/B, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

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

- Disabled access facilities (Design & Access Statement - April 2013)
- Control of Bird Hazards (Bird Control Management Plan - March 2013)
- Air Quality Management (Air Quality Assessment - 19/04/2013)
- Control of Noise (Noise Statement - 19/03/2013)
- Sustainability Measures and a 25% reduction in carbon emissions (Sustainability Statement - April 2013)
- Land contamination (Land Quality Statement - 17/04/2013)
- Flood Risk Management (Flood Risk Assessment - 10/04/2013)
- Landscaping (Schedule for Soft Landscape Works - 07/06/2013)

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

REASON

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

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, colours and finishes 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).

5 COM9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100), including additional tree planting
 - 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 (including facilities for 54 cycles and 14 motorcycles)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (for 139 car parking spaces, including 13 disabled spaces, and demonstration that at least 24 spaces are served by electrical charging points (12 x active, 12 x passive))

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 surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Other

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

4.b Proposed finishing levels or contours

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

REASON

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

6 ST1 Landscape Species Selection

The berry bearing species for the landscaping of the site shall be no more than 25% of the total species on site and shall be spread throughout the planting palette rather than in concentrated areas. Details are to be submitted to and approved in writing by the Local Planning Authority.

REASON

To reduce the bird strike risk posed by winter thrushes and starlings in accordance with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or

in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in 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 in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 H10 Parking/Turning/Loading Arrangements

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces), shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Chapter 6 of the London Plan (July 2011).

9 ST1 Disabled Entrance Design

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 COM31 Secured by Design

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

REASON

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

11 COM15 Sustainable Water Management

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 proceed in accordance with the approved scheme.

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 Policy 5.12 of the London Plan (July 2011).

12 COM30 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a

verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 NONSC Air quality mitigation

Before the development is commenced, details of all mitigation measures to off-set the identified deterioration in air quality as a result of the development shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall be integrated within the area affected by the development and thereafter permanently retained and maintained.

REASON: In order to protect the amenities of local residents, in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.14 of the London Plan (2011).

14 NONSC Fleet management

Before any part of the development is occupied an environmental fleet management plan shall be submitted for approval to the Local Planning Authority. The scheme shall include details of the use of low emission vehicle technologies (e.g. use of electric and/or hybrid vehicles where appropriate, installation of electric charging points), environmentally aware driver training scheme (e.g. no idling), and fleet servicing and maintenance regime. The said scheme shall be implemented for so long as the development is available for use.

REASON: In order to protect the amenities of local residents, in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.14 of the London Plan (2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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
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AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

3 I11 The Construction (Design and Management) Regulations 1994

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

4 I12 Notification to Building Contractors

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

5 I15 Control of Environmental Nuisance from Construction Work

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank/Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

6 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

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

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

7

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

8

Cranes:

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

9

There should be continuity of materials and finishes across the site taking into account earlier phases of development.

10

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of 3.42 hectares and forms part of a wider development site for Classes B1, B2 and B8 Employment uses of 12.08 hectares located adjacent to the Stockley Park employment area, 2km west of Hayes Town Centre and 0.5km north of the M4. Heathrow airport is approximately 2km to the south.

The area surrounding the site is mixed in character. To the south and east is the residential area of Hayes. The site is bounded to the north by the Paddington to Bristol railway line, and to the west by the Heathrow Express rail link. To the south of the site is the housing component of the former Ministry of Defence site, which was approved and provided for 101 residential units including affordable housing. Beyond this lies the Bourne Farm Playing Fields and other open Green Belt land.

The site is part of land which was in agricultural use until the late 1930's when it was developed by the Ministry of Defence (MOD) as a munitions factory during the Second World War. During the 1950's the site was converted for use as a file repository and contained a range of warehouse and office accommodation.

The site, where units C, D and G are proposed, has now been cleared as part of planning permission Ref: 18399/APP/2004/2284 and the main roads into the site from Stockley

Road and the alternate access through Bourne Avenue to the housing site have been implemented.

Unit A has also been approved under planning permission ref: 18399/APP/2005/2387 and has been implemented on site. Planning permission (Ref: 18399/APP/2006/547) was granted on 12/07/06 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of units B,E&F in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415. These units have now been implemented on site.

Parts of the application site lies within land designated within the Crossrail Safeguarding Area.

3.2 Proposed Scheme

Planning permission is sought for the erection three warehouse distribution (Use Class B8) units, together with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development. The application forms part of the site that was granted Reserved Matters approval in 2010 for units C and D (Ref: 18399/APP/2010/545).

The current application essentially seeks approval for alterations to the previously approved layout, which involve the creation of an addition unit, 'Unit G' within 'Unit D', and a reduction in the floor area of 'Unit C'.

The current proposal comprises the following:

- The proposed Unit C comprises 3479sqm GIA of industrial floor space and 699sqm GIA of office floor space.
- The proposed Unit D comprises 4850sqm GIA of industrial floor space and 884sqm GIA of office floor space.
- The proposed Unit G comprises 3335sqm GIA of industrial floor space and 583sqm GIA of office floor space.

This provides a total floor area of 11664sqm of industrial floor space, and 2166sqm of office floor space (with plant areas of 120sqm). The previous approval (outline and reserved matters) included 13435sqm of industrial floorspace and 1756sqm of office floor space. This is a reduction in floorspace of 1241sqm from the previous approval.

The site would continue to be accessed from the existing main access on Stockley Road.

3.3 Relevant Planning History

Comment on Relevant Planning History

In 1999 a planning brief was adopted for the site. This recognised the site's strategic importance, due to its prominent position on the highway network and close proximity to Heathrow Airport. It also proposed that its redevelopment should provide improvements to public transport and other facilities and employment opportunities for local residents of the Hayes- West Drayton corridor in which it is located. The brief identified a number of land uses, which might be appropriate for the site, including employment generating uses, hotel and conference facilities, leisure, residential and local retail and community facilities.

Outline planning permission (Ref: 18399/APP/2004/2284) was granted on 19 August 2005 for the redevelopment of the site for a mixed-use development comprising use classes B1(a) and (c), B2 and B8 employment uses and C3 residential use (up to a maximum of 101 units) with associated access, parking and landscaping. Each specific use approved within the site was identified within the Outline Development Framework Plan - Permitted Developable Area. Site A identified within the approved Outline Development Framework Plan, covers that area within which Units C and D are to be sited, and provides for an employment floor space of 22,560m² GEA of B1c/B8 employment uses. The maximum height of all buildings within this part of the site was approved at 15.4 metres in height.

Planning permission (Ref: 18399/APP/2005/3415) was granted on 27/01/06 in relation to the variation of conditions 2, 3, 7, 8, 10, 11, 13, 20, 21, 22, 26, 29 & 30, to allow for separate phased submissions of details relating to the residential and employment components of the development.

Unit A has also been approved under planning permission ref: 18399/APP/2005/2387 and has been implemented on site.

Planning permission (Ref: 18399/APP/2006/547) was granted on 12/07/06 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of units B, E and F in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2006/2308) was granted on 03/11/06 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Unit F in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2007/2724) was granted on 17/12/07 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Units C, D and G in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2007/2725) was granted on 17/12/07 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Units C and D in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2009/423) was granted on 21/05/09 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Unit B in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2009/2119) was granted on 19/01/10 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Unit E in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2010/545) was granted on 25/06/2010 for the approval of the reserved matters for the siting, design, external appearance and landscaping of units C and D in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415, located within the Prologis Park Development.

Planning permission (Ref: 18399/APP/2010/2814) was granted on 24/02/2011 for the variation of conditions 2, 4, 5, 6, 7, 9, 12, 13, 14, 15, 16, 17, 18 and 19 (to allow the phased development of the overflow car park and Units C and D) of planning permission ref: 18399/APP/2010/545 dated 25/06/2010: Reserved matters (details of access, appearance, landscaping, layout and scale for two units with ancillary offices and associated car parking including an overflow car park) in compliance with condition 3 of planning permission ref: 18399/APP/2005/3415 dated 02/03/2006.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design

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.E1 (2012) Managing the Supply of Employment Land
PT1.EM8 (2012) Land, Water, Air and Noise
PT1.EM11 (2012) Sustainable Waste Management
PT1.T1 (2012) Accessible Local Destinations
PT1.T3 (2012) North-South Sustainable Transport Links

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.
AM14 New development and car parking standards.
AM15 Provision of reserved parking spaces for disabled persons
BE13 New development must harmonise with the existing street scene.
BE18 Design considerations - pedestrian security and safety
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- LE1 Proposals for industry, warehousing and business development
OE1 Protection of the character and amenities of surrounding properties and the local area
OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 22nd May 2013

5.2 Site Notice Expiry Date:- 22nd May 2013

6. Consultations

External Consultees

Consultation letters were sent to 146 local owner/occupiers on 29/04/2013. The application was also advertised by way of site and press notices. No representations were received.

ENVIRONMENT AGENCY:

We object to the planning application as submitted. The site is located on the Lynch Hill Gravels and the Land Quality statement states that there is perched groundwater, which has serious implications for infiltration drainage at this site. The Lynch Hill Gravels underlying the site is classed as a Principal Aquifer. Infiltration of surface water could provide a potential pathway for contamination at the surface to migrate into the underlying Principal Aquifer.

We understand that some remediation and validation has previously been undertaken on this site which used generic soil criteria (residential/commercial). As this is not tailored to groundwater protection, the remaining concentrations of contaminants in the ground may breach drinking water standards. In the scenario that contamination is still present, surface water drainage that does not rely on infiltration will need to be used or further investigations will need to be undertaken to determine whether further remediation is required to make infiltration a safe option. Infiltration will only be appropriate if satisfactory evidence is provided to demonstrate removal of contaminated material.

Due to the uncertainties described above, we do not consider that the submitted Flood Risk Assessment adequately demonstrates that an appropriate surface water drainage solution is possible. As such we require the applicant to provide an alternative drainage strategy which does not rely on infiltrative techniques.

By producing a secondary back up option for drainage, we can be assured that should it be unfeasible to do infiltration at detailed design stage, there is a suitable alternative drainage scheme which meets the requirements of the NPPF and the London Plan. Please note that the design of SuDS and other infiltration systems should include appropriate pollution prevention measures.

If it is ultimately found, following further ground investigations and/or remediation that infiltration is acceptable, the point of discharge should be kept as shallow as possible. Deep bored infiltration techniques will not be acceptable. The distance between the point of discharge and the groundwater table should be a minimum of five metres and only clean, uncontaminated water should be discharged into the ground.

PLANNING OFFICER COMMENTS:

Officers consider that the Environment Agency concerns can be addressed via the same condition

used on earlier permissions at the site. Confirmation is being actively sought from the Environment Agency on this matter.

CROSSRAIL:

Awaiting response.

Internal Consultees

TREES & LANDSCAPING:

The site is occupied by an estate of distribution warehouses situated to the east of Stockley Road, known as Prologis Park. The north and west boundaries are defined by the railway embankment which supports the Heathrow Express Rail spur as it leaves the mainline and turns south towards Heathrow. The Bourne Avenue residential estate lies to the east of the site, with open Green Belt land to the south. Warehouse units A, B, E and F have already been completed following previous planning consents. Their boundaries and the estate roads have been well landscaped with structure planting of large trees and ornamental hedges / shrubs in accordance with the original masterplan. The quality of the landscape on the site does much to mitigate the visual impact of the large buildings and functional service yards.

LANDSCAPE CONSIDERATIONS:

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

- No trees or other significant landscape features will be removed as part of the proposals. The site layout and landscape infrastructure conforms to the original masterplan for the site.
- Michael Sparks drawing No. 30587-PL116 indicates the site layout and fencing schedule. The fence types, while not ideal aesthetically, perpetuate the suite of materials specified elsewhere on the Park. Much of the fencing will be lost from view amongst the soft landscape.
- Barry Chinn Associates' drawing Nos.12 and 13 Units C and D Infrastructure Planting Plans (Option 2) Sheets 1 and 2 of 2 provide planting plans for this phase of development. The pattern of planting continues to feature tree-lined roads and boundaries with approximately 47No. large specimen trees (Extra Heavy - Semi-Mature stock) under-planted with ornamental hedges and bold blocks of shrubs.
- The planting plan (drawing No. 13) for Unit D omits 2No. trees in the large planting beds immediately to the south of the site entrance. Trees in this location are indicated on other drawings and should be included in the proposal.
- No landscape specification has been submitted. This is required and should conform to the original specification, which has achieved a high quality finish on the estate.
- Barry Chinn Associates' document, Soft Landscape Works Maintenance and Management Proposals, sets out the design objectives for the initial establishment and long term maintenance of the planting, complete with schedules.

RECOMMENDATIONS:

No objection subject to the provision of a landscape specification and amendment to drawing No. 13 (to show additional tree planting). If these minor amendments can be secured prior to determination, there will be no need for further landscape conditions.

HIGHWAYS:

The development proposals are for the construction of 3 individual units that will be used for storage/distribution with ancillary offices under the B8 Use Class. As part of the proposals 139 (including 13 disabled) car parking spaces will be provided, within 24 spaces supplied with electrical charging points. Additionally, parking will be provided for 54 cycles and 14 motorcycles.

In order to assess the proposals a Transport Statement (TS) has been submitted, which has demonstrated that there will not be an increase in the traffic generation above the extant planning permission (reference 18399/APP/2010/2814) for a similar use at the site and the proposed level of car and cycle parking to be provided is in accordance with the Councils parking requirements.

In addition, a swept paths analysis has been undertaken, which has demonstrated that that a 16.5m articulated servicing vehicle can manoeuvre within the site and enter/exist specific servicing bay.

Furthermore, an outline Travel Plan has been included as part of the TS, which identifies a number of measures to reduce car usage and increase travel by sustainable modes of transport.

Therefore, it is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised, provided that the following details are secured under a suitable planning condition/S106 Agreement:

- The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, and thereafter be permanently retained and used for no other purpose.
- The proposed cycle and motorcycle parking shown on the approved plans shall be provided prior to occupation of the development, and thereafter be permanently retained.
- The proposed electric charging points (12 active and 12 passive) shown on the approved plans shall be provided prior to occupation of the development, and thereafter be permanently retained.
- The initiatives identified within the proposed Travel Plan are required to be included as part of S106 Agreement and be implemented upon first occupation of the development. Thereafter, the Travel Plan shall be regularly reviewed and updated in accordance with the terms of the S106 Agreement.

ENVIRONMENTAL PROTECTION UNIT:

CONTAMINATION:

I refer to your consultation of 29 April 2013 regarding the above application which replaces a previously extant permission. The report submitted with the application provides a summary of the previous investigations at the site most but not all of which were submitted previously. The WSP report concentrates on Phase 3 given that the rest of the development, units and housing are now completed. The report includes some new information from a survey by WSP in November 2010 that applied to Phase 3b and has been used in the assessment. A copy of this report is required to support the Land Quality Statement.

The review for Phase 3 in the Land Quality Statement has not identified any onerous contamination issues and the reports listed date from initial investigations of the old records office in 1997-98. The MOD weapons use did not appear to contaminate the site. Notwithstanding some asbestos and hydrocarbons are mentioned in the report. Metals will also be in the made ground. WSP confirm that the levels found are not a concern for an industrial hard standing end use which will have fairly high generic guidelines and no immediate pathway. The main source of contamination appears to be an old filled pond in the corner of Phase 3. Gas is not listed as an issue. The remediation will involve a watching brief during the works, the use of clean soils in all soft landscaped areas and a contamination method statement. The latter should be submitted to the LPA under a contaminated land condition.

Due to the past use of the site I would advise that a contaminated land condition is attached to the new permission as with the old permission. Our standard condition COM30 will suffice. It appears no more site investigation is necessary at the site so part of the condition will be complied with by the submission of the reports to date particularly the review work by WSP consultants and their 2010 investigation / validation of the land. The Crossfield Consulting report from 2006 may also be useful in assessing this site.

AIR QUALITY:

The Air Quality assessment appears to be incomplete and generally indicated a 'negligible' contribution of NO₂ from the proposed development for the operational phase. The development will contribute to the poor air quality in the area, therefore s106 contribution is still required. The modelled air quality for 2016 (2015) appears to indicate better air quality in the area compared to both 2011 and 2015 CERC modelling undertaken on our behalf. It is assumed this purely down to the emission factors used in the assessment for 2016 (couldn't find the 2012 baseline which was supposed to be in the report), and NO₂ levels in the report should not be taken as an indication of future air quality in the area

The application site is located within the Hillingdon AQMA, declared for Nitrogen Dioxide (NO₂). The air quality assessment considered vehicle generated contribution to air quality as part of the phase 3 development although the data provided suggests this was limited to the A408 and Bourne Avenue. (It was indicated by the air quality consultants that there were no NO₂ emissions associated with the energy component at the development site.) CERC air quality modelling for 2011 undertaken for the London Borough of Hillingdon indicates the NO₂ levels are exceeded or close to exceedance at a number of receptor locations considered in the assessment. The assessment did not provide baseline levels for 2012 although the report does indicate it was modelled, therefore no comparisons could be made.

The report looked at residential receptor locations to the west of the A408 along Mulberry Crescent and Lavender Rise, and at Nine Acres Close and Denbigh Drive adjacent to the application site. The modelled NO₂ levels appear to be in the main to be at least slightly below the EU limit value (40 mg/m³) at all the receptor locations with the development in 2016 (2015). Although it assumes background NO₂ remains at 2011 levels in 2015, the background level used may have been an underestimated. The report also indicates cumulative impacts from other developments in the area were considered. (It is not clear where the reduction in NO₂ by 2015 is coming from other than as a result of the emission factors used in the assessment. As baseline modelling for 2012 wasn't provided, it is assumed 2012 levels will be higher. Could they please provide the baseline modelling information if they have it?) The contribution from the development appears to be below 0.4mg/m³ for the operational phase of the development (although it slightly exceeds this in some receptor locations during the construction phase with the highest estimate of 0.68 mg/m³ along the A408 adjacent to residents).

As the development is in and will cause increases in an area already suffering poor air quality the following are requested:

Transport Assessment and Travel Plans

The Transport assessment indicates the Travel Planning will be covered by Planning Obligations as with the previous application. If this is not the case, we would recommend including a Travel Plan condition. We would recommend the use of an onsite no idling policy within the Travel Plan to reduce vehicle emissions. In addition the following condition is advised to manage emissions from the vehicle fleet.

Environmental Fleet Management

Before any part of the development is occupied an environmental fleet management plan shall be submitted for approval to the Local Planning Authority. The said scheme shall include the use of

low emission vehicle technologies (e.g. use of electric and/or hybrid vehicles where appropriate, installation of electric charging points), environmentally aware driver training scheme (e.g. no idling), and fleet servicing and maintenance regime, and delivery and servicing plan if relevant. The said scheme shall be implemented for so long as the development is available for use.

Reason: To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

CONSERVATION AND URBAN DESIGN:

Given the previous approvals, no objection is raised to this application on design grounds.

PLANNING POLICY:

No planning policy issues are raised by this proposal. The policy analysis submitted by the applicants is acceptable, and the principle of the use seems to have already been previously agreed by the Council. As noted in the Local Plan, the Prologis Logistics Park is proposed as a Locally Significant Industrial Site, and would be an appropriate location for the proposed B8 use. The site is not one which is likely to be looked at by the Council for release for other non-employment use.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established under outline planning permission (ref. 18399/APP/2004/2284) granted on 19 August 2005 and the subsequent reserved matters approvals, including the previous approval on this portion of the site (ref. 18399/APP/2010/545) for units C and D. Accordingly, there is no objection to the principle of the proposal.

7.02 Density of the proposed development

The application is not for residential accommodation, accordingly this is not relevant.

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

The site does not lie within a conservation area or area of special local character. Nor is the site located in the vicinity of a listed building.

Archaeological implications of the entire development were considered under the outline application which ensured that the archaeological work was undertaken before development work commences of new parts of the sites.

7.04 Airport safeguarding

The height of the proposed building remains identical to that existing on site. At 13m the height of the proposal does not contravene airport safeguarding criteria.

Despite the height of the proposal not being sufficient to warrant consultation with BAA or NATS, conditions requiring the submission and approval of a bird management plan and restricting the number of berry bearing bushes have previously been imposed for all units within the site. It is considered that to ensure the continued effectiveness of these measures across the site these conditions must also be imposed on the proposed unit, as such a Bird Management Plan was submitted with the application, which would be required to be complied with via proposed condition, there is also a proposed condition regarding berry bearing species of bushes.

7.05 Impact on the green belt

The wider Prologis site adjoins land to the west and south that is designated Green Belt. Part of the land to the west is also identified as a site of Nature Conservation Grade 1

importance. The impact upon the adjoining Green Belt was assessed as part of the original outline planning permission. It was determined that sufficient area was available to screen and soften the impact of any new built form that formed part of the Prologis Park development.

The proposed units will be well screened from the adjoining Green Belt land to the west of the site by the provision of landscaping to the site boundaries. Additional landscaping is also provided within the site with planting being provided along the internal boundaries of each of the Units. Upon maturity these areas of planting will result in a good visual enclosure of the site ensuring the adjoining Green Belt is not unduly affected by the scale of the units.

7.07 Impact on the character & appearance of the area

The siting, mass, bulk and scale of the proposed unit are identical to those considered under reserved matters approval ref: 18399/APP/2007/2725. Accordingly, it is considered that any impacts on the character and appearance of the area would be limited to those of the reduced footprint of Unit C, and the increased width of the service road.

Policy BE13 of the UDP highlights the importance of designing new development to harmonise with the existing streetscene. Policy BE25 seeks to ensure modernisation and improvement of Industrial and Business Areas through design and landscaping, improved vehicular and pedestrian access and circulation, and environmental improvements.

The proposed elevational design, (both units will have pitched roofs to a height of approximately 14.8m) as well as proposed building materials for Plots C and D, including profiled metal cladding, cream bricks to offices, terracotta cladding and grey profiled metal cladding represents a similar combination of cladding and glazed elements as the previous phases of the Prologis Park development.

From an urban design point of view, the scheme is considered to contribute to an efficient use of the existing brownfield site, and a coherent character of the street scene. As such the proposal is considered to be acceptable and accords with Saved Policies BE13 and BE25.

7.08 Impact on neighbours

Units D and G are located to the north of a residential development that formed part of the underlying planning permission for this site, and provided for up to 101 units to the east of the employment component. As part of the outline planning permission (ref: 18399/APP/2004/2284) a landscaped buffer was required in order to provide a visual and acoustic barrier for the development. In addition to this the applicant implemented a 6m high acoustic fence along the eastern boundary of the service yards of Units E and F, which adjoin the proposed residential area.

To the east of Units D and G is an extensive area of landscape screening, which is to be retained. This planting area sits outside of the red line plan for the proposal site and will not be impacted by the development of either unit.

Through the installation of the acoustic fencing, landscaping and bunding between the two land uses already implemented on site, it is considered that the development will not have any unreasonable impacts on the neighbouring residential areas.

7.09 Living conditions for future occupiers

The application is not for residential accommodation, accordingly this is not relevant.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The development of the site for employment uses and its impact on the road network design, highway capacity and public transport was considered at the time of the original outline planning approval for this site.

The development proposals are for the construction of 3 individual units that will be used for storage/distribution with ancillary offices under the B8 Use Class. As part of the proposals 139 (including 13 disabled) car parking spaces will be provided, within 24 spaces supplied with electrical charging points. Additionally, parking will be provided for 54 cycles and 14 motorcycles.

In order to assess the proposals a Transport Statement (TS) has been submitted, which has demonstrated that there will not be an increase in the traffic generation above the extant planning permission (reference 18399/APP/2010/2814) for a similar use at the site and the proposed level of car and cycle parking to be provided is in accordance with the Councils parking requirements.

In addition, a swept paths analysis has been undertaken, which has demonstrated that that a 16.5m articulated servicing vehicle can manoeuvre within the site and enter/exist specific servicing bay.

Furthermore, an outline Travel Plan has been included as part of the TS, which identifies a number of measures to reduce car usage and increase travel by sustainable modes of transport.

Therefore, it is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, subject to the imposition of appropriate highways and car parking conditions.

No specific details have been provided in relation to the location and size of refuse and storage bins for the units. This is a matter that can be addressed by a condition requiring these details to be submitted to Council prior to the commencement of works.

7.11 Urban design, access and security

Issues relating to design have been addressed previously in the report.

Access arrangements to the site will remain as existing on site and are considered acceptable.

Security issues were dealt with under previous applications on the site, however a condition will be attached to ensure details of adequate security measures will be submitted to the council prior to the commencement of development.

7.12 Disabled access

Disabled Access issues were addressed under the previous Outline Planning Permission. To ensure compliance with current legislation, a condition will be attached to the approval requiring details of disabled access to the site.

7.13 Provision of affordable & special needs housing

The application is not for residential accommodation, accordingly this is not relevant.

7.14 Trees, landscaping and Ecology

The landscaping of the areas around the application site has previously been considered under outline planning permission ref. 18399/APP/2004/2284 and reserved matters approval ref. 18399/APP/2007/2725). The proposal would not result in a reduction of the previously approved on site landscaping. The proposed site layout includes the planting of

2 new trees to the north of the new entrance. The Council's Trees and Landscape Officer raises no objection to the proposal subject to conditions requiring details of the proposed tree planting and to ensure its implementation and subsequent maintenance.

Accordingly, it is considered that the scheme would maintain an appropriate landscape environment both within the application site and in relation to the wider area, consistent with Saved Policy BE38.

With regard to ecology, the outline planning permission considered the impact of the development on the adjoining nature conservation area. The assessment concluded that while the development would have direct impacts on the site and on the adjoining Site of Importance for Nature Conservation (SINC), Natural England were consulted and raised no objections subject to the inclusion of specific conditions. Conditions were included in the outline planning permission, which required specific works in relation to the relocation of badger setts and the removal Japanese Knotweed. These conditions were considered to satisfactorily address the impact of the development on nature conservation interests. No additional conditions are considered necessary in regard to this application.

7.15 Sustainable waste management

These issues were addressed under the previous Outline Planning Permission. To ensure compliance with current legislation, a condition will be attached to the approval requiring details of sustainable waste management on this part of the site.

7.16 Renewable energy / Sustainability

These issues were addressed under the Outline Planning Permission. A sustainability statement was submitted with the application demonstrating that a 25% reduction in carbon emissions would be achieved on the site, in compliance with current legislation. As such, a condition will be attached to the approval requiring the development be carried out in accordance with these details.

7.17 Flooding or Drainage Issues

These issues have historically been dealt with under the outline planning permission and previous reserved matters. A condition requiring the use of sustainable urban drainage systems on this part of the site is considered necessary.

7.18 Noise or Air Quality Issues

Issues relating to noise and air quality were considered under the grant of outline planning permission. However, to ensure this application does not impact significantly on the air quality of the area, conditions are recommended with regard to air quality and fleet management, as per the EPU Officers recommendation. Contributions to air quality monitoring and a travel plan are secured via the previous S106 for the entire site. Subject to these conditions and the previous S106 obligations, the proposal does not give rise to any concerns to any concerns relating to air quality.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning obligations

The application seeks approval for a revised development on part of a site that has already been granted reserved matters approval, following an outline approval for an industrial development. Matters relating to planning obligations were considered under the outline planning permission for the site, and a deed of variation will be sought to ensure this permission forms part of the previous legal agreement.

7.21 Expediency of enforcement action

Not required in this instance.

7.22 Other Issues

Contamination:

The applicant has submitted a Site Investigation Report in support of the application. This confirms that some testing has been carried out and that some minor levels of contamination have been identified. Officers in the Council's Environmental Protection Unit have advised that due to the past use of the site, a contaminated land condition is attached to the new permission as with the old permission. It appears no more site investigation is necessary at the site so part of the condition will be complied with by the submission of the reports to date. Whilst no objections have been raised, it is recommended that conditions should be attached, should approval be granted, to ensure these recommendations are carried out.

8. Observations of the Borough Solicitor

None.

9. Observations of the Director of Finance

None.

10. CONCLUSION

Planning permission is sought for the erection three warehouse distribution (Use Class B8) units, together with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development. The application forms part of the site that was granted Reserved Matters approval in 2010 for units C and D (Ref: 18399/APP/2010/545), and the proposal involves two buildings within the previously approved layout of plot C and plot D.

The current application essentially seeks approval for alterations to the previously approved layout, which involve the creation of an addition unit, 'Unit G' within 'Unit D', and a reduction in the floor area of 'Unit C'.

The design and appearance of the proposed buildings is consistent with Units A, B, E and F approved under separate applications, which are now finalised. The landscape plan proposed is consistent with the planting themes previously identified for this site.

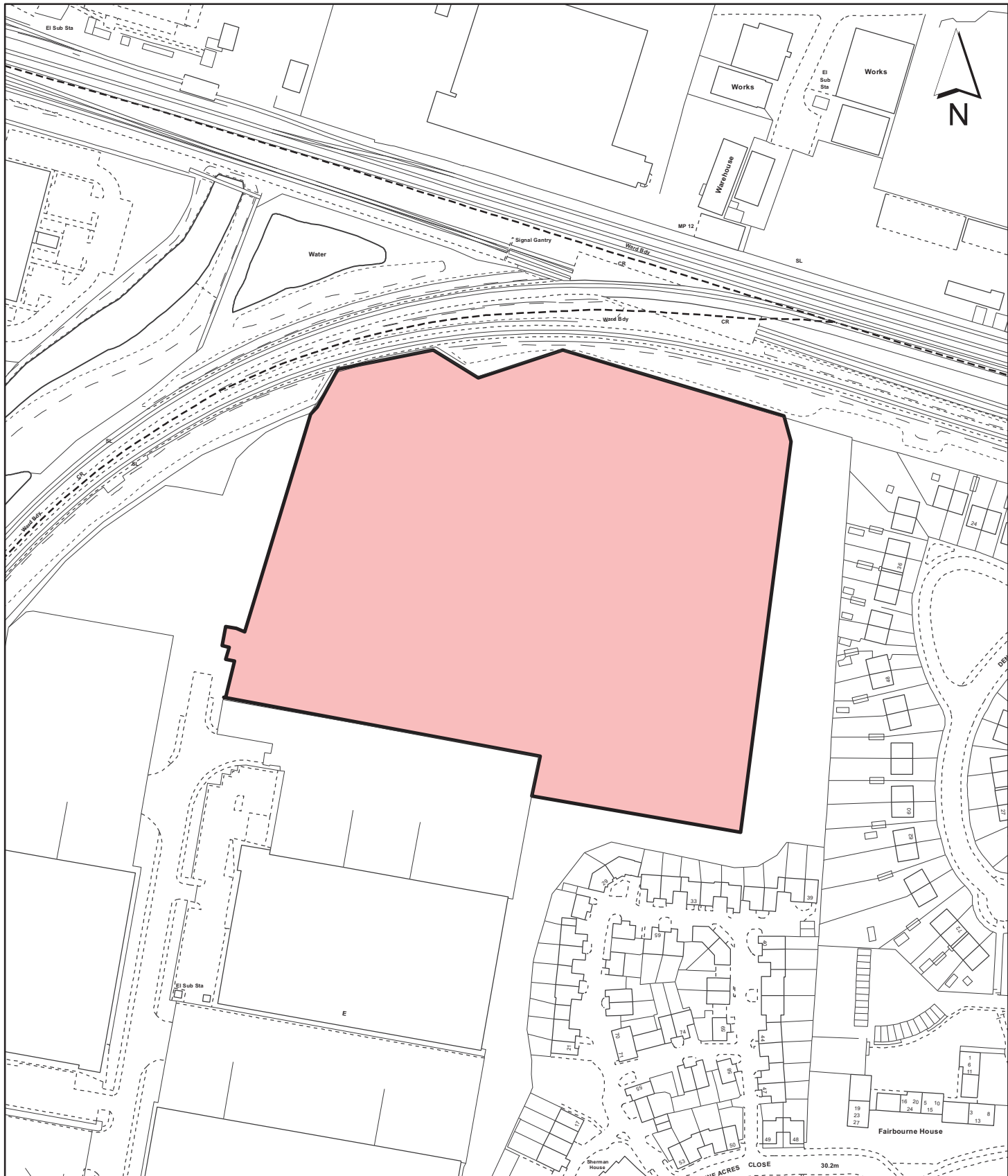
The proposal is considered to accord with the previous development of the site, and will not undermine the functioning of this site, nor impact upon the amenity of adjoining residential properties. The proposal is therefore recommended for approval.

11. Reference Documents

- Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
- Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
- London Plan (July 2011)
- National Planning Policy Framework
- Hillingdon Supplementary Planning Document - Accessible Hillingdon
- Hillingdon Supplementary Planning Document - Noise
- Hillingdon Supplementary Planning Document - Planning Obligations
- Hillingdon Supplementary Planning Guidance - Air Quality
- Hillingdon Supplementary Planning Guidance - Community Safety by Design

Contact Officer: Adam Flynn

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former MOD Document Record Office
Bourne Avenue
Hayes**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
18399/APP/2013/1019

Scale
1:2,000

Planning Committee
Major Applications

Date
**July
2013**



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BOURNE PRIMARY SCHOOL CEDAR AVENUE RUISLIP

Development: Variation of condition 2 (approved plans) of planning permission ref: 4328/APP/2012/2892 (Single storey extension to existing school) to change the location of the approved single storey extension to existing school.

LBH Ref Nos: 4328/APP/2013/1367

Drawing Nos: 8345/A/121 (Location Plan)
BA/4145.03.200 (Proposed General Arrangement Plan)
BA/4145.03.201 (Proposed Section and Elevation)
BA/4145.03.202 (Proposed Elevations)
BA/4145.03.203 (Proposed Roof Plan)
BA/4145.03.210 Rev.A (Proposed Site Plan)
Design and Access Statement

Date Plans Received: 24/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 28/05/2013

1. SUMMARY

Planning permission (ref: 4328/APP/2012/2892) for the erection of a single-storey linked extension/building at Bourne Primary School, to create two new classrooms with ancillary facilities, was approved on 24/01/13.

Detailed site surveys have discovered pipes under the site of the proposed building, which present a significant constraint to development. It is not practical to re-route the pipes, as such this application now seeks to vary condition 2 of planning permission ref: 4328/APP/2012/2892, which required the development to be carried out in accordance with the approved plans, to reposition the approved building away from the route of the pipeline.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net immigration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

Whilst the site is located within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt.

It is not considered that the proposal would have any significant detrimental impact on the visual amenities of the existing school site or the surrounding area and it would have no impact on residential amenity. The relocation of the building would have no impact on the local highway network over and above the approved consent.

The scheme is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

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

2 COM3 Time Limit

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

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8345/A/121, BA/4145.03.200, BA/4145.03.201, BA/4145.03.202, BA/4145.03.203 & BA/4145.03.210, 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 One and Part Two (November 2012) and the London Plan (July 2011).

4 COM5 General compliance with supporting documentation

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

Surface Water Calculations (existing) prepared by WSP dated 08/11/12
Surface Water Drainage Calculations (proposed) prepared by WSP dated 01/11/12
Tree Report prepared by Open Spaces Landscape & Arboricultural Consultants Ltd dated September 2012
Transport Statement prepared by SiAS dated November 2012
Arboricultural Implications Assessment & Method Statement prepared by Elizabeth Greenwood dated November 2012 (as amended)
Flood Risk Assessment
External Drainage Technical Note prepared by WSP

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 BE38, OE7 and OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO4 Materials

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

retained as such.

REASON

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

6 COM8 Tree Protection

No site clearance or construction work shall take place until the fencing, to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained, has been erected in accordance with the approved plans. Thereafter, the fencing shall be retained in position until development is completed.

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

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

REASON

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

7 COM9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Hard Surfacing Materials
- 2.b External Lighting
- 2.c 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).

8 COM10 Tree to be retained

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

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

REASON

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

9 SUS6 Green Travel Plan

Prior to the occupation of the development hereby permitted a revised School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted, shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

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

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

REASON

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

10 NONSC Non Standard Condition

Within 1 month of the date of this consent a scheme for the provision of sustainable water management shall be 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 EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and the London Plan (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- | | |
|-----|--|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |

OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

3 11 Building to Approved Drawing

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

4 13 Building Regulations - Demolition and Building Works

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

5 111 The Construction (Design and Management) Regulations

1994

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

6 112 Notification to Building Contractors

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

8 119 Sewerage Connections, Water Pollution etc.

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

9 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability

Discrimination Act 1995 for commercial and residential development.

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

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

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

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

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

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

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

10

With regard to conditions 6 and 9, it is acknowledged that details have already been submitted to and approved by the Local Planning Authority in compliance with the original consent (ref: 4328/APP/2012/2892). There is no requirement to resubmit these details.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.86 hectare irregularly shaped plot, which is located at the south west end of Cedar Avenue in South Ruislip, and currently accommodates Bourne Primary School, a two-storey building with single-storey nursery

and associated playgrounds, playing fields and facilities.

It is situated on the edge of a predominantly residential area and is bounded by residential properties to the north east. It is bounded to the north west by a recreation ground; to the south east by Yeading Brook, beyond which is farmland; and to the south west by residential properties in Masson Avenue and playing fields belonging to the Gaelic Athletic Association.

Cedar Avenue provides the only vehicular access to the school. Pedestrian access can be gained either via Cedar Avenue or via a footpath from Masson Avenue to the south west. The site accommodates 15 car parking spaces, including one disability standard space, for staff and visitors.

Mature tree belts bound the school's south east, south west and part of its north east boundary. A number of trees are also located in and around the school's grounds.

The proposed new classroom block would be located on part of the existing playground and part of a grassed/landscaped strip, containing some trees, to the south of the existing school building.

The entire application site falls within the Green Belt as designated by the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

This application seeks permission to vary condition 2 of planning permission ref: 4328/APP/2012/2892, which requires development to be carried out in accordance with the approved plans, to reposition the approved new classroom block approximately 7.5m further to the south west.

It is understood that this is due to the variance in the location of existing surface water sewage pipes to that indicated on the original surveys.

3.3 Relevant Planning History

4328/APP/2012/2892 Bourne Primary School Cedar Avenue Ruislip

Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.

Decision: 23-01-2013 Approved

4328/APP/2013/511 Bourne Primary School Cedar Avenue Ruislip

Details pursuant to conditions 6 (landscaping) and 9 (sustainable water management) of planning permission ref: 4328/APP/2012/2892 dated 24/01/13; Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.

Decision: 09-04-2013 Approved

Comment on Relevant Planning History

The most relevant applications to this scheme are summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework (2012)
DCLG Policy statement on planning for schools development (15 August 2011)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- 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
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people

- with disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 19 local owner/occupiers and the South Ruislip Residents Association. Site notices were also posted. No responses have been received.

Internal Consultees

HIGHWAY ENGINEER

The development proposals relate to the location of the proposed classroom building at the site and not the principal of providing additional classroom facilities, which has been previously granted planning consent (Ref: 4328/APP/2012/2892).

When considering the proposed location of the classroom building, it is noted that this will not have an impact in relation to the operation of the site or along the adjacent highway network.

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

TREES/LANDSCAPE OFFICER

The amendments to the plans will not affect any trees that weren't originally affected by the previously approved scheme.

Therefore, no objections are raised to these amendments.

SUSTAINABILITY OFFICER

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The acceptance of the principle of extending the school to accommodate additional pupils has already been established by the granting of the original permission. The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the limited visual impact of the proposed development on views outside the school site, were considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy. Accordingly, no objections were raised to the principle of the proposed development. There has been no change in site circumstances or planning policy to suggest that this is no longer acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application as the site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special local Character within the vicinity.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

This issue has been partly addressed in Section 7.01 of the report.

It is not considered that the marginal relocation of the proposed building would have any additional impact on the openness or visual amenities of the Green Belt over and above the originally approved scheme.

7.06 Environmental Impact

Not applicable. It is not considered that the proposed resiting of the building would give rise to any additional environmental impacts over and above the originally approved scheme.

7.07 Impact on the character & appearance of the area

It is not considered that the proposed repositioning of the building would have any significant impact on the character or appearance of the school site or on the visual amenities of the surrounding area.

7.08 Impact on neighbours

The nearest residential properties are located to the north-east in South Park Way and Cedar Avenue. However, the development would be screened from these residential properties by the existing two-storey school building. The development would therefore have no impact on these neighbouring properties.

The nearest residential properties to the south west are located in Masson Avenue, approximately 130m away. Given this distance it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupants.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The impact of the proposed development on the local highway network was assessed at the time of the original application and found to be acceptable. This scheme, for the minor repositioning of the building, would have no additional impact on highway or pedestrian safety or the local highway network.

7.11 Urban design, access and security

Urban design

No alterations are proposed to the size, scale and design of the proposed building over that originally approved. It is not considered that the minor repositioning of the building would have any significant detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area.

Security

Given the location of the proposed extension, relatively centrally within the school site, and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

No alterations are proposed relating to the accessibility of the building which was found to be acceptable in assessing the original application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The repositioning of the proposed building would have no additional impact on trees or landscaping over that approved as part of the original scheme.

7.15 Sustainable waste management

As with the original consent, the school's existing waste management facilities would be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy. Nevertheless, as with the originally approved scheme, 11.5m² of photovoltaic panels would be provided on the roof to meet Part L of the Building Regulations. These are shown on the roof plans.

7.17 Flooding or Drainage Issues

The application site falls within Flood Zone 2. However, the minor repositioning of the building would not increase the built up area of the site over and above the originally approved scheme. Furthermore, it is not considered that it would result in any increased risk of flooding over the original consent.

7.18 Noise or Air Quality Issues

Given the small scale and nature of the scheme it is not considered it will have any material impact on noise or air quality issues to the site or locality.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The

specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is not considered that the variation of condition 2 to enable the minor repositioning of the building gives rise to any additional planning issues over and above the originally approved scheme.

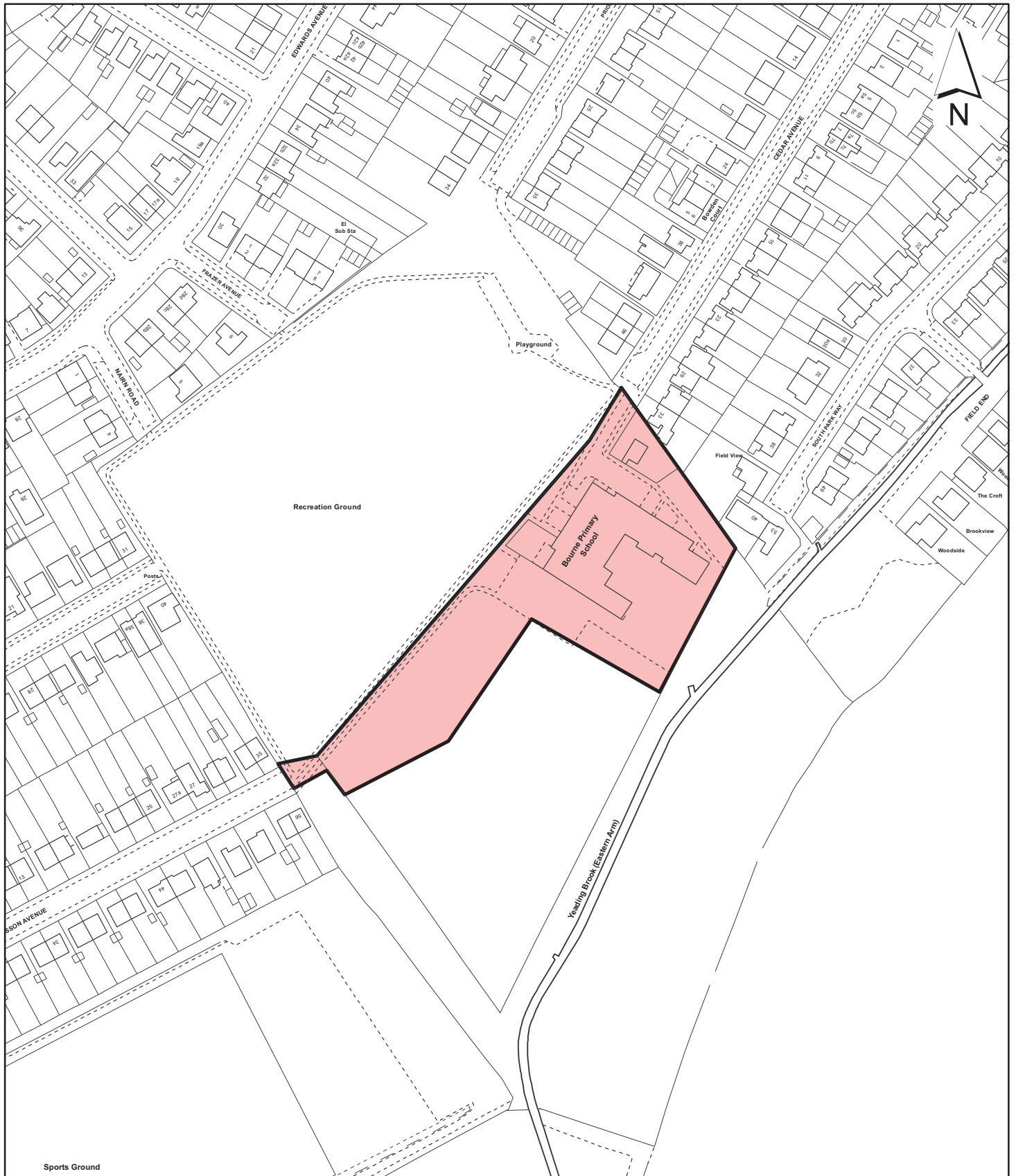
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework (2012)
DCLG Policy statement on planning for schools development (15 August 2011)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Bourne Primary School
 Cedar Avenue
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
4328/APP/2013/1367

Scale
1:2,000

Planning Committee
Major Applications

Date
July 2013



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address AIRLINK HOUSE, 18-22 PUMP LANE HAYES

Development: Application to vary conditions 13 and 23 for a temporary period of 12 months only to planning permission (ref: 5505/APP/2011/3064) for single storey rear extension and change of use of building from offices to a restaurant/banquet hall at ground floor level with 23 hotel rooms above) dated 06/11/2012 to extend the opening hours of the premises.

LBH Ref Nos: 5505/APP/2013/996

Drawing Nos: Drawing Number titled - Proposed North West Elevation Rev. 25/12/2012 to address condition 35 25 November 2012
Drawing Number titled - Proposed South East Elevation Rev. 22/12/2012 to address condition 35, November 2012
Noise Mitigation Strategy and Management Plan
Noise Assessment Of Proposed Extension To Trading Hours - Report 0070.3 Rev. 1, dated March 2013
E-mail from agent received 10 June 2013
Noise Breakout Test Report No. 0070.4 Rev. 1 dated 23 April 2013
Location Plan
Letter from agent dated 19 April 2013
AIRLINK/SIGHT/COACHES/PR23A/FEB12 - received 04 Mar 2013
AIRLINK/LAND/200/PLAND36/FEB12 Rev. 1 - received 04 Mar 2013
DWG/AIRLINK/COND/009/CYCLES/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/010/DISBEDS/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/011/DISBEDS/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/011/DISBEDS/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/012/DISSHOWER/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/013/GNDLEVELS/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/014/REFUSE/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/015/SIGHT/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/016/RAMP/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/017/FRONELEV/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/020/RIGHTTELEV/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/021/SOUNDLOBBY/NOV12 - received 24 Apr 2013
SRP/0166523495774/PUMPLANE/PATEL/Apr2013/01/a - received 24 Apr 2013
AIRLINK/LAND/200/PLAND36/FEB12 Rev. 1 - received 24 Apr 2013
DWG/AIRLINK/COND/023/SOUNDLOBBY/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/023/SOUNDLOBBY/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/024/GNDPLAN/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/025/1STPLAN/NOV12 - received 04 Mar 2013
DWG/AIRLINK/COND/026/2NDPLAN/NOV12 - received 04 Mar 2013

Date Plans Received: 19/04/2013

Date(s) of Amendment(s):

Date Application Valid: 19/04/2013

1. SUMMARY

Planning permission was granted (Ref: 5505/APP/2010/2455) on the 7th December 2010, for the change of use of the existing office building at Airlink House to a hotel, along with the erection of a single storey rear extension. The application proposed a hotel that would comprise restaurant/banqueting facilities on the ground floor with a seating capacity for up to 200 people. A total of 23 hotel rooms would occupy the first and second floors.

A fresh permission was issued (Ref 5505/APP/2011/3064) on 6 November 2012 following a planning application to vary condition 2 of planning permission (ref: 5505/APP/2010/2455) "to make minor internal alterations at the ground, first and second floor level and increase height of rear extension adjoining northern boundary by 1.3 metre".

The current application seeks temporary planning permission for a 12 month period from the date of the date the decision notice is discharged be allow the the banqueting suite, restaurant, and bar areas of the premises to be until 01:00am on Fridays and Saturdays and 23:00pm from Thursday to Sunday from the current closing time of 22.30am.

The applicant ultimately wishes these extended opening hours to become permanent, and this current application was originally submitted on this basis. However in recognition of the noise sensitivity of the development and to provide assurance to the local planning authority and local residents the banqueting suite operation will be well managed in respect of potential noise breakout and general disturbance the applicant has amended the scheme for a temporary permission for a 12 month period, during which time the extended opening hours can be monitored, prior to any future application for the local planning authority to consider the merits of giving permanent permission to extend the opening hours.

The Noise Team within the Council's Environmental Protection Unit have considered the application and the details of a scheme including the submitted noise mitigation strategy and management plan and are satisfied the extension of opening hours would not cause unacceptable adverse impacts to neighbouring residential properties from noise or general disturbance. Accordingly the application is recommended for approval.

2. RECOMMENDATION

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

- 1. That the Council enter into a Deed of Variation, in order to insert the new planning reference number into the existing Agreement dated 6-11-2012, attached to planning permission ref 5505/APP/2011/3064.**
- 2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the Deed of Variation and any abortive work as a result of the agreement not being completed.**
- 3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**
- 4. If the Deed of Variation has not been finalised within 6 months of the date of this resolution, the application be refused for the following reason:**

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers /100P01, P02, P03, P04, P09, P12, P13, Dwg titled "Proposed North West Elevation Rev. 25/12/2012 to address condition 35 25 November 2012" and Dwg titled "Proposed South East Elevation Rev. 22/12/2012 to address condition 35, November 2012".

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 M1 Details/Samples to be Submitted

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

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 M3 Boundary treatment - details

The boundary treatment shall be as previously approved (505/APP/2013/512) dated 30 April 2013 of planning permission 5505/APP/2011/3064. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 MCD13 Extraction Vent or Chimney

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The vent/chimney shall be installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 H8 Surfacing and marking

The development shall not be occupied until the parking and servicing areas shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 H13 Installation of gates onto a highway

No gates to control pedestrian or vehicle movements shall be installed without the prior approval of the Local Planning Authority.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 DIS1 Facilities for People with Disabilities

All the facilities within the accessible bedrooms in compliance with BS 8300:2009 to meet the needs of people with disabilities that are shown in the previously approved plans (505/APP/2013/512) dated 30 April 2013 of planning permission 5505/APP/2011/3064 shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 NONSC Parking Management

Prior to the commencement of development, a scheme for the co-ordination and management of deliveries, car, taxi and mini-bus parking (which seeks to ensure that the development does not result in any on street parking in neighbouring streets), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented for as long as the development remains in existence.

REASON

To ensure that an adequate level of parking provision is provided for the proposed use and to prevent inappropriate parking of vehicles associated with the use hereby approved in surrounding streets, and to accord with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

N12

The rating level of noise from air extraction systems at noise and odour shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

The approved scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.15 of the London Plan (July 2011).

12 N14 Control of music and noise

No loud music or other noise, whether amplified or otherwise, shall be played in the premises or externally between 23:00 hours and 08:00 hours Sunday to Thursday and between the hours of 01:00 and 08:00 on Fridays and Saturday.

12 months after the date of this Decision Notice no loud music or other noise, whether amplified or otherwise, shall be played in the premises or externally between 22:00 hours and 08:00 hours Monday to Saturdays and at no time on Sundays, Bank and Public Holidays.

REASON:

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

13 H1 Traffic Arrangements and Parking

Development shall not begin until details of all traffic arrangements (including footways, turning space, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

14 NONSC No Contaminated Soils

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE1 of the Hillingsdon Unitary Development Plan Saved Policies (September 2007).

15 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in 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 in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 MCD14 Ventilation System - details

No development shall take place until details of the air ventilation system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the ventilation system has been installed in accordance with the approved details.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Kitchen Access Door

The kitchen door on the eastern facade of the single storey rear extension is to be used for kitchen access only and otherwise kept closed at all times.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and

direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 NONSC Hours of operation

No persons other than staff shall be permitted to be in the restaurant, banqueting or bar areas of the premises between the hours of 23:00 and 08:00 Sunday to Thursday and between the hours of 01:00 and 08:00 on Fridays and Saturdays.

No persons other than staff shall be permitted to be in the restaurant, banqueting or bar areas of the premises between the hours of 22:30 and 08:00 hours on any day.

12 months after the date of this Decision Notice no loud music or other noise, whether amplified or otherwise, shall be played in the premises or externally between 22:00 hours and 08:00 hours Monday to Saturdays and at no time on Sundays, Bank and Public Holidays.

REASON:

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

20 NONSC Delivery hours

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 18:00, Monday to Friday, and between the hours of 08:00 and 13.00 on Saturdays. The site shall not be used for delivery and the loading or unloading of goods on Sundays, Public or Bank Holidays.

REASON:

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

21 MCD10 Refuse Facilities

No development shall take place until full details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011).

22 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan

shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

23 SUS8 Electric Charging Points

Before development commences, plans and details of 2 electric vehicle charging points, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented in accordance with the approved plans and thereafter permanently maintained as long as the development remains in existence.

REASON

To encourage sustainable travel and to comply with London Plan (July 2011).

24 OM14 Secured by Design

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

REASON

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

25 NONSC CCTV

Prior to commencement of the development for which full planning permission is hereby

approved a scheme for the provision of Closed Circuit Television (CCTV) for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The scheme for the provision of Closed Circuit Television (CCTV) shall include the following:

- i) Details of how the proposed CCTV system will be compatible with the Council's CCTV system;
- ii) Details of CCTV cameras, including type and specification;
- iii) Details of the location of CCTV cameras to be mounted on and/or around the buildings, amenity areas and bicycle storage areas

Thereafter the development shall be carried out in accordance with the approved scheme and thereafter maintained for the life of the development.

REASON

In pursuance of the Local Planning Authority'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 Local Planning Authority'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 that the development provides a safe and secure environment in accordance with Policies contained in the London Plan (July 2011).

26 NONSC Antenna

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on the development hereby approved

REASON

To ensure that the apparatus is not erected which would detract from the visual amenities of the and in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

27 NONSC No use of roof area

No access onto, use of, activity, storage whatsoever shall occur on the roof of the new single storey rear extension hereby approved, other than for maintenance and repair as may be required on occasion for the lifetime of the development.

REASON

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

28 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with Policy 5.13 of the London Plan (July 2011) and 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).

NONSC

~~20~~ access onto, use of ~~Coaches~~, storage whatsoever shall occur on the roof of the new single storey rear extension hereby approved, other than for maintenance and repair as may be required on occasion for the lifetime of the development.

REASON

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

30 SUS3 Energy Efficiency

The application shall be carried out in accordance with the energy strategy, and in particular the energy efficiency measures set out in the report titled 'Energy Statement' (prepared by Blue Sky Unlimited dated 2-11-2010) shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies contained in the London Plan (July 2011).

31 NONSC Non Standard Condition

The car parking facilities provided at the hotel shall be used by hotel guests only and strictly for the duration of their stay in the hotel. Prior to occupation of the development a car parking management strategy shall be submitted to demonstrate how this will be managed and to ensure the efficient operation of the car park, especially at peak demand periods. The approved strategy shall be implemented as soon as the hotel is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON

The use of the site for long-stay parking for Heathrow Airport passengers is directly related to the operation of Heathrow Airport but is located outside the airport boundary, contrary to Policy A4 of the Hillingdon Unitary Development Plan Saved Policies September 2007. Furthermore, this would provide airport related car parking in addition to the 42,000 car parking spaces that have been 'capped' at Heathrow Airport as a condition of the Terminal 5 approval and is contrary to Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies in the London Plan (July 2011).

32 COM5 General compliance with supporting documentation

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

Noise Mitigation Strategy and Management Plan

Noise Breakout Test Report No. 0070.4 Rev. 1 dated 23 April 2013

Noise Assessment Of Proposed Extension To Trading Hours - Report 0070.3 Rev. 1, dated March 2013

Landscape Scheme and Written Specification and Schedule of Plants

SRP/0166523495774/PUMPLANE/PATEL/Apr2013/01/a (soft landscape maintenance specification and maintenance schedule)

Bicycle Provision: DWG/AIRLINK/COND/014/REFUSE/NOV12

Refuse Provision: DWG/AIRLINK/COND/009/CYCLES/NOV12

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

REASON

To ensure that the development complies with the objectives of Policies OE1, OE3, AM9 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
BE19	New development must improve or complement the character of the area.
SPD-NO NPPF	Noise Supplementary Planning Document, adopted April 2006

3 124 Works affecting the Public Highway - General

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

4 113 Asbestos Removal

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

5 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.

6 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control

of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

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

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

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

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

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

7 123 Works affecting the Public Highway - Vehicle Crossover

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

8

Noise mitigation measures should include but not be limited to those outlined in section 5.23 of the DKN Acoustics noise report ref. 0070.1 dated September 2010. The application will also need to include the measures necessary to control plant noise such as that from deliveries and provide details confirming that the noise criteria recommended in the noise report will be met.

9

With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

10

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

11

A Trade Effluent Consent will be required for any effluent discharge other than domestic discharge. Any discharge without the consent is illegal and may result in prosecution. Note that domestic use includes for example, toilets, showers, washbasins baths and contains.

Trade effluent processes include: laundrette/laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treating cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before Thames Water can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London SE2 9AQ. Tel 0208 507 4321.

12

With regards to water supply, this site is within the area covered by the Veolia Water Company. It is recommended that Veolia Water company are contacted to establish the requirements for supply connection. The address to write to is Veolia Water Company, The Hub, Tamblin Way, Hatfield, Herts AL10 9EZ. Tel 0845 782 3333.

13 I12 Notification to Building Contractors

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

14 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.

15 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

16 I28 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).

17 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).

18 I47 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the northern side of Pump Lane, approximately 75m east of the junction of Pump Lane and Cold Harbour Lane. The site is approximately 1,440sqm in area and is located within the Hayes Town Centre.

The area adjoining the site to the north is characterised by two storey dwellings fronting Mount Street. To the east is an open air car park, and to the west, the site is adjoined by single and two storey commercial buildings. Across Pump Lane to the south is a 3 to 4 storey residential housing estate.

Occupying an area of approximately 0.14 hectares, the site accommodates a three storey office building with car parking to the rear (accessed from Pump Lane, via drive way at eastern end to building).

The main access to the proposed development is proposed from Pump Lane, which in its continuation is characterised by industrial and commercial development, and relatively well maintained, such as the Argent Centre. Hayes and Harlington railway station is approximately 600m walk from the site.

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the immediate vicinity of the site.

3.2 Proposed Scheme

The proposed scheme would vary condition 13 and condition 23, for a temporary period of 12 months from the date of decision notice to allow for the approved banquet hall and associated bar and restaurant to be open until 23:00 Sunday to Thursday and to 01:00am Friday and Saturday and to extend the hours loud music can be played to the same hours on each day, namely to 23:00 Sunday to Thursday and to 01:00am Friday and Saturday.

3.3 Relevant Planning History

Comment on Relevant Planning History

As stated above planning permission (Ref 5505/APP/2011/3064) was granted on the 6 November 2012 for the change of use of the existing office building at Airlink House to a hotel, along with the erection of a single storey rear extension to provide restaurant/banqueting facilities on the ground floor with seating capacity for up to 200 people and 23 hotel rooms on the first and second floors. As part of the decision notice for this application, the following conditions were added:

CONDITION 13

The development shall not begin until a scheme for the control of noise (amplified or otherwise, including music or any noise from a tannoy system) emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the Local Planning Authority. The scheme shall be fully implemented before the development is use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

No persons other than staff shall be permitted to be in the restaurant, banqueting or bar areas of the premises between the hours of 22.30 hours and 08.00 hours on any day.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

CONDITION 23

No persons other than staff shall be permitted to be in the restaurant, banqueting or bar areas of the premises between the hours of 22.30 hours and 08.00 hours on any day.

REASON:

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
BE19	New development must improve or complement the character of the area.
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st May 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

30 neighbouring owner/occupiers were consulted in writing on the application. A site notice was also displayed.

3 letters of objection were received from neighbours and a letter from the local constituency Member of Parliament John McDonnell.

The grounds for objection can be summarised as follows:

(i) The increased hours would cause unacceptable disruption to the sleep of residents in Mount Road whose bedrooms overlook the development and the enjoyment of their gardens at weekends should the restriction on deliveries and the hours of operation be removed with the noise associated with wedding and other type banqueting events involving the playing of live music and visiting DJ's music systems.

(ii) It will be virtually impossible for a door supervisor and security staff to maintain that people leaving such functions depart quietly after celebrations.

(iii) Neighbours already disturbed by light pollution arising from security lights on the site and have pre-existing concerns over a new cooking establishment in the area exacerbating the problem of rats in the gardens of properties in Mount Road

John McDonnell MP:

I am writing on behalf of a number of constituents of Mount Road, who have contacted me recently regarding the application to extend the opening hours of the approved scheme at Airlink House.

I understand that the opening hours were previously agreed based on concerns raised by residents that noise from customers leaving the venue at unsociable hours, along with the music played during events would disturb neighbouring residents.

Additional security lights that are used in the car park of venue shine brightly onto the houses that overlook it, causing further disruption.

Understandably that news that an application has been made to extend opening hours has caused great concern and frustration for the constituents of Mount Road. It is fair to state that noise levels from large events, such as the weddings this venue proposes to hold, is not easily controlled and

would have an unfair impact on those who neighbour the venue.

I therefore wish to place these concerns on record and would request that officers take into account consideration the negative impact that such changes would have on local residents.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT - Noise Team

Having examined the Noise Breakout Report, Noise Mitigation Strategy & Management Plan, and a Noise Impact Assessment in regard to extension of opening hours I have no objection to the proposed extension to the hours of operation, subject to the applicant strict adhering to the management plan that is controlled by planning conditions.

These noise controls are also addressed with by a separately submitted licence application.

Noise Assessment report and other documents I can confirm that the details of the scheme comply with the conditions as set out in the original planning approval document.

In relation to associated planning conditions on the existing approval:

CONDITION 12

No air extraction system or other plant of machinery shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The rating level of noise emitted from the plant and/or machinery shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'. The approved scheme shall then be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

Condition 35

"Before the development hereby permitted commences, a noise mitigation strategy to prevent noise disturbance associated with the use of the ground floor as a restaurant and banqueting hall impacting on the amenity of occupiers of nearby residential property, shall be submitted to and approved in writing by the Local Planning Authority. The noise mitigation strategy shall include physical sound insulation measures as well as operational control measures (including control of the use of internal and external spaces, doors and other openings) to prevent noise from the use impacting on occupiers of nearby residential property.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Satisfied with the details submitted in respect of these conditions 12 and 35

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the hotel use and the single storey rear extension was established and full planning permission was granted. This scheme relates to change of opening hours that does not impact upon the already established acceptability of the principle of the development.

7.02 Density of the proposed development

Not applicable to this variation of condition application.

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

Not applicable to this variation of condition application.

7.04 Airport safeguarding

Not applicable to this variation of condition application.

7.05 Impact on the green belt

Not applicable, the site is not in Green Belt.

7.06 Environmental Impact

The application to vary the opening hours does not raise any broad environmental issues. With regard Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) requires the consideration of the potential impacts of a proposal upon neighbouring amenity and these matter is dealt with elsewhere in Section 7.18 of this report.

7.07 Impact on the character & appearance of the area

Not applicable to this variation of condition application.

7.08 Impact on neighbours

This application involves no physical changes to the interior or exterior of the building.

Consideration of the impact to neighbours of the sought temporary variation of condition in respect to opening hours to the banqueting suite and associated bar relate to the potential issues of noise breakout and noise and general disturbance to neighbours as guest leave the premises late at night. Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) requires the consideration of the potential impacts of a proposal upon neighbouring amenity and these matters are dealt with in detail elsewhere in the report, in Section 7.18

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this variation of condition application.

7.11 Urban design, access and security

The issues of access and crime prevention design measures have been dealt with in the original approval (ref: 5505/APP/2010/2455). These matters are dealt with by planning conditions that will be carried over should this variation of condition application including a condition concerning the scheme achieving a Secure by Design accreditation. The sought change of hours dealt with in this current variation of condition application are not considered to raise any fresh adverse impact in respect to either access or security.

7.12 Disabled access

Not applicable to this variation of condition application.

7.13 Provision of affordable & special needs housing

Not applicable to this variation of condition application.

7.14 Trees, landscaping and Ecology

Not applicable to this variation of condition application.

7.15 Sustainable waste management

Not applicable to this variation of condition application for extension of opening hours.

7.16 Renewable energy / Sustainability

Not applicable to this variation of condition application for extension of opening hours.

7.17 Flooding or Drainage Issues

Not applicable to this variation of condition application.

7.18 Noise or Air Quality Issues

To seek to address issues with noise breakout from amplified music within the building and noise and general disturbance as guests leave late at night the applicant has provided a Noise Breakout Report, a Noise Mitigation Strategy & Management Plan, and a Noise Impact Assessment in respect to the sought extended opening hours.

Given the location of the site on the eastern edge of Hayes Town Centre and close to the intersection of Pump Lane, Coldharbour Lane and Botwell Lane, there already exists a high level of background noise. Noise Levels range from 43 to 55 decibels at night time. This data comes from verified night time surveys (which included readings taken at 1am). The background levels of noise reflect the busy nature of the location, which is very close to the busy centre of Hayes. Unlike a suburban setting, the background noise level near the site is already very high, which is an important material consideration. Various commercial uses and a multi storey parking building are close to the site. Given this, the proposal is not considered to be out of context.

The site Management Plan details a series of measures to manage guests as they leave the premises. They include

- That on any day the premises trades after 22:30, there will be a minimum of 1 Door Supervisor, stationed at the entrance/exit from this time until 30 minutes after the premises closes to guests. The door supervisor will encourage persons to disperse quickly and quietly mindful of the local residents.
- The internal acoustic lobby will be used to ensure that internal doors remain shut before the external doors are opened, none of these doors are to be held open.
- The management plan details there would be on any day the premises trades after 22:30 until 30 minutes after the premises closes at least 1 other member of staff acting as a Street Supervisor, wearing a high visibility jacket to provide a presence in the vicinity of Pump Lane. The supervisor would encourage persons to disperse quickly and quietly in the direction of the busier roads and the public car park.
- Staff and security within the venue will be regularly briefed in relation to the dispersal of patrons.
- The door supervisor shall be employed after 22:30 to manage entry and dispersal and monitor and control the use of the pavement area for smoking. The door supervisor will be stationed at the entrance of the premises, where smokers tend to congregate, and will discourage smokers from socialising in a loud manner and ensure that no smokers are allowed to take their drinks with them.
- A taxi ordering service will be available to guests. These cars shall be booked within the venue and the patrons travelling in the vehicles shall be required to wait inside the venue until the taxi arrives. There will be no waiting on the street.

- Guests to the banquet hall, if travelling by private vehicle, will be encouraged to park in the adjacent pay and display car park. Their dispersal from the venue to car park will be managed and monitored by the Street Supervisor.
- The approved fire exit door serving the ground floor east elevation is to serve as a fire exit only and will not be used for any other purpose than in an emergency.

