



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

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

Date: WEDNESDAY, 28 AUGUST
2013

Time: 6.00 PM

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

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

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Published: Monday, 19 August 2013

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=325&MId=1832&Ver=4>

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INVESTOR IN PEOPLE

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting held on 18 July 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 subject to a S106 Agreement	9 – 70 198 - 244

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	71 – 78 198 - 244
8	Swakeleys House, Milton Road, Ickenham 23202/APP/2013/14		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	79 – 84 198 - 244

Major Applications without Petitions

	Address	Ward	Description & Recommendation	Page
9	Padcroft Works, Tavistock Road, Yiewsley 45200/APP/2012/3082	Yiewsley	Comprehensive redevelopment of site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 residential units, 190 sq.m (approx) of Use Class B1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles, and alterations to 9 High Street to form new pedestrian route (involving demolition of all existing buildings other than no.9 High Street). Recommendation : Approval subject to a S106 Agreement	85 – 126 245 - 277

10	HPH 4, Millington Road, Hayes 40652/APP/2013/1981	Pinkwell	Variation of condition 14 (contamination) of planning permission 40652/APP/2012/2030 granted 5 July 2013 for the Erection of a four storey building to provide 6,966 sq.m of Class B1(a) Office floorspace, provision of 70 associated car parking spaces at basement level, associated landscaping and ancillary works. Recommendation : Approval subject to a Deed of Variation and a S106 Agreement	127 - 144
11	HPH 5, Millington Road, Hayes 40652/APP/2013/1980	Pinkwell	Variation of condition 14 (contamination) of planning permission 45753/APP/2012/2029 (Erection of five storey building to provide 13,880sq.m of Class B1(a) Office floorspace, provision of car parking spaces at surface and basement level, associated landscaping and ancillary works). Recommendation : Approval subject to a Deed of Variation and a S106 Agreement	145 - 162
12	Senator Court, Belmont Road, Uxbridge 68385/APP/2013/902	Uxbridge North	Part demolition, part extension and refurbishment of existing building to provide modern office accommodation (Class B1) totalling 20,267sqm GEA (including car park and plant areas) of which 516sqm GIA floorspace to be used interchangeably for Class A1, A2, A3, B1 uses, and associated works. Recommendation : Approval subject to a S106 Agreement	163 - 196

Part 2 - Members Only

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Major Applications Planning Committee Pages 197- 278

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Agenda Item 3

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

18 July 2013

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



	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) John Hensley (Vice-Chairman) David Allam Dominic Gilham John Morgan Cllr Carol Melvin Cllr Mo Khursheed</p>
	<p>OFFICERS PRESENT: James Rodger, Head of Planning, Sports and Green Spaces Adrien Waite, Major Applications Manager Syed Shah, Principal Highway Engineer Tim Brown, Legal Advisor Charles Francis, Democratic Services</p>
27.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Janet Duncan with Councillor Mo Khursheed acting as substitute.</p> <p>Apologies for absence were also received from Councillor Michael Markham with Councillor Carol Melvin acting as substitute.</p>
28.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Dominic Gilham declared a pecuniary interest in Item 9. He left the Committee Room and did not participate in the item.</p> <p>Councillor Brian Stead declared a non pecuniary interest in Item 14.</p>
29.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING - 13 JUNE 2013 (<i>Agenda Item 3</i>)</p> <p>The incorrect minutes had been included in the agenda in error. No minutes were considered.</p>
30.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that agenda Item 14 in agenda B would be considered as an urgent item.</p>

31.	<p>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 (<i>Agenda Item 5</i>)</p> <p>All items were considered in Part 1.</p>
32.	<p>REPORT WITHDRAWN BY THE HEAD OF PLANNING: SWAKELEYS HOUSE, MILTON ROAD, ICKENHAM - 23202/APP/2013/12 (<i>Agenda Item 6</i>)</p> <p>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.</p> <p>The report was withdrawn from the agenda by the Head of Planning, Sports and Green Spaces.</p>
33.	<p>REPORT WITHDRAWN BY THE HEAD OF PLANNING: SWAKELEYS HOUSE, MILTON ROAD, ICKENHAM - 23202/APP/2013/13 (<i>Agenda Item 7</i>)</p> <p>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).</p> <p>The report was withdrawn from the agenda by the Head of Planning, Sports and Green Spaces.</p>
34.	<p>REPORT WITHDRAWN BY THE HEAD OF PLANNING: SWAKELEYS HOUSE (LBC), MILTON ROAD, ICKENHAM - 23202/APP/2013/14 (<i>Agenda Item 8</i>)</p> <p>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).</p> <p>The report was withdrawn from the agenda by the Head of Planning, Sports and Green Spaces.</p>
35.	<p>CHANTRY SPECIAL SCHOOL, FALLING LANE, YIEWSLEY - 5746/APP/2013/1221 (<i>Agenda Item 9</i>)</p> <p>Installation of single storey (temporary) mobile classroom.</p> <p>Officers introduced the report and referred to the changes set out in the Addendum sheet. It was noted that since the agenda had been published a</p>

petition in objection to the proposal had been received.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. The lead petitioner raised the following points:

- The proposal would adversely affect the amenity of local residents and be detrimental to the area.
- The proposal should be refused on the basis of its size and effect
- The proposal would adversely affect the local environment
- The proposal would create displaced parking
- The proposal would be used to increase pupil numbers at the school
- The proposal would not be used for the benefit of local residents but for people living across London.
- Alternatives to the proposal had not been considered

A representative of the applicant raised the following points:

- The representative confirmed that the applicant had a parking management scheme.
- The proposal would not result in increased pupil numbers.
- The temporary classroom would incorporate anti-climbing paint
- The adjacent playing field was in use.

The Committee asked officers to clarify the exact location of the temporary classroom and the height of the building. Officers illustrated its exact location on the site plan and confirmed that this would be situated more than 15 metres away from the boundary of the school site. In response to the query about the height, officers confirmed that the temporary classroom would be a two storey building.

In the course of discussions, the Committee agree that condition 2 should be amended to read "to require removal before 31st August 2016" and a condition should be added to require details of any CCTV prior to installation and for the exact wording to be delegated to officers.

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

Resolved – That the application be unanimously approved

36. **PROLOGIS PARK, BUILDINGS (FORMER MOD RECORDS OFFICE SITE), BOURNE AVENUE, HAYES - 18399/APP/2013/1019** (*Agenda Item 10*)

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.

Officers introduced the report which concerned the 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. Officers highlighted the changes in the addendum and

	<p>explained that in real terms, the current proposal reduced the size of the development and moved the location of the proposal further away from the boundary.</p> <p>Officers explained that the principle and design were acceptable and due to extensive landscaping there would be no impact to nearby residents. It was moved, seconded and on being put to the vote agree that the application be approved.</p> <p>Resolved –</p> <p>That the application be approved as per the officer report and changes set out in the addendum.</p>
37.	<p>BOURNE PRIMARY, CEDAR AVENUE, RUISLIP - 4328/APP/2013/1367 <i>(Agenda Item 11)</i></p> <p>Variation of condition 2 (approved plans) of planing 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</p> <p>Officers introduced the report which concerned the variation of condition 2 to change the location of the approved single storey extension to the existing school.</p> <p>It was moved, seconded and on being out the vote agreed that the application be approved.</p> <p>Resolved –</p> <p>That the application be approved as set out in the officer report.</p>
38.	<p>AIR LINK HOUSE, 18-22 PUMP LANE, HAYES - 5505/APP/2013/996 <i>(Agenda Item 12)</i></p> <p>Application to vary conditions 13 and 23 for a temporary period of 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.</p> <p>Officers introduced the report and the changes set out in the addendum.</p> <p>In relation to the application for extended hours of operation, Members raised concerns about how noise issues would impact on local residents.</p> <p>The Committee were especially concerned about how loud music would be contained late at night and the early hours of the morning. In response, officers confirmed that acoustic wall linings would be installed and noise limiters could be added as a condition to safeguard local residents.</p> <p>The Committee requested condition 1 to be amended to ensure the implementation period matched the original permission and for the exact wording to be delegated to officers. In relation to condition 12, the</p>

Committee requested officers to add a condition requiring noise monitoring as follows:

'A. No loud music or other noise (amplified or otherwise) shall be made externally.

B. With the exception of the trial period set out in part C of this condition, no loud music or other noise (amplified or otherwise), shall be made / played at the site, nor shall any persons (other than staff) be permitted to be in the restaurant, banqueting or bar areas of the premises between 22:00 hours and 08:00 hours Monday to Saturdays and at no time on Sundays, Bank and Public Holidays.

C. For a period of 12 months from the date of this permission, no loud music or other noise (amplified or otherwise), shall be made / played at the site, nor shall any persons (other than staff) be permitted to be in the restaurant, banqueting or bar areas of the premises between 23:00 hours and 08:00 hours except on Friday night or Saturday night where an additional 2 hours up until 01:00 hours the following morning will be permitted.

D. Prior to the occupation of the building a noise-limiting device shall be installed. It shall be fitted and thereafter maintained in such a manner as to control all sources of amplified music or any other noise at the premises in accordance with the levels specified in part E of this condition.

E. At no time shall noise emitted from the site exceed 5db below background levels when measured from the nearest sensitive receptor

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).'

It was moved and on being put to the vote seconded that the application be approved with four votes in favour, one against and with two abstentions that the application be approved.

Resolved –

That the application be approved as set out in the officer report, subject to the amendments to conditions 1 and 12.

39. **DAGENHAM MOTORS JCTN ST JOHNS ROAD & COWLEY MILL ROAD, UXBRIDGE - 188/APP/2013/477 (Agenda Item 13)**

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.

Officers introduced the report and the changes set out in the addendum. The application sought alterations to the layout involving the provision for refuse storage for Blocks C and D.

	<p>Delegated authority granted to the Head of Service to make minor changes to the resolution including, adding Affordable Housing to the Heads of Terms, adding a date (28-08-13) for the completion of the legal agreement and minor housekeeping matters including job titles. The Committee congratulated officers for the work they had done to accommodate the scheme.</p> <p>It was moved, seconded and on being put to the vote, agreed unanimously that the application be approved as per the officer recommendation (including the deed of variation), addendum and the above changes.</p> <p>Resolved –</p> <p>That the application be approved as per the officer report, addendum and changes set out above.</p>
40.	<p>8-12 LEES PARADE, UXBRIDGE ROAD, HAYES - 1803/APP/2013/733 (Agenda Item 14)</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. “Deferred from North Committee 13.6.13”</p> <p>Officers introduced the report and changes set out in the Addendum. During the course of the officer presentation, reference was made to the plans and it was noted that the following changes were required: 1107-56 to 1107-56 Rev A and 1107-57 to 1107-57 Rev A.</p> <p>It was moved, seconded and on being put to the vote agreed that the proposal be approved as per the officer report, legal agreement, addendum and changes to the plans.</p> <p>Resolved –</p> <p>That the application be approved as per the officer report, addendum and the changes to the plans references as set out above.</p>
41.	<p>PADCROFT WORKS, TAVISTOCK ROAD, YIEWSLEY - 45200/APP/2012/3082 (Agenda Item 14a)</p> <p>Comprehensive redevelopment of site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 residential units, 190 sq.m (approx) of Use Class B1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles, and alterations to 9 High Street to form new pedestrian route (involving demolition of all existing buildings other than no.9 High Street)</p> <p>Officers introduced the report as set out in Agenda B.</p> <p>A number of concerns were raised by Committee members and it was</p>

	agreed to defer the item for a site visit. Resolved – That the application be deferred for a site visit.
	The meeting, which commenced at 7:00pm, closed at 8:35pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454 . 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
Agents email dated 16/7/13
1604(PL)152
1604 (PL)001
1604 (PL)013
1604 (PL)255
1604 (PL)019
1604 (PL)020
1604 (PL)021
1604 (PL)022
1604 (PL)050
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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
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1604 (PL)256
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1604 (PL)259
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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
Agent's email dated 13/8/13
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
Date Application Valid:	22/01/2013		17/04/2013
			08/05/2013
			28/05/2013
			22/01/2013
			12/08/2013
			18/01/2013
			14/05/2013
			16/07/2013
			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.

Bat surveys have found bats to be roosting in Vyners House. The Council's Sustainability Officer and Natural England raise no objection to the proposals, subject to appropriate mitigation which has been conditioned.

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 that delegated powers be given to the Head of Planning, Culture & Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Culture & Green Spaces 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 1604 (PL) 300 (running along the peripheral of the site) to be adequately maintained for pedestrians and kept clear of vegetation and shall 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 club 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, Culture & 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 five 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 dwelling house. Ancillary accommodation shown on the site plan 1604 (PL) 201 Rev. A shall only be used by staff who are employed in support of the main house and guests of the family. Ancillary accommodation shall not be sold or rented to provide for private residential occupiers.

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 NONSC Non Standard Condition

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

a) Full details of windows, window surrounds, dormers, roof lights, door openings and door surrounds, shall be submitted (fully annotated at 1:20 scale) of all external openings on the Leisure Suite, Banqueting Hall and Guest Suite. Details of their materials should include information relating to make, product/type and colour with photographs and images for illustration.

b) Roof plans and detailed cross sections of parapets and eaves of the Leisure Suite,

Banqueting Hall and Guest Suite, shall be submitted (details fully annotated and at 1:20 scale). Details of roofing materials should include information relating to make, product/type and colour, with photographs and images for illustration. Sample roof tiles should also be made available for inspection on site by the Council's Design Officer.

c) Details of balconies, brick columns, the new garden wall and any other brick detailing on the new build shall be submitted (details fully annotated and at 1:20 for balconies and columns and 1:50 scale for the new brick wall).

d) Details of all walling materials, and materials relating to other external finishes should be submitted. Sample bricks for each building and structure should be made available for inspection on site by the Council's Design Officer.

e) The reinstatement of the walled garden shall be drawn to no less than 1:50 scale, with full annotation of brickwork detailing. The mortar mix should be specified. A sample brick panel should be provided for inspection by the Council's Design Officer prior to work starting on the walled garden.

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4, BE8, BE13 and BE15 of the 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 security equipment, play equipment and furniture)

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

4. Schedule for Implementation

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

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

REASON

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

9 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in

a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

10 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 of any existing or proposed building 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 setting of the listed building in accordance with policies OL1, OL4, BE4, BE8, BE10 and BE13 of the 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; a nectar rich vegetation within the landscaping scheme or on buildings through living walls and roofs; and the inclusion of a new pond. In addition, the report shall set out a detailed mitigation and monitoring strategy specific to the acknowledged impacts on bats. All works should then proceed in accordance with the approved report with any amendments agreed in writing.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

15 NONSC Non Standard Condition

Prior to commencement of development a 'design stage certificate' demonstrating the new residential accommodation (which is ancillary to the primary dwelling, Swakeleys House) 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. No more than one event may be held each month.

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).

18 COM16 **Scheme for site noise control**

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise and vibration 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 measures, noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

19 COM20 **Air extraction system noise and odour**

No air extraction system 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 scheme shall include such combination of measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

20 COM25 **Loading/unloading/deliveries**

There shall be no deliveries or servicing of the site outside the hours of 07:00 and 21:00, Monday to Friday, and between the hours of 07:00 and 18:00 on Saturdays and Sundays.

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).

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

The applicant should be aware that some of the works will require a Natural England issued bat licence prior to commencing. This is administered outside of the planning process.

6

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.

Letter from agent, dated 16/7/13

This advises of a number of updates to the application and requests that the time limit for the implementation be increased to 5 years. This is due to the need to identify a purchaser for the house and time would be needed to deal with the various conditions that would be required to be discharged and being a Grade I listed building, there will be a need for very careful design which can only happen once a purchaser has been found.

Officer's response - local authorities have the discretion to extend the 3 year period for implementation for periods longer than 3 years and in this instance, it is considered that an increase to 5 years is reasonable.

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
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

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) 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. Applicant now seeking to include publicly accessible land in their plans. The land had public access when they purchased the site which should remain. 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) 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,
- (vii) Swakeleys House Bowls Club is the only lawn bowls club in Ickenham and a well supported active and lively social and sporting centre, which is 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,
- (viii) 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.
- (ix) The bowls club have acted properly throughout their tenure, maintaining their property in good order at all times, unlike the rest of the estate,
- (x) Bowls clubhouse is in use almost daily throughout the year, which acts as a deterrant to unwanted intruders intent on causing mischief at Swakeley's House.
- (xi) The 7 - 8 ft high hedge at the bowls club protects the privacy of the club and house,
- (xii) Application does not return property to its historic and original use, unless the Lord Mayor of London is the tenant,
- (xiii) The ballroom and the gallery were there when the property was converted to offices and are recoverable,
- (xiv) 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,

- (xv) Scant information on what will happen to the courtyard buildings is of concern,
- (xvi) Proposal will use all floor space that it will demolish,
- (xvii) 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,
- (xviii) Removing path used by residents for years is unnecessary,
- (xix) 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.
- (xx) 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.
- (xxi) 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,
- (xxii) Adequate protection and insurance of the building is required.
- (xxiii) 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 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 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.

SPORT ENGLAND:

Sport England were consulted on 23 January 2013, however they have not responded to this consultation. It is noted that they were consulted in a non-statutory capacity as the development does not result in the loss of a playing field containing a playing pitch (bowling greens do not constitute playing pitches in terms of legislation). Accordingly, the proposal would not be contrary to the Planning Policy Statement 'A Sporting Future for the Playing Fields of England. The development is fully considered with regard to open space and recreational facilities within Section 7.01 of this report.

NATURAL ENGLAND:

Original comments:-

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.

Further comments:

Protected species

Bats

Natural England does not object to the proposed development. On the basis of the information available to us, our advice is that the proposed development is likely to affect bats through damage or destruction of a breeding site or resting place. We are satisfied however that the proposed mitigation is broadly in accordance with the requirements of the Bat mitigation guidelines and should maintain the population identified in the survey report.

We recommend that the a condition to secure the following should be appended to any consent:

'Prior to the commencement of any works which may affect bats and or their habitat, a detailed mitigation and monitoring strategy should be submitted to, and approved in writing by the local planning authority. All works should then proceed in accordance with the approved strategy with any amendments agreed in writing.'

All species of bat are European Protected Species. A licence is required in order to carry out any works that involve certain activities such as capturing the animals, disturbance, or damaging or destroying their resting or breeding places.

Note that damage or destruction of a breeding site or resting place is an absolute offence and unless the offences can be avoided through avoidance (e.g. by timing the works appropriately), it should be licensed. In the first instance it is for the developer to decide whether a species licence will be needed. The developer may need to engage specialist advice in making this decision. A licence may be needed to carry out mitigation work as well as for impacts directly connected with a development.

Natural England's view on this application relates to this application only and does not represent confirmation that a species licence (should one be sought) will be issued. It is for the developer to decide, in conjunction with their ecological consultant, whether a species licence is needed. It is for

the local planning authority to consider whether the permission would offend against Article 12(1) of the Habitats Directive, and if so, whether the application would be likely to receive a licence. This should be based on the advice we have provided on likely impacts on favourable conservation status and Natural England's guidance on how we apply the 3 tests (no alternative solutions, imperative reasons of overriding public interest and maintenance of favourable conservation status) when considering licence applications.

We have not assessed the survey for badgers, barn owls and breeding birds, water voles, white-clawed crayfish or widespread reptiles. These are all species protected by domestic legislation and you should use our protected species standing advice to assess the adequacy of any surveys, the impacts that may result and the appropriateness of any mitigation measures.

Priority Habitat as identified on Section 41 list of the Natural Environment and Rural Communities (NERC) Act 2006

The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application.

Biodiversity enhancements

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

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

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:

The proposals would not have an adverse impact upon the surrounding road network to prejudice highway safety and therefore no objections are raised to the proposals.

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:

Final comments:-

Ecology Comments

We now have a completed bat survey and associated Natural England comments prior to a decision being taken. A subsequent decision will be taken in full knowledge of the impacts on bats.

The final bat survey has revealed that there will be minimal impacts on bats, however the demolition of Vyners House would have a negative impact. In this instance it was necessary to consider recent case law and for the Council and applicant to consider 3 derogation tests from article 16 of the Habitats Directive:

- 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

I am satisfied that the information put forward by the applicant on 28 May 2013 has specifically addressed the above tests.

I am also satisfied by the Natural England response that they have no further objections subject to a condition. It should be noted that Natural England's response does not remove the obligation for the Council to consider the 3 tests. So whilst Natural England makes no comment about them, the Council must still consider them.

I have no further objections with regards to ecology matters subject to the following conditions:

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; a nectar rich vegetation within the landscaping scheme or on buildings through living walls and roofs; and the inclusion of a new pond. In addition, the report shall set out a detailed mitigation and monitoring strategy specific to the acknowledged impacts on bats. All works should then proceed in accordance with the approved report with any amendments agreed in writing.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

Informative - the applicant must be aware that some of the works will require a Natural England issued bat licence prior to commencing. This is administered outside the planning process.

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)

WATER AND FLOOD MANAGEMENT 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.

In order for Swakeleys House to attract an occupier at the highest end of the residential market, the scheme must compete with other high end residential properties that afford high standards of privacy and security. It is considered that the presence of a publicly accessible bowls club within the grounds of the house would seriously compromise the likely success of the scheme and bringing the building back into use is of paramount importance. A planning obligation covering capacity improvements to existing surrounding bowls clubs is considered acceptable overall in this instance, to compensate for the loss of the facility.

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 a 104 space car park with a single family residence served by 14 garage/covered spaces. Overall, there would be an overall reduction in traffic generated by the use of the site.

The proposal involves the re-instatement of the existing ceremonial access onto Swakeleys Drive. This would provide the main site entrance for family and guests, including formal entertaining events with the day-to-day access for staff, deliveries and servicing of the site being retained from Milton Road.

The Transport Assessment advises that the access on Swakeleys Drive is in sound condition and consists of a wide drop crossing. However, the drive would be resurfaced. As regards use, the Transport Assessment advises that on a typical day, daily trips to and from the site would be in the order of 10 trips per day. The site has capacity to accommodate up to 38 persons, including 23 guests. Taking this as a worse case scenario, with the guests arriving in couples by car, a total of 20 car trips per day would be generated of which 7 car trips would be by staff using the Milton Road access. This level

of trip generation would not breach the current restriction on the Swakeleys Drive access with the office use, which limits the use of the access to a maximum of 20 vehicles per day.

Furthermore, the banqueting hall would be capable of catering for 80 people, although this use is likely to be infrequent, expected to be once a month. A condition has been attached required a register of these events to be maintained. 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.

Taking this 'formal entertaining' scenario, given the nature of the events to be held, guests are likely to arrive in couples and taking a worse case scenario, with all the guests arriving by car, and having regard for need for some additional staff etc, this would be likely to generate a maximum of 46 cars per day. It is highly unlikely that guests would arrive in the AM or PM peaks, but it is possible that all 40 guest car trips would arrive within a 1 hour time slot.

The Transport Assessment concludes that the traffic flows on Swakeleys Drive can be easily accommodated so as not to prejudice highway safety.

Servicing of the site will continue from Milton Road. The proposed bin and recycling store would be provided within the corner of the staff accommodation/garaging block, adjacent to the access road. Refuse vehicles would have sufficient space to access the store and manoeuvre within the site.

The Council's Highway Officer advises that the proposals would not have an adverse impact upon the surrounding road network to prejudice highway safety and therefore does not raise any objections to the proposals.

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 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 number of bat surveys have also been submitted. The Preliminary Roost Assessment 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 or not of bats 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 with a total of three bats (two soprano pipistrelles and one common pipistrelle) being recorded roosting within Vyners House during all surveys of the building. Overall six species of bat were recorded in and around the site, with brown long-eared bats and Myotis species also found in addition to those recorded in the Interim Survey.

The Council's Sustainability Officer advises that the submission of the final bat survey and further comments from Natural England allow a decision to be made in full knowledge of the impact of the development upon bats. The final survey completes the surveys which reveals that there will be minimal impacts on bats, however the demolition of Vyners House would have a negative impact. The Officer goes on to advise that in this instance, it was necessary to consider recent case law and for the Council and applicant to consider 3 derogation tests from article 16 of the Habitats Directive:

- 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 further advises that the information put forward by the applicant on 28 May 2013 was acceptable to address the above tests.

The Sustainability Officer raises no objection to the proposals, subject to a condition requiring wildlife enhancement measures and an informative to advise that some of the works will require the issuing of a bat licence. These form part of the recommendations.

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

As regards the petitioner's comments and those raised by the various resident's associations and interest groups, the relevant planning considerations raised have been dealt with in the officer's report.

As regards the responses from individuals objecting to the proposals, points (i) (ii), (vii), (viii) and (xiii) have been dealt with in the officers report. In terms of point (iii), this is noted but any future occupier wanting to alter any approved scheme would need to seek a new permission which would be considered on its merits. Points (iv), (ix), (xii), (xvi), (xxi) and (xxii) are noted but do not raise material planning considerations. As regards point (v), with the exception of the bowls club, this application would re-instate all the existing public rights of access. In terms of the detailed points raised as regards the submitted Planning Statement (Point vi), the relevant planning considerations are dealt with in the officer's report. As regards point (xi), it is the presence of a publicly accessible bowls club within the grounds that would detract future occupiers. In terms of point (xiv), a future hotel use of the building is speculation, and this scheme for a residential conversion has been considered on its individual merits. As regards point (xv), the proposals are considered to be fully described in the submitted documentation. With regard to point (xvii), the proposals have been carefully designed to avoid as much alteration to the historic fabric of the building as possible. The existing footpath around part of the perimeter of the site would not be removed (point (xviii)). As regards point (xix), a scheme for an educational use of the building and grounds does not form part of the current proposal. As regards points (xx) and (xxiii) these are detailed matters that would be controlled by condition.

The comments made in support of the proposals are noted.

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 (1 day for the Festival, with half a day either side for 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. This could include encouragement to a car share scheme to enable improved access to surrounding clubs for those who do not have use of a car.

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 and access at surrounding clubs.

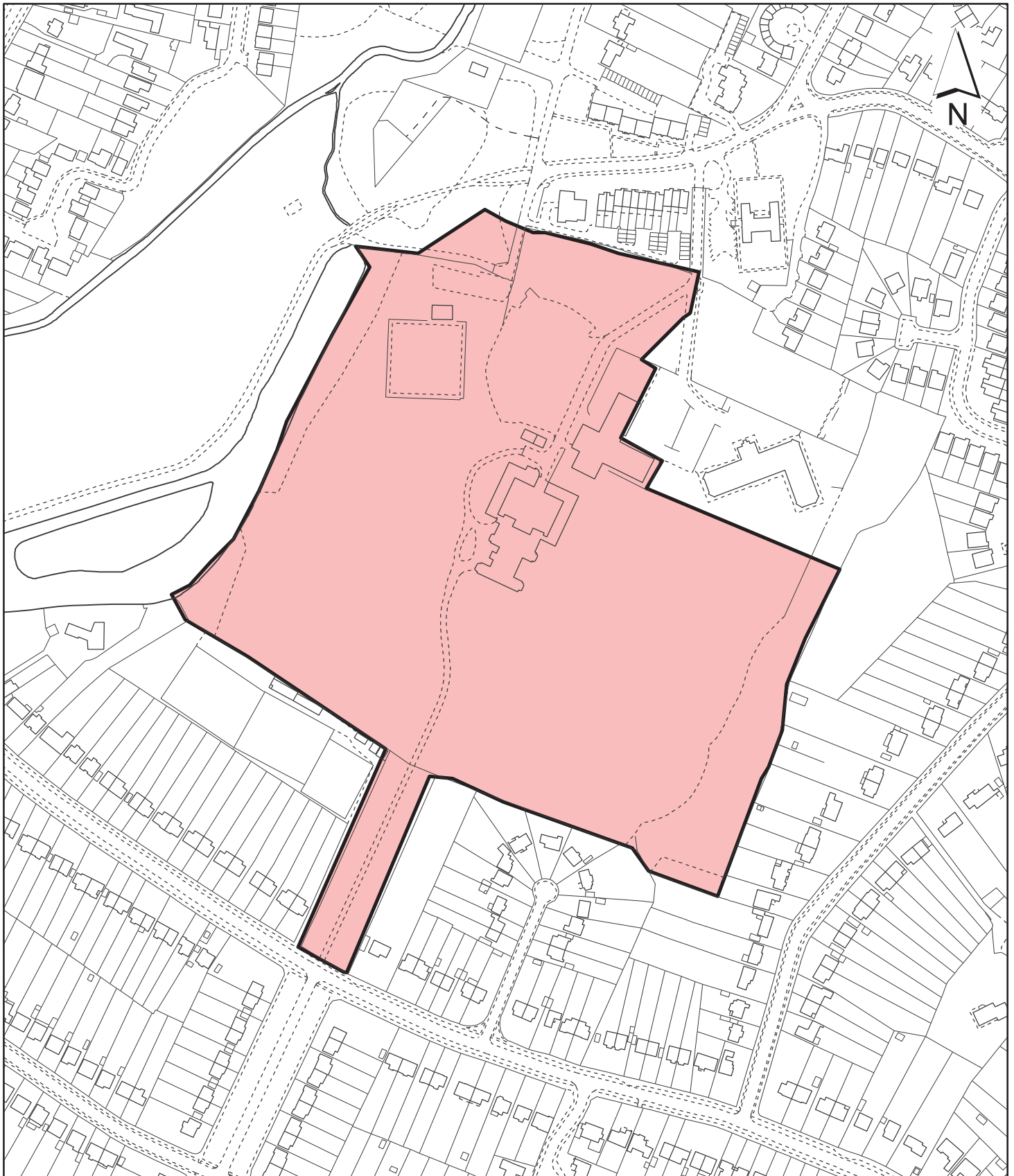
The application is recommended for approval.

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

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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:	Agent;s email dated 16/7/13 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

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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
1604(PL)152

Date Plans Received: 21/12/2012 **Date(s) of Amendment(s):** 21/12/2012
Date Application Valid: 22/01/2013 16/07/2013

1. CONSIDERATIONS

1.1 Site and Locality

This is described in Section 3.1 of the officer's report on the application for planning permission also being reported to this committee (ref. 23202/APP/2013/12).

1.2 Proposed Scheme

This application is to consider the works to the listed buildings only. The planning merits of the residential conversion of Swakeleys House and stable blocks, demolition of 1980s buildings and extensions, new buildings and landscaping works are assessed under planning refs. 23202/APP/2013/12 and 14 which are also on this committee agenda.

As regards Swakeleys House, the main external alterations proposed would be the removal of the 1980s entrance foyer and connecting links to the stable blocks to be replaced with smaller link extensions. The internal alterations mainly involve removal of 1980s fabric, such as the enclosure around the service stairs between the first and second floors. The historic room proportions would mainly be retained. A door is to be added on the ground floor from the entrance hall to the cloak/storage area to optimise the layout and create a symmetrical appearance to the wall that faces the Entrance Hall Screen, with the existing doorway retained but closed off. Where new partitions are to be installed, fittings shall match the existing. On the first floor, the Great Chamber would be retained and used as a master bedroom, with the conversion of the side wings to bathrooms which would re-introduce former partition walls in the wings and a dais in each bathroom to create voids in which to hide plumbing.

In the stable block, many of the 1980s partitions and suspended ceilings would be removed, with the spaces opened up to expose the historic fabric.

The 1980s Vyners House together with its connecting link to one of the stable blocks would be demolished, as would the 1980s Ice House.

1.3 Relevant Planning History Comment on Planning History

Relevant planning history is cited at Section 3.3 of the planning application (23202/APP/2013/12).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTEES

The public comments received on this scheme and those from statutory consultees can be found in Section 6.0 on the associated planning application 23202/APP/2013/12 which is also being reported to this committee.

INTERNAL CONSULTEES

URBAN DESIGN/CONSERVATION OFFICER:

Background:

This is an exceptionally fine, early Jacobean house, in the Artisan Mannerist tradition. It is a most unusual historic house, in that it has retained its exterior character and appearance almost entirely, together with the majority of its original ground and first floor plans. It is thus imperative that any alterations required for its future use respect this historic character, and incorporate sensitive solutions to the installation of modern services.

The applicant has approached the challenge with a consultancy team of very high calibre,

who have researched and written an excellent Heritage Statement to determine the significance of each aspect of the house.

At pre-application meetings on site with officers of the Council and English Heritage, every detail of the proposals, and their likely impact upon the house, were discussed. It was agreed that the removal of some of the 1980's additions and alterations to the house (including the service staircase, the reception building and side wings, the office style light fittings and the partitions and suspended ceilings in the east stable wing) would be of benefit, whilst the new services are planned to utilise widened chimney breasts, existing voids and 1980's service routes. The removal of Vyners House, and the look-alike ice house, both built in the 1980s, were welcomed.

The most difficult aspect of the conversion was perhaps the use of the Great Chamber (the size of a small ballroom) as a master bedroom, with the conversion of the side wings to bathrooms. This has been achieved however with the re-introduction of the former partition walls in the wings, the use of demountable furniture to create partitions and a dais in each bathroom to create voids in which to hide plumbing. These are considered to be most elegant solutions.

It is considered that the listed building consent proposal is exceptionally well devised and researched and offers, overall, a set of enhancements, rather than compromises, to the interior and exterior of this outstanding listed building.

Recommendations: Acceptable

4. 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. MAIN PLANNING ISSUES

The proposed works have been the subject of much discussion with English Heritage and

the Council's Urban Design/Conservation Officer who are fully supportive of the proposals. The conversion works have been kept to a minimum, which retain and restore as much of the historic fabric of the building as possible.

Furthermore, no objections are raised to the removal of the 1980s entrance foyer and connecting link extensions which conceal much of the north facade of the original building. The removal of Vyners House and its connecting link and the Ice House are also supported, as they are of little architectural or historical merit and particularly in the case of Vyners House, are considered to dominant and detract from the northern approach to the building.

6. 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 five years from the date of this consent.

REASON

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

2 NONSC Non Standard Condition

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).

3 NONSC Non Standard Condition

Prior to the commencement of any internal demolition work, a method statement shall be submitted to and approved by the Local Planning Authority, detailing the extent of the demolition works, methods of working, full details of the construction works and materials for making good and the timescales for completion. The works shall be carried out in strict accordance with the approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Prior to the commencement of works, fully detailed drawings of the new link buildings, together with materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 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 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

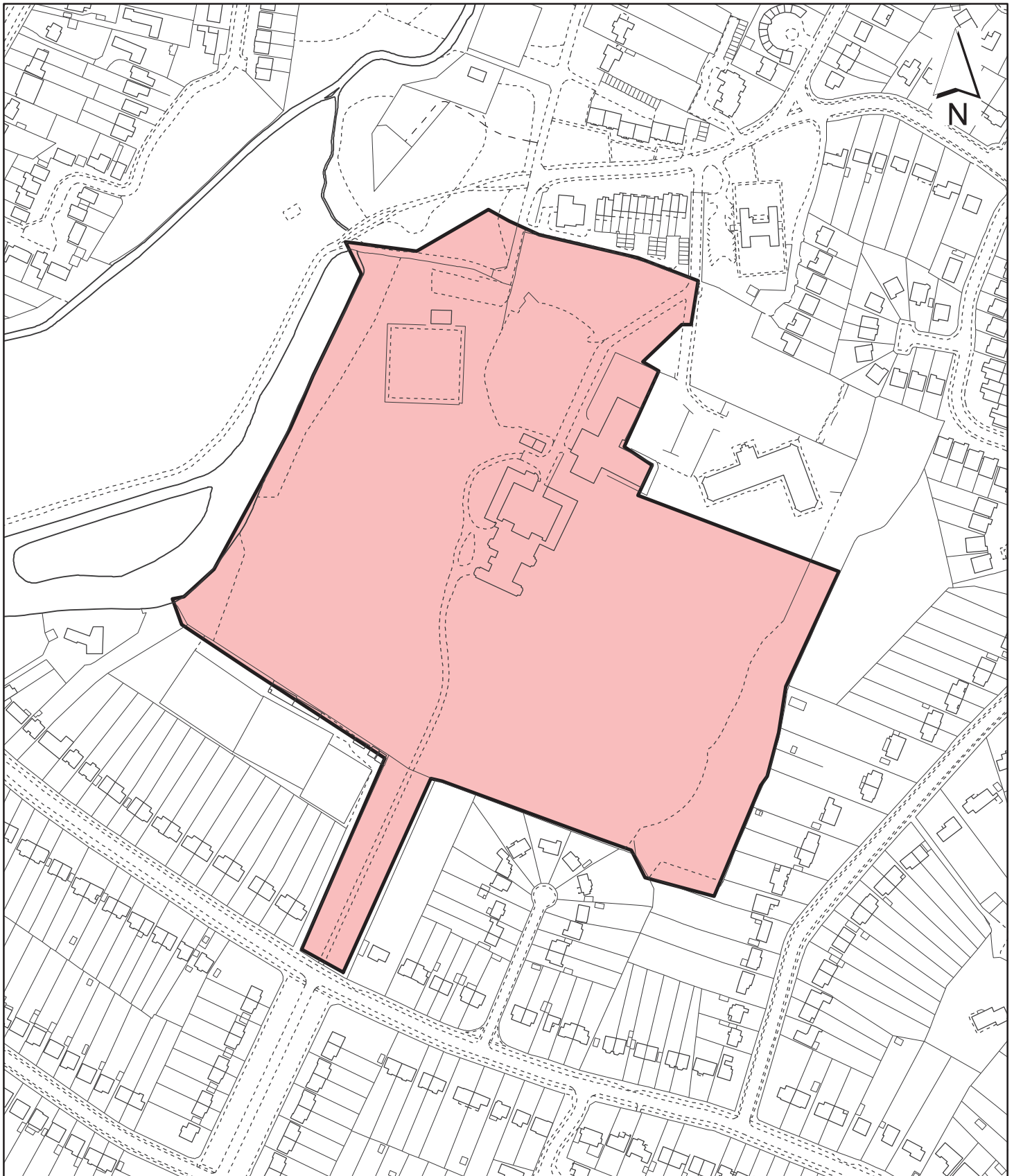
BE8 Planning applications for alteration or extension of listed buildings

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

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

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)152
Agent's email dated 16/7/13
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
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1604 (PL)255
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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
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 16/07/2013

1. CONSIDERATIONS

1.1 Site and Locality

This is described in Section 3.1 of the officer's report on the application for planning permission also being reported to this committee (ref. 23202/APP/2013/12).

1.2 Proposed Scheme

This application is to consider the demolition of Vyners House and the Ice House. It should be considered in conjunction with the applications for planning permission (23202/APP/2013/12) and listed building consent (23202/APP/2013/13) which are also

being reported to this committee.

1.3 Relevant Planning History Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 20th February 2013

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTEES

The public comments and those of statutory consultees received on this scheme can be found in Section on the associated planning application 23202/APP/2013/12 which is also being reported to this committee.

INTERNAL CONSULTEES

URBAN DESIGN/CONSERVATION OFFICER:

Background:

This application proposes the demolition of extensions to Swakeleys House and two buildings in the grounds, all of which were erected in the 1980's as part of the conversion of the site to office use.

The 1980's entrance foyer on the north side of the house is an unsympathetic addition which detracts greatly from the character and appearance of this elevation, and its removal, and the replacement of the links to either side with more appropriate structures, is to be welcomed.

Vyners House is a large, bulky office block of cruciform shape, on two floors with prominent Dutch gables. Built in the 1980's to fulfil the function of enabling the restoration of the house, it is overbearing and adversely affects the setting of the northern stable court. Its demolition is to be welcomed.

The Ice House building was built to house the plant room for Vyners House. Whilst there had been a dovecote, which also contained an ice house, in the grounds of Swakeleys House, it was not in this location. Thus this little building, which was a clever way of introducing a new plant room, has no historic merit or interest.

Whilst there would be no objection to the loss of any of these structures, the reception foyer and the structures linking it to the Stables should be retained until there is a contract for their replacement with the new link buildings. This is to ensure that the Stables remain physically linked to the house, which will assist in their continuing maintenance and security.

Recommendations: Acceptable, subject to condition relating to reception foyer.

4. **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. **MAIN PLANNING ISSUES**

The main issue to be considered in the determination of this application is the acceptability of demolition of the buildings and their impact upon the character and appearance of the Ickenham Village Conservation Area.

As advised in the officer's report on the two other applications, the extensions and buildings were all built in the 1980s as part of the works to convert Swakeleys House to offices. The Council's Urban Design/Conservation Officer advises that the extensions are unsympathetic additions that detract from this elevation of Swakeleys House and their removal and replacement with more appropriate smaller scale link extensions would greatly enhance the northern elevation.

Furthermore, Vyners House is a large, bulky two storey building with large Dutch gables is overbearing and adversely affects the setting of the stable courtyard. The Urban Design/Conservation Officer raises no objections to its removal or the removal of the Ice House which was also built in the 1980s.

The officer does however advise that the extensions to Swakeleys House should not be removed until a contract for their replacement with the new link buildings has been agreed to ensure that the Stables remain physically linked to the house, which will assist in their continuing maintenance and security.

6. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

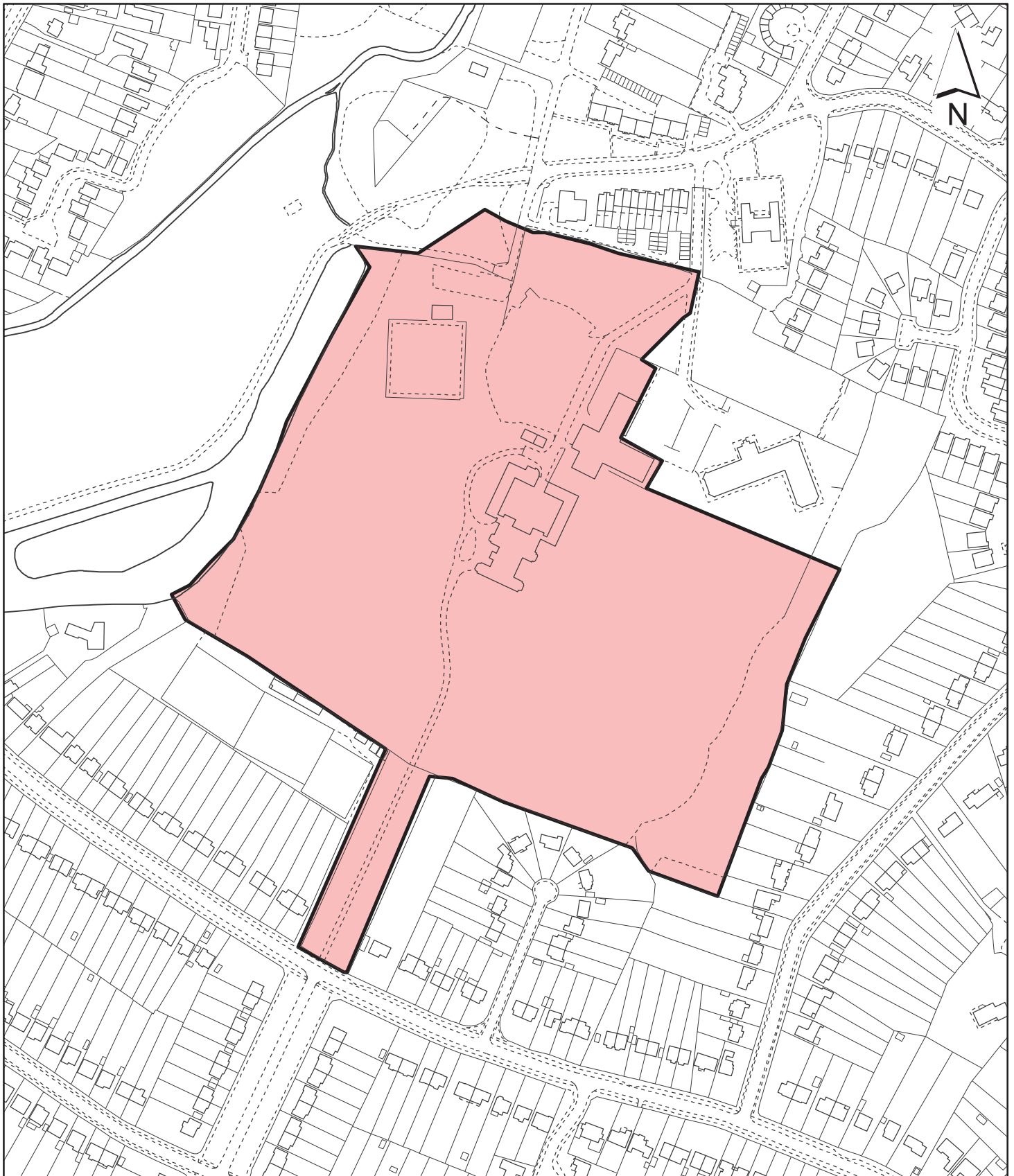
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Contact Officer: Richard Phillips

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Site Address

**Swakeleys House
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Ickenham**

**LONDON BOROUGH
OF HILLINGDON
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

Report of the Head of Planning, Sport and Green Spaces

Address	PADCROFT WORKS TAVISTOCK ROAD YIEWSLEY
Development:	Comprehensive redevelopment of site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 residential units, 190 sq.m (approx) of Use Class B1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles, and alterations to 9 High Street.(involving demolition of all existing buildings other than no.9 High Street)
LBH Ref Nos:	45200/APP/2012/3082
Drawing Nos:	T(20)P00-phase T(20)E01 Revision A T(20)E02 Revision A T(20)E03 Revision A T(20)E04 Revision B T(20)P00 Revision E T(20)P01 Revision A T(20)P02 Revision A T(20)P03 Revision A T(20)P04 Revision A T(20)P05 Revision A Outline Roof Amenity Space Management Strategy Note Outline Parking Strategy Note T(20)S01A T(20)P06 Revision A T(20)P07 Revision A T(20)S01 Revision A T(20)S02 Revision A T(20)S03 Revision A T(20)S04 Revision A Design & Access Statement Planning Addendum Summary Air Quality Assessment Energy Statement Site Investigation Report CHP Addendum to Air Quality Report Final Draft Travel Plan Statement of Community Involvement Transport Assessment Update Operational Waste Management Strategy Rev C Flood Risk Assessment Daylight & Sunlight Report Marketing Report Noise Assessment Verified Views Document Pedestrian Level Wind Microclimate Assessment T(20)P-1 Revision E T(90)P100

Date Plans Received: 11/12/2012 **Date(s) of Amendment(s):** 26/07/2013

Date Application Valid: 10/01/2013

12/12/2012

12/07/2013

30/05/2013

15/08/2013

09/01/2013

13/08/2013

14/12/2012

13/02/2013

12/01/2013

DEFERRED ON 7th August 2013 FOR FURTHER INFORMATION .

The application was heard at the 7th August 2013 Major Application Committee, after being deferred from the 18th July 2013 Major Applications Committee. Members deferred the application for the following reasons:

1. Concerns relating to the pedestrian link through 9 High street.

The pedestrian link has now been deleted. This amendment does reduce pedestrian permeability between the scheme, high street, pedestrian crossing and station. Nevertheless, officers consider that the amendment addresses the concerns raised by Members and that the scheme overall would remain policy compliant.

2. Information about proposed parking stackers.

The applicant has provided indicative details of a parking parking stacker system which they could use within the development. The indicative stacker details provided are a similar specification to those approved on other scheme and are considered satisfactory with regard to how they operate and the type of vehicle they can accommodate. The final specification would still be secured by way of condition.

3. Children's Play Space & security

A plan clearly depicting the children's play space areas has been submitted. The plan shows an adequate provision of play space provision. The detailed design of the play space is secured by condition, this approach is considered appropriate.

4. Defensible space and security issues relating to roof terraces.

The applicant has provided a plan which identifies the defensible space. This has been assessed by officers and is considered acceptable. The final landscaping details would be secured by condition.

5. Clarification on trip generation.

The transport statement was assessed by the Highways Engineer and deemed to be acceptable.

6. Car Parking Space for B1 unit.

The applicant has amended the scheme to provide 2 parking spaces for the B1 unit, accessed separately via the shared service road at the rear of the high street.

7. Security and management of roof terraces.

The applicant has provided a satisfactory outline roof amenity space management strategy together with a plan showing that the roof terraces are well set back from the edge of the building.

8. Concerns regarding the level of amenity for units adjacent to the the Comag Building. The concern raised by members related to the level of outlook from the west facing bedroom windows of the proposed units closest to the Comag building. Officers have carefully considered the relationship having regard to additional information provided by the applicant and consider that the level of outlook which would be available to the windows of the units at first floor level and above would be satisfactory. The ground floor unit has been changed from a two bedroom to a one bedroom unit, and the layout amended so that the west facing window does not serve a habitable room.

1. SUMMARY

Planning permission is sought for the comprehensive redevelopment of the site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 homes, 190 sqm (approx) of Use Class B1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles, and alterations to no. 9 High Street.

The scheme will provide 25 social rented and intermediate affordable units, 199 parking spaces, 10 motorcycle spaces and 292 cycle parking spaces.

The proposed scheme has been amended during the course of officers' consideration of the application and follows extensive pre and post-submission discussions to overcome various concerns relating to density, height, detailed design, parking and amenity standards.

The scheme has been reduced from an initial 241 units to 208 to overcome concerns about density and height. The proposed parking is considered to meet the anticipated demand for parking taking into account the arrival of Crossrail, car-ownership levels in the area, and is comparable to similar sized regeneration schemes nearby and elsewhere in the borough. The Highways Officer supports the scheme.

The revised design is considered to respond to its local context and provides private and shared amenity space which meets and exceeds the London Plan standards for new residential units. More than 10% of the flats will be wheelchair accessible and all will be Lifetime Homes compliant.

The proposed scheme is considered to be of an acceptable design which would be compatible within the local context and result in a compliant standard of amenity for future occupiers without impacting detrimentally on the amenity of neighbouring residents. The application includes policy compliant S106 contributions towards health and education which will help to mitigate the impacts of the development. The applicant has also addressed all concerns raised by the GLA and TFL.

Accordingly, the application is recommended for approval, subject to conditions and planning obligations.

The development is therefore considered to be in compliance with policies BE13, BE18, BE21, BE23, BE24, AM7, AM9 and R17 of the Local Plan Part 2.

2. RECOMMENDATION

1. 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, 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 also those requested by the Greater London Authority 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 Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

i. Affordable Housing: 13% by habitable room, plus a review mechanism.

ii. Education: a financial contribution in the sum of £770,426,

iii. Health: a financial contribution in the sum of £87,777.35

iv. Libraries: a financial contribution in the sum of £9,317.76

v. Air Quality: A contribution in the sum of £12,500

vi. Construction Training: deliver an in-kind scheme to the value of the financial contribution.

vii. Project Management and Monitoring: 5% of total cash contributions (£44,001.10) - can be phased.

viii. Highways Works:

1. Tavistock Road:

a). Access works to the site,

b) Carriageway and footway resurfacing and any associated works between Tavistock Road access and High Street/Tavistock Road junction except any recently surfaced footway;

c) Removing car parking spaces, implementing parking restrictions and associated costs.

2. Bentinck Road:

a) Stopping up of existing access and footway reinstatement;

b) New access works; and

c) Relocation of on-street parking spaces, parking restrictions, and associated costs.

3. Car parking allocation and management scheme;

4. Refuse and delivery management scheme; and

5. Travel Plan

ix) Prohibit future residents of the development from obtaining parking permits within existing or future controlled parking areas on the public highway.

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 278 Agreements 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) If the Legal Agreement/s have not been finalised within 3 months, 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 deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, affordable housing, health facilities, public realm, open space improvement, library improvements, construction and employment training and delivery of necessary offsite highway works. The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPG.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the 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 subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

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 referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

T(90)P100	Location Plan
T(20)E01 Revision A	Proposed Elevations 1 and 2
T(20)E02 Revision A	Proposed Elevations 3 and 4
T(20)E03 Revision A	Proposed Elevations 5 and 6
T(20)E04 Revision B	Proposed Elevation 7, 8 and 9
T(20)P00 Revision C	Proposed Ground Floor
T(20)P01 Revision A	Proposed First Floor
T(20)P02 Revision A	Proposed Second Floor
T(20)P03 Revision A	Proposed Third Floor
T(20)P04 Revision A	Proposed Fourth Floor
T(20)P05 Revision A	Proposed Fifth Floor
T(20)P06 Revision A	Proposed Sixth Floor
T(20)P07 Revision A	Proposed Seventh Floor
T(20)P-1 Revision E	Proposed Lower Ground
T(20)S01 Revision A	Proposed Sections 1 and 2
T(20)S02 Revision A	Proposed Sections 3 and 4
T(20)S03 Revision A	Proposed Sections 5 and 6
T(20)S04 Revision A	Proposed Sections 7, 8 and 9
T(20)P00-phase	Phasing Plan

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (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:

Noise Mitigation Measures in accordance with (Noise Assessment)

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 future and neighbouring residential amenity is not adversely affected by noise in accordance with Policies OE1, OE3 and OE5 of the Hillingdon Local Plan (November 2012).

4 COM6 Levels

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

REASON

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

5 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies, obscure balustrades, winter gardens and the privacy fins 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 and sample materials shall be available to view on site at the Local Planning Authorities request.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

6 RES9 Landscaping (including refuse/cycle storage)

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 282 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking for 199 cars (including demonstration that 40 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. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 - 4.c Details of the provision, allocation and management responsibility of the allotments proposed.

5. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan (November 2012) and Policies 5.11 (living walls and roofs,)5.8 (Innovative energy Technologies), 6.13 (Parking) and 5.17 (refuse storage) of the London Plan (July 2011).

7 RES11 Play Area provision of details

No development shall take place until details of play areas for children and rooftop amenity space, including maintenance responsibilities, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the play areas and rooftop amenity space shall be provided prior to the occupation of any unit within the development and maintained in accordance with the approved details for the life of the development.

REASON

To ensure that the development makes adequate provision of children's play space in accordance with Policy R1 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policy 3.16.

8 RES16 Code for Sustainable Homes

No development shall take place until an updated Code of Sustainable Homes and

Sustainable Energy Assessment Report has been submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate how the each dwelling hereby approved shall achieve Level 4 of the Code for Sustainable Homes (including design stage certificates) and how the development will reduce regulated CO2 emissions by 25% (on 2010 building regulations).

Thereafter, the scheme shall be completed in strict accordance with the approved details and no dwelling shall be occupied until a Code for Sustainable Homes Level 4 completion stage certificate for the relevant dwelling has been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the objectives of sustainable development are met in accordance with Policies 5.1, 5.2 and 5.3 of the London Plan (July 2011).

9 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

10 NONSC Protection from Ingress of Polluted Air

No development shall take place until details of a mechanical ventilation system, designed in accordance with section 8 of the approved Air Quality Assessment submitted as part of this application, have been submitted to and approved in writing by the Local Planning Authority.

Thereafter the ventilation system shall be fully implemented and maintained in strict accordance with the approved details for as long as the building remains in use.

REASON

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

11 NONSC Air pollution

Before the development is commenced, details of emissions and details to limit and/or control air pollution for any CHP/boilers shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented prior to the occupation of the development and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 Hillingdon Local Plan (November 2012).

12 NONSC Soil Testing

No dwelling hereby approved shall be occupied until site derived soils and imported soils have been independently tested for chemical contamination, and the results of this testing submitted to and approved in writing by the Local Planning Authority. All soils

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

REASON

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

13 COM15 Sustainable Water Management

No development shall take place 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 (November 2012) and London Plan (July 2011) Policy 5.12.