With regard to noise breakout from the building a series of measures have been designed into the submitted se alongside of site management measures. These measures include:-

- All doors and windows, including fire exits, serving the banqueting hall remain closed (except to allow access) and are not propped open during use of the banqueting hall.
- Use of comfort cooling plant will remove the need to open windows and doors for ventilation purposes, so will assist noise containment.
- A distributed speaker system comprising a larger number of smaller speakers, rather than the use of a smaller number of larger speakers.
- Zone areas accordingly near entrances/exits to ensure lower noise levels are generated in these spaces and do not orientate speakers towards such openings.
- Speakers placed on anti-vibration mounts to reduce structure-borne noise/vibration transmission to the building.
- Up-rated glazing specifications, including high specification laminated double glazing and secondary glazing;
- Use of comfort cooling/heating to eliminate the need to open doors/windows for ventilation;
- Up-rated and acoustically-rated and well-sealed doors/fire exits;
- Installation of sound lobby doors to entrances;
- Acoustic wall linings on independent frames to external walls;
- Multi-layer acoustic ceilings on resilient acoustic mounts;
- Use of high mass sedum roof to extended area;
- Intention to keep all doors closed except to allow access;
- Use of acoustically lined plenums/boxing, attenuators and termination cowls for ventilation duct runs serving banqueting hall.

All the above design and management measures are contained within a Noise Mitigation Strategy & Management Plan and the applicant has agreed to adhere with all the measures detailed in the Noise Mitigation Strategy & Management Plan and this would be controlled by planning conditions.

Policies BE21 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) requires the consideration of the potential impacts of a proposal upon neighbouring amenity and consideration of the necessary steps within a scheme to protect residents amenity.

Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states "Buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels by engineering, lay-out or administrative measures"

The Council's Noise Team set within the Environmental Protection Unit have reviewed the submitted documents detailing noise mitigation and are satisfied with the provisions Noise Breakout Report, a Noise Mitigation Strategy & Management Plan, and a Noise Impact Assessment. As such, subject to condition and adherence with the supporting documentation including the Noise Mitigation Strategy & Management Plan the scheme to vary the hours of operation are considered acceptable and would accord with policies OE1 and OE3 which seek to protect the amenity of neighbouring properties from noise and other disturbance.

7.19 Comments on Public Consultations

With regard to the points raised by neighbours as reason of objection and echoed in the letter received from John McDonnell the following response is made:

Points 1 and 2 are dealt with in detail in Section 7.18 of the report and also addressed by planning condition including a requirement for the owner of the site to adhere to the submitted Noise Mitigation Strategy & Management Plan that details a full and robust management plan to address the issue of guests leaving the premises late at night.

Point 3 regard to light pollution from security lights and rats these are not material consideration in respect to this current application to vary the hours of opening. However the applicant has been notified of the complaint of the security lights and stated these security lights are a temporary issue during construction and fit out and will then be removed.

7.20 Planning obligations

It will be necessary to enter into a deed of variation to insert the new planning reference number into the existing Agreement attached to planning permission ref: 5505/APP/2011/3064.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

There is no other matter requiring consideration.

8. Observations of the Borough Solicitor

9. Observations of the Director of Finance

10. CONCLUSION

Planning permission (Ref:5505/APP/2011/3064) was granted on the 6 November 2011 for the change of use of the existing office building at Airlink House to a hotel, along with the

erection of a single storey rear extension.

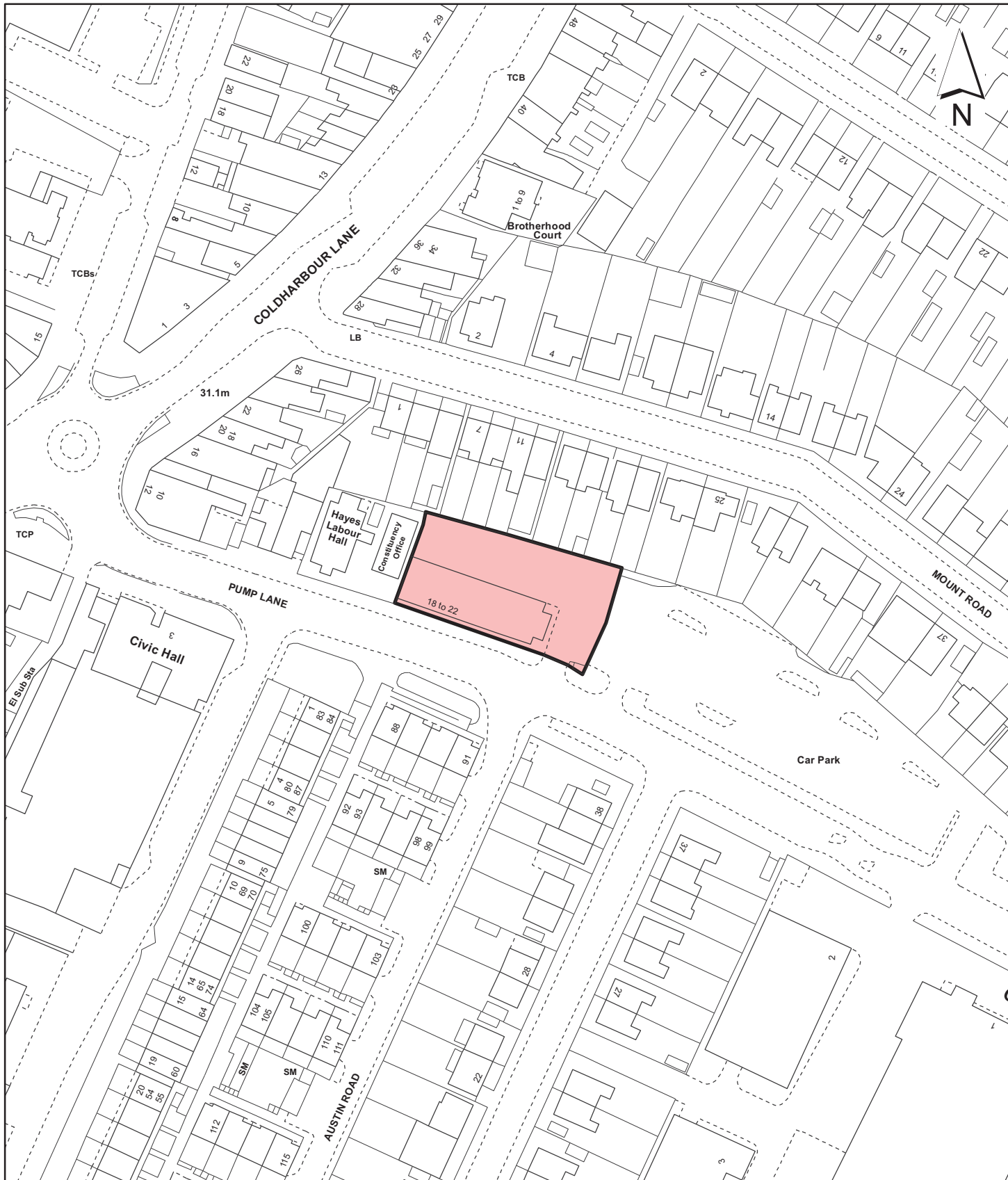
This current planning application seeks planning permission for a temporary period of 12 months to vary conditions 13 and 23, to allow an extension of the opening hours. This proposal is not considered to impact upon the amenities of the adjoining residential occupiers and is therefore considered acceptable.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)
Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)
Hillingdon adopted Noise Supplementary Planning Document (May 2006)
National Planning Policy Framework (March 2012)
London Plan (July 2011)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Airlink House
 18 - 22 Pump Lane
 Hayes**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
5505/APP/2013/996

Scale
1:1,250

Planning Committee
Major Applications

Date
**July
 2013**



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address DAGENHAM MOTORS JCTN ST JOHNS RD & COWLEY MILL ROAD
UXBRIDGE

Development: Material amendment to planning permission 188/APP/2008/3309 granted by the Planning Inspectorate's letter dated 13/11/2009 seeking alterations to the layout involving the provision for refuse storage for Blocks C and D.

LBH Ref Nos: 188/APP/2013/477

Drawing Nos: 511/PL/002 B
511/525 Rev A

Date Plans Received: 27/02/2013 **Date(s) of Amendment(s):**

Date Application Valid: 29/05/2013

1. SUMMARY

The application seeks minor material amendments to planning permission ref. 188/APP/2008/3309 which was granted by the Planning Inspectorate's letter dated 13/11/2009. The applicants are seeking seeking alterations to the layout involving the arrangements for refuse storage for Blocks C and D.

The amendments would not result in any adverse impacts on the character of the area, the amenity of neighbouring residents or future occupiers of the development. Furthermore, the development would maintain compliance with all other policies as secured under the original permission. Subject to appropriate conditions and a legal agreement, the application is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Heritage to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act (as amended) or other appropriate legislation to secure:

(i) Education: A £17,213 financial contribution for nursery and primary school places has been agreed.

(ii) Health: A 12,030.11 contribution has been agreed.

(i11) Libraries: A £1,495 contribution has been agreed.

(iv) Construction Training: A contribution of £17,190 towards the cost of providing construction skills training within the Borough has been agreed.

(v). Project Management and Monitoring: A contribution to wards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.

2. That the applicant meets the Council's reasonable costs in the preparation of the Legal Agreement and any abortive work as a result of the agreement not being completed.

3. If the Legal Agreement(s) has not been finalised before xx/08/13, delegated

authority be given to the Head of Planning, Sport and Heritage to refuse permission for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including the provision of off-site highways works and contributions for education, health, community facilities, libraries, open space provision and construction training. The scheme therefore conflicts with Policies AM2, AM7 and R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

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

5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Heritage under delegated powers.

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

1 NONSC Non Standard Condition

No development shall take place until details and/or samples of the external materials to be used in the construction of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out as approved.

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).

2 COM4 Accordance with Approved Plans

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

1:1250 scale Site Plan

1602/00/001 Rev 00

1602/00/002 Rev 02

1602/04/001 Rev 00

DURK 16799-10

1602/00/00 Rev 11

1602/00/01 Rev 06

1602/00/02 Rev 06

1602/00/03 Rev 06

1602/00/04 Rev 06

1602/04/01 Rev 03

1602/04/02 Rev 03

1602/00/100 Rev 01

1602/200 Rev 00

DURK16799-10A

DURK16799-11

511PL002 Rev B

511/525 Rev. A

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

REASON

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

3 COM5 General compliance with supporting documentation

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

Design and Access Statement

Public Consultation Report

Transport Impact Assessment & Draft Residential Travel Plan

Flood Risk Assessment

Sustainable Energy Strategy

Sustainability Statement

Geotechnical and Environmental Assessment

Phase 1 Habitat Survey

Air Quality Assessment

Noise Assessment

Permanent / Transient Overshadowing Report

Planning Statement

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

4 NONSC Non Standard Condition

No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be provided and details of the treatment to be provided and details of the treatment of all boundaries of the site, including planting around them. The boundary treatment shall be completed in accordance with the approved details before any of the dwellings hereby permitted are occupied.

REASON

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

5 NONSC Non Standard Condition

No dwelling shall be occupied until space has been constructed and laid out within the site in accordance with drawing No 1602-00-00 Revision 11 for 45 cars to be parked, including 4 spaces for the disabled, and for vehicles to access the site and turn. This space shall be retained for the parking, access and turning of vehicles thereafter.

REASON

To ensure that adequate parking facilities are provided in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

NONSC

~~No dwelling shall be occupied until a landscaping management scheme has been implemented in accordance with details that shall be first submitted to and approved in writing by the local planning authority. The scheme shall be maintained as approved thereafter.~~

REASON

To ensure that adequate parking facilities are provided in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

No dwelling shall be occupied until space has been laid out within the site in accordance with drawing No 1602-00-00 Revision 11 for a minimum of 49 bicycles to be parked and stored. This space shall be retained for the parking and storage of bicycles thereafter.

REASON

To ensure that adequate parking facilities are provided in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

No development shall take place until a landscaping scheme providing full details of both hard and soft landscape works has been submitted to and approved in writing by the local planning authority. The details shall include proposed finished levels and contours; planting plans at not less than a scale of 1:100; written specification of planting and cultivations works to be undertaken; a schedule of plants, giving species, plant size and numbers/densities where appropriate; an implementation programme; means of enclosure; hard surfacing materials; minor artefacts and structures such as furniture, signs or lighting; existing and proposed functional services above and below ground, such as drainage, power cables, and communications equipment, indicating lines, inspection chambers or associated structures; and a landscape maintenance schedule to cover a minimum period of 5 years. The planting and landscape operations shall comply with the requirements in BS 3936 (1992) Nursery Stock Part 1, Specification for Trees and Shrubs and BS 4428 (1989) Code of Practice for General Landscape Operations (Excluding Hard Surfaces).

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)

9 NONSC Non Standard Condition

All hard and soft landscaping works shall be carried out in accordance with the approved landscaping scheme and implementation programme. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November

2012).

10 NONSC Non Standard Condition

The dwellings hereby permitted shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7, and 5.9 of the London Plan.

11 NONSC Non Standard Condition

Before the development hereby permitted begins, details of energy efficiency measures shall be submitted to and approved in writing by the local planning authority. These measures shall demonstrate that at least 20% of the development's electricity and/or heat needs shall be derived from renewable technologies. The approved measures shall be implemented prior to the occupation of the building to which it relates and shall remain operational for the lifetime of the development.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7, and 5.9 of the London Plan.

12 NONSC Non Standard Condition

No dwelling shall be occupied until the outdoor amenity areas shown on the plans and a dedicated and secure play area, together with play equipment in accordance with details that shall first be submitted to and approved in writing by the local planning authority, have been made available for use by future occupiers of the dwellings hereby permitted.

REASON

To ensure that adequate facilities are provided in accordance with Policy BE23 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and policy xx of ther London Plan (2011).

13 NONSC Non Standard Condition

No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for the layout of storage areas and temporary site buildings/works, compounds, the routing of construction traffic, and control of dust and vibration.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

The dwellings hereby permitted shall be constructed to 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 Policies 3.1, 3.8 and 7.2.

15 NONSC Non Standard Condition

No development shall take place until a scheme to manage on site grey water/rainwater from areas of hardstanding and the roofs of the buildings hereby permitted has been submitted to, and approved in writing by, the local planning authority. The scheme shall adopt sustainable drainage solutions and shall include details of its implementation, maintenance and management. Development shall be carried out in accordance with the approved scheme and the scheme shall thereafter be managed and maintained as approved.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 5.13 of the London Plan and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and policy 5.12 of the London Plan.

16 NONSC Non Standard Condition

No development shall take place until plans and elevations showing proposed floor slab levels of the buildings hereby permitted in relation to existing and proposed ground levels have been submitted to, and approved in writing by, the local planning authority. The ground floor slab levels shall be a minimum level of 30.7m above ordnance datum (AOD). Development shall be carried out in accordance with the approved levels.

REASON

To ensure that the development relates satisfactorily to adjoining properties and to ensure the development does not increase the risk of flooding in accordance with Policies BE13 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan (July 2011) Policies 5.12 and 5.15.

17 NONSC Non Standard Condition

Before the dwellings hereby permitted are occupied details of any floodlighting or other forms of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include location, height, type and direction of light sources and intensity of illumination. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

18 NONSC Non Standard Condition

No development shall take place until there have been submitted to and approved in writing by the local planning authority details of an ecological management plan for the site based on the recommendations contained in Section 5 of the Phase 1 Habitat Survey accompanying the application. The ecological management plan shall be implemented as approved before the buildings hereby permitted are occupied and retained thereafter.

REASON

To protect the ecological value of the area in accordance with Policy EC3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

19 NONSC Non Standard Condition

No development shall take place until there has been submitted to and approved in writing by the local planning authority a method statement that gives details of measures to protect the culvert beneath the site during construction. The method statement shall include a survey of the condition of the culvert. Development shall proceed thereafter in accordance with the approved method statement.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan (July 2011) Policies 5.12 and 5.15.

20 NONSC Non Standard Condition

No piling or any other type of foundation construction using penetration methods shall be undertaken unless a method statement has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved method statement.

REASON

To comply with with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (July 2011).

21 NONSC Non Standard Condition

The windows above ground floor level on the east elevation of Block A, facing 45 St Johns Road, shall be obscure glazed and non opening below a height of 1.8m above floor level and shall be permanently retained in that condition thereafter.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

22 NONSC Non Standard Condition

No development shall take place until there has been submitted to and approved in writing by the local planning authority a Travel Plan based on the Draft Residential Travel Plan by Transport Planning Consultants Limited, dated November 2008, accompanying the application. The Travel Plan shall be implemented as approved before the dwellings hereby permitted are occupied and retained thereafter.

REASON

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

23 NONSC Non Standard Condition

Before the development hereby permitted begins, a survey to assess the contamination levels on the site shall be undertaken and the results submitted in writing to the local planning authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate and shall include an assessment of gas and vapour levels. A scheme for decontamination of the site and any measures to prevent gas and

or/vapour ingress to any of the buildings hereby permitted shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented and completed before any dwelling hereby permitted is first occupied. If during development, contamination not previously identified is found to be present on the site then no further development shall be carried out until there has been submitted to and approved in writing by the local planning authority a remediation strategy detailing how the contamination shall be dealt with. Development shall thereafter be carried out in accordance with the remediation strategy.

REASON

To ensure that future occupiers 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).

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 0.44 ha and is located on the south east corner of St Johns Road and Cowley Mill Road. The site was previously in use as a petrol filling station and motor car dealership by Dagenham Motors, but is now being re-developed for housing.

The site is adjoined by a row of two storey brick built semi-detached houses to the east at Nos. 38-45 St Johns Road. Otherwise it does not share boundaries with any other properties. The area to the east and south of the site is primarily residential in character consisting of two and three storey brick built properties, whilst the area directly opposite the site to the south west is predominantly in industrial and business use comprising warehouse and office units with associated car parking and landscaping. The eastern part of the site is located over a watercourse running in a culvert beneath the site. The site has a Public Transport Accessibility Level of 1a on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility.

3.2 Proposed Scheme

This application seeks permission for a material amendment to allow the re-location of the refuse storage area serving Blocks C and D from the ground floor of the service areas within each building to a shared compound opposite the blocks on the northern side of the access road.

The storage building would be 5.46m by 3.14m with a dual pitched roof with a central gutter, to a maximum height of 2.0m. The structure would be brick built.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission for the redevelopment of the site involving the demolition of existing buildings and the construction of 4 blocks of between 3 and 4 storeys comprising 41 residential units, with associated access, landscaping, amenity space, car/cycle parking and related works (App. No. 188/APP/2008/3309 refers) which was initially refused at the Central and South Planning Committee meeting on 21/04/09 as it was considered that the flatted blocks, by reason of their overall size, bulk, scale and design, would constitute an unduly obtrusive and incongruous form of development, detrimental to the character and

appearance of the surrounding area, in particular St Johns Road. A subsequent appeal was allowed in the Inspector's decision letter dated 13/11/09.

Numerous applications have been submitted since, seeking to discharge the various conditions attached by the Planning Inspector. An application for a non-material amendment seeking alterations to the building elevations and removal of the lifts from Blocks C and D was refused on 21/12/12 as the removal of the lifts was not considered to be non-material (App. No. 188/APP/2012/2871 refers). A revised non-material amendment application, only dealing with the elevational alterations was approved on 12/4/13 (App. No. 188/APP/2013/177).

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.C11 (2012) Community Infrastructure Provision
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC3 Potential effects of development on sites of nature conservation importance
- H4 Mix of housing units
- H5 Dwellings suitable for large families

OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE5	Siting of noise-sensitive developments
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 7.19	(2011) Biodiversity and access to nature
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th April 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbouring properties have been consulted. 1 response has been received, making the following comment:-

(i) Application provides no detail of the change and therefore can not state if object or not.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established under the original grant of planning permission ref. 188/APP/2008/3309 granted by the Planning Inspectorate's letter dated 13/11/2009.

7.02 Density of the proposed development

The density of the development has been established under the original grant of planning permission (Ref: 188/APP/2008/3309). There are no changes proposed with respect to the number of units or habitable rooms.

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

The proposed siting of the bin store would not be likely to affect any archaeological remains, nor would it affect any listed building or its setting. There are also no conservation areas or areas of special local character in the vicinity of the site.

7.04 Airport safeguarding

The proposal would not have any additional impact on airport safeguarding over that considered within the original grant of planning permission.

7.05 Impact on the green belt

The application is not located within or in proximity to the Metropolitan Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The proposed changes would have a minimal impact on the external appearance of the scheme. The refuse store would be sited to the rear of the residential blocks so that it would not be discernible with the street scene. The store would provide a satisfactory built form, in compliance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed change would not result in any adverse impacts upon the amenity of neighbouring occupiers. The store would be sited some 13m from the nearest residential boundary, being the rear boundary of properties on St John's Road.

7.09 Living conditions for future occupiers

It is considered that the development as proposed would maintain an appropriate environment for future occupiers. Although the refuse store would be located within the rear garden area, adequate amenity space would be retained.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

There are no changes to the proposed parking layout or access arrangements.

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report.

7.12 Disabled access

The proposals would not alter the level of accessibility achieved within the development from that previously agreed within the original grant of planning permission (Ref:188/APP/2008/3309). The scheme would retain appropriate internal layouts to comply with Lifetime Homes Standards and an appropriate number of disabled units would be provided.

7.13 Provision of affordable & special needs housing

The proposals would not alter the level of accessibility achieved within the development from that previously agreed within the original grant of planning permission (Ref:188/APP/2008/3309). The scheme would retain appropriate internal layouts to comply with Lifetime Homes Standards and an appropriate number of disabled units would be provided.

7.14 Trees, landscaping and Ecology

The proposal would not significantly alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning

permission (Ref: 188/APP/2008/3309).

7.15 Sustainable waste management

The bin store would provide adequate storage space for waste and recycling.

7.16 Renewable energy / Sustainability

The proposal would not alter the development in terms of renewable energy/sustainability from the scheme previously agreed within the original grant of planning permission (Ref: 188/APP/2008/3309).

7.17 Flooding or Drainage Issues

The proposal would not alter the development in terms of drainage or flood risk.

7.18 Noise or Air Quality Issues

The proposal would result in no additional impacts on noise or air quality over those considered within the original grant of planning permission (Ref: 188/APP/2008/3309).

7.19 Comments on Public Consultations

The comments from the neighbour are noted.

7.20 Planning obligations

The original Grant of planning permission secured the following planning obligations by way of a legal agreement:

(i) Education: A £17,213 financial contribution for nursery and primary school places has been agreed.

(ii) Health: A 12,030.11 contribution has been agreed.

(i1) Libraries: A £1,495 contribution has been agreed.

(iv) Construction Training: A contribution of £17,190 towards the cost of providing construction skills training within the Borough has been agreed.

(v) Project Management and Monitoring: A contribution to wards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.

Subject to a legal agreement to ensure that these matters are delivered in relation to this application, the proposal would adequately mitigate the impacts of the development and would accord with Policy R17 of the Saved Policies UDP and the Planning Obligations SPD.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this site.

8. Observations of the Borough Solicitor

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

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

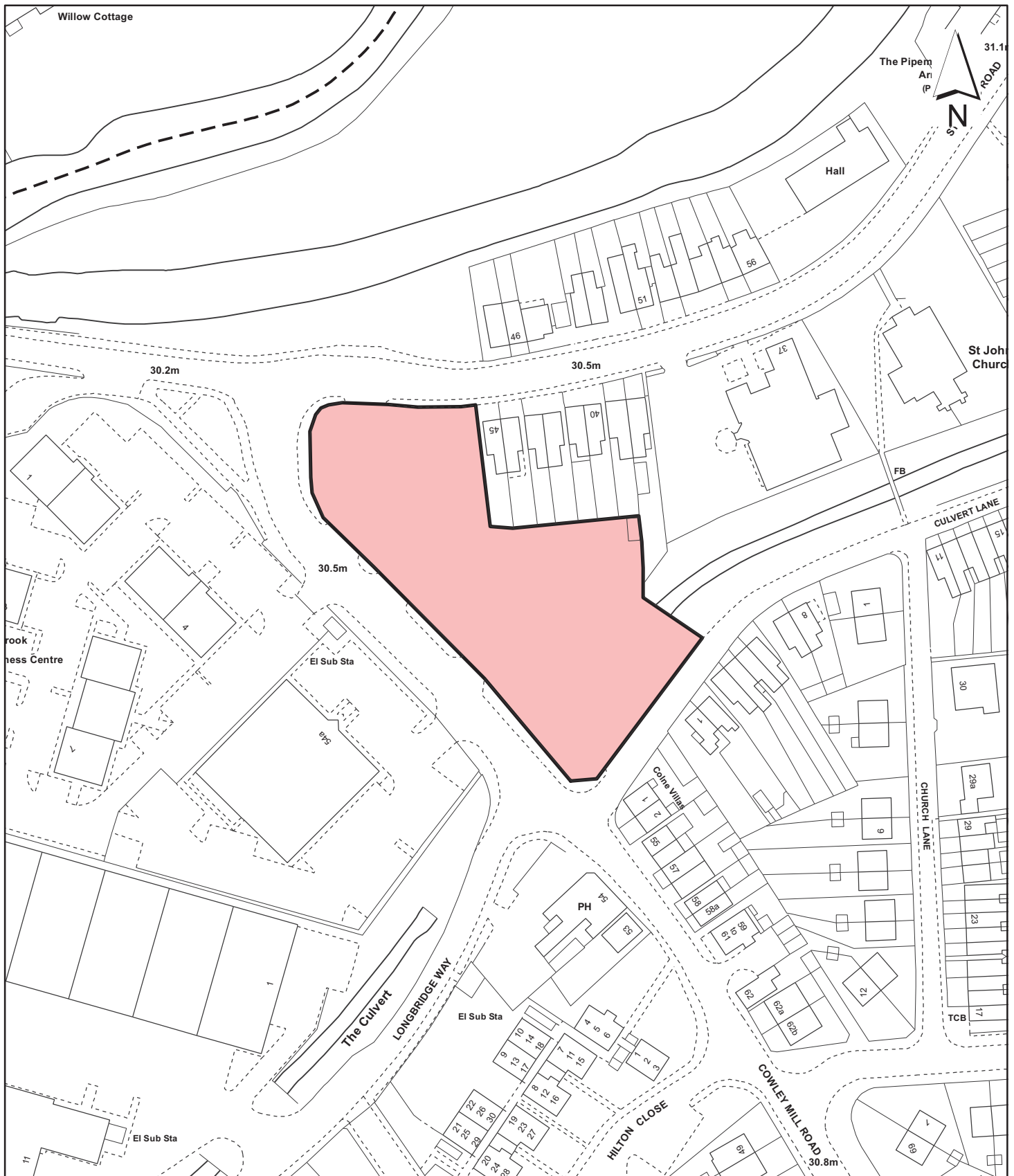
The application seeks minor material amendments to the planning permission which was granted on the 13 July 2011. The amendments would not result in any adverse impacts on the amenity of neighbouring or future occupiers of the development. Further the development would maintain compliance with all other policies as secured under the original permission. Subject to appropriate conditions and a legal agreement the application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (NPPF)
The London Plan
Hillingdon Local Plan
Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Dagenham Motors junction of
St. Johns Road and Cowley
Mill Road, Uxbridge**

Planning Application Ref:

188/APP/2013/477

Planning Committee

Major Applications

Scale

1:1,250

Date

**July
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 8-12 LEES PARADE UXBRIDGE ROAD HAYES

Development: Demolition of warehouse and conversion of and extensions to existing office building to provide a part three, part four storey building containing 14 residential units 3 retail/office spaces (Use Class A1/B1), with associated parking and amenity space.

LBH Ref Nos: 1803/APP/2013/733

Drawing Nos: 1107-03 (06/06/12)
1107-25 (16/11/12)
1107-26 (16/11/12)
1107-60 (17/06/13)
1107-61 (17/06/13)
1107-27 (16/11/12)
1107-28 (16/11/12)
1107-29 (16/11/12)
1107-52 (22/03/13)
1107-53 (22/03/13)
1107-54 (22/03/13)
1107-55 (22/03/13)
1107-56 (22/03/13)
1107-57 (22/03/13)
1107-58 (25/04/13)
1107-59 (25/04/13)
Design and Access Statement - PDA-1107-DAS-03
Marketing Evidence - Colliers 18565
Energy Statement - PDA-1107-ES-03
Noise Assessment - PDA-1107-NS-03
Travel Plan Statement - PDA-1107-TP-03

Date Plans Received: 25/03/2013 **Date(s) of Amendment(s):** 25/03/2013
Date Application Valid: 25/03/2013 19/06/2013

DEFERRED ON 13th June 2013 FOR FURTHER INFORMATION .

The application was heard at the 13th June 2013 Major Applications Planning Committee. Members deferred the application in order for the applicant to address the following concerns:

i) The plans should be updated to reflect Council requirements in conditions, including refuse and cycle storage, and the access gate.

Officer Comment: Revised plans have been submitted by the applicant to address these concerns, and this has been addressed in Sections 7.10 and 7.15 of the report and conditions 5 and 19 have been revised to address the revisions.

ii) Clarification that the rear wall and windows of the proposed units are over 15 metres from neighbouring properties, to ensure no overlooking occurs.

Officer Comment: Revised plans have been submitted by the applicant to address these

concerns, and this has been addressed in Section 7.08 of the report.

iii) Clarification of parking and traffic management, including the parking to front of site, and access and servicing of commercial units.

Officer Comment: Revised plans have been submitted by the applicant to address these concerns, and this has been addressed in Section 7.10 of the report.

1. SUMMARY

The application seeks planning permission for the demolition of the existing warehouse and the conversion of the existing office building to provide a part three, part four-storey building containing 14 residential units, 3 retail/office spaces, associated parking and amenity space.

The proposed scheme is considered to be of an acceptable design which would be compatible within the local context and result in an adequate standard of amenity for future occupiers. The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers and would provide an acceptable area of amenity space for the benefit of future occupiers, which is considered to overcome the previous reason for refusal.

It would not result in an unacceptable impact on visual amenities, and it is considered that the development would be acceptable with respect to traffic impacts. The scheme is designed to meet local and London wide sustainability requirements, and conditions requiring the scheme meet Code for Sustainable Homes Level 4, provides electric car charging points, and provides PV panels are recommended.

Accordingly, the application is recommended for approval, subject to conditions and the signing of a S106 Legal Agreement.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Green Spaces and Culture, and the following:

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

1. Affordable Housing: at least 35% of the scheme (5 units) is to be delivered as affordable housing.

2. Education: a financial contribution to the sum of £34,667 towards educational facilities.

3. Health: a financial contribution to the sum of £5,613.92 towards health provision (equal to £216.67 x 25.91).

4. Libraries: a financial contribution to the sum of £595.93 towards library provision (equal to £23 x 25.91).

5. **Construction Training:** either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $14/160 \times £71,675 = \text{total contribution}$).

6. **Project Management and Monitoring Fee:** a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.

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

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this Committee resolution, or such other date as agreed by the Head of Planning, Green Spaces and Culture, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and the environment as a consequence of demands created by the proposed development (in respect of affordable housing, education, health and library facilities, and construction training). The proposal therefore conflicts with Policies AM2, AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPD and Air Quality SPG.'

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

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

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1107-03 (06/06/12); 1107-25 (16/11/12); 1107-26 (16/11/12); 1107-27 (16/11/12); 1107-28 (16/11/12); 1107-29 (16/11/12); 1107-52 (22/03/13); 1107-53 (22/03/13); 1107-54 (22/03/13); 1107-55 (22/03/13); 1107-56 (22/03/13); 1107-57 (22/03/13); 1107-58 (25/04/13); 1107-59 (25/04/13); 1107-60 (17/06/13); 1107-61 (17/06/13), and shall thereafter be 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 COM5 General compliance with supporting documentation

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

Accessibility Measures (Design and Access Statement - PDA-1107-DAS-03)

Noise Mitigation Measures (Noise Assessment - PDA-1107-NS-03)

Thereafter the development shall be maintained in accordance with these details 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).

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of cladding (including an alternative to timber), screens, balustrades, and 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM9 Landscaping

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

2.d 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, including maintenance of the amenity deck and the roof terraces

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

becomes seriously damaged or diseased

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 of the London Plan (2011).

6 COM8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, including trees on the neighbouring properties, 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).

7 NONSC Lifetime Homes

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 policies 3.1, 3.8 and 7.2 of the London Plan (2011).

8 NONSC Wheelchair Units

No development shall take place until full details of how at least one of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon', have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

9 NONSC Secured by Design

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

REASON

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

10 NONSC Sustainability

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

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

REASON

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

11 NONSC PV Installation/Monitoring

Prior to construction of the building hereby approved, full details of the proposed photovoltaic installation, including measures as to how the energy savings produced will be monitored, shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall thereafter be retained, maintained and monitored for the lifetime of the development.

REASON

To ensure a sustainable approach to energy efficiency and carbon reductions is met across the site, in accordance with Policies 5.2 and 5.3 of the London Plan (2011).

12 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to policy EM6 of the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012), and policy 5.12 of the London Plan (2011), and that it be handled as close to its source as possible in compliance with policy 5.13 of the London Plan (2011), and to conserve water supplies in accordance with policy 5.15 of the London Plan (2011).

13 NONSC Mechanical Ventilation

No development shall take place until details of a mechanical ventilation system for the commercial units and residential units has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the ventilation system has been installed in accordance with the approved details. Thereafter the vent shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained for the life of the development.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.1 of the London Plan (2011).

15 RES13 Obscure Glazing

The first floor windows fronting the amenity deck 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 NONSC Privacy Screens

No development shall take place until full details, including drawings showing the siting, design and finished heights of obscure glazed privacy screens, balustrades, and railings on all balconies and terraces and roof terraces as shown on the plans hereby approved,

have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance and adequate privacy in accordance with policies BE13 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Privacy Screens

No development shall take place until full details of means to protect the privacy of units 4, 5, 9, 10 and 13 have been submitted to and approved in writing by the Local Planning Authority and no residential unit shall be occupied until the approved details relating to that unit has been installed. Such measures should include fins to flank windows on flats 4, 5, 9, 10 and 13, and screening or landscaping to the rear windows of flats 4 and 5. The approved privacy measures shall be maintained for the life of the development.

REASON

In the interests of visual amenity in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 NONSC Parking Allocation

Prior to commencement of the development, a Car Parking Allocation and Management Plan for the entire site shall be submitted to and approved in writing to the Local Planning Authority.

The car parking allocation and management plan shall clearly identify and delineate parking spaces which are allocated and dedicated for the non-residential and residential components of the development. Each unit designed for wheelchair users shall be allocated at least 1 car parking space.

The provisions of the Car Parking Allocation and Management Plan will be carried and out for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the suitable management of parking on site and to impact on the surrounding area in accordance with policies AM14, AM15, AM16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 H13 Installation of gates

Prior to the commencement of the development hereby approved details of the access gate to the car park, incorporating facilities for its operation by disabled persons, service delivery vehicles, emergency vehicles and local authority service vehicles and capable of being manually operated in the event of a power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the access gate shall be installed in accordance with the approved details and maintained for so long as the development remains on site.

REASON

To provide safe and adequate access for pedestrians and vehicles accessing the new parking area in accordance with policy AM7 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.

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
H8	Change of use from non-residential to residential
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

	(i) Dial-a-ride and mobility bus services
	(ii) Shopmobility schemes
	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 2.15	(2011) Town Centres
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 4.1	(2011) Developing London's economy
LPP 4.7	(2011) Retail and town centre development
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

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

4 13 Building Regulations - Demolition and Building Works

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

5 111 The Construction (Design and Management) Regulations 1994

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 118 Storage and Collection of Refuse

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

8 I19 Sewerage Connections, Water Pollution etc.

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

9 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).

10 I26 Retail Development - Installation of a Shopfront

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

11 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

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

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

12 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

13 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

14

You are advised that in discharging condition 18, the Council will expect measures to include those necessary to ensure security and safety of the area between the gate and footway.

15

You are advised that in discharging condition 4, the Council will expect details to include rendering or cladding of the second floor. Cedar cladding should be avoided. The top floor should be finished in a light colour. The proposed high level screens on the terraces and balustrades should be light weight in appearance, ideally, glass rather than timber. Details of the roof top pergola will be needed. The canopy over the ground floor street entrance/s should be a glazed canopy.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south-west side of Uxbridge Road, and forms part of Lees Parade. The site comprises a three-storey flat-roofed building providing a ground floor commercial premises, with two floors of ancillary office accommodation above. To the rear of the site is a steel clad warehouse building linked to the building to the front of the property.

The ground floor of the premises is comprised of four separate retail units, separated by an access through the centre of the building to the warehouse to the rear. It has been stated that the majority of the ground floor of the premises was recently used as a car sales business.

The site is set back from Uxbridge Road by a service road, with the building on the site being further set back from the service road. The area in front of the building is hard surfaced, and has been used for parking. There is an access to the rear of the site from Lees Road to the south.

The surrounding area is characterised by a mixture of primarily commercial properties along Uxbridge Road. Two-storey commercial properties sit adjacent to the site, with smaller industrial units to the south. The built form of this part of Uxbridge Road is primarily three-storeys in height, with some buildings being marginally higher at four storeys. The surrounding residential properties are two-storeys in height. The site adjoins a residential property to the rear, with the rear wall of the existing warehouse abutting the garden of the property.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing warehouse and the conversion of the existing office building to provide a part three, part four-storey building containing 14 residential units, 3 retail/office spaces, associated parking and amenity space.

The proposal involves the conversion of the upper floors of the frontage building, the construction of a new fourth storey to the frontage building, and the construction of a four-storey extension to the rear. 14 units (4 x 1-bed, 10 x 2-bed) are proposed over the three upper floors. Three retail or office units are proposed at ground floor level to the front of the building. Five units (2 x 1-bed, 3 x 2-bed) are proposed as affordable housing, which equates to 35% of the units.

14 new car parking spaces are proposed to the rear of the site for the residential units, and seven spaces are proposed to the front of the site for the use of the commercial premises. Cycle storage and refuse storage are provided at ground floor level, with amenity space proposed at first floor level, by way of a deck, and third floor level, by way of a roof terrace.

3.3 Relevant Planning History

1803/APP/2011/1028 Victory House, 8-12, Lees Parade Uxbridge Road Hillingdon
Enlargement of vehicular crossover

Decision: 02-09-2011 Approved

1803/APP/2012/2886 Victory House, 8-12, Lees Parade Uxbridge Road Hillingdon

Demolition of warehouse and conversion of existing office building to provide a part three, part four storey building containing 14 residential units (Use Class C3), 3 retail/office spaces, associated parking and amenity space.

Decision: 04-03-2013 Refused

1803/G/94/2007 8-12 Lees Parade Uxbridge Road Hayes

Raising of roof area over storage building

Decision: 17-03-1995 Approved

Comment on Relevant Planning History

The relevant history is listed above.

The most recent application, ref. 1803/APP/2012/2886, was refused for the following reasons:

1. The proposal fails to provide amenity space of sufficient quality commensurate to the size and layout of the proposal, and would fail to provide usable, attractively laid out and conveniently located amenity space in relation to the proposed flats it would serve. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy 3.5 of the London Plan 2011, Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and guidance within the Council's Supplementary Planning Document on Residential Layouts.

2. The applicant has failed to provide obligations to secure affordable housing, improvements to nearby educational facilities, health facilities, libraries, community facilities, highways and the public realm, and air quality monitoring, which are required in association with, and to mitigate the impacts of, the development. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and the Council's Planning Obligations Supplementary Planning Document.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (July 2011)

National Planning Policy Framework

Hillingdon Supplementary Planning Document - Residential Layouts

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.

Hillingdon Supplementary Planning Guidance - Air Quality

Hillingdon Supplementary Planning Guidance - Community Safety by Design

Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.E5	(2012) Town and Local Centres
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.T1	(2012) Accessible Local Destinations

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
H8	Change of use from non-residential to residential
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
>>	London Plan (2011) Policies
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 2.15	(2011) Town Centres
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
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LPP 3.10	(2011) Definition of affordable housing
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LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure

- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking
- LPP 6.13 (2011) Parking
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.15 (2011) Reducing noise and enhancing soundscapes
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th May 2013**

5.2 Site Notice Expiry Date:- **15th May 2013**

6. Consultations

External Consultees

Consultation letters were sent to 24 local owner/occupiers on 22/04/13. The application was also advertised by way of site and press notices. Three letters of objection have been received which raise the following concerns:

- i) Insufficient parking
- ii) Traffic congestion
- iii) Building out of keeping with street
- iv) Overlooking and loss of privacy
- v) Building not 'green' (sustainability)

EXTERNAL CONSULTTEES

BAA SAFEGUARDING:

No safeguarding objections to the proposed development, subject to an informative regarding the use of cranes.

MOD SAFEGUARDING:

No safeguarding objections to the proposal.

Internal Consultees

URBAN DESIGN/CONSERVATION:

Background: This is an existing, circa 1970s, brick faced three storey building fronting the Uxbridge Road, with a large attached warehouse structure to the rear. The building is highly visible in views along the Uxbridge Road from the north and south, and there are also views of the warehouse from Nicholls Avenue and from the adjacent school playing field. The site does not lie within a designated area, nor would its development impact on any heritage assets.

The street scene is varied with a mix of two and three storey buildings of varying architectural styles

and periods. There do not appear to be any existing four storey buildings in the immediate vicinity.

Comments: There are no objections in principle to the demolition of the warehouse and the change of use of the upper floors of the existing building to residential use. There are concerns, however, re the addition of an additional storey to this building in terms of its impact on the local street scene. Any additional floors to the rear of the building should also be stepped back to reduce its bulk and impact on views from the adjacent residential streets and open space.

The street elevation of the building should be given more interest by, for example, rendering or cladding, the second floor. This would also help disguise/draw attention away from the odd asymmetrical fenestration pattern above ground floor level. Cedar cladding should be avoided, as this rarely weathers well in our climate. The new floor, if considered acceptable in principle, should be finished in a light colour, again to attempt to conceal its bulk. The proposed high level screens on the terraces and balustrades should also be light weight in appearance, ideally, glass rather than timber. Details of the roof top pergola will need to be submitted if agreed. The canopy over the ground floor street entrance/s looks overly tall and rather bulky, it is suggested that this revised, possibly to a glazed canopy and its detailed design, materials, colour and finish made subject to a suitable condition. Similarly, the shutter to the car park, the entrance to the flats and shop fronts should be subject to further detailing via suitable conditions.

There also appears to be enough space on the street frontage to incorporate some planting, particularly tree planting.

Recommendation: Revisions and additional information required.

Officer Comment:

It is considered that the issues raised can be addressed via the imposition of conditions, with regard to materials, layout, design, on any grant of planning permission.

HIGHWAYS:

The provision of 14 car parking spaces for the residential element and 7 car parking spaces for the commercial element is considered acceptable. Servicing already takes place from the service road in front of the site, therefore a dedicated service bay is not considered necessary in this case.

The previous application raised highways concerns regarding cycle parking, disabled parking, and pedestrian access. The revised application includes 2 disabled spaces within the residential car park and 1 disabled space for the commercial element, which is considered acceptable. A cycle store is proposed, but without details is considered inadequate to accommodate the required 21 spaces. A condition should therefore be applied to cover cycle parking.

The existing vehicular access will be utilised to access the residential car park. Pedestrian visibility spaces at the access point are obscured by the building walls on either side of the access. However the development is not considered to result in such intensification of use that would otherwise merit refusal on highway and pedestrian safety ground. Shutter shown at the access point should be relocated to 5m (min.) in to the access road to avoid vehicles waiting on the highway in the way of pedestrians. A condition should be attached to cover this.

Occupiers of the development/site management will be responsible for towing bins outside for collection and towing them back. The building structure will not allow 1100 litre wheelie bins to be towed between the available space.

ENVIRONMENTAL PROTECTION UNIT:

No concerns are raised regarding noise, however can an informative be attached regarding construction works.

TREES & LANDSCAPING:

Character/Context: The site is occupied by warehouse situated to the south side of Uxbridge Road. This urban area is characterised by commercial and retail premises, often with residential accommodation above.

There are no trees or other landscape within the site boundary.

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

- No trees or other landscape features will be affected by the proposal.
- Parking for 7No. cars will continue to be provided to the front of the building.
- Vehicular access will be maintained through a gap in the groundfloor of the building and to parking spaces to the rear, part of which will be oversailed by flats above.
- Part of the rear parking court will be open area which will be used to provide bin storage, a SUDS tank and raised planters (plan ref. 1107-50).
- Private terraces and shared amenity terraces are to be provided at first and third floor levels. These modest external amenity spaces provide the main opportunity for landscape enhancement (together with the ground floor planters). These areas require careful consideration and detailing to ensure that the hard and soft landscape is both attractive and functional.
- Due to the communal / shared character of the amenity spaces, a management / maintenance plan should be conditioned to ensure that the landscape is established and maintained in accordance with the design proposals.
- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

Recommendation: No objection, subject to landscaping conditions.

Officer Comment: It is noted that there is a large tree on the neighbouring property which provides some screening of the site. As such, it is recommended that a tree protection condition be imposed on any permission.

FLOODWATER MANAGEMENT:

Recommends the inclusion of a condition regarding sustainable drainage (SUDS).

ACCESS OFFICER:

The proposal seeks to retain the existing building frontage which has been used for car sales, with the rear of the property used for associated vehicle storage. The reconfigured building would comprise 14 residential units with parking, including two accessible parking spaces. The flats would be served by a passenger lift which accords with the specifications as details in Part M to the Building Regulations 2004.

The Design & Access Statement states that flats comply with the Lifetime Homes Standards, however, the specifications have not been reflected on plan. In addition, the development should comply with London Plan Policy 3.8, and should ensure that a minimum of one residential unit meets Wheelchair Home Standard requirements.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. To support the 'Secured by Design' agenda, accessible car parking bays should not be marked. Car parking spaces should be allocated to a specific unit, allowing a disabled occupant to choose whether the bay is marked. Bays that are not allocated would not guarantee an accessible bay to a disabled resident. Similarly, a disabled person may not necessarily occupy an accessible home allocated a 'disabled parking' space. Marking bays as 'disabled parking' could lead to targeted hate crime against a disabled person.

2. A minimum of one flat should meet the specifications of a wheelchair standard home, a detailed in the Council's 'Accessible Hillingdon' Supplementary Planning Document.

3. In buildings containing 15 flats or more, or where a wheelchair standard home is situated above ground floor, two lifts should be featured to allow for increased use and/or to maintain wheelchair access in the event of a lift breakdown.

4. A minimum of one bathroom within each flat should be designed in accordance with Lifetime Home Standards. At least 700mm should be provided to one side of the WC, with a minimum of 1100mm provided between the front edge of the toilet pan and a door or wall opposite. A similar clear zone of 1100mm long by 700mm wide should be provided alongside the bathtub.

5. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home and Wheelchair Housing standards.

Conclusion: revised plans should be sought as a prerequisite to any planning approval, or planning conditions attached accordingly.

Officer Comment: It is considered that the requirements for the units complying with Lifetime Homes and wheelchair standards can be controlled via the imposition of appropriate conditions.

HOUSING:

The application currently under consideration now meets the amenity space requirements that were inadequate in the previous application. All the flats meet or exceed HDAS and London Housing Design Guide size standards and will meet level 4 of the Code for Sustainable Homes. The scheme offers 1:1 undercroft parking. On this basis Housing support the planning application which will supply much needed homes for local households.

The applicant is proposing 35% affordable housing but the actual flats indicated for affordable tenure are split across 2 floors it would be preferable that they were all on one floor. I would suggest the first floor as this includes the terrace deck. This would increase the affordable element to 14 habitable rooms from a total of 38 and the overall % calculated on a habitable room basis to 36.8%. Should this not be financially viable our preference would be to accept slightly less affordable and accept the 3rd floor which offers 4 flats or 10 habitable rooms and equates to 26.3% affordable calculated on a habitable room basis.

I am very conscious that it can be very difficult to get a Registered Provider to take on the affordable units on such a small development. I would suggest the S106 does not tie the applicant into a particular tenure as with so few units Registered Providers will probably want to opt for all affordable rent or all shared ownership.

SECTION 106 OFFICER:

Provides details of heads of terms likely to be required, including:

1. Transport: In line with the SPD and the TA there may be a requirement for highway/road improvements as a result of this proposal. If so then these may need to be secured via a s38 and/or s278 highways agreement. Please liaise with highways in the first instance.

2. Affordable Housing: In line with the SPD I note that the applicant is proposing to meet the 35% Affordable housing requirement by delivering 5 units as affordable rent. We do need to understand at what levels these units will be offered at to ensure they meet the affordability criteria. As such we need to request this information from the applicant.

3. Education: In line with the SPD a financial contribution in the sum of £34,667 should be secured for educational facilities and I will forward on the calculation sheet for uploading onto the planning database.

4. Health: In line with the SPD a financial contribution in the sum of £5,613.92 should be secured for health provision (equal to £216.67 x 25.91).

5. Libraries: In line with the SPD a financial contribution in the sum of £595.93 should be secured for library provision (equal to £23 x 25.91)

6. Construction Training: In line with the SPD, either a financial contribution or an in-kind scheme delivered during the construction phase of the development should be secured. In either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $14/160 \times £71,675 =$ total contribution.

7. Recreational Open Space: In line with the SPD and depending upon the onsite usable amenity space there maybe a need for an off-site contribution to be secured as a result of this proposal. Please advise as to the adequateness of the on-site provision as proposed so further analysis can be undertaken.

8. Project Management and Monitoring Fee: In line with the SPD a financial contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Hillingdon Heath Local Centre, as such, the proposal must be assessed against saved policies S9 and S10 of the UDP. As the site is outside of the identified core area of the Local Centre, changes of use can be considered, subject to meeting the criteria of policies S6 and S7. Given that the past use of the site appears to have been for car sales (sui generis), it is considered that providing the ground floor units as retail space meets the objectives of the Council's shopping policies, by providing appropriate units in appropriate locations.

With regard to the proposed residential development on the upper floors, the loss of B1 office space is not restricted by Council policy. As such, it is considered that the principle of the residential use of the upper floors is acceptable in principle, subject to satisfying other material planning considerations.

7.02 Density of the proposed development

The London Plan requirements for this site (0.09ha), which is considered to be an urban site with a PTAL of 2, would be 70-170 u/ha and 200-450 hr/ha. The scheme proposes 14 units with 38 habitable rooms. This equates to a density of 155 u/ha and 422 hr/ha. As such, the proposed quantum of residential units is considered to be acceptable in this

location.

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

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no Listed Buildings on the site. As such, it is considered that the scheme would not impact in the heritage of the borough.

7.04 Airport safeguarding

BAA Safeguarding has reviewed the application and raise no objection to the application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

7.07 Impact on the character & appearance of the area

Policies BE13, BE21, and BE22 seek to ensure that new development complements or improves the character and amenity of the area. Policy BE38 seeks the retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals. London Plan policy 7.1 sets out a series of overarching design principles for development in London, and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant. The application site itself has no particular designation, forming part of the 'developed area'.

The Urban Design Officer raises no objections to the scale, height and massing of the proposed buildings. It is considered that the proposed additional storey should be set back and finished in a light colour to ensure it would not appear unduly prominent within the street scene and would be compatible with the scale of surrounding development.

Whilst there is no objection to the overall design of the proposal, the application should be used as a means to improve the external design of the building. It is considered that a condition be imposed on any permission requiring the submission of external details to improve the appearance of the building.

Subject to this condition, it is considered that the scheme is compliant with Policies BE13, BE21 and BE22 of the UDP, relevant London Plan policies and design guidance.

7.08 Impact on neighbours

Policies BE20 and BE24 seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed buildings, no significant loss of daylight and sunlight to adjoining properties would result from this development.

In relation to outlook, policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. This distance is achieved across the site, and the applicant has demonstrated that a 15m projection from the rear windows at 45 degrees would not reach the rear wall of the neighbouring property. With regard to privacy, the site layout indicates that adequate separation distances would be provided between the proposed buildings and neighbouring residential properties in accordance with the guidelines in the HDAS 'Residential Layouts' Supplementary Planning Document

and policy BE24 of the UDP. Privacy to the rear would be maintained by a screen surrounding the raised amenity deck, and the layout of the existing buildings on the neighbouring site, and the existing tree to the rear of 46 Nicholls Road, together with the adequate separation distance as mentioned above.

It is recognised that the proposed terrace deck and screen to the rear of the property is marginally higher than the existing warehouse building on the site (by approximately 1m). However, the design of the deck and screen would appear as a much lighter structure than the existing warehouse building, and it is considered that the visual impact would not exceed the existing situation to the rear of 46 Nicholls Road. In addition, the existing tree would also serve to screen the development from 46 Nicholls Avenue, which is the nearest residential property to the development. As such, it is recommended that a condition be imposed requiring the protection of trees.

Furthermore the orientation of the proposal would not result in significant loss of light to neighbouring properties. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposed development is considered to be consistent with policies BE20, BE21 and BE24 of the UDP.

7.09 Living conditions for future occupiers

AMENITY SPACE

The amenity space provision required for this proposal is as follows:

1-bed x 4 x 20sqm = 80sqm

2-bed x 10 x 25sqm = 250sqm

Total = 330sqm

The communal amenity space equates to 340sqm of amenity deck to the rear and 75sqm of roof terrace, which provides a total of 415sqm of communal amenity space. In addition to this, private amenity space, consisting of two roof terraces, of 56sqm is provided. As such, the total amenity space proposed is 471sqm, which is in line with the size requirement.

The previous application was refused as the layout and location of the amenity space was considered to be of insufficient quality commensurate to the size and layout of the proposal. This revised proposal includes a large amenity terrace to the rear of the building above the car park, which provides an adequate sized and usable space for all the flats. This, combined with the communal roof terrace areas, is considered to overcome the previous reason for refusal.

The proposed flat sizes and internal room sizes and layouts meet the requirements of the Mayor of London's Housing SPG.

INTERNAL LAYOUT

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all

new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided in the London Housing SPG on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standards for residential units are:

- 1-bed 2-person flat - 50sqm
- 2-bed 3-person flat - 61sqm
- 2-bed 4-person flat - 70sqm

The floor space information provided by the applicant indicates that all the proposed units within the development achieve and in many cases exceed the London Housing SPG recommended floor space standards for all of the units.

The applicant has confirmed that Lifetime Home standards will be met for all the units, and this will be secured via a condition on any grant of permission.

Overall, it is considered that the amended proposals meet with the aims and objectives of the Council's policies and guidance and the London Plan.

OUTLOOK AND PRIVACY

In terms of outlook for future residents, Policy BE21 of the Unitary Development Plan Saved Policies seek to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the proposed site layout would provide a high standard of amenity for future occupiers. The layout will result in a satisfactory outlook from the proposed units in the buildings and reduce the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the UDP.

It is noted that there is the potential from some internal overlooking from rear windows of the front flats to the flank windows of the flats to the rear. It is considered that small screens could be installed to the flank windows of these flats, namely flats 4, 5, 9, 10, and 13, that would remove any potential impact on the privacy of these units. The windows in the units that front out onto the terrace amenity deck have a cill level 1.8m above the deck. This would limit any impact on the privacy of these units from residents using the deck. A condition is recommended to ensure this is maintained. The deck is at a lower level than the floor levels of the first floor, so these would still have an acceptable outlook and good sized windows. A condition requiring some form of privacy screen the the rear windows of flats 4 and 5 at terrace level is recommended on any grant of permission.

All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

It is considered that the vehicle trip generation resulting from this proposal is not likely to significantly impact on the capacity of the highways network. Any issues resulting from the additional traffic generated as result of this proposal would likely be able to be mitigated via sustainable transport options.

The proposal provides 14 car parking spaces for the 14 units proposed. This results in a ratio of one space per dwelling, to which the Council's Highway Officer raises no objection. Two disabled car parking spaces would also be provided, in accordance with requirements. Seven car parking spaces to the front of the site are proposed to be used for the commercial units. Again, the Council's Highway Officer does not object to this. A condition regarding the allocation of car parking is recommended on any permission.

The area to the front of the site is completely within the applicant's site boundary, and is currently used for car parking. This area is proposed to be rearranged to provide seven car parks to the front of the site, to the correct standard, for the commercial units. No public footpath exists across the front of this site, or the neighbouring properties, and the layout of the frontages of the sites does not allow pedestrians to cross across the frontage of the properties. Pedestrian access would be provided to the front of the commercial units and the residential access from a pedestrian area across the front of the building, accessed from the highway.

With regard to the servicing of the site, the Council's Highway Officer has confirmed that the site is already serviced from the highway, and that this existing situation is acceptable for the new proposal. Therefore, to avoid on site vehicle conflicts, an on-site servicing bay is not considered to be required in this instance. The commercial units will be accessed and serviced from the front of the site.

A secure gate is proposed to prevent unauthorised access to the car parking area, and this is to be set back 12 metres from the front of the building, which will ensure vehicles waiting to access the site will not block the highway. Details of the operation of the gate, including during a power failure and by disabled people, are to be required via condition.

Cycle parking is to be provided to the rear of the building adjacent to the car parking, beneath the terrace deck. This is provided at a level of 1 per flat, plus additional spaces for the commercial units, which is in accordance with the relevant standards. The security of the cycle storage will be ensured by the applicant complying with Secured by Design standards.

7.11 Urban design, access and security

The design and access aspects of the proposal are addressed in other sections of this report.

The Council would expect scheme to adhere to the principles of Secured by Design, and a condition to ensure this would be imposed on any grant of planning permission.

7.12 Disabled access

The scheme is in compliance with Lifetime Homes standards, and this would be ensured via a condition on any permission. No detailed designs are provided of units to wheelchair standard, however, given the size of the units, modifications could easily be made to ensure they are accessible, which is also dealt with by way of an appropriate condition.

7.13 Provision of affordable & special needs housing

35 percent of the units proposed are to be affordable housing, which is in line with policy. With regard to the mix of units, the Council's Housing Officer has confirmed that the mix proposed is acceptable, however, some scope should be retained to allow for the provision of affordable units to be adjusted to suit the requirements of an RSL.

7.14 Trees, landscaping and Ecology

No trees or other significant landscape features will be affected by the development proposal. The area is built-up and urban in character, with little in the way of landscape

enhancement nearby. The development provides space and opportunity for the provision improved landscaping to the site, however, these areas would require careful consideration and detailing to ensure that the hard and soft landscape is both attractive and functional. Landscape conditions would be required to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities will be provided for the commercial properties and the residential properties at ground floor level, with the residential bins to the rear of the property adjacent to the car parking area. The proposed facilities are considered to be acceptable in this instance.

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 application is supported by an assessment which indicates that the development should be able to achieve Level 4 of the Code for Sustainable Homes, and achieve a 25% reduction in carbon emissions. This is in line with policy requirements, and could be controlled via condition. An appropriate condition is recommended. It is noted that a number of kitchens and bathrooms would require mechanical ventilation, which has the potential to impact on the energy requirements of the site. While this is not ideal, the requirement that the scheme would need to meet Code Level 4 means that savings would need to be made elsewhere in the building while still achieving the required level of sustainability.

It is also recommended that electric vehicle charging points are required via a condition on any permission.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. In addition, given the scale of the development, it is considered that additional water efficiency measures should be incorporated into the scheme, in accordance with London Plan policy. These would be required by way of condition.

7.18 Noise or Air Quality Issues

The application seeks permission for a residential development within a residential area. It is not considered that the proposal gives rise to any concerns regarding noise for either future or neighbouring occupiers.

No noise assessment has been undertaken as part of the development proposal, which the Council's Environmental Protection Unit considered to be acceptable. The glazing configuration of residential development would need to meet the relevant building regulation standards.

It is considered that the scheme will have very little additional impact on noise and air quality in the area.

7.19 Comments on Public Consultations

The issues raised by objectors are assessed in the above report.

7.20 Planning obligations

Should the application be approved, a range of planning obligations would be sought to mitigate the impact of the development, in line with saved policy R17 of the Council's Unitary Development Plan.

The obligations sought are as follows:

1. Affordable Housing: at least 35% of the scheme (5 units) is to be delivered as affordable housing.
2. Education: a financial contribution in the sum of £34,667 towards educational facilities.
3. Health: a financial contribution in the sum of £5,613.92 towards health provision (equal to £216.67 x 25.91).
4. Libraries: a financial contribution in the sum of £595.93 towards library provision (equal to £23 x 25.91).
5. Construction Training: either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $14/160 \times £71,675$ = total contribution).
6. Project Management and Monitoring Fee: a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.

In addition to S106 contributions and other requirements, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £8466.86.

7.21 Expediency of enforcement action

Not applicable in this instance.

7.22 Other Issues

No other issues.

8. Observations of the Borough Solicitor

None.

9. Observations of the Director of Finance

None.

10. CONCLUSION

For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

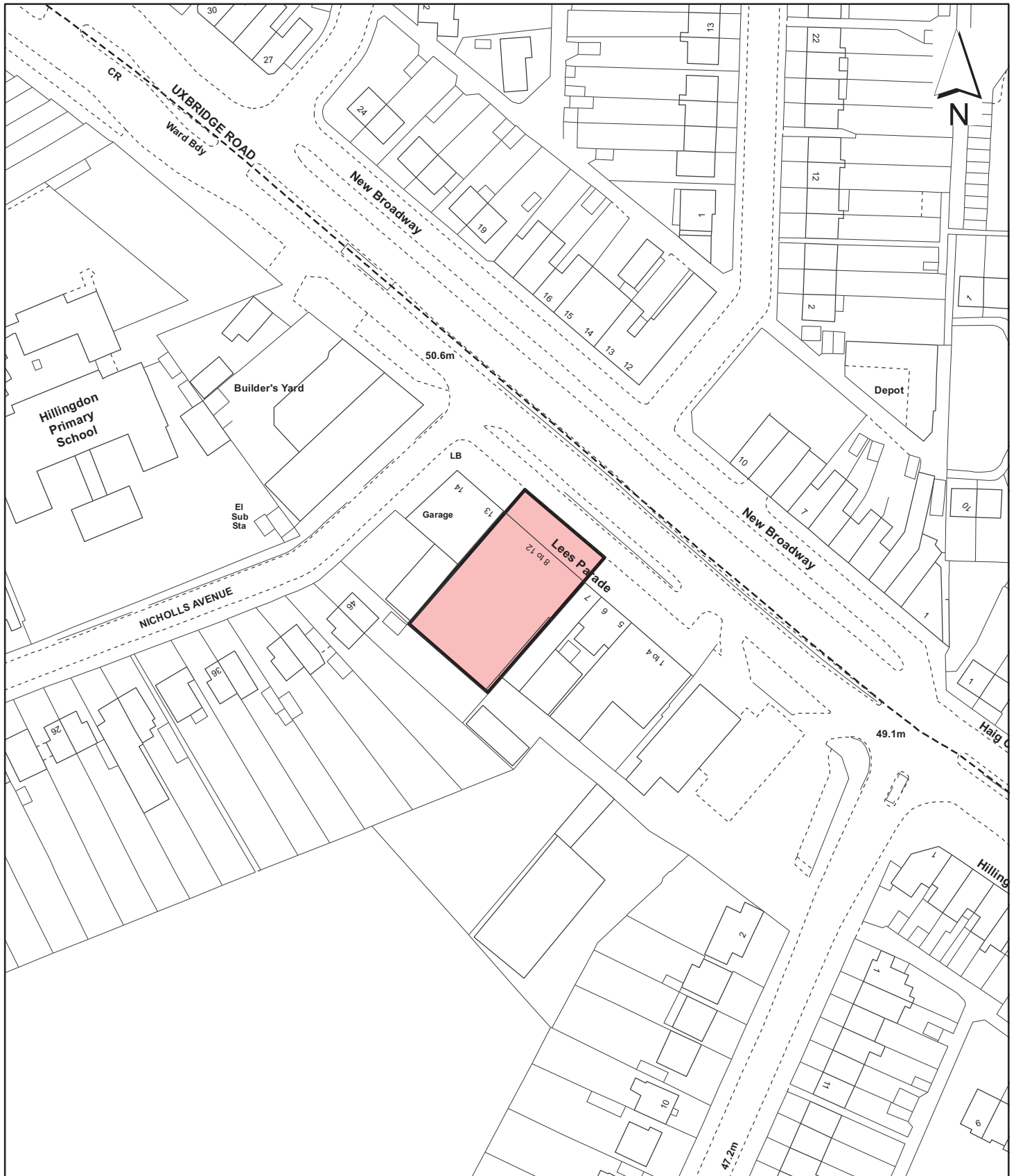
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations; and Revised
Chapter 4, Education Facilities: September 2010.
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Adam Flynn

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**8 - 12 Lees Parade
 Uxbridge Road
 Hillingdon**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
1803/APP/2013/733

Scale
1:1,250

Planning Committee
Major Applications

Date
July 2013



HILLINGDON
 LONDON

Plans for Major Applications Planning Committee

18th July 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address CHANTRY SPECIAL SCHOOL FALLING LANE YIEWSLEY

Development: Installation of single storey (temporary) mobile classroom.

LBH Ref Nos: 5746/APP/2013/1221

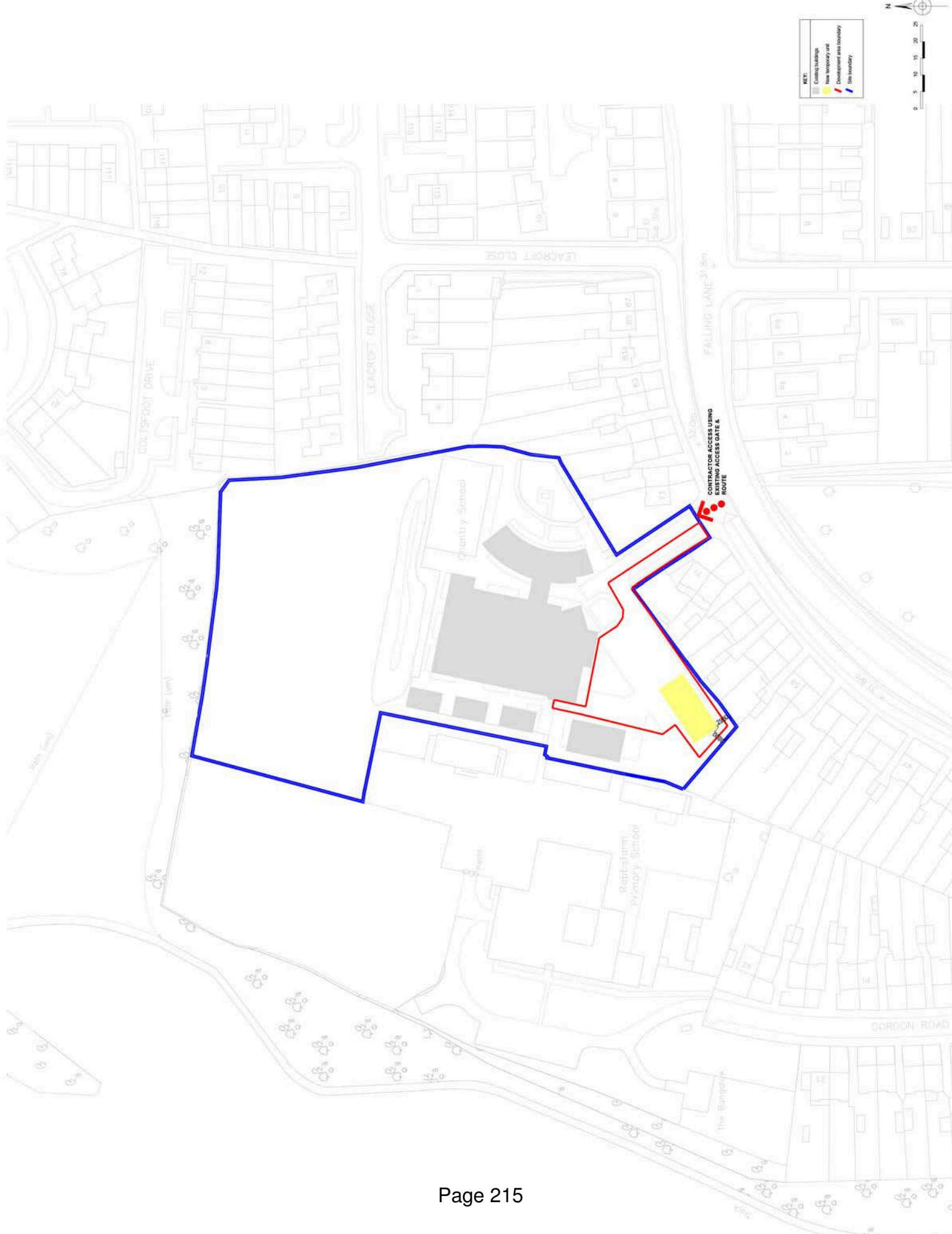
Date Plans Received: 13/05/2013 **Date(s) of Amendment(s):** 10/06/2013

Date Application Valid: 17/05/2013 17/05/2013







KEY:

- Existing buildings
- Development area boundary (1:1000) (1:2500)
- Site boundary



KEY:

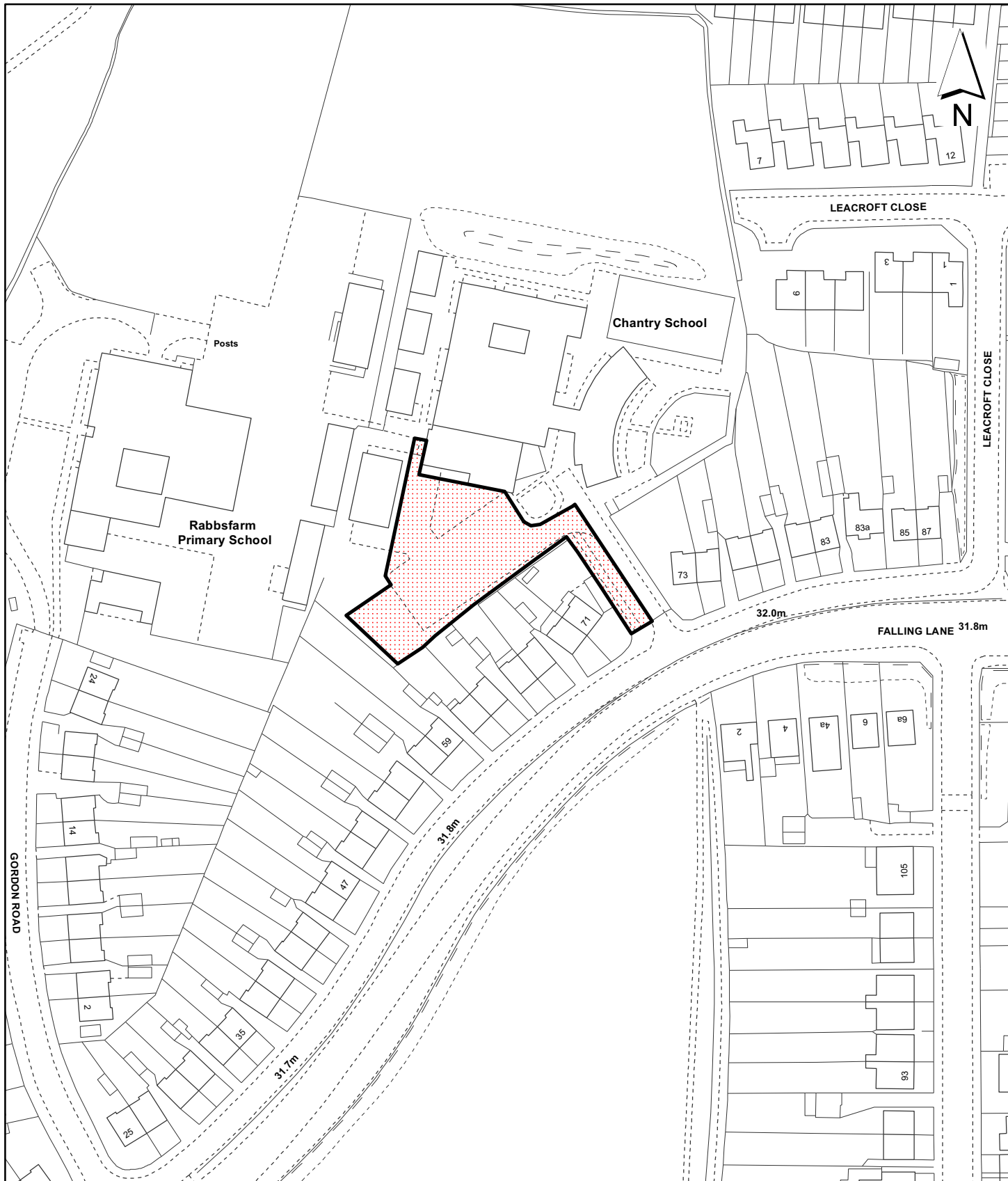
-  Existing buildings
-  New temporary site
-  Development area boundary
-  Site boundary

<p>PROJECT DATA</p> <p>Project Name: [Blank]</p> <p>Client: [Blank]</p> <p>Site: [Blank]</p> <p>Scale: [Blank]</p> <p>Date: [Blank]</p>		<p>LEGEND</p> <p>1. All dimensions are in meters unless otherwise stated.</p> <p>2. All dimensions are to the centerline of the road or structure unless otherwise stated.</p> <p>3. All dimensions are to the centerline of the road or structure unless otherwise stated.</p> <p>4. All dimensions are to the centerline of the road or structure unless otherwise stated.</p> <p>5. All dimensions are to the centerline of the road or structure unless otherwise stated.</p>		<p>GENERAL NOTES</p> <p>1. All dimensions are in meters unless otherwise stated.</p> <p>2. All dimensions are to the centerline of the road or structure unless otherwise stated.</p> <p>3. All dimensions are to the centerline of the road or structure unless otherwise stated.</p> <p>4. All dimensions are to the centerline of the road or structure unless otherwise stated.</p> <p>5. All dimensions are to the centerline of the road or structure unless otherwise stated.</p>		<p>PROJECT INFORMATION</p> <p>Project No: [Blank]</p> <p>Sheet No: [Blank]</p> <p>Scale: [Blank]</p> <p>Date: [Blank]</p>		<p>GLOBAL SURVEYS</p> <p>100% ACCURACY ASSURANCE</p> <p>100% ACCURACY ASSURANCE</p> <p>100% ACCURACY ASSURANCE</p>		<p>GLOBAL SURVEYS</p> <p>100% ACCURACY ASSURANCE</p> <p>100% ACCURACY ASSURANCE</p> <p>100% ACCURACY ASSURANCE</p>	
--	--	--	--	---	--	--	--	---	--	---	--




1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50





Notes

 Site boundary

For identification purposes only.

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Site Address

**Chantry Special School
Falling Lane
Yiewsley**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

5746/APP/2013/1221

Scale

1:1,250

Planning Committee

Major Applications

Date

**July
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address SWAKELEYS HOUSE MILTON ROAD ICKENHAM

Development: Change of use of Swakeleys House from Office (B1) use and Sports (D2) use and the erection of 7 buildings for use together as a single residential dwelling (C3) and gardens; alterations to listed building; demolition of 1980s entrance foyer attached to northern elevation of Swakeleys House, Vyners House, the connecting link between Vyners House and Swakeleys House and the Ice House building; and associated landscaping and servicing works within surrounding grounds.

LBH Ref Nos: 23202/APP/2013/12
23202/APP/2013/13
23202/APP/2013/14

Date Plans Received: 21/12/2012

Date(s) of Amendment(s):

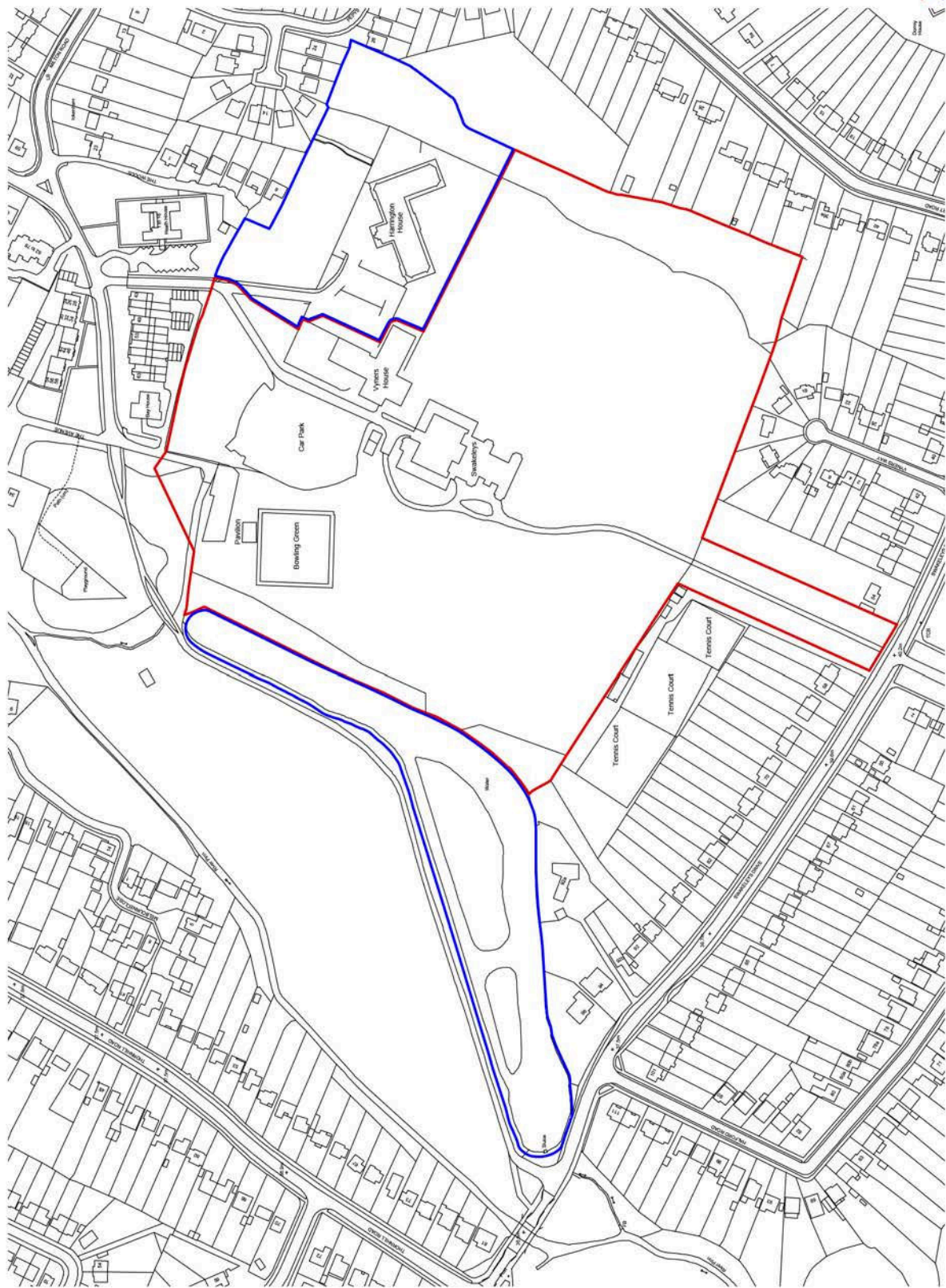
08/05/2013

Date Application Valid: 22/01/2013

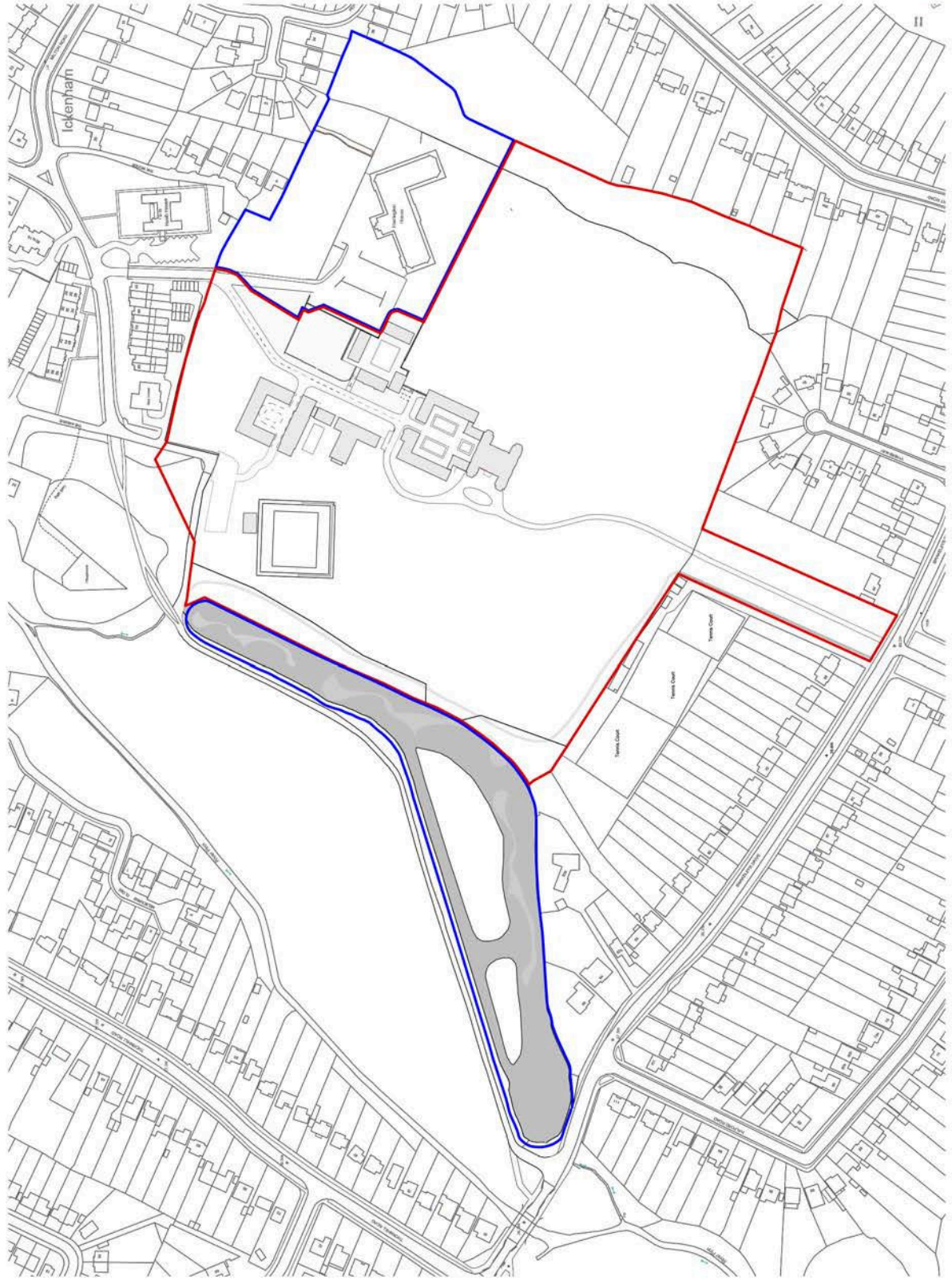
22/01/2013

18/01/2013

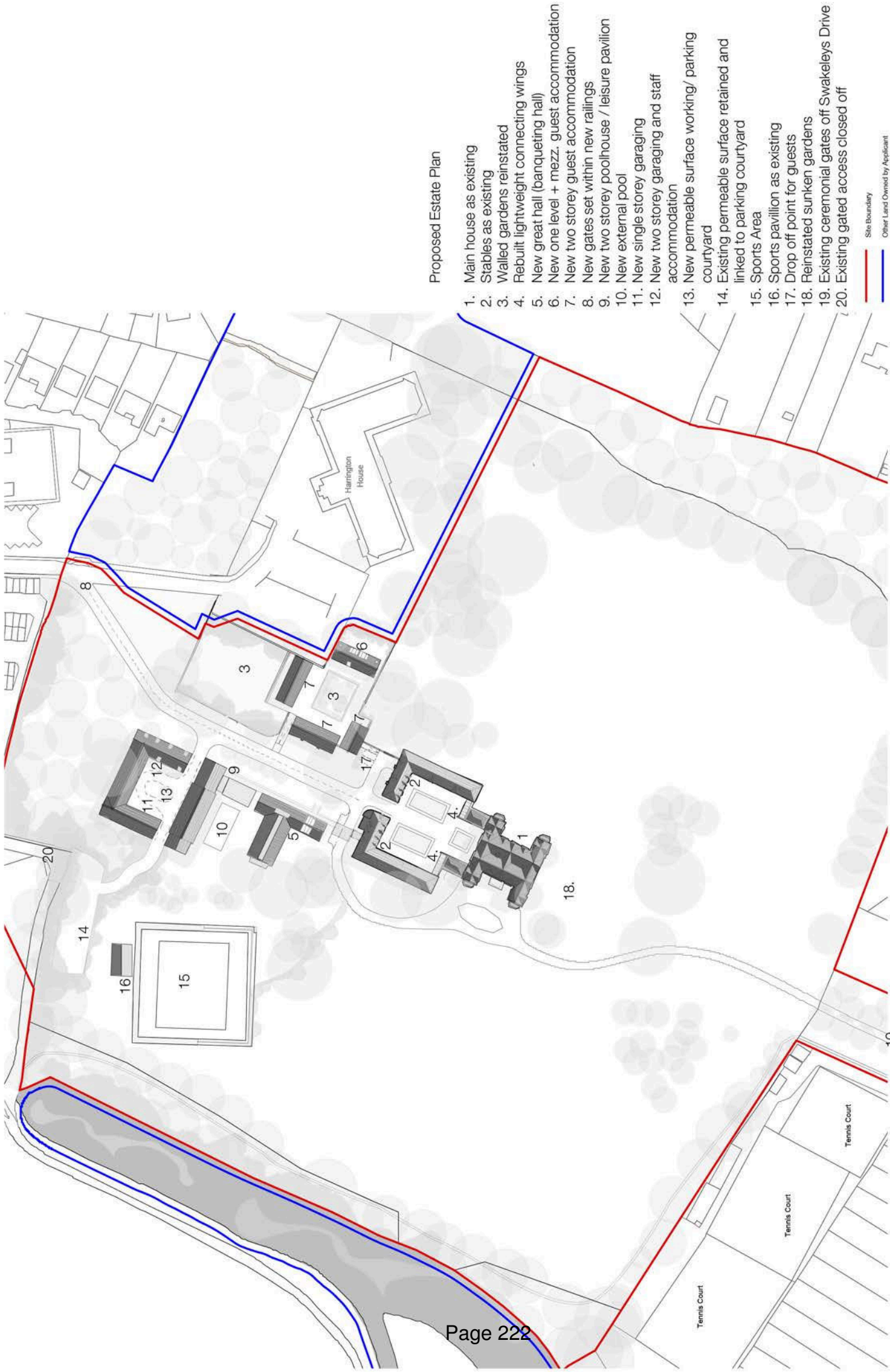
21/12/2012



— Site Boundary
— Other Land Owned by Applicant



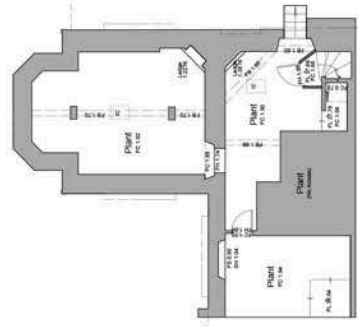
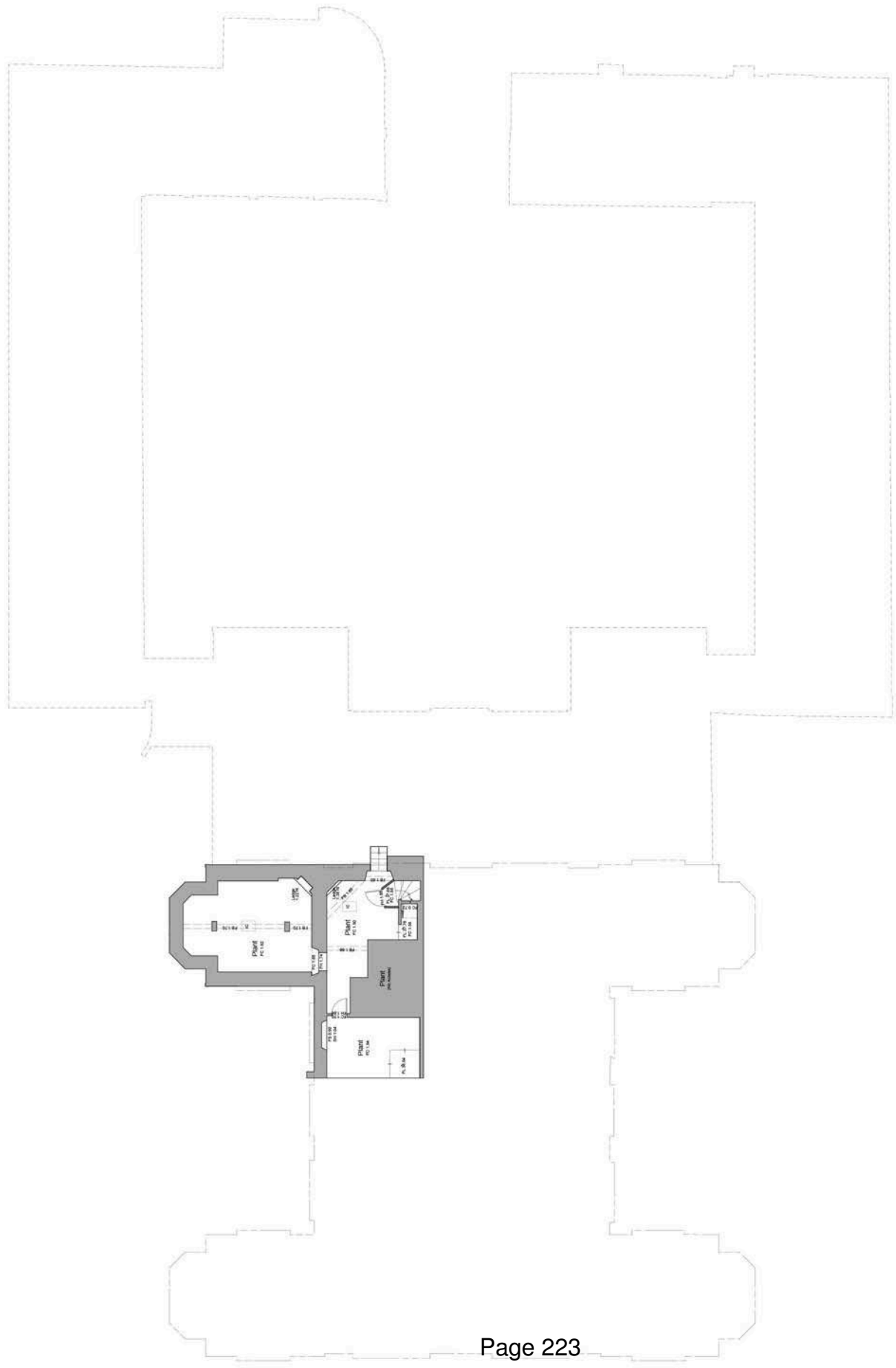
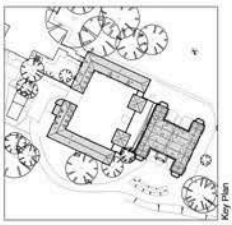
Site Boundary
Other Land Owned by Applicant

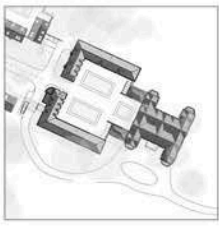


Proposed Estate Plan

1. Main house as existing
2. Stables as existing
3. Walled gardens reinstated
4. Rebuilt lightweight connecting wings
5. New great hall (banqueting hall)
6. New one level + mezz. guest accommodation
7. New two storey guest accommodation
8. New gates set within new railings
9. New two storey poolhouse / leisure pavilion
10. New external pool
11. New single storey garaging
12. New two storey garaging and staff accommodation
13. New permeable surface working/ parking courtyard
14. Existing permeable surface retained and linked to parking courtyard
15. Sports Area
16. Sports pavillion as existing
17. Drop off point for guests
18. Reinstated sunken gardens
19. Existing ceremonial gates off Swakeleys Drive
20. Existing gated access closed off

— Site Boundary
 — Other Land Owned by Applicant

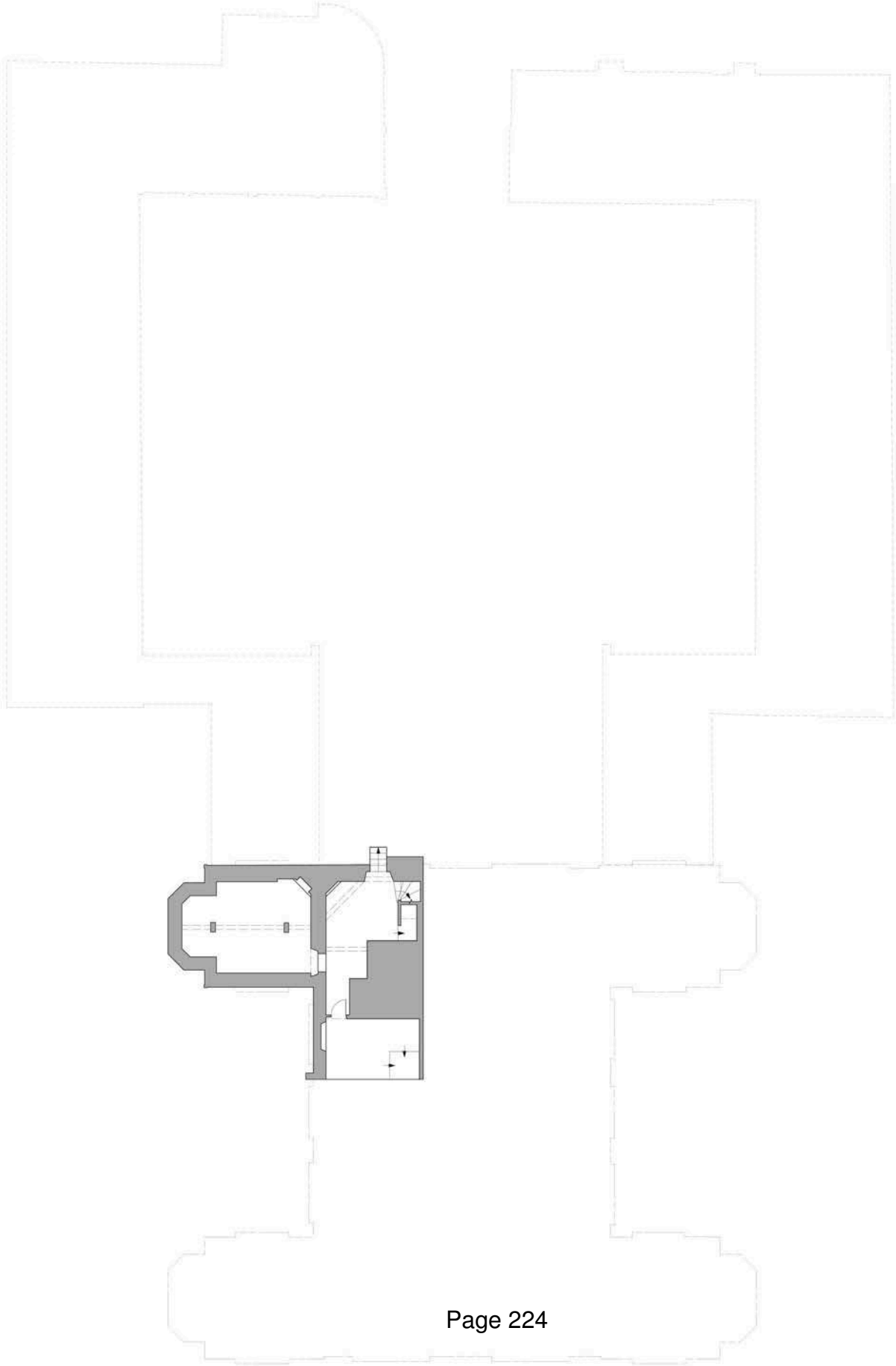


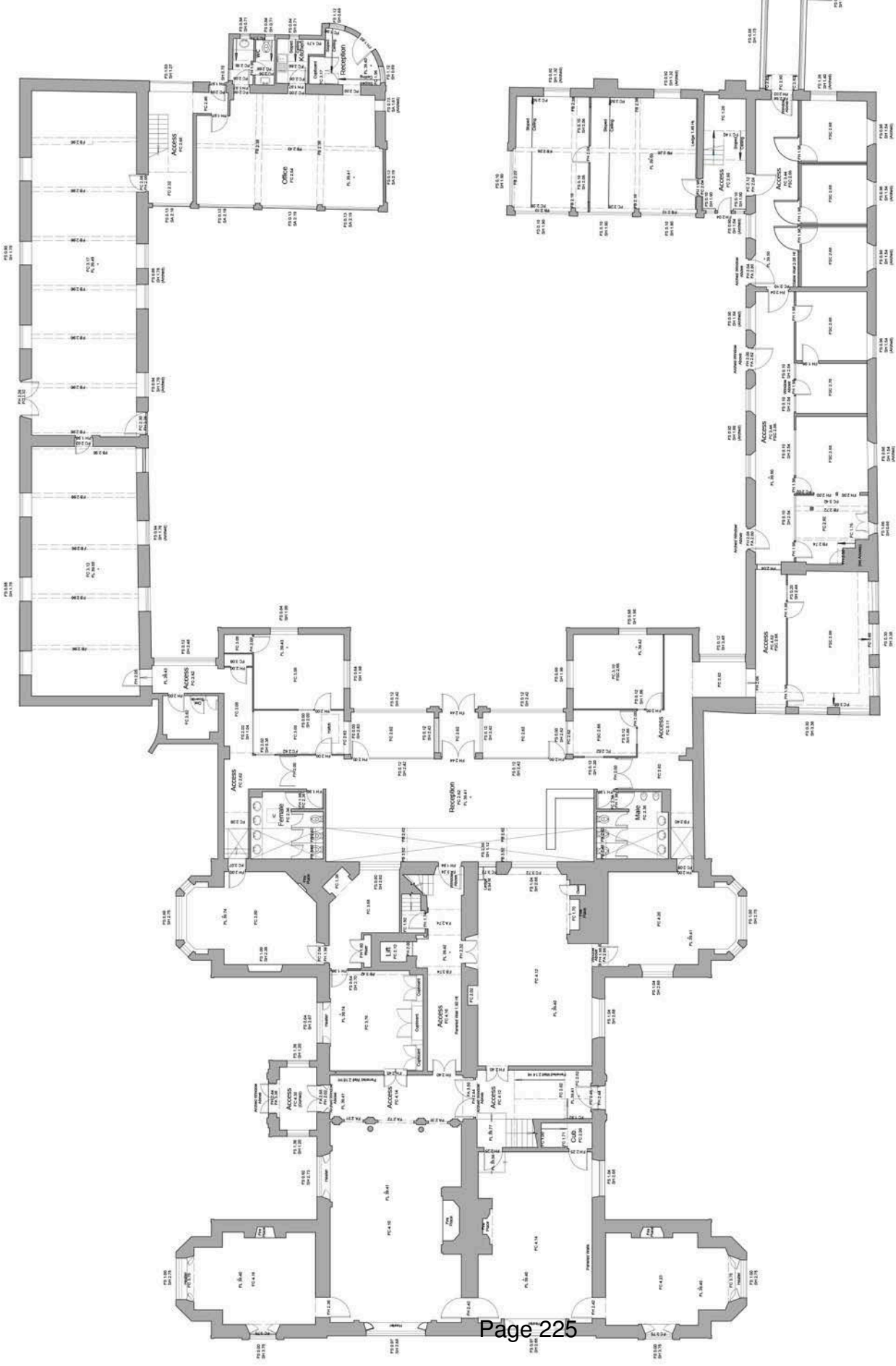
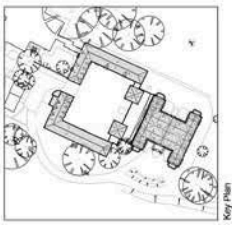


Key Plan

Legend

1. Downway in existing fabric reinstated as per 1930s plan
2. Reconstruct partition wall as per 1930s plan
3. Historic metal stairs carefully retained
4. Lift carriage replaced
5. New doorway carefully inserted in existing fabric
6. New timber staircase between ground and first
7. Existing window openings altered to create new timber doors with profiles to match existing
8. Amend existing doorway with profile to match existing to provide double door
9. New wall to match existing
10. New desks and storage built as joinery units to read as items of furniture within room housing FCU
11. Existing chimney piece to be retained and reused
12. Ceiling finish to be carefully removed to reveal roof space
13. Maintenance access to roof only
14. Replace glazed panel with infill wall
15. New door with profile to match existing
16. Existing door carefully rehung
17. New radiator position
18. New FCU in adapted radiator enclosure
19. New FCU in existing cupboard
20. New FCU in dropped ceiling void
21. New SVP in joinery unit to read as item of furniture within the room
22. New SVP riser within enlarged void to wall lining
23. Open roof to plant room with boxes to conceal plant
24. Indicative kitchen layout
25. Presumed location of existing SVP
26. Extended joinery unit to achieve for maximum head height within bedroom





Key Plan

1804 (PL)012 rev...
Swakeleys House



December 2012

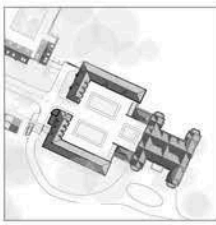
scale 1:100 @ A1
1:200 @ A3

Swakeleys House Existing Ground Floor

paul davis + partners
ARCHITECTS URBAN DESIGNERS

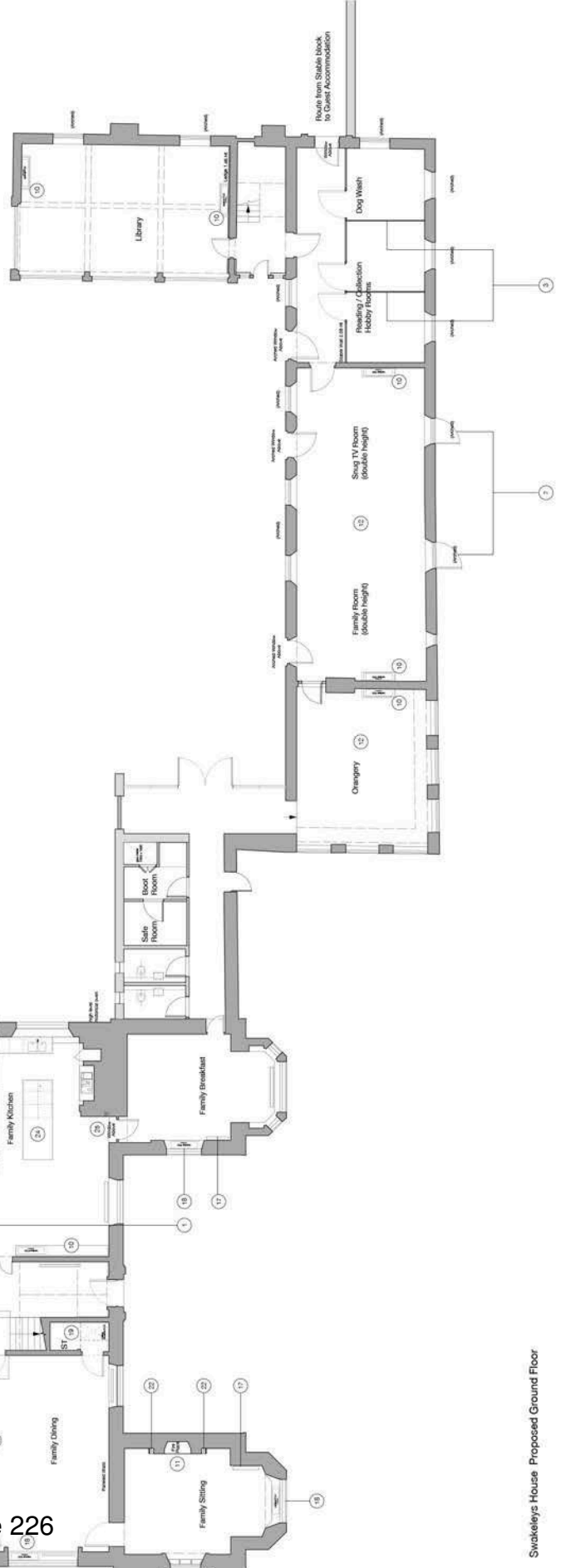
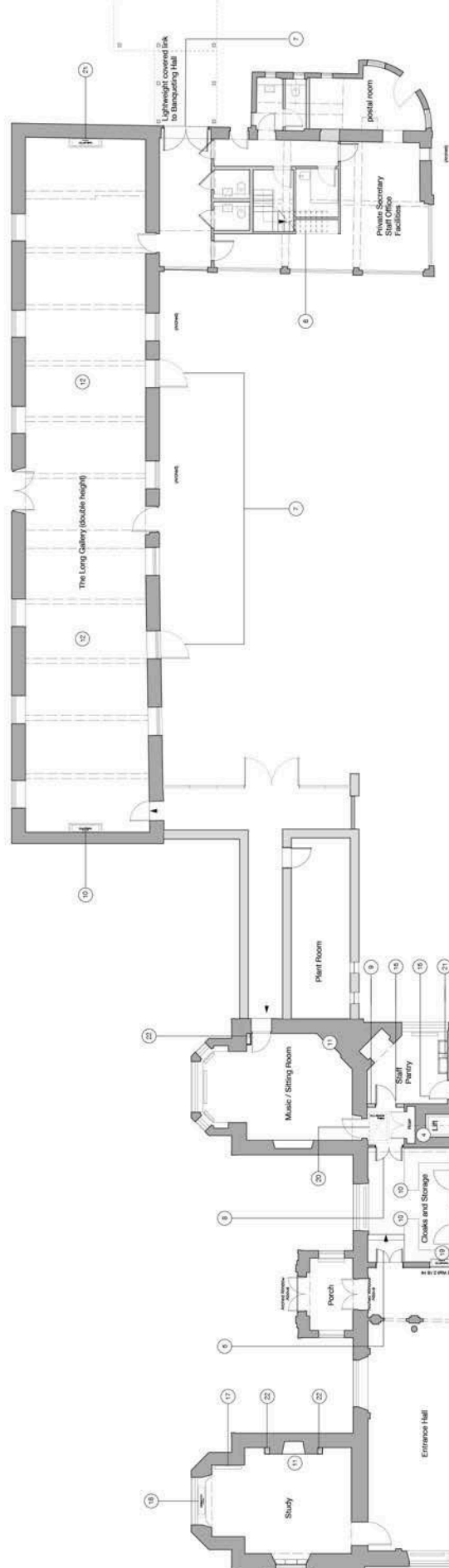
179 Abchurch Lane, London EC4A 3DF, UK
tel: 020 7318 1278 fax: 020 7318 2871

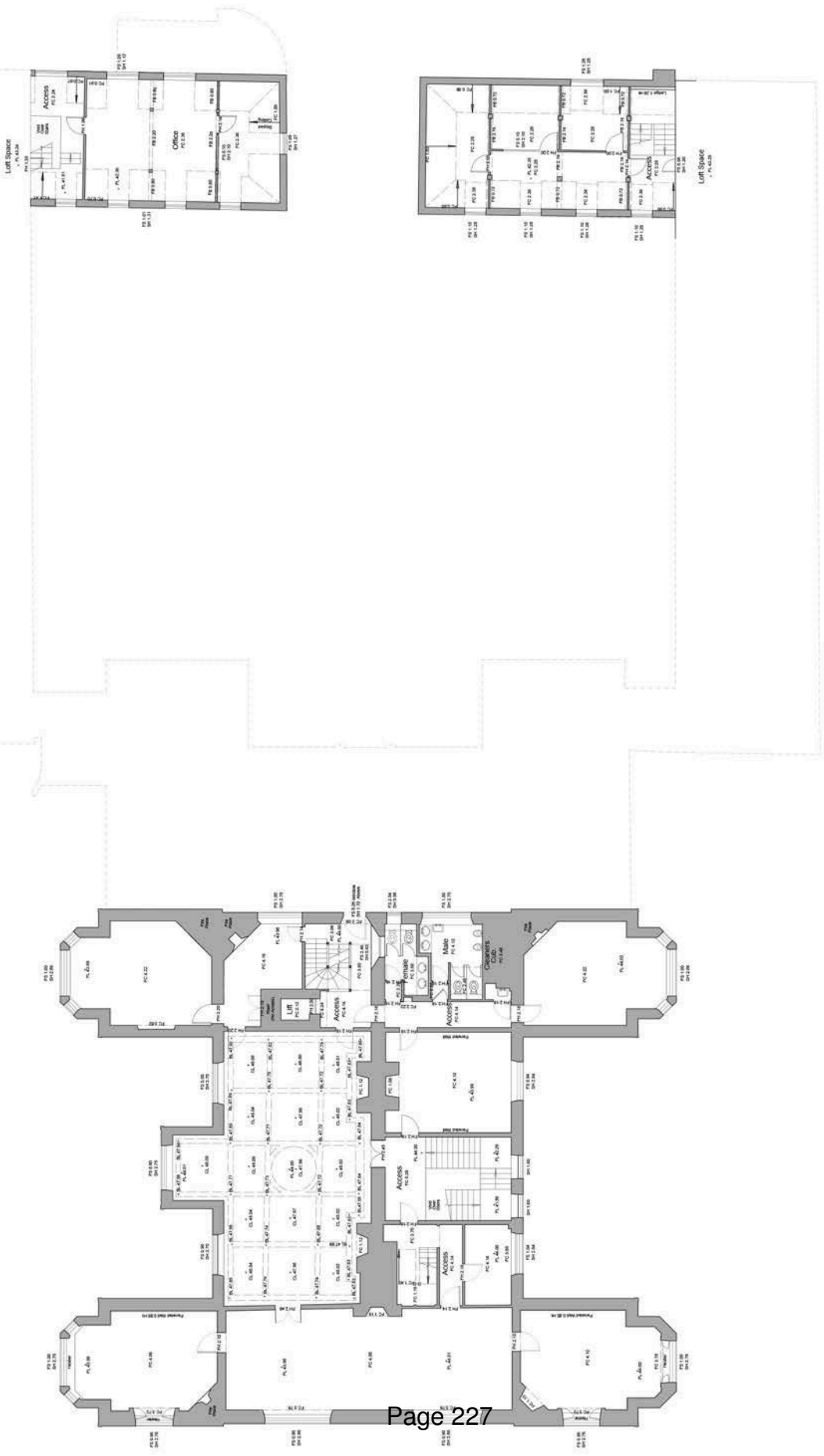
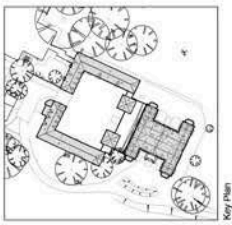
Swakeleys House CES Properties (Ickenham) Ltd.

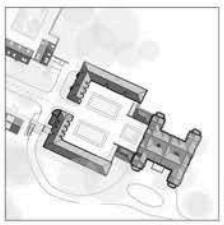


Key Plan

- Legend
- Downy in existing fabric reinstated as per 1930s plan
 - Recreate partition wall as per 1930s plan
 - Historic metal stable carefully retained
 - Lift carriage replaced
 - New doorway carefully inserted in existing fabric
 - New timber staircase between ground and first
 - Existing window openings altered to create new timber doors with profiles to match existing
 - Amend existing doorway with profile to match existing to provide double door
 - New wall to match existing
 - New cloak and storage built as pantry units to read as items of furniture within room housing FCU
 - Existing chimney piece to be retained and reused
 - Ceiling finish to be carefully removed to reveal roof space
 - Maintenance access to roof only
 - Replace glazed panel with infill wall
 - New door with profile to match existing
 - Existing door carefully retaining
 - New radiator position
 - New FCU in adapted radiator enclosure
 - New FCU in existing cupboard
 - New FCU in dropped ceiling void
 - New SVP in pantry unit to read as item of furniture within the room
 - New SVP riser within enlarged void to wall lining
 - Open roof to plant room with boxes to conceal plant
 - Indicative kitchen layout
 - Presumed location of existing SVP



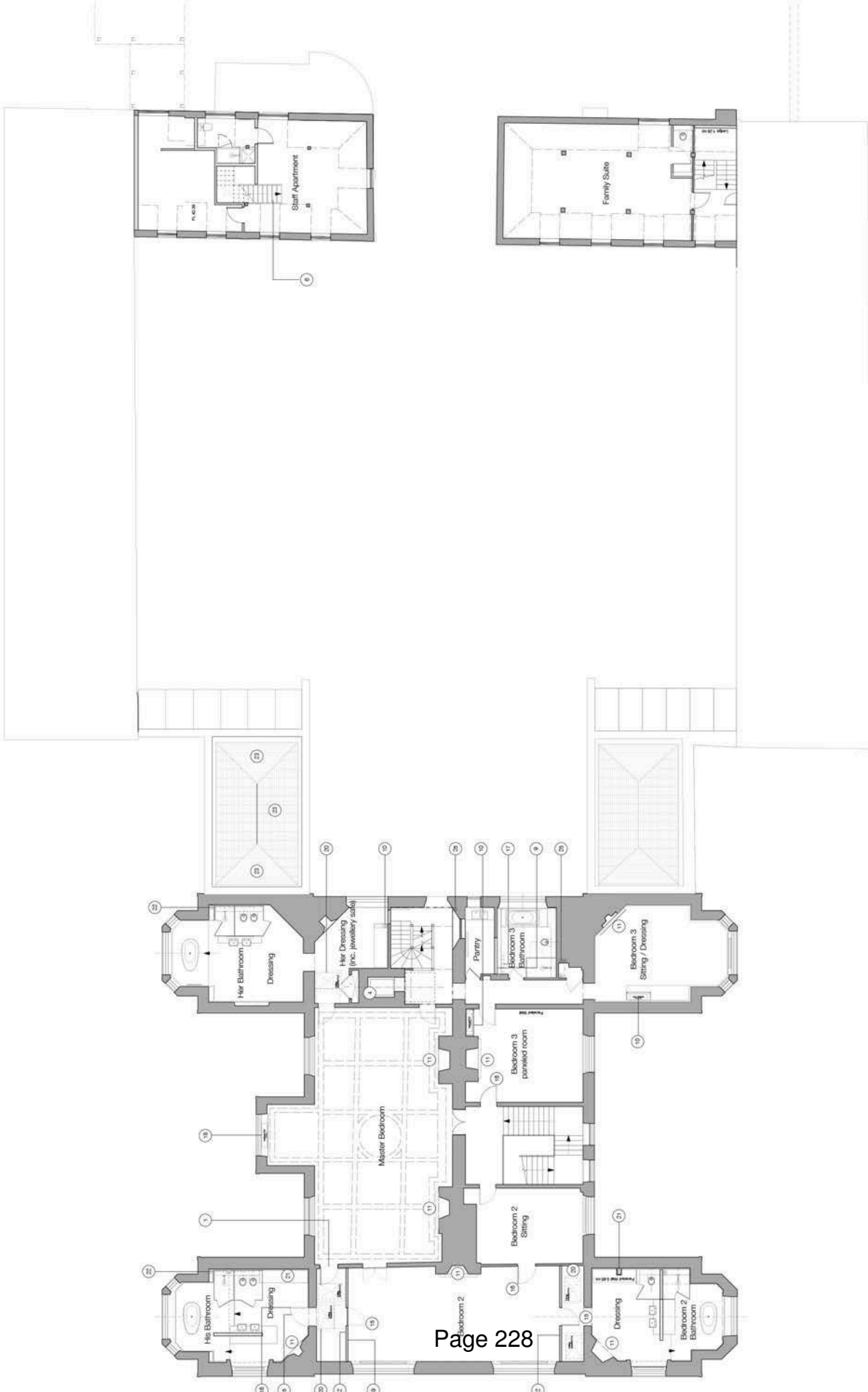




Key Plan

Legend

1. Downway in existing fabric reinstated as per 1930s plan
2. Reinstates partition wall as per 1930s plan
3. Historic metal stairs carefully retained
4. Lift carriage replaced
5. New downway carefully inserted in existing fabric
6. New timber staircase between ground and first
7. Existing window openings altered to create new timber doors with profiles to match existing
8. Amend existing downway with profile to match existing to provide double door
9. New wall to match existing
10. New cloak and storage built as joinery units to read as items of furniture within room housing FCU
11. Existing chimney piece to be retained and raised
12. Ceiling finish to be carefully removed to reveal roof space
13. Maintenance access to roof only
14. Replace glazed panel with solid wall
15. New door with profile to match existing
16. Existing door carefully rehanging
17. New radiator position
18. New FCU in adapted radiator enclosure
19. New FCU in existing cupboard
20. New FCU in dropped ceiling void
21. New SVP in joinery unit to read as item of furniture within the room
22. New SVP riser within enlarged void to wall lining
23. Open roof to plant room with louvers to conceal plant
24. Indicative kitchen layout
25. Presumed location of existing SVP
26. Extended joinery unit to achieve for maximum head height within bedroom



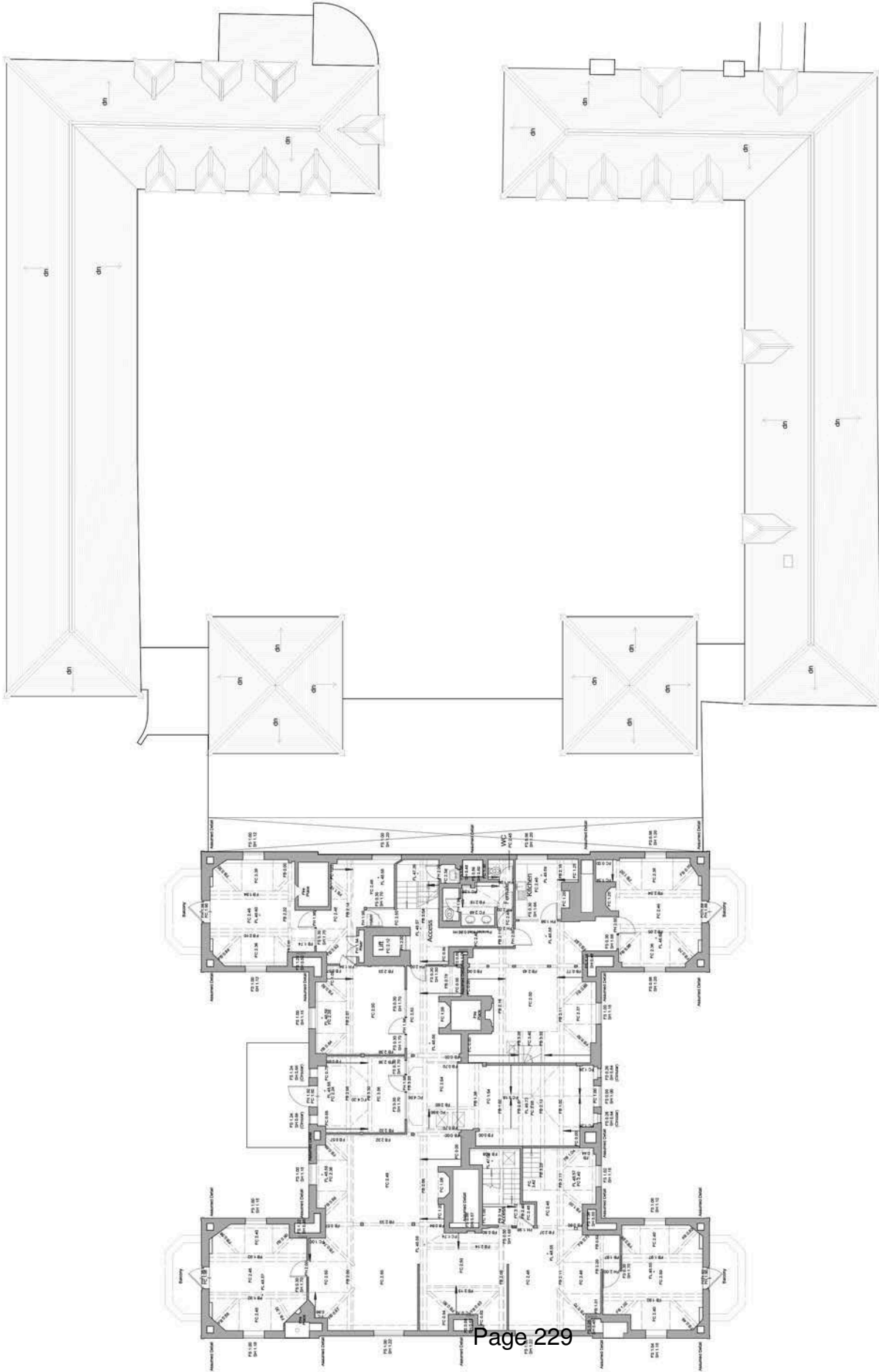
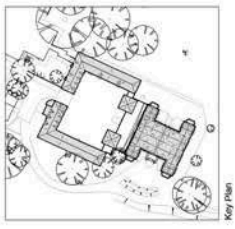
1604 (PL)213 rev. --
Swakeleys House

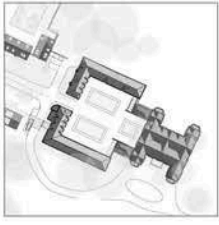
Swakeleys House
CES Properties (Ickenham) Ltd.



December 2012

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1:200 @ A3

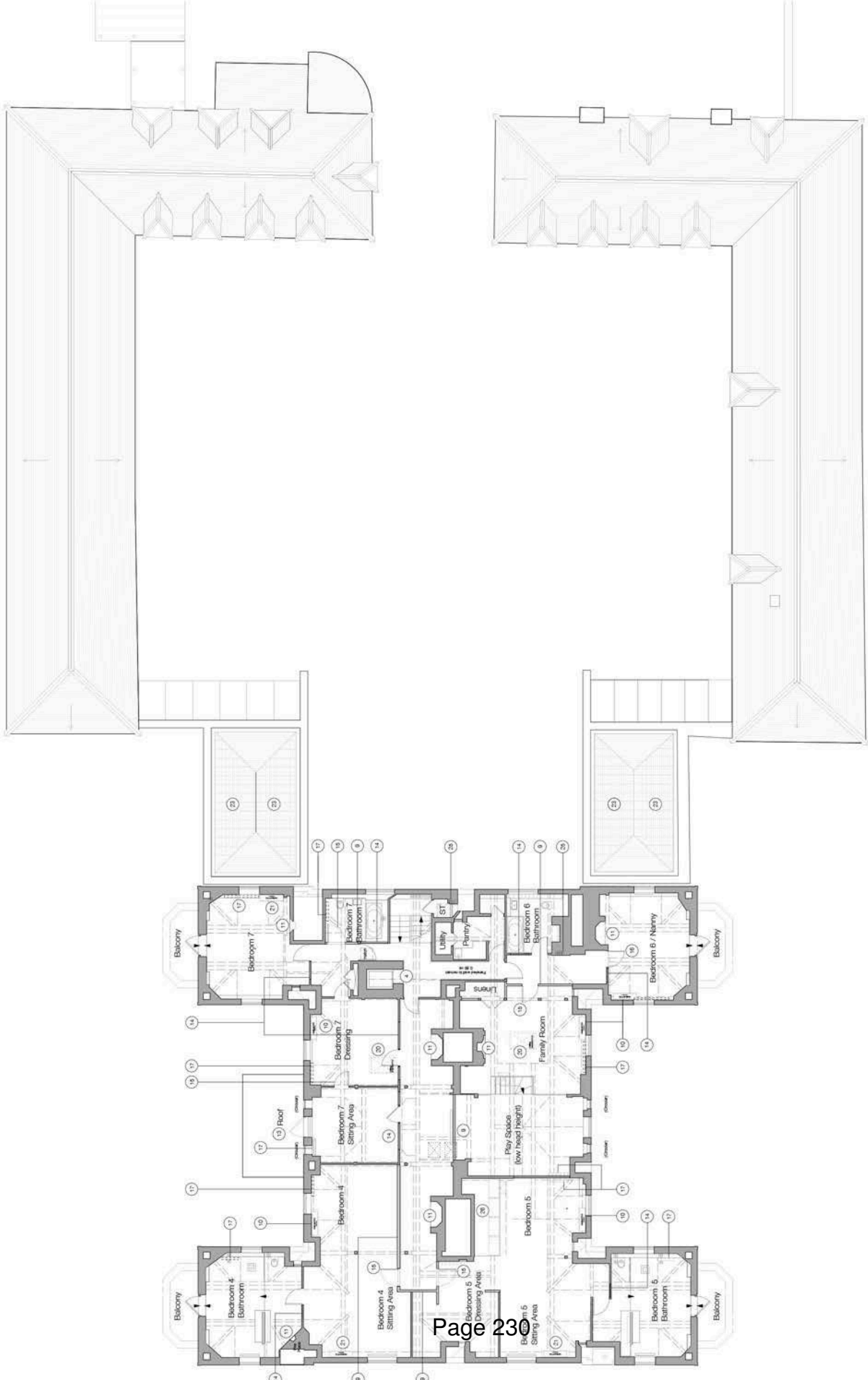


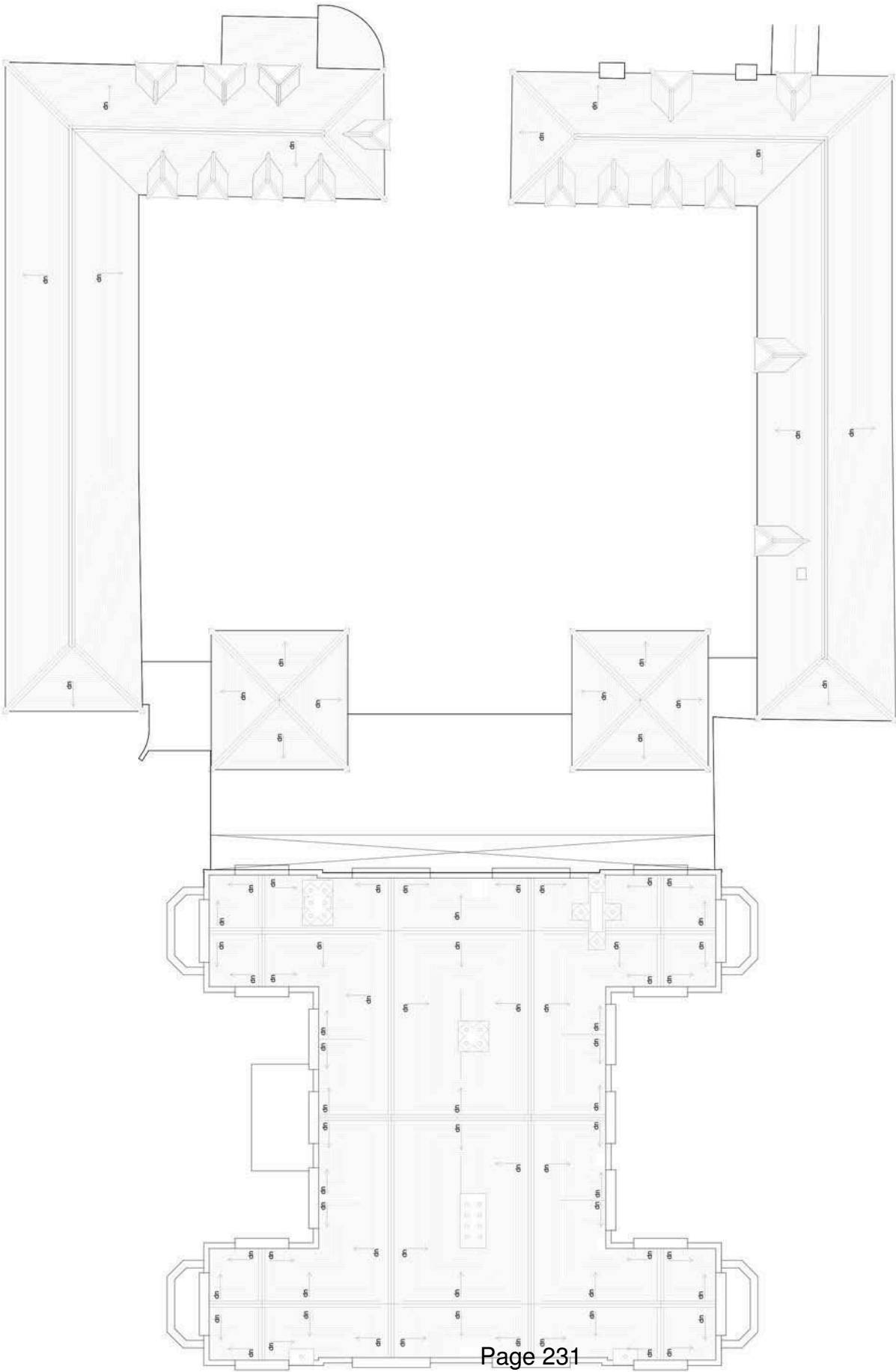
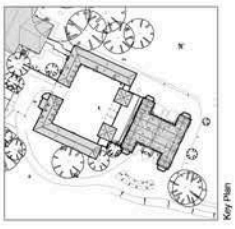


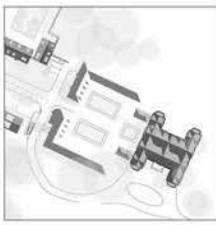
Key Plan

Legend

1. Downy in existing fabric reinstated as per 1930s plan
2. Reinstated partition wall as per 1930s plan
3. Historic metal stairs carefully retained
4. Lift carriage replaced
5. New doorway carefully inserted in existing fabric
6. New timber staircase between ground and first
7. Existing window openings altered to create new timber doors with profiles to match existing
8. Amend existing doorway with profile to match existing to provide double door
9. New wall to match existing
10. New desks and storage built as joinery units to read as items of furniture within room housing FCU
11. Existing chimney piece to be retained and reused
12. Ceiling finish to be carefully removed to reveal roof space
13. Maintenance access to roof only
14. Replace glazed panel with infill wall
15. New door with profile to match existing
16. Existing door carefully rehanging
17. New radiator position
18. New FCU in adapted radiator enclosure
19. New FCU in existing cupboard
20. New FCU in dropped ceiling void
21. New SVP in joinery unit to read as item of furniture within the room
22. New SVP riser within enlarged void to wall lining
23. Open roof to plant room with boxes to conceal plant
24. Indicative kitchen layout
25. Presumed location of existing SVP
26. Extended joinery unit to achieve for maximum head height within bedroom

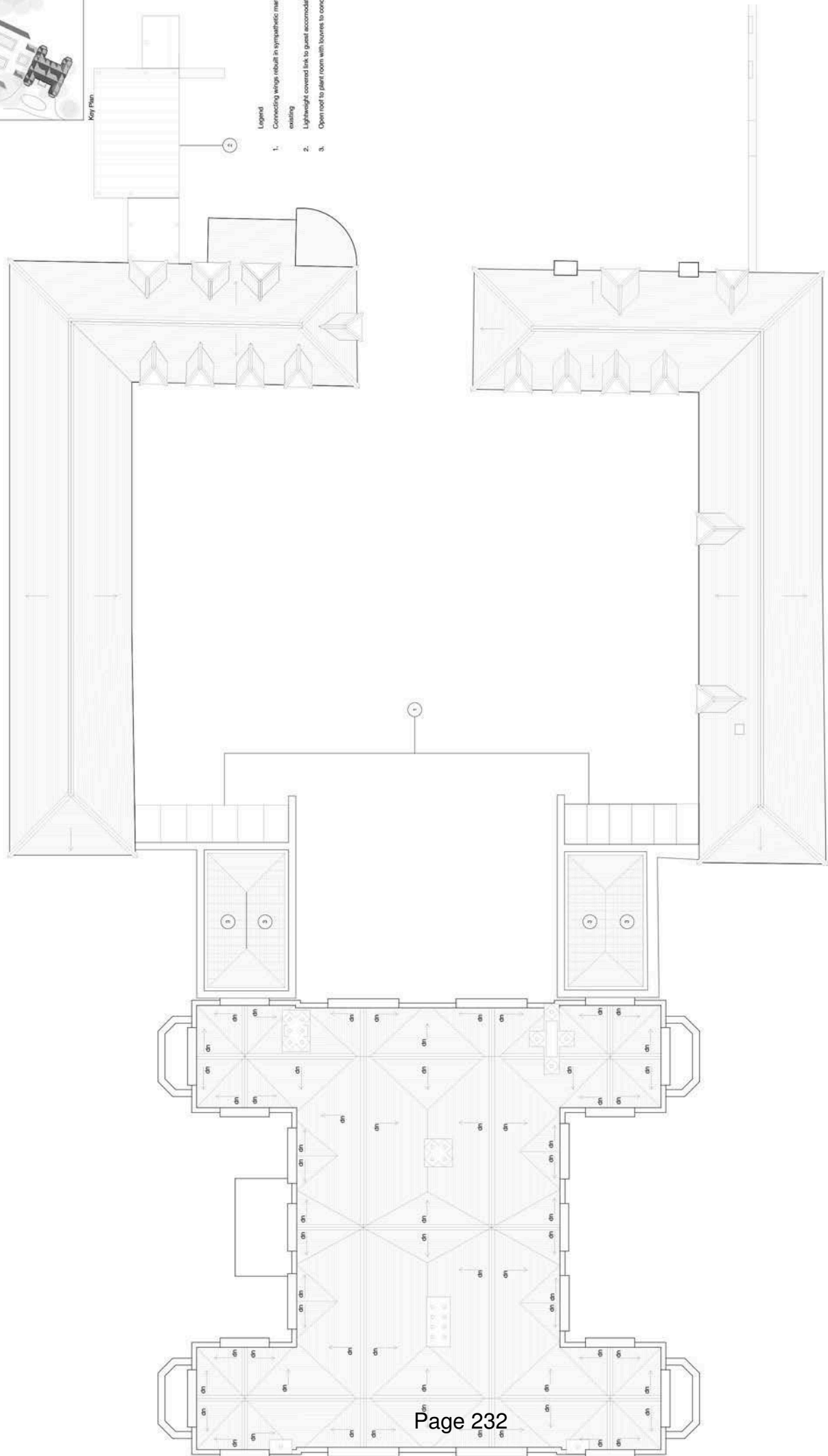


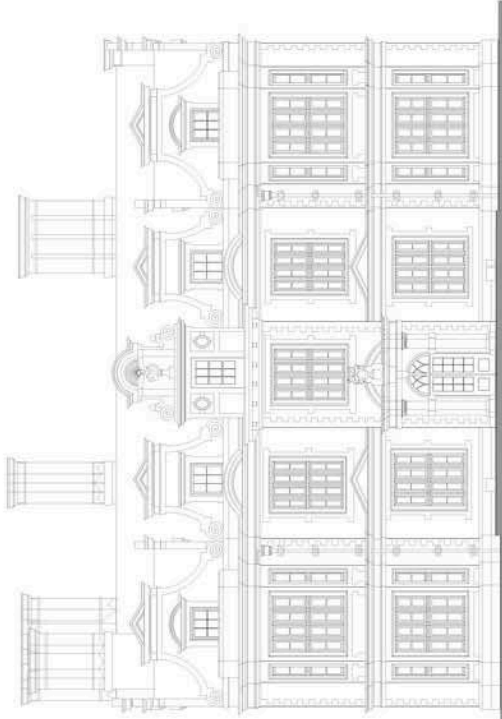
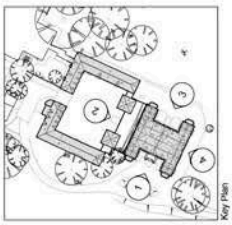




Key Plan

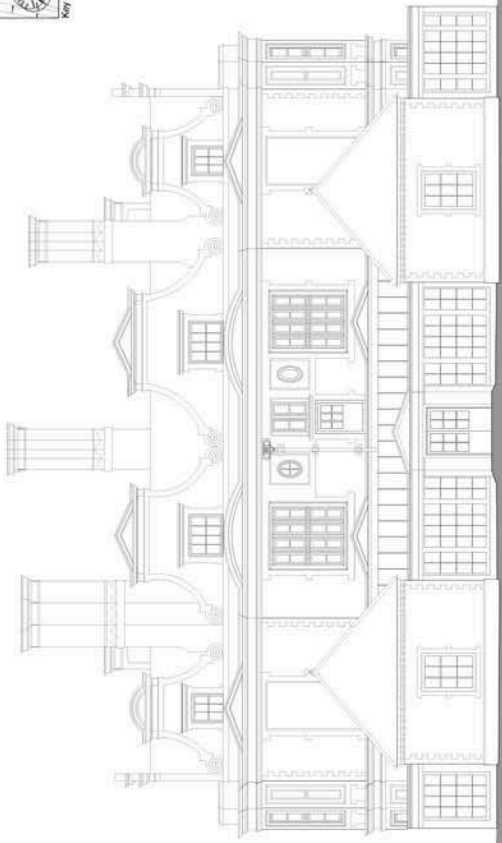
- Legend
1. Connecting wings rebuilt in sympathetic manner to existing
 2. Lightweight covered link to guest accommodation
 3. Open roof to plant room with bores to conceal plant