14 COM31 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 exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

15 NONSC Car Parking Allocation Plan

No dwelling hereby approved shall be occupied until a car parking allocation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall allocate each space to an individual unit within the development, for the sole use by its occupiers or their visitors. Thereafter the car parking spaces shall be allocated in accordance with the approved scheme and the parking areas shall be permanently

retained and used for no purpose other than the parking of motor vehicles.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

16 NONSC Car Parking Stackers

No development shall take place until plans, manufactures details and a scheme for the maintenance of the 49 car parking stackers has been submitted to and approved in writing by the Local Planning Authority. Thereafter the 49 car parking stackers shall be installed and maintained in accordance with the approved details in the locations shown on plan T(20)P-1 Rev A for as long as the building remains in use.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

17 NONSC Gate Details

Prior to the commencement of the development hereby approved, details of the pedestrian/vehicular gates/barriers into the site, incorporating facilities for the operation of gates/barriers by disabled persons, and manual operation of any gates/barriers in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the gates/barriers shall be installed in accordance with the approved details and maintained so long as the development remains on site.

REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (July 2011) and the HDAS -Accessible Hillingdon.

18 COM27 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

19 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)

20 NONSC Bird Hazard Management Plan

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation in relation to the relevant phase or component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority, in respect of the following:

i) A Bird Hazard Management Plan which shall include the following details:

- Details of any water features,
- Monitoring of any standing water within the site,
- Drainage details including Sustainable Urban Drainage Schemes (SUDS). Such schemes must also comply with Advice Note 6 Potential Bird Hazards from SUDS which is available at www.aoa.org.uk/publications/safeguarding.asp
- Management of any flat roofs within the site which may be attractive to nesting, roosting or 'loafing' birds. The management plan shall comply with Advice Note 8 - Potential Bird Hazards from Building Design (www.aoa.org.uk/publications/safeguarding.asp),
- Any earthworks,
- The species, number and spacing of trees and shrubs,
- reinstatement of grass areas,
- maintenance of planted and landscaped areas, particularly in terms of the height and species of plants that are allowed to grow,
- which waste materials can be brought on to the site,

- monitoring of waste imports,
- physical arrangement for collection and storage of putrescible waste,
- signs deterring people from feeding birds.

Thereafter and prior to occupation of each relevant phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

To protect Aircraft safety in accordance with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

21 NONSC Servicing & Delivery Management Plan

Prior to commencement of development, details of a Delivery and Servicing Plan for the residential units and B1 Office shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. The approved strategy shall be implemented as soon as development 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

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

22 NONSC EA Condition 1

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

To ensure protection of controlled waters in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

23 NONSC EA Condition 2

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

To ensure protection of controlled waters in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

24 NONSC Opening Hours B1

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting

that Order with or without modification), the floorspace permitted for B1 Use as shown on drawing 4468 T(20)P00 Revision C) shall be used only for purposes within Use Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To ensure that the floorspace is used only for purposes which are compatible with the nearby residential uses and will not have adverse impacts on the amenity of residential occupiers in accordance with Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

LPP 1.1	2011)Delivering the strategic vision and objectives for London
LPP 2.1	(2011) London in its global, European and UK context
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.
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.
BE25	Modernisation and improvement of industrial and business areas
BE26	Town centres - design, layout and landscaping of new buildings
BE31	Facilities for the recreational use of the canal
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE36	Proposals for high buildings/structures in identified sensitive areas
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures

OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
S12	Service uses in Secondary Shopping Areas
R1	Development proposals in or near areas deficient in recreational open space
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
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
AM18	Developments adjoining the Grand Union Canal - securing facilities for canal borne freight
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

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 158 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

5 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.

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 12 Encroachment

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

8 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

9 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).

10 I45 **Discharge of Conditions**

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

11 I48 **Refuse/Storage Areas**

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

12 I49 **Secured by Design**

The Council has identified the specific security needs of the application site to be protection and security of bicycles within the parking area of the site.

You are advised to submit details to overcome the specified security needs in order to comply with condition 17 this planning permission.

13

The applicant/developer should contact the Canal & River Trust's Third Party Works Engineer with reference to the current Canal & River Trust Code of Practice for Works affecting the Canal & River Trust to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>)

14

The applicant/developer is advised that any encroachment or access onto the canal towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk) regarding the required access agreement

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

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7, Wind Turbines and Aviation (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

17

You are encouraged to ensure that facilities are provided to enable the easy watering of the roof garden, including any allotment facilities which might feature in the final landscaping details, and to ensure such facilities maximise opportunities for the re-use of rainwater.

18

You are advised that no doors or gates should be installed which open out of the public highways as these may contravene The Highways Act 1980 (as amended).

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated on the south side of Yiewsley in Hillingdon, West London. It is located on the north side of High Street Yiewsley. It occupies a number of derelict and under used plots behind the retail properties at the junction of Yiewsley and West Drayton High Streets.

The site of approximately 8,992sq metres in area is comprised of a number of previously unrelated plots of land. The main body of the site occupies land behind the retail properties that front the High Street. Largely surrounded by existing buildings, the site is separated from the residential buildings of Winnock Road by an expansive but low rise warehouse building. There is currently no through route from one side of the site to the other.

The current site contains a mixture of building types and scales. The Dairy Crest Depot is largely of brick construction and mostly single storey wrapped around the open yards. The other commercial buildings around the edges of the site range from one to four storeys and are in a range of materials and styles.

The site sits immediately behind the High Street, which is a mixture of three and four storey traditional buildings with dormers and pitched roofs. These are retail and small scale commercial at ground floor with residential and further commercial units above.

There are a number of buildings opposite, on the high street, that appear to date from 1980's and 90's and these too are of three and four storeys. Bentinck Road is a mix of styles and heights along both its sides. A recent planning permission has been granted on the Harrier House site for an apart hotel with up to 6 storeys along the canal frontage before stepping down to three storeys on the pavement with Bentinck Road.

The terraces on Winnock Road form a consistent and intact residential edge a short distance north of the site. These are generally of traditional form with pitched roofs, rear

extensions and long narrow private gardens. At the west end of the street is a commercial property of three storeys that is higher than the terraces.

3.2 Proposed Scheme

The proposal is for the comprehensive redevelopment of site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 residential units, 190 sqm (approx) of Use Class B1 floorspace, and 64 sqm of Use Class A1 floorspace with associated public & private amenity space, hard & soft landscaping, lower ground floor parking for vehicles and bicycles and alterations to No. 9 High Street.

It should be noted that the scheme has been revised since the initial submission, which was for a part 9, part 7 and part 5 story development.

The residential units would be provided by way of a flatted development. The flats would comprise a total of 45 one-bedroom units, 122 two-bedroom units and 41 three-bedroom units. The commercial floorspace would be provided on the ground floor of a block facing Bentinck Road.

The development would consist of 3 blocks ranging in height from four to 5-storeys (including basement parking) across the site, with the taller units located to the rear of the site close to the boundary with the industrial units to the north west.

A pedestrian access was originally proposed to be created through part of the ground floor retail unit at no. 9 High Street, whilst retaining this retail unit. However, this has now been removed and the proposal would simply involve the retention/refurbishment of the retail unit.

The main vehicular access for cars to the site is from Tavistock Road. There is a secondary access for refuse, servicing and delivery vehicles from Bentinck Road.

The current proposals indicate basement parking would be provided for the various uses, throughout the site.

Areas of communal amenity space would be provided at ground level and at roof level. Private amenity space would be provided by way of private courtyards at ground level together with balconies.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was refused for planning application ref: 45200/APP/2005/929 for the redevelopment of part of the current site to provide 62 residential units. It was later allowed at appeal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

LPP 1.1	2011)Delivering the strategic vision and objectives for London
LPP 2.1	(2011) London in its global, European and UK context
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.
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.
BE25	Modernisation and improvement of industrial and business areas
BE26	Town centres - design, layout and landscaping of new buildings
BE31	Facilities for the recreational use of the canal
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE36	Proposals for high buildings/structures in identified sensitive areas
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
S12	Service uses in Secondary Shopping Areas
R1	Development proposals in or near areas deficient in recreational open space
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
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
AM18	Developments adjoining the Grand Union Canal - securing facilities for canal borne freight
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 354 neighbouring properties were consulted. 24 letters of objection were received. Objections were raised on the following grounds:

- i) Out of keeping with the area.
- ii) Impact on highway network/Traffic.
- iii) Additional pressure on local services.
- iv) No need for such a development in this area.
- v) Traffic congestion resulting from the development.
- vi) The 9 storey proposals were too high.
- vii) Demolition of no.9 high street is unacceptable.
- viii) Loss of privacy and daylight to existing properties.
- ix) Unacceptable loss of office space.
- x) Overdevelopment.
- xi) Insufficient car parking.
- xii) Impact on already heavily parked and Tavistock Road.

YIEWSLEY & WEST DRAYTON TOWN CENTRE ACTION GROUP

The amendments have been noted and discussed.

There was general agreement that the proposed amendments have, in the main, addressed some of the concerns expressed previously. However, there is still some concern in relation to increased vehicular movement/access in Tavistock Road and the junction with High Street/ Station Approach/Station Road. Concern has also been expressed as to the proposed pedestrian access through No 9 the High Street. These 2 particular buildings are the last vestiges of the historical link with Colham Bridge/Colham Wharf/High Street. There was also concern about the impact of this access onto the footway.

BAA

No objections raised subject to Bird Hazard Management Plan condition together with a Cranes and landscaping informative.

NATURAL ENGLAND

No objection.

DEFENCE ESTATES

No Objection.

GLA

London Plan policies on the loss of industrial land, land use and the principle of a residential-led scheme, details of the density, quality, unit size and mix of residential accommodation; the proportion of affordable housing, the design and impact on the townscape, transport issues; and the energy provisions of the scheme are relevant to this application.

The application complies with some of these policies but not with others, for the following reasons:

- i) Loss of employment land: No specific land use designation in the London Plan or Hillingdon Local Plan, but proposal complies with the town centre and regeneration objectives of the London Plan and is therefore acceptable from a strategic planning perspective. Hillingdon Council should, nonetheless, ensure that the potential loss of employment premises is acceptable in terms of the borough's supply of industrial land.
- ii) Affordable housing: In light of the low proportion of affordable housing (14% by unit), the Council is urged to commission an independent and robust review of the applicant's financial viability appraisal, in order to ascertain that the contribution proposed is indeed the maximum reasonable amount that can be provided without compromising the delivery of this scheme.
- iii) Housing mix: Notwithstanding the town centre location of the site, the GLA encourages the Council to negotiate an uplift in the proportion of three bedroom apartments, relative to one and two-bedroom units, unless the current mix of dwellings has previously been agreed with the applicant to reflect a specific local need.
- iv) Design: To enhance the levels of legibility, activity, sun/eillance, security and a sense of ownership for the central space, whilst fulfilling the strategic objectives set out in the London Housing Design Guide, the applicant is requested to reconfigure the design of the ground floor units looking out onto the central amenity space to ensure that each has its own individual entrance directly from the public realm.
- v) Transport: For the purpose of assessing the net impact of the development, TfL requests the applicant to confirm if the existing buildings have been vacant for over a year and do not therefore generate any trips; and to clarify the methodology used in the calculating trip generation. The Council should secure implementation of the submitted travel plan by legal agreement, section 106 funding to implement works arising from the pedestrian audit and impose planning conditions to secure submission of a construction logistics plan and a delivery and senxinging plan, as set out in the TfL section of this report.
- vi) Energy: Whilst the energy provisions are broadly compliant with the London Plan, the following additional details are required to ensure that submitted strategy is sufficiently robust: a written commitment to ensure that the development would be designed to allow future connection to a district heating network whenever one becomes available; a drawing showing the route of the heat network linking all buildings on the site; written confirmation that the site heat network will be supplied from a single energy centre, together with the floor area and location of the energy centre; and a drawing showing the location, layout and area of the proposed photovoltaic panels.

On balance, whilst the application is broadly acceptable in strategic planning terms, it does not comply fully with the London Plan.

OFFICER COMMENT: The officers comments on issues raised by the GLA response are provided below:

i) Loss of employment land: The stage 1 response raised no issues in principle, but indicated that Hillingdon Council should, nonetheless, ensure that the potential loss of employment premises is acceptable in terms of the borough's supply of industrial land.

Officer Comment: This has been considered in detailed by officers and is addressed within the Principle section of the committee report. In this case the loss of employment land is considered acceptable..

ii) Affordable housing: The stage 1 response urged the Council to commission an independent and robust review of the applicant's financial viability appraisal, in order to ascertain that the contribution proposed is indeed the maximum reasonable amount that can be provided without compromising the delivery of this scheme.

Officer Comment: A financial viability assessment has been carried out and submitted by the applicant. This has been subject to review by a qualified third party assessor and found to be robust.

iii) Housing mix: The GLA Stage 1 response indicated that the scheme should seek to provide a greater number of three bedroom units.

Officer Comment: The scheme reviewed by the GLA proposed 11 three bedroom units. The scheme as now proposed would provide 41 three bedroom units, the uplift in 3 bedroom units is considered to address this issue.

iv) Design: The sole design issue raised by the GLA was a preference for the ground floor units to be redesigned in order to provide individual front door access.

Officer Comment: This relates to having entrance doors to each flat facing the open space. Following amendments to the scheme and a review of the overall design, officers consider that the reconfiguration of the ground floor plan to provide individual entrance doors would result in unnecessarily convoluted and unworkable flat layouts. This would be as a result of the internal layout, particularly the requirement to enter the basement car park through the core. Officers consider that the design as proposed would

v) Transport: The GLA Stage 1 response requested minor clarifications on occupancy of existing buildings and requested that various matters be secured by condition and legal agreement.

Officer Comment: Details of the occupancy of buildings on the site have been provided and are deemed satisfactory. Conditions and S106 obligations meeting the above requirements have been incorporated.

vi) Energy: The GLA Stage 1 response indicated that the energy strategy was acceptable in principle, but that appropriate conditions were required to ensure the detailed design is implementation of the scheme.

Officer Comment: This has been addressed by way of condition.

ENVIRONMENT AGENCY

No objection raised subject to conditions.

Internal Consultees

EPU

Air Quality

The proposed development is within the declared AQMA and in an area which currently appears to be slightly under the European Union limit value (40 mg/m³) for annual mean nitrogen dioxide (NO₂), and may be exceeding the EU limit value based on CERC modelling for 2011. The nearby NO_x tubes to date are below the EU limit value, and there does not appear to have been much change in the levels over the last four to five years.

The air quality assessment, based on the transport assessment (JMP, November 2012), has indicated the impact from the redevelopment of Rainbow industrial estate, Station House and the Bentley Disco site (but not Harrier or Versatile House on Bentinck Road) were considered alongside the development which includes approximately 185 parking spaces (given the location and possible issues at junctions, clarification is required on if the transport assessment appropriately reflects the impact from the development(s)). It does not consider the impact from the CHP (the addendum document indicates up to a 100 kW_e natural gas engine would be in use with (unspecified) boilers), car park emissions and railway emissions (it is possible the line electrification works may be completed by 2022) within the air quality assessment. The impacts of air quality on onsite residential receptors were considered, although it does not appear to include the likely worst impacted facades and does not appear to indicate NO₂ levels at the facade of the building above the ground floor level. It is anticipated NO₂ limits will be met above floor three, possibly except where there is a local source such as the stack for the CHP.

The baseline assessment was carried for 2012 and 2022 with and without the development. NO₂ levels have largely dropped off in 2022, and it is assumed this is primarily due to the emission factors used in the modelling, which generally still indicates likely exceedances in the high street location(s) only. It seems unlikely the lowering of NO₂ levels are due to the development, but rather are a result of assumptions made on 'engine efficiency and tighter emission control'.

The transport assessment indicates trip generation will go up by 7 for the new use, but the air quality assessment indicates that there will be less pollution than with the existing use. HDV movements are the same for both 2022 scenarios, therefore the reason for the lower NO₂ levels associated with the new development are unclear. At the six receptor locations considered (assumed to be at ground floor level), no NO₂ exceedances were indicated in the modelling for 2012 or 2022.

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

Section 106

Section 106 obligation of £12,500 should be sought for contribution to the air quality monitoring network in the area.

The following condition is recommended as a precaution as mechanical ventilation with heat recovery is indicated for the site, alongside natural ventilation. They need to ensure any air is drawn in from a clean location.

Air Quality Condition 1: Ingress of Polluted Air

Before the development is commenced a scheme for protecting the proposed accommodation from external air pollution shall be submitted and approved by the LPA. Verification information shall be submitted for any works which form part of such a scheme, which shall be completed before any part of the development is first occupied or used and measures put in place to ensure it is maintained for the life of the development.

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

Notes: In areas where there the air pollution levels are above, or close to, the national and European limits, this is designed to safeguard the future residents/users of the site from the ingress of the poor outdoor air quality. The design must take into account climate change pollutants and ensure there are no trade-offs between local and global pollutant emissions. Suitable ventilation systems will need to: take air from a clean location or treat the air and remove pollutants; designed to minimise energy usage; be sufficient to prevent summer overheating; have robust arrangements for maintenance.

The following condition is advised in order to ensure relevant information with regard to pollution emissions from the final energy provision at the site is provided, so that mitigation measures can be agreed and implemented if necessary, as part of the development. Of particular concern would be the units that may be impacted by CHP stack emissions.

Air Quality Condition 2 - Control of Air Pollution

Before the development is commenced, details of emissions and details to limit and/or control air pollution for any CHP/boilers shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented prior to the occupation of the development and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Please consider the following comments with regard to land contamination.

Land Contamination

The Site Investigation is limited and identifies a number of potentially contaminating former uses on site including a milk depot, joinery works and light industrial uses (kitchen workshop fabricators, a sheet metal fabricators and a car body workshop), and potentially contaminating uses adjacent to the site such as a former printing works. The main areas of contamination identified in the report are associated with two areas fuel storage and slightly elevated PAHs (polycyclic aromatic hydrocarbons particularly in the vicinity of WS5, WS6 and WS7) in made ground around the site associated with ashy soils.

Part of the site was fire damaged. It is unclear if any materials used to put out the fire may have caused contamination. There are also references to cement asbestos sheeting and suspected cement asbestos roof, refrigeration units/areas, an old electrical plant room, and rubble, soil and general waste being dumped on part of the site. The report notes they could not investigate the area of the former joinery works due to access issues.

Of the areas investigated, contamination risks to the proposed use was identified in the vicinity of the diesel tank only. The report recommends the consultants be present when tank removal works are undertaken, and further investigation be undertaken once the floor slab has been removed. It also indicates groundwater monitoring wells should be retained so monitoring can be undertaken prior to the construction phase (during the one round of groundwater monitoring undertaken, hydrocarbon contamination of groundwater was noted in WS6, with slightly elevated PID (photo-ionisation detector) readings associated with VOCs (volatile organic compounds)). It is advisable to have a discovery strategy/watching brief in place before any hard standing or floor slabs are removed to ensure any suspected contamination is reported and investigated. The report also

indicates the need for protective pipe work due to areas impacted by PAHs, and the provision of a verification report for the remedial works to be provided to the local authority.

Three rounds of gas monitoring work has been undertaken using the nine combined gas and groundwater monitoring wells. No methane was reported as detected in the wells, and the highest recorded carbon dioxide (CO₂) level was 3.8 %. Depleted oxygen was also indicated in the monitoring wells with slightly elevated CO₂. Although all monitoring visits were undertaken at high atmospheric pressure, barometric pressure was indicated as falling in all instances. This appears to be the case in at least one instance. The report indicates ground conditions are such that gas risk is probably low. There is insufficient information with regard to risks associated with VOCs.

The application appears to include a basement area (car parking, storage, energy centre) at the above site, with the exception of the 'south western' corner. The extent of the basement area is unclear, but it is likely some made ground including some of the contaminated ground will have to be removed from the site as part of the development works. It is anticipated all basement areas will require adequate ventilation, including the storage areas and energy centre, therefore gas and vapour protection measures may not be necessary. Clarification is required with regard to areas of the building without a basement, and the extent of any gas or vapour risks in these areas, if any.

Based on the report, the only remedial works identified are associated with tank removal and the use of protective pipes. There is a possibility there may be more than two tanks at the site. Further clarification is required with regard to remedial works at the site, including the areas that are required to be investigated, the provision of a discovery strategy/watching brief to be maintained during works, the extent of the proposed remedial verification works and soil testing to be implemented for garden and landscaped areas, including the contamination criteria to be used.

Please ensure the Environment Agency is consulted with regard to possible pile foundations, SUDs and potential groundwater contamination issues. There is a lack of monitoring for VOCs, particularly chlorinated solvents in the groundwater at the site.

The standard contaminated land condition is advised for any permission that may be given alongside a separate soil contamination condition for landscaped areas including the roof gardens (for any reused and imported soils). (i) (a) has been met, and (i) (b) has been partly met.

Contaminated Land Condition

(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 Document 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; and

(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, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme

is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Condition to minimise risk of contamination from garden and landscaped areas

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

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

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

HIGHWAYS

There has been extensive dialogue between the development and the Council's Highways Officer in relation to detailed transport matters.

No objection is raised to the development in relation to traffic generation or impacts on the operation of the highway network.

There would be 199 parking spaces proposed, 1 for the B1 unit, 1 for a general site manager and 197 to serve the residential units. This equates to a parking ration of 0.95 spaces per unit. This level of car parking is similar to the levels approved on other developments within Yiewsley and is considered entirely appropriate having regard to the sites location, particularly in relation to the town centre and station which will be served by Crossrail.

The plans also demonstrate cycle storage in compliance with the Council's standards and Refuse/Recycling storage which would be appropriate subject to a refuse management strategy which could be secured by way of a legal agreement.

Initial concerns relating to layout and servicing have been largely addressed through the submission of additional information and amended plans. It is considered that the outstanding details matters can be suitably addressed through the imposition of an appropriate legal agreement and conditions.

On balance, it is not considered that there are any highways grounds on which refusal of the application could be justified.

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. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The development would include 25 car parking spaces undercover at lower ground level. Each building will be accessible via a lift core, except for Building A which would be accessed via a pedestrian ramp from an open area in front of the building that provides natural surveillance. All footpaths would provide a gradient shallower than 1:20 to avoid the need for ramps.

The wheelchair flats have been designed by reference to the requirements of Habinteg - Wheelchair housing design guide, second edition. All units have a fully accessible bathroom and in each case the main bedroom is set out with the relevant clear zones. The larger wheelchair apartments, 4 persons and above, have a second accessible toilet. The majority of wheelchair flats are at ground level with the remainder at first, second, third and fourth floors of building C. All buildings would have level access to lifts and generous lobbies that provide access to all floors. Private balconies and terraces would have no-step thresholds to facilitate easy access to external spaces. All shared amenity spaces are accessed by lifts to roof levels. Access to refuse stores would be gained by the accessible lifts with refuse storage areas at either ground level or lower ground level. The refuse stores are sized to enable a wheelchair turning circle.

Notwithstanding the above observations, the following comments are provided:

1. Every core in each block containing 15 flats or more should provide 2 passenger lifts to ensure reliability of access for wheelchair users to their accommodation above ground floor. It is considered to be unacceptable to provide wheelchair accessible accommodation above ground floor in situations where only one lift would be provided.
2. All Lifetime Home Standard bathrooms (the remaining 216 flats) should ensure a layout which complies with the specifications detailed in the above Supplementary Planning Document (adopted January 2010).
3. A minimum of one bathroom per flat should include and specify floor gulley drainage to allow for future installation of a level access shower facility.

Currently unacceptable. Provided that revised plans are received to address the above accessibility issues, no objection would be raised.

OFFICER COMMENT: The scheme has been amended, with the number of units reduced by 33. A condition is recommended requiring that all flats meet lifetime homes standards.

Additional access officer comments: This is a revised lower ground floor car parking plan showing wheelchair accessible parking spaces with both a 1.2m buffer zone to the side and rear of each parking space, as requested by TfL. In the course of making this amendment, the number of wheelchair accessible spaces has been reduced from 23 to 21. Whilst this does not provide a ratio of 1:1 for the 25 wheelchair accessible flats, it maintains a provision of 1:1 disabled parking for each of the 21 wheelchair units which are required by policy. The additional 4 units would still provide higher than necessary levels of accessibility.

The Council's Access Officer has fully reviewed the revised proposals which are the subject of this report. They have confirmed that they consider demonstrates appropriate levels of accessibility and raise no objection to the application.

TREES & LANDSCAPING

The site is occupied by a disparate collection of industrial buildings (some of which are vacant or in poor condition) and service yards situated at the southern end, and to the west the retail units edging Yiewsley High Street. Occupying an area of 0.8685 hectares, it is bounded to the north-east by Bentick Road beyond which lies the Grand Union Canal and to the south by Tavistock Road, beyond which is the railway line and West Drayton Station. The terraced houses along Winnock Road, to the north-west of the site, currently form the interface between the industrial area and the neighbouring residential area.

There are no trees or other landscape features of merit on the site. The only tree which is close to the site boundary is an off-site highway tree (ref: 01197, a Norway Maple) situated within the Tavistock Road footway close to the south-east boundary of the site.

There are no trees on, or close to, the site which are afforded special protection by Tree Preservation Order or Conservation Area designation.

The proposal is to demolish the existing industrial buildings and implement a comprehensive residential led redevelopment of the site.

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.

- i) No trees or other significant landscape features will be affected by the proposal.
- ii) The Design & Access Statement (D&AS) describes the development proposal in terms of CABE's guidance on tall buildings in section 4.0. Behind the High Street and between the two buildings a curvilinear landscaped amenity space will be created providing public / communal open space at a raised / podium level.
- iii) The D&AS explains the layout and scale in section 6.2 with the building behind the High Street at 5 storeys. The rear building has a range of heights from 5 and 6 storeys in the wings up to 9 storeys in the centre.
- iv) The impact of the development is assessed in section 7.0 of the D&AS, based on the 11No. Verified View Images, by Harris Kalinka Ltd. To summarise, the proposed development will be most visible from viewpoints 06 - Station Road, West Drayton (looking north), 07 - Horton Road, Yiewsley (looking west), 08 - St Stephens Road (looking south) and 09 - Trout Road (looking south), as illustrated in the 'rendered photorealistic images'.
- v) The amenity space provision is expressed in plan view in section 9.0 Access: Amenity which indicates the provision of three smaller ground level shared amenity spaces in addition to the larger central space and the intensive green roofs on the taller block at varying levels.
- vi) Section 8 of the D&AS illustrates the proposed appearance of the development with selected computer generated graphic images of the central amenity (landscaped space) and a number of roof garden / terraces at high level.
- vii) Section 10 Key Strategies describes the Landscape Strategy for the site. This includes the crescent-shaped park at the centre of the site, which will include lawns, planting and 'natural' play / activity areas. The shared courtyards are to include play space for toddlers (0-4 yrs), lawns, decked areas, seating and 'abundant planting'. Private terraces will be sheltered with evergreen hedge planting to define boundaries and separation between the public amenity spaces and the private space. Green roofs are to include extensive roofs (for biodiversity) and intensive roofs (roof gardens for the use and enjoyment of residents). Churchman Landscape Architects have illustrated the design concepts for the shared courtyards, play strategy, and the roof strategy.
- viii) Finally, maps are used to demonstrate the provision and proximity of public open space, biodiversity, play provision and routes within an 800 metre radius of the site.
- ix) A 'Pedestrian Level Wind Microclimate Assessment' (Desk Study) by RWDI, using the 'Lawson

Comfort Criteria' considers the effect of the prevailing winds - south-westerly throughout the year and the secondary, colder, wind from the north-east which is most prevalent in the spring. In Appendix B the report acknowledges the value, and recommends the use, of soft landscaping which can be used effectively to create naturalised shelter within and around the site. This will be essential to mitigate the microclimate created by tall buildings.

x) Amongst the conclusions (section 8, items 3-5) the microclimate assessment recommends that: Entrances located in zones suitable for leisure walking would benefit from localized, detailed design to mitigate the leisure walking conditions that are expected during the windiest season. This mitigation could take the form of simple localized screening of the entrances or the relocation of entrances to more sheltered parts of the elevation. In ground level amenity areas, the wind microclimate is expected to be suitable for a mix of sitting and standing during the summer months. This mixed wind environment may be acceptable to the design team but, if not, planting and soft landscaping could be implemented to create shelter from prevailing winds. At terrace level, mitigation measures have been recommended in the form of perimeter screening to a height of 1.5m (maximum) with additional screening or planting in central parts of the larger terraces to prevent the wind from blowing back down onto the terrace. The intention would be to create sitting conditions during the summer season on the terraces.

xi) An ecological assessment by Applied Ecology Ltd concludes (section 4) that no evidence of roosting bats was seen in association with any of the buildings and that no further survey work for bats or other ecological receptors is considered necessary.

xii) Landscape conditions are necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided in accordance with the proposed layout.