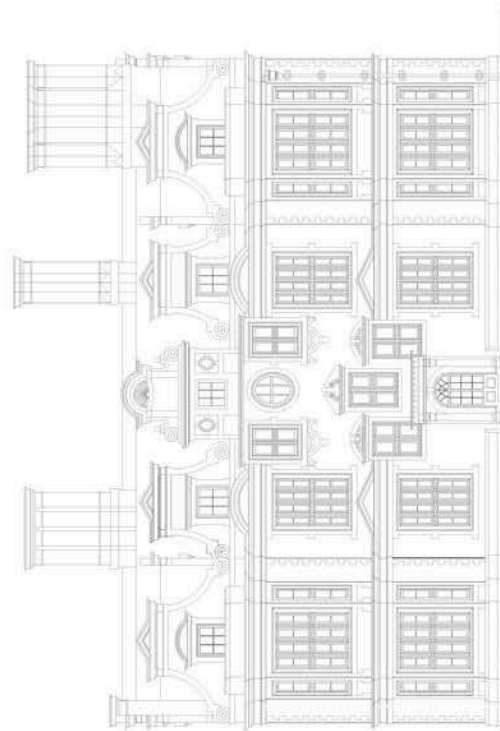


Drawn 30/0m

Existing Elevation 1 (Northwest Facade)

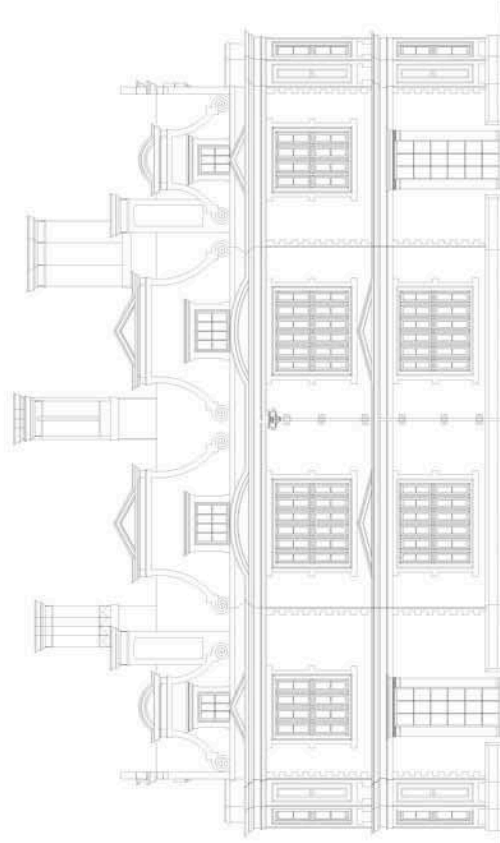


Existing Elevation 2 (Northeast Facade)



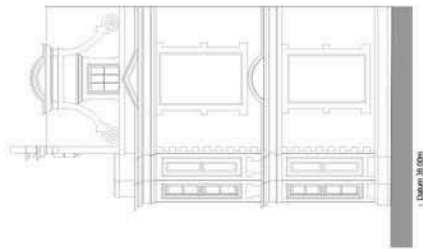
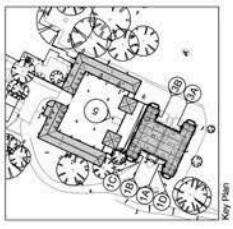
Drawn 30/0m

Existing Elevation 3 (Southeast Facade)

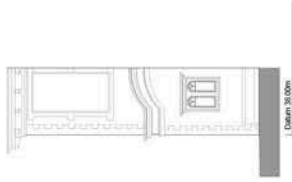


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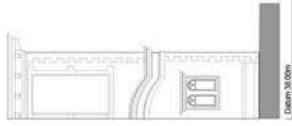
Existing Elevation 4 (Southwest Facade)



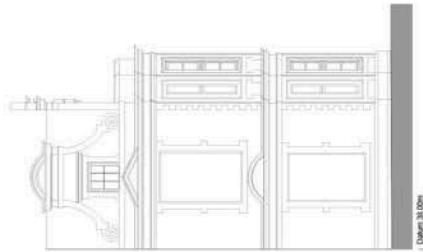
Existing Elevation 1B (Northwest Facade)



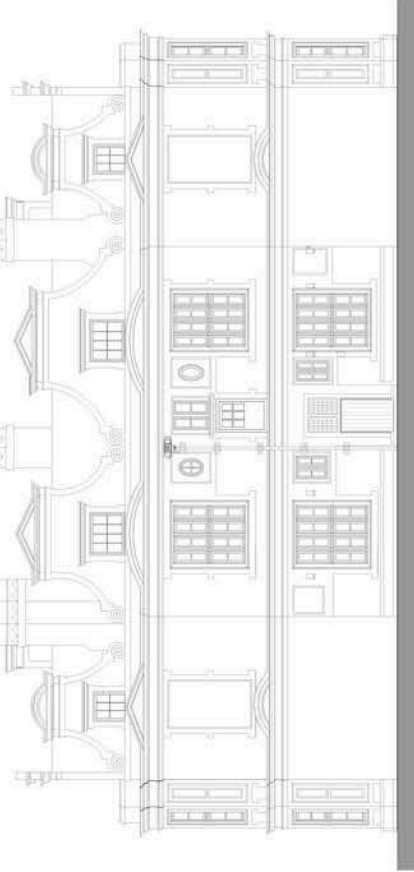
Existing Elevation 1C (West Facade)



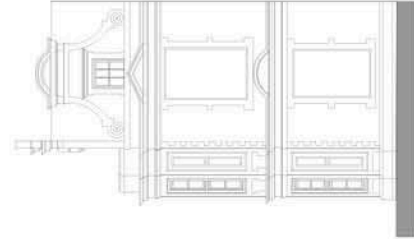
Existing Elevation 1D (West Facade)



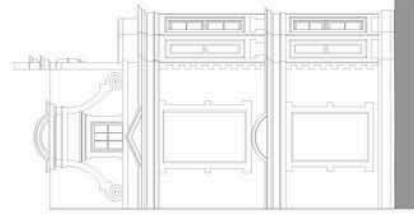
Existing Elevation 3B (Southeast Facade)



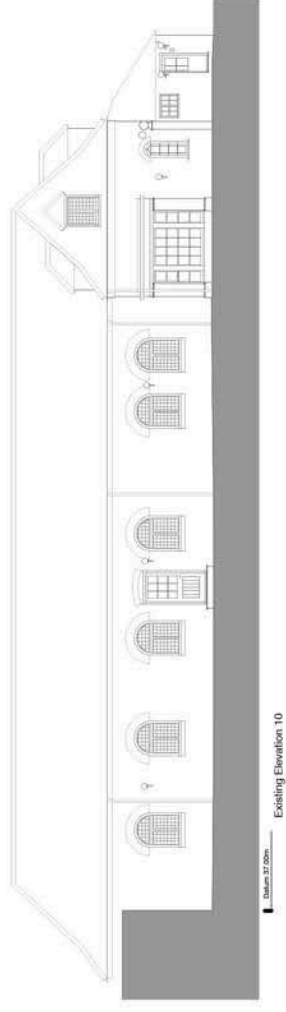
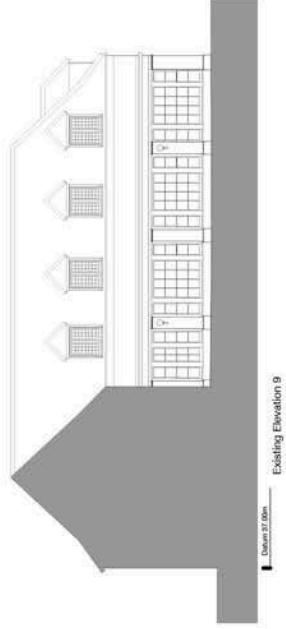
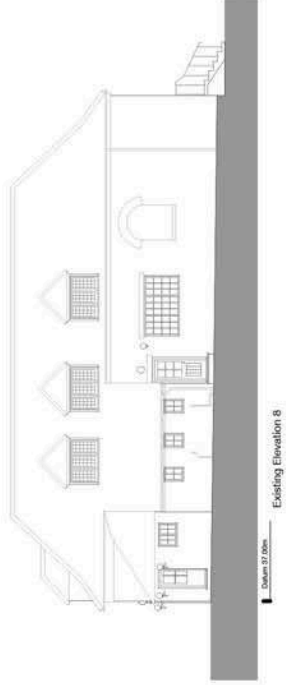
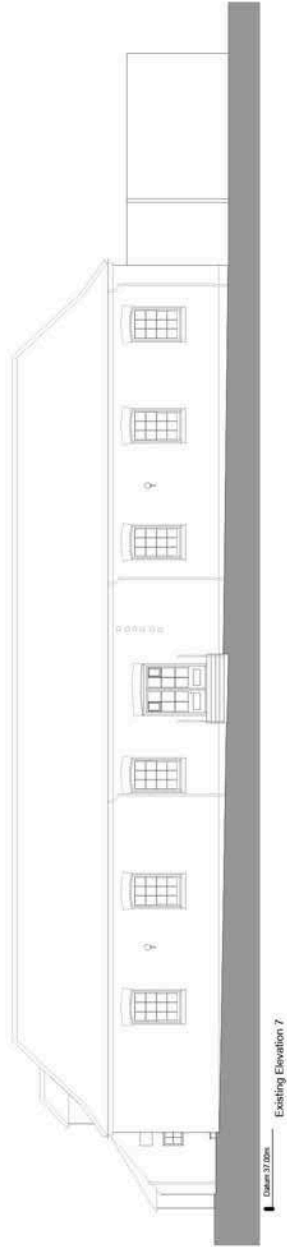
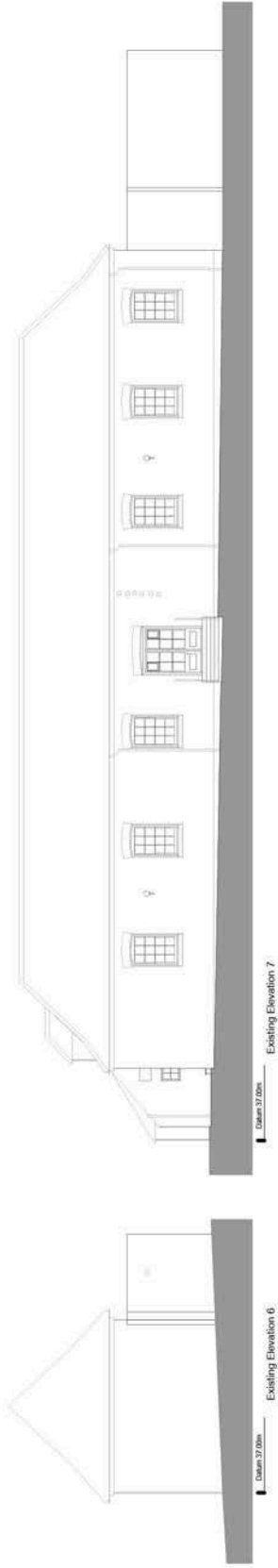
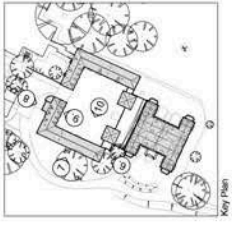
Existing Elevation 5 (Northeast Internal Facade)

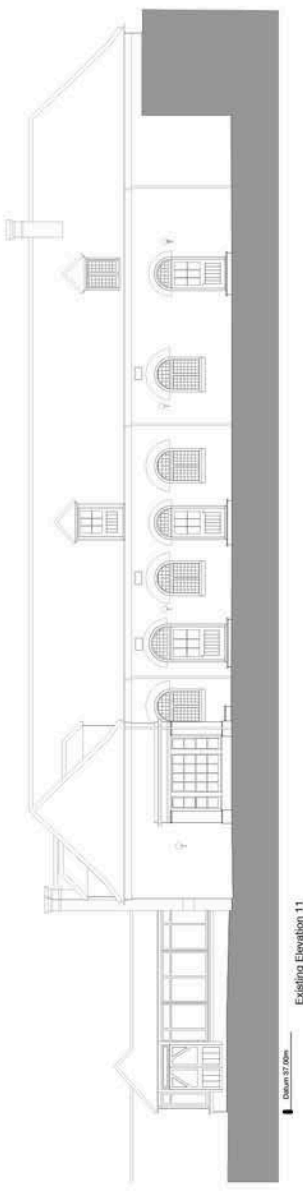
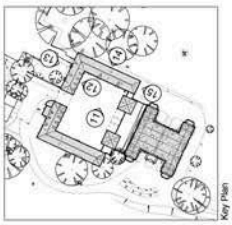


Existing Elevation 3A (Southeast Facade)



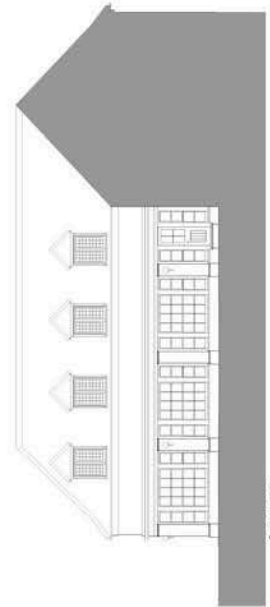
Existing Elevation 1A (Northwest Facade)





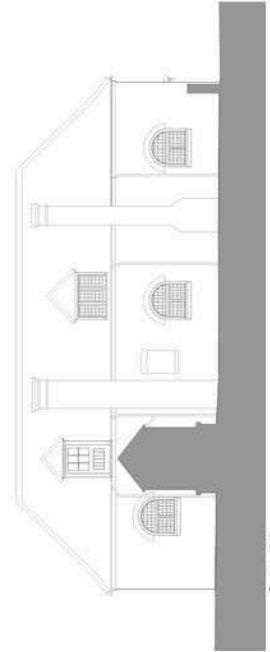
Existing Elevation 11

0 1 2 3 4 5 6 7 8 9 10 metres



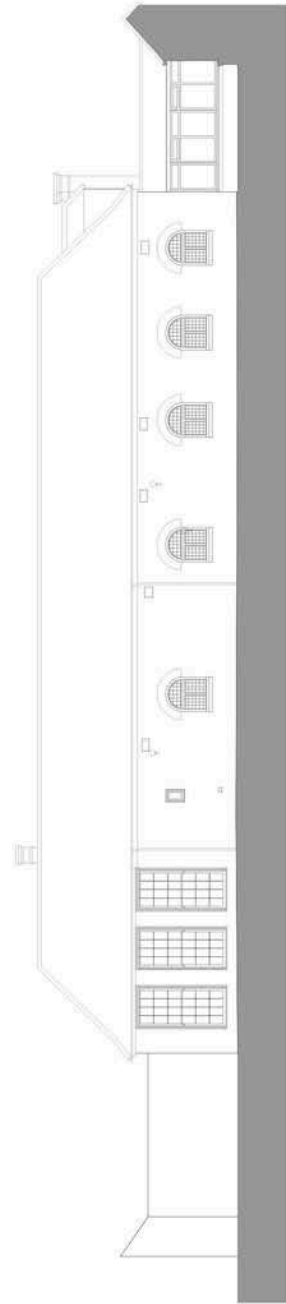
Existing Elevation 12

0 1 2 3 4 5 6 7 8 9 10 metres



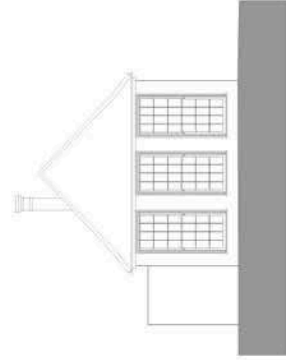
Existing Elevation 13

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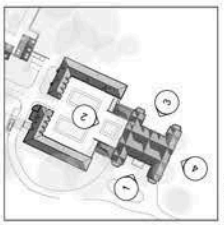
Existing Elevation 14

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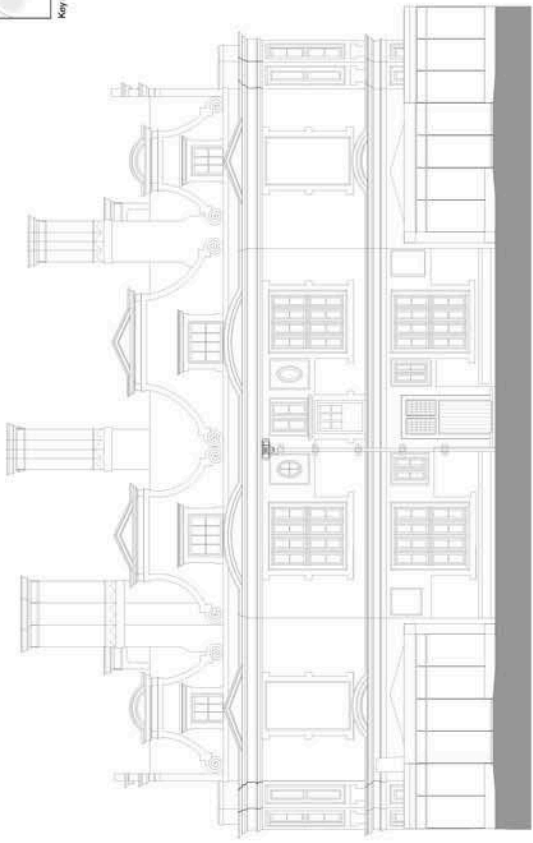


Existing Elevation 15

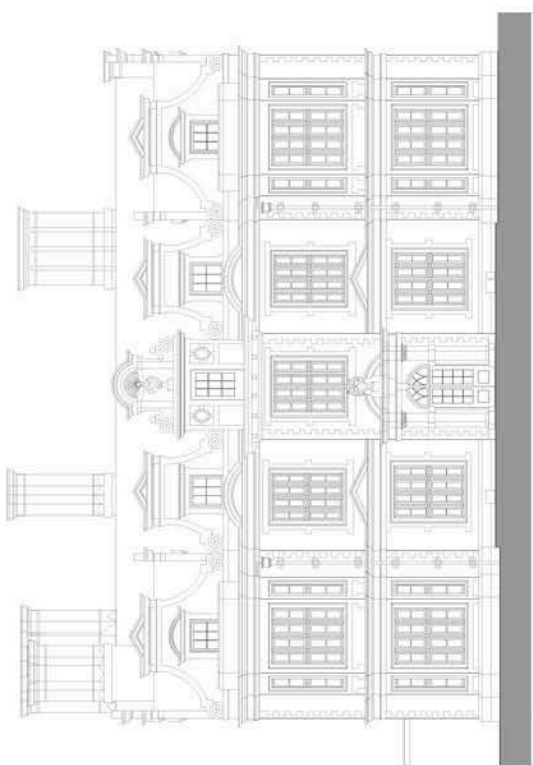
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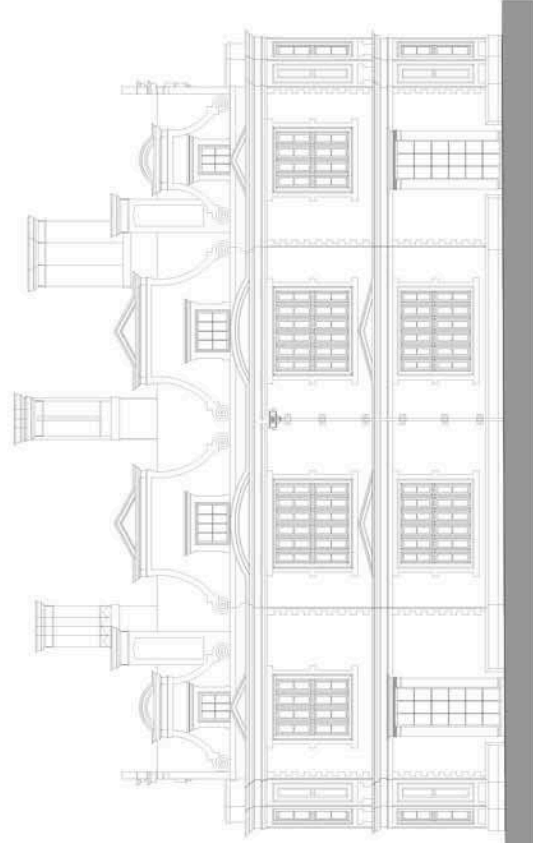
Key Plan



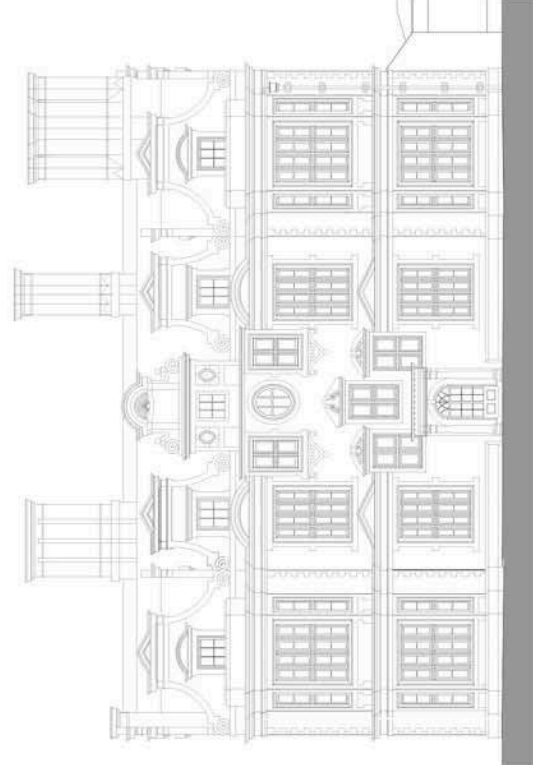
Date: 31/09/16
Swakeleys House - Proposed Elevation 2
(Northwest Facade)



Date: 31/09/16
Swakeleys House - Proposed Elevation 1
(Northwest Facade)



Date: 31/09/16
Swakeleys House - Proposed Elevation 4
(Southwest Facade)

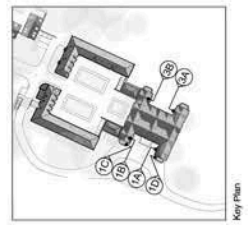


Date: 31/09/16
Swakeleys House - Proposed Elevation 3
(Southwest Facade)

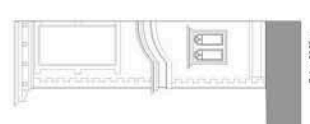


December 2012

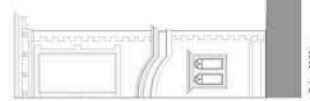
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1:200 @ A3



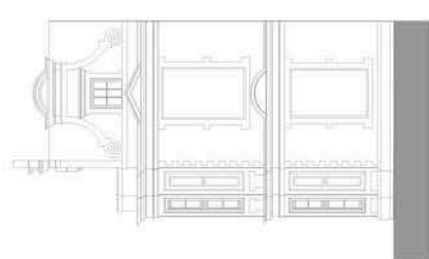
Key Plan



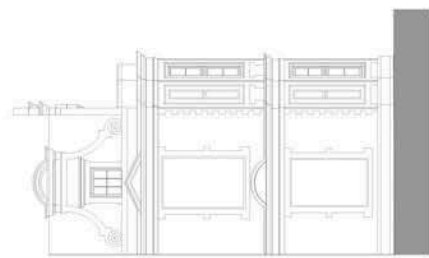
Swakeleys House - Proposed Elevation 1C
(West Facade)
Datum 38.00m



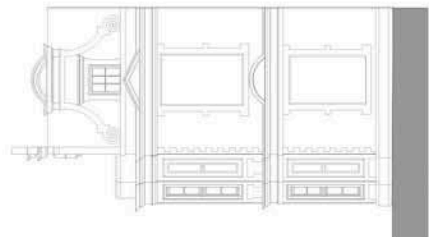
Swakeleys House - Proposed Elevation 1D
(West Facade)
Datum 38.00m



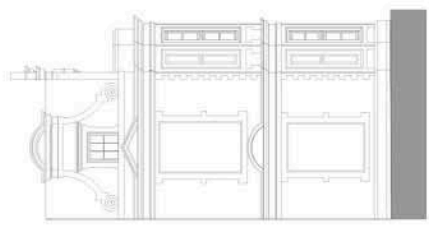
Swakeleys House - Proposed Elevation 1A
(Northwest Facade)
Datum 38.00m



Swakeleys House - Proposed Elevation 3B
(Southwest Facade)
Datum 38.00m

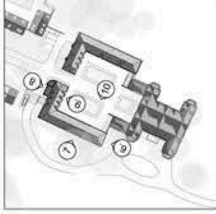


Swakeleys House - Proposed Elevation 3A
(Southwest Facade)
Datum 38.00m



Swakeleys House - Proposed Elevation 1A
(Northwest Facade)
Datum 38.00m

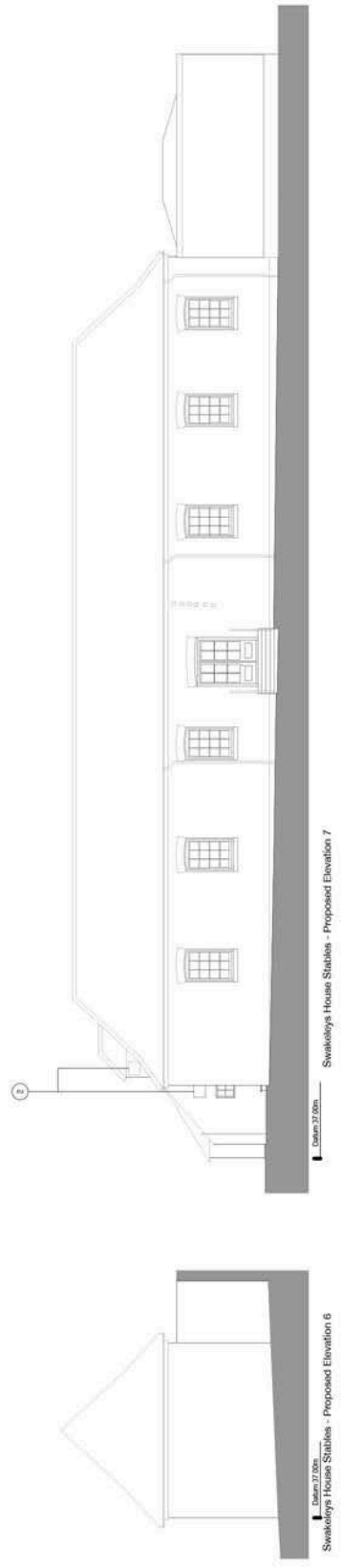




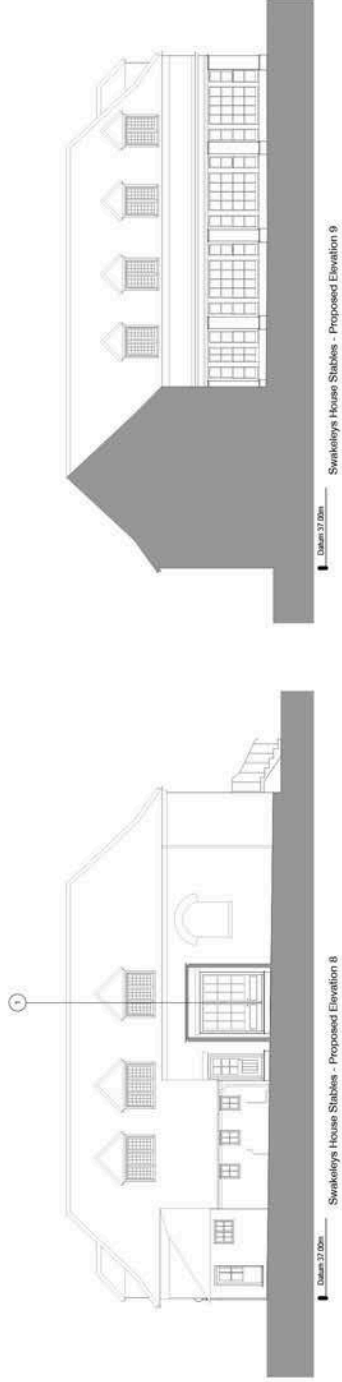
Key Plan

Legend

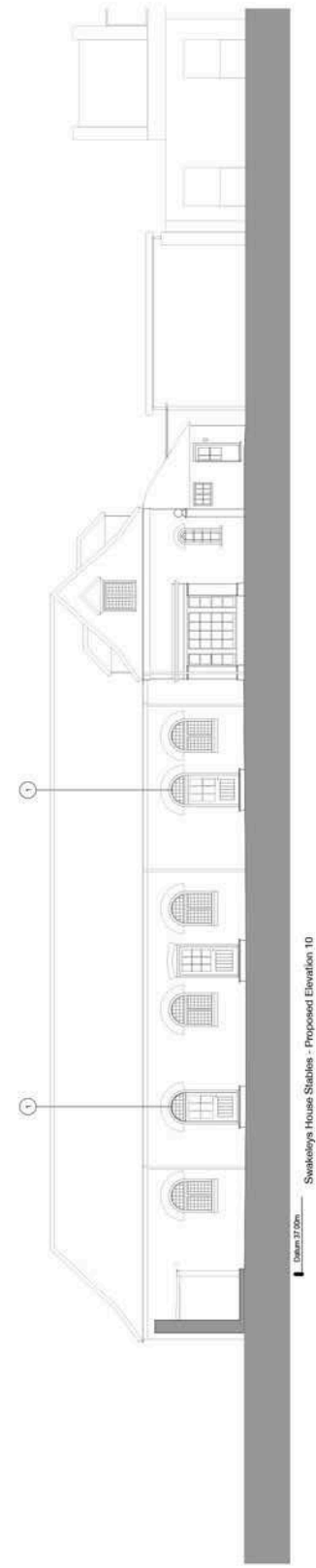
1. Existing window opening altered to create new timber doors with profiles to match existing
2. New extract vents (see bricks) inserted into existing fabric
3. Extract via existing chimney flue

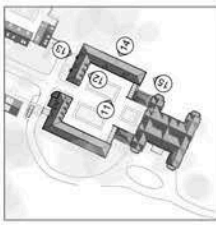


Swakeleys House Stables - Proposed Elevation 7



Swakeleys House Stables - Proposed Elevation 9

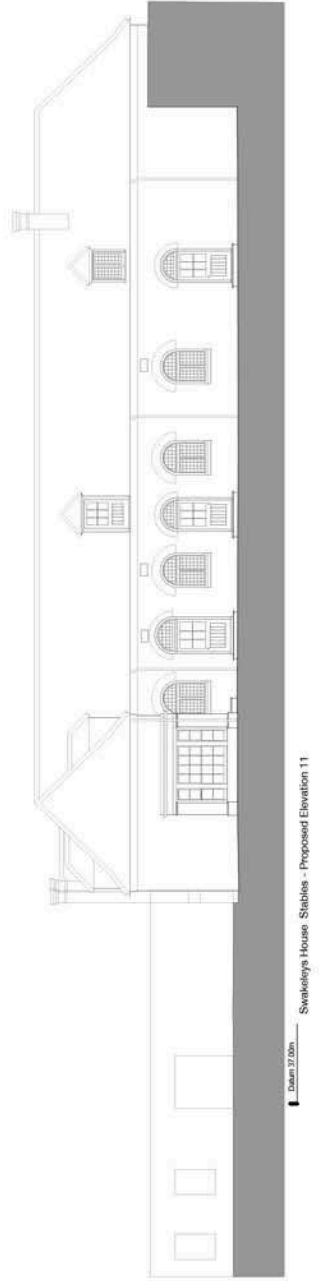




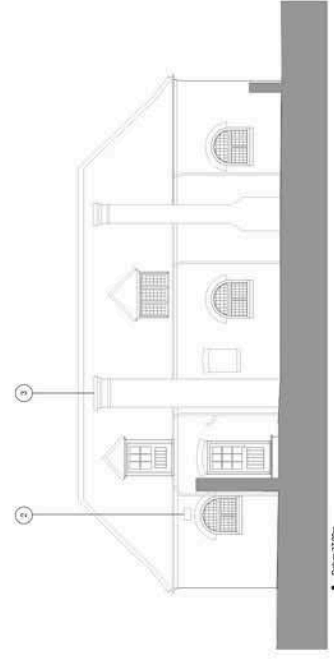
Key Plan

Legend

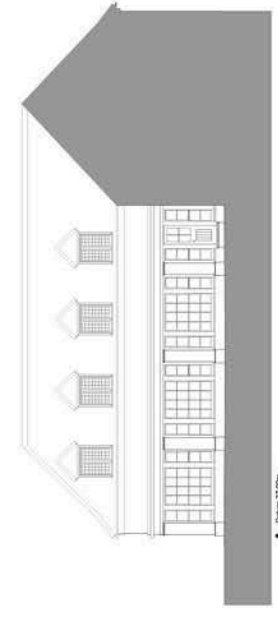
1. Existing window opening altered to create new timber doors with profiles to match existing fabric
2. New extract vents (air bricks) inserted into existing fabric
3. Extract via existing chimney flue



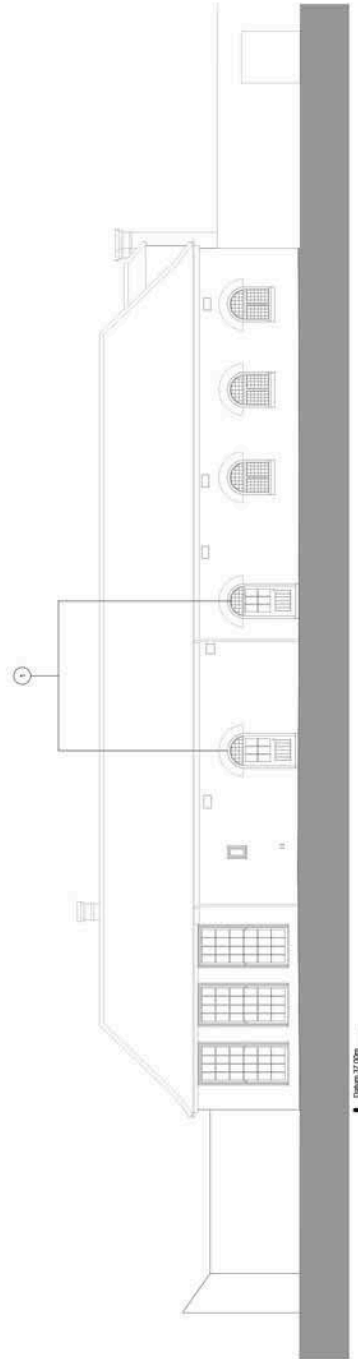
Swakeleys House Stables - Proposed Elevation 11



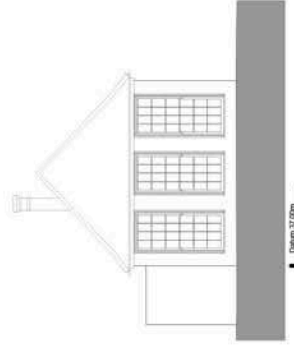
Swakeleys House Stables - Proposed Elevation 13



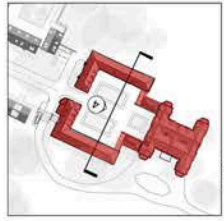
Swakeleys House Stables - Proposed Elevation 12



Swakeleys House Stables - Proposed Elevation 14

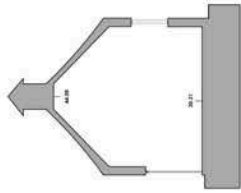
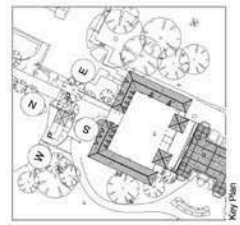


Swakeleys House Stables - Proposed Elevation 15



4 North Elevation
Scale 1:200

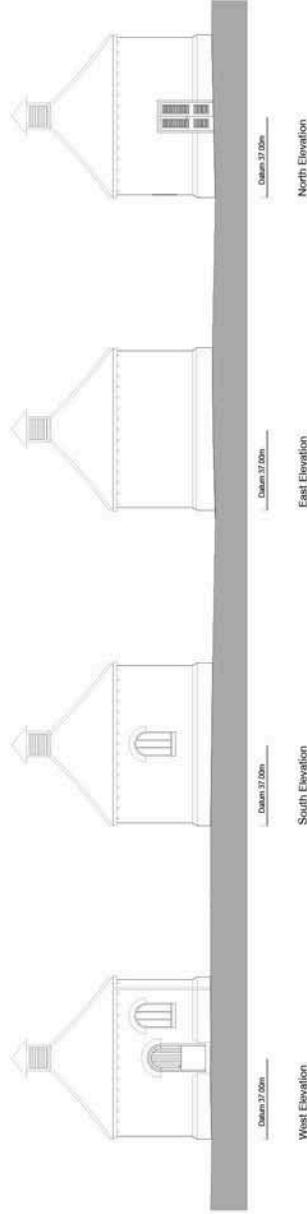


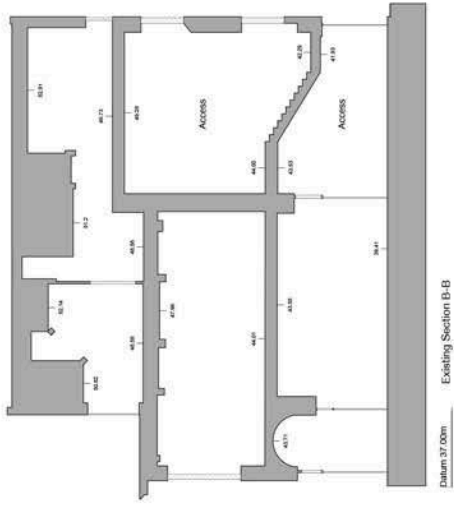
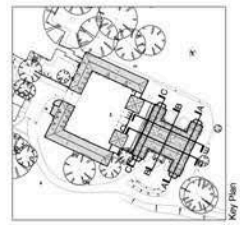


Existing Section P-P

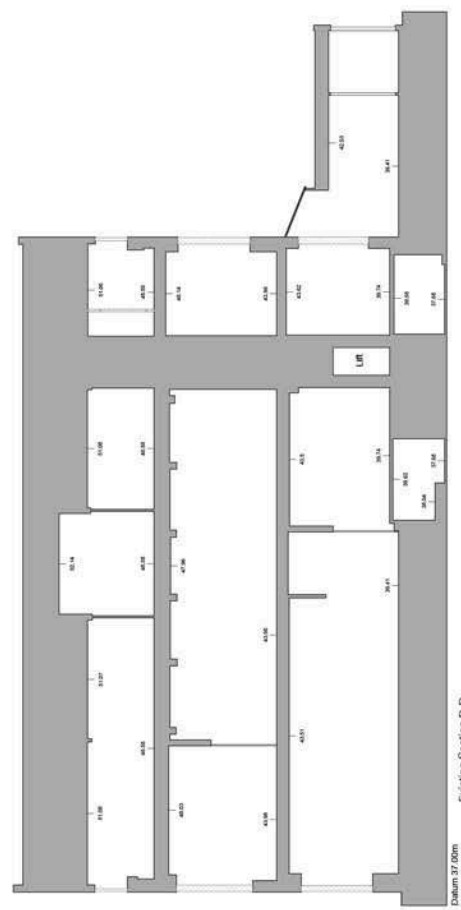


Ground Floor

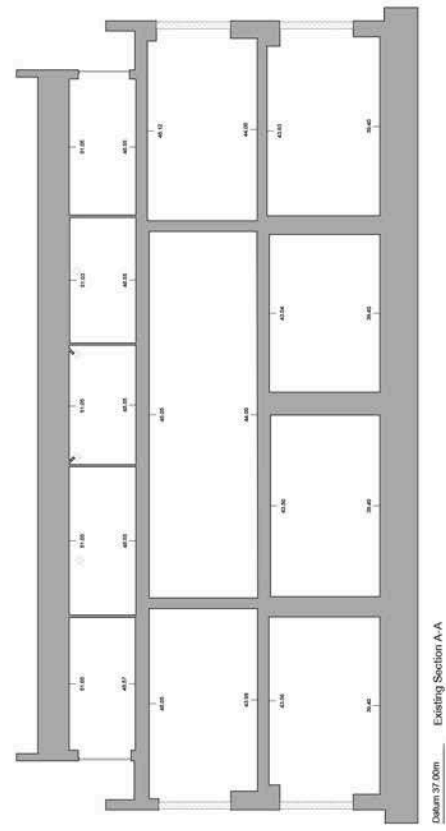




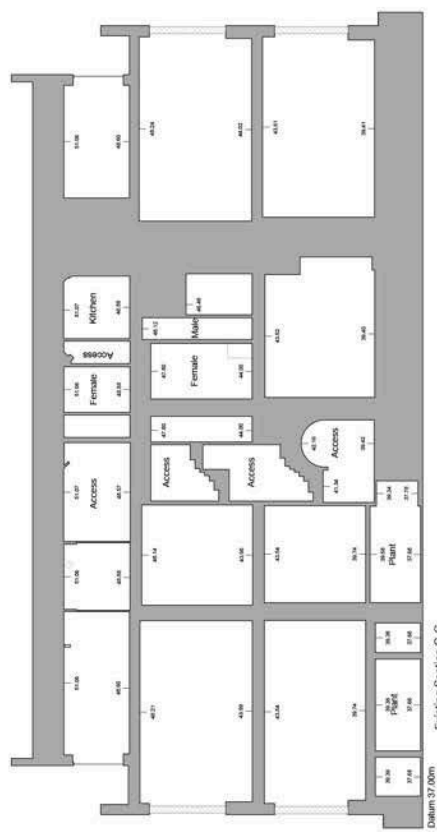
Datum 37.00m Existing Section B-B



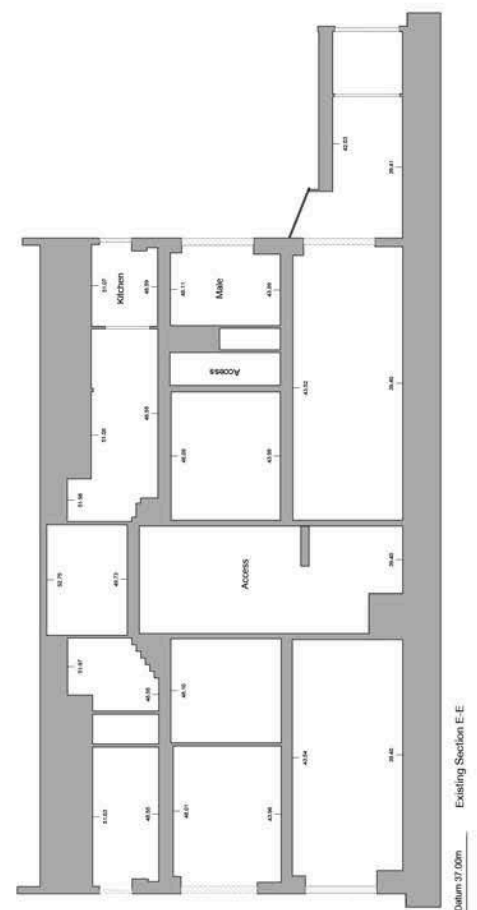
Datum 37.00m Existing Section D-D



Datum 37.00m Existing Section A-A



Datum 37.00m Existing Section C-C



Datum 37.00m Existing Section E-E



December 2012

scale 1:100 @ A1
1:200 @ A3

paul davis + partners
 ARCHITECTS URBAN DESIGNERS
 THE OLD LONDON HOUSE 178 ADELY STREET, LONDON, EC1M 6JW (UK) paul.davis@pauldavispartners.com
 T +44(0)20 7730 1178 F +44(0)20 7730 5071

1604 (PL)020 rev...
 Swakeleys House

Swakeleys House
 CES Properties (Ickenham) Ltd.



Key Plan



3 Guest Suite A
Scale 1:200

4 Guest Suite B
Scale 1:200

1 Guest Suite D
Scale 1:200

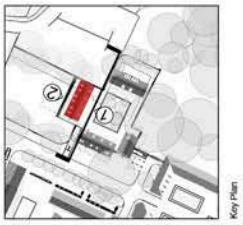
2 Guest Suite C
Scale 1:200



December 2012



scale 1:100 @ A1
1:200 @ A3



Key Plan



1 South Elevation - Enclosed Garden
Scale 1:200



2 North Elevation - Walled Garden
Scale 1:200

Guest Suite Elevations Type A

paul davis + partners
ARCHITECTS URBAN DESIGNERS
The old school house 178 Leary Street, London SW14 8LP info@pauldavispartners.com
T +44(0)20 7730 1178 F +44(0)20 7285 9271

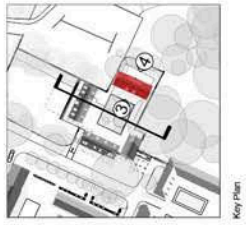
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December 2012



1604 (PL) 252 rev. --
Guest Suite Elevations

Swakeleys House
CES Properties (Ickenham) Ltd.



Key Plan



3 East Elevation - Enclosed Garden
Scale 1:200



4 West Elevation - Private Garden
Scale 1:200

Guest Suite Elevations Type B

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 ARCHITECTS, URBAN DESIGNERS
 The Old School House, 178 Leury Street, London SW1W 8LP. info@pauldavispartners.com
 T +44(0)20 7730 1178 F +44(0)20 7380 6071

scale 1:100 @ A1
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December 2012



1604 (PL) 253 rev. --
 Guest Suite Elevations

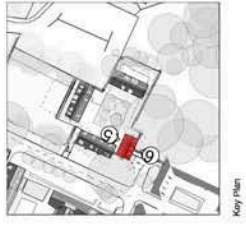
Swakeleys House
 CES Properties (Ickenham) Ltd.



5 North Elevation - Enclosed Garden
Scale 1:200



6 South Elevation - Approach from the Stable Block
Scale 1:200



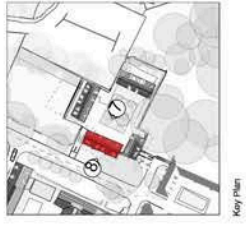
Key Plan



7 East Elevation - Enclosed Garden
Scale 1:200



8 West Elevation - Access Road
Scale 1:200



Key Plan

Guest Suite Elevations Type D

paul davis + partners
architects, urban designers
178 Abchurch Lane, London EC4N 3DF, UK
t: +44(0)20 7790 1178 f: +44(0)20 7300 2071
info@pauldavispartners.com

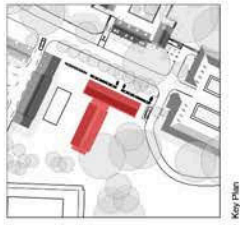
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December 2012



1604 (PL) 255 rev. 01
Guest Suite Elevations

Swakeleys House
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Key Plan



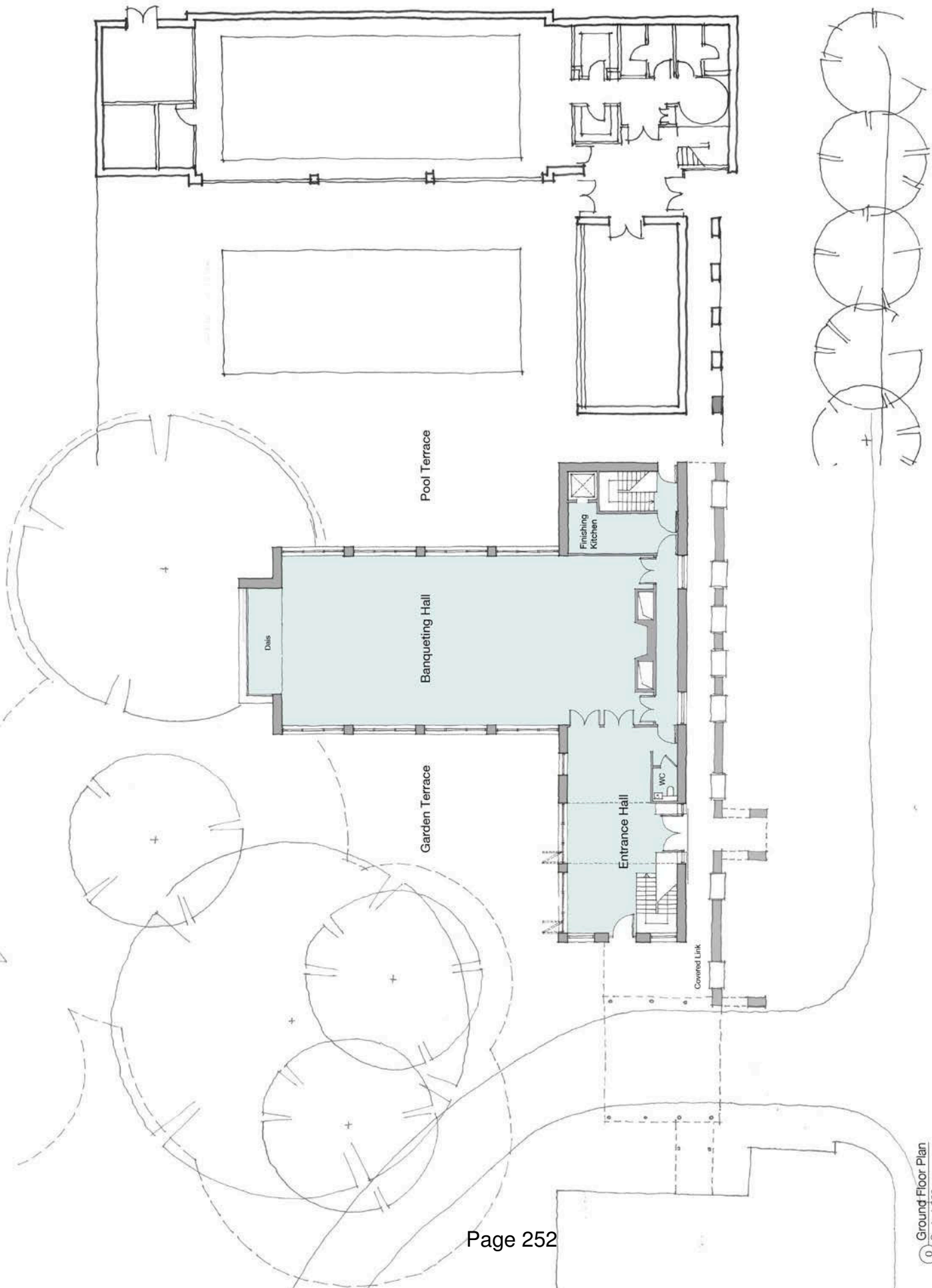
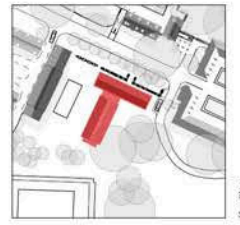
-1 Basement Floor Plan
Scale 1:200



December 2012



scale 1:100 @ A1
1:200 @ A3



0 Ground Floor Plan
Scale 1:200

paul davis + partners
architects urban designers
175 ekury street, london SW1W 8QP info@pauldavispartners.com
t +44(0)20 7730 1178 f +44(0)20 730 5071

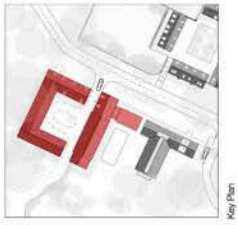
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December 2012



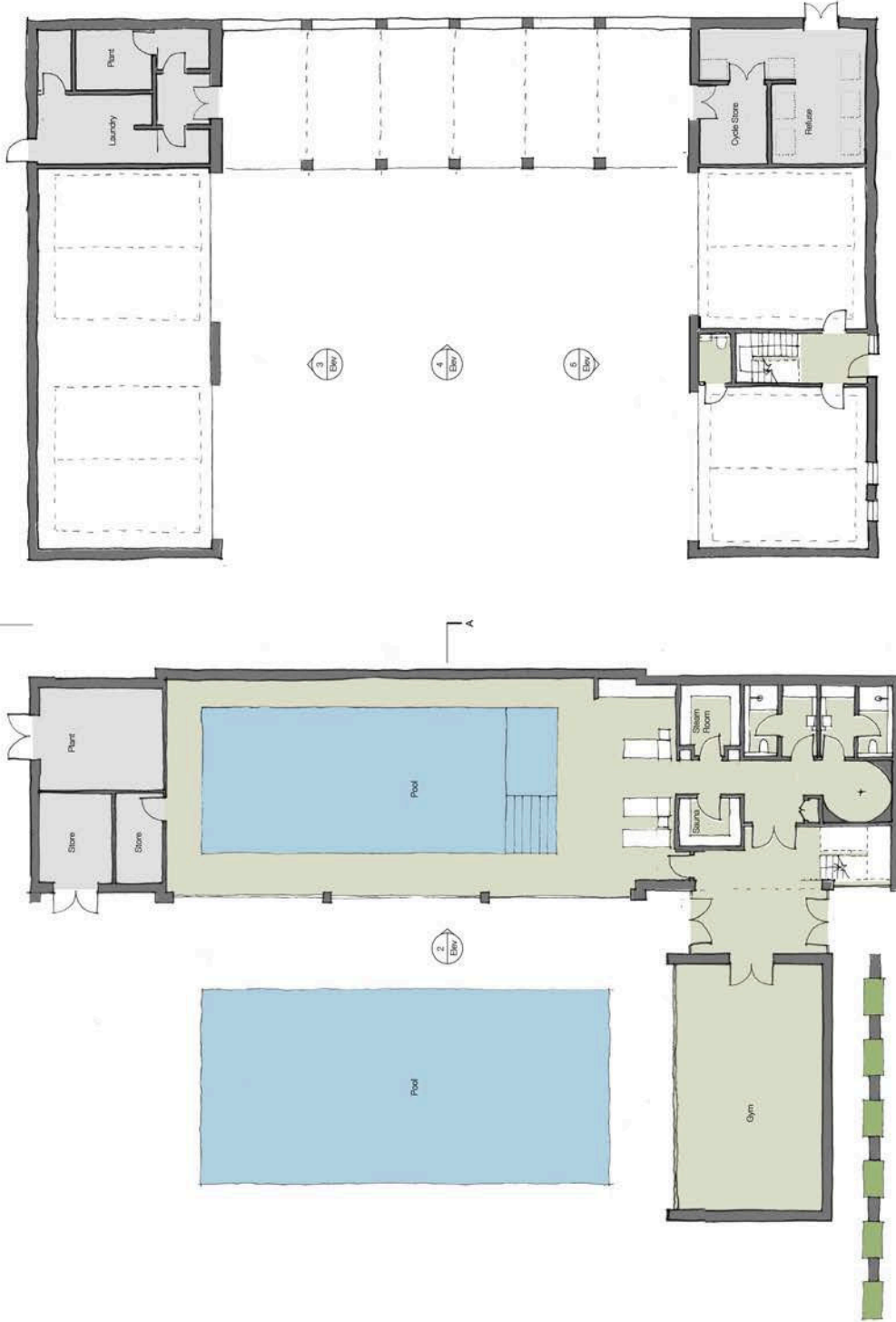
1604 (PL) 258 rev. --
Banqueting Hall - Floor Plans

Swakeleys House
CES Properties (Ickenham) Ltd.



Key Plan

Route through to Landscape Service Area



Proposed Number of Carpark Spaces:
 8 Covered
 9 Staggered
 21 Managed Parking

Overnight Parking to be situated on Existing Gravel Surface.

0 Ground Floor Plan
 Scale 1:200

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 ARCHITECTS URBAN DESIGNERS

December 2012

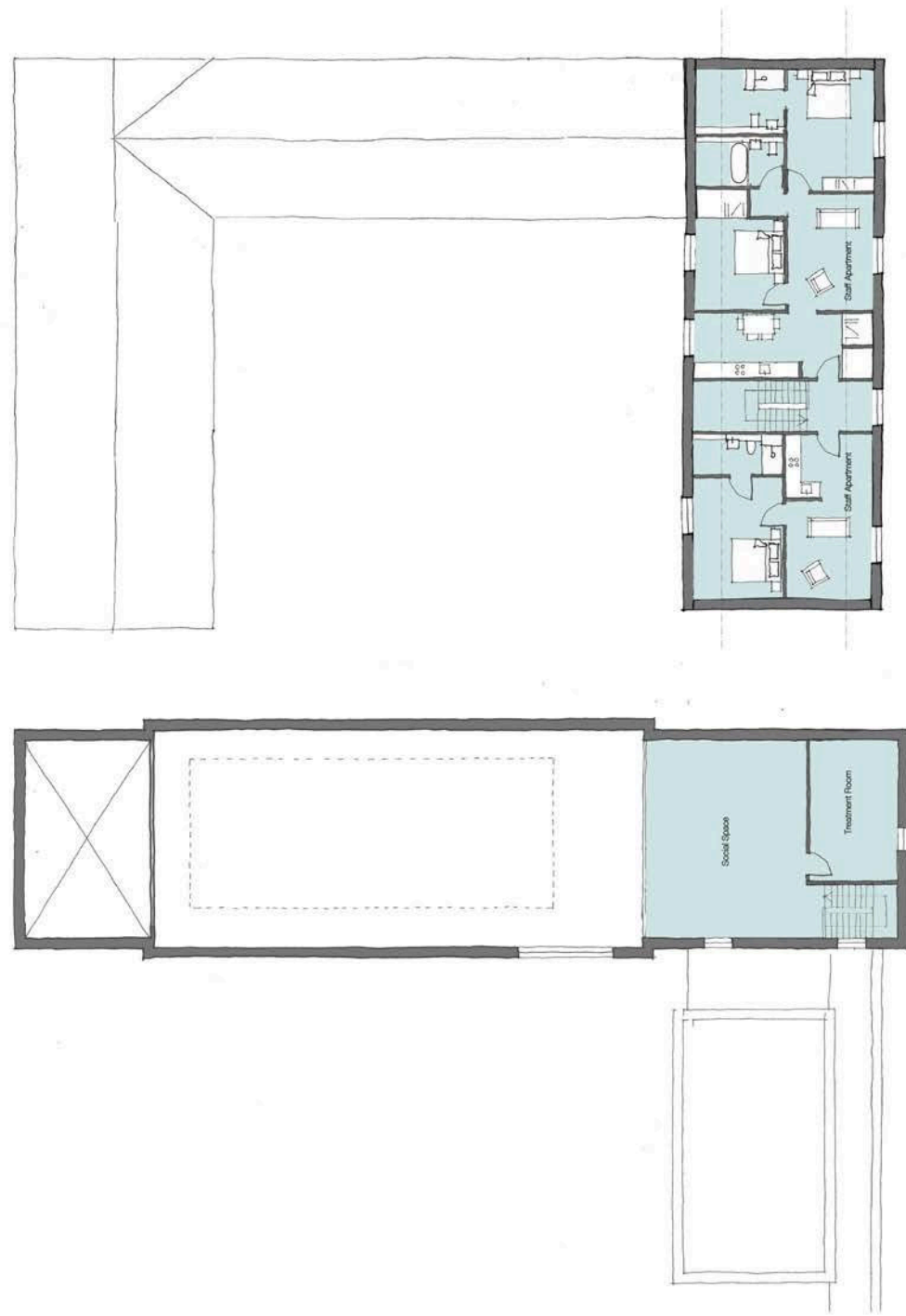
0 1 2 3 4 5 10 metres

1604 (PL) 256 rev. ...
 Leisure Building and Carpark Area

Swakeleys House
 CES Properties (Ickenham) Ltd.



Key Plan



1 First Floor Plan
Scale 1:200

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ARCHITECTS URBAN DESIGNERS
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t +44(0)20 7726 1178 f +44(0)20 7261 8071

scale 1:100 @ A1
1:200 @ A3



December 2012

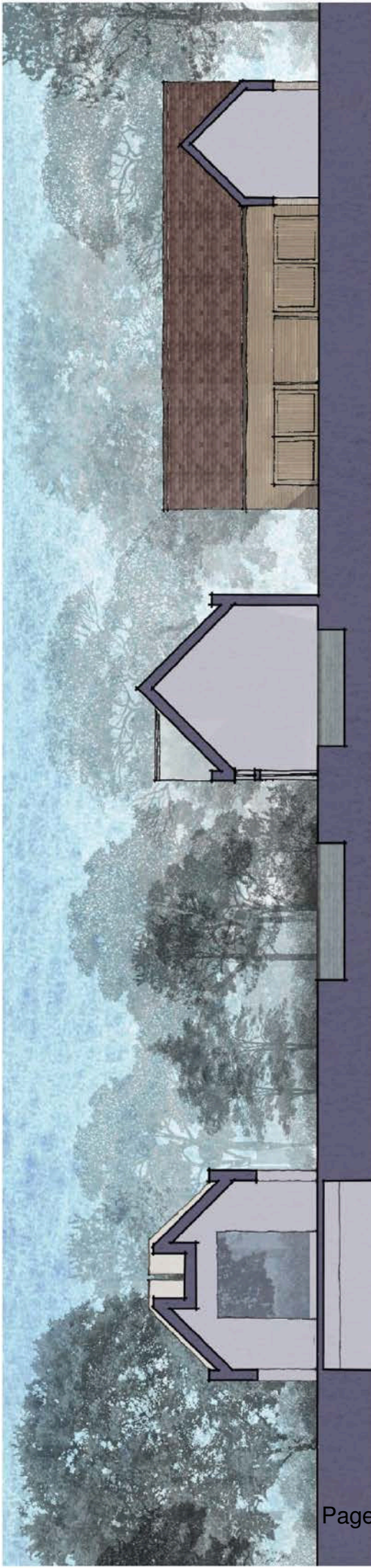


1604 (PL) 257 rev. ...
Leisure Building and Carpark Area

Swakeleys House
CES Properties (Ickenham) Ltd.