No objection, subject to the above considerations and conditions COM6, COM7, COM9 (parts 1, 2, 3, 4, 5 and 6).

DESIGN & CONSERVATION

The Council's Design Officer raised objections to the original scheme principally relating to the scale and massing of the buildings.

The scheme has been substantially amended to reduce the height of the building and remove significant elements of built form serving re to rationalise the development. The amendments have substantially improved the relationships between the building and the open space within the scheme while also maintaining an appropriate relationship with the surrounding built form. Having regard to the high quality design of the individual building it is considered that the scheme will provide an appropriate layout and appearance serving to enhance the area.

There were initial concerns regarding the impact of the pedestrian walkway through no.9 high street which is an attractive building. However, the building is not in a Conservation Area nor is it listed or locally listed. The scheme was initially amended so that the scheme created a smaller pedestrian walkway which retains the majority of this building architectural features. On balance, it was considered that the harm of creating the proposed walkway would be limited and would be significantly outweighed by the benefits provided by the walkway in terms of permeability between the scheme, the high street and the station. However, in the latest iteration of the scheme this walkway has been removed in its entirety.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PARTIAL DEMOLITION

The site is located in a secondary shopping frontage within a Town centre. The Unit at 9 High Street is currently in A1 use.

Policy S6 of the Local Plan Part 2 states that to safeguard the amenities of shopping areas, the Local Planning Authority will grant permission for changes of use of Class A1

shops if:

a) The proposal will not be detrimental to visual amenity where the premises form part of a statutory or locally Listed Building or are located within a Conservation Area.

Comment: The application building is not listed and does not lie within a Conservation Area.

b) A frontage of a design appropriate to the surrounding area is maintained or provided:

Comment: The proposal is to create a 'cut through' by removing the shopping unit. It is considered that, on balance, the cut through will be in keeping with the facade of the the terrace of shops.

c) The proposed use is compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems:

Comment: No such issues are considered to arise.

d) Has no harmful effect on road safety and does not worsen traffic congestion or disrupt bus operations.

Comment: No such issues are considered to arise.

The application site is located within the Secondary Shopping Area of West Drayton Centre. Therefore Policy S11 of the Local Plan Part 2 would require the change of use of the premises to ensure the remaining retail facilities in the Secondary Shopping Area would be adequate for the need of the retail area. In addition the development should not lead to a concentration of non-retail uses which might harm the viability of the retail centre.

The proposed scheme would not result in the loss of any A1 shopping units. Whilst a cut through is proposed through one of the shopping units, the A1 unit will remain, albeit with a marginally smaller footprint than that which currently exists.

No objection is raised to the loss of B1 Office space. There would be no objection to the proposed commercial space.

LOSS OF EXISTING BUILDING

Policy LE4 states that proposals which involve the loss of existing industrial floorspace or land outside designated industrial and business areas will normally only be permitted if:-

- (i) The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion or an adverse impact in the character of an area; or
- (ii) The site is unsuitable for industrial redevelopment because of the size, shape, location or lack of vehicular access; or
- (iii) There is no realistic prospect of the land being used for industrial and warehousing purposes in the future; or
- (iv) They are in accordance with the council's regeneration policies for an area.

The applicant has submitted a Commercial Viability Report, which establishes the general level of demand for B1, B2 and B8 uses in the area, assessing the likelihood of the site

being let in the long term on rents at (or close to) market rental levels, and alternative commercial uses of the application site. The evidence is considered robust.

It must be noted that use of the word 'or' at the end of each of these four criteria implies that they are mutually exclusive, meaning Policy LE4 will have been satisfied even if only one of the four criteria has been met. In the case of this application, it is considered that all four criteria have been met.

In visual terms, the collection of existing buildings detracts from the character and appearance of the area and the redevelopment proposal provides a timely opportunity to provide an innovative architectural response.

The marketing report sets out that there is no realistic prospect of the current buildings being re-let at anything approaching market rental rates or even at rents that would support the costs necessary to keep the properties in a decent state of repair. The result is the site will likely continue to spiral into decline.

With negligible prospect of a future landowner being likely to make a significant investment in redeveloping the site for commercial use, the marketing report concludes that the site has come to the end of its economic life. Further, continuation of the current temporary uses, the partial vacancy and appearance of dereliction is harmful to the economic well-being and vitality of the town centre as well as its appearance.

The site is considered, by virtue of its town centre location and designation within the Heathrow Opportunity Area, as being suitable in principle for a residential-led regeneration of the site.

In order to specifically address Policy LE4, Houston Lawrence's report is considered to sufficiently demonstrate that the site is no longer suitable for commercial use, and therefore suitable for release to another use. The report analyses the industrial property market within the Yiewsley and West Drayton area in order to determine the current levels of market activity in terms of supply and demand for industrial/warehouse premises, by examining the amount and nature of vacant industrial and warehousing floorspace in the area.

Taking into consideration the size of the buildings on site, their condition, locational constraints such as site accessibility and the proximity of other more attractive commercial locations in the area, the Houston Lawrence report notes a number of key issues:

i) Globe House, due to its stark appearance, unusual narrowness, inadequate floor-to-ceiling heights and dilapidated condition, no longer represents an attractive proposition for a potential occupier. The building has come to the end of its economic life. The cost of refurbishing the building to an acceptable standard would be unlikely to be recouped over the lifetime of a letting contract.

ii) The buildings to the rear of the site, including the industrial buildings on the former Dairy Crest site, are single storey industrial/warehouse premises that have also come to the end of their economic life. The buildings are only occupied by virtue of their extremely low rental levels and tenant-friendly leases which include no obligations to repair or maintain the buildings, and have generous break clauses. To achieve anything like the full market rental level, these buildings would need a substantial financial investment, possibly involving demolition and redevelopment. As with Globe House, it is highly unlikely that such an investment would be commercially viable.

iii) The site suffers from severe locational constraints. In particular, the narrow one-way

access from Bentinck Road and the presence of parked cars on Tavistock Road make access to the site for industrial purposes extremely challenging.

iv) There is currently more than 600,000 sq ft of B1 accommodation in Hillingdon, ranging from modern offices to basic small units. The average time on the market is 1,000 days (i.e. approximately three years). There is also currently in excess of 270,000 sq ft of B2 and B8 accommodation in the borough, again in a range of unit sizes. The average time that these premises are on the market is approximately 394 days. Hence, there is a sufficient supply of existing B1, B2 and B8 premises to meet market demand.

v) The application site is not identified by the Council as one of its Preferred Industrial Locations (PILs), thereby adding weight to the report's conclusion that growth is likely to centre on the former MoD site at Uxbridge and at Stockley Park both of which are PILs.

The report demonstrates that all four of the LE4 policy requirements are broadly met: there is little demand for industrial and warehousing units; the units are only occupied because of their heavily-discounted rents; there is significant capacity for businesses to occupy more accessible and prestige premises at Stockley Park and the MoD site at Uxbridge; the size and layout of the existing premises are unsuitable in terms of modern office and industrial requirements including ease of access to the site; and the redevelopment for residential use would, in principle, be acceptable in land use terms.

In considering the principle of the development the location of the site within the Heathrow Opportunity Area is a key consideration. Strategic Objective S)23 of the Local Plan Part 1 is to develop a strategy for the area in order to ensure local people benefit from economic and employment growth and social and environmental improvements. The Local Plan Part 1 further sets out a general direction of growth within Yiewsley and West Drayton to be achieved through a mix of uses, including residential, in order to ensure the benefits to be provided by the Crossrail connection are maximised.

The National Planning Policy Frameworks support for sustainable economic growth is also or principal significant to consideration of this case.

It is considered that the proposed development would serve to significantly enhance a key site in Yiewsley, within proximity to the high street and station, which is currently run down and underutilised. The development would enhance the quality of the built environment, provide additional homes and generate additional footfall and activity within the high street. All of these factors and the development overall would contribute to the economic growth, the regeneration of the area and the vitality of the centre and weigh significantly in favour of the development.

7.02 Density of the proposed development

The site currently has a Public Transport Accessibility Level of 3. The proposal is for 208 units with a total of 621 habitable rooms, which equates to 2.99 habitable rooms per unit. The proposed scheme would have a density of 239.1 units/hectare or 713.8 habitable rooms per hectare.

The PTAL of the site at present is 3 (however there is a committed major infrastructure project in the form of Crossrail which will increase the PTAL of the site to 4 within the development plan period). This is a major driver towards the Council's adopted strategic objective which seeks to secure growth within Yiewsley/West Drayton during the development plan period and achieving this objective will require the Council to consider committed and possible future enhancements which will serve to facilitate this growth. Accordingly, it is considered that the application should be assessed having regard to the improved PTAL which would be provided by Crossrail.

The Public Transport Accessibility Level would rise to at least a PTAL 4 when Crossrail opens in around 2018. The London Plan guidelines for PTAL 4 allows 70-260 units per hectare or 200-700 habitable rooms per hectare. The proposal will comply with the London Plan density guidance when the PTAL increases.

The density of the development is therefore considered to be appropriate.

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

The proposal site does not lie in an archaeological priority area, Conservation Area, does not contain any listed buildings and is not in an area of special local character.

7.04 Airport safeguarding

No airport safeguarding issues arise from the proposed development.

7.05 Impact on the green belt

The site does not lie in the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE13 states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

Policy BE26 states that within town centres the design, layout and landscaping of new buildings will be expected to reflect the role, overall scale and character of the town centres as a focus of shopping and employment activity.

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 surrounding area is characterised by a mix of development ranging from more traditional rows of terraced properties with retail at ground floor level and residential or office use above, to more modern and larger scale commercial and residential buildings.

The site currently comprises a mix of industrial and commercial buildings of a variety of ages, styles and heights, although the maximum height at present is 4 storeys along the Bentinck Road frontage. Much of the surrounding area comprises two and three storey buildings, with the taller buildings, some up to 5 storeys in part, located toward the town centre and along the canal. The building on the High Street frontage proposed for partial demolition to accommodate the new access, is also particularly attractive and one of the few buildings of any architectural/townscape merit remaining on this part of the High Street.

The Urban Design Officer raises no objections to the scale, height and massing of the amended proposal. It is considered that, given the positioning of the building within the site and the increase in height and massing towards the centre of the site, the proposed buildings would not appear unduly prominent within the street scene and would be compatible with the scale of surrounding consensetd residential development. No objections are raised to the siting of the play area.

The external design of the buildings and proposed building materials maintain a balanced and appropriate design response with regard to the scale and context of the site. It is considered that a condition should be imposed on any permission requiring the

submission of external materials details prior to the commencement of works.

Subject to compliance with this condition, it is considered that the scheme is compliant with Policies BE13, BE19 and BE21 of the Local Plan, relevant London Plan policies and design guidance.

7.08 Impact on neighbours

In relation to outlook, Saved 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.

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 building, no significant loss of daylight and sunlight to adjoining properties would result from this development. The proposed development is considered to be consistent with Policies BE20 and BE24 of the Local Plan.

7.09 Living conditions for future occupiers

Policy BE23 of the UDP requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats.

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, suggests that the following shared amenity space for flats and maisonettes is provided:

1 bedroom flat - 20m² per flat
2 bedroom flat - 25m² per flat
3+ bedroom flat - 30m² per flat

Based on the current accommodation schedule the required amenity space provision for 208 dwellings would be as follows:

45 x 20 = 900sq m
122 x 25 = 3050sq m
41 x 30 = 1230sq m
total = 5180sq m

Following the Major Applications Committee meeting on 18th July, further discussions took place between Officers and the Planning Agent regarding the amenity space provision, particularly how the figures within the documentation submitted within the application were derived. During these discussions it came to light that the amenity space figures provided in the documentation were calculated incorrectly. An accurate assessment of the provision within the development having regard to these clarifications is provided below.

The current development proposal provides 5,217m² of amenity space in the form of shared amenity space at ground and roof level together with private balconies. Childrens play space is also provided. The amenity space provided is considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the UDP.

Overall, it is considered that the scheme would provide for sufficient amenity space of a satisfactory quality. As such the provision of amenity space is considered to accord with Policy BE23 (which requires sufficient provision of amenity space for future occupiers in the interest of residential amenity).

UNIT SIZE

The London Plan (July 2011) sets out minimum rooms sizes for various sized residential units. The proposal is for 45 x 1 bedroom flats, 122 x 2 bedroom and 41 x 3 bedroom flats. The applicant submitted amended plans with all unit sizes meeting the minimum floor space standards as set out above. The scheme now accords with the London Plan (July 2011) minimum standard and is as such considered acceptable.

SUNLIGHT/DAYLIGHT

Policies BE20, BE23 and BE24 seek to protect the amenity of new residents by requiring adequate daylight, access, external amenity space and the protection of resident's privacy.

The applicant has submitted a daylight/sunlight assessment which indicates that the proposed development would receive appropriate levels of sunlight. Further officers have considered the layout of the development in detail and consider that all of the proposed residential accommodation would receive appropriate levels of light.

PRIVACY/OVERLOOKING

The Council's HDAS provides further guidance in respect of privacy, in particular, that the distance between habitable room windows should not be less than 21m. In this regard, the proposed unit windows are separated from other dwelling windows by more than 21 metres, which is consistent with the Council's Supplementary Planning Guidance. The placement of balconies on the northern elevation with a depth of 1m would not compromise compliance in this regard.

Whilst the scheme has been designed to ensure separation distances of at least 21m to existing neighbouring properties, there were initial concerns about separation distances between units within the proposed scheme.

Separation distances between habitable room windows of units within the scheme are 17.7m between Core B and Core C; 18m between Core A and Core B and 20.6m between Core E and Core G. There are also instances where the distance between a balcony and habitable room of a neighbouring flat is 12m, at the northern end of the site close to the Bentinck Road exit. However, following negotiations with the applicant amended plans have been submitted and each unit has been designed in such a way, using measures such as fins and screens, to prevent interlooking between and overlooking of the affected units. In this regard, Officers are satisfied that there would be no detrimental overlooking as to justify a refusal within the proposal.

As such the development is considered to provide an acceptable level of accommodation in accordance with Policies BE20, BE23 and BE24 of The Local Plan Part 2.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

CAR PARKING

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted car parking standards. The proposal would provide 197 parking spaces for the 208 residential units, which equates to a ratio of 0.95 spaces per dwelling.

The Highways Officer reviewed this proposal and considered that as the site is predominantly for 1 and 2 bedroom flats within a town centre location and has a PTAL score of 3, no objection was raised to the parking provision provided at the site subject to a condition . Therefore, the development is considered to comply with Policy AM14 of the Hillingdon Local Plan: Part 2 Policies.

CYCLE PARKING

Policy AM9 of the UDP requires cyclist facilities to be provided for development proposals. The Council's current cycle standards are 1 space per unit. The development would provide 256 cycle spaces for the 208 residential units together with 16 visitor cycle spaces and 10 cycle spaces for the commercial unit. This is in excess of the minimum parking standards. Therefore, the proposed development is in accordance with the adopted Parking Standards, Policy AM9 of the Hillingdon Local Plan: Part 2 Policies and Policy 6.9 of the London Plan (July 2011).

TRAFFIC IMPACT

The highways officer has reviewed the proposal and considered that the proposal would have an acceptable impact to traffic in the surrounding streets. They have also reviewed the location of the refuse and recycling storage and considers this to be acceptable, in terms of their collection and the impact of this to highway safety. Therefore, the development is considered to comply with Policy AM2 of the Hillingdon Local Plan: Part 2 Policies.

7.11 Urban design, access and security

Urban Design matters are discussed in detail under paragraph 7.07 of this report.

Security Issues have been incorporated into the design of the development and will be secured by a recommended condition.

The proposed layout and access are, on balance, considered acceptable.

7.12 Disabled access

Accessible Hillingdon 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 on floor space standards for new residential development to ensure sound environmental conditions are provided on site.

Policy 3.8 of the London Plan and guidance within the HDAS - Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards and for 10% of the units to be easily adaptable for wheelchair users. The scheme provides 25 wheelchair units, which equates to 10% of all units proposed. This is considered acceptable.

The Access Officer is satisfied with the level of facilities provided subject to minor revisions to the internal layout of the units to ensure full compliance with all 16 Lifetime Home standards (as relevant) and Wheelchair Home Standards for 21 of the units. Subject to a condition to ensure compliance, it is considered that the scheme accords with the aims of Policies 3.4 and 7.2 of the London Plan July 2011, the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon and Policy AM15 of the UDP.

7.13 Provision of affordable & special needs housing

The London Plan sets the policy framework for affordable housing delivery in London. Policy 3.12 and 3.13 requires that boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mix-use schemes, having regard to their affordable housing targets.

The Planning Obligations Supplementary Planning Document (supplementary planning guidance) adopted in July 2008 replaces the previous Supplementary Planning Guidance and updates the information and requirements of the Affordable Housing supplementary planning guidance adopted in May 2006. Chapter 5 on Affordable Housing from the Planning Obligations supplementary planning guidance paragraph 5.14 states, the council will always seek the provision of affordable housing on-site except in exceptional circumstances. The council will consider affordable housing tenure mix on a site by site basis with reference to housing needs, financial viability and/or the London Plan as appropriate.

Paragraph 5.22 states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed use schemes. The policy acknowledges a balance between the need for affordable housing that the economic viability of private housing developments. Where less than 35% affordable housing is proposed, a justification for the departure from the London Plan will be required, together with a financial viability appraisal to demonstrate that the maximum affordable housing provision is being delivered on site.

The application exceeds the threshold of 10 units and above, therefore affordable housing provision by way of a S106 Legal Agreement is required. A Financial Viability Assessment (FVA) has been provided. This has confirmed that the scheme is not capable of providing more than 14% of on site affordable housing. This level of contribution has been verified by a third party assessor and is therefore considered acceptable.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The Council's Trees and Landscape Officer has raised no concerns regarding the landscape layout within the development site itself, which would provide for an appropriate mix of hard and soft landscaping supplemented by new tree planting throughout the development.

7.15 Sustainable waste management

The residential element of the scheme would result in 37,050 litres of refuse per week. This would require at least 34 x 1100 litre euro bins to be provided for refuse storage within the site. The proposal makes provision for 35 x 1100 litre bins, which is considered adequate in terms of the quantum of refuse storage provided.

Refuse is provided in 7 refuse stores at basement ground floor level in each of the cores of the proposed buildings. A bin store is also provided for the B1 office unit. The level of waste and recycling provision is acceptable and vehicle tracking diagrams have been submitted demonstrating that the development can be adequately service by refuse vehicles.

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 has been designed to achieve Level 4 of the Code for Sustainable Homes. No objections are raised to the details submitted.

Subject to an appropriate condition to secure this implementation within the final design the scheme will comply with adopted policy.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. However, in the event that this application is approved, it is recommended that a sustainable urban drainage condition be imposed.

7.18 Noise or Air Quality Issues

The application site is on a busy industrial estate. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. It is considered that flatted development is acceptable in principle, subject to adequate sound insulation.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of suitable conditions, as suggested by the Council's Environmental Protection Unit. Subject to compliance with these conditions, it is considered that the scheme would be in compliance with Saved Policy OE5 of the UDP.

7.19 Comments on Public Consultations

Comments have either been dealt with in the body of the report or by way of recommended condition.

7.20 Planning obligations

Policy R17 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The following Heads of Terms are sought:

1. Affordable Housing: 13% by habitable room, plus a review mechanism.
2. Education: a financial contribution in the sum of £770,426, please note that I have used the discounted sum here which we use when the council gets full nomination rights for affordable housing delivery
3. Health: a financial contribution in the sum of £87,777.35
4. Libraries: a financial contribution in the sum of £9,317.76
5. Air Quality: A contribution in the sum of £12,500
6. Construction Training: deliver an in-kind scheme to the value of the financial contribution.
7. Project Management and Monitoring: 5% of total cash contributions (£44,001.10)
8. Highways Works: as required by the highways engineer and to be completed prior to occupation as per normal.

The scheme is also liable for the Mayors Community Infrastructure Levy (£684874.98).

7.21 Expediency of enforcement action

None.

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

10. CONCLUSION

The application does sit comfortably alongside the thrust of the Planning for Growth Ministerial Statement which states, amongst other things, that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth. It goes on to say that the Government's top priority is to promote sustainable economic growth and jobs, and that in determining planning applications appropriate weight should be given to the need to support economic recovery.

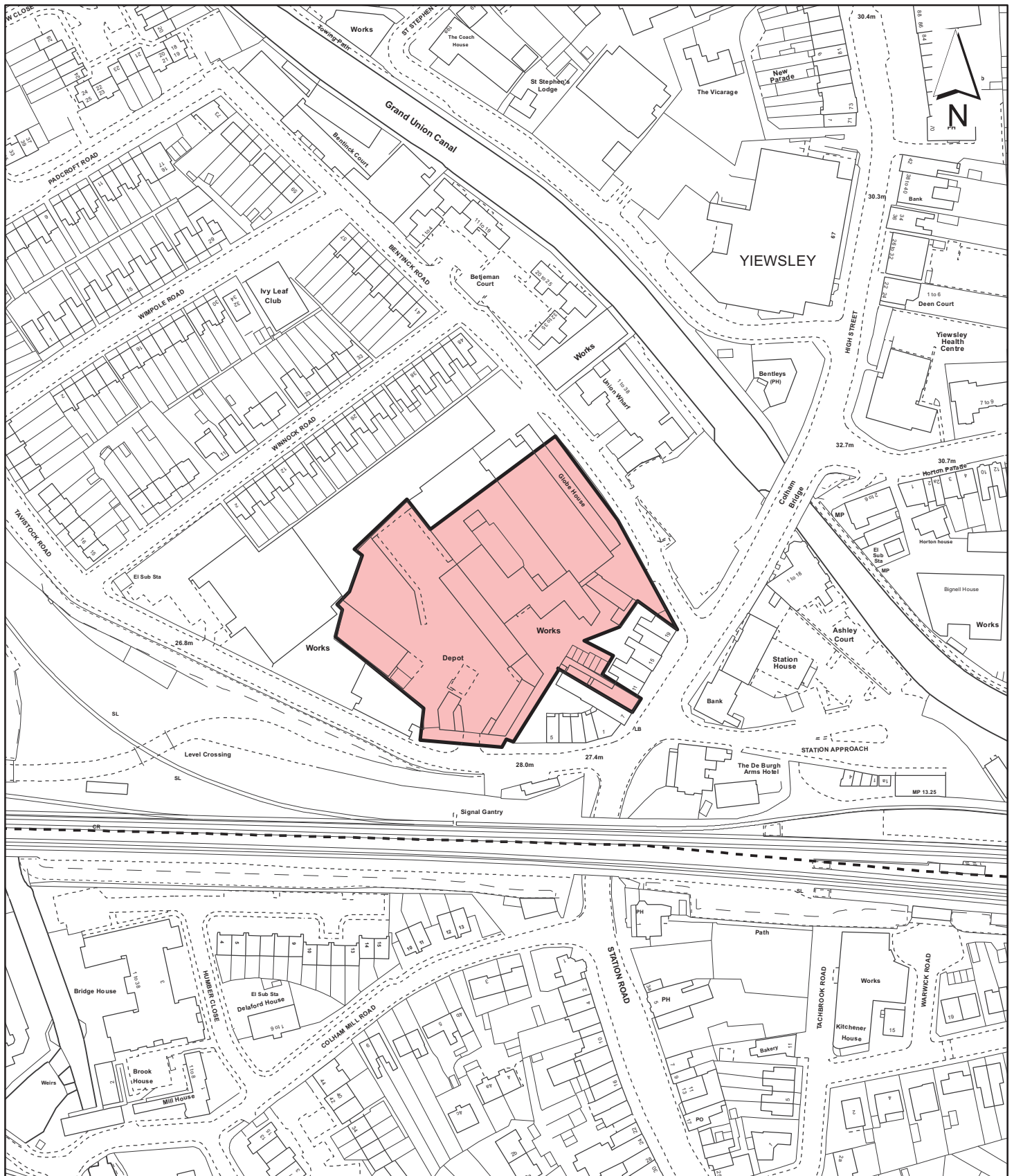
The scheme is considered acceptable in principle. It would provide adequately for future occupiers and not cause harm to the amenity of neighbours. Subject to conditions and planning obligations set out in the report, approval is recommended.

11. Reference Documents

Hillingdon Local Plan Part 1 and Part 2.
Hillingdon Design and Access Statement 'Residential Layouts'.
The London Plan 2011.
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Former Padcroft Works
Tavistock Road
Yiewsley**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

45200/APP/2012/3082

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 HPH 4 MILLINGTON ROAD HAYES

Development: Variation of condition 14 (contamination) of planning permission 40652/APP/2012/2030 granted 5 July 2013 for the Erection of a four storey building to provide 6,966 sq.m of Class B1(a) Office floorspace, provision of 70 associated car parking spaces at basement level, associated landscaping and ancillary works.

LBH Ref Nos: 40652/APP/2013/1981

Drawing Nos:

Date Plans Received: 15/07/2013 **Date(s) of Amendment(s):**

Date Application Valid: 15/07/2013

1. SUMMARY

The application seeks a variation of condition 14 in respect of potential land contamination to allow any necessary remediation works in respect to possible groundwater contamination to be undertaken after occupation of the development. The variation would retain the part of the original condition requiring that any soil remediation be carried out and verified prior to occupation of the development.

Both the Council's Land Contamination Officer and the Council's Flood and Drainage Management Officer have no objection to the sought variation since it poses no risk to health and based upon the information already provided and verified on the nature of the land. The Environment Agency who imposed the original condition have also stated in writing they have no objection to the wording of the revised condition and the proposed strategy to address possible groundwater contamination.

The application is recommended for approval subject to a Deed of Variation to the Legal Agreement to cover the new planning consent. All previous planning conditions applied on the previous permission would be imposed on the new consent.

2. RECOMMENDATION

a) That delegated authority be given to the Head of Planning, Green Spaces and Culture to determine the application under delegated powers, subject to the completion of a Deed of Variation to the legal agreement associated with planning permission Ref 40652/APP/2012/2030, to be entered into, to insert the new planning reference number into the existing Agreement and subject to the conditions on the original planning permission, in so far that these are still relevant and are still capable of being discharged.

b) That if the Deed of Variation to the S106 legal agreement has not been finalised by the 9 September 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 development has failed to secure obligations relating to transport, public

realm enhancements and construction and employment training. Accordingly, the proposal is contrary to policies R17, OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD and Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and Policy 5.12 of the London Plan (July 2011) and the NPPF.

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

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

110475-D109 Rev. B
110475-D110 Rev. A
1020/61/1_SLP04
110475-D111 Rev. A
110475/D-006 Rev. B
110475-D108 Rev. B
110475-D100 Rev. F
110475-D101 Rev. F
110475-D102 Rev. E
110475-D103 Rev. E
110475-D104 Rev. E
110475-D105 Rev. E
HED.983.102 Rev E
HED.983.103 Rev. D
HED.983.105 Rev. E
HED.983.107 Rev. B
Drainage Plans Figure 1 (existing) Rev. PO1
Drainage Plan Figure 3 (Proposed Storm Water Strategy) rev. PO1
Figure 2 (foul water strategy) Rev. PO0

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 Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
Reduction in energy use and renewable technology installation [Report/Drawing¿]

SKM Air Quality Assessment dated 16 August 2012

Design & Access Statement dated June 2012
SKM Transport Assessment HPH5 including appendices (Volumes I, II, III) dated August 2012
SKM Framework Travel Plan HPH5, dated August 2012
Reduction in energy use : BREEM Ecology Report HPH4 and HPH5 (final version dated August 2012)
Halcrow Drainage Plans Figures 1 to 3
Water Management: Flood Foul Water Strategy Rev. A received 13 November 2012
Delta Simmons Environmental Assessment Phase 1 dated March 2012
Delta Simmons Environmental Assessment Phase 2 dated October 2012
3D Reid Design Bird Hazard Management Plan dated July 2012
3D Reid Safety and Crime Prevention Note, dated November 2012
SKM Energy Statement
Fire Evacuation Procedure Note, dated November 2012
Remediation Statement produced by SKM Enviros, dated 30 April 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 that the development complies with the objectives of Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011).