Key Plan



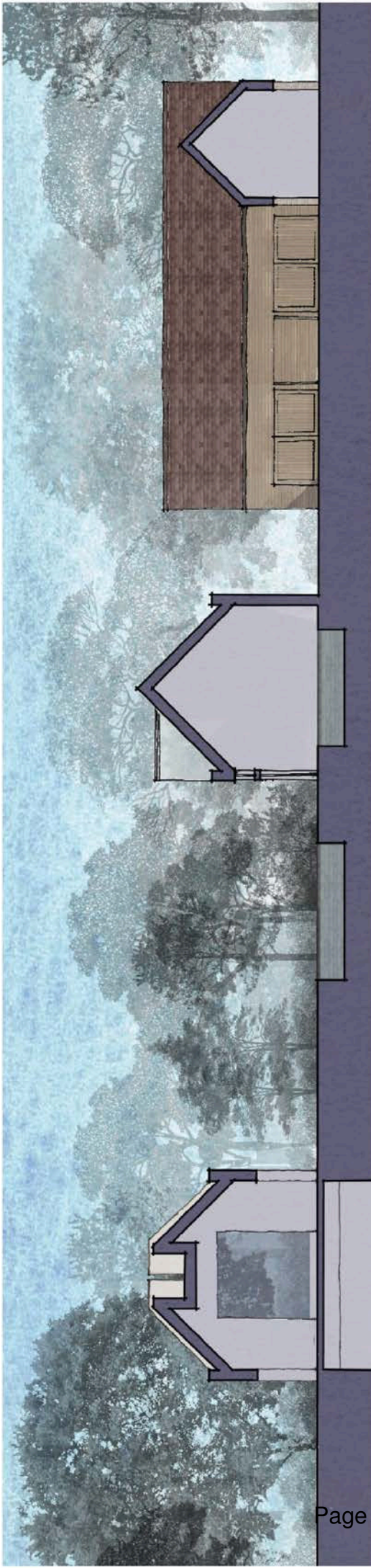
West Elevation
Scale 1:200



Carpark Area Elevation
Scale 1:200



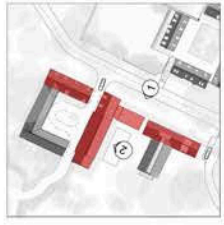
Key Plan



3 Wall Elevation
Scale 1:200



4 Carpark Area Elevation
Scale 1:200



Key Plan

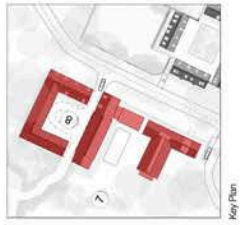


1 East Elevation
Scale 1:200

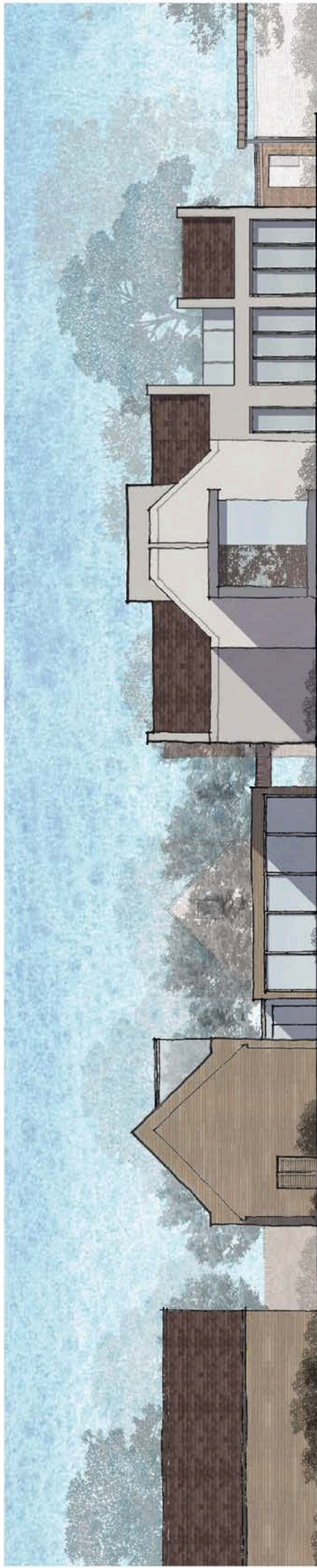


2 South Elevation
Scale 1:200





Key Plan

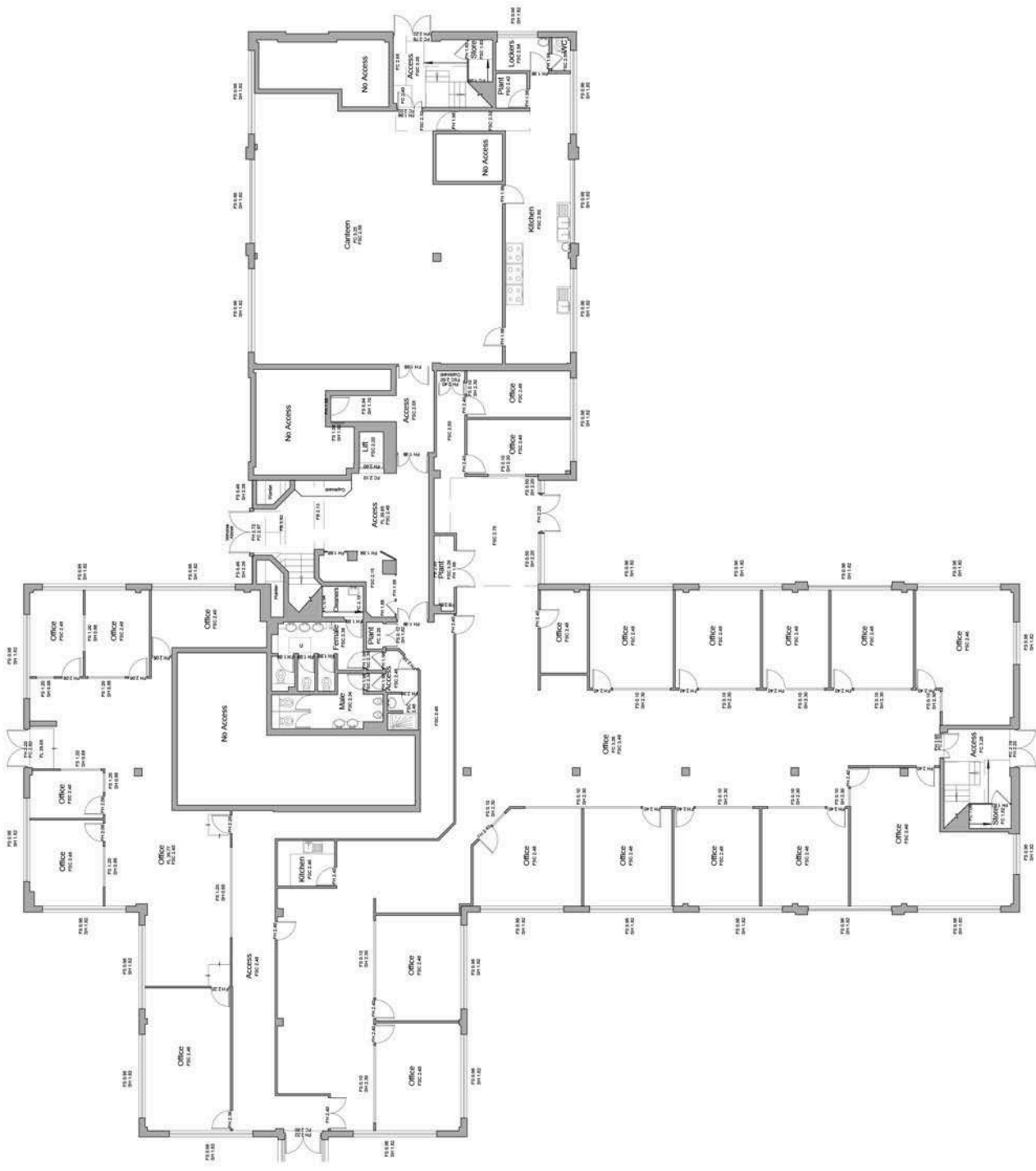
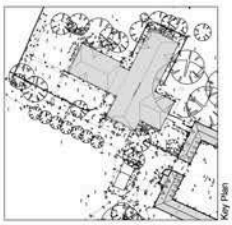


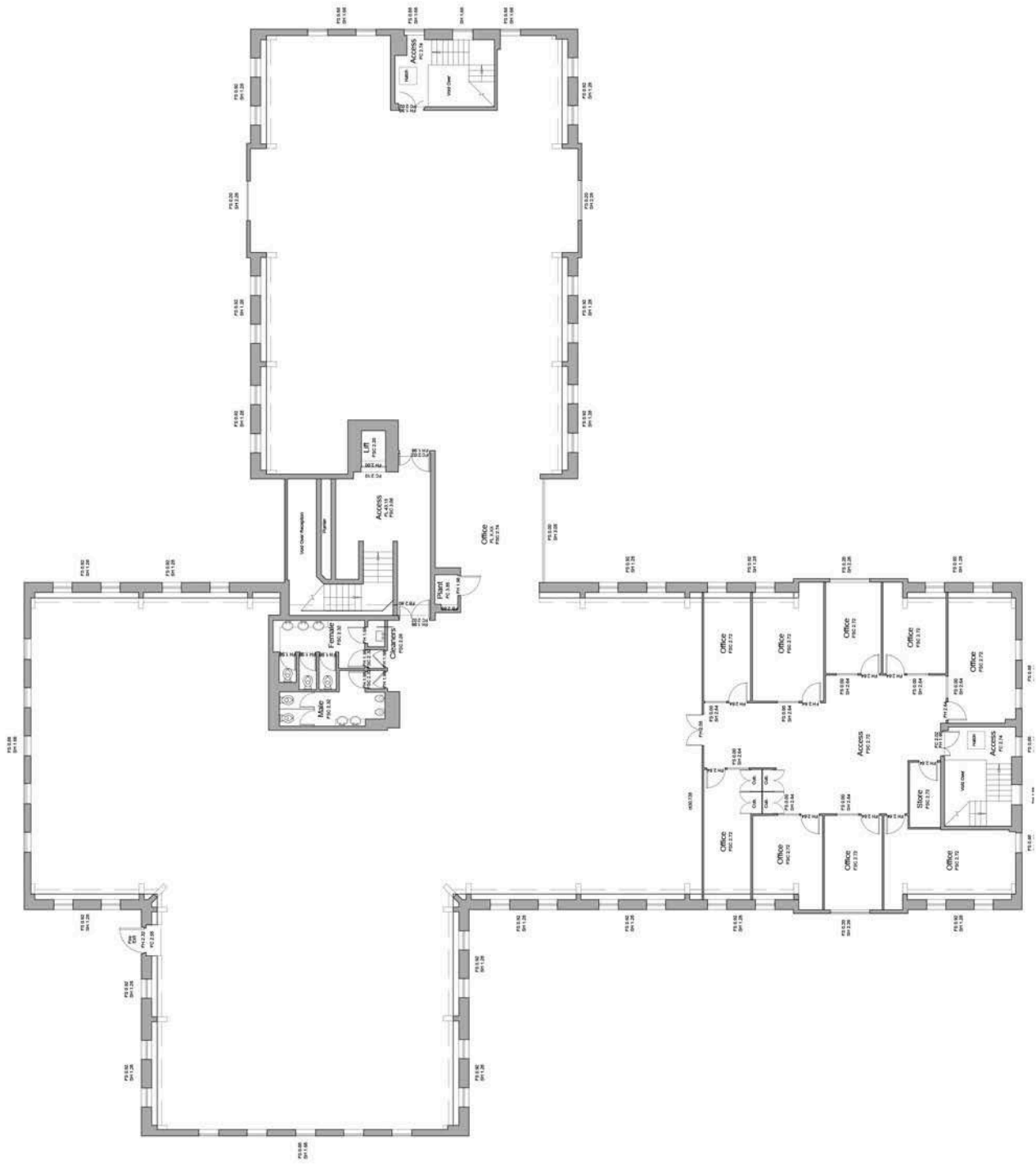
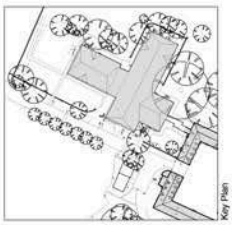
7 Elevation
Scale 1:200

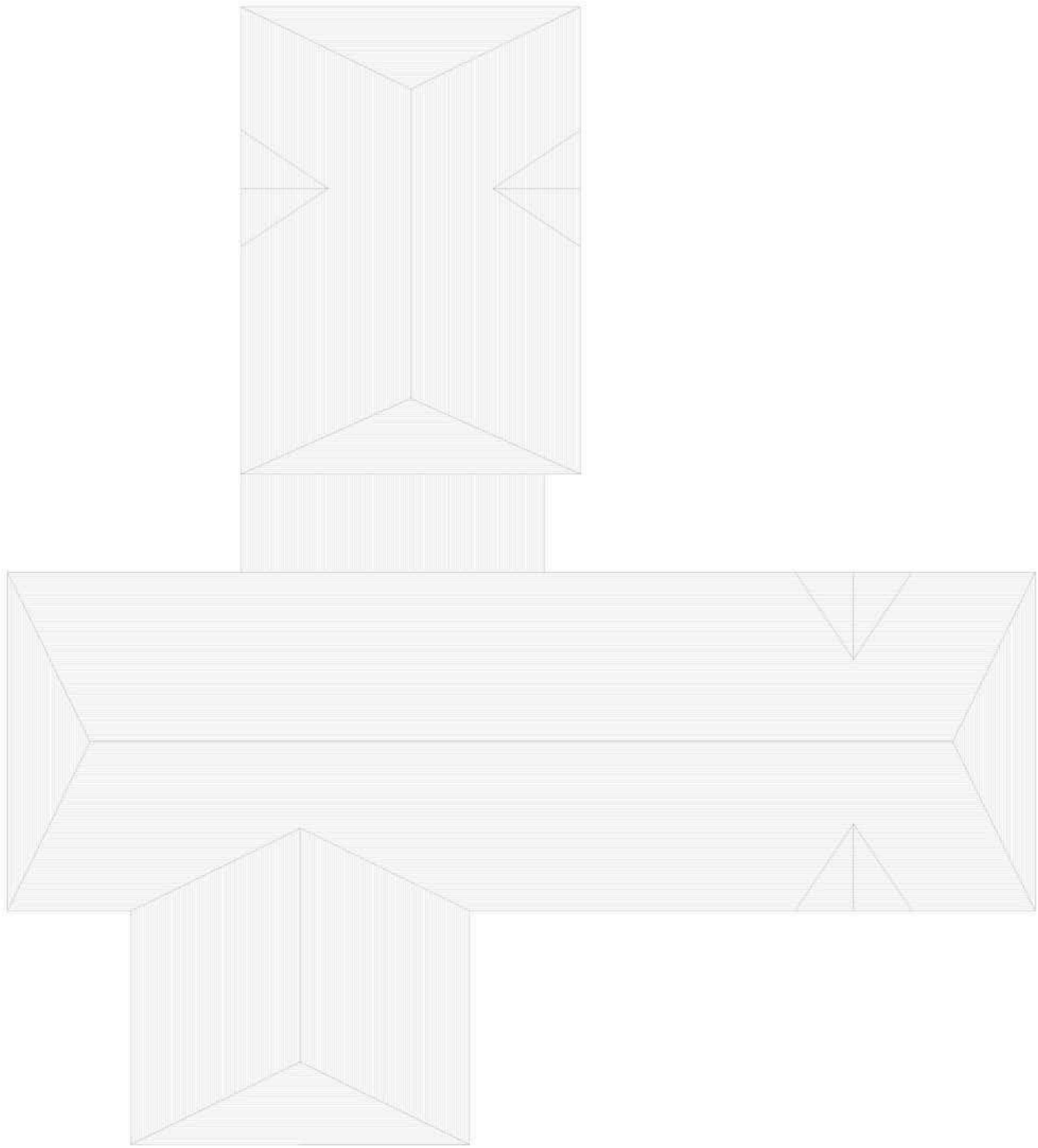
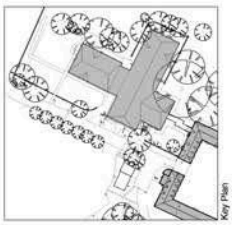


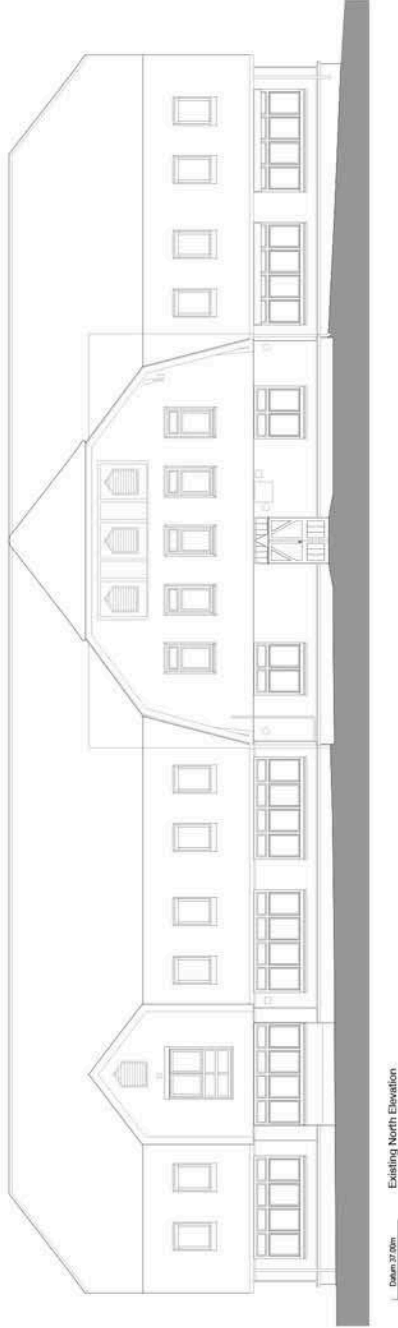
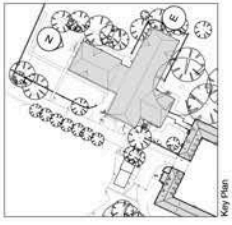
8 Leisure Building North Elevation
Scale 1:200



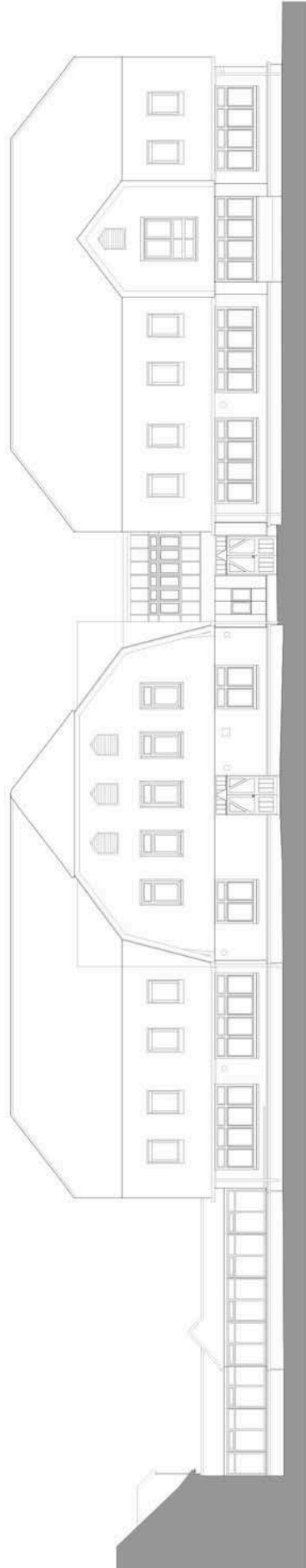




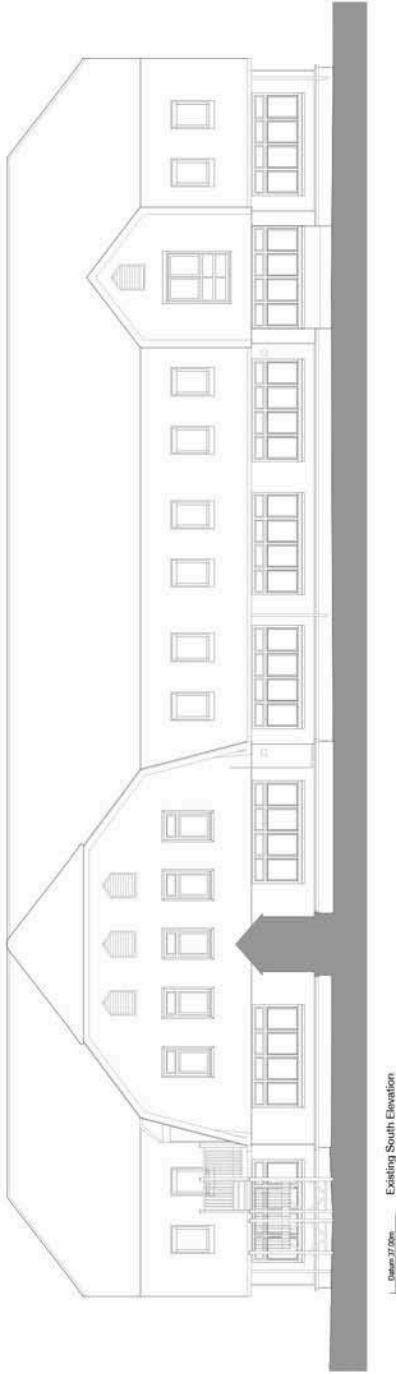
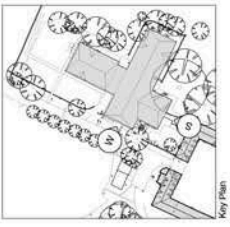




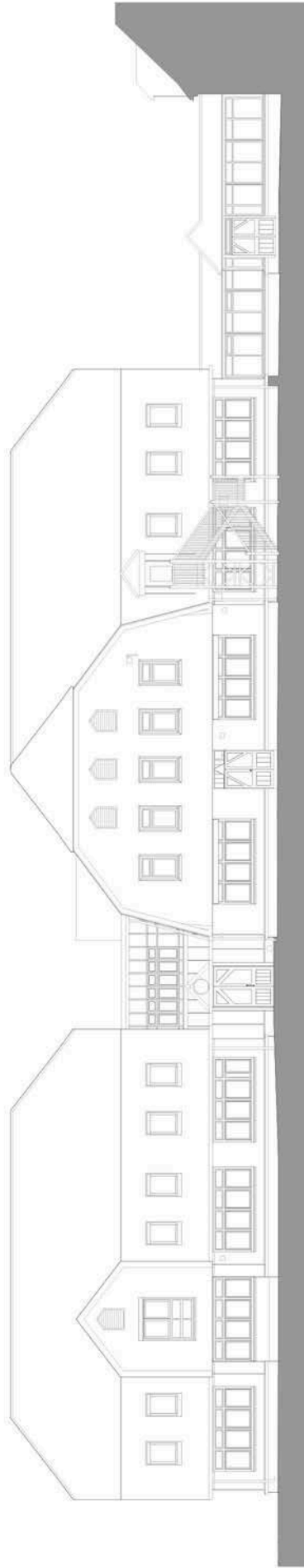
Existing North Elevation



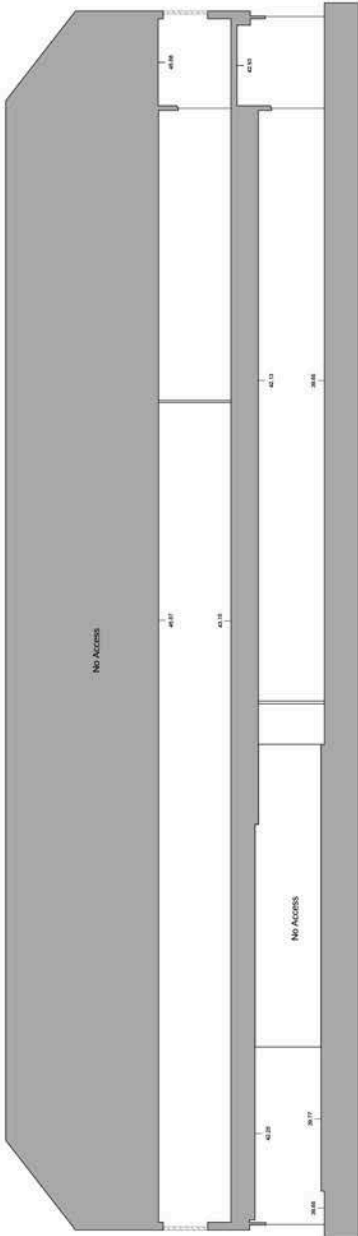
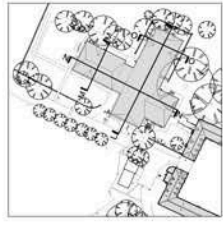
Existing East Elevation



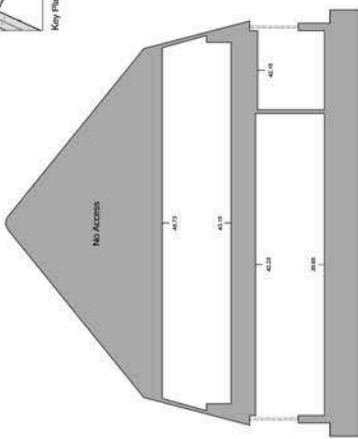
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Existing South Elevation



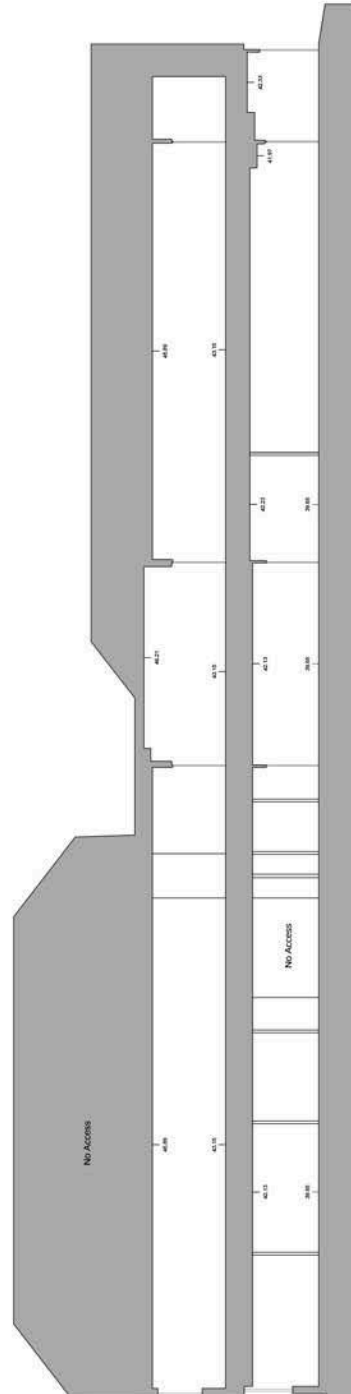
Scale 1:200 @ A3
Existing West Elevation



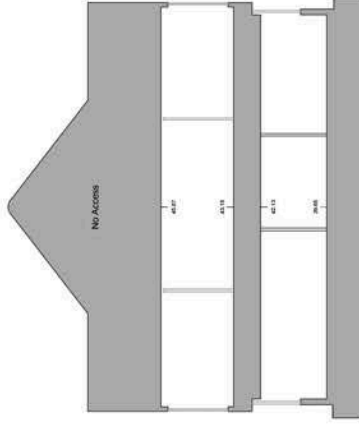
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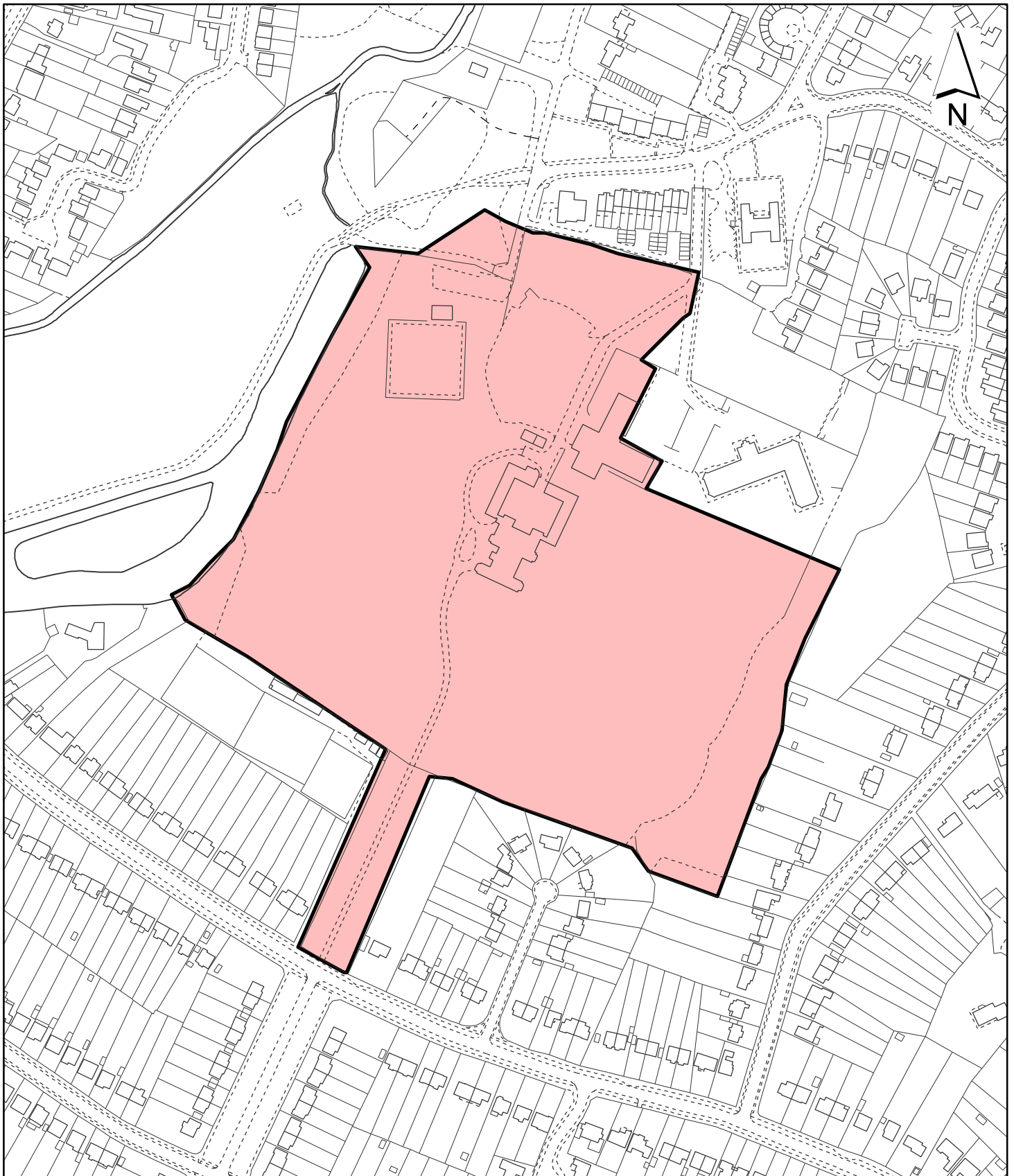
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Datum 35.00m Existing Section N-N



Datum 35.00m Existing Section O-O



Notes

 Site boundary

For identification purposes only.

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Site Address

**Swakeleys House
Milton Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
23202/APP/2013/12

Scale
1:3,000

Planning Committee
Major Applications

Date
**July
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FORMER M O D DOCUMENT RECORD OFFICE BOURNE AVENUE HAYES

Development: Erection of distribution warehouse units (Use Class B8) with ancillary offices, associated car parking, access and associated landscape works within the existing Prologis Park development.

LBH Ref Nos: 18399/APP/2013/1019

Date Plans Received: 22/04/2013

Date(s) of Amendment(s):

Date Application Valid: 23/04/2013



NOTES:
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2				
3				



MICHAEL SPARKS ASSOCIATES
 CONSULTING ARCHITECTS
 11 FLAT, RADE
 LONDON, SE16 5PL
 TEL: 020 7738 3999
 www.ms-a.com

PHASE 3 - PROLOGIS PARK, HEATHROW
SITE LOCATION PLAN

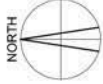
CLIENT: **PROLOGIS UK LTD.**

DATE: **MARCH 2013** SCALE: **1:1000 @ A1** DRAWN BY: **PW**
 CHECKED BY: **PW** FOR: **FOR PLANNING**

DRAWING NUMBER: **30587-PL-100**



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REV	DATE	COMMENT	DRAWN	CHECK
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3				

11 FLAT PLACE
 LONDON SW 9 6PL
 TEL: 020 7766 8142
 FAX: 020 7766 8000
 WWW.MICHAELSPARKS.COM

PROLOGIS PARK, HAYES
SITE LAYOUT PLAN

CLIENT: PROLOGIS DEVELOPMENTS LTD.

DATE: MARCH 2010
 SCALE: 1:1000 @ A1
 DRAWN BY: IN
 CHECKED BY: PN
 PLANNING


DRAWING NUMBER: 30226-PL-101



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1	15.03.2013	FIRST ISSUE	WJL	PH



PROLOGIS



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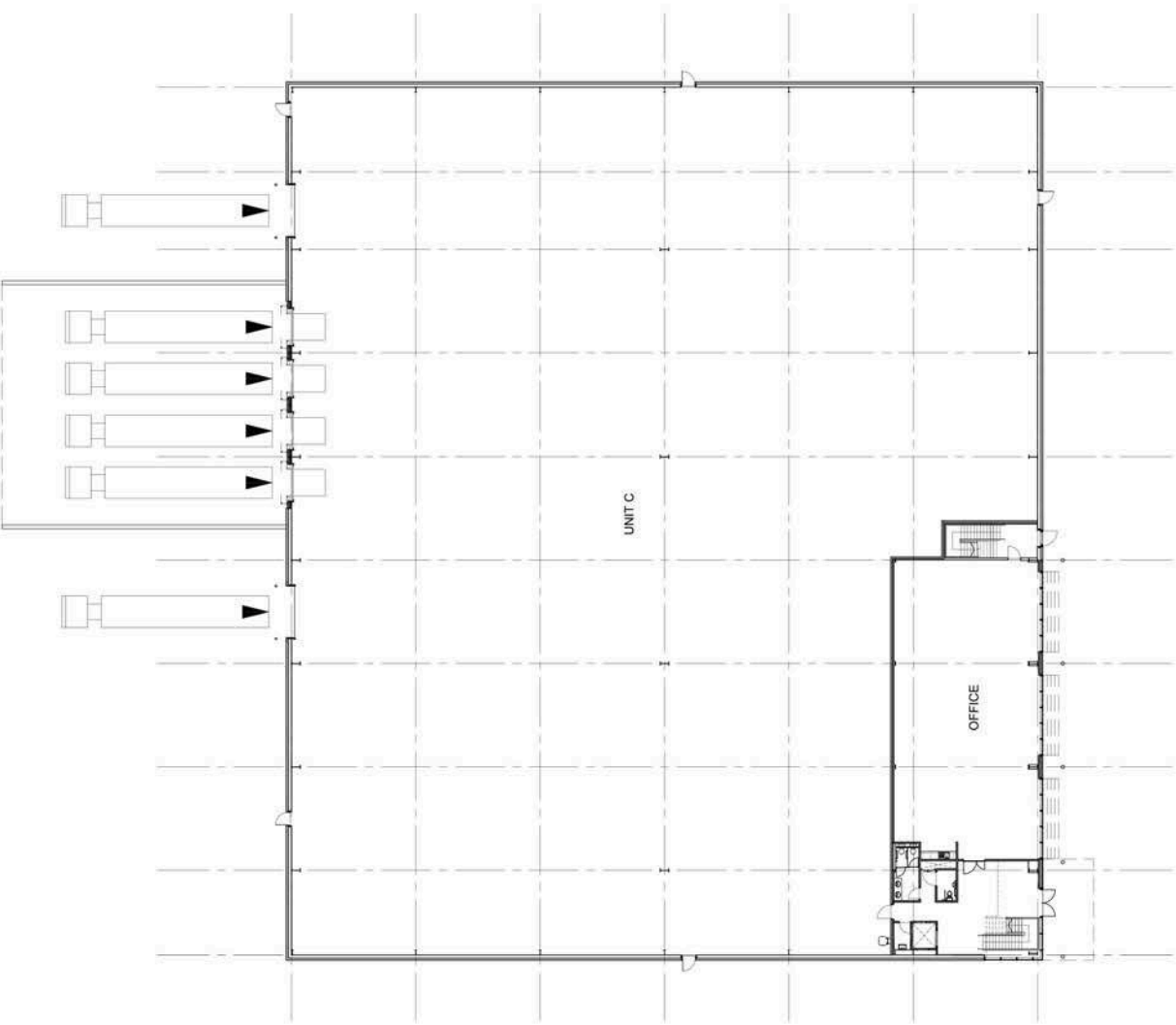
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 FAX: 020 7738 3948
 WWW.MICHAELSPARKS.CO.UK

FILE	PHASE 3 - PROLOGIS PARK, HEATHROW
DRAWING	SITE LAYOUT PLAN
CLIENT	PROLOGIS UK LTD.
DATE	MARCH 2013
SCALE	1:1000 @ A1
DESIGNER	PW
CHECKED	ORCHAD
FOR PLANNING	PW
DRAWING NUMBER	30557-PL-101





NOTES:
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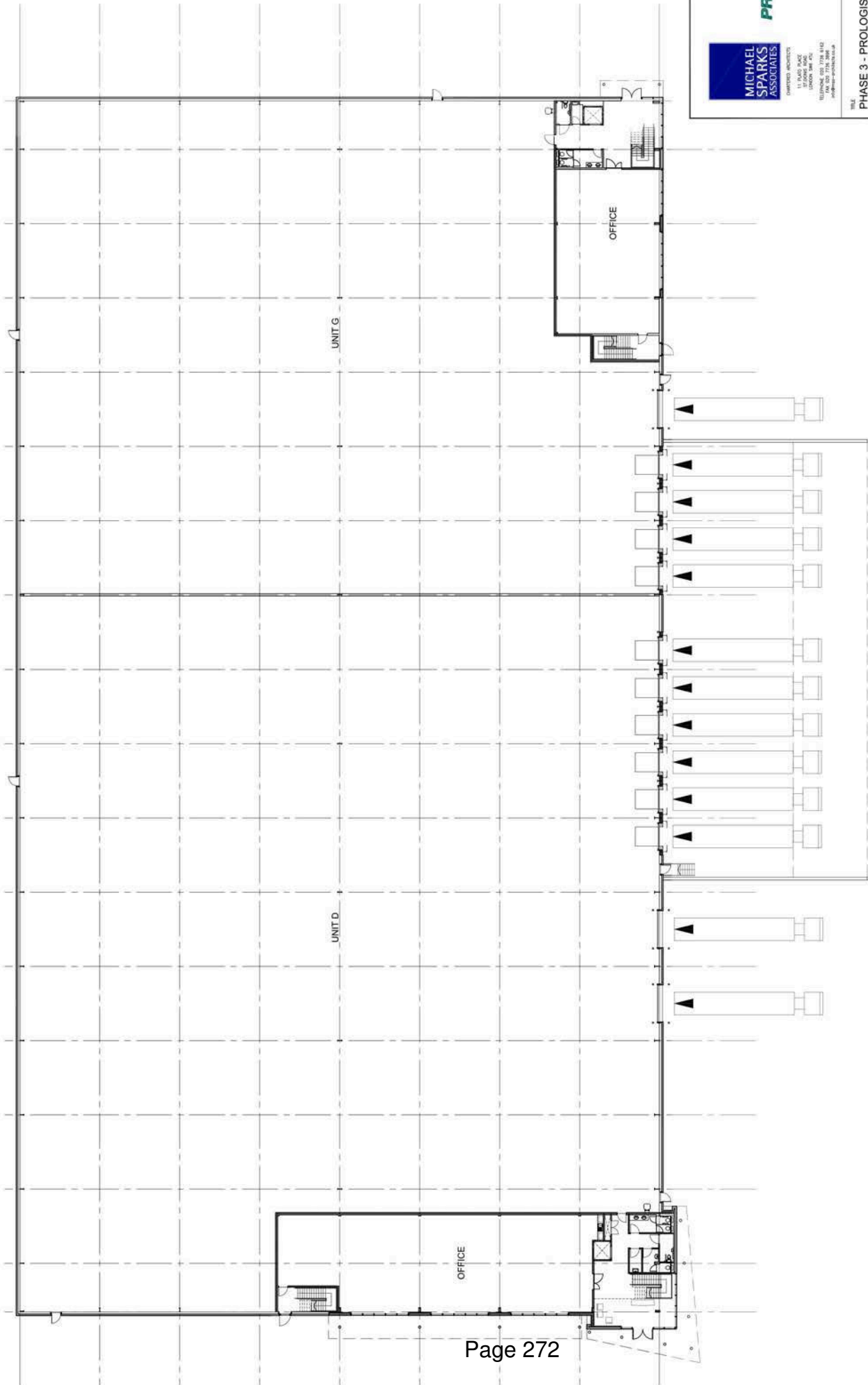


01 UNIT C - GROUND FLOOR PLAN
 1:200

REV	DATE	DESCRIPTION	BY	CHK
1	18.03.2013	FIRST ISSUE		

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 LONDON EC4A 3DF
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 FAX: 020 7718 3066
 www.michaelsparks.co.uk

TITLE: PHASE 3 - PROLOGIS PARK, HEATHROW
 DRAWING: UNIT C
 GROUND FLOOR PLAN
 FOR PROLOGIS UK LTD.
 DATE: MARCH 2013
 SCALE: 1:200 @ A1
 DRAWN BY: PAV
 CHECKED BY: PAV
 DRAWING NUMBER: 30587-PL-102






MICHAEL SPARKS ASSOCIATES
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11 FORD ROAD
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FAX: 020 7738 8066
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TITLE: PHASE 3 - PROLOGIS PARK, HEATHROW
DRAWING: UNIT D & G
GROUND FLOOR PLAN
FOR PROLOGIS UK LTD.

DATE: MARCH 2013	SCALE: 1:200 @ A1	TEAM: P/W
DRAWN BY: FOR PLANNING		DESIGN: P/W
DRAWING NUMBER: 30587-PL-105		



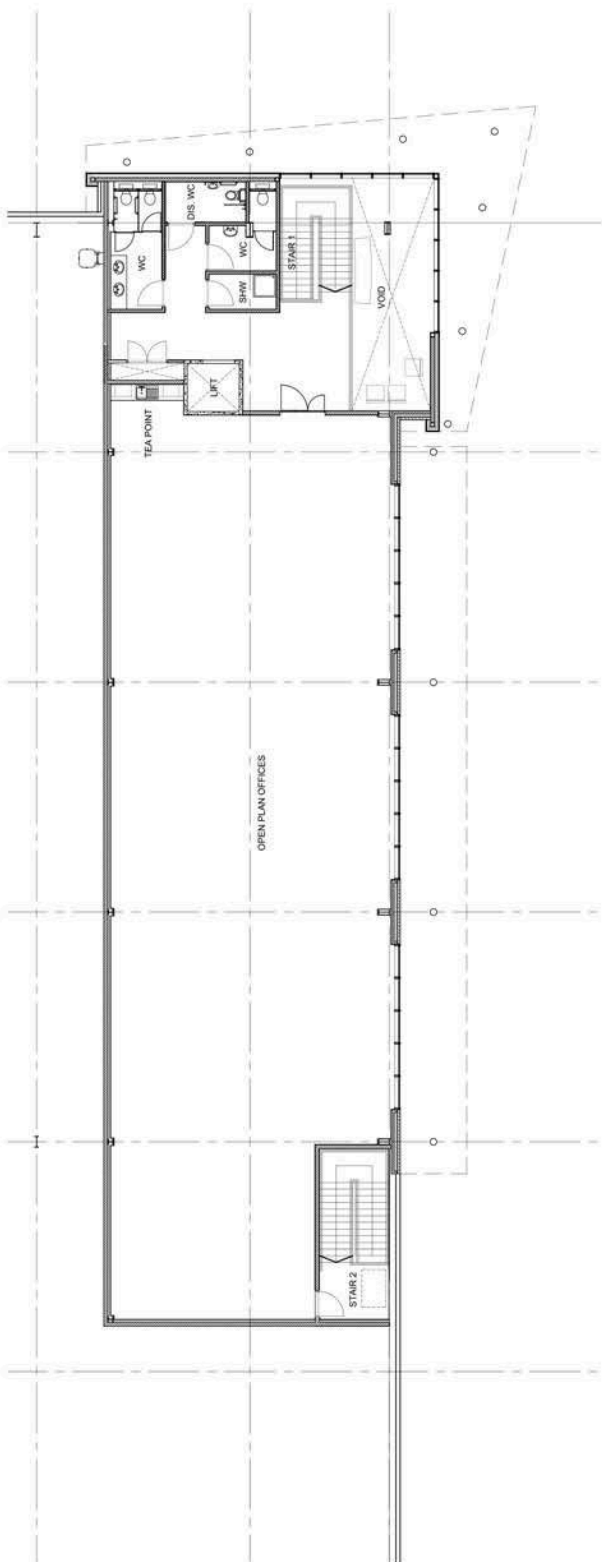
REV	DATE	FIRST ISSUE	BY	CHECK
-	19.03.2013			

NOTES:
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 BASED ON GREENWICH SURVEY NO. 704871, 1:8
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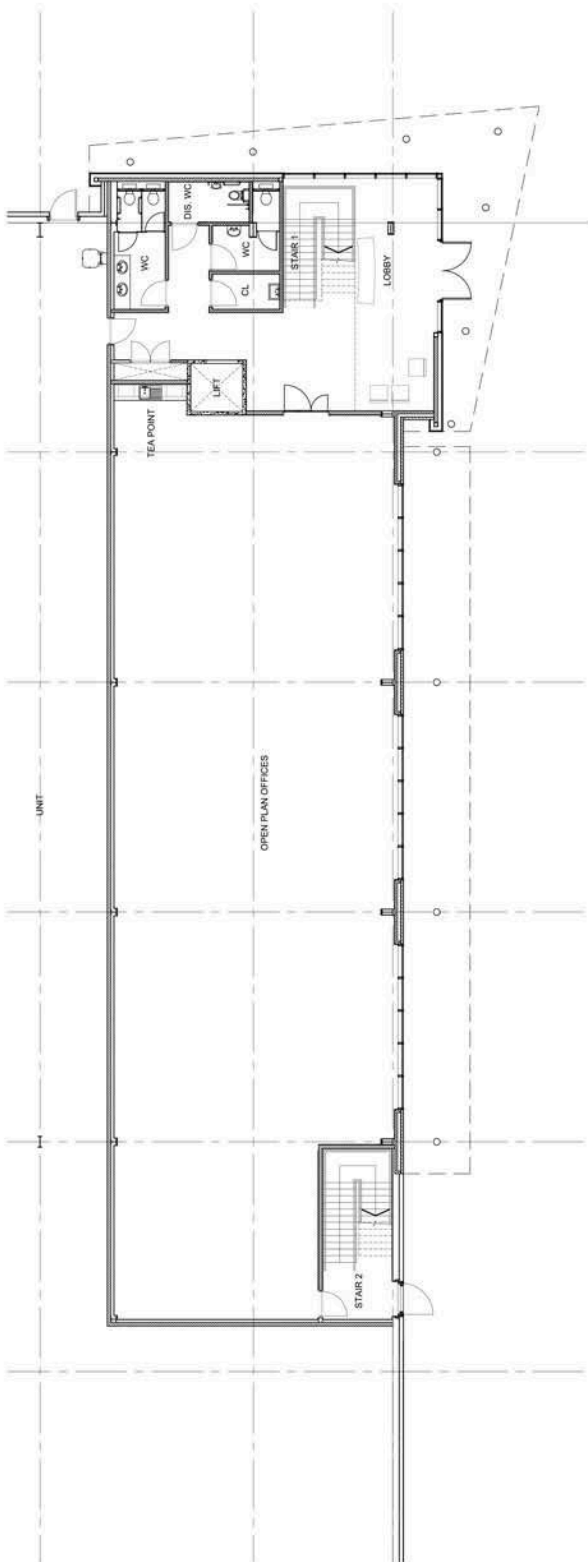




NOTES:
 SUBJECT TO STATUTORY COMMENTS
 BASED ON GREENTECH MARKET NO. 718611, 1.4
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 RECEIVED FROM LONDON BOROUGH OF HILLINGDON



02
106
UNIT D - OFFICES - FIRST FLOOR PLAN
1:100



01
106
UNIT D - OFFICES - GROUND FLOOR PLAN
1:100

REV	DATE	ISSUE	COMMENT	VDL	FW
-	18.03.2013	FIRST ISSUE			
				DMR	DMR



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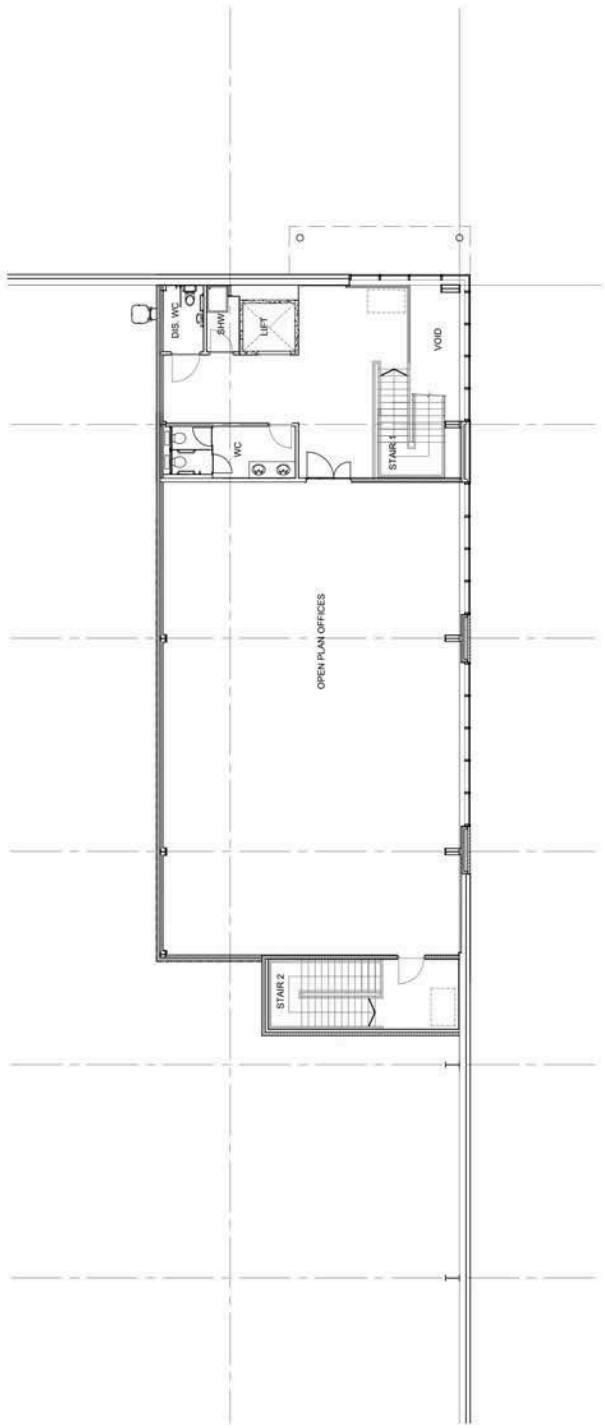
TITLE
 PHASE 3 - PROLOGIS PARK, HEATHROW
 DRAWING
 UNIT D
 OFFICE FLOOR PLANS
 FOR
 PROLOGIS UK LTD.

DATE	SCALE	DRAWN	CHECKED
MARCH 2013	1:100 @ A1	PW	PW
DATE FOR PLANNING		DESIGNED	PW
		FOR PLANNING	PW

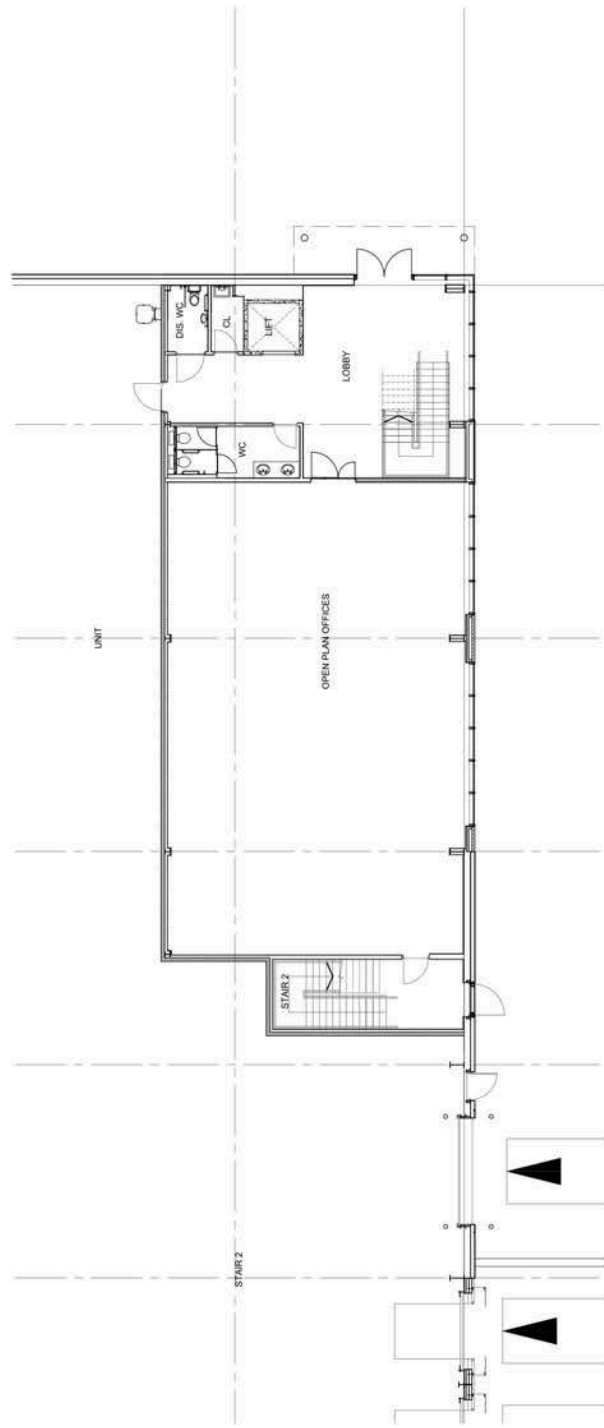
DRAWING NUMBER:
 30587-PL-106



NOTES:
 SUBJECT TO STATUTORY COMMENTS
 BASED ON ORDNANCE SURVEY MAP NO. T16MNT.1.4
 THIS JOB
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02
107
UNIT G - OFFICES - FIRST FLOOR PLAN
1:100



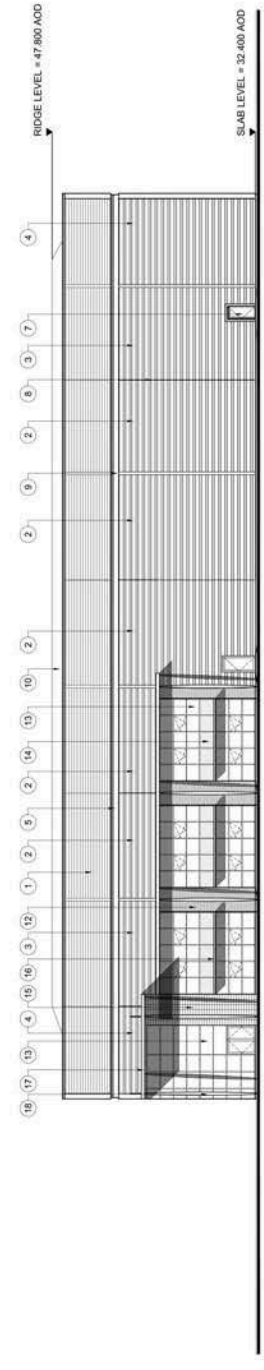
01
107
UNIT G - OFFICES - GROUND FLOOR PLAN
1:100

REV	DATE	ISSUE	COMMENT	VDL	FW
	18.03.2013	FIRST ISSUE			
				DAVE	DAVE

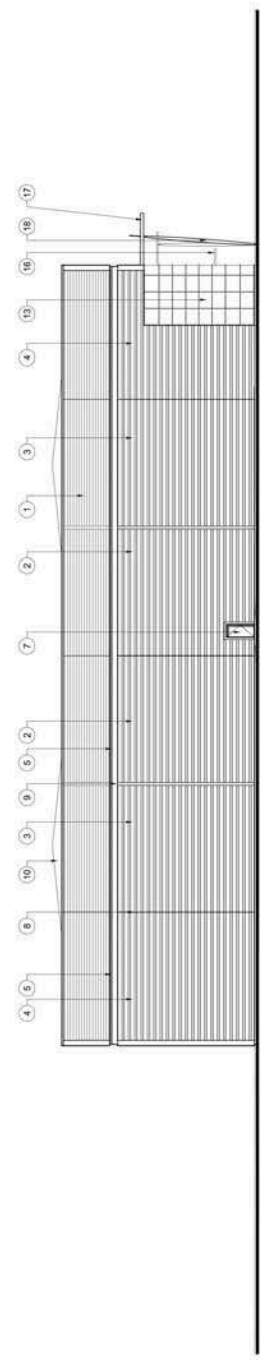
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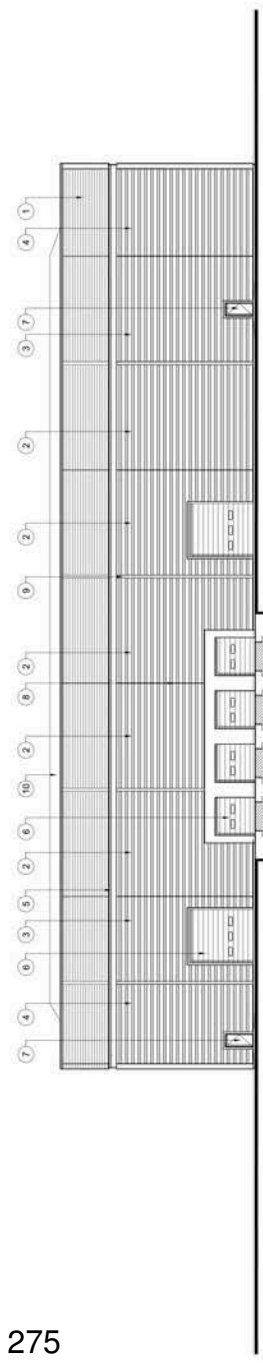
TITLE
PHASE 3 - PROLOGIS PARK, HEATHROW
 DRAWING
UNIT G
OFFICE FLOOR PLANS
 DRAWN BY
PROLOGIS UK LTD.
 DATE
 MARCH 2013
 SCALE
 1:100 @ A1
 DRAWN BY
 DAVID
 FOR PLANNING
 DAVID
 DRAWING NUMBER
30587-PL-107



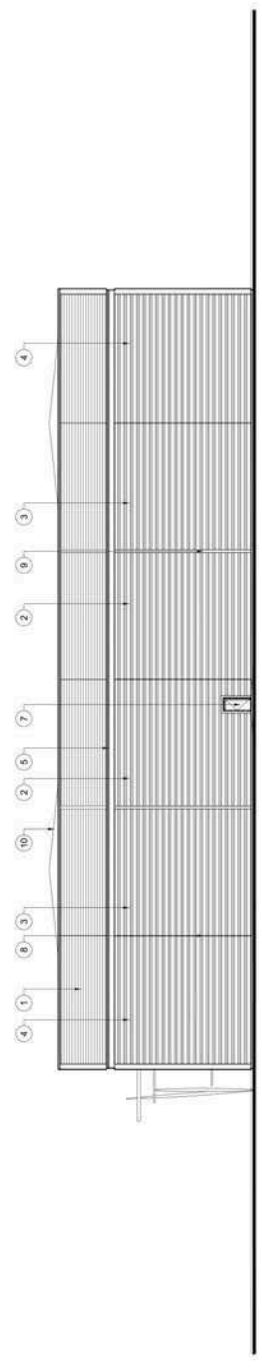
01 UNIT C - SOUTH ELEVATION
1:200
104



02 UNIT C - WEST ELEVATION
1:200
104



03 UNIT C - NORTH ELEVATION
1:200
104



04 UNIT C - EAST ELEVATION
1:200
104

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SCHEDULE OF EXTERNAL FACING MATERIALS

- UNIT**
- 1 Upper Profile Wall Cladding
100 x 250 Horizontal half round profile metal clad cladding
Finish: British Steel Colourcoat IP1200 colour white
 - 2 Lower Profile Wall Cladding
CA-5003 half round profile
Finish: British Steel Colourcoat Prima colour Metallic Silver (light metallic grey)
 - 3 Lower Profile Wall Cladding
CA-5003 half round profile
Finish: British Steel Colourcoat Prima colour Grey Aluminium (medium metallic grey)
 - 4 Lower Profile Wall Cladding
CA-5003 half round profile
Finish: British Steel Colourcoat Prima colour Zinc (dark metallic grey)
 - 5 High Level Horizontal Band
High Level Horizontal Feature Band
Colour half round profile
Aluminium, colour RAL 9009 (metallic silver)
 - 6 Vertical Cladding - lower areas
Aluminium, colour RAL 9009 (metallic silver)
 - 7 Perimeter Cladding
Vertical Profile
Colour all low level - RAL 7016 (dark grey)
Recessed 500mm wide vertical fluting
Colour all low level - RAL 7016 (dark grey)
 - 8 Joints
Profiled seal cladding
Finish: British Steel Colourcoat IP1200 colour aluminium (light grey)
 - 9 Joints
Profiled seal cladding
Finish: British Steel Colourcoat IP1200 colour aluminium (light grey)
 - 10 Roof
Thickened Smooth Ball
 - OFFICES
12 Bricks (below canopy)
 - 13 Curbs (wing)
 - 14 Cladding with aluminium insulated
Double glazed press frame system panels in polymer powder coated
aluminium curtain walling system frame, inc. doors, colour RAL 7016 (dark grey)
Fully insulated double glazed panels in polymer powder coated
aluminium curtain walling system.
 - 15 Mainscreen Cladding
James and Taylor - 400026, colour Terraotta (red)
 - 16 Brine Sides
Aluminium powder coated horizontal brines, colour RAL 9009 (metallic silver)
 - 17 Overhangy canopy
Powder coated aluminium perforated sheet with security lead
anodising aluminium F1566, Colour RAL 9009 (metallic silver)
Factor aluminium and stone base colour RAL 9009 (metallic silver)
 - 18 Topped columns
Pantex metallic finish to match RAL 9009 (metallic silver)

REV	DATE	ISSUE	COMMENT	ISSUE	DATE
-	10.03.2013	PROJ. ISSUE		104	PM

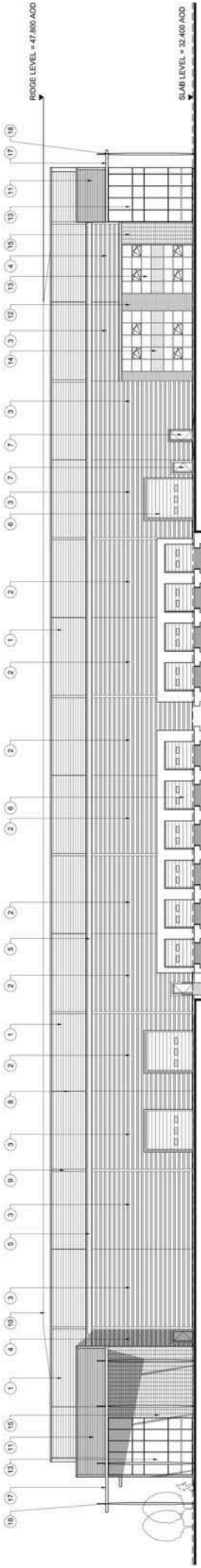
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 11 FLEET PLACE
 LONDON EC4A 3DF
 TEL: 020 7766 8142
 FAX: 020 7766 8999
 info@michael-sparks.co.uk

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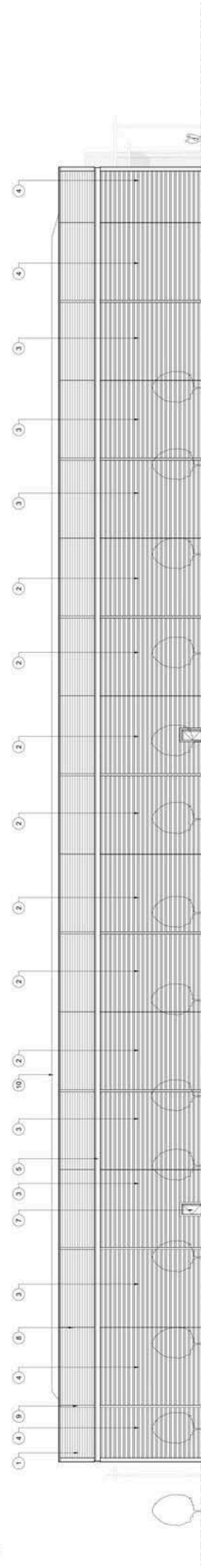
PHASE 3 - PROLOGIS PARK, HEATHROW
 DRAWING NO: UNIT C
 UNIT C
 ELEVATIONS
 FOR PROLOGIS UK LTD.

DATE: MARCH 2013
 SCALE: 1:200 @ A1
 DRAWN BY: PM
 CHECKED BY: PM
 FOR PLANNING

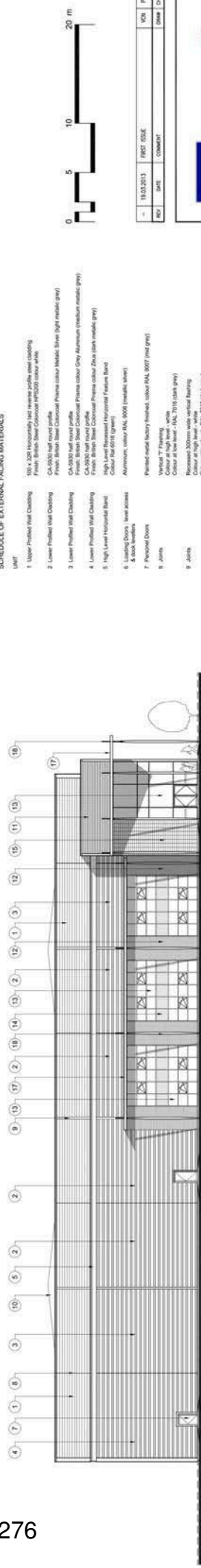
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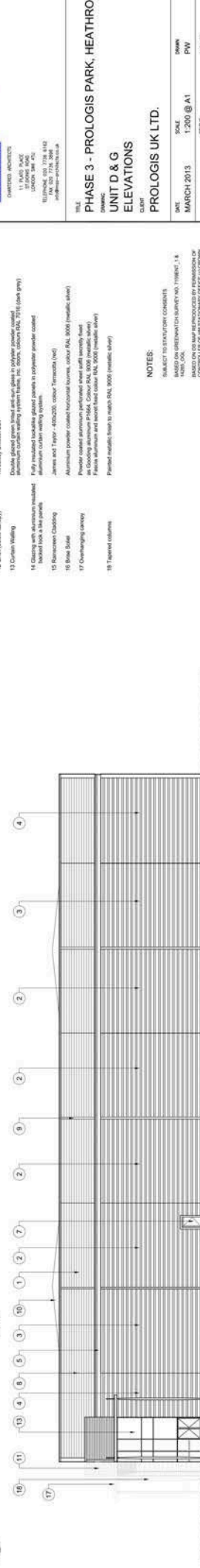
01
108
UNIT D & G - WEST ELEVATION
1:200



02
108
UNIT D & G - EAST ELEVATION
1:200



03
108
UNIT D & G - NORTH ELEVATION
1:200



04
108
UNIT D & G - SOUTH ELEVATION
1:200

SCHEDULE OF EXTERNAL FINISHING MATERIALS

- 1 Upper Profiled Wall Cladding
150 x 200 horizontally ribbed profiled steel cladding
Finish: Silver Colour: RAL 9002 (metallic silver)
- 2 Lower Profiled Wall Cladding
150 x 200 horizontally ribbed profiled steel cladding
Finish: Silver Colour: RAL 9002 (metallic silver)
- 3 Lower Profiled Wall Cladding
150 x 200 horizontally ribbed profiled steel cladding
Finish: Silver Colour: RAL 9002 (metallic silver)
- 4 Lower Profiled Wall Cladding
150 x 200 horizontally ribbed profiled steel cladding
Finish: Silver Colour: RAL 9002 (metallic silver)
- 5 High Level Horizontal Slab
High level horizontal slab
Colour: RAL 9002 (metallic silver)
- 6 Loading Doors - level access
& stock benders
Aluminium colour: RAL 9002 (metallic silver)
- 7 Personnel Doors
Vertical 1" framing
Colour: RAL 9002 (metallic silver)
- 8 Joints
Colour: RAL 9002 (metallic silver)
- 9 Joints
Colour: RAL 9002 (metallic silver)
- 10 Roof
Profiled steel cladding
Finish: Silver Colour: RAL 9002 (metallic silver)
- OFFICES
- 11 Profiles Wall Cladding/Panel
150 x 200 horizontally ribbed profiled steel cladding
Finish: Silver Colour: RAL 9002 (metallic silver)
- 12 Bricks (below canopy)
- 13 Cornish Walling
Double glazed glass panels and side panels in highly polished
aluminium custom walling system frame. Fin: 6000, colour: RAL 7016 (dark grey)
- 14 Cladding with aluminium finished
aluminium custom walling system frame
aluminium custom walling system
Finish: Silver Colour: RAL 9002 (metallic silver)
- 15 Rainwater Cladding
Aluminium powder coated horizontal slats, colour: RAL 9002 (metallic silver)
- 16 Glass Sides
Aluminium powder coated horizontal slats, colour: RAL 9002 (metallic silver)
- 17 Overhanging canopy
Aluminium powder coated horizontal slats, colour: RAL 9002 (metallic silver)
- 18 Tapered columns
Aluminium powder coated horizontal slats, colour: RAL 9002 (metallic silver)

NOTES:
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-	18.03.2013	ISSUE			
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 TEL: 020 7738 3000
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TITLE	
PHASE 3 - PROLOGIS PARK, HEATHROW	
UNIT D & G ELEVATIONS	
FOR PROLOGIS UK LTD.	
DATE	SCALE
MARCH 2013	1:200 @ A1
DESIGNED BY	DRAWN BY
FOR PLANNING	PW
DRAWING NUMBER	
30587-PL-108	

KEY

SEMIMATURE TREES

- 42cm Black Birch (Mature) 600mm dia.
- 42cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

EXTRA HEAVY STANDARD TREES

- 42cm Acer campestre 'Spectabile'
- 42cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

EXTRA HEAVY STANDARD TREES

- Azalea indica
- 42cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

PROPOSED SPECIMEN SHRUBS

- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

PROPOSED ORNAMENTAL HEDGE

- 1.5-2.1m clear stem
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

PROPOSED SHRUB PLANTING

- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

PROPOSED SHRUB PLANTING

- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

PROPOSED SHRUB PLANTING

- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

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- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

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- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

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- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

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- 200cm x 200cm White Surf 600x600mm dia.
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- 1.5-2.1m clear stem

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- 1.5-2.1m clear stem

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- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem

PROPOSED SHRUB PLANTING

- 200cm x 200cm White Surf 600x600mm dia.
- 40cm Pinus (Mature) 600mm dia.
- 1.5-2.1m clear stem



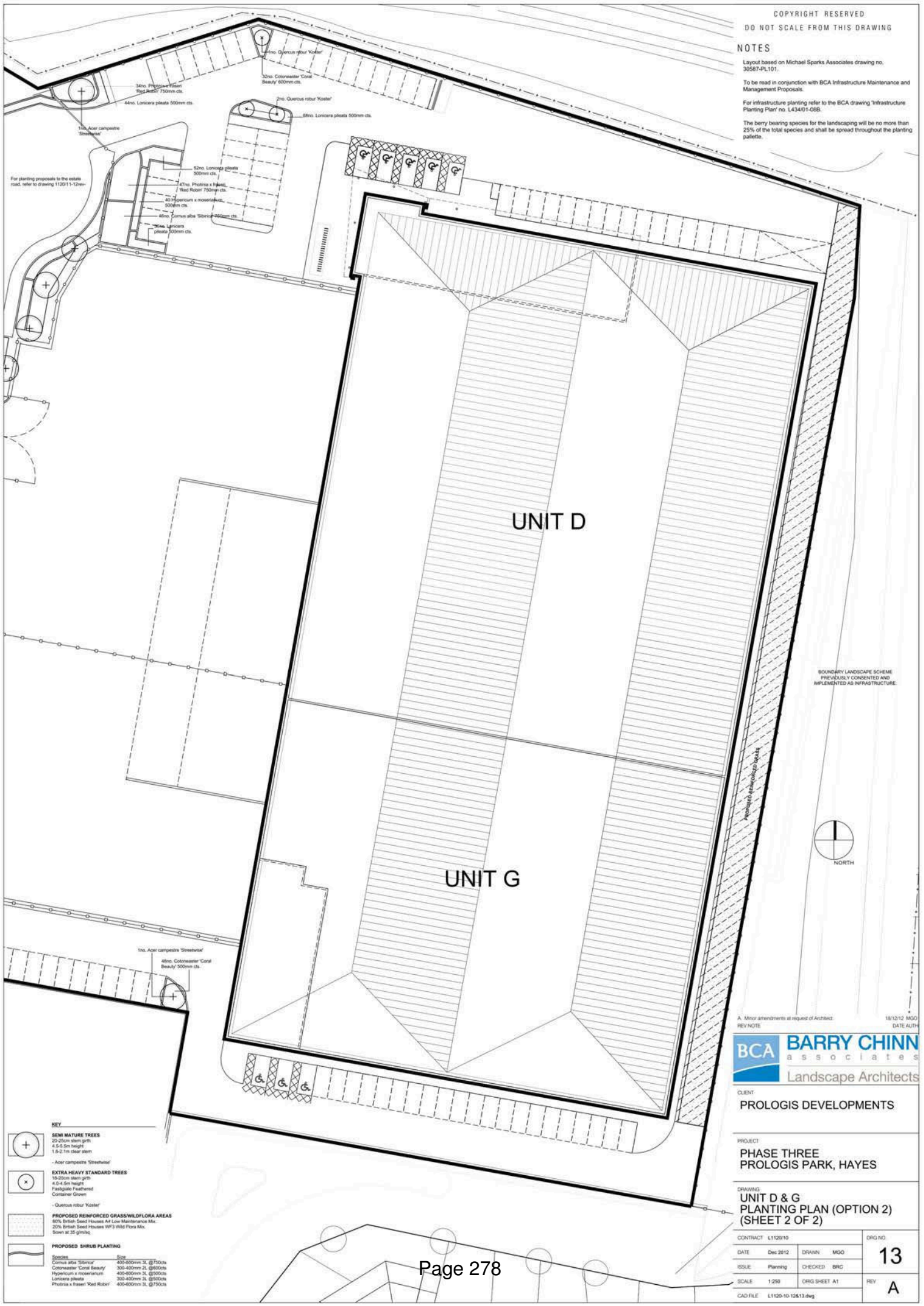
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NOTES
 To be read in conjunction with BCA Infrastructure Maintenance and Management Proposals.
 For infrastructure planting refer to the BCA drawing 'Infrastructure Planting Plan' no. L14501-08B.
 The berry bearing species for the landscaping will be no more than 25% of the total species and shall be spread throughout the planting plan.



NOTES

Layout based on Michael Sparks Associates drawing no. 30587-PL101.
To be read in conjunction with BCA Infrastructure Maintenance and Management Proposals.
For infrastructure planting refer to the BCA drawing 'Infrastructure Planting Plan' no. L434/01-058.
The berry bearing species for the landscaping will be no more than 25% of the total species and shall be spread throughout the planting palette.



BOUNDARY LANDSCAPE SCHEME PREVIOUSLY CONSENTED AND IMPLEMENTED AS INFRASTRUCTURE.



A. Minor amendments at request of Architect. 18/12/12 MGO DATE AUTH
REV/NOTE

BCA BARRY CHINN
associates
Landscape Architects

CLIENT:
PROLOGIS DEVELOPMENTS

PROJECT:
PHASE THREE
PROLOGIS PARK, HAYES

DRAWING:
UNIT D & G
PLANTING PLAN (OPTION 2)
(SHEET 2 OF 2)

CONTRACT	L1126/10	ORG NO.	
DATE	Dec 2012	DRAWN	MGO
ISSUE	Planning	CHECKED	BRC
SCALE	1:250	DRG SHEET	A1
CAD FILE	L1126-10-12613.dwg	REV	A

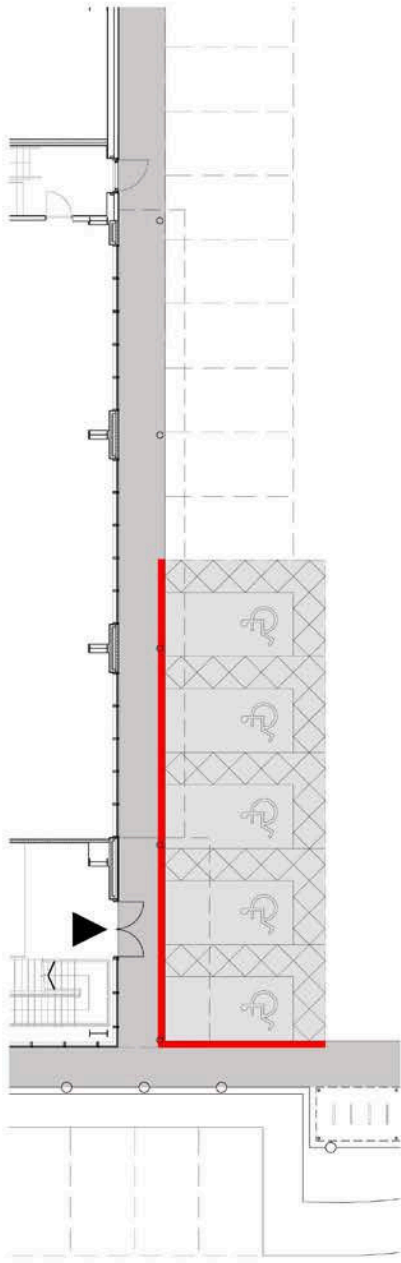
KEY

	SEMI MATURE TREES 20-25cm stem girth & 2.5-5m height 1.8-2.1m clear stem
	EXTRA HEAVY STANDARD TREES 18-20cm stem girth 4-0.4 5m height Fastigate Feathered Container Grown
	- Quercus robur 'Koster'
	PROPOSED REINFORCED GRASS/WILDFLOWER AREAS 80% British Seed Houses At Low Maintenance Mts. 20% British Seed Houses W/F Wild Flora Mix. Sown at 35 g/m ²
	PROPOSED SHRUB PLANTING

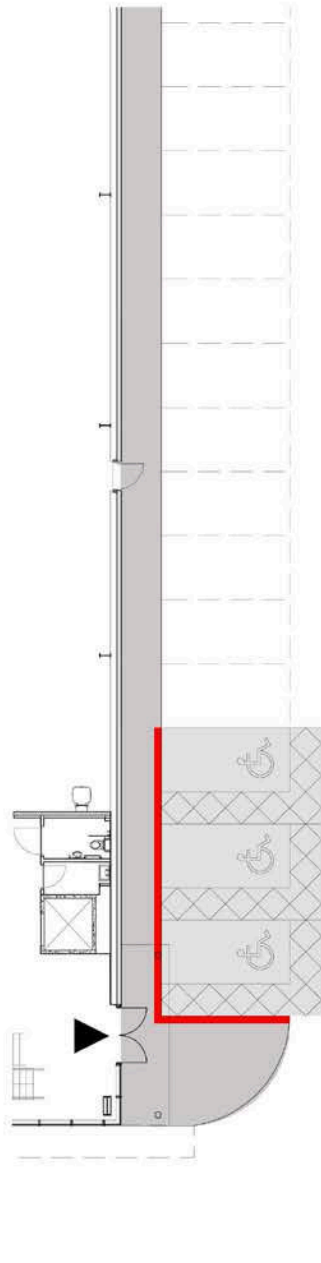
Species	Size
Cornus alba 'Sibirica'	400-600mm 3L @ 750c/s
Cotoneaster Coral Beauty	300-400mm 2L @ 600c/s
Hypericum x moserianum	400-600mm 2L @ 500c/s
Lonicera pileata	300-400mm 2L @ 500c/s
Phloxia 'Hazel' 'Red Robin'	400-600mm 2L @ 750c/s

KEY

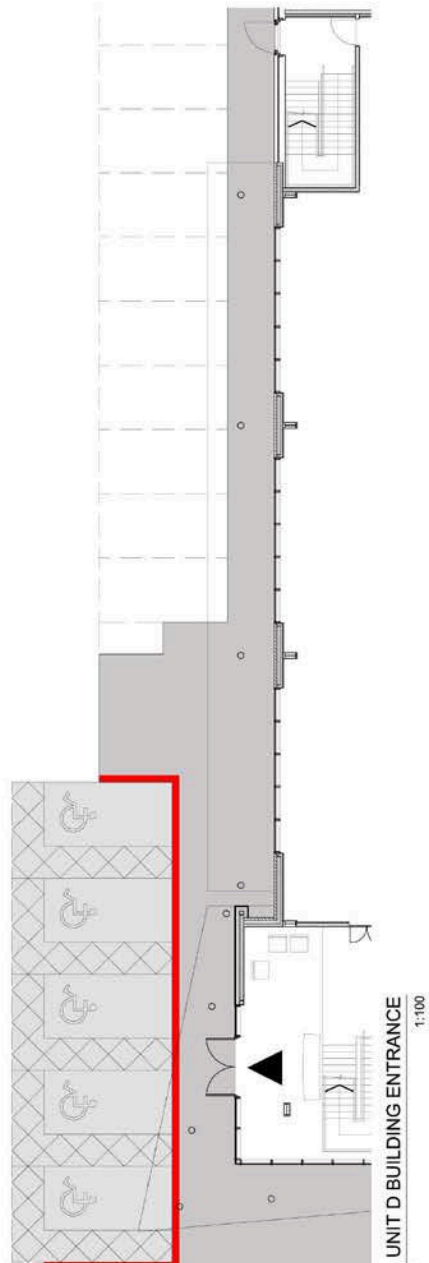
-  DENOTES GRADED SURFACE TO ALLOW LEVEL ACCESS TO ENTRANCES AND DROPPED KERB AREAS
-  DENOTES DISABLED PARKING BAYS
-  DENOTES DROPPED KERBS FOR LEVEL ACCESS
-  DENOTES MAIN BUILDING ENTRANCE



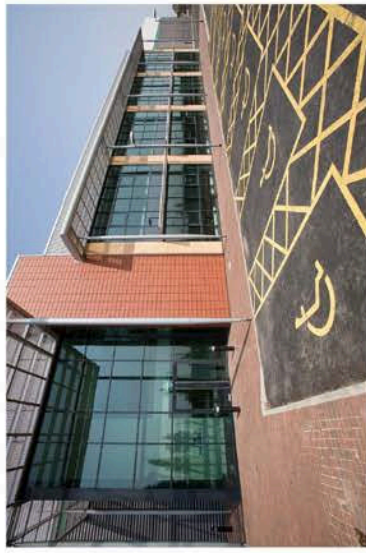
01
114
UNIT C BUILDING ENTRANCE
1:100



02
114
UNIT G BUILDING ENTRANCE
1:100



03
114
UNIT D BUILDING ENTRANCE
1:100



BUILDING ENTRANCES AND FOOTPATHS TO BE GRADED TO SUIT
DISABLED ACCESS WHERE REQUIRED



NOTES:
 SUBJECT TO STATUTORY COMMENTS
 BASED ON SPREEMATCH SURVEY NO. 1208611.18
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 M313015
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 AND THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY

MICHAEL SPARKS ASSOCIATES
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 LONDON, W8 5RS
 TEL: 020 7740 8140
 TEL/FAX: 020 7740 8140
 FAX: 020 7740 3886
 INFO@MICHAELSPARKS.CO.UK



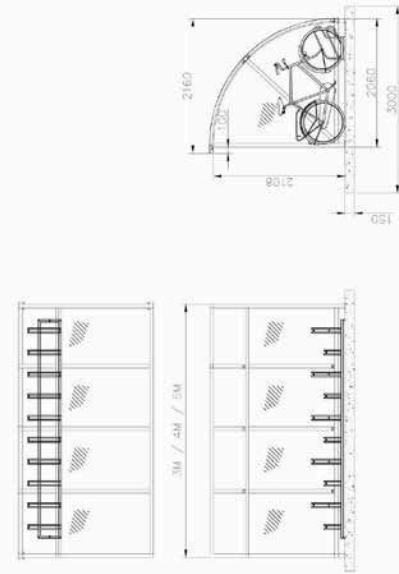
PHASE 3 - PROLOGIS PARK, HEATHROW
 UNITS C, D & G
 ACCESS TO BUILDING ENTRANCE
 PROLOGIS UK LTD.

DATE: 11/03/2013
 SCALE: 1:100 @ A1
 DRAWN: PW
 CHECKED: PW
 FOR PLANNING: PW

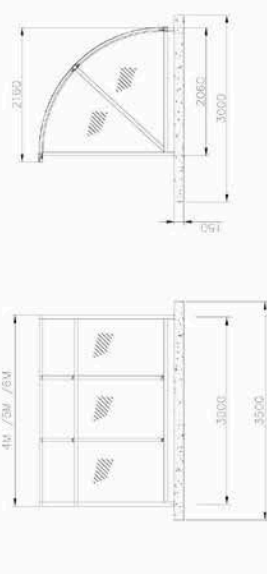
DRAWING NUMBER:
 30687-PL 114

NO.	DATE	COMMENT	BY	CHK
1	11/03/2013	ISSUE FOR PERMIT	PM	PM
2				
3				

NOTES:
 SUBJECT TO STATUTORY COMMENTARY
 BASED ON GREENWICH SUSTAINABLE TOWNPLAN, L.A.
 THESE LOCAL DEVELOPMENT ORDINANCES (LDO) ARE
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07 117 **CYCLE SHELTER DETAILS - SIZE TO SUIT NO. RACKS**
 N/A



08 117 **MOTORCYCLE SHELTER DETAILS - SIZE TO SUIT NO. RACKS**
 N/A



NO.	DATE	REVISION	BY	CHKD
1	14/03/2013	INITIAL ISSUE	PM	PM
2				UNIMP. CHECK



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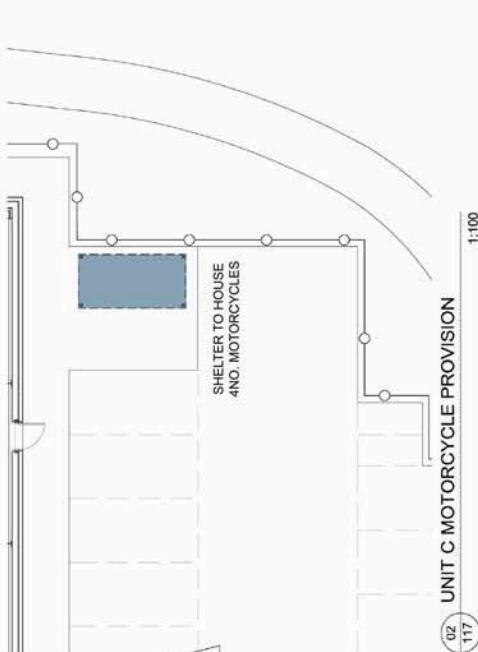
PHASE 3 - PROLOGIS PARK, HEATHROW
CYCLE AND MOTORCYCLE STORAGE

MICHAEL SPARKS ASSOCIATES
 CHARTERED ARCHITECTS
 11 LACE PLACE
 LONDON W8 5RS
 TEL: 020 7746 1000
 TELEFAX: 020 7746 1100
 FAX: 020 7746 2888
 INFO@MICHAELSPARKS.CO.UK

PROLOGIS UK LTD.

DATE: MARCH 2013
SCALE: 1:100 @ A1
DRAWN: PW
CHECKED: PW
FOR PLANNING: PW

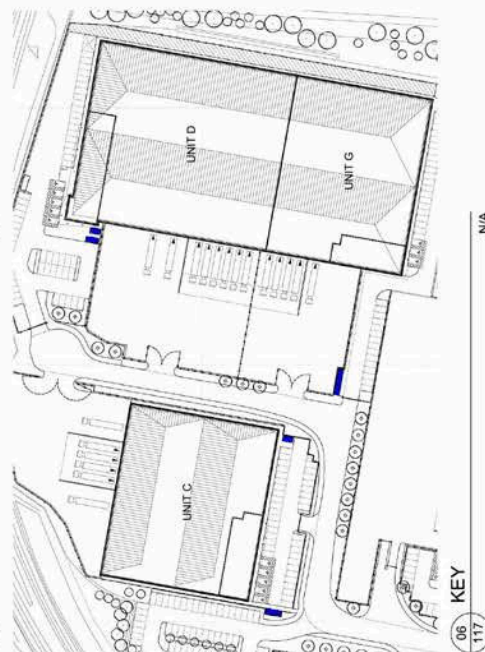
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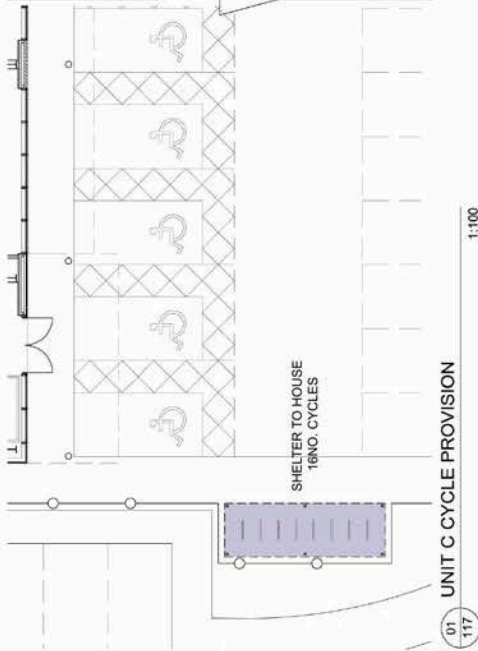
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 1:100



04 117 **UNIT D MOTORCYCLE PROVISION**
 1:100



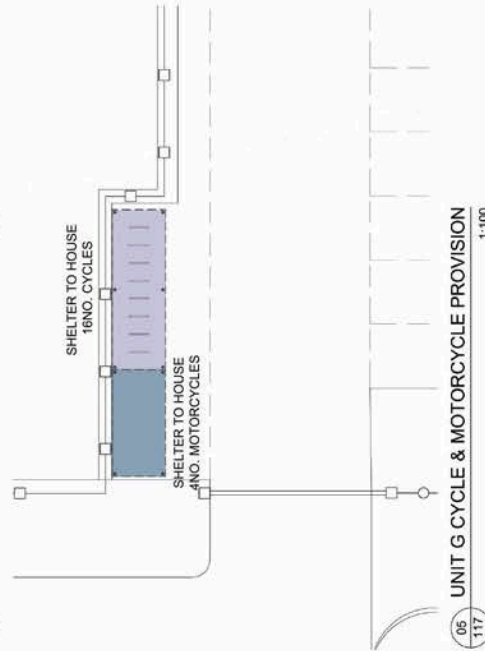
05 117 **KEY**
 N/A



01 117 **UNIT C CYCLE PROVISION**
 1:100



03 117 **UNIT D CYCLE PROVISION**
 1:100



05 117 **UNIT G CYCLE & MOTORCYCLE PROVISION**
 1:100



EXISTING CCTV COLUMNS AND
CCTV CAMERAS



EXAMPLE OF 1.8M CHAIN LINK FENCE AS
INSTALLED ON UNIT B AND THROUGHOUT ESTATE



EXAMPLE OF 2.4M PALLISADE FENCE AS INSTALLED ON
UNIT B AND THROUGHOUT THE ESTATE



EXISTING 3M HIGH PERIMETER FENCE

KEY

- █ VEHICLE BARRIER
- █ 2.4M PALLISADE FENCING
- █ 1.8M CHAINLINK FENCING
- █ 4.5M ACOUSTIC FENCE
- CCTV CAMERA MOUNTED ON COLUMNS

NOTES:

- 1. SUBJECT TO STATUTORY COMMENTS
- 2. ALL FENCING TO BE INSTALLED IN ACCORDANCE WITH BS 5393 PART 1 & 2
- 3. BASED ON 0.5M RETROFLECTIVE PALLISADE FENCING OF 1.8M HEIGHT
- 4. ALL FENCING TO BE INSTALLED BY THE CONTRACTOR AT THE END OF EACH CONTRACT
- 5. COPIES NOT FOR SALE
- 6. DIMENSIONS BASED ON LAND RELEVANT FILE NUMBER
- 7. ALL DIMENSIONS TO BE CHECKED ON SITE
- 8. ALL DIMENSIONS TO BE CHECKED ON SITE
- 9. ALL DIMENSIONS TO BE CHECKED ON SITE
- 10. ALL DIMENSIONS TO BE CHECKED ON SITE

SCALE: 0 5 10 20 50m

NORTH

REV	DATE	BY	COMMENT
1	18/03/2013		ISSUE FOR PERMITS

PROLOGIS

MICHAEL SPARKS ASSOCIATES

11, RACE ROAD
LONDON, N16 7JG
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PHASE 3 - PROLOGIS PARK, HEATHROW
SITE LAYOUT PLAN - UNITS C,D & G
CCTV & FENCING DETAILS

PROLOGIS UK LTD.

DATE: MARCH 2013
SCALE: 1:500 @ A1
DRAWN: PNI
CHECKED: PNI
FOR PLANNING: PNI

DRAWING NUMBER: 30587-PL 116



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1. ALL DRAINAGE NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAINAGE LAYOUT AND THE DRAINAGE PLAN.
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19. ALL DRAINAGE NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAINAGE LAYOUT AND THE DRAINAGE PLAN.
20. ALL DRAINAGE NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAINAGE LAYOUT AND THE DRAINAGE PLAN.

LEGEND

- 1. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 2. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 3. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 4. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 5. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 6. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 7. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 8. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 9. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 10. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 11. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 12. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 13. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 14. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 15. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 16. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 17. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 18. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 19. 1" DIA. 10' DEEP CONCRETE MANHOLE
- 20. 1" DIA. 10' DEEP CONCRETE MANHOLE



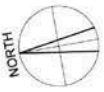
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T. R. COLLIER & ASSOCIATES
 CONSULTING ENGINEERS
 10000 PROLOGIS PARKWAY
 PROLOGIS PARK, HAYES
 VIRGINIA 22182
 PHONE: (703) 441-1100
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 WWW: TRCOLLIER.COM
 PROJECT NO.: 30587
 SHEET NO.: 2607-51
 DATE: 11/15/2020
 DRAWN BY: J. SPARKS
 CHECKED BY: M. SPARKS
 APPROVED BY: M. SPARKS
 MICHAEL SPARKS ASSOCIATES
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 FAX: (703) 441-1101
 WWW: TRCOLLIER.COM



DRAINAGE LAYOUT
(Ref: 30587)

Scale: 1"=50'





EXAMPLE OF ELECTRIC CHARGING POINTS



REV	DATE	COMMENT	BY	CHK
1	10.03.2013	FINAL ISSUE	PM	PM
				LOAN/ CHECK

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PHASE 3 - PROLOGIS PARK, HEATHROW
 UNITS C D & G
 ELECTRIC CAR CHARGING PROVISIONS
 CLIENT: PROLOGIS UK LTD.

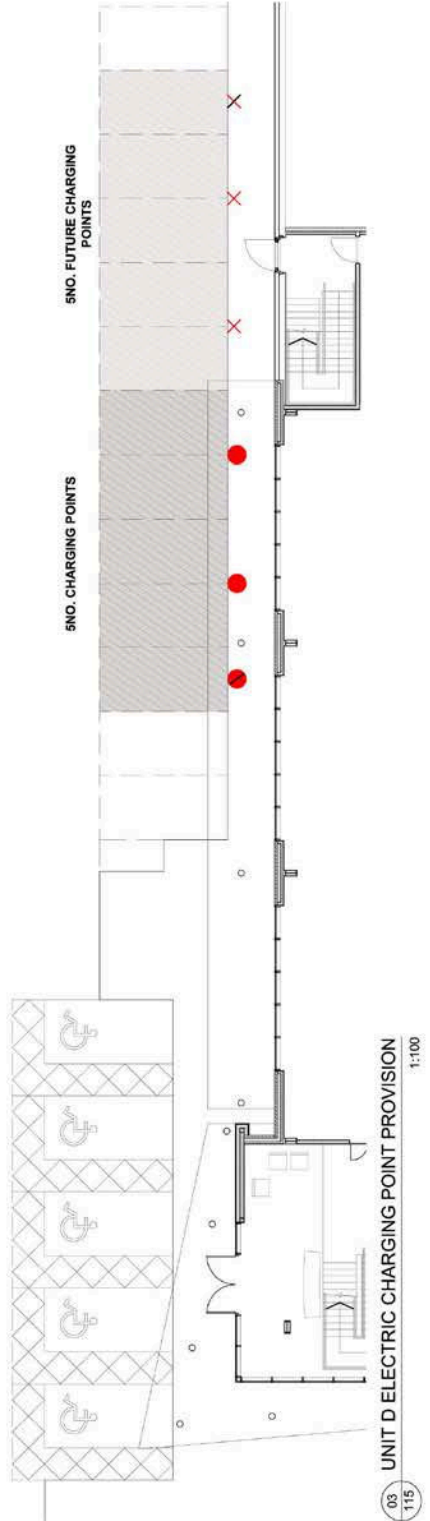
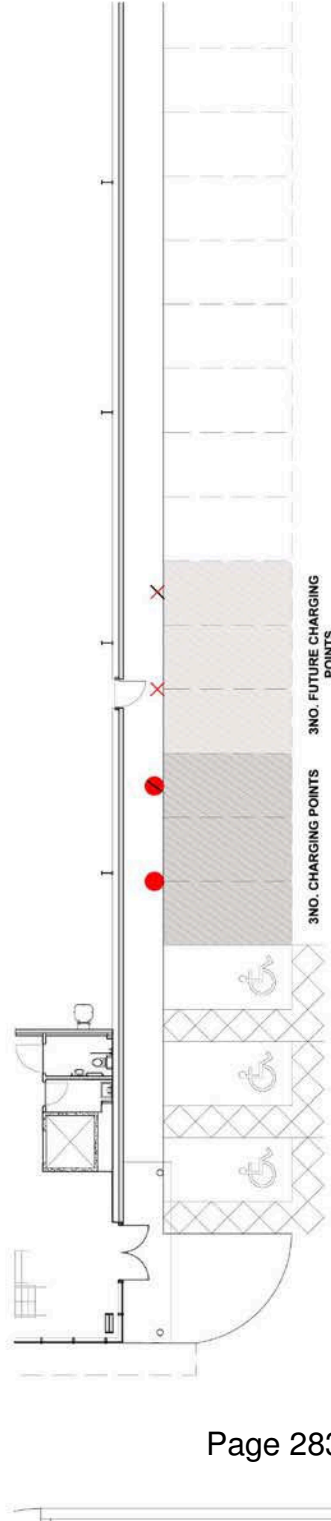
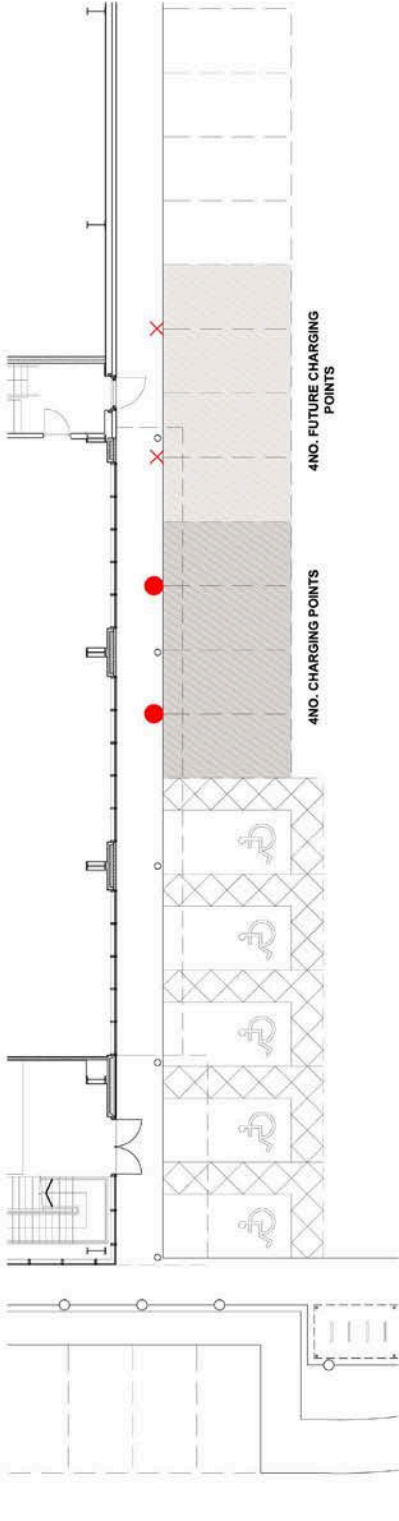
DATE: MARCH 2013
 SCALE: 1:100 @ A1
 DRAWN: PMV
 CHECKED: PMV
 FOR PLANNING: PMV

DRAWING NUMBER: 30687-PL-115

- KEY**
- DOUBLE UNIT PROVISION FOR 2NO. CARS
 - POSSIBLE UNIT FUTURE PROVISION FOR 2NO. CARS
 - SINGLE UNIT PROVISION FOR 1NO. CAR
 - SINGLE UNIT FUTURE PROVISION FOR 1NO. CAR

NOTES:

- SUBJECT TO STATUTORY CONSULTATION
- MARKED ON CHARGING POINTS BY PERMITS, E.G. NATIONAL HIGHWAY AUTHORITY
- MARKED ON CHARGING POINTS BY PERMISSIONS OF LOCAL AUTHORITY
- MARKED ON CHARGING POINTS BY PERMISSIONS OF LOCAL AUTHORITY
- MARKED ON CHARGING POINTS BY PERMISSIONS OF LOCAL AUTHORITY
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- MARKED ON CHARGING POINTS BY PERMISSIONS OF LOCAL AUTHORITY
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- MARKED ON CHARGING POINTS BY PERMISSIONS OF LOCAL AUTHORITY



Revision	Date	Description



Kingfisher
Exterior Lighting

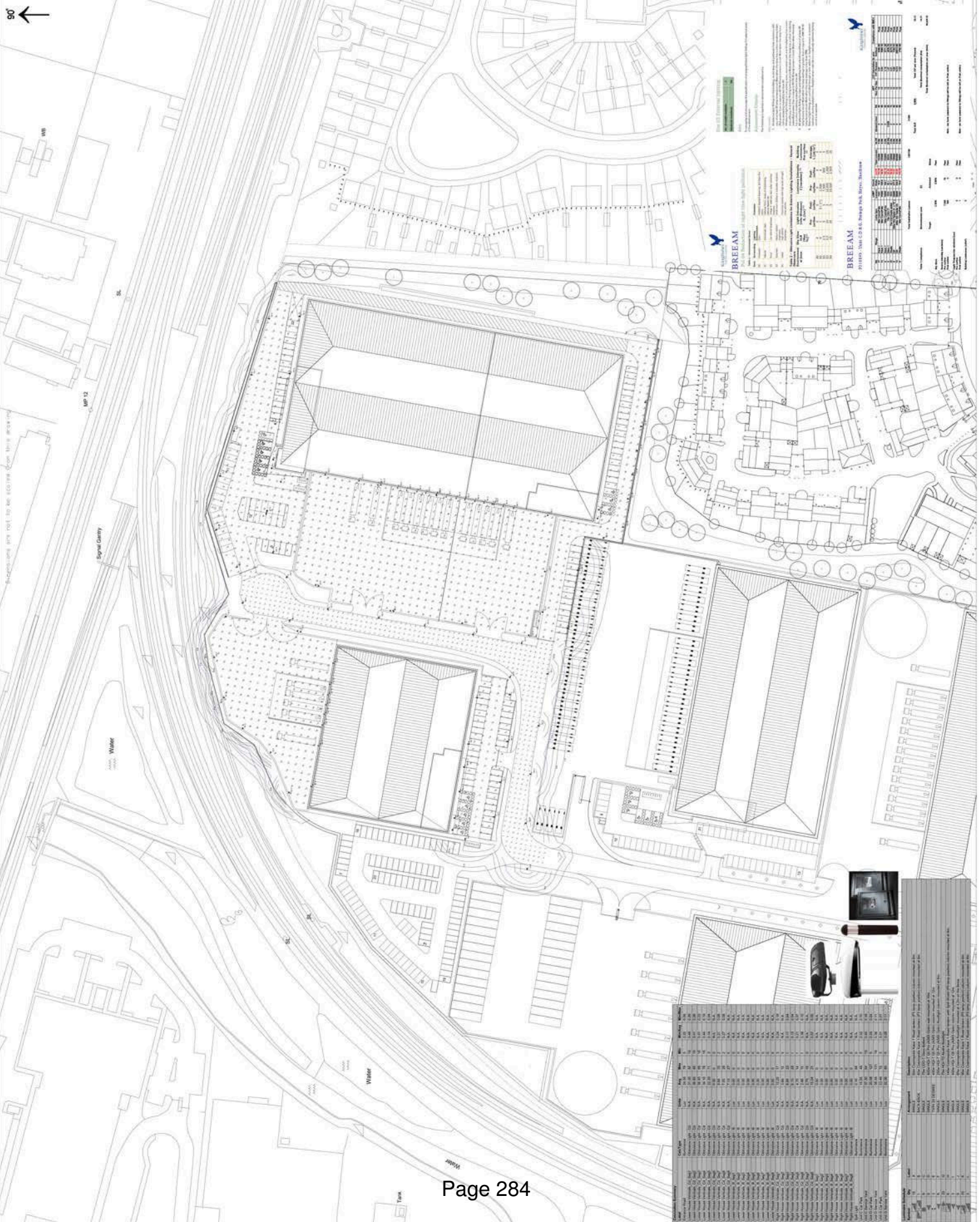


Project Title
Units G2 & B, Phoenix Park, Phoenix, Maricopa County

Client
MICHAEL SPARKS ASSOCIATES

Project No. 2016048
Drawing No. 2016048-003

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BREM Building Research & Environmental Modelling
1000 N. Central Expressway, Suite 1000
Phoenix, AZ 85008
Tel: 602.246.1000
www.breem.com

BREEM
PHOTO-VOLTAIC SYSTEM DATA SHEET

System	Area (sq ft)	Capacity (kW)	Annual Production (kWh)
System 1	10,000	1.5	20,000
System 2	10,000	1.5	20,000
System 3	10,000	1.5	20,000

REVISIONS

Rev.	Date	Description
01	10/10/16	Issue for Review
02	10/10/16	Issue for Review
03	10/10/16	Issue for Review

NOTES

1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.

PROJECT INFORMATION

Project Name: Units G2 & B, Phoenix Park, Phoenix, Maricopa County
Project No.: 2016048
Drawing No.: 2016048-003
Client: MICHAEL SPARKS ASSOCIATES
Designer: KINGFISHER EXTERIOR LIGHTING
Date: 10/10/16



NOTES:
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04 KEY PLAN
113



REV	DATE	DESCRIPTION	BY	CHK
-	18.03.2013	FIRST ISSUE	PM	PM
			ENR	ENR



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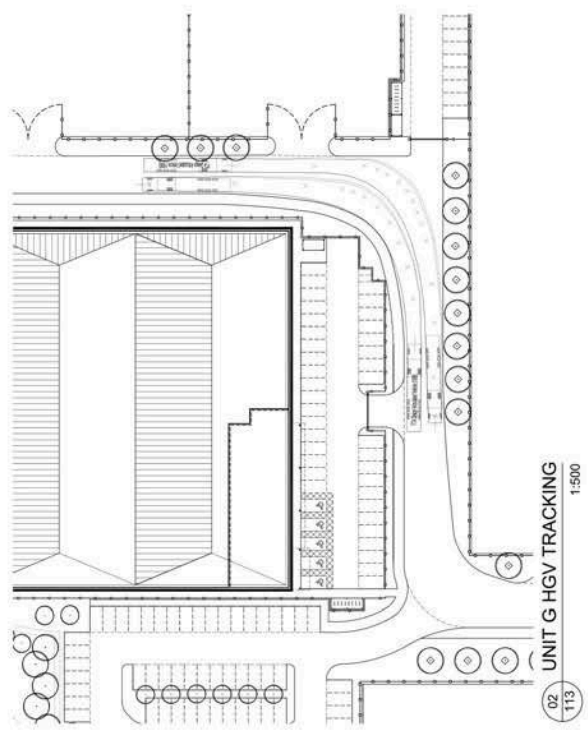
MICHAEL SPARKS ASSOCIATES

CONCRETE ARCHITECTS
 11 FORD ROAD
 GREENWICH
 LONDON SE18 3PL
 TELEPHONE 020 7774 8142
 FAX 020 7774 8004
 info@msaarchitects.co.uk

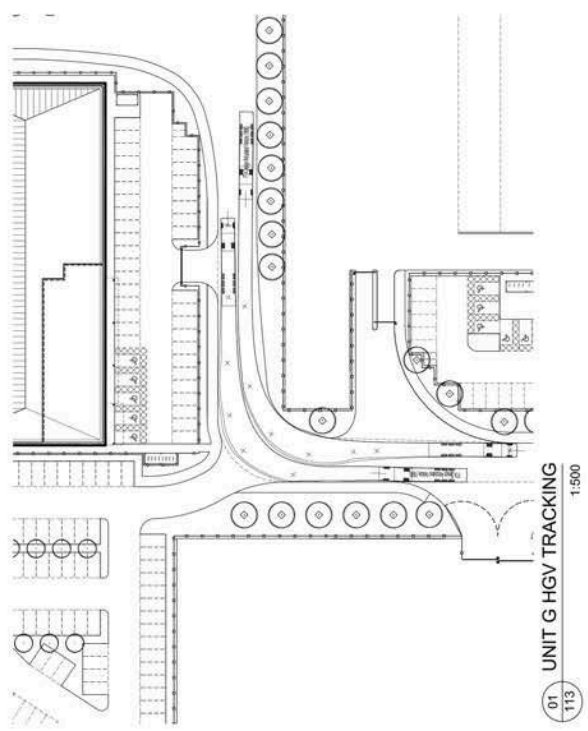
TITLE: PHASE 3 - PROLOGIS PARK, HEATHROW
 DRAWING: VEHICLE TRACKING
 CLIENT: PROLOGIS UK LTD.

DATE: MARCH 2013 SCALE: 1:500 @ A1 DRAWN BY: PMW
 CHECKED BY: FOR PLANNING REVISION: 00000

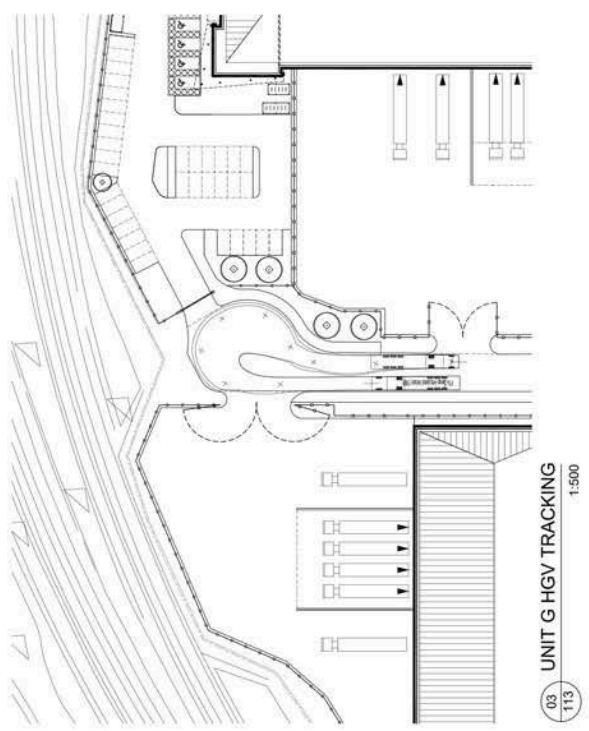
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02 UNIT G HGV TRACKING
1:500
113



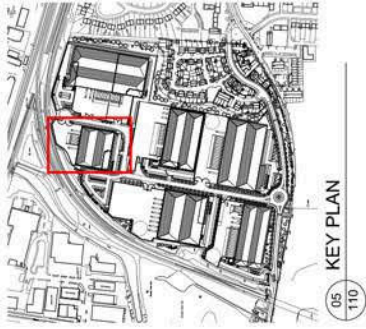
01 UNIT G HGV TRACKING
1:500
113



03 UNIT G HGV TRACKING
1:500
113



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MICHAEL SPARKS ASSOCIATES
 CONSULTING ARCHITECTS
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 WWW.MICHAELSPARKS.CO.UK



PHASE 3 - PROLOGIS PARK, HEATHROW
 UNIT C - HGV VEHICLE TRACKING

CLIENT
PROLOGIS UK LTD.

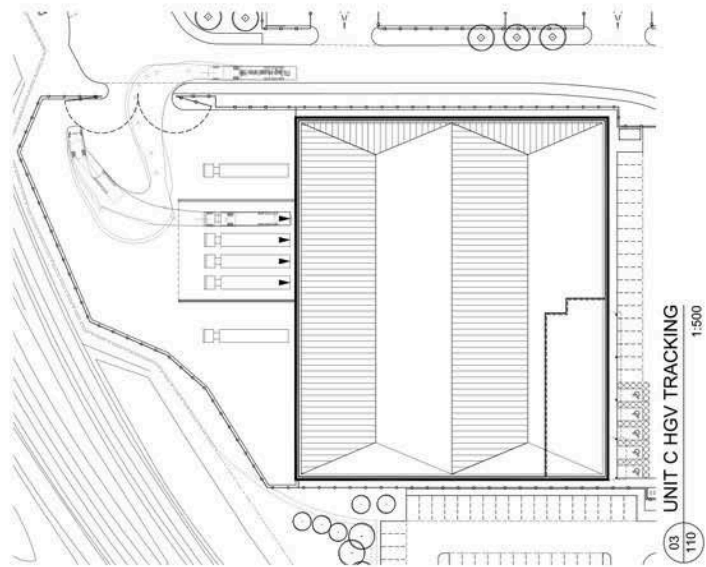
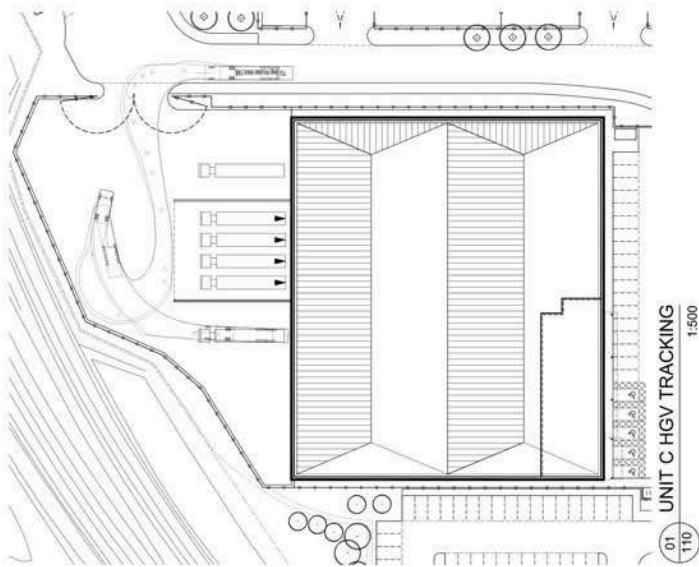
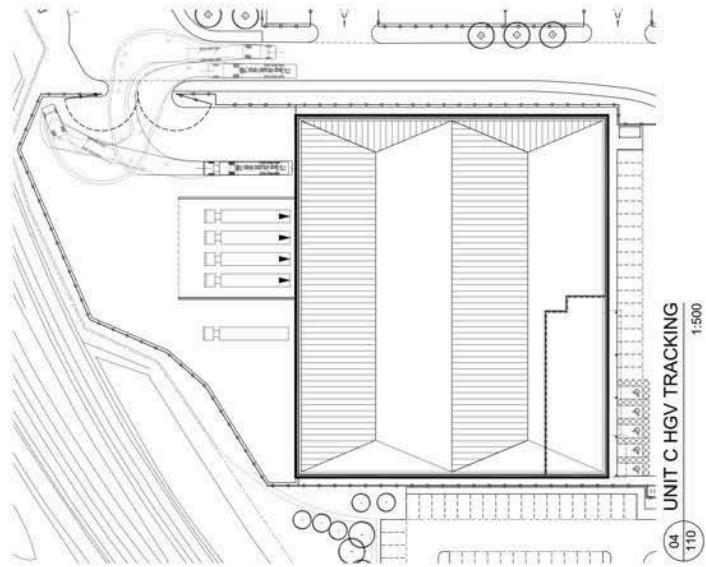
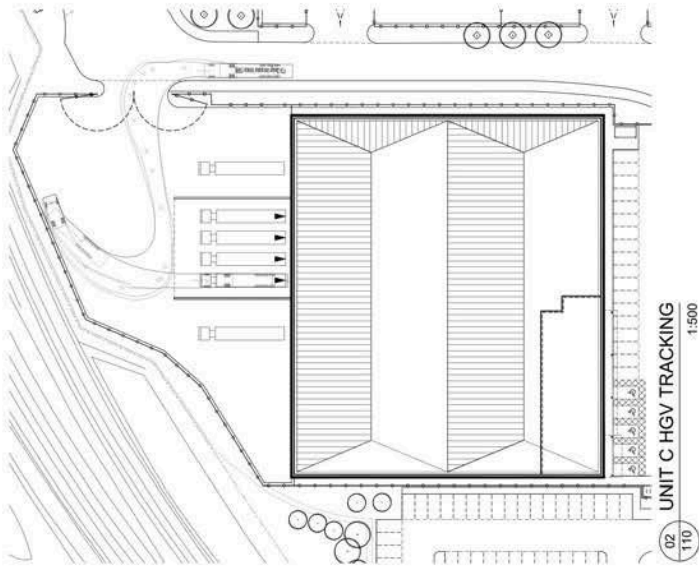
DATE
 MARCH 2013

SCALE
 1:500 @ A1

DESIGNER
 FOR PLANNING

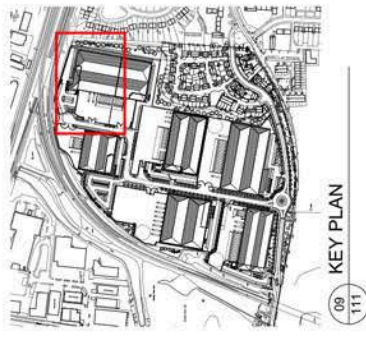
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PROJECT NUMBER
 30587-PL110





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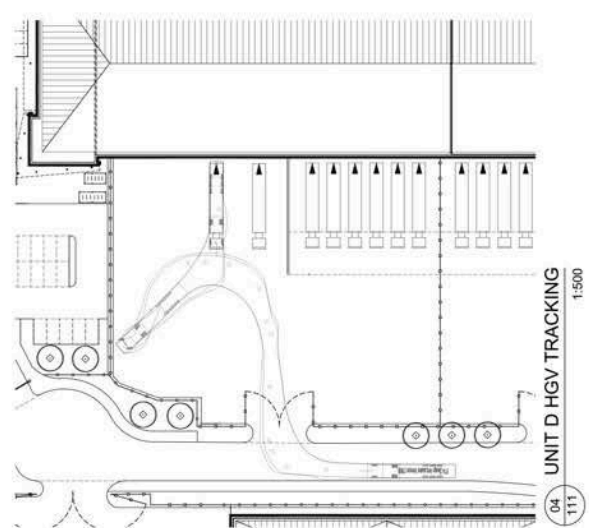
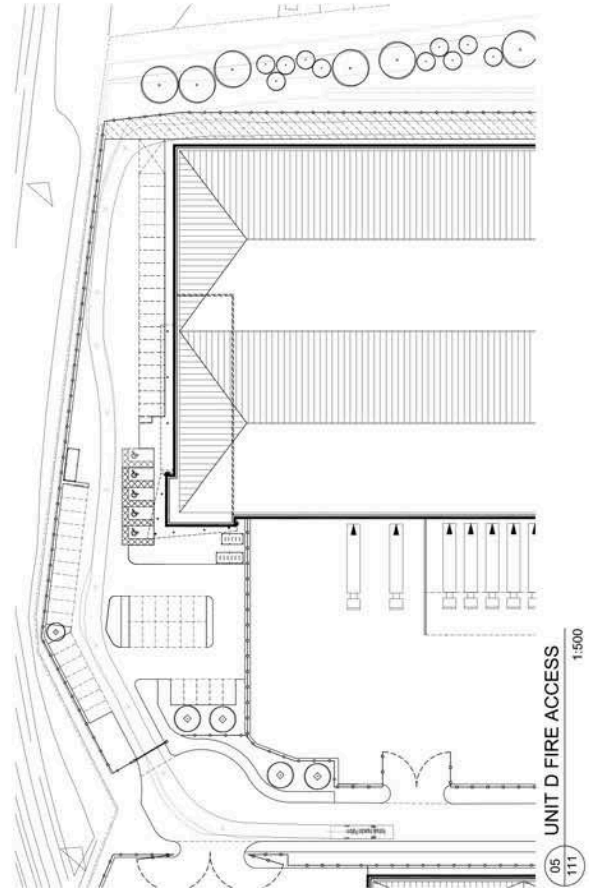
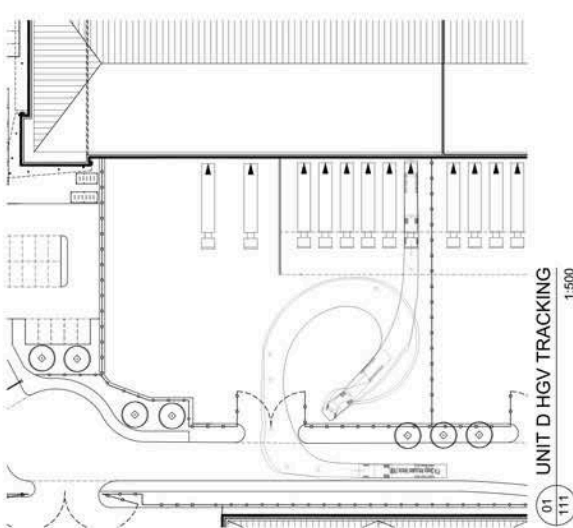
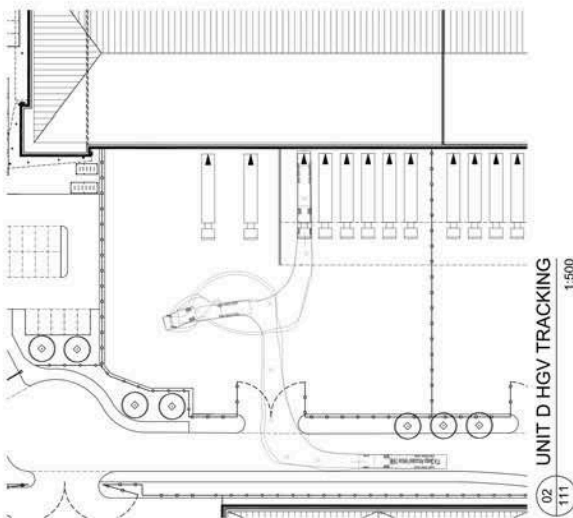
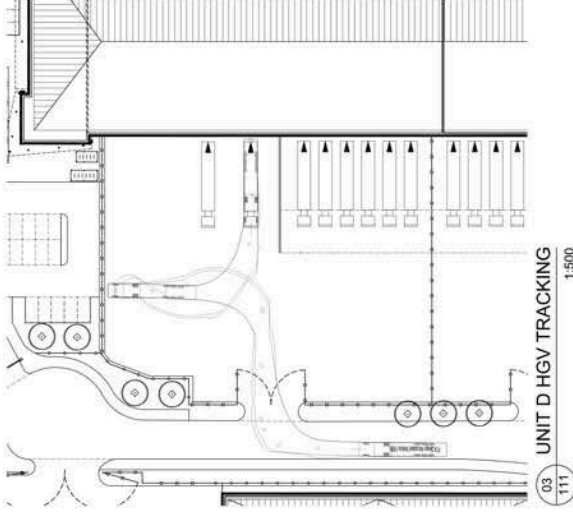


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1	18.03.2013	ISSUE FOR PERMITS	MM	MM

MICHAEL SPARKS ASSOCIATES
 CHARTERED ARCHITECTS
 11 FLEET PLACE
 LONDON EC4A 3DF
 TEL: 020 7774 8142
 FAX: 020 7774 8888
 WWW.MICHAELSPARKS.CO.UK

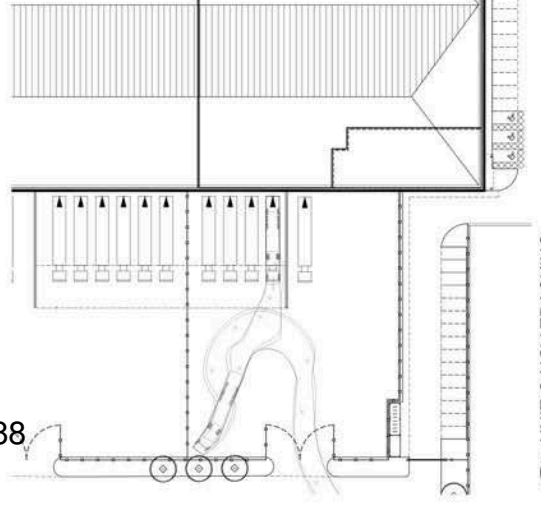
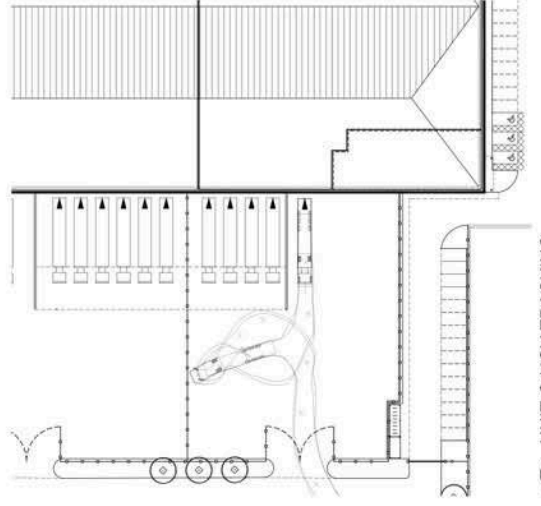
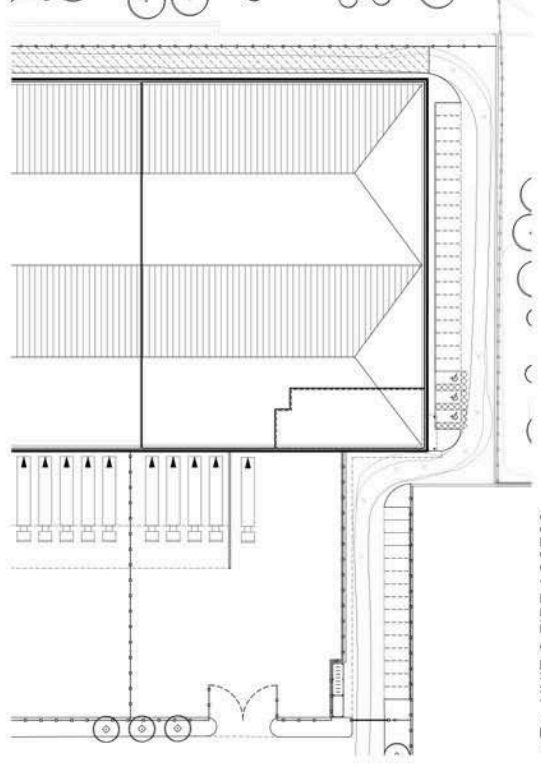
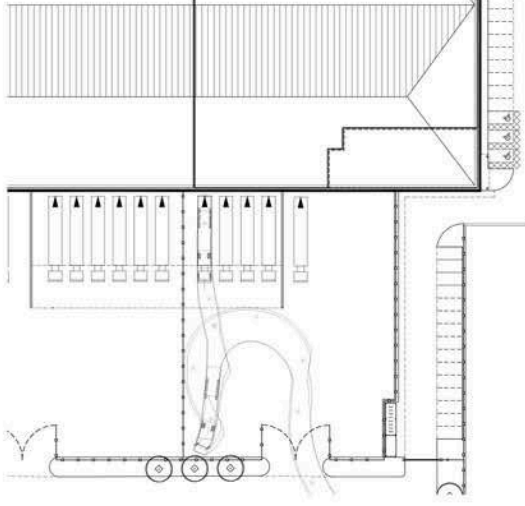
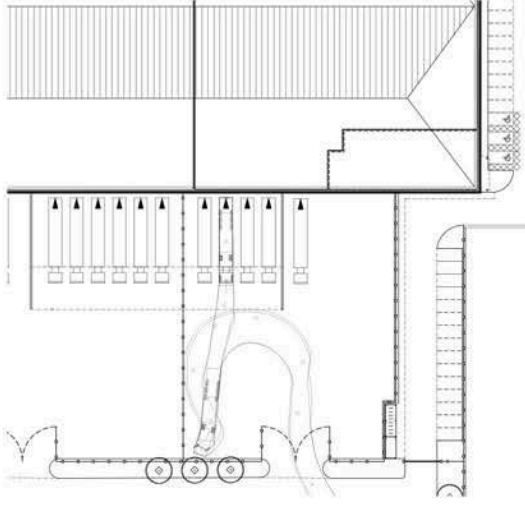
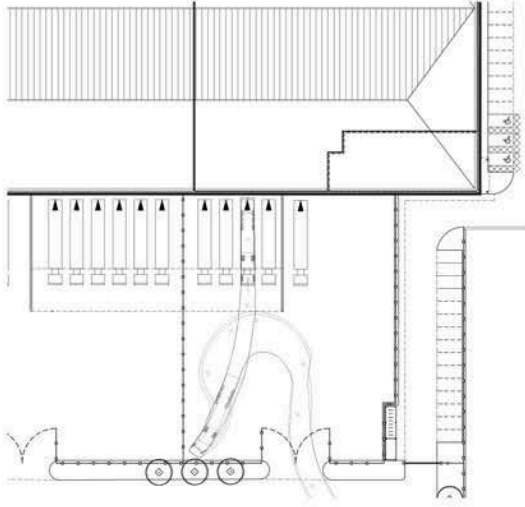
PROLOGIS

TITLE: PHASE 3 - PROLOGIS PARK, HEATHROW
DRAWING: UNIT D - HGV VEHICLE TRACKING
CLIENT: PROLOGIS UK LTD.
DATE: MARCH 2013
SCALE: 1:500 @ A1
DESIGNED BY: MM
CHECKED BY: MM
FOR PLANNING: MM
DRAWING NUMBER: 30587-PL111





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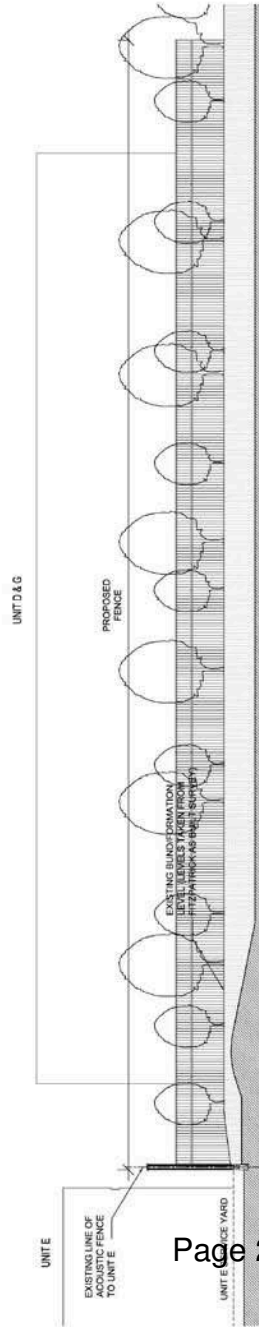
REV	DATE	DESCRIPTION	BY	CHKD
-	18.03.2013	ISSUE	PM	DMK

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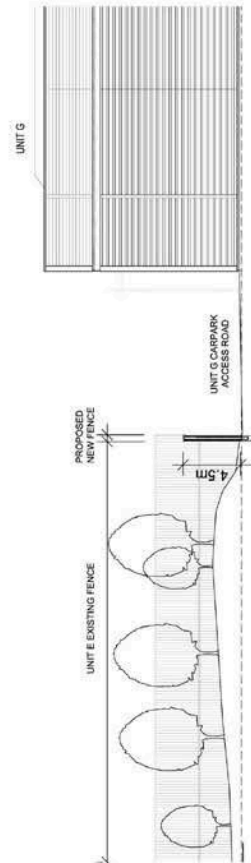
TITLE: PHASE 3 - PROLOGIS PARK, HEATHROW
 DRAWING: UNIT G - HGV VEHICLE TRACKING
 CLIENT: PROLOGIS UK LTD.
 DATE: MARCH 2013
 SCALE: 1:500 @ A1
 DRAWN BY: PM
 CHECKED BY: DMK
 FOR PLANNING: PM
 DRAWING NUMBER: 30587-PL112



PHOTOGRAPHS OF THE EXISTING TIMBER ACOUSTIC FENCE TO UNIT E

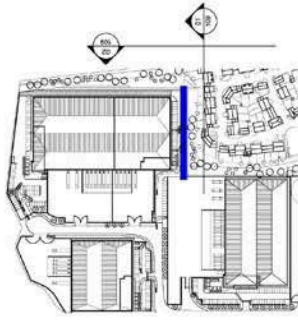


01 TIMBER ACOUSTIC FENCE ELEVATION
1:200

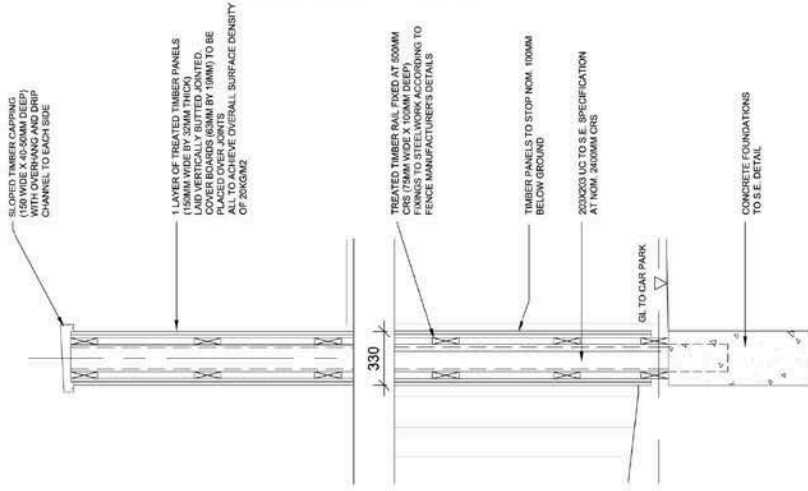


02 ELEVATIONAL VIEW FROM RESIDENTIAL DEVELOPMENT
1:200

NOTE
Acoustic wall and pass doors to achieve min. 20kg/m² surface density
All gaps and junctions to be sealed
Timber is treated with treatment E, which provides 30 years protection against decay in contact with soil
Levels are indicative only. For exact levels refer to existing formations on site.



04 KEY SECTION
NTS



NOTES

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ADDITIONAL INFORMATION BASED ON INFORMATION RECEIVED FROM LAND SURVEY TITLE NUMBER



NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/03/2013	PREP. ISSUE	MM	MM
2				

MICHAEL SPARKS ASSOCIATES
ENGINEERING ARCHITECTS

11 FLOOR PLAT
100, MARKET STREET
MELBOURNE VIC 3000
AUSTRALIA
P: 03 9412 3000
F: 03 9412 3001
WWW.MSA.COM.AU

PHASE 3 - PROLOGIS PARK, HEATHROW
ACOUSTIC FENCE DETAILS

CLIENT: PROLOGIS UK LTD.

DATE: MARCH 2013
SCALE: 1:200 / 1:20 @ A1
DRAWN BY: PW
CHECKED BY: PW
FOR PLANNING: PW

DRAWING NUMBER: 30587-PL-109

03 DETAIL SECTION THROUGH WALL
1:20



NOTES:
 SUBJECT TO STATUTORY COMMENTS
 BASED ON GREENWICH SURVEY NO. 719821, 1:4 SCALE, D.O.L.
 BASED ON OS DATA INTRODUCED BY PERMISSION OF
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 N0115116
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 AND SHOULD NOT BE USED FOR CONSTRUCTION
 WITHOUT THE APPROVAL OF THE PLANNING
 OFFICER.



REV	DATE	DESCRIPTION	DESIGNER	CHECKED BY
1	18/03/2013	PHASE 3	PM	PM

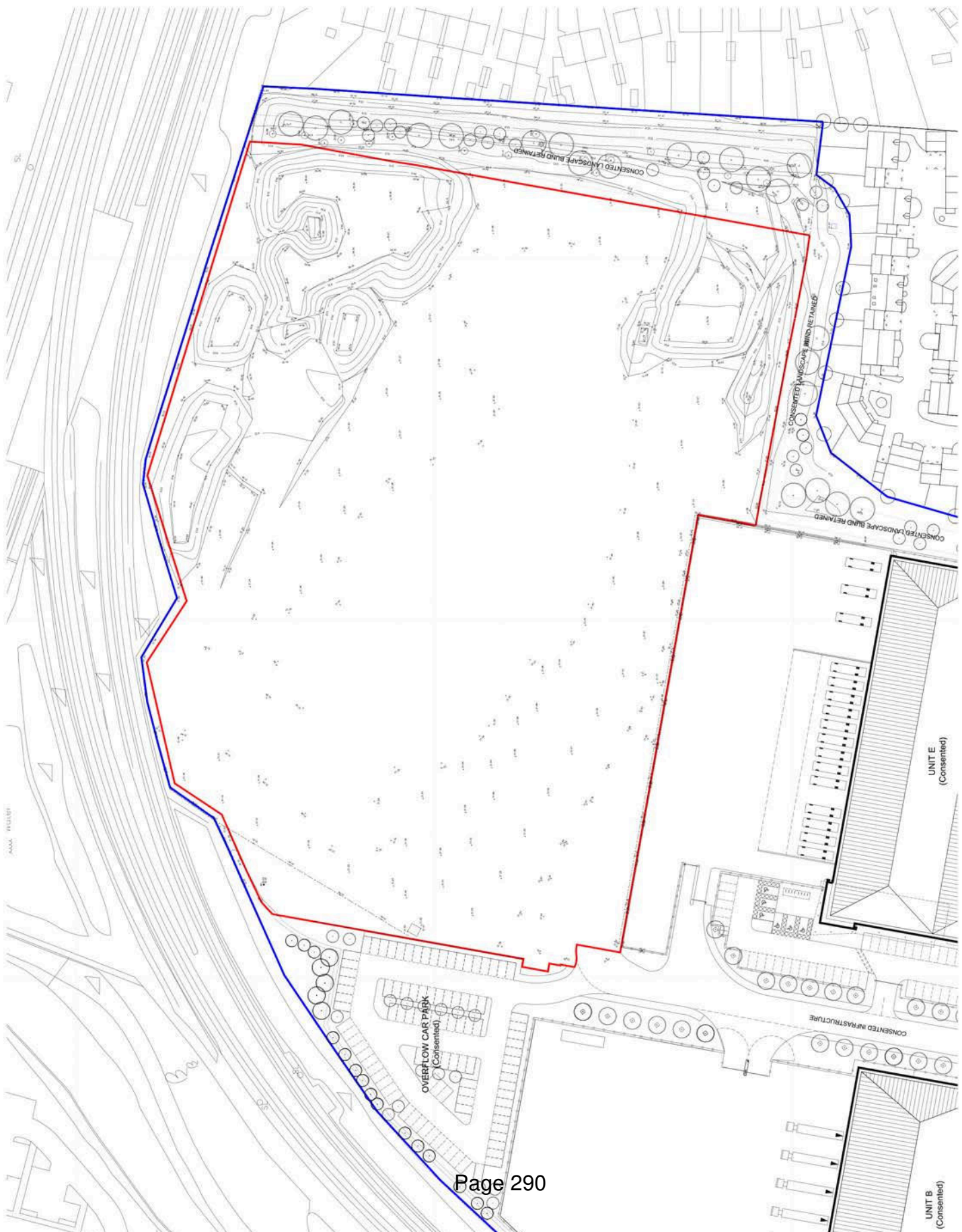


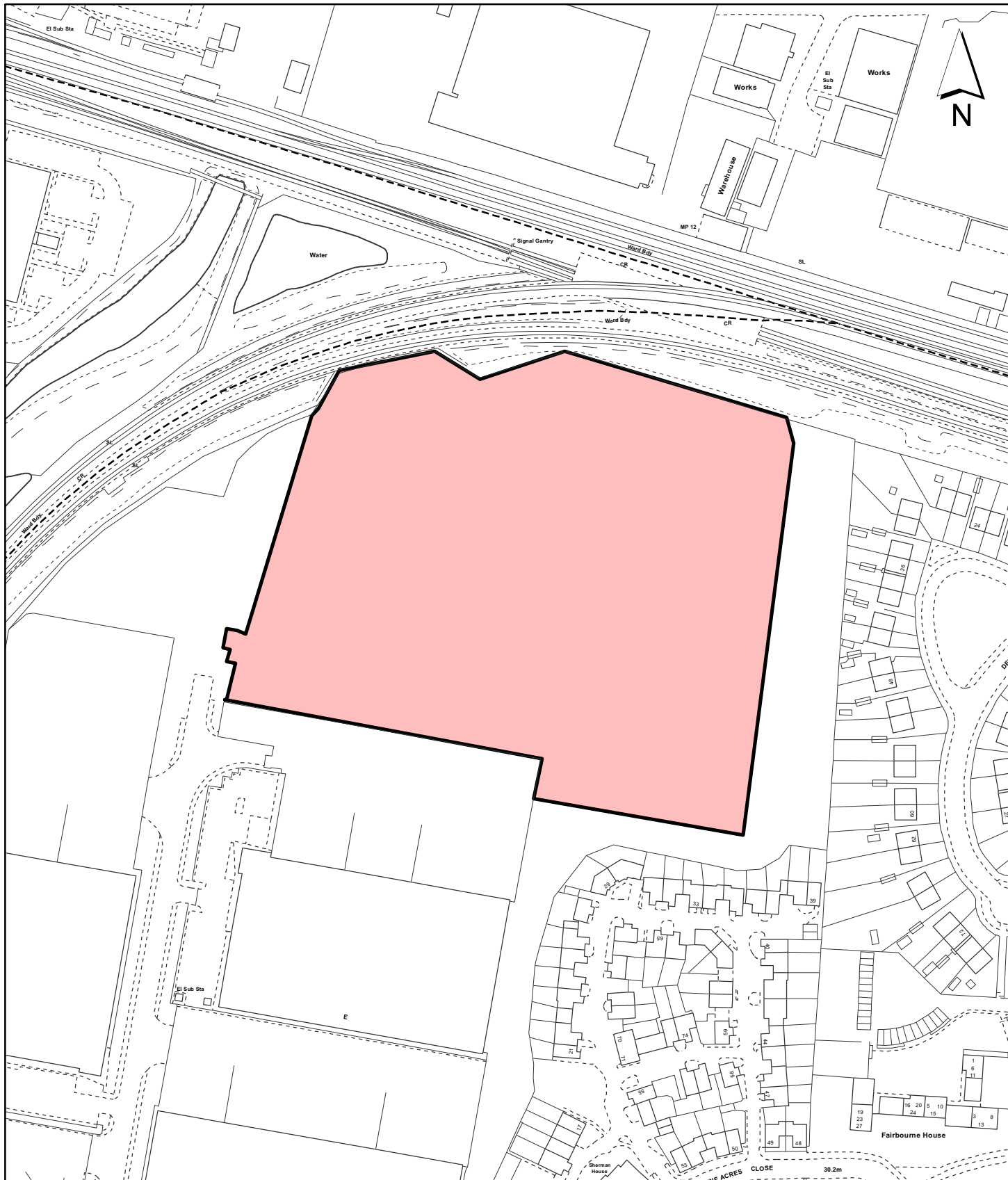
MICHAEL SPARKS ASSOCIATES
 CONSULTING ARCHITECTS
 11 FORD ROAD
 LONDON SE10 4JG
 TEL: 020 7730 3000
 FAX: 020 7730 3001
 WWW.MICHAELSPARKS.CO.UK

PHASE 3 - PROLOGIS PARK, HEATHROW
 PREPARED BY: **PM**
 CHECKED BY: **PM**
 DATE: **15/03/13**
 FOR: **PROLOGIS UK LTD.**


NO.	DATE	BY	FOR
1	MARCH 2013	1:500 @ A1	FOR PLANNING

30587-PL-118





Notes

 Site boundary

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Site Address

**Former MOD Document Record Office
Bourne Avenue
Hayes**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

18399/APP/2013/1019

Scale

1:2,000

Planning Committee

Major Applications

Date

**July
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BOURNE PRIMARY SCHOOL CEDAR AVENUE RUISLIP

Development: Variation of condition 2 (approved plans) of planing permission ref:
4328/APP/2012/2892 (Single storey extension to existing school) to change th
location of the approved single storey extension to existing school.