4 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

5 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed

ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 COM7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 COM9 Landscaping (including refuse/cycle storage)

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

1. Full details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Full written specification of planting and cultivation works to be undertaken,
 - 1.c Full schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Covered and secure refuse storage
 - 2.b Covered and secure cycle storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 20% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures

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 Unitary Development Plan Saved Policies (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan

8 NONSC Reduction in Potable Water

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and reuse of rainwater as well as the recycling and reuse of grey shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan (July 2011).

9 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

10 NONSC Construction Logistic Plan

Prior to development commencing, the applicant shall submit a construction logistic plan to the Local Planning Authority for its approval. The plan shall include detail:

- (a) Construction traffic generation (in numbers) by development;
- (b) 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).
- (c) Access Routes
- (d) The strategy to avoid deliveries during highway network peak hours and traffic sensitive hours
- (e) Construction staff travel plan
- (f) The storage of construction materials on site including the height of storage areas for materials or equipment.
- (g) Details of cranes and other tall construction equipment.
- (h) Control of activities likely to produce smoke and dust and details of temporary lighting

- (i) Control and disposal of putrescible waste to prevent attraction of birds.
- (j) Details of any piling associated with the construction.

The approved details shall be implemented and maintained throughout the duration of the construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

11 NONSC Delivery and Servicing PLaN

Prior to commencement of development, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. The approved strategy shall be implemented as soon as the development 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

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 COM31 Secured by Design

The building 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 London Plan (July 2011) Policies 7.1 and 7.3.

13 NONSC Land Contamination Condition (a)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

To protect the quality of the water environment by ensuring any contamination identified during construction (e.g. for the substantial basement) is addressed following EA guidance.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

14 NONSC Land Contamination Condition (b)

A verification report demonstrating completion of works set out in the approved remediation report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. This shall be produced in two parts:

- 1) No occupation of any part of the permitted development shall take place until a report detailing verification of soil contamination which represents a potential risk to human health and structures has been provided, and;
- 2) Within two years of the occupation of the permitted development, a verification report demonstrating completion of works set out in the approved remediation strategy shall be submitted to and approved, in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON

To ensure remedial work required by conditions 13 have been undertaken and demonstrated successfully. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

15 NONSC Land Contamination Condition (c)

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

approval details.

REASON

To protect the quality of the water environment by ensuring any infiltration drainage is appropriate to the physical and chemical conditions of the site. Please see advice at the bottom for more detail.

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

16 NONSC Piling or any other penetrative design detail

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

To protect the water environment. The basement structures have the potential to disturb contamination through their construction and their lifetime - they may cause contaminant migration if the structures cause the groundwater flow regime to change.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

LPP 5.13 (2011) Sustainable drainage
NPPF

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).

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5 119 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).

6 123 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.

7 124 Works affecting the Public Highway - General

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

8 134 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.

9 147 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

10 160 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)

11

Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

Flashing beacons/stroboscopic 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.

12

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

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

13

The applicant is encouraged if the building uses mechanical ventilation to draw air from as high as possible to ensure the air is as clean as possible.

3. CONSIDERATIONS

3.1 Site and Locality

The former Safeway's Industrial Estate has been renamed Hyde Park Hayes business park. It is bounded to the north by Hyde Park Road and by Dawley Road to the west. Millington Road is a private road running through the business park and this forms the southern and eastern boundary of the red line site.

The proposed Hyde Park Hayes 4 site was formerly the site of the canteen facility serving the headquarters building located alongside.

The incomplete business park comprises to date of a number of buildings including:

- An office building, identified as HPH1 which is 4 storeys in height and provides for a floor area comprising 8,600sq.m in area and was built in 1994. Rackspace is a fast growing US origin IT company who provide cloud based data storage facility whose UK headquarters are located within HPH1 and are understood to be seeking to take up occupancy of HPH5 if approved and built out.

- A 3 storey office building (built 1993) identified as HPH2 which provides for a floor area

comprising 6,285sq.m in area.

- A 7 storey office building identified as HPH3 (built in 1975 and recently refurbished) and comprises a floor area of 5,130sq.m in area.

- On the north west edge of the business park is the location of the former Mercury House, which was subsequently demolished (in 2007) with the land lying vacant and is identified the the business park owner's as the future building plot site of a building identified as Hyde Park Hayes 6.

- A 5 storey multi storey car park building exists on the business park located to the south west of proposed Hyde Park Hayes 5 with vehgicle access off Millington Road and North Hyde Road.

The site is located 750 metres to the south west of Hayes and Harlington Road Station (a future Cross Rail station) accessed via Station Road and approximately a 9-10 minute walk away.

3.2 Proposed Scheme

The application concerns a variation of condition 14 in respect to land contamination. The variation of the condition is sought by the site owner in order to prevent delay to the occupation of the development should remediation works be required in respect to groundwater. The wording of the original condition was set by the Environment Agency

The wording of the proposed condition 14 is to read as follows:

A verification report demonstrating completion of works set out in the approved remediation report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. This shall be produced in two parts:

- 1) No occupation of any part of the permitted development shall take place until a report detailing verification of soil contamination which represents a potential risk to human health and structures has been provided, and;
- 2) Within two years of the occupation of the permitted development, a verification report demonstrating completion of works set out in the approved remediation strategy shall be submitted to and approved, in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON

To ensure remedial work required by conditions 12 and 13 have been undertaken and demonstrated successfully. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The wording of the condition is currently as follows:

"If, during development, contamination is found and remediation is required, no

occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON

To ensure remedial work required by conditions 12 and 13 have been undertaken and demonstrated successfully. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The reason for the condition would remain as currently stated.

3.3 Relevant Planning History

Comment on Relevant Planning History

The only directly relevant planning history is the permission to which this variation of condition relates namely planning permission 40652/APP/2012/2030 granted 5 July 2013 for the "erection of a four storey building to provide 6,966 sq.m of Class B1(a) Office floorspace, provision of 70 associated car parking spaces at basement level, associated landscaping and ancillary works."

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.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- LPP 5.13 (2011) Sustainable drainage
- NPPF

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **13th August 2013**
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and 130 letters were sent to the owner/occupiers of neighbouring properties. A press notice was placed in a local newspaper in respect of the application.

No written responses were received from the general public.

ENVIRONMENT AGENCY:

No objection to the variation of condition that accords with advice provided on the revised wording of the condition provided by the Environment Agency.

Internal Consultees

ENVIRONMENT PROTECTION UNIT (Land Contamination Officer)

I would have no objection to the change in wording of the condition (number 14) to allow groundwater remediation after occupation.

FLOOD and WATER MANAGEMENT OFFICER:

I see no reason why this is a problem, and they appear to have consulted the Environment Agency already on the changes. I have no objection to the sought changes.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Not applicable, as the principle of the development was established with the original permission (40652/APP/2012/2030).

7.02 Density of the proposed development

Not applicable.

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

Not applicable to this variation of condition.

7.04 Airport safeguarding

Not applicable to this variation of condition.

7.05 Impact on the green belt

Not applicable to this variation of condition.

7.06 Environmental Impact

Not applicable to this variation of condition.

7.07 Impact on the character & appearance of the area

Not applicable to this variation of condition.

7.08 Impact on neighbours

Not applicable to this variation of condition.

7.09 Living conditions for future occupiers

Not applicable to this variation of condition.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this variation of condition.

7.11 Urban design, access and security

Not applicable to this variation of condition.

7.12 Disabled access

Not applicable to this variation of condition.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Not applicable to this variation of condition.

7.15 Sustainable waste management

Not applicable to this variation of condition.

7.16 Renewable energy / Sustainability

Not applicable to this variation of condition.

7.17 Flooding or Drainage Issues

The Council's Land Contamination officer has stated the investigation reports submitted to date confirm there is no evidence of significant contamination that would pose a risk to human health. However, on a precautionary basis it is acknowledged that if contamination is found that could endanger the future occupier/users of the site, the site should not be occupied. However, where risk of contamination is solely related to ground water matters this would not provide a risk to future occupiers of the development. In view of that the condition as amended is considered satisfactory and would safeguard health, subject to the requirement that the ground water remediation works are undertaken within two years of the occupation of the development. This is consistent with the advice received by the Environment Agency. Accordingly the condition is considered to comply with NPPF paragraph 109.

7.18 Noise or Air Quality Issues

Not applicable to this variation of condition.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

The current application is identical to the approved scheme.

The heads of terms, shall be as previously agreed and are as follows:

1. Construction Training: An in-kind scheme delivered during the construction phase of the development, with the scheme to be submitted to and approved prior to the commencement of the development.

2. Employment Strategy: Prior to occupation of the development an employment strategy is to be prepared and agreed in writing with the council, demonstrating how local people will be given access to job opportunities on the site.

3. Public Realm: Prior to the commencement of either HPH 4 or HPH5, whichever comes first, a scheme shall be submitted to and approved in writing by the council addressing improvements to the public realm within the vicinity of the site. As a minimum the scheme shall address landscaping improvements to the land immediately adjacent to the site and the roundabout.

4. Carbon Off-Setting: A financial contribution in the sum of £ 15,660 is to be secured.

5. Air Quality: A financial contribution in the sum of £12,500 is to be secured.

6. Travel Plan: A Travel Plan is to be prepared to TfL guidelines and adhered to for the life of the development.

7. Highways: A s278/38 agreement is required to be entered into to address all highways

works as required by the Council's highways engineer.

8. Pedestrian Environment Review (PERs): A pedestrian environment review shall be undertaken and any works identified as part of this review shall be undertaken by the applicant.

9. Project Management and Monitoring Fee: a financial contribution in the sum of 5% of the total cash contributions is to be secured.

10. Crossrail Contribution: Under the operative Crossrail SPG the sum of £219,990 is required to be made, in the event that this sum is in excess of the payment required under the Mayoral Community Infrastructure Levy (CIL). In the event that this payment is less than that of the Mayoral CIL then no payment is due under this obligation.

Accordingly, it is recommended that the Council approve the application only once the varied legal agreement is in place.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

LAND CONTAMINATION:

Dealt with under section 7.17 of the report.

8. Observations of the Borough Solicitor

9. Observations of the Director of Finance

10. CONCLUSION

The variation of condition is considered to raise no fresh planning issues and provides the necessary security in terms of human health that accompanied the original planning condition whilst allowing the building to be occupied on completion. On that basis the condition is recommended for approval, subject to the requisite Deed of Variation to the Section 106 being signed.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)

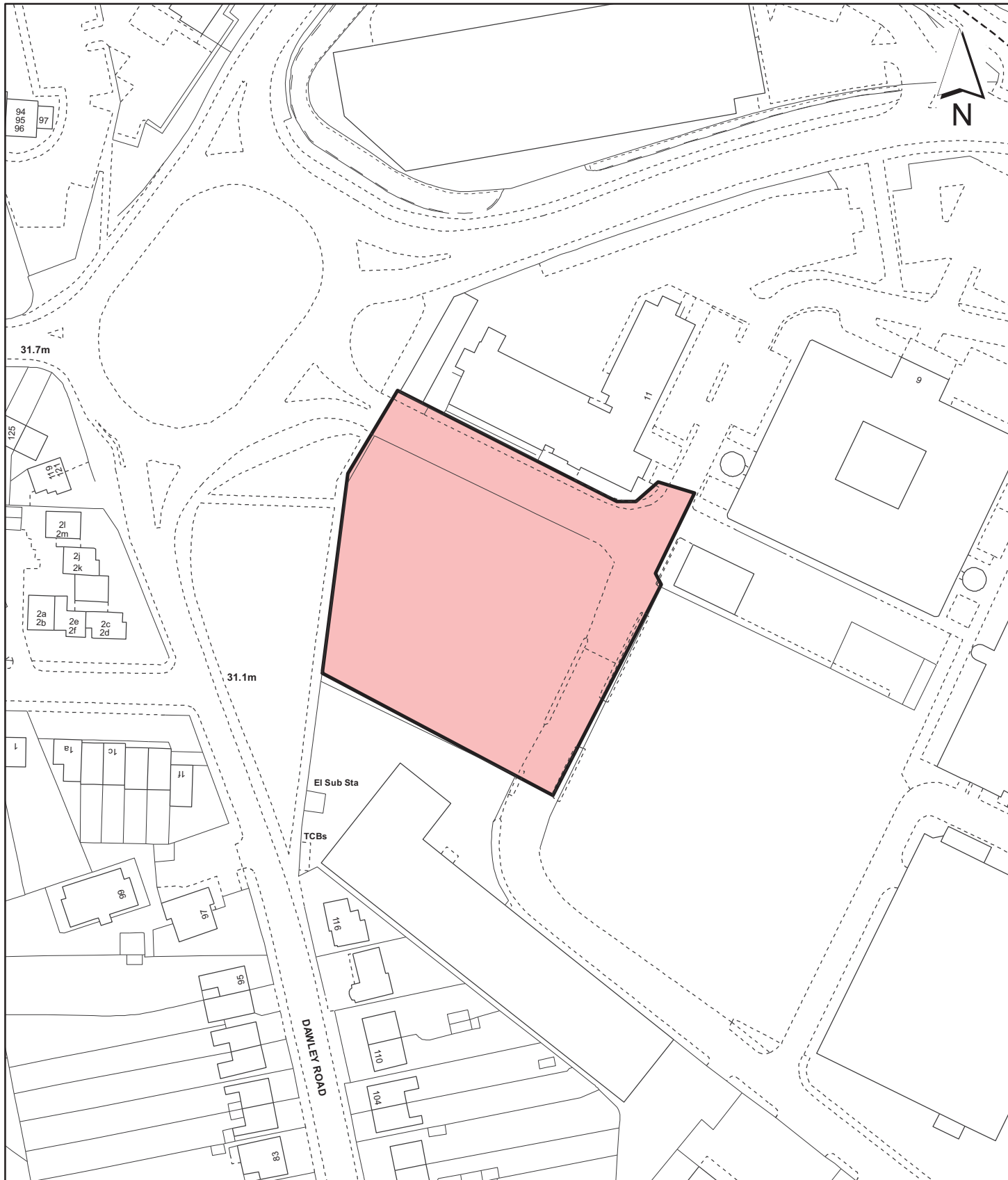
Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**HPH 4
Millington Road
Hayes**

Planning Application Ref:
40652/APP/2013/1981

Planning Committee
Major Applications

Scale
1:1,250

Date
**August
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address HPH 5 MILLINGTON ROAD HAYES

Development: Variation of condition 14 (contamination) of planning permission 45753/APP/2012/2029 (Erection of five storey building to provide 13,880sq.m of Class B1(a) Office floorspace, provision of car parking spaces at surface and basement level, associated landscaping and ancillary works).

LBH Ref Nos: 45753/APP/2013/1980

Drawing Nos: Remediation Statement' produced by SKM Enviros, dated 30 April 2013

Date Plans Received: 15/07/2013 **Date(s) of Amendment(s):**

Date Application Valid: 15/07/2013

1. SUMMARY

The application seeks a variation of condition 14 in respect of potential land contamination to allow any necessary remediation works in respect to possible groundwater contamination to be undertaken after occupation of the development. The variation would retain the part of the original condition requiring that any soil remediation be carried out and verified prior to occupation of the development.

Both the Council's Land Contamination Officer and the Council's Flood and Drainage Management Officer have no objection to the sought variation since it poses no risk to health and based upon the information already provided and verified on the nature of the land. The Environment Agency who imposed the original condition have also stated in writing they have no objection to the wording of the revised condition and the proposed strategy to address possible groundwater contamination.

The application is recommended for approval subject to a Deed of Variation to the Legal Agreement to cover the new planning consent. All previous planning conditions applied on the previous permission would be imposed on the new consent

2. RECOMMENDATION

a) That delegated authority be given to the Head of Planning, Green Spaces and Culture to determine the application under delegated powers, subject to the completion of a Deed of Variation to the legal agreement associated with planning permission Ref 45753/APP/2012/2029 to be entered into, to insert the new planning reference number into the existing Agreement and subject to the conditions on the original planning permission, in so far that these are still relevant and are still capable of being discharged.

b) That if the Deed of Variation to the S106 legal agreement has not been finalised by the 9 September 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 development has failed to secure obligations relating to transport, public realm enhancements and construction and employment training. Accordingly, the

proposal is contrary to policies R17, OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD and Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and Policy 5.12 of the London Plan (July 2011) and the NPPF.

c) That if the application is approved, the following conditions be imposed.

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SK1020/61/1/1_SLP05, 110475-D-006 Rev. B, 110475-D-005 Rev. B, 110475-D210 Rev. A, 110475-D211, 110475-D212, 110475-D209 Rev. B, 110475-D200 Rev. F, 110475-D201 Rev. F, 110475-D202 Rev. E, 110475-D203 Rev. E, 110475-D204 Rev. E, 110475-D205 Rev. E, 110475-D206 Rev. B, HED.983.107 Rev. D, HED.983.108 Rev. D, HED.983.103 Rev. D, HED.983.104 Rev. E, HED.983.105 Rev. E, HED.983.106 Rev. E and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 RES5 General compliance with supporting documentation

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

SKM Air Quality Assessment dated 16 August 2012

Design & Access Statement dated June 2012

SKM Transport Assessment HPH5 including appendices (Volumes I, II, III) dated August 2012

SKM Framework Travel Plan HPH5, dated August 2012

Reduction in energy use: BREEM Ecology Report HPH4 and HPH5 (final version dated August 2012)

Water Management: Flood Foul Water Strategy Rev. A received 13 November 2012

Delta Simmons Environmental Assessment Phase 1 dated March 2012

Delta Simmons Environmental Assessment Phase 2 dated October 2012

3D Reid Design Bird Hazard Management Plan dated July 2012

3D Reid Safety and Crime Prevention Note, dated November 2012

SKM Energy Statement HPH5 dated 2 July 2012

Foul Water Strategy Rev. A received 13 November 2012

Report of Flood Risk Assessment & Surface Water Drainage Strategy Rev. 1 received 13 November 2012

Drainage Plans Figure 1 (existing) Rev. P01

Drainage Plans Figure 2 (foul water strategy) Rev. P00

Drainage Plans Figure 3 (proposed storm water strategy) Rev. P01

Rapleys Planning Statement dated 18 Augusts 2012

Fire Evacuation Procedure note, dated November 2012

Fire Strategy - additional statement received 20 November 2012
Remediation Statement' produced by SKM Enviros, dated 30 April 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 that the development complies with the objectives of Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011).

4 COM6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 COM7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 COM9 Landscaping (including refuse/cycle storage)

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

1. Full details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Full written specification of planting and cultivation works to be undertaken,
 - 1.c Full schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Covered and secure refuse storage
 - 2.b Covered and secure cycle storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 20% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures

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 Unitary Development Plan Saved Policies (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

7 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 NONSC Reduction in potable water

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and reuse of rainwater as well as the recycling and reuse of grey shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan (July 2011).

9 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Hyde Park Hayes, Report on Flood Risk Assessment and Surface Water Drainage Strategy, produced by Halcrow, dated July 2012 Issue 2 Revision 1, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), 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).

10 NONSC Construction Logistic Plan

Prior to development commencing, the applicant shall submit a construction logistic 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.
- (iii) Measures to prevent mud and dirt tracking onto adjoining roads (including wheel washing facilities).
- (iv) 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).
- (v) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vi) The storage of demolition/construction materials on site (including height of stored materials).
- (vii) height of storage areas for materials or equipment.
- (viii) details of cranes and other tall construction equipment (including the details of obstacle lighting) - such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp).
- (xx) control of activities likely to produce smoke and dust, etc.
 - details of temporary lighting - such details shall comply with Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/publications/safeguarding.asp).
- (x) control and disposal of putrescible waste to prevent attraction of birds.

The approved details shall be implemented and maintained throughout the duration of the construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

11 NONSC Delivery and Servicing Plan

Prior to commencement of development, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. The approved strategy shall be implemented as soon as the development 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

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007

12 NONSC Landscape Contamination condition i

No development approved by this planning permission except that necessary to fulfil this condition (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON:

The Phase 1 report submitted with the planning application for confirms there is some land and groundwater contamination. The gravels beneath the site are designated a Principal Aquifer and this important resource needs to be protected. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also

states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

We would ask the applicant to wait for our comments on the Phase 2 report prior to undertaking any further work based on the site investigation.

13 NONSC Landscape Contamination condition ii

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

To protect the quality of the water environment by ensuring any contamination identified during construction (e.g. for the substantial basement) is addressed following EA guidance. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

14 NONSC Landscape Contamination condition iii

A verification report demonstrating completion of works set out in the approved remediation report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. This shall be produced in two parts:

- 1) No occupation of any part of the permitted development shall take place until a report detailing verification of soil contamination which represents a potential risk to human health and structures has been provided, and;
- 2) Within two years of the occupation of the permitted development, a verification report demonstrating completion of works set out in the approved remediation strategy shall be submitted to and approved, in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON

To ensure remedial work required by conditions 12 and 13 have been undertaken and demonstrated successfully. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

15 NONSC Landscape Contamination condition iv

No infiltration of surface water drainage into the ground is permitted other than with the

express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON

To protect the quality of the water environment by ensuring any infiltration drainage is appropriate to the physical and chemical conditions of the site. Please see advice at the bottom for more detail.

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

16 NONSC Piling or any other penetrative design detail

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

To protect the water environment. The basement structures have the potential to disturb contamination through their construction and their lifetime - they may cause contaminant migration if the structures cause the groundwater flow regime to change.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF

LPP 5.13 (2011) Sustainable drainage

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).

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5 119 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).

6 123 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.

7 124 Works affecting the Public Highway - General

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

8 134 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.

9 147 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

10 160 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)

11

Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

Flashing beacons/stroboscopic 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.

12

You will be expected to utilise light sensors within the building to ensure that lights are turned off when facilities and rooms are not in use.

13

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

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

14

The applicant is encouraged if the building uses mechanical ventilation to draw air from as high as possible to ensure the air is as clean as possible.

3. CONSIDERATIONS

3.1 Site and Locality

The former Safeway's Industrial Estate was renamed Hyde Park Hayes business park. It is bounded to the north by Hyde Park Road and by Dawley Road to the west. Millington Road is a private road running through the business park and this forms the southern and eastern boundary of the red line site.

The proposed Hyde Park Hayes 5 building plot was formerly utilised by Maccess as a motor part distributor to trade. The application site immediately adjoins part of a wider piece of land previously owned by Safeway's, although the proposal site was never occupied or operated as part of Safeway's headquarters.

The incomplete business park comprises to date of a number of buildings including:

- An office building, identified as HPH1 which is 4 storeys in height and provides for a floor area comprising 8,600sq.m in area and was built in 1994. Rackspace is a fast growing US origin IT company who provide cloud based data storage facility whose UK headquarters are located within HPH1 and are understood to be seeking to take up occupancy of HPH5 if approved and built out.

- A 3 storey office building (built 1993) identified as HPH2 which provides for a floor area comprising 6,285sq.m in area.

- A 7 storey office building identified as HPH3 (built in 1975 and recently refurbished) and comprises a floor area of 5,130sq.m in area.

- On the north west edge of the business park is the location of the former Mercury House, which was subsequently demolished (in 2007) with the land lying vacant and is identified the the business park owner's as the future building plot site of a building identified as Hyde Park Hayes 6.

- A 5 storey multi storey car park building exists on the business park located to the south west of proposed Hyde Park Hayes 5 with veghicle access off Millington Road and North Hyde Road.

The site is located 700 metres to the south west of Hayes and Harlington Road Station (a future Cross Rail station) accessed via Station Road and approximately a 9-10 minute walk away.

3.2 Proposed Scheme

The application concerns a variation of condition 14 in respect to land contamination. The variation of the condition is sought by the site owner in order to prevent delay to the occupation of the development should remediation works be required in respect to groundwater. The wording of the original condition was set by the Environment Agency

The wording of the proposed condition 14 is to read as follows:

A verification report demonstrating completion of works set out in the approved remediation report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. This shall be produced in two parts:

- 1) No occupation of any part of the permitted development shall take place until a report detailing verification of soil contamination which represents a potential risk to human health and structures has been provided, and;
- 2) Within two years of the occupation of the permitted development, a verification report demonstrating completion of works set out in the approved remediation strategy shall be submitted to and approved, in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON

To ensure remedial work required by conditions 12 and 13 have been undertaken and demonstrated successfully. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or

being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The wording of the condition is currently as follows:

"If, during development, contamination is found and remediation is required, no occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON

To ensure remedial work required by conditions 12 and 13 have been undertaken and demonstrated successfully. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The reason for the condition would remain as currently stated.

3.3 Relevant Planning History

Comment on Relevant Planning History

The only directly relevant planning history is the permission to which this variation of condition relates namely Ref 45753/APP/2012/2029 for the "erection of five storey building to provide 13,880sq.m of Class B1(a) Office floorspace, provision of car parking spaces at surface and basement level, associated landscaping and ancillary works) that was granted on 5 July 2013 following completion of the legal agreement.

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.EM6 (2012) Flood Risk Management

PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

NPPF

LPP 5.13 (2011) Sustainable drainage

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th August 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and 130 letters were sent to the owner/occupiers of neighbouring properties. A press notice was placed in a local newspaper in respect of the application.

No written responses were received from the general public.

ENVIROMENT AGENCY:

No objection to the variation of condition that accords with advice provided on the revised wording of the condition provided by the Environment Agency.

Internal Consultees

ENVIRONMENT PROTECTION UNIT (Land Contamination Officer)

I would have no objection to the change in wording of the condition (number 14) to allow groundwater remediation after occupation. The new condition as proposed in the letter from Rapleys requires that the soil remediation (to protect human health) has to be carried out and verified prior to occupation. This will mean that the soft landscaped areas will be remediated prior to the office workers moving into the site.

FLOOD and WATER MANAGEMENT OFFICER:

I see no reason why this is a problem, and they appear to have consulted the Environment Agency already on the changes. I have no objection to the sought changes.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Not applicable, as the principle of the development was established with the original permission (40652/APP/2012/2030)

7.02 Density of the proposed development

Not applicable.

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

Not applicable to this variation of condition.

7.04 Airport safeguarding

Not applicable to this variation of condition.

7.05 Impact on the green belt

Not applicable to this variation of condition.

7.06 Environmental Impact

Not applicable to this variation of condition.

7.07 Impact on the character & appearance of the area

Not applicable to this variation of condition.

7.08 Impact on neighbours

Not applicable to this variation of condition.

7.09 Living conditions for future occupiers

Not applicable to this variation of condition.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this variation of condition.

7.11 Urban design, access and security

Not applicable to this variation of condition.

7.12 Disabled access

Not applicable to this variation of condition.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Not applicable to this variation of condition.

7.15 Sustainable waste management

Not applicable to this variation of condition.

7.16 Renewable energy / Sustainability

Not applicable to this variation of condition.

7.17 Flooding or Drainage Issues

The Council's Land Contamination officer has stated the investigation reports submitted to date confirm there is no evidence of significant contamination that would pose a risk to human health. However, on a precautionary basis it is acknowledged that if contamination is found that could endanger the future occupier/users of the site, the site should not be occupied. However, where risk of contamination is solely related to ground water matters this would not provide a risk to future occupiers of the development. In view of that the condition as amended is considered satisfactory and would safeguard health, subject to the requirement that the ground water remediation works are undertaken within two years of the occupation of the development. This is consistent with the advice received by the Environment Agency. Accordingly the condition is considered to comply with NPPF paragraph 109.

7.18 Noise or Air Quality Issues

Not applicable to this variation of condition.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

The current application is identical to the approved scheme.

The heads of terms, shall be as previously agreed and are as follows:

1. Construction Training: An in-kind scheme delivered during the construction phase of the development, with the scheme to be submitted to and approved prior to the commencement of the development.

2. Employment Strategy: Prior to occupation of the development an employment strategy is to be prepared and agreed in writing with the council, demonstrating how local people will be given access to job opportunities on the site.

3. Public Realm: Prior to the commencement of either HPH 4 or HPH5, whichever comes first, a scheme shall be submitted to and approved in writing by the council addressing improvements to the public realm within the vicinity of the site. As a minimum the scheme shall address landscaping improvements to the land immediately adjacent to the site and the roundabout.

4. Carbon Off-Setting: A financial contribution in the sum of £59,160 is to be secured.
5. Air Quality: A financial contribution in the sum of £12,500 is to be secured.
6. Travel Plan: A Travel Plan is to be prepared to TfL guidelines and adhered to for the life of the development.
7. Highways: A s278/38 agreement is required to be entered into to address all highways works as required by the Council's highways engineer.
8. Pedestrian Environment Review (PERs): A pedestrian environment review shall be undertaken and any works identified as part of this review shall be undertaken by the applicant.
9. Project Management and Monitoring Fee: a financial contribution in the sum of 5% of the total cash contributions is to be secured.
10. Crossrail Contribution: Under the operative Crossrail SPG the sum of £416,400 is required to be made, in the event that this sum is in excess of the payment required under the Mayoral Community Infrastructure Levy (CIL). In the event that this payment is less than that of the Mayoral CIL then no payment is due under this obligation.

Accordingly, it is recommended that the Council approve the application only once the varied legal agreement is in place.

7.21 Expediency of enforcement action

Not relevant.

7.22 Other Issues

LAND CONTAMINATION:

Dealt with under section 7.17 of the report.

8. Observations of the Borough Solicitor

9. Observations of the Director of Finance

10. CONCLUSION

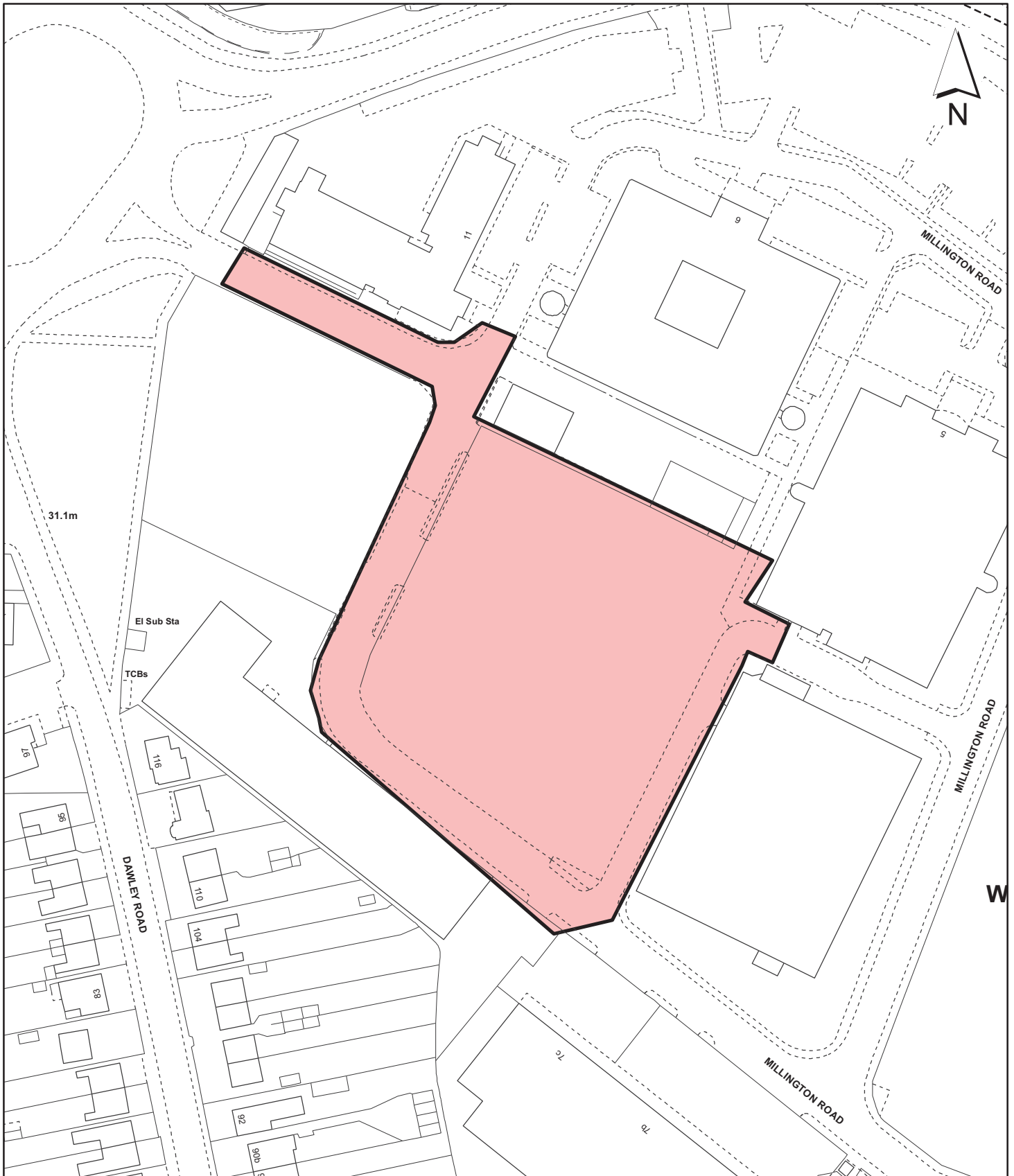
The variation of condition is considered to raise no fresh planning issues and provides the necessary security in terms of human health that accompanied the original planning condition whilst allowing the building to be occupied on completion. On that basis the condition is recommended for approval, subject to the requisite Deed of Variation to the Section 106 being signed.

11. Reference Documents

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

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**HPH 5
Millington Road
Hayes**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
45753/APP/2013/1980

Scale
1:1,250

Planning Committee
Major Applications

Date
**August
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

- Address** SENATOR COURT BELMONT ROAD UXBRIDGE
- Development:** Part demolition, part extension and refurbishment of existing building to provide modern office accommodation (Class B1) totalling 20,267sqm GEA (including car park and plant areas) of which 516sqm GIA floorspace to be used interchangeably for Class A1, A2, A3, B1 uses, and associated works.
- LBH Ref Nos:** 68385/APP/2013/902
- Drawing Nos:** PICADY Results with 2018
Highway Consultatnt's email dated 3/6/13
Traffic Modelling Summary Results
Traffic Consultant's covering email dated 29/5/13
Traffic Count Data
F 10050 Rev. P1
F 10990 Rev. P1
F 11000 Rev. P2
F 11010 Rev. P1
F 11020 Rev. P1
F 11030 Rev. P1
F 11040 Rev. P1
F 11050 Rev. P1
F 12000 Rev. P1
F 12010 Rev. P1
F 13000 Rev. P1
F 13010 Rev. P1
D 10980 Rev. P1
D 10990 Rev. P2
D 11000 Rev. P1
D 11010 Rev. P1
D 11020 Rev. P1
D 11030 Rev. P1
D 11040 Rev. P1
D 11050 Rev. P1
D 11060 Rev. P1
D 12000 Rev. P1
D 12010 Rev. P1
D 12100 Rev. P1
D 12110 Rev. P1
D 12120 Rev. P1
D 12130 Rev. P1
D 12310 Rev. P1
D 13000 Rev. P1
D 13010 Rev. P1
D 14000 Rev. P1
D 14001 Rev. P1
ST12890-101
Planning, Design & Access Statement, April 2013
Transport Statement, April 2013
Arboricultural Implications Assessment, May 2012
Energy Statement, May 2012

Date Plans Received: 11/04/2013 **Date(s) of Amendment(s):**
Date Application Valid: 18/04/2013

1. **SUMMARY**

Variation Report

Members may recall that this application for the refurbishment, alteration and extension of Belmont House, a Class B1 office building with basement parking, located within the Uxbridge Town Centre was presented to the Major Applications Planning Committee meeting on the 25/6/13 where Members agreed the Officer's recommendation for approval, subject to various conditions and a s.106 Agreement.

Since the committee meeting, the s.106 agreement has been progressed, but it has not been finalised. As part of this process, in a letter dated 2/8/13, the applicants query a number of terms in the s.106 agreement and also advise that they consider the wording of conditions 9, 10 and 17 to be too onerous.

S.106 Agreement

The applicants advise that there is an existing s.52 agreement relating to this site, which dates back to 1986, when planning permission was originally granted for the office building. This is being used as the basis for the new agreement, but it is considered to be outdated and may prevent the proposed extension and refurbishment scheme to be implemented. In particular, there is a requirement for some of the car park to be made available to the public on Saturdays. The applicants advise that there is no record of the public ever using the car park and that since the original agreement, the overall amount of public car parking within the town centre has dramatically increased with the implementation of The Chimes shopping centre and other developments.

Officers note that the availability of public car parking spaces within the town centre has significantly increased since the original agreement was prepared. It is also noted that there are practical difficulties in setting up and managing such public use of private car parks. It is therefore recommended that the clause in the s.106 agreement can be rescinded. An additional Heads of Term to this effect is recommended.

The applicants also advise that the current proposal is a re-submission of an earlier almost identical scheme (68385/APP/2012/2398) which was refused on 7/12/12 on highway grounds and the lack of appropriate contributions, given that the S106 Agreement had not been finalised. At that time, a public realm/town centre contribution of £25,000 was sought instead of the £50,000 sought now. The Council's S.106 Officer

advises that a scheme of works was considered when the £25,000 was suggested in 2012. That in hindsight, the higher £50,000 figure should not have been suggested as a head of term and cannot be justified. The previous £25,000 figure is reflected in the new Heads of Terms below.

Conditions

Condition 9 (Sustainable water management)

The applicants argue that the requirement to satisfy a Greenfield Runoff rate is not practicable on a proposal for refurbishment and small increase in floor area within an impermeable drained area as this would require a storage capacity of 150 cubic metres which would be difficult to achieve on site as it is already developed which could make the scheme undeliverable. The agents argue that London Plan policy 5.13 only requires development to use sustainable drainage systems unless there are practical reasons for not doing so. They conclude that the requirement for a SUDS system should be omitted, but the requirement to reduce water usage also framed within Condition 9 is acceptable.

The Council's Flood and Water Management Officer advises it is important that every proposal should deal with surface water as it is the key risk that Hillingdon faces. Schemes can include a variety of techniques and options. Therefore, whilst reference to Greenfield Runoff can be omitted, the requirement for a SUDS scheme should remain. A re-worded condition 9 is recommended.

Condition 10 (Traffic arrangements)

The applicants state that the condition should be re-worded so that it only applies to the new extension areas. The Council's Highway Officer is generally amenable to this change as the existing traffic arrangements would not be any less suitable for the refurbished building as compared to the existing situation. However, the condition should also refer to the proposed change of use of the lower ground floor of the building as the change of use could have highway implications. A re-worded condition 10 is recommended.

Condition 17 (Energy assessment)

The applicants argue that the condition is too onerous and more appropriate for a new build scheme. However, the Council's Sustainability Officer advises that the originally worded condition 17 should be retained.

Having regard to the additional comments of the applicant and the relevant internal consultees, the scheme is recommended positively as set out in section 2 of this report.

2. **RECOMMENDATION**

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

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

1. That the requirement of the previous s52 Agreement to make available part of the car to to the public on Saturdays be omitted.

2. Highways:

1(a) Carry out a PERS Audit and implement and measures identified by the Audit as being necessary.

1(b) Undertake any and all off site highways required by the Council's Highways Engineer, not limited to but including:

- reinstating existing access as a footway;
- alter existing on street parking bays, as per approved plans.

3. 10 Year Green Travel Plan in accordance with TfL guidance.

4. Public Realm: a contribution of £25,000 for the Uxbridge Town Centre to improve the town centre environment and accessibility to and from the development site.

5. Construction Training: An in-kind training scheme or a financial contribution secured equal to £2,500 for every £1m build cost incurred. In either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $6,244m^2/7, 500m^2 \times £71,675 =$ total contribution.

6. Project Management and Monitoring Fee : A financial contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.

b) 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.

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

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 by the 17th 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 development has failed to secure obligations relating to transport, public realm enhancements and construction and employment training. Accordingly, the proposal is contrary to policies R17, OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD and Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and Policy 5.12 of the London Plan (July 2011) and the NPPF.

e) 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 D 10980 Rev. P1, D 10990 Rev. P2, D 11000 Rev. P1, D 11010 Rev. P1, D 11020 Rev. P1, D 11030 Rev. P1, D 11040 Rev. P1, D 11050 Rev. P1, D 11060 Rev. P1, D 12000 Rev. P1, D 12010 Rev. P1, D 12100 Rev. P1, D 12110 Rev. P1, D 12120 Rev. P1, D 12130 Rev. P1, D 12310 Rev. P1, D 13000 Rev. P1, D 13010 Rev. P1, D 14000 Rev. P1, D 14001 Rev. P1, F 10001 Rev. P1, F 10050 Rev. P1, F 10980 Rev. P1, F 10990 Rev. P1, F 11000 Rev. P2, F 11010 Rev. P1, F 11020 Rev. P1, F 11030 Rev. P1, F 11040 Rev. P1, F 11050 Rev. P1, F 12000 Rev. P1, F 12010 Rev. P1, F 13000 Rev. P1, F 13010 Rev. P1 and D 10980 Rev. P1 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 COM6 Levels

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

REASON

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

4 COM7 Materials (Submission)

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

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

REASON

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

5 COM8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or

development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

REASON

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

6 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 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. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

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

7 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only for purposes within Use Class A1, A2, A3 and B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

In order to ensure that the uses are appropriate within the town centre and are not detrimental to the character and amenity of surrounding properties, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

Prior to commencement, 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 incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- a) provide details of how the surface water strategy will control surface water.
- b) provide details of how the surface water strategy will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- c) provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- d) provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- d) incorporate water saving measures and equipment.
- e) provide details of water collection facilities to capture excess rainwater;
- f) 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).

10 COM27 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The new approved extension areas and any permitted changes of use of the 516sqm (GIA) of floorspace on the lower ground floor 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).

11 NONSC Non Standard Condition

Details of the proposed loading bay and associated works including reconfiguration of

existing car parking bays along Belmont Road shall be submitted and agreed in writing by the LPA before commencement of works at the site. Thereafter, the loading bay and associated works shall be undertaken and completed before first occupation of the site.

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).

12 NONSC Non Standard Condition

Prior to the commencement of works on site, a Delivery Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Delivery Servicing Plan for so long as the development remains in existence.

REASON

To ensure that servicing of the site does not prejudice highway safety, in accordance with Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.14 of the London Plan (July 2011).

13 NONSC Non Standard Condition

Prior to the commencement of works on site, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the plan.

REASON

To ensure that servicing of the site does not prejudice highway safety, in accordance with Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.14 of the London Plan (July 2011).

14 NONSC Non Standard Condition

Notwithstanding the details shown on Drw. Nos. F 10980 Rev. P1, F 10990 Rev. P1 and F11000 Rev. P2, revised details of the provision to be made for cyclists shower and locker facilities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details that shall thereafter be maintained.

REASON

To ensure that adequate facilities are provided for cyclists, in accordance with Policy 6.9 of the London Plan (July 2011).

15 NONSC Non Standard Condition

No contaminated soils 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.

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

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two -

Saved UDP Policies (November 2012).

16 NONSC Non Standard Condition

The rating level of the noise at any neighbouring residential property and emitted from plant and machinery at the development hereby approved shall be at least 5 dB lower than the existing background noise level. The noise measurements and assessment shall be made in accordance with British Standard 4142, "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

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

17 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall reflect the London Plan Energy Hierarchy and include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services. (Lean)
3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP) (Clean)
4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate) (Green)

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO2 emissions by a minimum of 25% from the baseline (step 1). All measures to reduce CO2 emissions shall be clearly detailed, shown on relevant plans and clearly related to the baseline carbon footprint. The development shall then proceed in accordance with the approved assessment.

REASON

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of 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.

NPPF1	
NPPF2	
NPPF4	
NPPF7	
NPPF10	
NPPF12	
LPP 2.5	(2011) London's Sub-Regions
LPP 4.2	(2011) Offices
LPP 4.3	(2011) Mixed use development and offices
LPP 4.7	(2011) Retail and town centre development
LPP 4.12	(2011) Improving opportunities for all
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
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 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.21	(2011) Trees and woodland
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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.

BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R7	Provision of facilities which support arts, cultural and entertainment activities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
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
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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 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 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 applicant is advised that as regards condition 4, it is recommended that the bricks should be a traditional London stock.

5

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

6

Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

7

Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

8

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

Belmont House (also known as Senator Court) is located towards the northern end of the Uxbridge town centre and forms a corner plot on the south east side of Belmont Road, to the north east of its junction with Bakers Road which provides access to the Uxbridge Bus and Underground Stations. The site comprises a predominantly four storey office building with roof top plant on a 0.4ha, L-shaped site. The building essentially comprises two buildings either side of a central entrance on Belmont Road. Although the north eastern wing is a storey taller than the southern wing, the site slopes by the equivalent of a floor height from the north east to the south west so that the building maintains the overall

impression of a 4 storey block. The building also provides basement parking on two levels with two vehicular accesses, one within the centre of the building on Belmont Road and the other on the south western side elevation of the building, accessed from Bakers Road. The office building has most recently been occupied by two main users, the north eastern wing of the building by the Allied Irish Bank and the south eastern wing by Herbalife on the upper floors and an employment centre on the lower ground floor. There are raised planters containing trees in front of the building on Belmont Road and within the southern corner of the site is a protected Walnut Tree which forms a prominent feature in this part of the town centre.

Immediately adjoining part of the site to the north east is a footpath, beyond which is the Grade II listed Society of Friends Meeting House and a small landscaped garden area. Separating these is Friends Walk, which continues the footpath through to York Road to the north. On the south eastern frontage, the site is also adjoined by a footpath. Beyond this at the eastern end of the site are offices associated with the bus station, while at the western end is an access road, beyond which is a three storey building known as Norwich Union House, which is currently vacant, although previously in use as retail on the ground floor and offices above.

The primary retail area of the town centre adjoins the site to the south west, on the south western side of Bakers Road and the south eastern side of Belmont Road. Secondary retail frontage is located on the opposite side of Belmont Road, to the south west of Redford Way. The edge of the secondary area also corresponds to the eastern edge of the Old Uxbridge/Windsor Street Conservation Area. The site also forms part of an Archaeological Priority Area and the north western part of the site is covered by TPO 189. The site has a PTAL score of 6a.

3.2 Proposed Scheme

This application is a re-submission of the 2012 application. It seeks permission for the refurbishment, alteration and extension of the existing office building. The proposal involves a 4,861sqm increase in the gross internal floor area of the building from 14,648sqm to 19,509sqm (4,901sqm increase in the gross external area of the building from 15,366sqm to 20,267sqm, including car park and plant areas). The main increase would be to the main Class B1 office use, accounting for 4,954sqm, increasing from 8,196sqm to 13,150sqm on the ground and upper floors, with a small increase in the lower ground floor B1/A1/A2/A3 floor space (461sqm to 516sqm) and a small reduction in the size of the plant area (314sqm to 166sqm).

The proposed extensions would mainly square off the existing building and add a new floor to each of the wings of the building. The main areas of extension would be to the recessed office building entrance on Belmont Road, with the building extended out to the back edge of pavement line, which would maintain a staggering of the elevation along Belmont Road. The cut away south eastern corner of the building on Bakers Yard over one of the vehicular access would be infilled and the north western end of the building which currently progressively steps in on the second floor and above would be squared off, with only the new floor set in from the rest of the straightened elevation. The only other main extension to the building would be the infilling of the recessed frontage of the employment centre.

Internal works to the office space involve the rationalisation of the building and its central core area, making it more compact, together with the provision of a new reception area.

The existing vehicular access onto Belmont Road would be closed to enable an improved

pedestrian access and entrance to be created. The existing stepped entrance would be re-placed with a DDA compliant street level access. The re-modelling would involve a re-configuration of the parking on the two basement parking levels, and together with enhanced provision being made for disabled parking spaces, cycling and motorcycle spaces and associated facilities, the overall number of spaces would reduce from 187 to 171. The existing ramped access from Bakers Yard would be retained.

The building facade would be replaced, mainly using brickwork and glazing.

New landscaping would be provided along Belmont Road and a 748sqm brown ecology roofing system would be installed on the roof top.

The application is supported by the following documents:-

Planning, Design and Access Statement, April 2013

This provides an introduction to the development. It advises that the building is showing its age and the development would modernise and extend the office building to attract good quality employment to this prominent Uxbridge Town Centre location. The lower ground floor level fronting Belmont Road would be used interchangeably for Class A1, A2, A3 and B1 uses. The report then advises of the changes that have been made to the scheme since the previous refusal. The site and its surroundings are then described and a site analysis undertaken. From this analysis, constraints and opportunities are identified. Planning policy is then assessed. The Statement then discusses the design process, including energy considerations. Key views are depicted and assessed and the statement goes on to consider access, cycle storage, noise and an energy strategy and concludes that the development represents an appropriate form of development in this location.

Transport Statement, April 2013

This provides a non-technical summary, describes the planning policy context, site and its surroundings. An audit of the existing travel infrastructure is presented and the proposed development described. Travel demand is then assessed, together with development impacts and mitigation. A summary of the conclusions is presented.

Arboricultural Implications Assessment, May 2012

This provides the background to the report and describes relevant legislation. Protected species are then considered, namely bats and nesting birds, with only a feral pigeon nest found. Survey methodology is then described, with 6 trees being surveyed and tree categories identified. The constraints of trees upon the development are assessed.

Acoustic Planning Report, May 2012

The background to the study is provided and the noise survey undertaken described. Results are presented and assessed and conclusions drawn.

Energy Statement, May 2012

This provides an energy assessment of the proposals. It advises that a highly efficient condensing boiler will replace existing boilers, together with a new efficient cooling system. Solar panels would also be installed. Overall, it is estimated that there would be a 45% reduction in carbon dioxide emissions as compared with those from the existing

building.

3.3 Relevant Planning History

Comment on Relevant Planning History

This application is a re-submission of an earlier identical scheme (68385/APP/2012/2398) which was refused on 7/12/13 for the following reasons:-

1. The application fails to provide an accurate and robust assessment of the highways impacts that would be associated with the development, including servicing, trip generation, and car park, leading to conditions detrimental to highway and pedestrian safety, and free flow of traffic, as such the proposals are considered to be contrary to the Council's Policy AM7(ii) of the Hillingdon Local Plan: Part 2.

2. The applicant has failed to provide obligations to secure improvements to local transport/highway infrastructure, construction training and the public realm/town centre which are required in association with the development. The proposal therefore conflicts with Policies AM2, AM7 and LE7 of the Hillingdon Local Plan Part 2, the Council's Planning Obligations Supplementary Planning Document and the National Planning Policy Framework.

The only other relevant recent history on this site is the planning permission granted on 20/06/2012 for the 570sqm (GEA) of additional floorspace to be provided on the ground, first and second floor levels, infilling the southern corner of the building above the ramped access on the lower ground level (32891/APP/2012/911).

The recent grant of planning permission on the adjoining site at Norwich Union House is also relevant as this re-development scheme was for a nine storey, primarily residential block (8218/APP/2011/1853).

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.E4	(2012) Uxbridge
PT1.E5	(2012) Town and Local Centres
PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.T1	(2012) Accessible Local Destinations
PT1.CI1	(2012) Community Infrastructure Provision

- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- 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

NPPF2

NPPF4

NPPF7

NPPF10

NPPF12

LPP 2.5 (2011) London's Sub-Regions

LPP 4.2 (2011) Offices

LPP 4.3 (2011) Mixed use development and offices

LPP 4.7 (2011) Retail and town centre development

LPP 4.12 (2011) Improving opportunities for all

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.4 (2011) Retrofitting

LPP 5.7 (2011) Renewable energy

LPP 5.11 (2011) Green roofs and development site environs

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.14 (2011) Water quality and wastewater infrastructure

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 7.5 (2011) Public realm

LPP 7.6 (2011) Architecture

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.21	(2011) Trees and woodland
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R7	Provision of facilities which support arts, cultural and entertainment activities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
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
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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	

Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

SPD-NO Noise Supplementary Planning Document, adopted April 2006

SPD-PO Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th May 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

62 neighbouring properties have been consulted, the application has been advertised in the local press and 3 notices have been displayed on site. No responses have been received.

TfL:

TfL is concerned with any application which could have an impact on the transport networks. Having reviewed the information, TfL have no problems in principle with this application but have comments to make, namely:-

- 1) The trip rate calculation should have followed TfL Best Practice Guidance and used TRAVL for calculating the trip rates. However, TfL is of the opinion that the conclusions would not be different
- 2) A Travel Plan should have been submitted as part of the application. The Travel Plan would need to be assessed through ATTrBuTE. TfL is content for the Travel Plan to be conditioned if the Borough deems to approve the application.
- 3) Cycling parking will need to be provided at 1 space per 150sqm and controlled storage and showers will need to be provided.
- 4) TfL would recommend that electric vehicle charging points to London Plan Standards be included in the car park
- 5) A Delivery and Servicing Plan will need to be submitted however, TfL is content for the this to be conditioned if the Borough deems to approve the application.
- 6) Due to the proximity of the Bus Station, TfL requests that a Construction Logistic Plan is submitted to the Borough and TfL for approval. TfL is content for the this to be conditioned if the Borough deems to approve the application
- 7) TfL would have expected a Pedestrian Environment Research Survey (PERS) to be undertaken to assess the state of the pedestrian routes to the nearest bus stops. Any improvements included in the conclusions should be delivered under a s106 agreement with the Borough.
- 8) In accordance with London Plan policy 8.3 Community Infrastructure Levy, the Mayor has agreed a CIL Charging Schedule which came into operation on 1 April 2012. It will be paid by most new development in Greater London. Boroughs are arranged into three charging bands with rates of £50 / £35 / £20 per square metre of net increase in floorspace respectively. The proposed development is in the Borough of Hillingdon, where the charge is £35 per square metre.

If the above are included, TfL would have no objection to the application.

LONDON UNDERGROUND LIMITED:

London Underground Infrastructure Protection has no comment to make on this planning application.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

BACKGROUND: This is large corner building at a prominent location adjacent to the Uxbridge Town Centre Conservation Area and the Friend Meeting House, listed at grade II. Built in the 1980s, the building's facade varies in materials with a mix of glazed panelling, granite stone panels and red brick. The building has a very prominent presence at the entrance of the conservation area and any changes to the facade will have an impact on the setting of the listed building as well as the conservation area.

COMMENTS: The previous application was refused on grounds of incomplete Highways information and Section 106 obligations. These are not conservation matters and should be, therefore, assessed by the appropriate teams.

From a conservation point of view, the comments remain as before:

There have been pre-app discussions re this site. The current scheme is a slight improvement and has considered the concerns raised during the previous discussions.

The scheme is an improvement to the overall appearance of the site in that it creates a focal point to the main elevation facing Belmont Road, thus addressing the street scene appropriately. The proposed materials, i.e. buff coloured bricks, white render and glazing will blend with the street scene and as such would be considered to enhance the appearance of the conservation area and is, therefore, acceptable.

The scheme also proposes extensions, including an increase in height to the elevation facing the listed building. From a conservation point of view, the increase in bulk would be considered marginal and whilst not an improvement, would not be considered detrimental either. The existing landscape buffer between the two sites would also help mitigate the impact of the increase in height. It is, therefore, acceptable.

RECOMMENDATIONS: It is suggested that the bricks should be traditional London stock and a sample of the same should be submitted before works commence on site.