LBH Ref Nos: 4328/APP/2013/1367

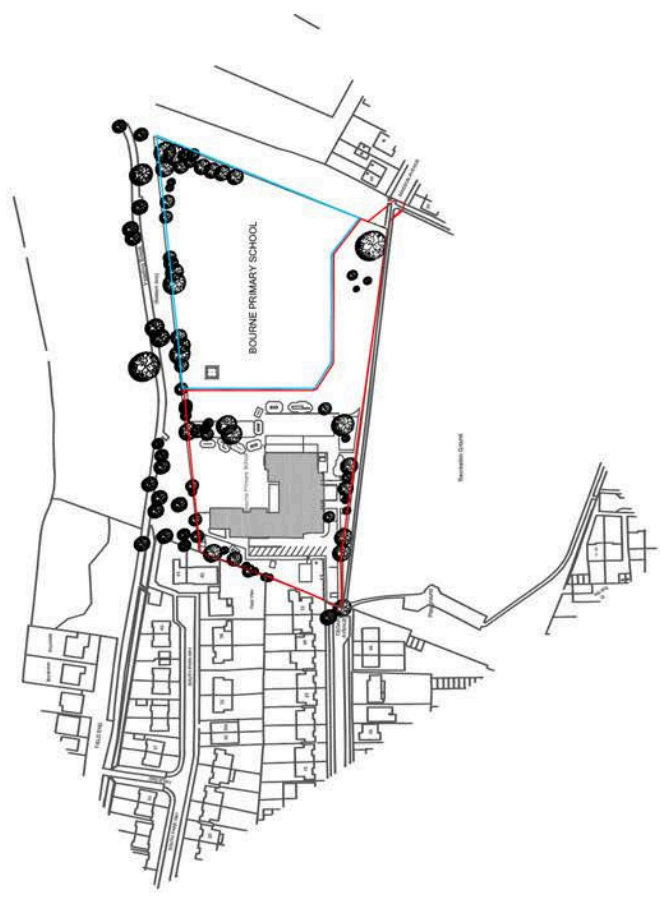
Date Plans Received: 24/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 28/05/2013

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- Existing building
- Redline boundary
- School boundary
- Existing Trees



imace
 Mace Group
 City Centre, 100, The Quadrant, Hillington, Glasgow G3 7JY
 Telephone: 01502 515100
 Facsimile: 01502 515111
 www.macegroup.com

HILLINGTON
 LOCAL AUTHORITY
 EDUCATION DEPARTMENT
 BOURNE PRIMARY SCHOOL

8345 A 121

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEERS AND MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

Revisions:
 A. Ownership boundary not shown. 24.05.13



Subject: **Planning Issue**

Wiggins Court
 The Street
 Bishops Cleeve
 Gloucestershire
 GL43 7DR

W: www.barker-associates.co.uk
 E: mail@barker-associates.co.uk
 T: 01275 842111
 F: 01275 842077

Client: **Able Construction**

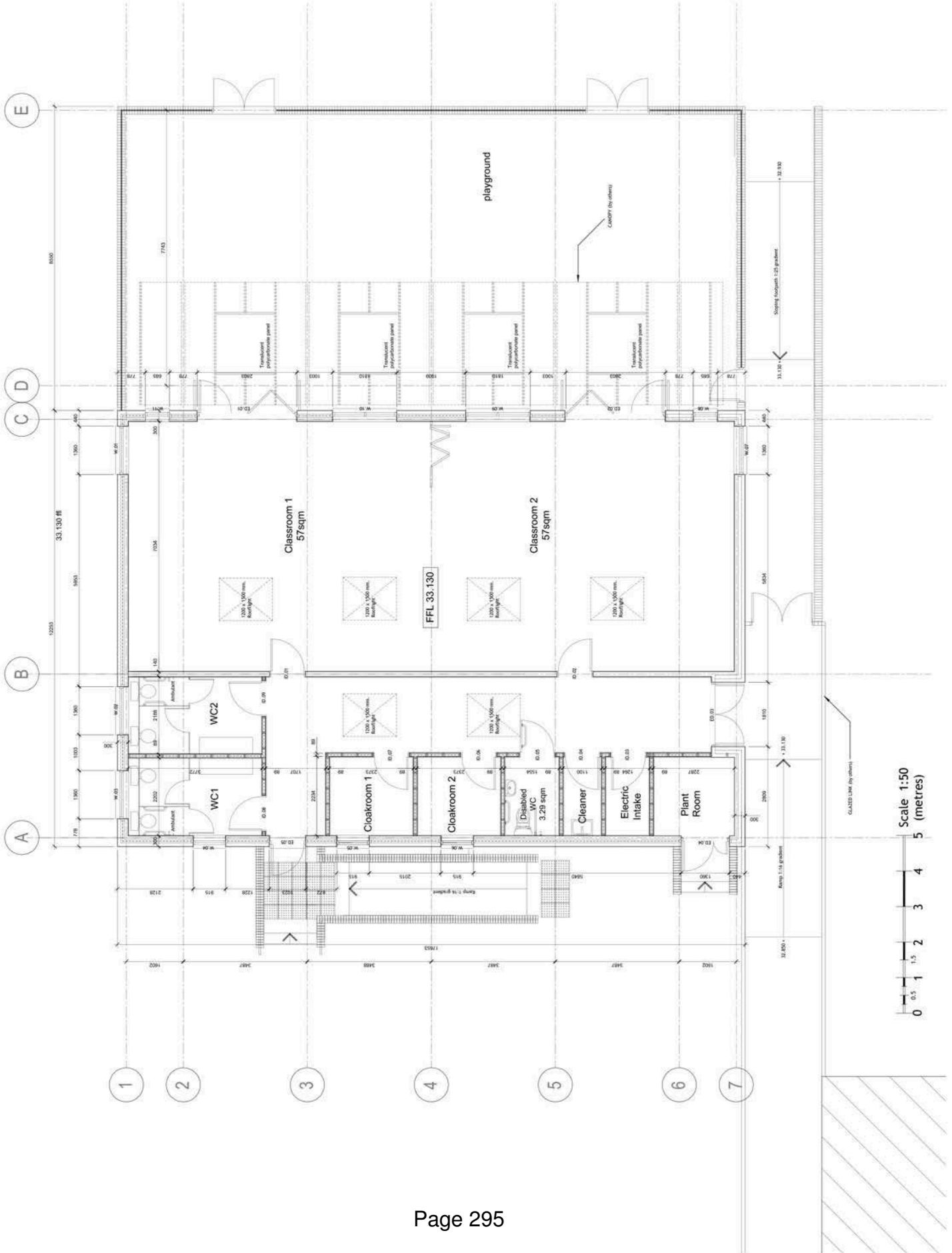
Project:
 London Borough of Hillingdon
 Primary School Construction Programme
 Bournie Primary School

Title:
 Proposed Site Plan

Scale (BA):	Date:	Drawn:	Checked:
1:500	23/4/13	RPC	[Initials]
Drawing no.:			Revision:
BA / 4145.03.210			A

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, MECHANICAL AND ELECTRICAL SPECIFICATIONS, DETAILS AND SPECIFICATIONS.

Revisions:	
#	(Revision Text)
	(date/yy)



Subject: Planning Issue

Wegmans Court
The Street
Barnby Struthers
Leicestershire
NN2 2JH
Tel: 01533 601111
E: info@barker-associates.co.uk
P: 01533 602077



Client: Ashle Construction

Project: London Borough of Hillingdon
of Education Programme
Bourne Primary School

Title: Proposed General Arrangement Plan

Scale (A1):	Date:	Drawn:	Checked:
1:50	23/4/13	RPC	[Initials]
Drawing no.:	Revision:		
BA / 4145.03.200	/		

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Revisions:
 # [Revision Text] [dd/mm/yy]

Subject:
 Planning Issue

Wessex Court
 The Street
 Basingstoke, Hampshire
 RG24 0BA
 UK
 Tel: 01256 841111
 E: info@barker-associates.co.uk
 P: 01256 842077

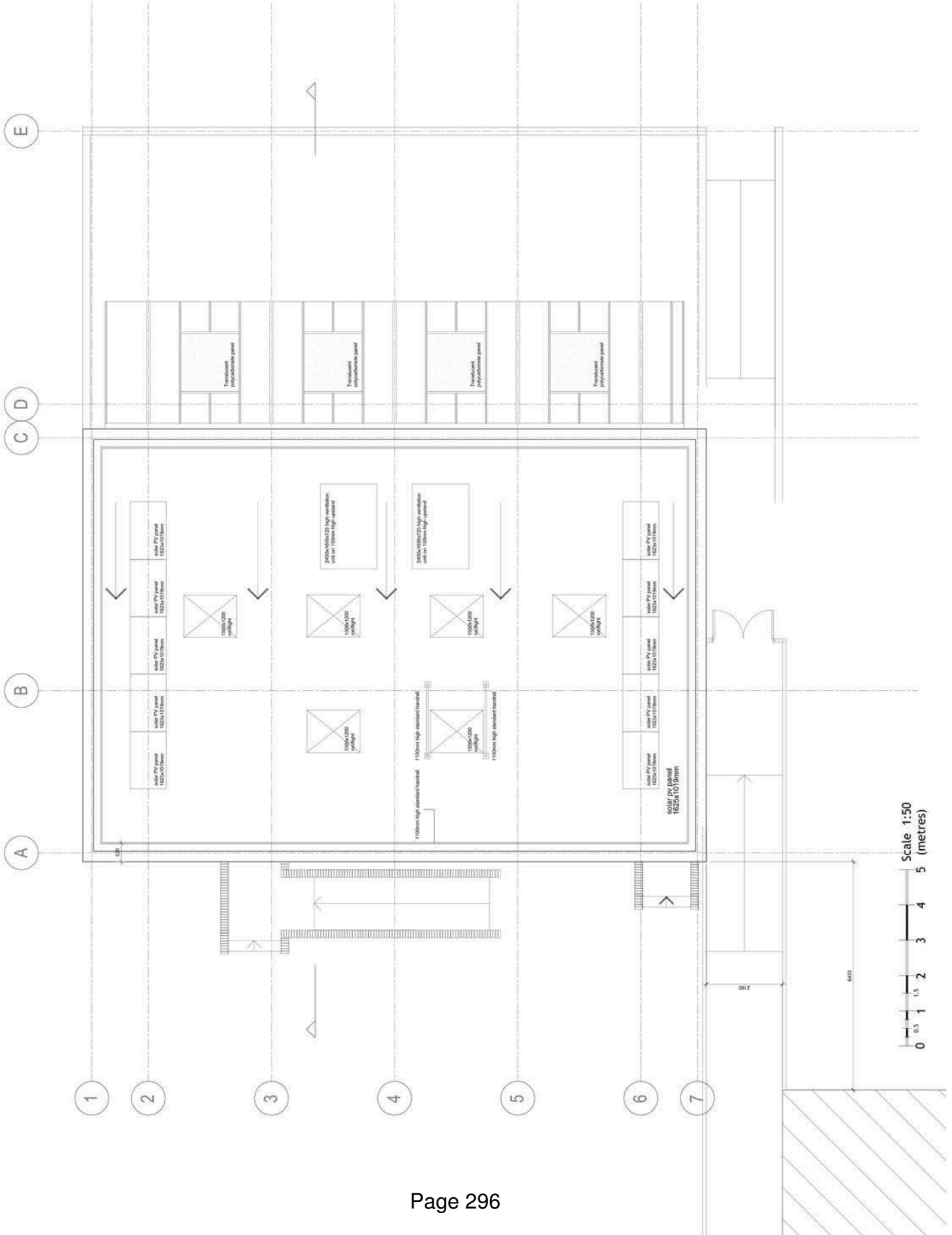


Client:
 Able Construction

Project:
 London Borough of Hillingdon
 Primary Education Programme
 Bourne Primary School

Title:
 Proposed Roof Plan

Scale (BA):	Date:	Drawn:	Checked:
1:50	23/4/13	RPC	[Initials]
Drawing no.:	Revision:		
BA / 4145.03.203	/		

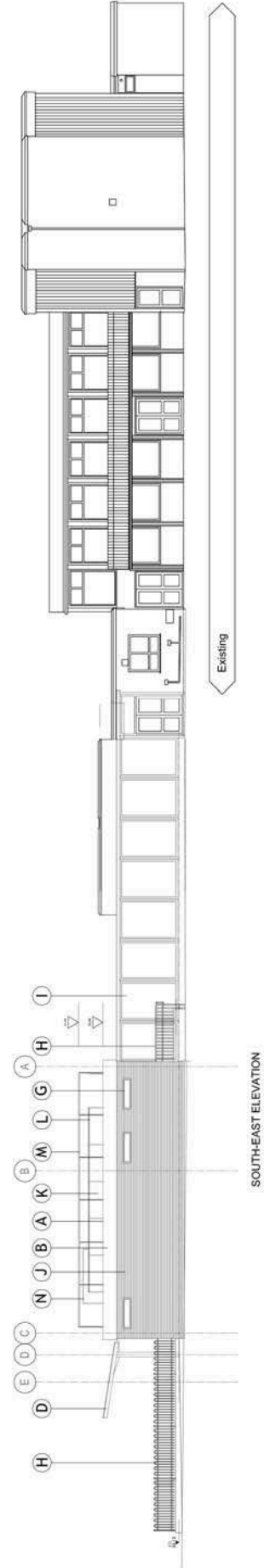
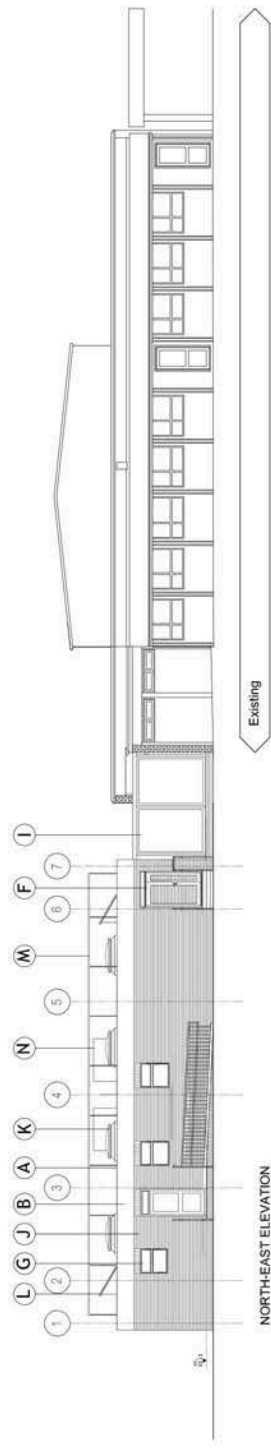
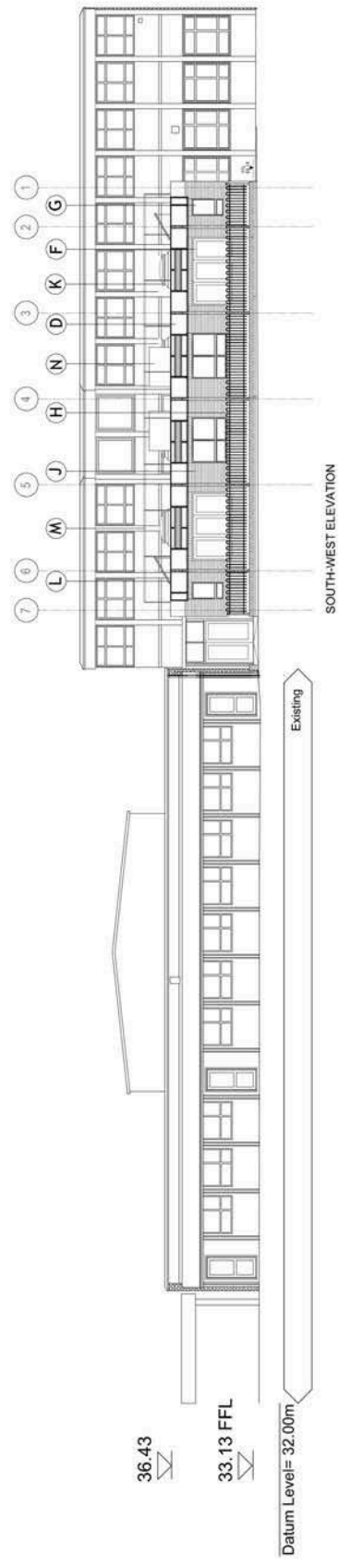


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Revisions:
 # [Revision Text] [dd/mm/yy]

KEY / LEGEND

- A Small flat roof to fall to J42.
- B CEP fascia to H32/120.
- C Polyester powder coated aluminium gutter to R10/205
- D Steel frame canopy with translucent polycarbonate panels.
- E Polyester powder coated steel column to G10-G12
- F Polyester powder coated aluminium doors to L11335
- G Polyester powder coated windows to L11335
- H Polyester powder coated balustrading & steel handrails to L31
- I Polyester powder coated steel frame/columns & glass infill covered link to G10-G12, L11335
- J Faired brick work to match existing to R10/110
- K 1200x1500 passivent/ rooflights
- L PV panels each 1625 X 1010mm
- M 1100mm high standard handrail
- N Eco vent unit



Subject: Planning Issue

Wessex Coast
 The Street
 Bournemouth
 BH2 9BB
 01202 333333

W: www.barker-associates.co.uk
 E: mail@barker-associates.co.uk
 T: 01202 340111
 F: 01202 340277

Client: Able Construction

Project: London Borough of Hillingdon
 Planning and Construction Programme
 Bourne Primary School

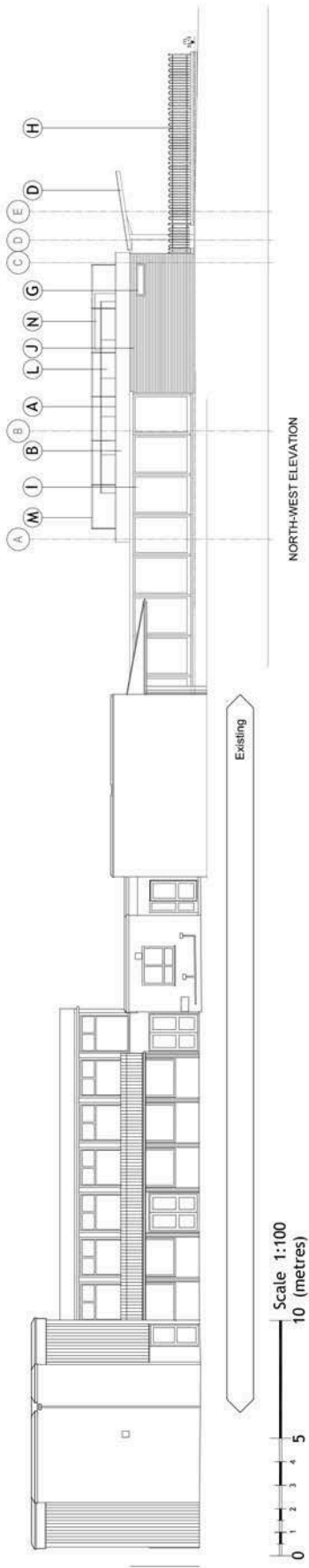
Title: Proposed Elevations

Scale (A1):	Date:	Drawn:	Checked:
1:100	MAY 2013	JCS	SB
Drawing no.:	Revision:		
BA / 4145.03.202	/		



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 ELECTRICAL ENGINEERING DRAWINGS, DETAILS AND
 SPECIFICATIONS.

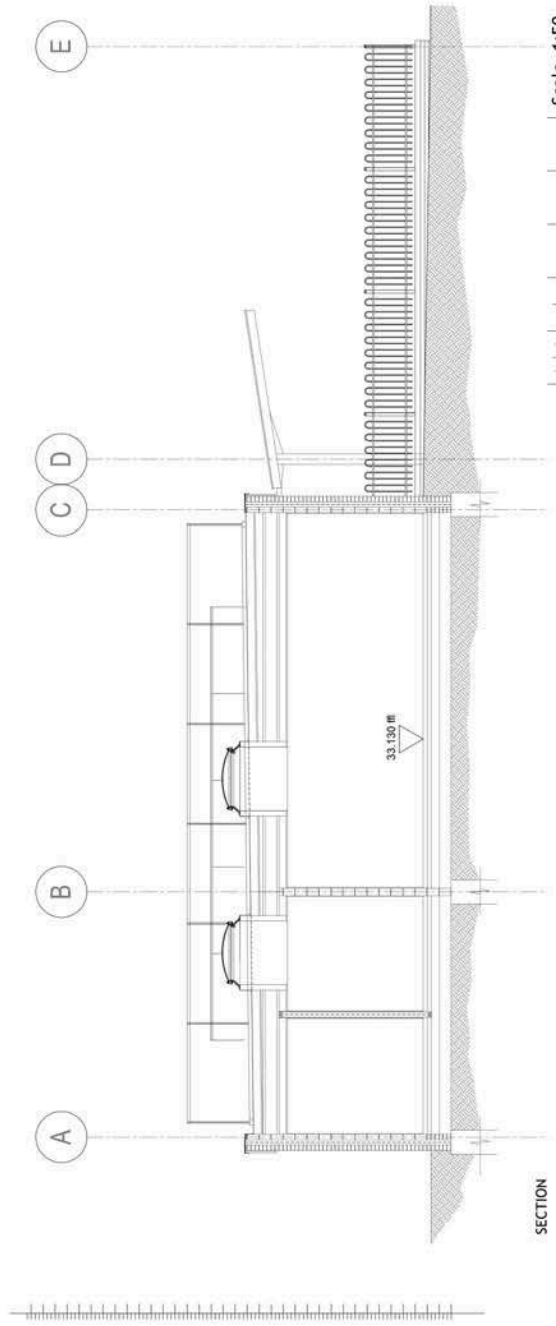
Revisions:
 # [Revision Text] [Initials/Date]



Scale 1:100
 10 (metres)

NORTH-WEST ELEVATION

- KEY / LEGEND**
- A) Standard flat roof to fall to G12
 - B) CEP fascia to H32/120
 - C) Polyester powder coated aluminium gutter to F10/205
 - D) Steel frame canopy with translucent polycarbonate panels
 - E) Polyester powder coated doors to G10-G12
 - F) Polyester powder coated aluminium doors to L11/335
 - G) Polyester powder coated windows
 - H) Polyester powder coated steel handrails & balustrading to L31
 - I) Polyester powder coated steel frame/columns & glass infill covered link to G10-G12, L11/335
 - J) Fabricated brick work to match existing to F10/110
 - K) 1200x4500 passivent/rooflights
 - L) PV panels each 1625 X 1010mm
 - M) 1100mm high standard handrail
 - N) Eco vent unit



SECTION

Scale 1:50
 5 (metres)

Subject: **Planning Issue**

Wiggins Court
 The Street
 Broom's Barn
 Broom's Barn
 BA1 2JH

W: www.barker-associates.co.uk
 E: mail@barker-associates.co.uk

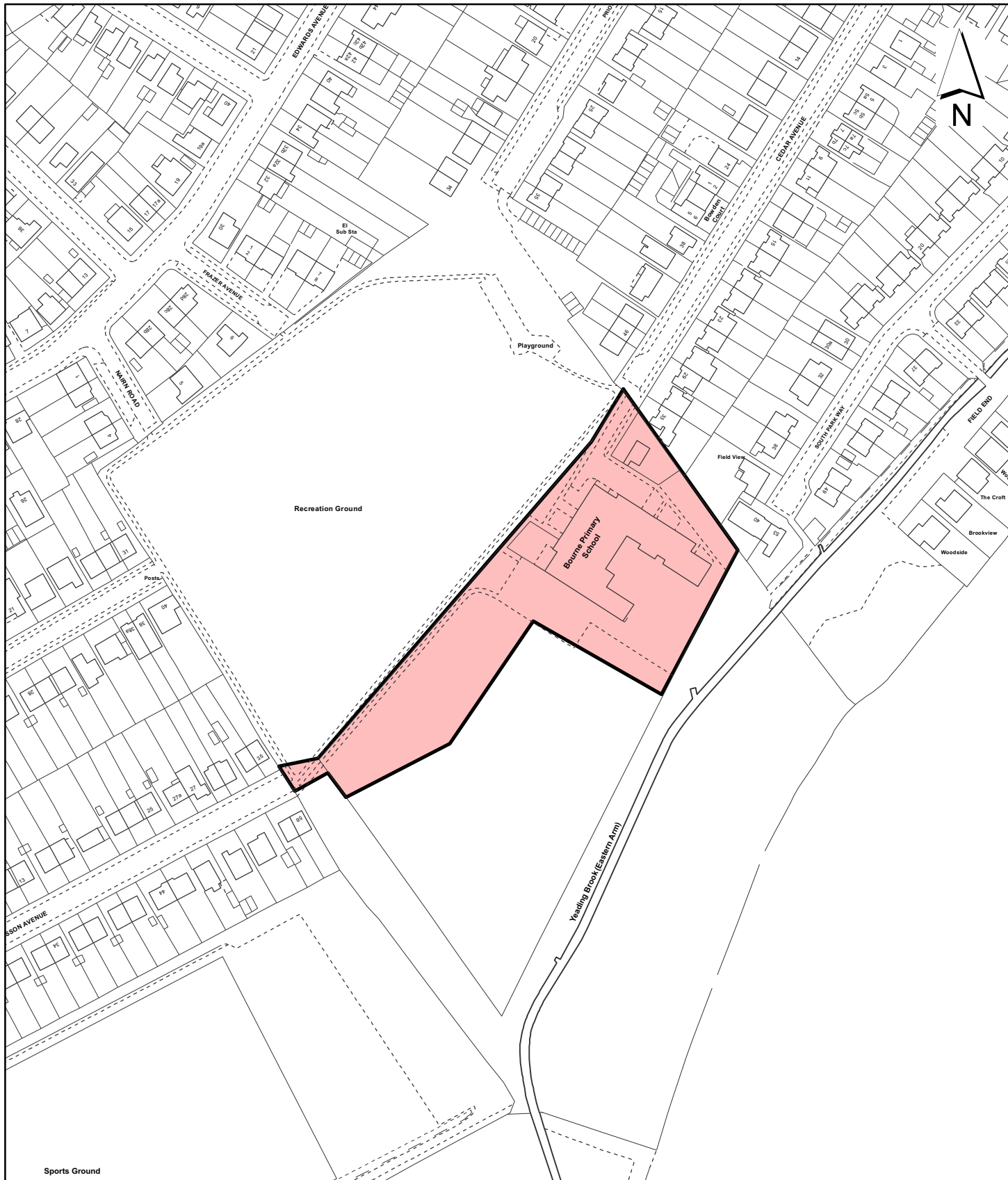
T: 01275 847111
 F: 01275 842271

Client: **Able Construction**


Project:
 London Borough of Hillingdon
 Education and Leisure
 Bourne Primary School

Title:
 Proposed Section and elevation

Scale (BA1):	Date:	Drawn:	Checked:
1:50 / 1:100	23/4/13	RPC	[Initials]
Drawing no.:	Revision:		
BA / 4145.03.201	/		



Notes

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Site Address

**Bourne Primary School
 Cedar Avenue
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
4328/APP/2013/1367

Scale
1:2,000

Planning Committee
Major Applications

Date
July 2013



Report of the Head of Planning, Sport and Green Spaces

Address AIRLINK HOUSE, 18-22 PUMP LANE HAYES

Development: Application to vary conditions 13 and 23 for a temporary period of 12 months only to planning permission (ref: 5505/APP/2011/3064) for single store rear extension and change of use of building from offices to a restaurant/banquet hall at ground floor level with 23 hotel rooms above) dated 06/11/2012 to extend the opening hours of the premises.

LBH Ref Nos: 5505/APP/2013/996

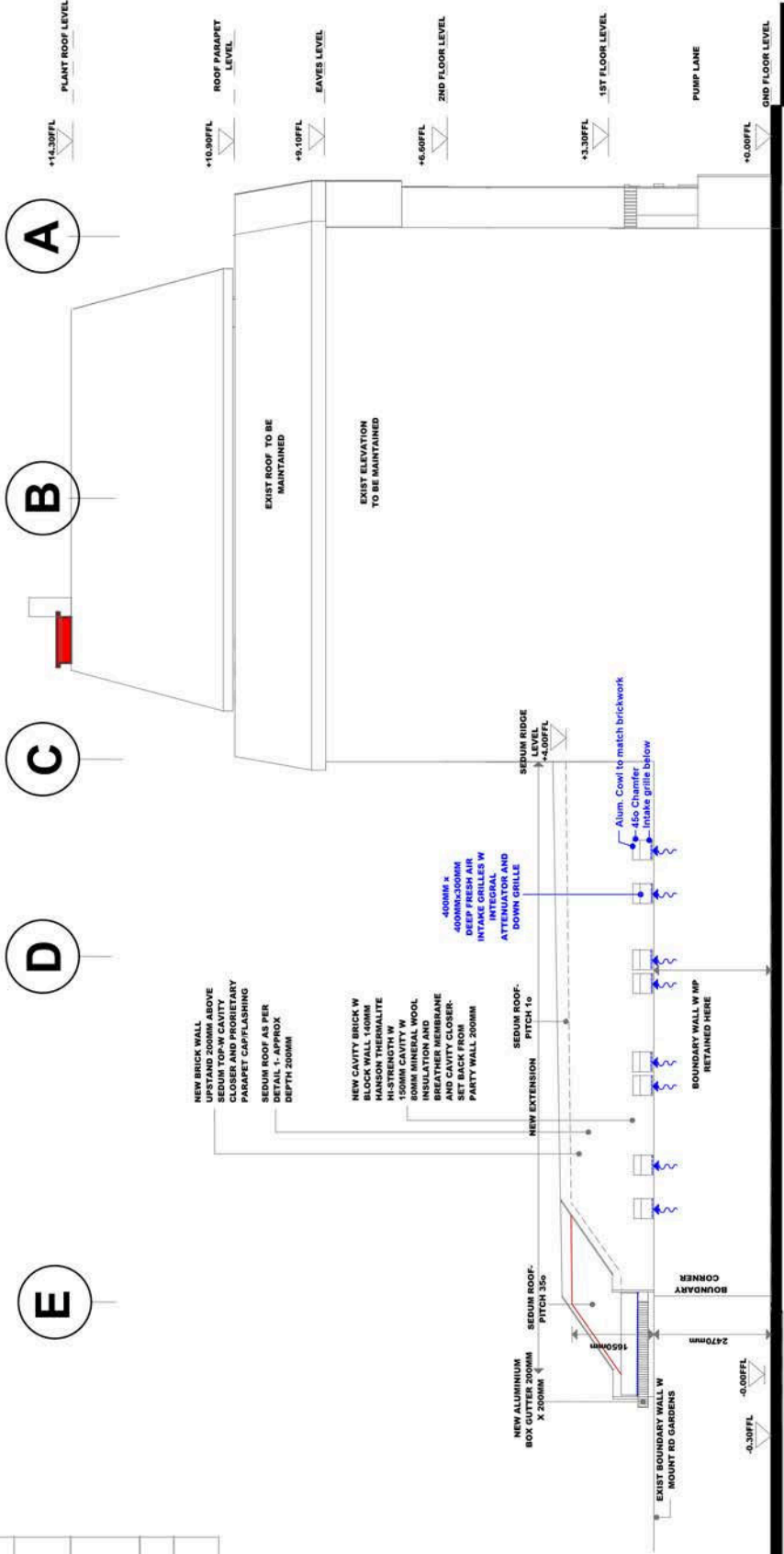
Date Plans Received: 19/04/2013

Date(s) of Amendment(s):

Date Application Valid: 19/04/2013

REVISION	DESCRIPTION	DATE	CHECKED BY
ASH DESIGN ASSOCIATES 141 LEMAN ST LONDON E1 8EY			
PROJECT: REV B - AMENDMENT SUBMISSION 8/12/2011 CONVERSION OF OFFICES TO BANQUET HALL AND 23 ROOM HOTEL			
CLIENT Mr S. Singh			
PROJECT ADDRESS 18-22 PUMPLANE, HAYES, UB3 3NB			
SCALE	DATE	DRAWN BY	ISSUE
1:100@A3	14TH FEB 2012	OAA	OAA
STAGE		CHECKED BY	
-CONSTRUCTION		OAA	
DRAWING No.	AIRLINK/LEFT/TELEV	PROJECT NO.	PUMP/HOTEL/201006
DRAWING TITLE	PROPOSED LEFT (N.W.) ELEVATIONS: 1:100 SCALE@A3		

REV 25/12/2012
 *TO ADDRESS CONDITION 35 -
 NOV 2012

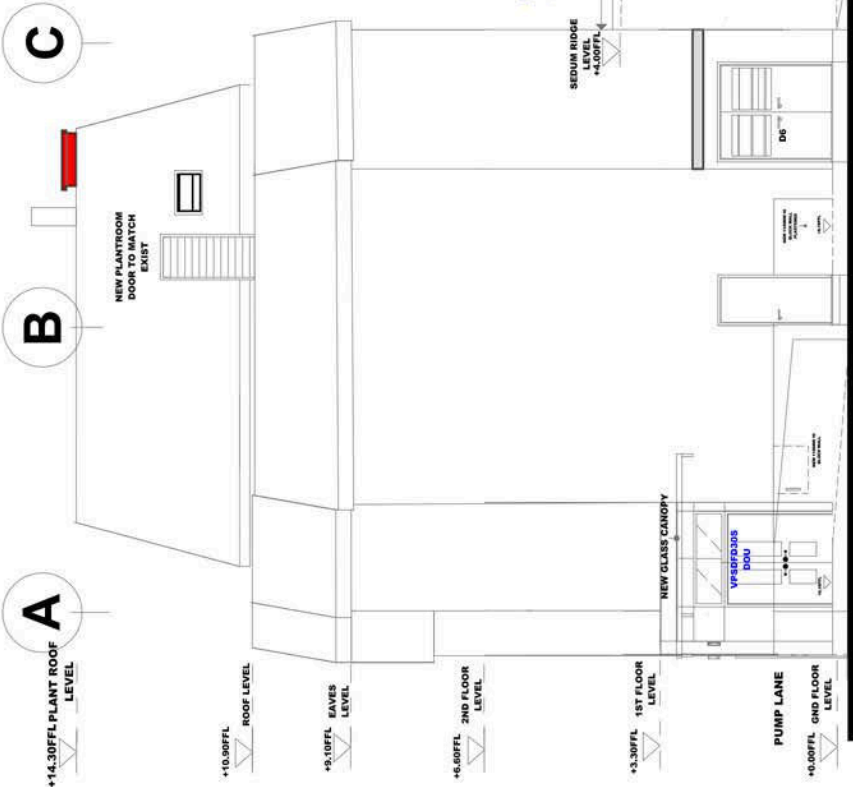


AIRLINK HOUSE PROPOSED LEFT (N.W.) ELEVATION SCALE 1:100@A3

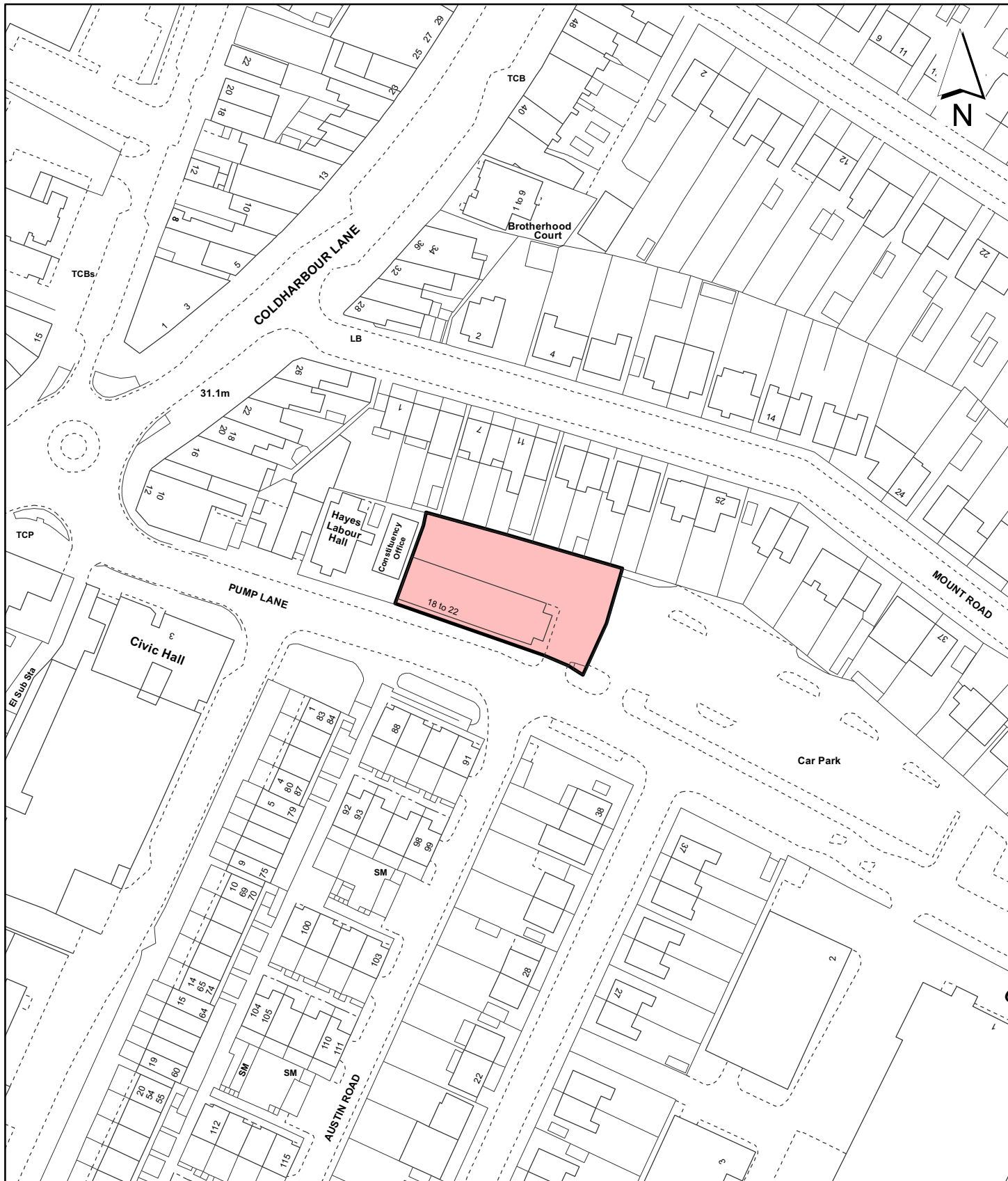
*** REV 22/12/2012
AMENDMENTS**

*** TO ADDRESS CONDITION 35 -
NOV 2012**


REVISION	DESCRIPTION	DATE	CHECKED BY
ASH DESIGN ASSOCIATES 141 LEMAN ST LONDON E1 8EY			
PROJECT: REV B-AMENDMENT SUBMISSION 8/12/2011 CONVERSION OF OFFICES TO BANQUET HALL AND 23 ROOM HOTEL			
CLIENT Mr S. Singh			
PROJECT ADDRESS 18-22 PUMPLANE, HAYES, UB3 3NB			
SCALE	DATE	DRAWN BY	ISSUE
1:100@A3	14TH FEB 2012	OAA	OAA
STAGE	-CONSTRUCTION	CHECKED BY	OAA
DRAWING No	AIRLINK/RIGHT/TELEV	PROJECT NO.	PUMP/HOTEL/201006
DRAWING TITLE	PROPOSED RIGHT (S.E.) ELEVATIONS-1:100 SCALE@A3		



AIRLINK HOUSE PROPOSED RIGHT (S.E.) ELEVATION SCALE 1:100@A3 0 1 2 3 4 5



Notes

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Site Address

**Airlink House
18 - 22 Pump Lane
Hayes**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

5505/APP/2013/996

Scale

1:1,250

Planning Committee

Major Applications

Date

**July
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address DAGENHAM MOTORS JCTN ST JOHNS RD & COWLEY MILL ROAD
UXBRIDGE

Development: Material amendment to planning permission 188/APP/2008/3309 granted by the Planning Inspectorate's letter dated 13/11/2009 seeking alterations to the layout involving the provision for refuse storage for Blocks C and D.

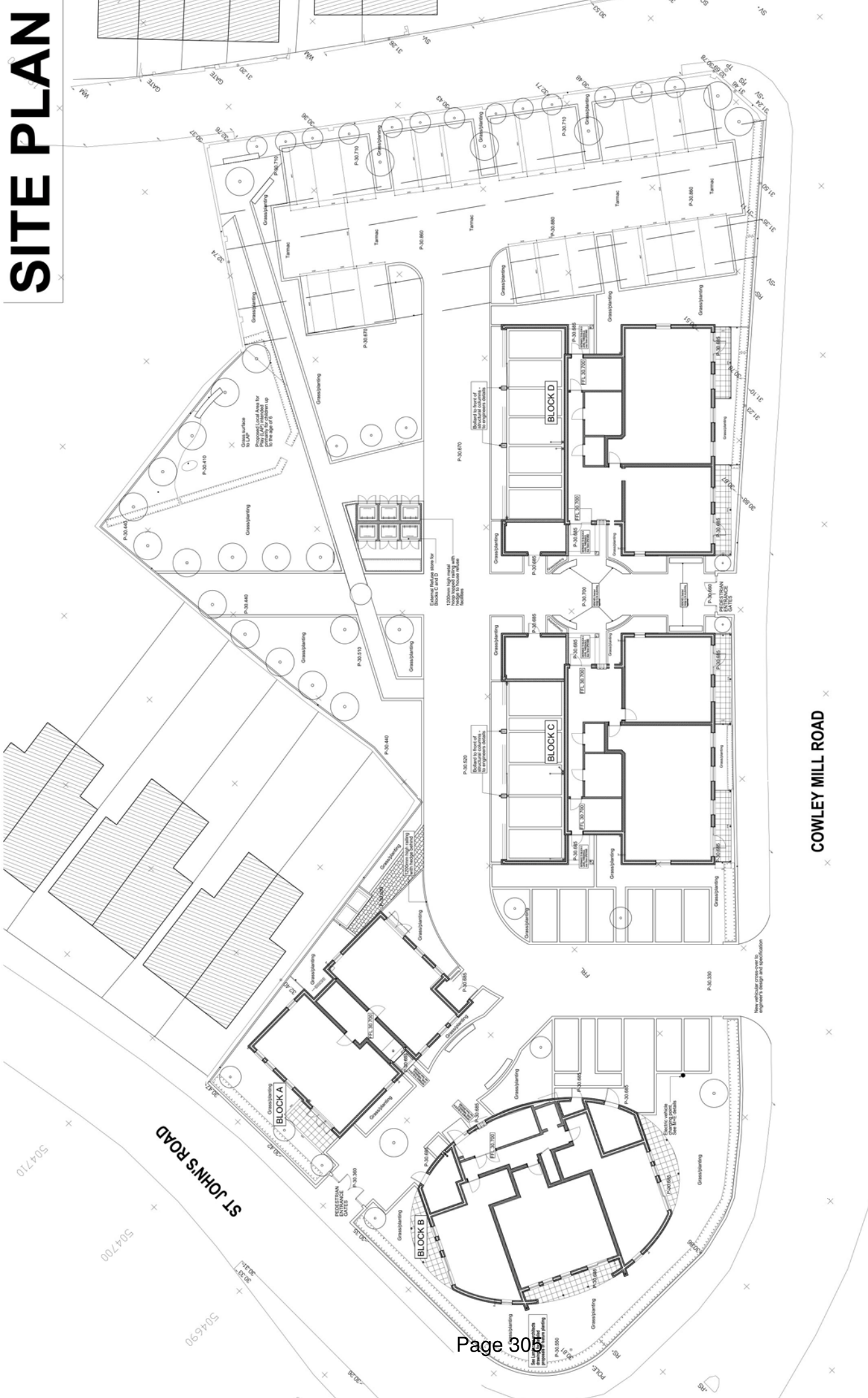
LBH Ref Nos: 188/APP/2013/477

Date Plans Received: 27/02/2013

Date(s) of Amendment(s):

Date Application Valid: 29/05/2013

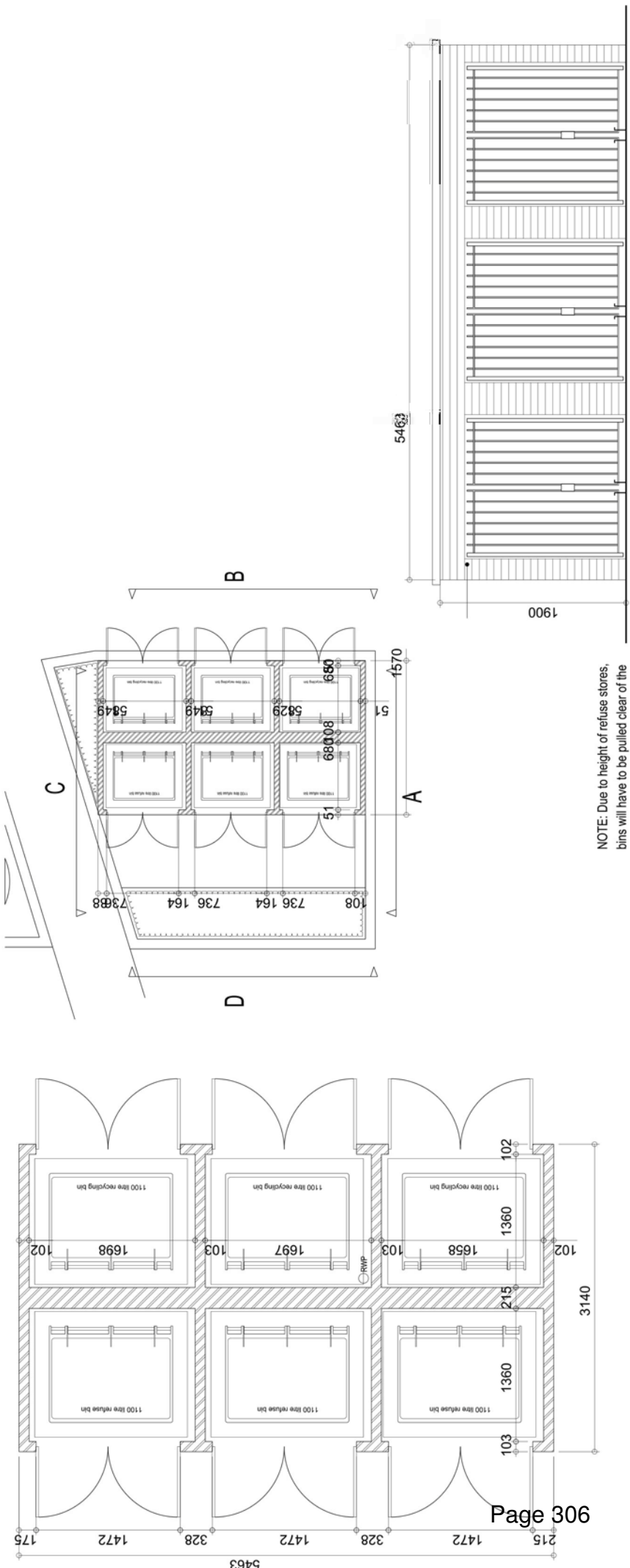
SITE PLAN



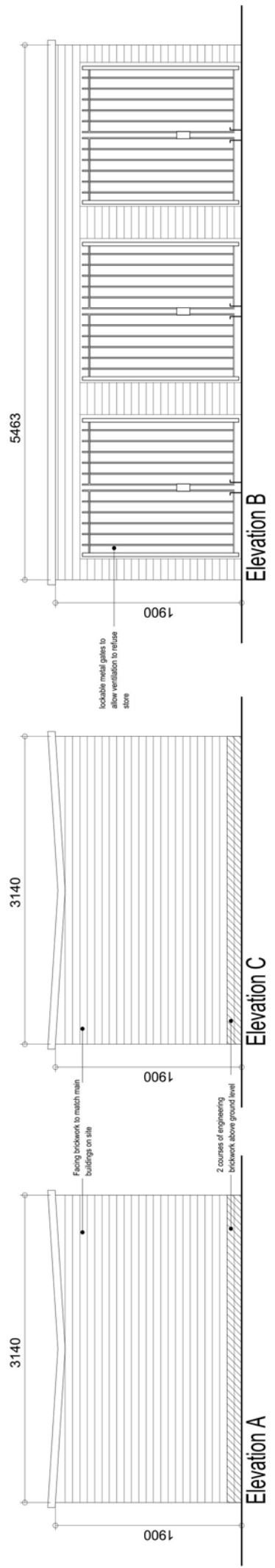
COWLEY MILL ROAD

ST JOHN'S ROAD

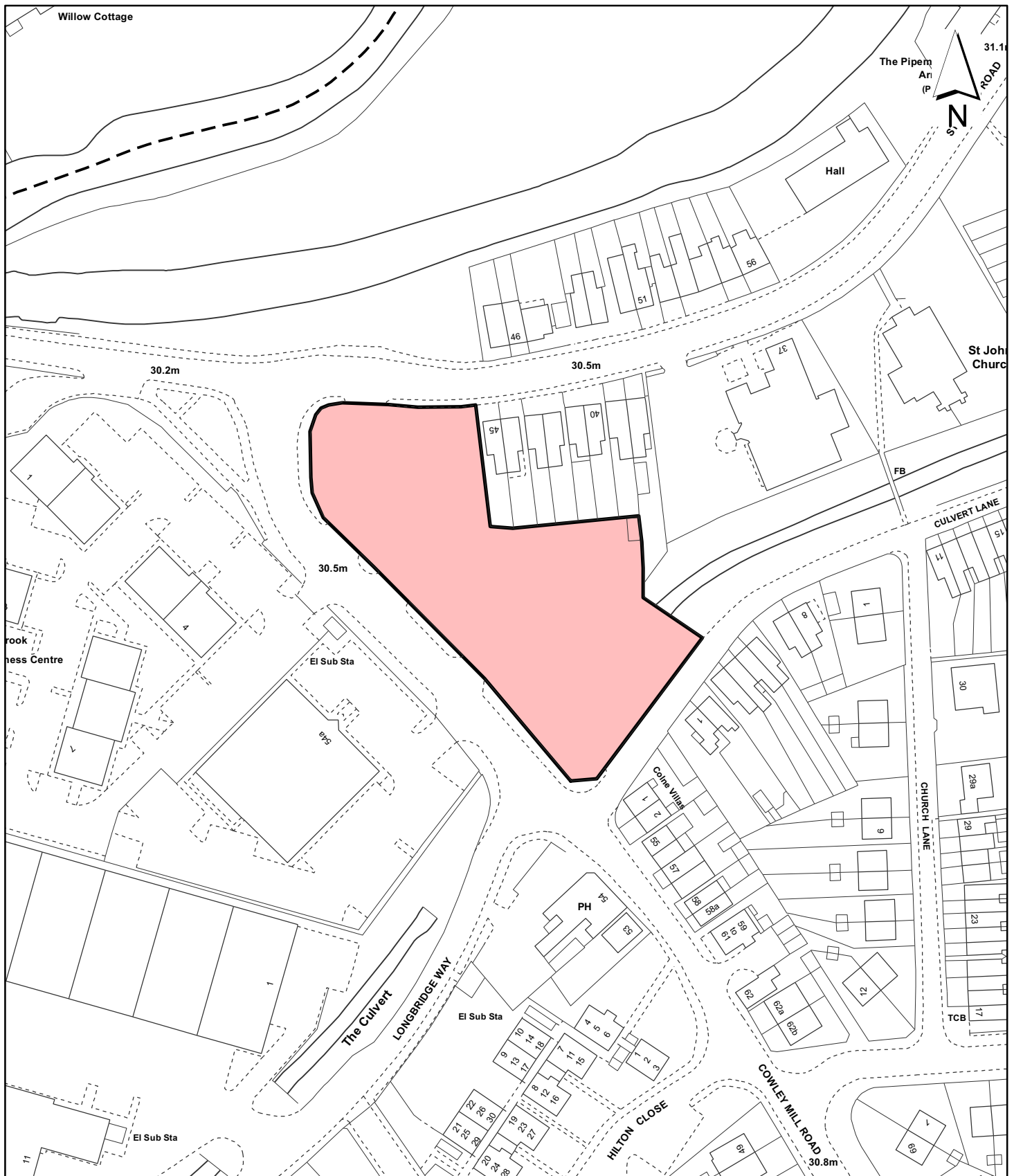
<p>PLANNING ISSUE</p> <p>Proposed Site Layout</p> <p>COWLEY MILL ROAD, Uxbridge</p> <p>David Wood architects</p> <p>DURKAN</p> <p>511/PL/002 B</p> <p>11/08/20</p> <p>10/13</p>	
<p>NOTES</p> <p>TITLE / LEGAL BOUNDARIES</p> <p>The proposed site boundaries are shown in black. The site boundaries are shown in red. The site boundaries are shown in blue. The site boundaries are shown in green. The site boundaries are shown in yellow. The site boundaries are shown in orange. The site boundaries are shown in purple. The site boundaries are shown in pink. The site boundaries are shown in brown. The site boundaries are shown in grey. The site boundaries are shown in white.</p> <p>FOUNDATIONS AND DRAINAGE</p> <p>The proposed site is shown in black. The site boundaries are shown in red. The site boundaries are shown in blue. The site boundaries are shown in green. The site boundaries are shown in yellow. The site boundaries are shown in orange. The site boundaries are shown in purple. The site boundaries are shown in pink. The site boundaries are shown in brown. The site boundaries are shown in grey. The site boundaries are shown in white.</p> <p>H.E. SERVICES</p> <p>The proposed site is shown in black. The site boundaries are shown in red. The site boundaries are shown in blue. The site boundaries are shown in green. The site boundaries are shown in yellow. The site boundaries are shown in orange. The site boundaries are shown in purple. The site boundaries are shown in pink. The site boundaries are shown in brown. The site boundaries are shown in grey. The site boundaries are shown in white.</p>	
<p>HARD & SOFT LANDSCAPING</p> <p>The proposed site is shown in black. The site boundaries are shown in red. The site boundaries are shown in blue. The site boundaries are shown in green. The site boundaries are shown in yellow. The site boundaries are shown in orange. The site boundaries are shown in purple. The site boundaries are shown in pink. The site boundaries are shown in brown. The site boundaries are shown in grey. The site boundaries are shown in white.</p> <p>SETTING OUT</p> <p>The proposed site is shown in black. The site boundaries are shown in red. The site boundaries are shown in blue. The site boundaries are shown in green. The site boundaries are shown in yellow. The site boundaries are shown in orange. The site boundaries are shown in purple. The site boundaries are shown in pink. The site boundaries are shown in brown. The site boundaries are shown in grey. The site boundaries are shown in white.</p>	
<p>EXTERNAL FACE OF ASPHALT LEVEL</p> <p>The proposed site is shown in black. The site boundaries are shown in red. The site boundaries are shown in blue. The site boundaries are shown in green. The site boundaries are shown in yellow. The site boundaries are shown in orange. The site boundaries are shown in purple. The site boundaries are shown in pink. The site boundaries are shown in brown. The site boundaries are shown in grey. The site boundaries are shown in white.</p>	
<p>CO-ORDINATE</p> <p>The proposed site is shown in black. The site boundaries are shown in red. The site boundaries are shown in blue. The site boundaries are shown in green. The site boundaries are shown in yellow. The site boundaries are shown in orange. The site boundaries are shown in purple. The site boundaries are shown in pink. The site boundaries are shown in brown. The site boundaries are shown in grey. The site boundaries are shown in white.</p>	




NOTE: Due to height of refuse stores, bins will have to be pulled clear of the refuse housing to be filled and emptied



PRELIMINARY ISSUE		DATE: 5/11/25	PROJECT: Cowley Mill Road, Uxbridge	SCALE: 1:40 @ A3	DATE: Sept '12
External refuse store details		511/525 A			
David Wood architects		1 MACDONALD PLACE LONDON W11 1PF		Tel: 020 8348 1100 Fax: 020 8348 1177	
DURKAN		www.durkan.co.uk		www.davidwoodarchitects.co.uk	
REV	DATE	DESCRIPTION			
A	13.02.13	store amended to brick			
B	03.02.13	Preliminary stage			



Notes

 Site boundary

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Site Address

**Dagenham Motors junction of
St. Johns Road and Cowley
Mill Road, Uxbridge**

Planning Application Ref:

188/APP/2013/477

Planning Committee

Major Applications

Scale

1:1,250

Date

**July
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 8-12 LEES PARADE UXBRIDGE ROAD HAYES

Development: Demolition of warehouse and conversion of and extensions to existing office building to provide a part three, part four storey building containing 14 residential units 3 retail/office spaces (Use Class A1/B1), with associated parking and amenity space.

LBH Ref Nos: 1803/APP/2013/733

Date Plans Received: 25/03/2013

Date(s) of Amendment(s): 25/03/2013

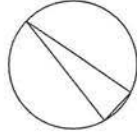
Date Application Valid: 25/03/2013

19/06/2013

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- 3) Any discrepancies or queries are to be resolved before progressing any works on site.
- 4) All works to conform to approved drawings and specification
- 5) This drawing is for planning purposes only. Do not scale from this drawing or use any element for constructional purposes.

UXBRIDGE ROAD A4020



1107-25

16 NOVEMBER 2012
1:200 @ A3

EXISTING PLAN 1:200

VICTORY HOUSE UB10 0PQ

ROYAL INSTITUTE OF BRITISH ARCHITECTS CHARTERED PRACTICE

PEGLEY D'ARCY
ARCHITECTURE

ONE GREENWICH QUAY, LONDON SE8 3EY
PDA-ARCHITECTS LIMITED, COMPANY NO. 07924878, VAT NO. 2748 557363
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LEES PARADE

13 LEES PARADE
TILE DEPOT

FORECOURT
10 parking
spaces

SHOWROOM

VEHICLE
ACCESS

FORECOURT

SHOWROOM

OFFICE

7 LEES PARADE

EXISTING ACCESS
RIGHT OF WAY

46 NICHOLLS
AVENUE

MEZZANINE OVER

GARAGE AREA

LINE OF
MEZZANINE OVER

STORAGE

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- 3) Any discrepancies or queries are to be resolved before progressing any works on site.
- 4) All works to conform to approved drawings and specifications.
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RESIDENTIAL WASTE

On-site provision of 3nr 1100 litre Eurobins for domestic refuse and 3nr 1100 litre Eurobins for domestic recycling.
Location in secured rear area of site behind main gate.

The site management company is to wheel the bins out and park on the property on the relevant collection days. The management company will return the empty bins to the storage areas after collection and arrange for quarterly cleaning out of the bins

COMMERCIAL WASTE

On-site provision of 3nr 940 litre chamberlains in a vented, lockable store.
The site management company is to open the door on the relevant collection days. The management company will return the empty bins to the storage areas after collection and arrange for quarterly cleaning out of the bins
The bins are to be emptied by a licensed waste carrier (eg Hillingdon Council) on an annual contract. The management company is to retain waste transfer notes for a minimum of two years.

PARKING MANAGEMENT

The rear parking area is to be accessed by a sliding, steel, lockable gate.
This is to be an electrically powered unit with manual over-ride in the case of power failure. The gate would be keypad operated by a post mounted control unit or remote control.
The main gate would include a wicket gate with key operated lock for pedestrian and cyclist access.
5nr electric car chargers are to be located in the rear car park with 1nr located on the forecourt.

Bicycle storage is to be provided by 21nr individual, lockable steel lockers

2nr "Sheffield" cycle racks are to be provided at the front of the shops.