Conclusion: Acceptable. Materials to be conditioned.

HIGHWAY ENGINEER:

The development proposals are for the refurbishment and extension of the existing building to provide up to date office accommodation and interchangeable uses, including A1, A2, A3 and B1 Use Classes at the site. As part of the proposals the existing vehicular access along Belmont Road will be stopped up and access to the car park at the site will be provided (via the existing access) from Baker's Road, which will be controlled by a barrier and number plate recognition system.

Under the proposals the existing car parking provision at the site will be reduced from 187 to 171 parking spaces and will include the provision of 10 disabled parking bays and charging facilities for 12 electric vehicles. In addition, a total of 121 cycle and 4 motor cycle parking spaces will be provided, secured and under cover. Servicing of the site will be undertaken along Belmont Road with the provision of a loading bay along the highway.

In order to assess the development a Transport Statement (TS) has been submitted, which has reviewed the parking provision within the site and the impact associated with stopping up the existing access along Belmont Road. The TS has demonstrated that based on the existing use at

the site, the proposed level of car and cycle parking is acceptable to serve the proposed development.

When considering the traffic impact of the development, a capacity assessment has been undertaken of the priority junction of Belmont Road and Baker's Road. While it is noted that there are errors within the traffic flows provided, it is considered that this will not have a material effect in relation to the assessment. As a result, it has been demonstrated that the junction will operate within capacity in the design year - 2018 in both the AM and PM peak hours.

When considering servicing of the site, it is noted that a loading bay is proposed along Belmont Road. The loading bay will be located adjacent to the site and as a result, will require the reconfiguration of existing parking bays. It is noted that the proposed loading bay will not result in a loss of on street parking.

Therefore, it is considered that the proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, provided that that the details below are secured under a suitable planning condition/S106 Agreement.

1 Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The new approved extension areas and any permitted changes of use of the 516sqm (GIA) of floorspace on the lower ground floor 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.

2 Details of the proposed loading bay and associated works including reconfiguration of existing car parking bays along Belmont Road shall be submitted and agreed in writing by the LPA before commencement of works at the site. Thereafter, the loading bay and associated works shall be undertaken and completed before first occupation of the site.

3 Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, 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
 - (2) effective measures for the ongoing monitoring of the Travel Plan
 - (3) a commitment to delivering the Travel Plan objectives
 - (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.

TREES/LANDSCAPE OFFICER:

Landscape Character/Context:

The site is occupied by a 1980's office block, at the junction of Belmont Road and Bakers Yard. Situated within Uxbridge Town Centre, the site features a number of trees with shrub understorey, some in raised planters, along the front (north-west facing) facade. To the north the visual setting of the building is set off (and partly screened) by the mature trees and shrubs in the small gardens /

pocket parks associated with the nearby Friends Meeting House. Selected trees on the site and within Friends Walk Gardens are afforded protection by Tree Preservation Order No. 189. The trees on and close to the site make a significant contribution to the landscape character and visual amenity of this commercial / town centre site. Trees on, and close to, the site should be safeguarded where their quality, value and useful life expectancy merit retention. An arboricultural survey and impact assessment, by Wardell Armstrong has been submitted in support of this 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 Wardell Armstrong Tree Survey identifies and assesses the quality and value of seven trees on, or close to, the site. Their locations are plotted on the accompanying drawing No. ST12890-004 Tree Location and Constraints Plan.

·The only 'A' category (good, with long useful life expectancy) tree is an off-site Sycamore (T7) situated to the north-east of the existing building. This tree will not be directly affected by the proposed development. However, the report notes that it may require pre-emptive pruning to prevent mechanical damage related to the installation of the new cladding (and removal of the old?). (This tree is T9 on the schedule of TPO No. 189).

·The other six trees are situated within the red line of the development, on the Belmont Road frontage. These include 4No. 'B' grade (moderate / medium life expectancy) trees, T1, T2, T3 and T6 and 2No. 'C' grade (poor / short life expectancy) specimens, T4 and T5. (Section 2.2).

·The report notes that trees 2-5 are contemporary with the building and are planted in large raised planters with an under-storey of ornamental shrubs. T6, the protected Walnut, pre-dates the existing building.

·Wardell Armstrong drawing No. ST12890-005 confirms that 3No. 'B' category trees (T1, and 3) and 2No. 'C' grade trees (T4 and 5) will be removed in order to facilitate the proposed development.

·T6, the Walnut (T16 on the TPO), will be retained and safeguarded. The removal and replacement of hard surfacing near the tree (and potential aerial damage) will be undertaken in accordance with an Arboricultural Method Statement which should be conditioned.

·The off-site Sycamore, T7, may require 'access facilitation pruning' which should also be undertaken in accordance with an approved Specification / Method Statement.

·The Design & Access Statement describes the local tree and landscape features in section 3.5 and acknowledges the significance of selected trees and the presence of the tree Preservation Order.

·The site analysis assesses key views in section 3.12, most of which include individual trees or groups. Consideration of the key constraints includes the presence of the TPO and the opportunity to enhance the landscape and the public realm is also acknowledged. The landscape design objectives are set out in section 7.0 of the D&AS.

·Two new semi-mature (30-35cm girth) Lime trees are proposed planted in pits at pavement level. However, the Wardell Armstrong Landscape Masterplan proposes 4No. new trees, in addition to the retained Black Walnut (south-west corner) and the off-site Sycamore, in the Friends Garden to the north-east of the building. Landscape considerations are summarised in section 8.7.

·The application is supported by Wardell Armstrong's Landscape Masterplan, drawing ref. ST12890-101 with indicative planting including 3No. *Tilia cordata* 'Green Spire', and 1No *Prunus avium* 'Plena', on the Belmont Road frontage. Existing planters will be managed and / or replaced with *Buxus sempervirens* or *Symphoricarpos x chenaultii* 'Hancock'. It is recommended that a substitute species is found for the *Symphoricarpos* which is not considered to be suitable in this location.

·Indicative hard materials have been specified. Samples should be submitted.

·Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

Recommendations:

- The tree report was undertaken in April 2012 and issued in May 2012. At 4.1.9 it is noted that an update walkover survey should be undertaken prior to the commencement of works, if more than 12 months have elapsed since the date of the survey. The survey should be updated, prior to commencement.
- An Arboricultural Method Statement and Tree Protection details are required to safeguard retained trees T6 and T7.
- The proposed large specimen trees require the best possible planting conditions in order to establish satisfactorily and thrive. The tree pits should be made as large as possible utilising an underground tree root cell system and urban tree soil.
- An alternative (more attractive and sophisticated) ground cover plant should be specified in place of the Symphoricarpos.
- Samples of the hard landscape materials should be submitted.
- A landscape management and maintenance plan is required to ensure that soft works area established and maintained in accordance with the design objectives.

No objection subject to the above details and conditions COM6, COM7, COM8, COM9 (parts 1,2,4,5 and 6) and COM10.

ENVIRONMENTAL PROTECTION OFFICER:

Whilst it appears that there is to be little landscaping carried out, and therefore a limited amount of exposed soil accessible to receptors of the site once it is in use, it could have an implication for the construction of the site.

I would advise as a minimum that a condition to ensure garden landscaping soils are not contaminated is included in any permission. The condition should not be discharged until the relevant information, bearing the former use in mind, has been submitted to demonstrate the site is suitable for use.

The following conditions are relevant for this development:

- 1) No contaminated soils 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.

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

Reason

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 2) The rating level of the noise at any neighbouring residential property and emitted from plant and machinery at the development hereby approved shall be at least 5 dB lower than the existing background noise level. The noise measurements and assessment shall be made in accordance with British Standard 4142, "Method for rating industrial noise affecting mixed residential and industrial areas".

Reason

To protect the amenity of neighbouring residential properties

Informative:

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.

SUSTAINABILITY OFFICER:

The submitted energy assessment is lacking sufficient detail and the conclusions of a 45% energy reduction is not possible to validate. It suggests that green measures will achieve a 7% reduction and renewable technologies will achieve 1%. The rest comes from clean measures, which are not set against a baseline, and do not clearly relate to building regulations. As a consequence, the methodology for the reduction is not compliant with Policy 5.2 of the London Plan.

The following condition is therefore necessary:

Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall reflect the London Plan Energy Hierarchy and include:

1 - the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;

2 - proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services. (Lean)

3 - proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP) (Clean)

4 - proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate) (Green)

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO2 emissions by a minimum of 25% from the baseline (step 1). All measures to

reduce CO2 emissions shall be clearly detailed, shown on relevant plans and clearly related to the baseline carbon footprint. The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

ACCESS OFFICER:

Senator Court is a 1980s office block in the heart of Uxbridge Town Centre. The proposal seeks substantial refurbishment of the existing office block, which also proposes 4901 m² of additional floor space, and a new external facade.

A new reception lobby would form level access directly from Belmont Road and revolving doors would be provided with an adjacent pass door which could be used by wheelchair users. A new lift lobby comprising four cars is shown to provide access from a new reception lobby up to the existing ground floor level; this new arrangement would replace the external ramped access from the existing Belmont Road facade.

The basement car park would provide 187 car parking spaces of which 9 would be accessible, which accords with UDP saved policy AM15. All floors, with the exception of the fourth, would feature toilet facilities accessible to wheelchair users.

Recommended Informatives

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
2. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
3. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
4. 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

PRINCIPAL FLOOD AND WATER OFFICER:

The site lies in Flood Zone 1 and is mainly a refurbishment of an existing building. However it is important that all developments contribute to reducing the local flood risk from surface water in the area by managing their drainage through the use of Sustainable drainage

The development should also demonstrate the use of methods to minimise the use of potable water, including water saving measures and equipment, water collection facilities to capture excess rainwater.

Recommendations:

I request the following condition:

Prior to commencement, 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 incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- a) provide details of how the surface water strategy will control surface water.
- b) provide details of how the surface water strategy will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- c) provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- d) provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- d) incorporate water saving measures and equipment.
 - e) provide details of water collection facilities to capture excess rainwater;
 - f) 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).

S106 OFFICER:

Proposed Heads of Terms:

1. That the requirement of the previous s52 Agreement to make available part of the car to to the public on Saturdays be omitted.
2. Highways: in line with the SPD a s 278/38 agreement may be required to address any and all highways works associated with this proposal. Please liaise with highways in the first instance.
3. Travel Plan: in line with the SPD and given the scale of the proposal it is likely that a Travel Plan should be required.
4. Public Realm: in line with the SPD and given the location and scale of the proposal it is considered that a contribution in the sum of £25,000 is secured for the Uxbridge Town Centre to improve the town centre environment and accessibility to and from the development site.
5. 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
+ 6,244m²/7, 500m² x £71,675 = total contribution.
6. 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

This proposal mainly involves refurbishing and extending an office building with a small area of interchangeable town centre uses sited within a town centre location. As such, there is no objection in principle to the development, subject to normal development control criteria.

7.02 Density of the proposed development

Not applicable to the proposed development.

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

The proposal is located within an Archaeological Priority Area. English Heritage (Archaeology) have been consulted and no comments have been received. Given the built-up nature of the site, with existing basement levels and the limited extent of the underground works proposed, it is unlikely that any archaeological remains would be affected.

As regards the Old Uxbridge Conservation Area which adjoins the site on the opposite side of Belmont Road, diagonally opposite its junction with Bakers Yard, it is considered that the proposed extensions would not significantly increase the overall bulk of the building and would not appear unduly conspicuous within the street scene, extending beyond the existing elevations of the building. The other alterations to the building, including the new brickwork would modernise and improve the building's appearance.

In terms of the Grade II listed Society of Friends Meeting House building and a small landscaped garden area in the front of the building which adds to the building's setting, the proposal would infill the recessed upper floors of the building and add a new top floor (albeit this would be set in), with an overall increase in the buildings height on this boundary. There is landscaping along this boundary which helps to mitigate the impact and the Council's Urban Design/Conservation Officer advises that the new relationship is acceptable.

On this basis, the Council's Urban Design/Conservation Officer raises no objections to the scheme, subject to materials being conditioned.

7.04 Airport safeguarding

No safeguarding objections have been raised.

7.05 Impact on the green belt

The application site does not lie within nor is it sited close to the Green Belt.

7.07 Impact on the character & appearance of the area

This is a town centre location which is characterised by many tall commercial buildings, including the 9 storey Travelodge building and adjacent office buildings of similar height. This site is located towards the edge of the town centre, close to traditional residential areas and the two to four storey buildings on the opposite side of Belmont Road.

The proposal mainly involves infill extensions to the existing bulk of the building and the new top floors of the building would mainly be recessed from the sides of the building, with the new plant level above being stepped in again. The resultant building would not appear unduly conspicuous within the street scene and respect the general massing and height of town centre buildings, following the pattern whereby the taller buildings within the middle of the town centre step down towards the edges. The use of materials would assist in this process, with the the main built elements of the re-clad building being in brickwork with the recessed upper floors being mainly glazed to re-enforce their subordinancy. The new entrance on Belmont Road would also assist with the breaking up of the mass of the building by being finished in contrasting light coloured panels and glazing.

The new extension to the entrance on Belmont Road would maintain the existing staggering of the building elevation along this road frontage and provide more of a focal feature. The scheme would improve and modernise the appearance of this building which now does appear somewhat dated. The Council's Urban Design/Conservation Officer does not raise any objection to the scheme, subject to materials being conditioned.

The proposal is therefore considered to comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

The vast majority of the upper floors of the two to four storied properties on the opposite side of Belmont Road are in commercial use. However, there are one or two residential flats which are currently the nearest residential properties to Belmont House. However, as the proposed works would not result in the building being sited any closer to these units than the existing building, it is considered that the impact of the proposal on these units would be acceptable in terms of dominance and loss of privacy.

As regards loss of sunlight, it is only the listed Society of Friends Meeting House building to the north of the site that would experience additional overshadowing during the afternoon. However, this building provides a community use and it is likely that existing vegetation along the shared boundary would already account for much of the overshadowing. As such, the scheme is considered acceptable.

Permission has been approved to redevelop the adjoining Norwich Union House to provide a nine storey, primarily residential block (8218/APP/2011/1853). Whilst the existing building on the adjoining site does not constrain development at Belmont House, the proposed scheme would introduce residential flats with habitable rooms facing the application site. This proposal would also bring the corner of Belmont House closer to the proposed residential units. However, the relationship with the proposed adjoining redevelopment at Norwich Union House is considered acceptable and this relationship was also previously approved last year with the granting of permission for the three storey extension on this corner of the building (32891/APP/2012/911).

As such, the scheme complies with Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The development would involve an overall 4,861sqm increase in the gross internal floor area of the building from 14,648sqm to 19,509sqm, and a reduction in basement parking from 187 to 171 spaces.

The existing building currently has an excess of off-street parking. For the existing floor space, the Mayor's car parking standards stipulate a maximum total car parking provision of 96 car parking spaces, whereas 187 spaces are provided, an excess of 91 spaces. This compares to cycle parking whereby 182 spaces are required but no cycle parking spaces are currently provided on site. As regards the proposal, the Mayor's maximum car parking standards range from 142 to 153 spaces being required, dependent upon the final floor space usage, which still equates to an over provision ranging from 18 to 29 spaces. As regards cycle parking, the Mayor's standards require between 162 and 193 spaces

whereas 121 spaces are proposed. The proposal would therefore reduce the amount of over provision of car parking at the site and with 121 cycle spaces being proposed, would significantly improve upon the current situation. Furthermore, cycle parking would be monitored as part of the Travel Plan. On this basis, no objections are raised to the proposal.

The Council's Highway Engineer advises that the Transport Statement submitted with the application demonstrates that the proposed level of car and cycle parking is acceptable to serve the proposed development. Further, a capacity assessment has been submitted to assess the junction of Belmont Road and Baker's Road, given that the the basement parking would now only be served from the access from Baker's Yard. Although TfL advise that the modelling was not carried out in accordance with TfL Best Practice Guidance, they do not raise object to the results. The Council's Highway Engineer advises that the junction will operate within capacity until at least 2018 in both the AM and PM peak hours.

A loading bay is also proposed on Belmont Road adjacent to the site to service the proposal. This will require the reconfiguration of the existing parking bays, but no on street parking spaces would be lost.

TfL also advise of the need for a Travel Plan, controlled cycle storage and showers, electric vehicle charging points to London Plan Standards, a Delivery and Servicing Plan, a Construction Logistic Plan and a Pedestrian Environment Research Survey (PERS). These have been condition or form a heads of term within the S106 Agreement with the exception of the Pedestrian Environment Research Survey (PERS). It is considered that this is not justified as the scheme already improves the pedestrian environment.

Therefore, it is considered that the proposals would not be contrary to the policies of the adopted Hillingdon Local Plan, 2012, Part 2, provided that the details are secured under a suitable planning condition/S106 Agreement.

7.11 Urban design, access and security

Relevant planning considerations have been dealt with elsewhere in this report. As regards security, it is considered that this could be dealt with by condition.

7.12 Disabled access

This proposal would include a new reception lobby that would provide level access directly from Belmont Road. Revolving doors would be provided with an adjacent pass door shown on the plan. A new lift lobby comprising four cars is shown to provide access from a new reception lobby up to the existing ground floor level, replacing the external ramped access from the existing Belmont Road facade. Furthermore, 12 accessible parking bays are shown in the basement level plan, which is considered to be acceptable given the use class of the building. All floors, with the exception of the fourth, would feature toilet facilities accessible to wheelchair users.

The Council's Access Officer advises that the proposal would afford significantly improved accessibility and is acceptable, subject to the incorporation of informatives.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy BE38 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) 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 Council's Tree/Landscape Officer advises that there are a number of trees along the Belmont Road frontage, including those in raised planters which are under-planted with shrubs. To the north the visual setting of the building is set off and also partly screened by the mature trees and shrubs in the small gardens / pocket parks associated with the adjoining Society of Friends Meeting House. The trees on and close to the site make a significant contribution to the landscape character and visual amenity of this commercial town centre site and should be safeguarded where their quality, value and useful life expectancy merit retention. The tree most valued for its amenity value is a Common Walnut on the corner of Belmont Road and Bakers Road. This tree is protected by TPO No. 189 (T16 on the schedule).

The Council's Tree Officer advises that the proposal is generally acceptable, including the proposed alterations to the building in the north-west corner close to the Walnut tree, which with suitable protection, would not be harmful to the tree. The area of brown roof is also welcomed. The Officer does make a number of recommendations, including the need to up-date the tree report with a walkover survey as it was originally undertaken in April 2012, an Arboricultural Method Statement and Tree Protection details are also required to safeguard retained trees T6 and T7, the proposed large specimen trees require the best possible planting conditions in order to establish satisfactorily and thrive, an alternative ground cover plant should be specified in place of the Symphoricarpos, samples of the hard landscape materials should be submitted and a landscape management and maintenance plan is required.

The Tree /Landscape Officer advises that subject to conditions, the scheme is acceptable and accords with Policy BE38 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.15 Sustainable waste management

The proposals would not alter the existing bin collection strategy. A new 15sqm refuse and recycling store would be created at lower ground floor level to the rear of the A1/A2/A3/B1 floor space which would accommodate 4 x 1100l waste and 4 x 1,100l mixed recycling eurobins. This would have level access from the adjoining floor space. Bins would be placed at the pavement edge on collection days. No objections have been raised to this arrangement.

7.16 Renewable energy / Sustainability

An energy assessment has been submitted which advises that a modern high efficiency boiler and new cooling systems would be provided, together with solar panels and it is estimated that these measures would provide a 45% reduction in carbon emissions as compared to the existing building.

The Council's Sustainability Officer advises that the assessment is not sufficiently robust to demonstrate that these efficiencies would be achievable, so that any permission should be conditioned to ensure that a revised energy assessment is submitted. The recommended condition has been added.

7.17 Flooding or Drainage Issues

The Council's Flood and Drainage Officer advises that although the site comprises of existing hardstanding that will not change with the expansion of the building, the refurbishment and extension work will involve alterations to the drainage of the site and any opportunities should be taken to control surface water, particularly from a site of this size. Also, this is a water stressed area, and has a particularly high water consumption rate. Opportunities should also be taken to re-use water and further reduce flood risk. A

condition is recommended.

7.18 Noise or Air Quality Issues

A noise report has been submitted with the application. The Council's Environmental Protection Officer advises of the need for a condition restricting the noise level from plant at the site. This has been conditioned.

7.19 Comments on Public Consultations

No responses to the public consultation on this application have been received.

7.20 Planning obligations

Policy LE7 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) is concerned with securing planning benefits related to the scale and type of commercial development. The policy is supported by more specific supplementary planning guidance.

The Council's S106 Officer advises that the following would be required to mitigate the impact of the development:

1. That the requirement of the previous s52 Agreement to make available part of the car to the public on Saturdays be omitted.
2. Highways: in line with the SPD a s 278/38 agreement may be required to address any and all highways works associated with this proposal. Please liaise with highways in the first instance.
3. Travel Plan: in line with the SPD and given the scale of the proposal it is likely that a Travel Plan should be required.
4. Public Realm: in line with the SPD and given the location and scale of the proposal it is considered that a contribution in the sum of £25,000 is secured for the Uxbridge Town Centre to improve the town centre environment and accessibility to and from the development site.
5. 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
+ 6,244m²/7, 500m² x £71,675 = total contribution.
6. 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.

7.21 Expediency of enforcement action

The site does not raise any enforcement issues.

7.22 Other Issues

The Council's Environmental Protection Officer advises that soil brought onto the site in connection with the landscaping should be free from contamination to safeguard future employees at the site. This has been conditioned.

There are no other material planning considerations raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The extensions to the building are considered acceptable and they would not adversely affect neighbouring property. Other alteration and refurbishment works would modernise and improve the appearance of the building. The Highway Engineer advises that the scheme is now acceptable in terms of highway safety. Adequate provision has also been made for the trees which surround the site, including a protected Walnut and access arrangements to the building would be improved. Furthermore, the scheme is also considered to make an adequate contribution towards energy efficiency and carbon reduction and a commensurate package of S106 contributions would mitigate the impacts of the development.

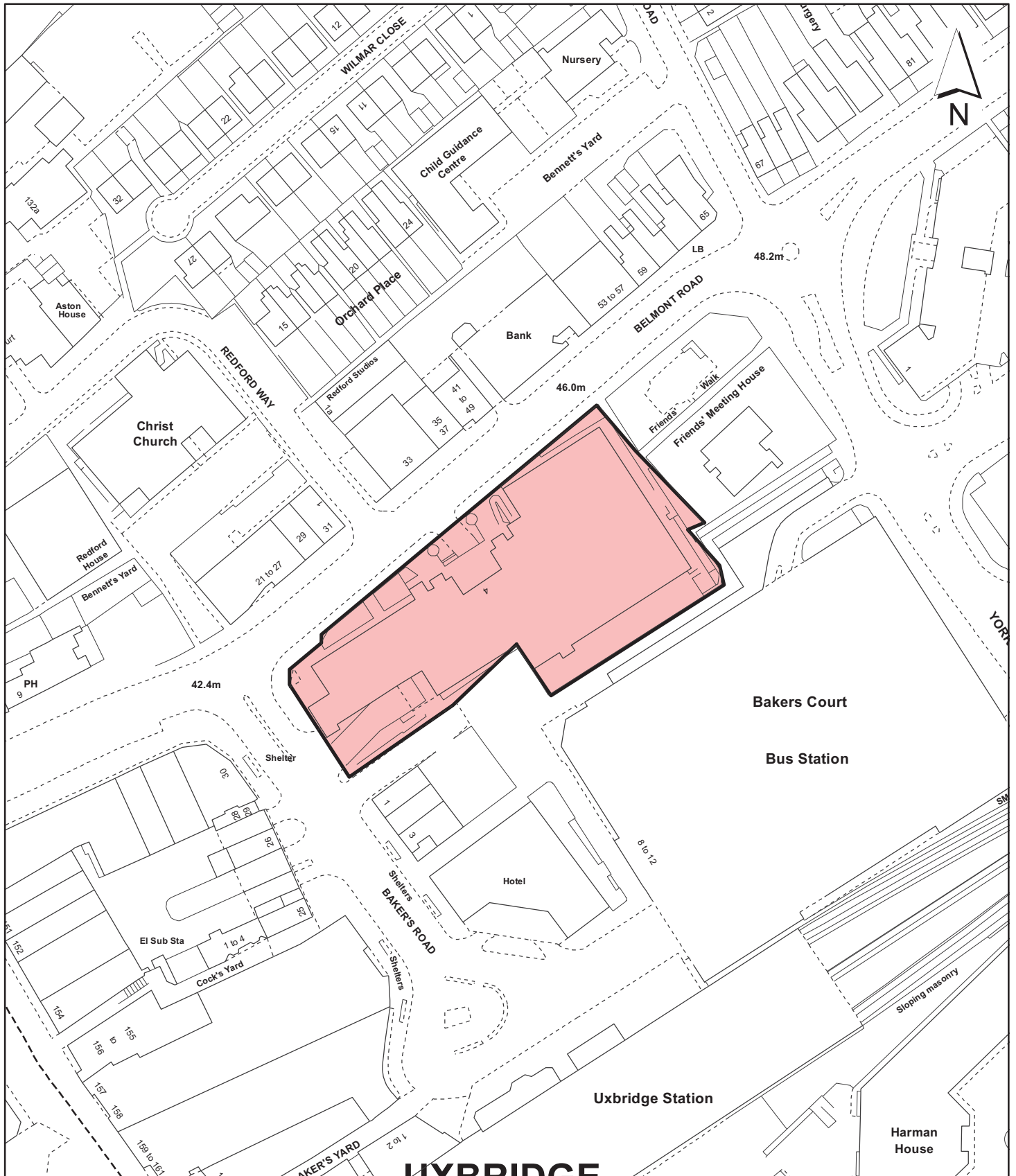
The scheme is recommended for approval.