1107-60

17 JUNE 2013
1:200 @ A3

BLOCK PLAN

1:200

VICTORY HOUSE UB10 0PQ

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UXBRIDGE ROAD A4020

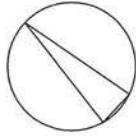
EXISTING CARRIAGEWAY

EXISTING FOOTPATH

EXISTING 1.1m HIGH BARRIER

EXISTING ACCESS ROAD USED BY PEDESTRIANS

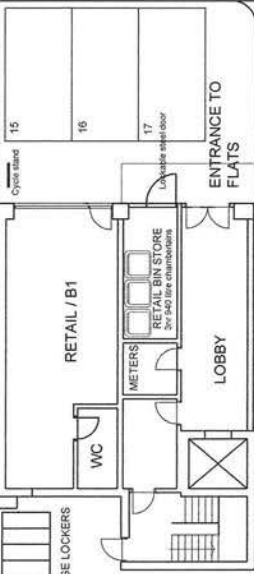
LEES PARADE



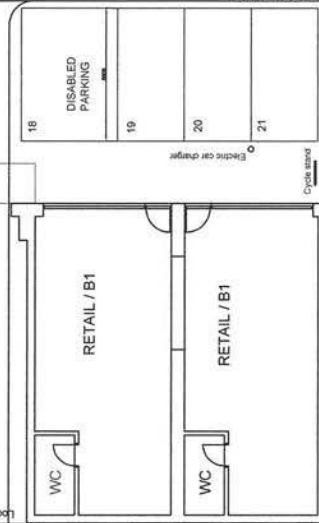
**13 LEES PARADE
TILE DEPOT**

EXISTING FORECOURT

EXISTING SIGNAGE



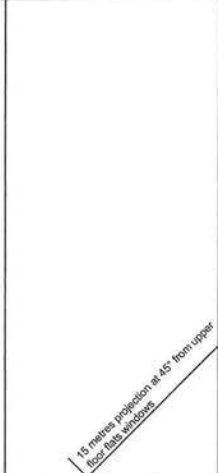
4.8m width vehicle access
Existing vehicle access to site



SITE BOUNDARY

EXISTING FORECOURT CLOSED TO PEDESTRIANS

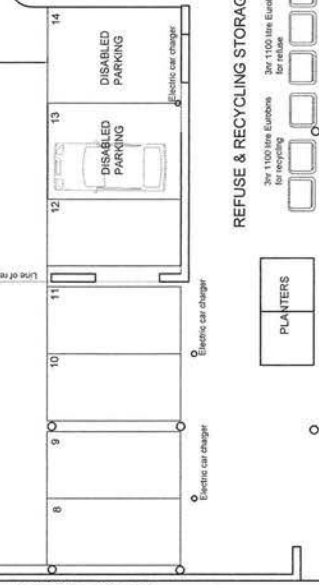
7 LEES PARADE



46 NICHOLLS AVENUE

14 PARKING SPACES

FLATS OVER

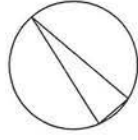


REFUSE & RECYCLING STORAGE

EXISTING ACCESS RIGHT OF WAY CONFIRMED BY LAND REGISTRY TITLE CURRENTLY BLOCKED BY ADJACENT LAND OCCUPIER

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1107-26

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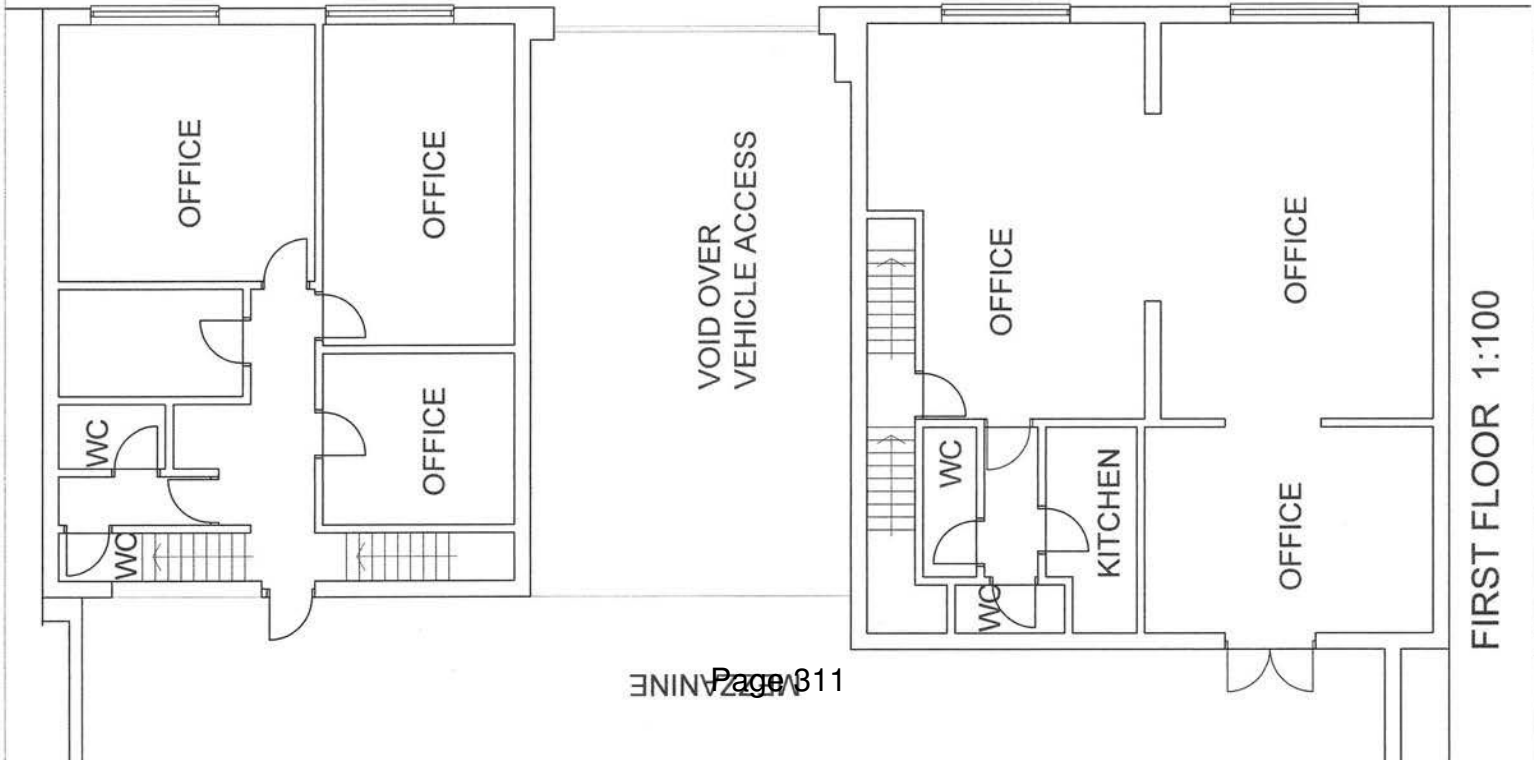
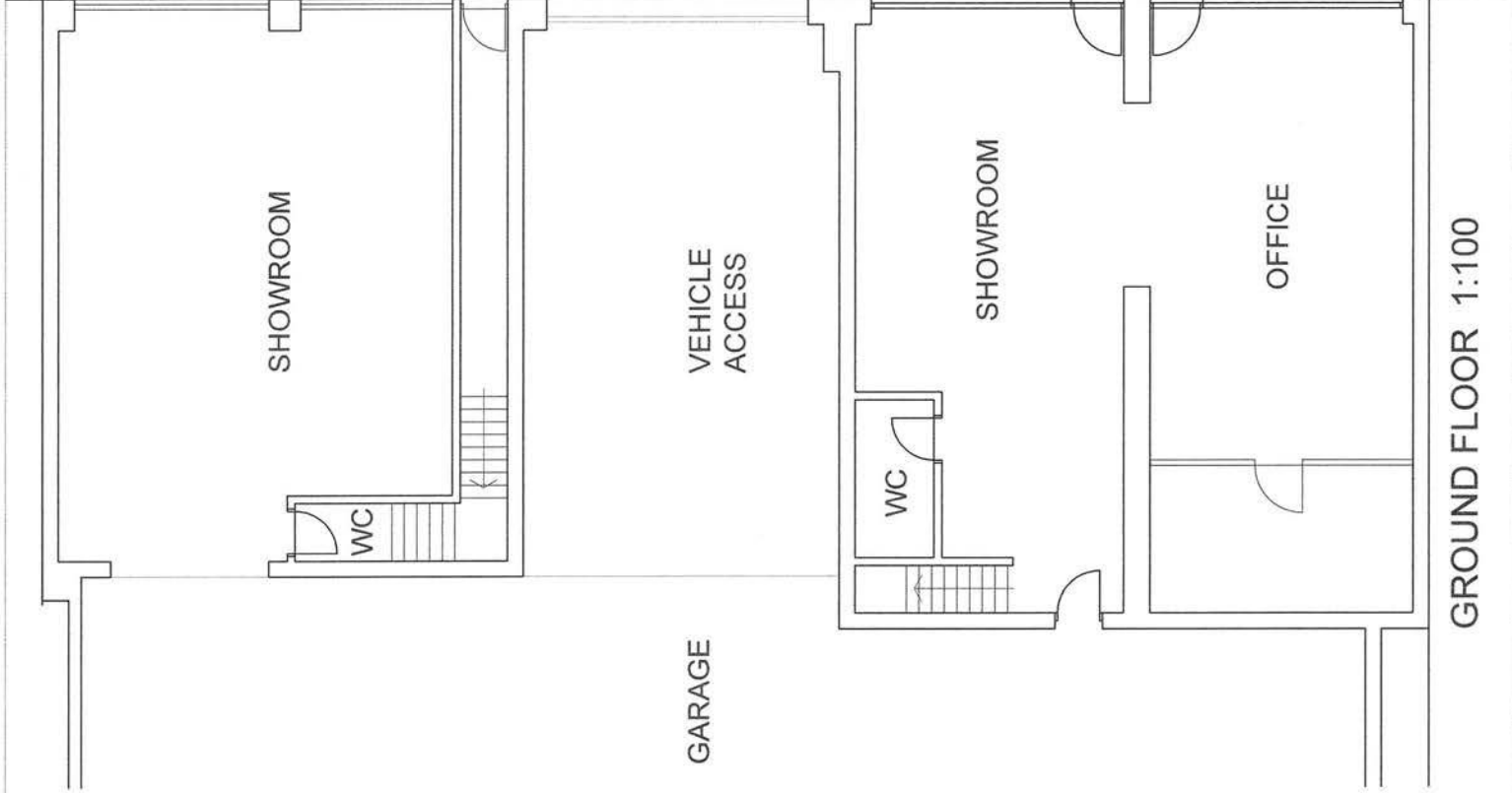
EXISTING PLANS 1:100

VICTORY HOUSE UB10 0PQ

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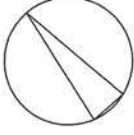
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AMENITY SPACE REQUIREMENTS		Totals
1 BED FLATS	4nr x 20m ²	80m ²
2 BED FLATS	10nr x 25m ²	250m ²
Units 1, 3, 4, 5, 6, 8, 9, 10, 13, 14		330m ²
PROVISIONS		
Shared rear terrace deck	340m ²	
Shared third floor terrace	75m ²	
Total shared amenity space		415m ²
Flat 11 terrace	27m ²	
Flat 12 terrace	29m ²	
Total private allocation		56m ²
TOTAL PROVISION		471m²

1107-51

22 MARCH 2013
1:100 @ A3

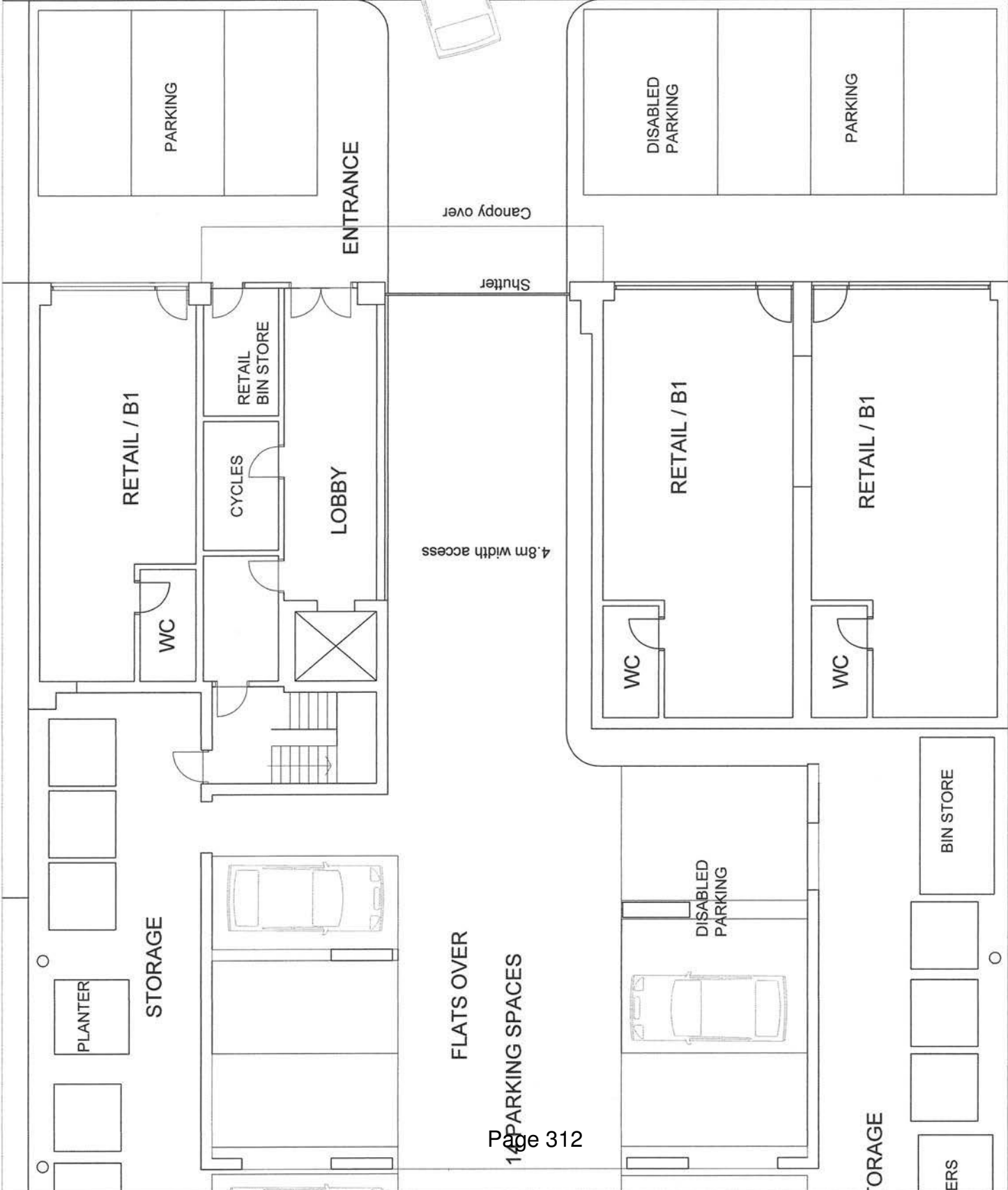
PROPOSALS 1:100

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100 312

GROUND FLOOR 1:100

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FLAT 1

FIRST FLOOR LAYOUT

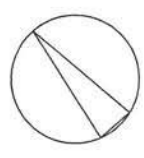
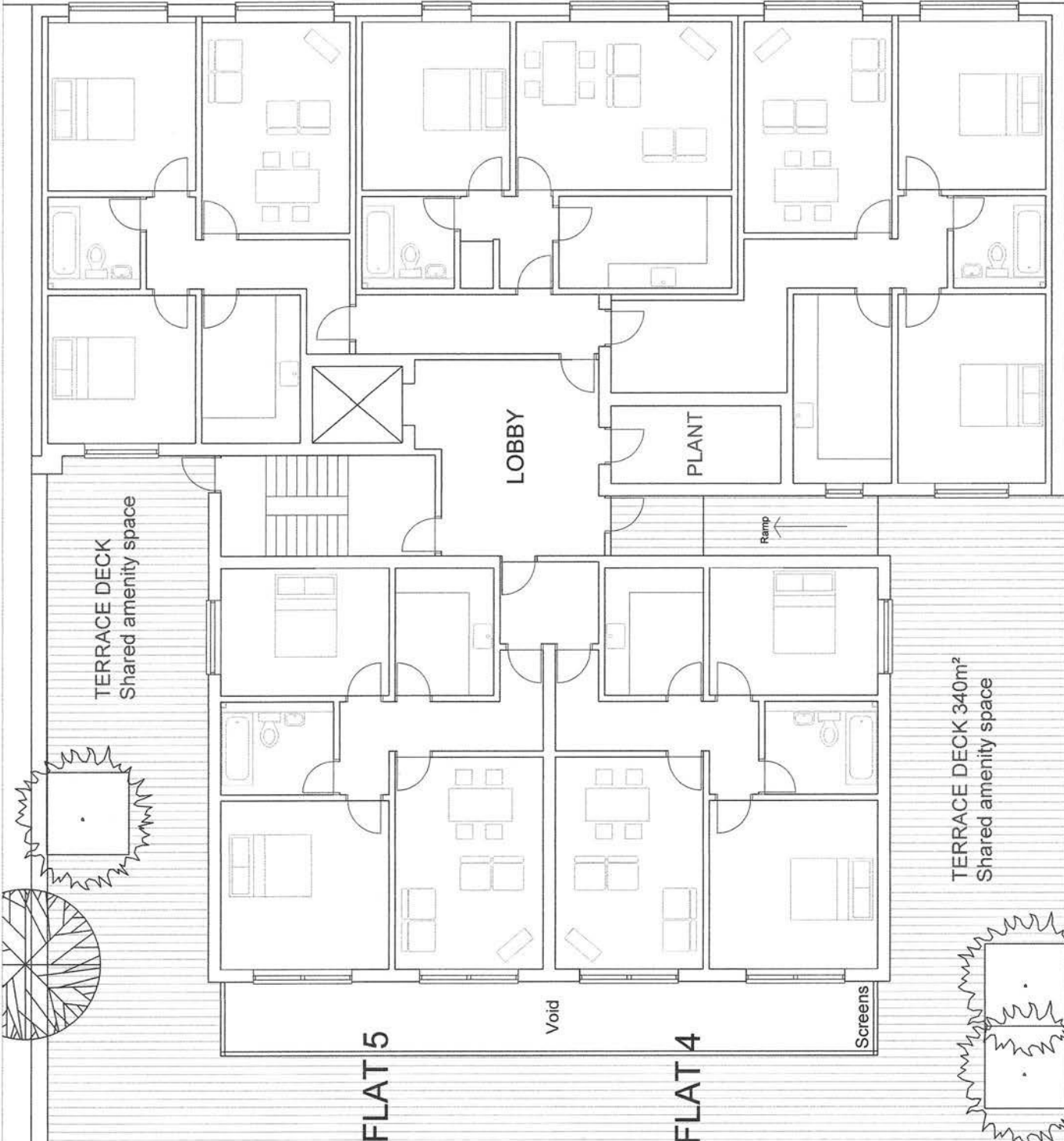
	GIA	Required Amenity space
FLAT 1	70m ²	25m ²
FLAT 2	50m ²	20m ²
FLAT 3	80m ²	25m ²
FLAT 4	70m ²	25m ²
FLAT 5	70m ²	25m ²
	340m ²	120m ²

FLAT 2

FLAT 3

FLAT 5

FLAT 4



1107-52

PROPOSALS 1:100

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22 MARCH 2013
1:100 @ A3

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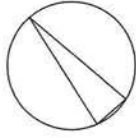


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FIRST FLOOR 1:100

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1107-27

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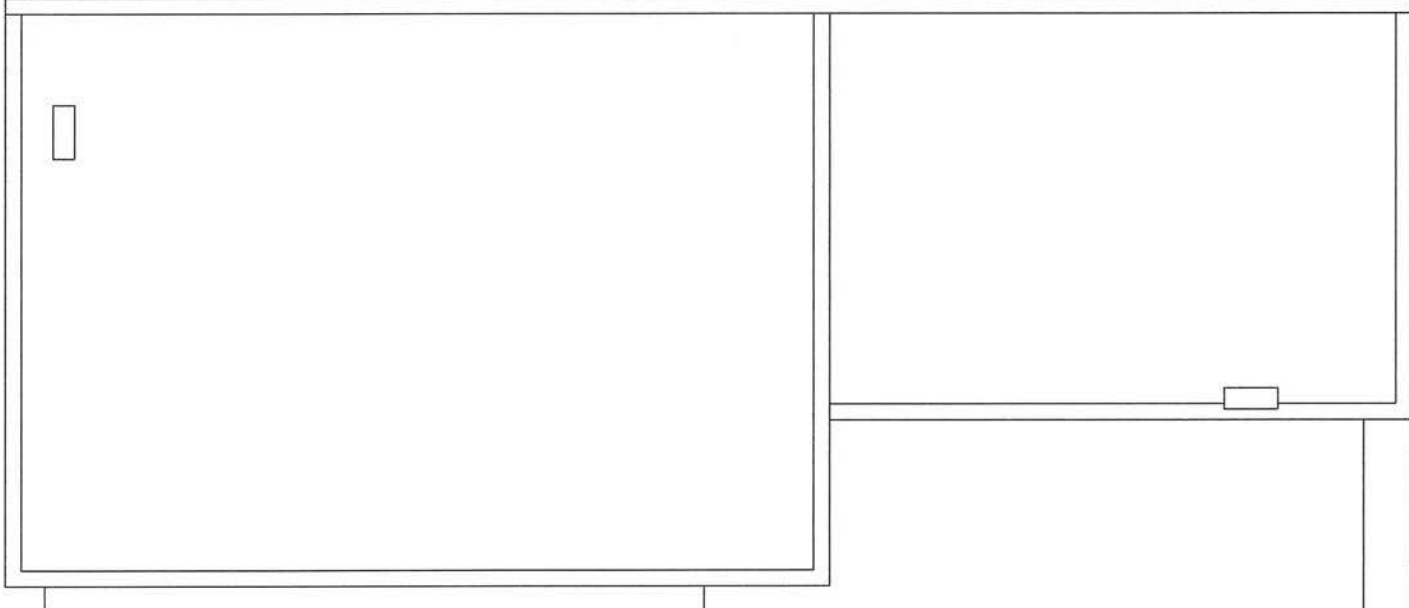
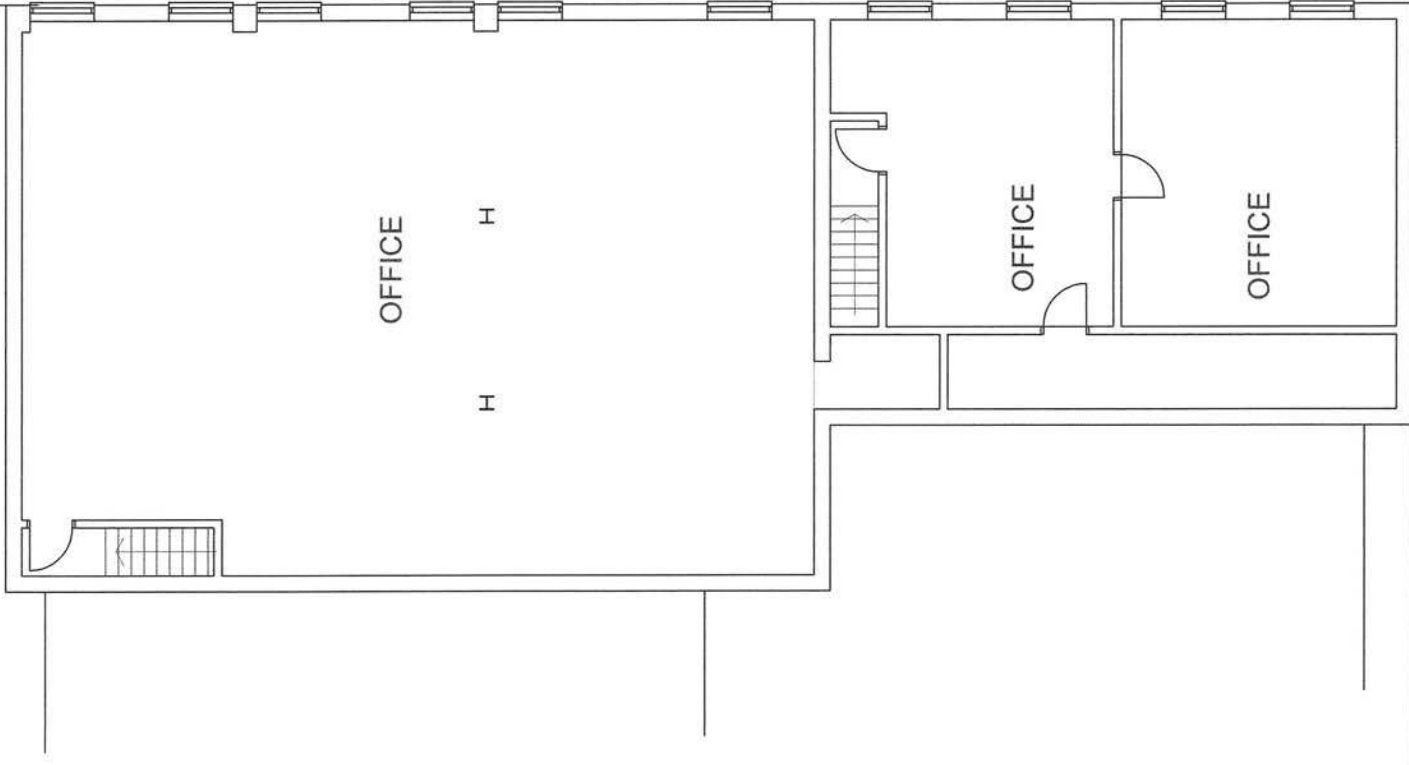
EXISTING PLANS 1:100

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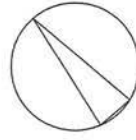
FLAT 6

SECOND FLOOR LAYOUT

	Minimum	Amenity space
FLAT 6	2B4P	70m ²
FLAT 7	1B2P	50m ²
FLAT 8	2B4P	80m ²
FLAT 9	2B4P	70m ²
FLAT 10	2B4P	70m ²
		340m ²
		120m ²

FLAT 7

FLAT 8



1107-53

22 MARCH 2013
1:100 @ A3

PROPOSALS 1:100

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Amended window

Amended window

Amended window

New window

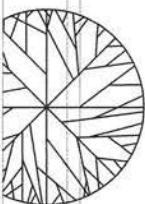
LOBBY

PLANT

FLAT 10

FLAT 9

SECOND FLOOR 1:100

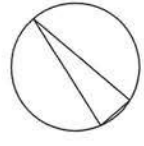


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THIRD FLOOR LAYOUT

	Required	Actual
FLAT 11	50m ²	27m ²
FLAT 12	56m ²	29m ²
FLAT 13	70m ²	
FLAT 14	70m ²	
	246m ²	90m ²



1107-54
 22 MARCH 2013
 1:100 @ A3

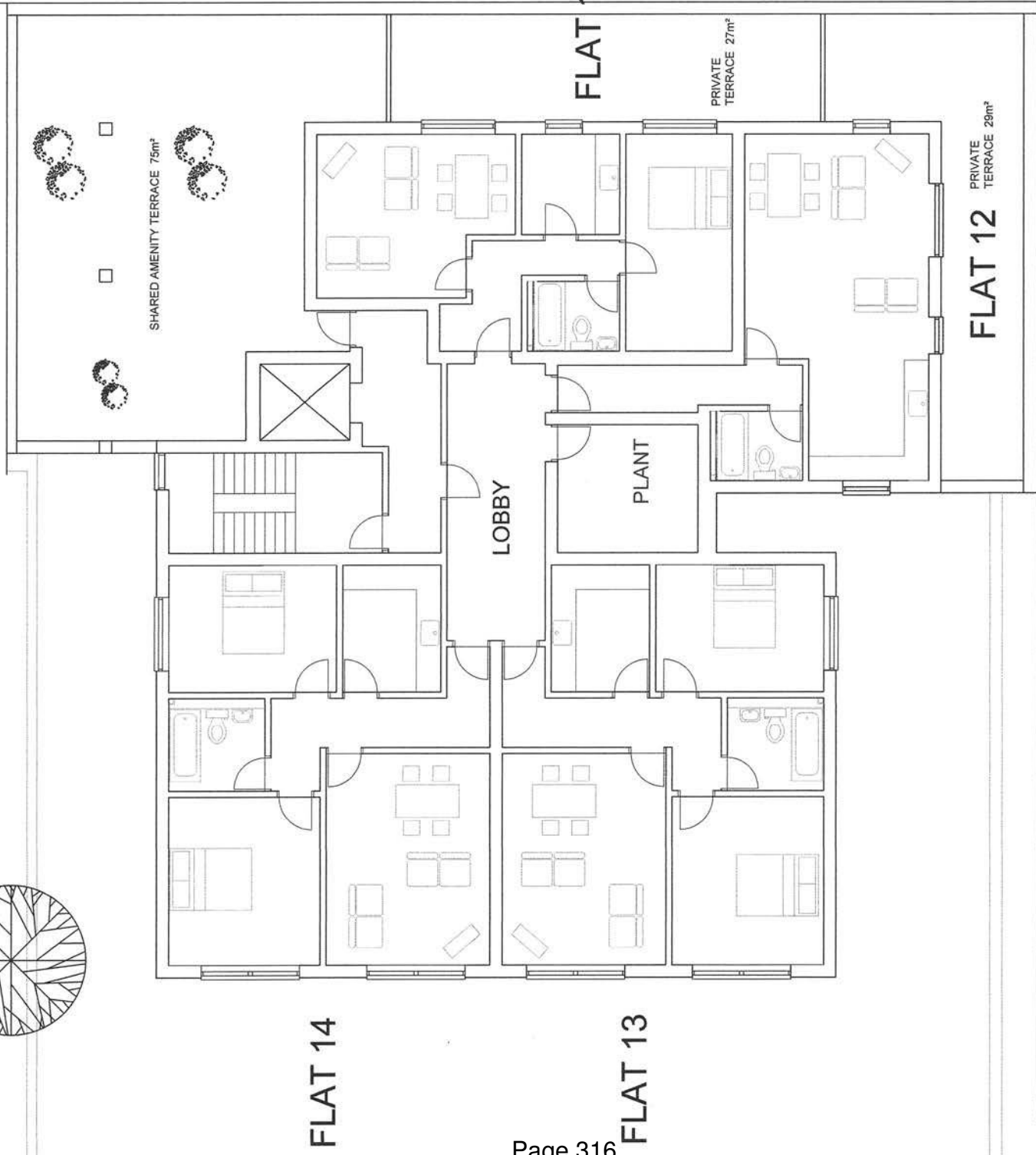
PROPOSALS 1:100

VICTORY HOUSE UB10 0PQ

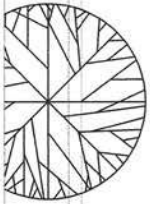
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THIRD FLOOR 1:100



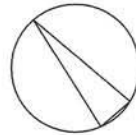
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ROOF LAYOUT

**PHOTOVOLTAIC ARRAY
132 UNITS SET WITHIN 40° OF SOUTH**

**INSTALLING UNITS AT 30° INCLINES, UNITS
WITH 185 Wp RATINGS PROVIDE A POTENTIAL
24KW PEAK OUTPUT**



1107-55

22 MARCH 2013
1:100 @ A3

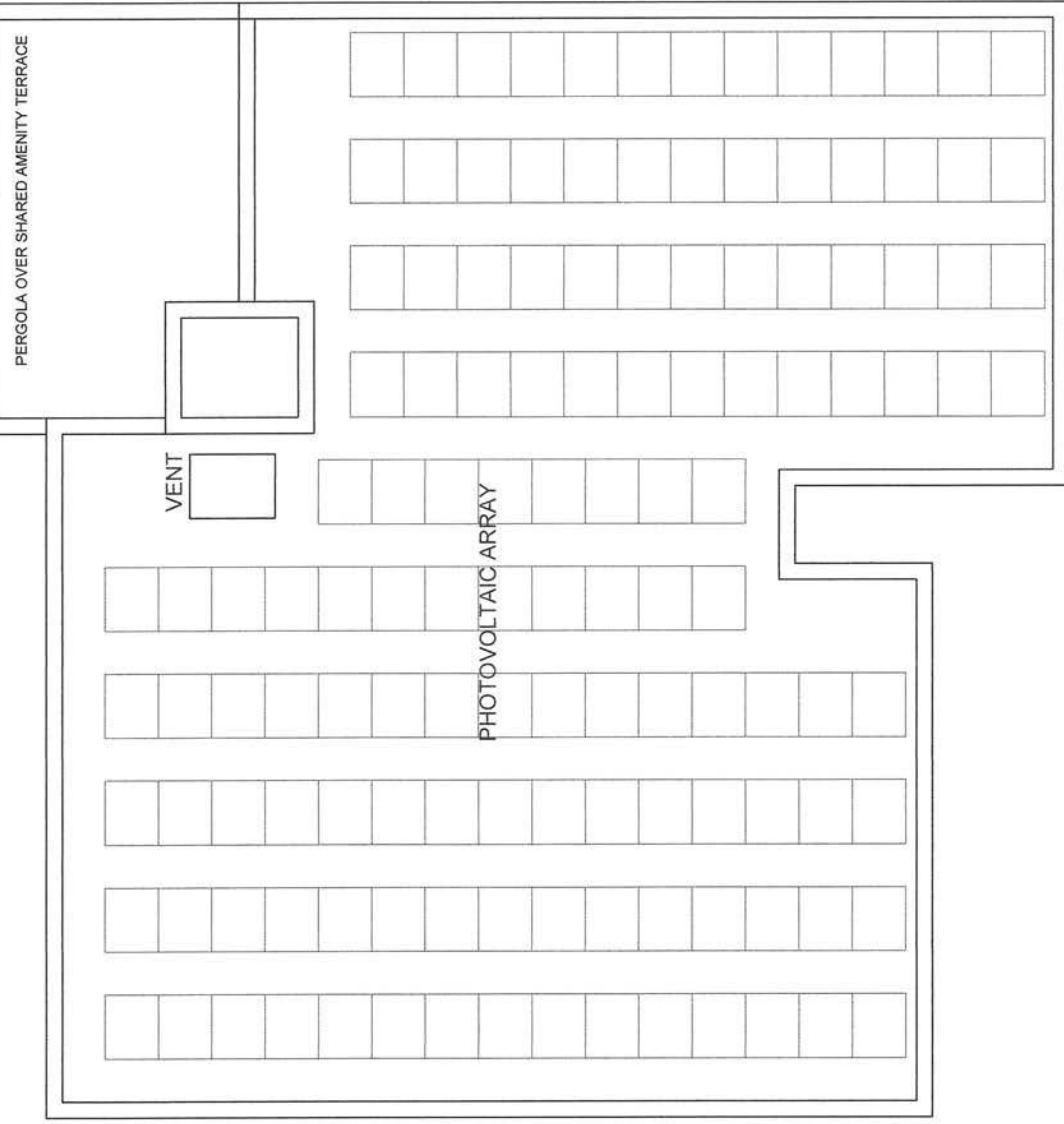
PROPOSALS 1:100

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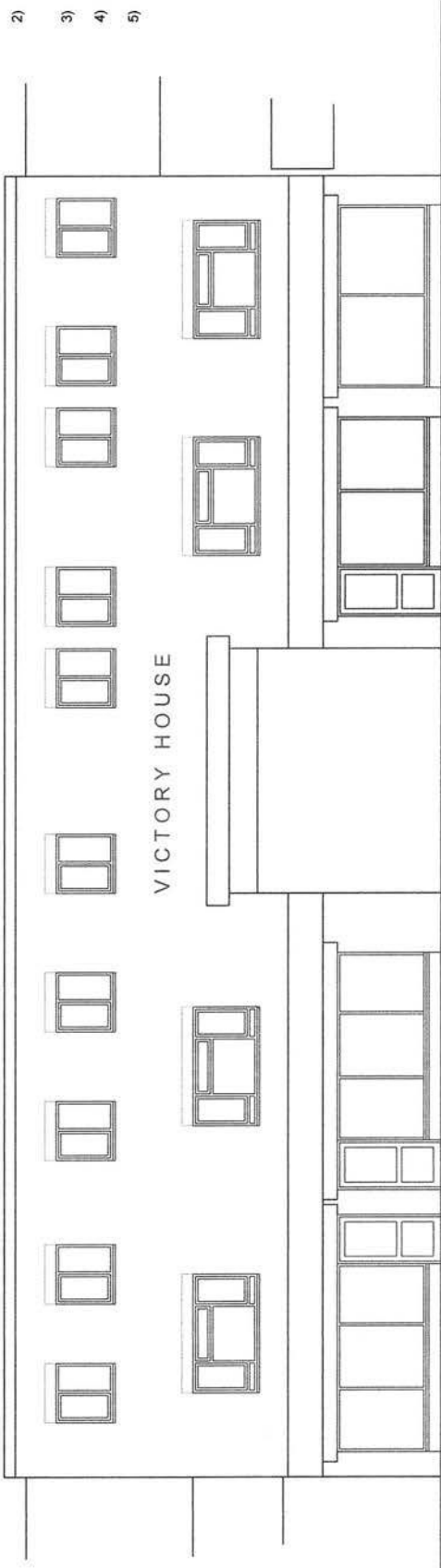
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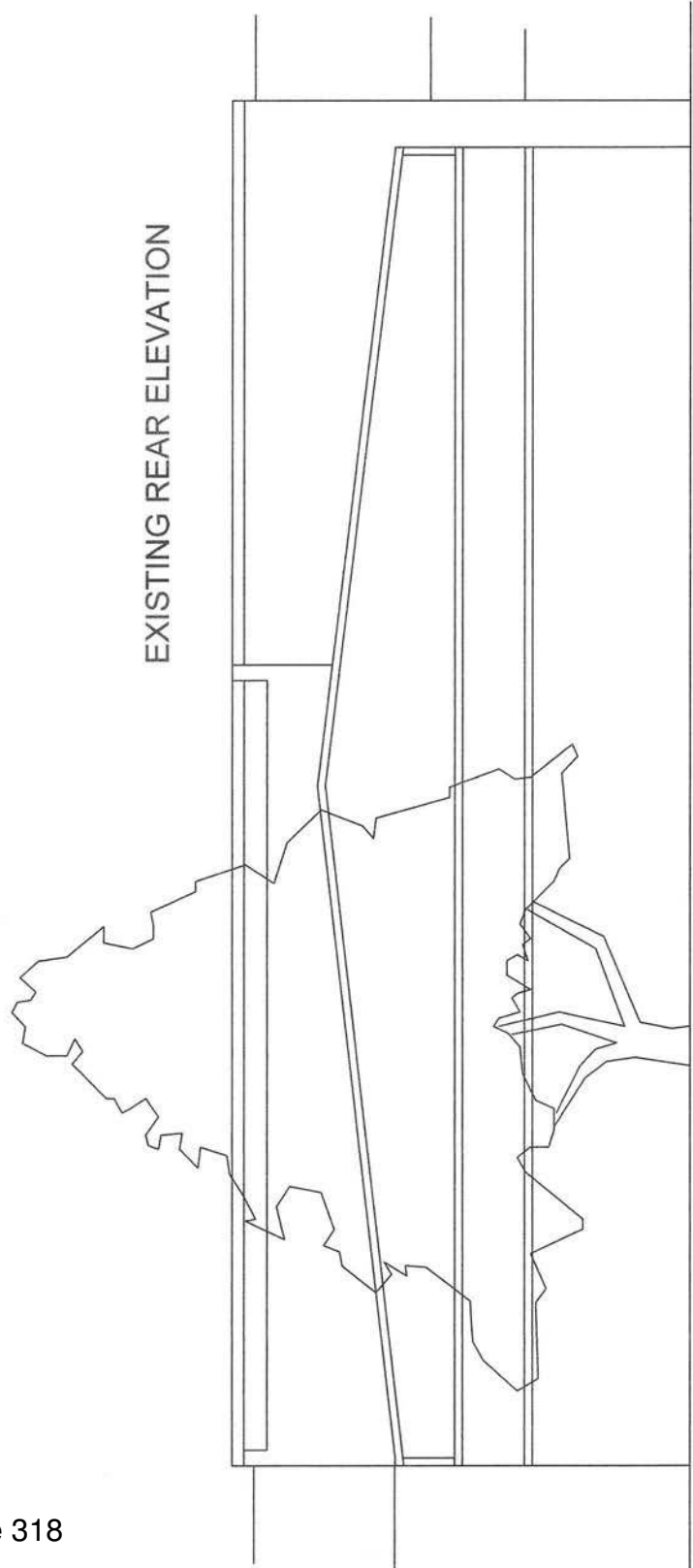
ROOF PLAN 1:100

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EXISTING FRONTAGE



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16 NOVEMBER 2012
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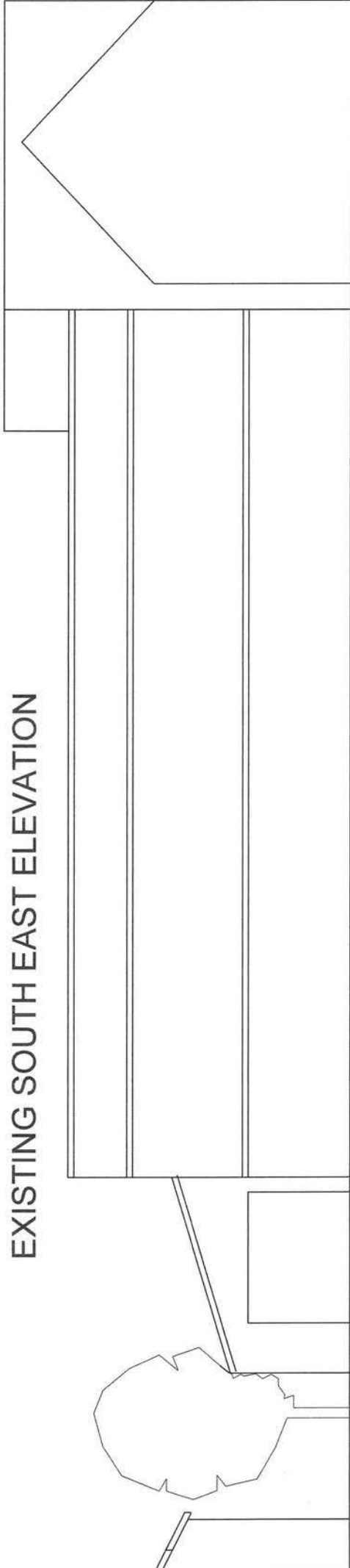
EXISTING ELEVATIONS 1:100
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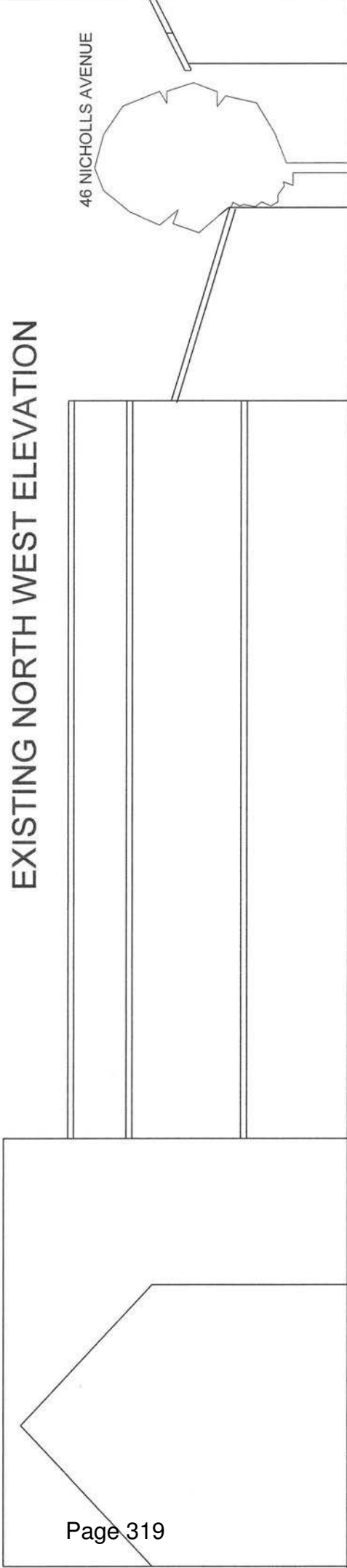
EXISTING SOUTH EAST ELEVATION



46 NICHOLLS AVENUE

7 LEES PARADE

EXISTING NORTH WEST ELEVATION



Page 319

46 NICHOLLS AVENUE

TILE DEPOT

1107-29

16 NOVEMBER 2012
1:100 @ A3

EXISTING ELEVATIONS 1:100

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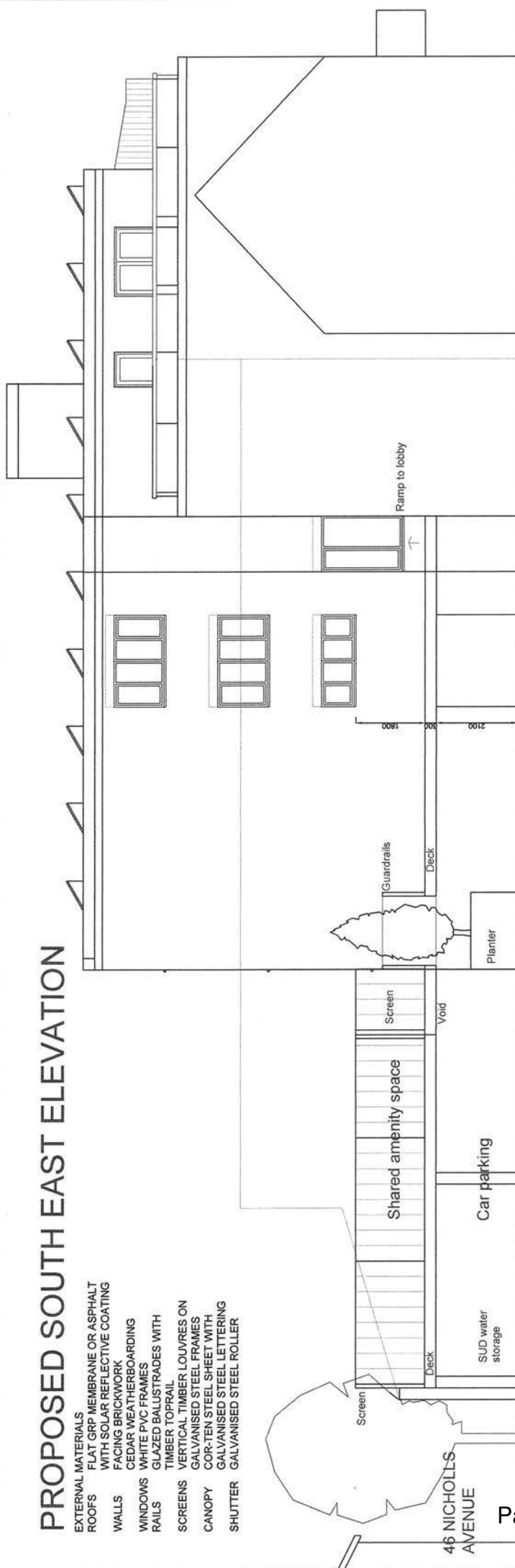
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PROPOSED SOUTH EAST ELEVATION

- EXTERNAL MATERIALS**
- ROOFS FLAT GRP MEMBRANE OR ASPHALT WITH SOLAR REFLECTIVE COATING
 - WALLS FACING BRICKWORK WITH CEDAR WEATHERBOARDING
 - WINDOWS WHITE PVC FRAMES
 - RAILS GLAZED BALUSTRADES WITH TIMBER TOPRAIL
 - SCREENS VERTICAL TIMBER LOUVRES ON GALVANISED STEEL FRAMES
 - CANOPY COR-TEN STEEL SHEET WITH GALVANISED STEEL LETTERING
 - SHUTTER GALVANISED STEEL ROLLER



46 NICHOLLS AVENUE

7 LEES PARADE

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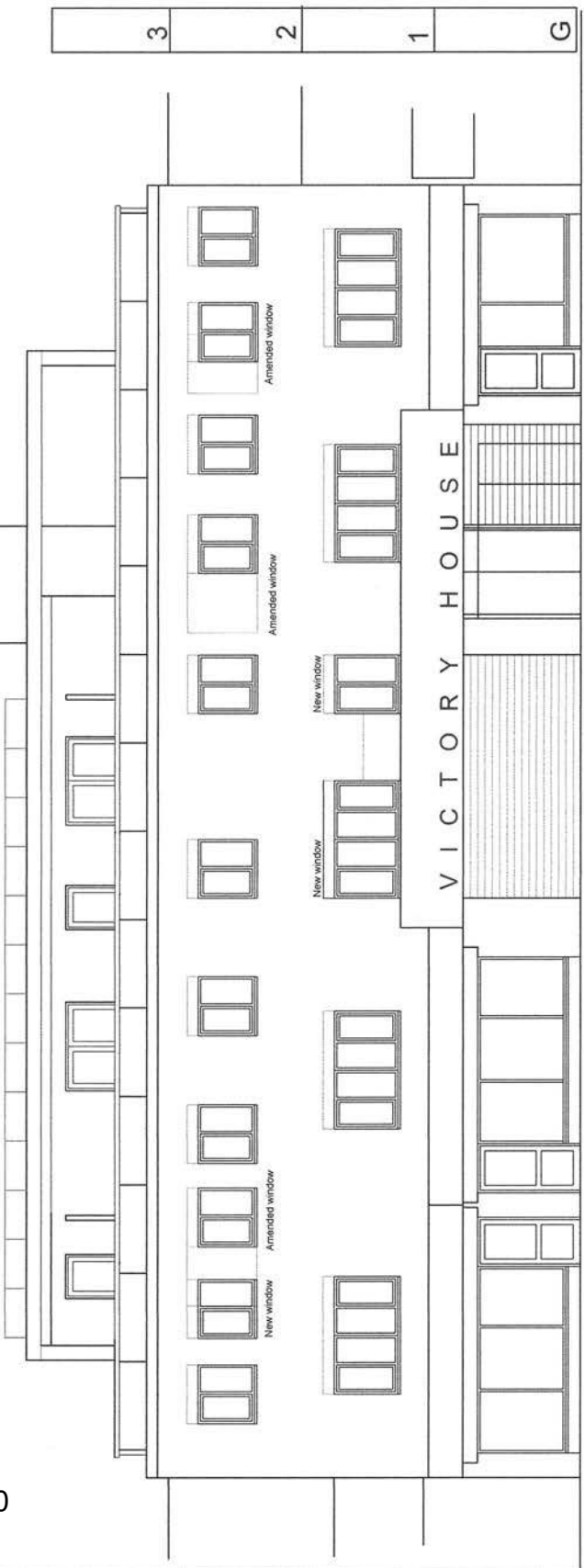
1107-56
PROPOSALS 1:100
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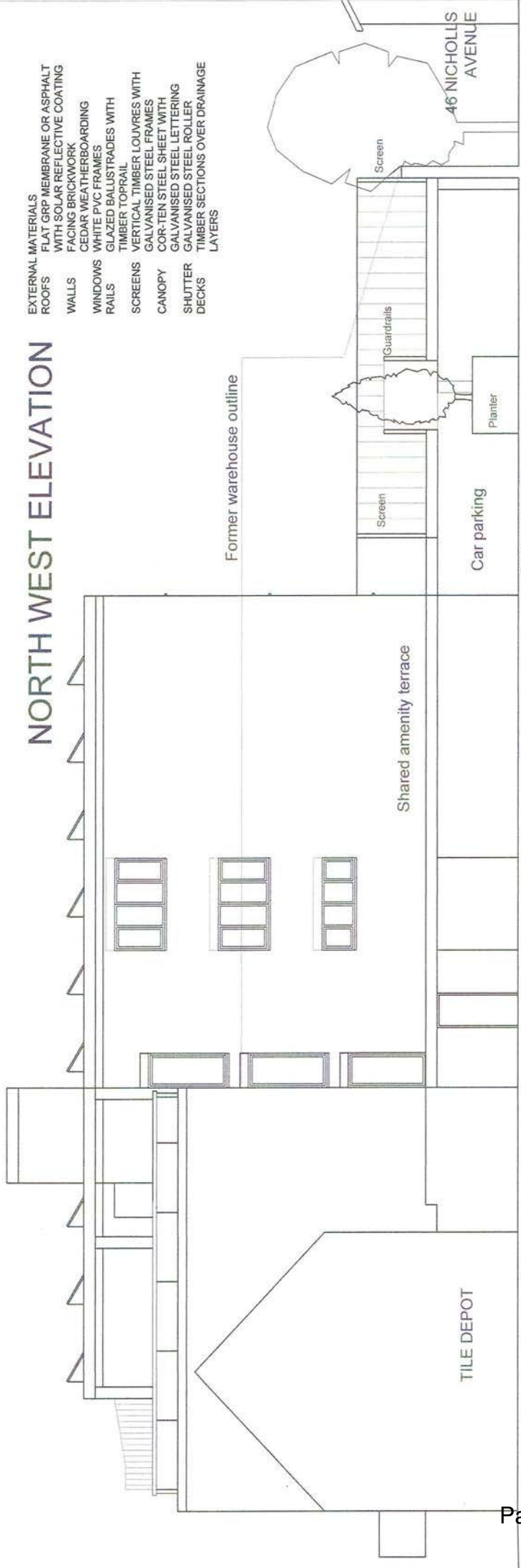
Solar PV array on flat roof



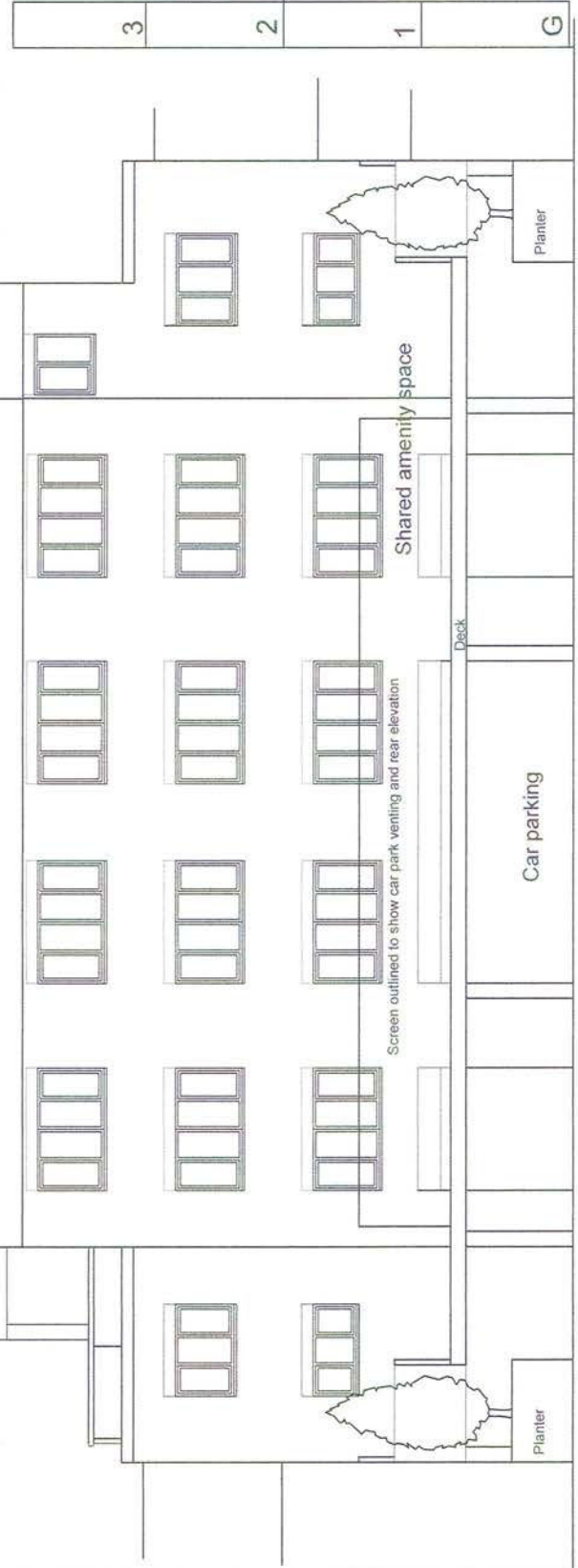
FRONT ELEVATION 1:100

NORTH WEST ELEVATION

- EXTERNAL MATERIALS
- ROOFS
FLAT GRP MEMBRANE OR ASPHALT WITH SOLAR REFLECTIVE COATING
- WALLS
FACING BRICKWORK
- WINDOWS
CEDAR WEATHERBOARDING
- RAILS
WHITE PVC FRAMES
- SCREENS
GLAZED BALUSTRADES WITH TIMBER TOPRAIL
- CANOPY
VERTICAL TIMBER LOUVRES WITH GALVANISED STEEL FRAMES
- SHUTTER DECKS
COR-TEN STEEL SHEET WITH GALVANISED STEEL LETTERING
- TIMBER SECTIONS OVER DRAINAGE LAYERS



REAR ELEVATION 1:100



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1107-57
22 MARCH 2013
1:100 @ A3

PROPOSALS 1:100
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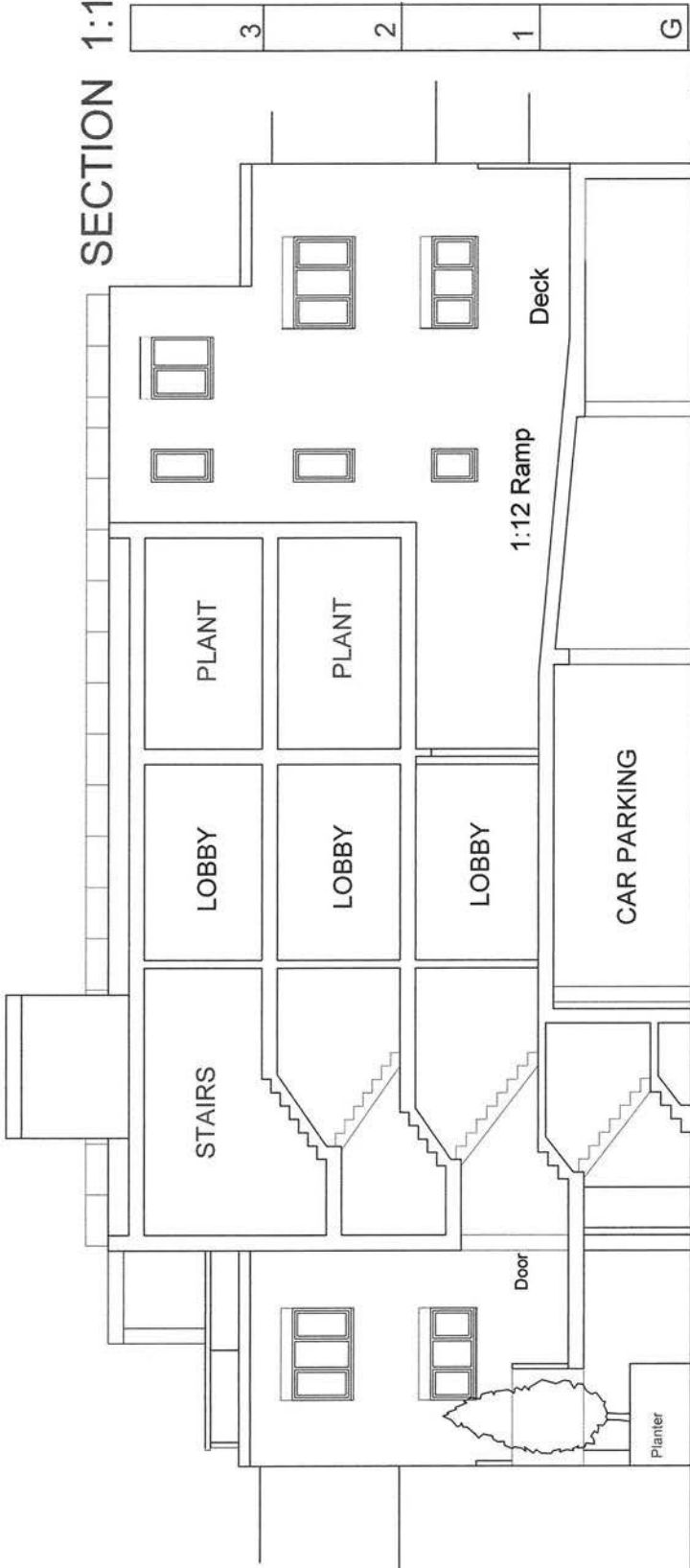


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Retained rear warehouse wall omitted to show decking

Existing concrete slab

SECTION 1:100



Existing concrete slab

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1107-59

25 APRIL 2013
1:100 @ A3

PROPOSALS 1:100

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PART FIRST FLOOR 1:100

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1107-58

25 APRIL 2013
1:200 @ A3

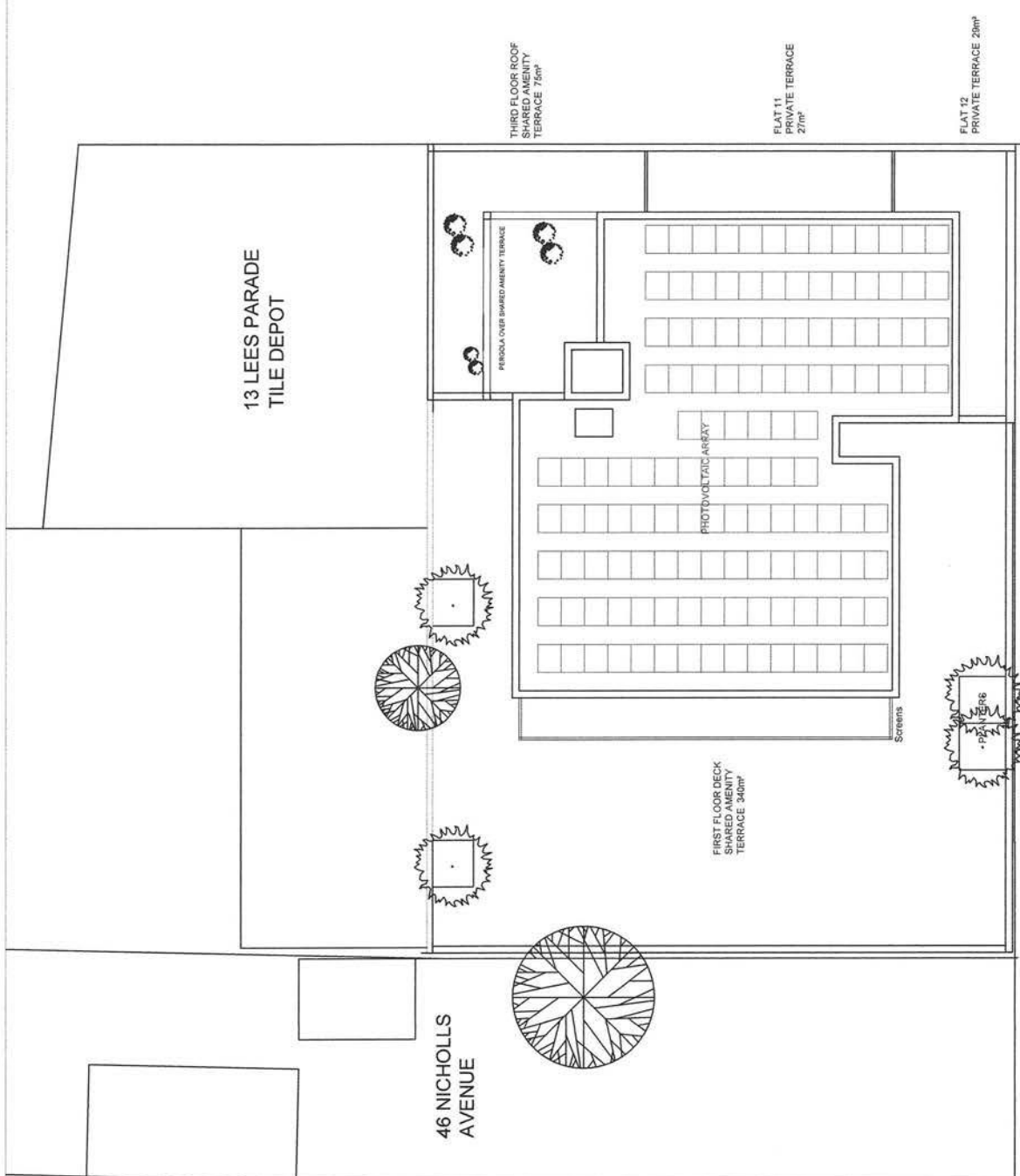
PROPOSALS 1:200

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AMENITY SPACES 1:100

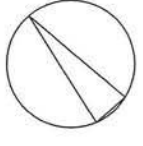
AMENITY SPACE REQUIREMENTS	Totals
1 BED FLATS	80m ²
Units 2, 7, 11, 12	
2 BED FLATS	250m ²
Units 1, 3, 4, 5, 6, 8, 9, 10, 13, 14	
TOTALS	330m²

PROVISIONS	Totals
Shared rear terrace deck	340m ²
Shared third floor terrace	75m ²
Total shared amenity space	415m ²
Flat 11 terrace	27m ²
Flat 12 terrace	20m ²
Total private allocation	56m ²
TOTAL PROVISION	471m²

EXISTING ACCESS RIGHT OF WAY (To be confirmed)

EXISTING SIGNAGE

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 - 3) Any discrepancies or queries are to be resolved before progressing any works on site.
 - 4) All works are to be carried out in accordance with the specification.
 - 5) This drawing is for planning purposes only. Do not scale from this drawing or use any element for constructional purposes.



AMENITY SPACE REQUIREMENTS

1 BED FLATS	4nr x 20m ²	Totals	80m ²
2 BED FLATS	10nr x 25m ²		250m ²
Units 1, 3, 4, 5, 6, 8, 9, 10, 13, 14			330m ²

PROVISIONS

Shared rear terrace deck	340m ²
Shared third floor terrace	75m ²
Total shared amenity space	415m ²
Flat 11 terrace	27m ²
Flat 12 terrace	29m ²
Total private allocation	56m ²
TOTAL PROVISION	471m²

1107-61

17 JUNE 2013
1:100 @ A3

PROPOSALS 1:100

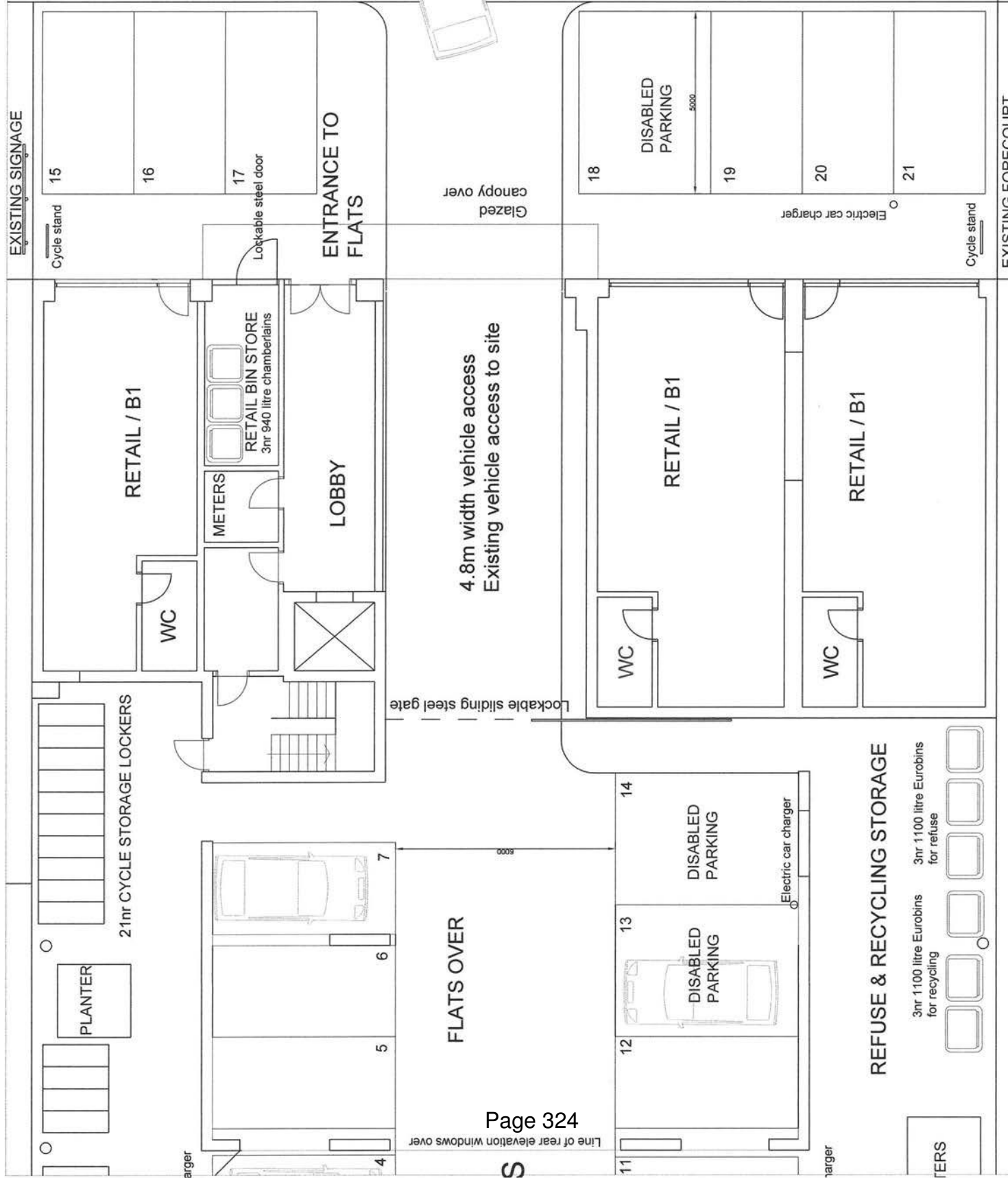
VICTORY HOUSE UB10 0PQ

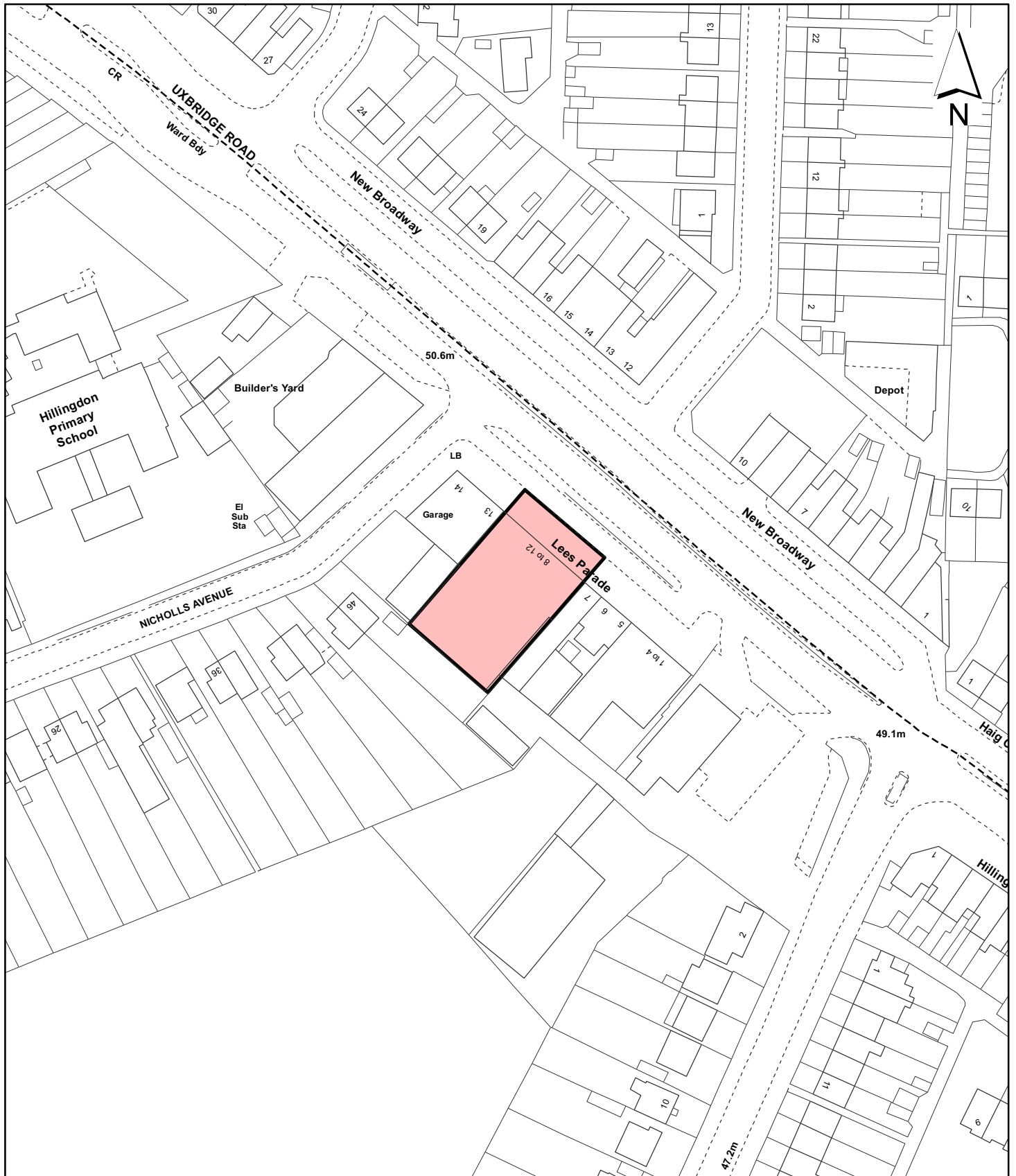
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SITE BOUNDARY





Notes

 Site boundary

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Site Address

**8 - 12 Lees Parade
Uxbridge Road
Hillingdon**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
1803/APP/2013/733

Scale
1:1,250

Planning Committee
Major Applications

Date
**May
2013**



HILLINGDON
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