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

**Senator Court
 Belmont Road
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
68385/APP/2013/902

Scale
1:1,250

Planning Committee
Major Applications

Date
May 2013



HILLINGDON
 LONDON

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Plans for Major Applications Planning Committee

28th August 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

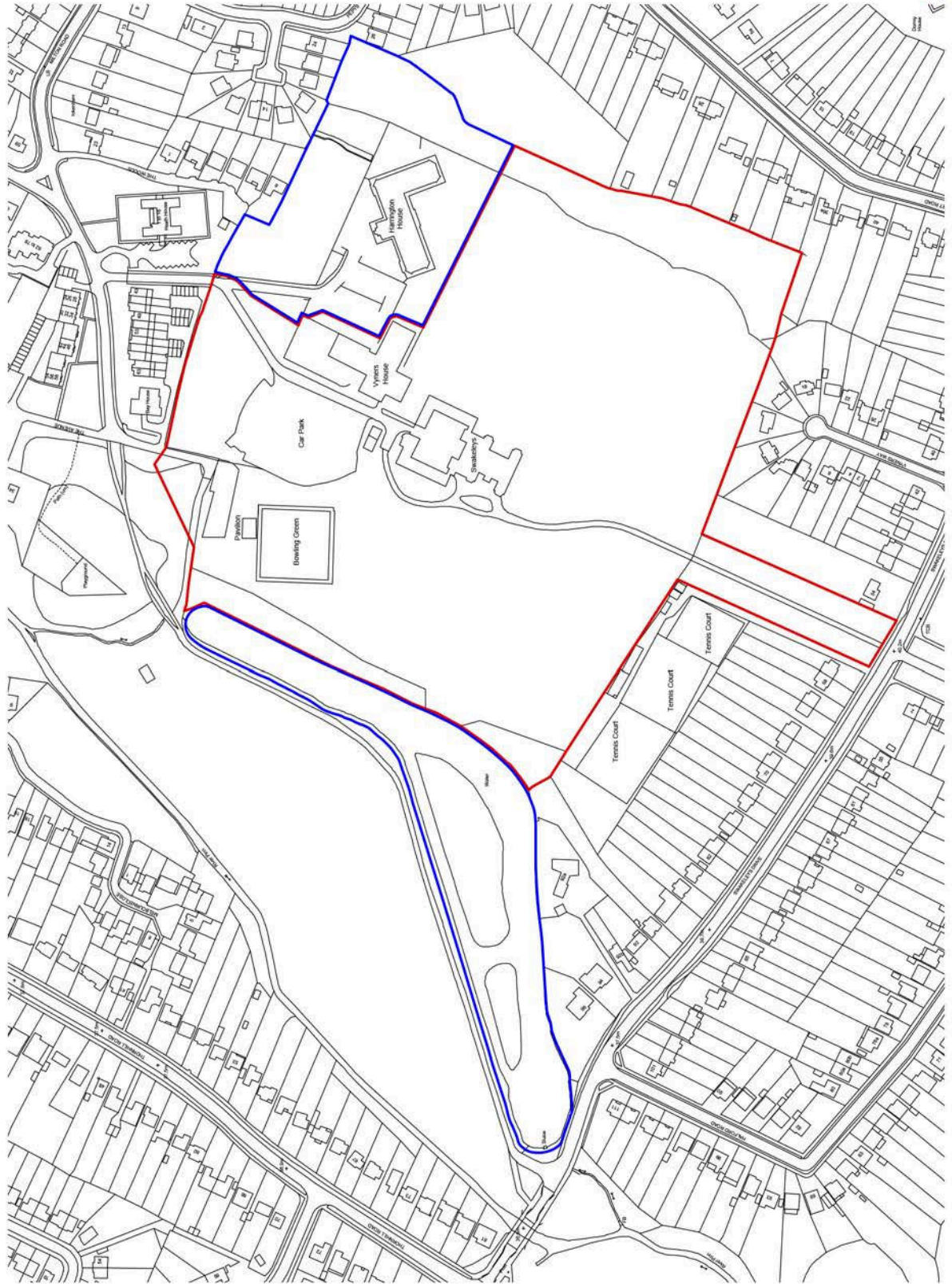
Report of the Head of Planning, Sport and Green Spaces

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

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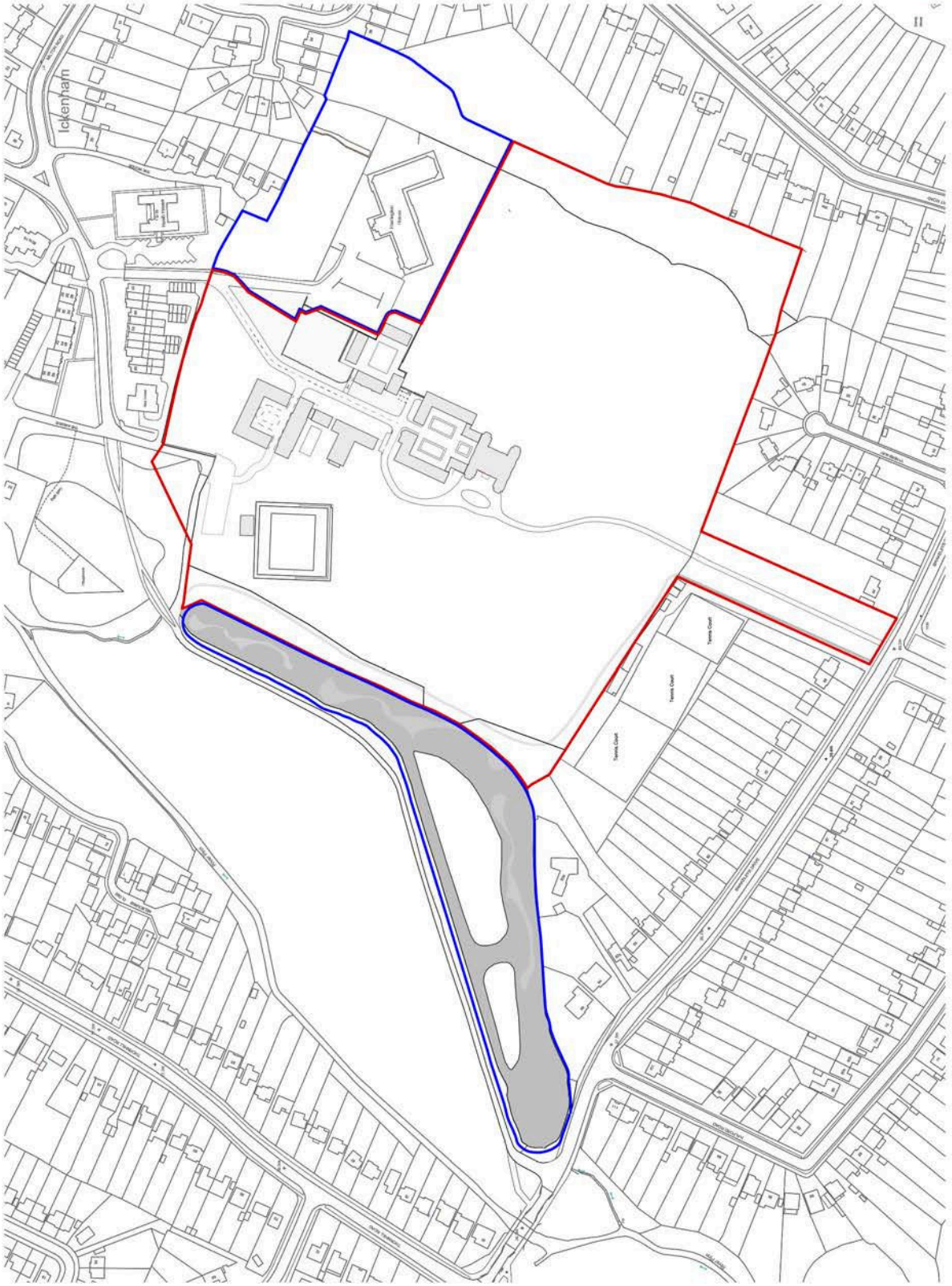


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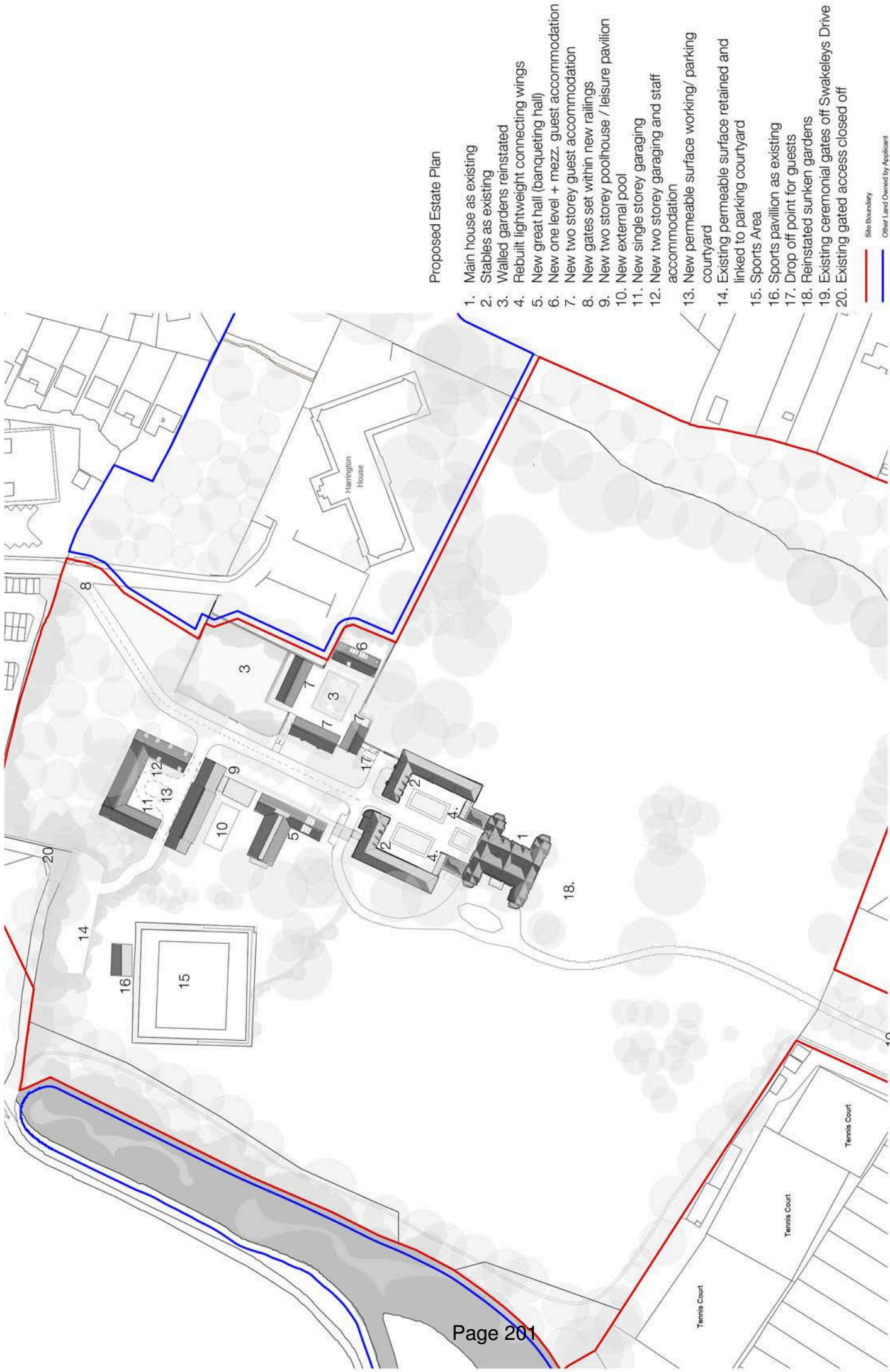
December 2012

1604 (PJ)001 rev. --
 Site Plan

Swakeleys House
 CES Properties (Ickenhams) Ltd.



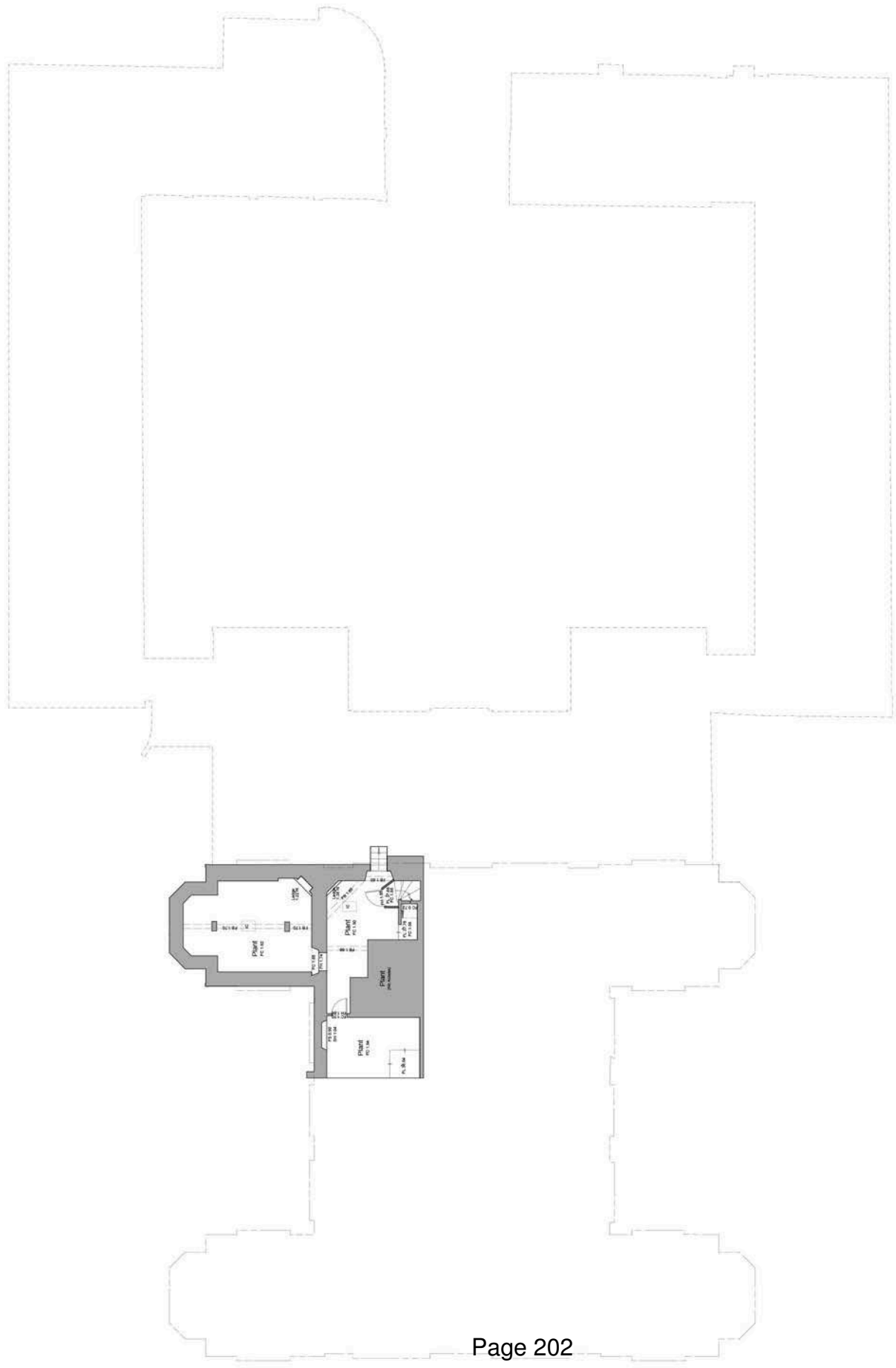
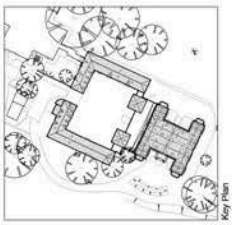
— Site Boundary
— Other Land Owned by Applicant

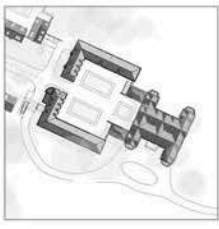


Proposed Estate Plan

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 pavilion 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

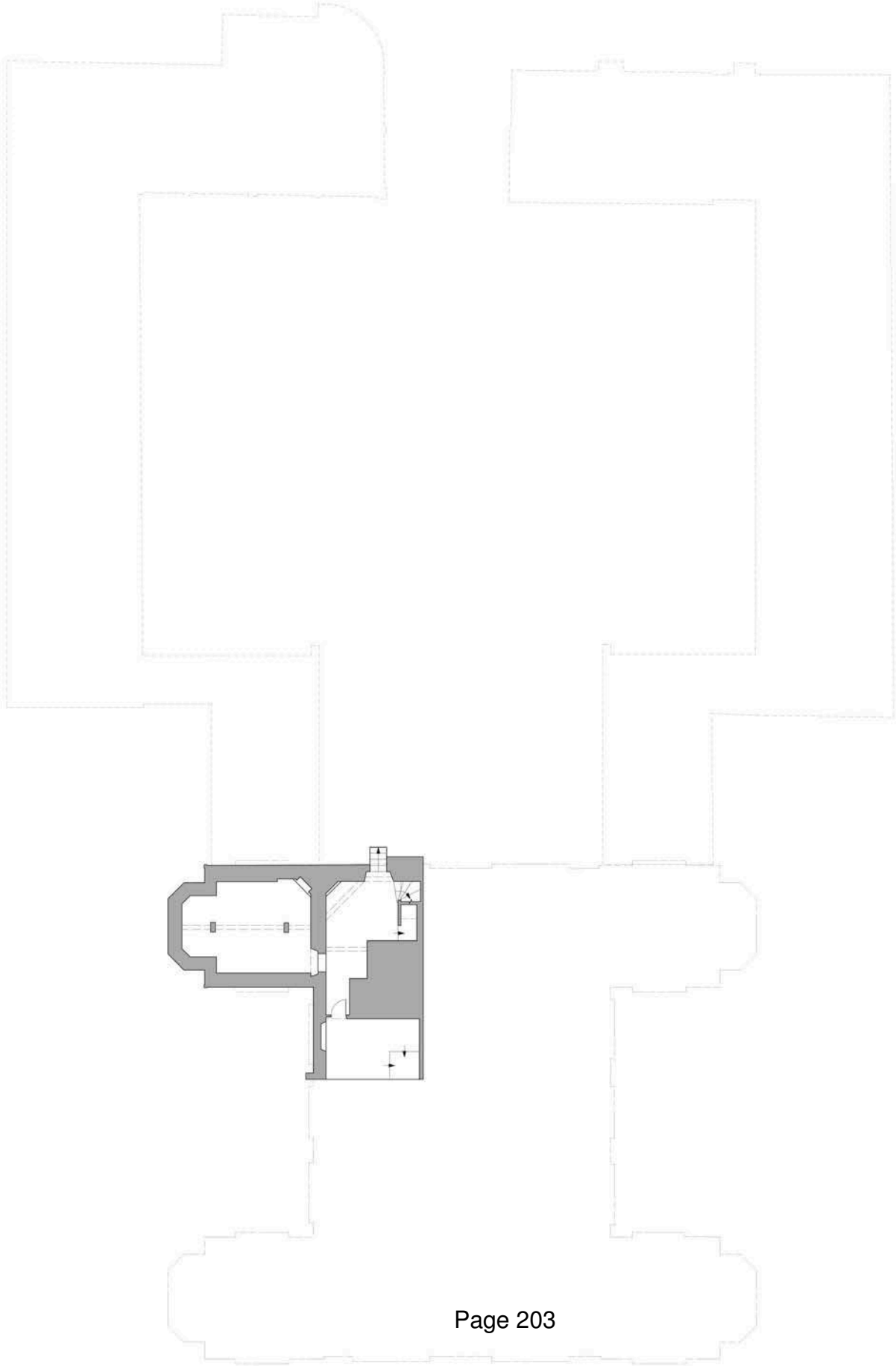


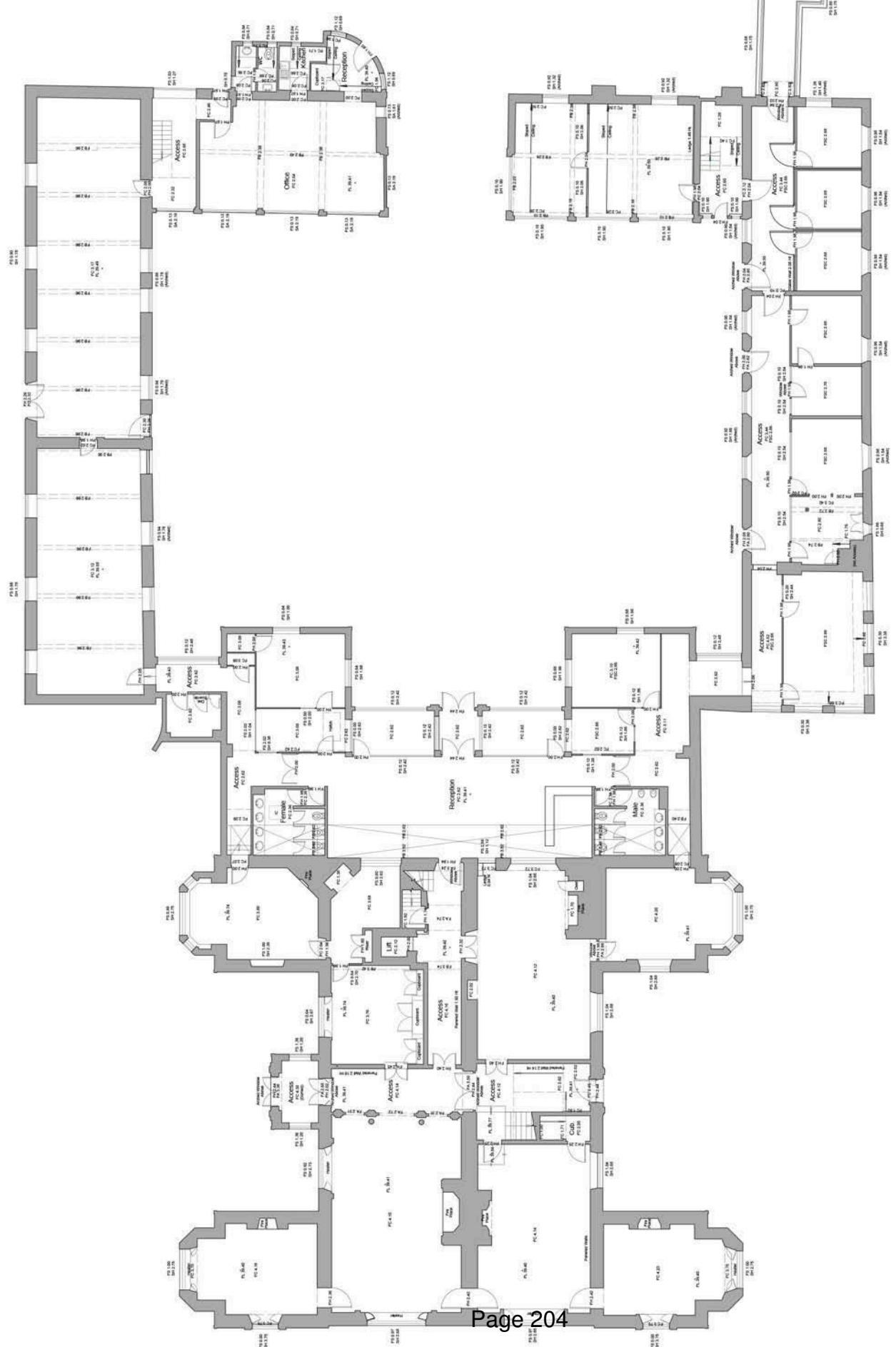
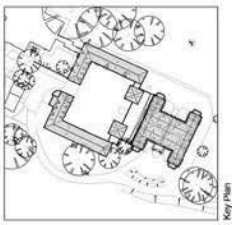


Key Plan

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

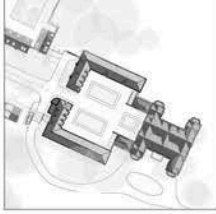


scale 1:100 @ A1
1:200 @ A3

paul davis + partners
ARCHITECTS URBAN DESIGNERS
The Old School House, 179 Abchurch Lane, London EC4A 3DF, UK
Tel: +44 (0)20 7766 1178 Fax: +44 (0)20 7645 280 8571

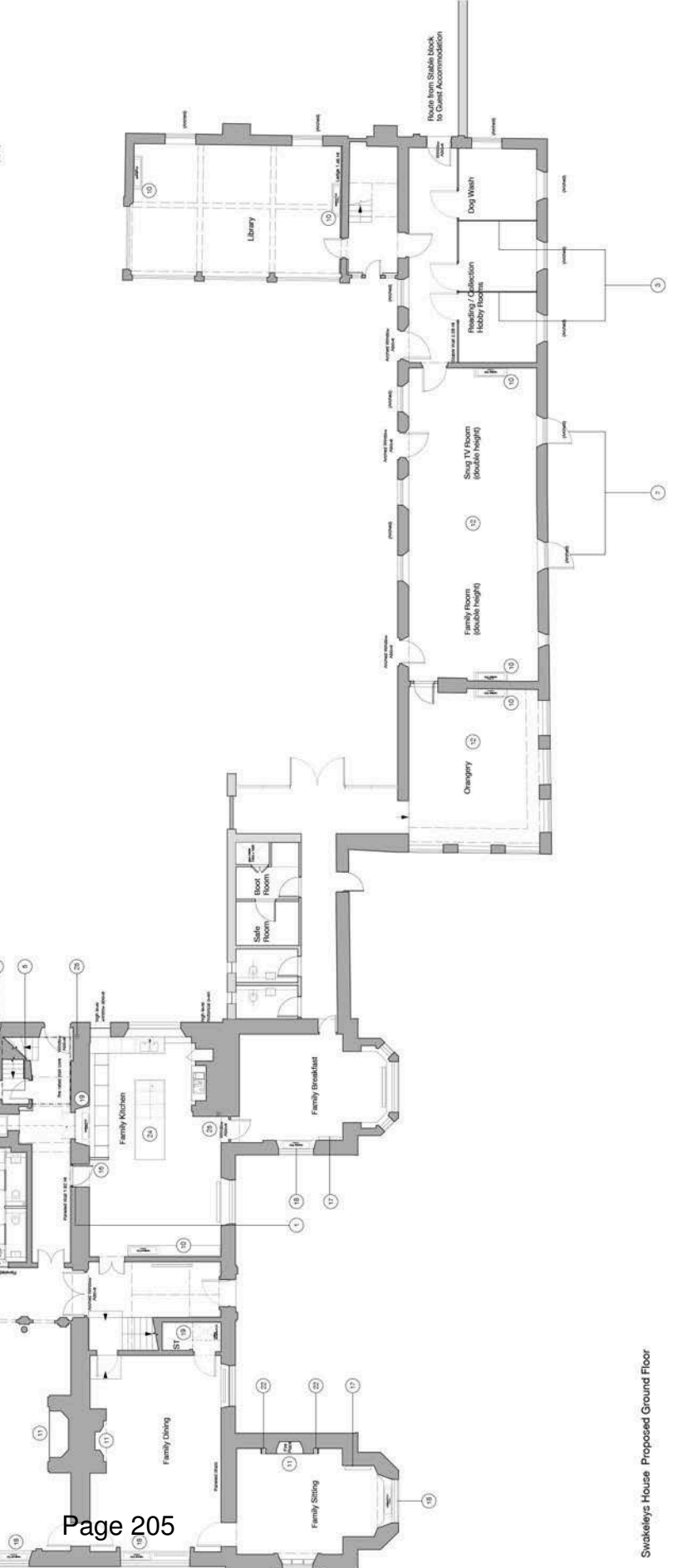
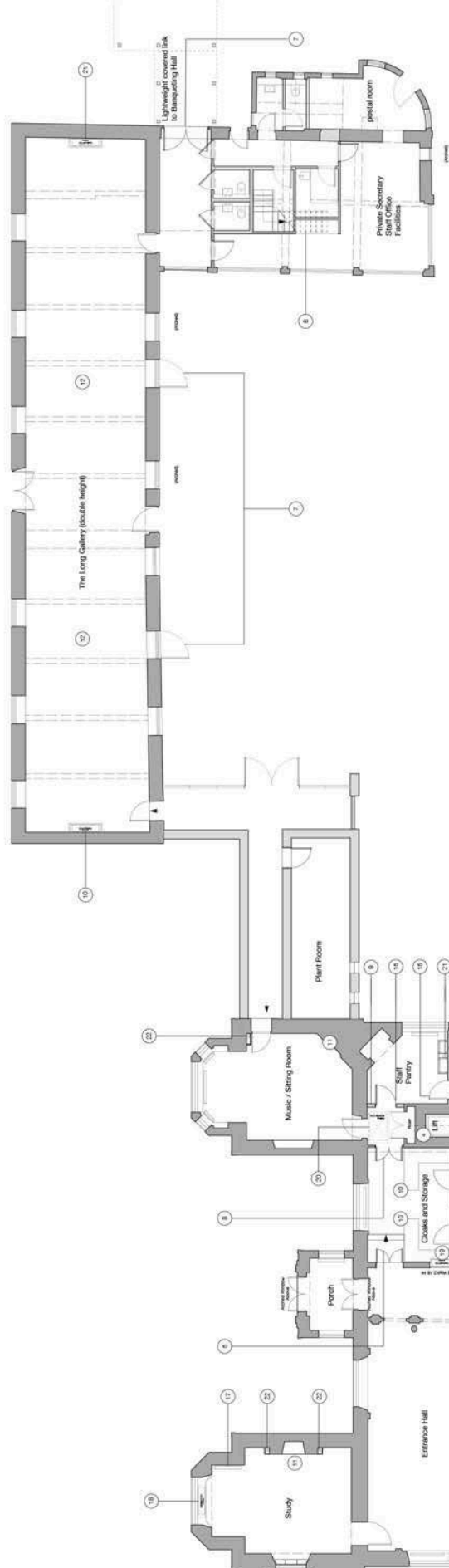
Swakeleys House Existing Ground Floor

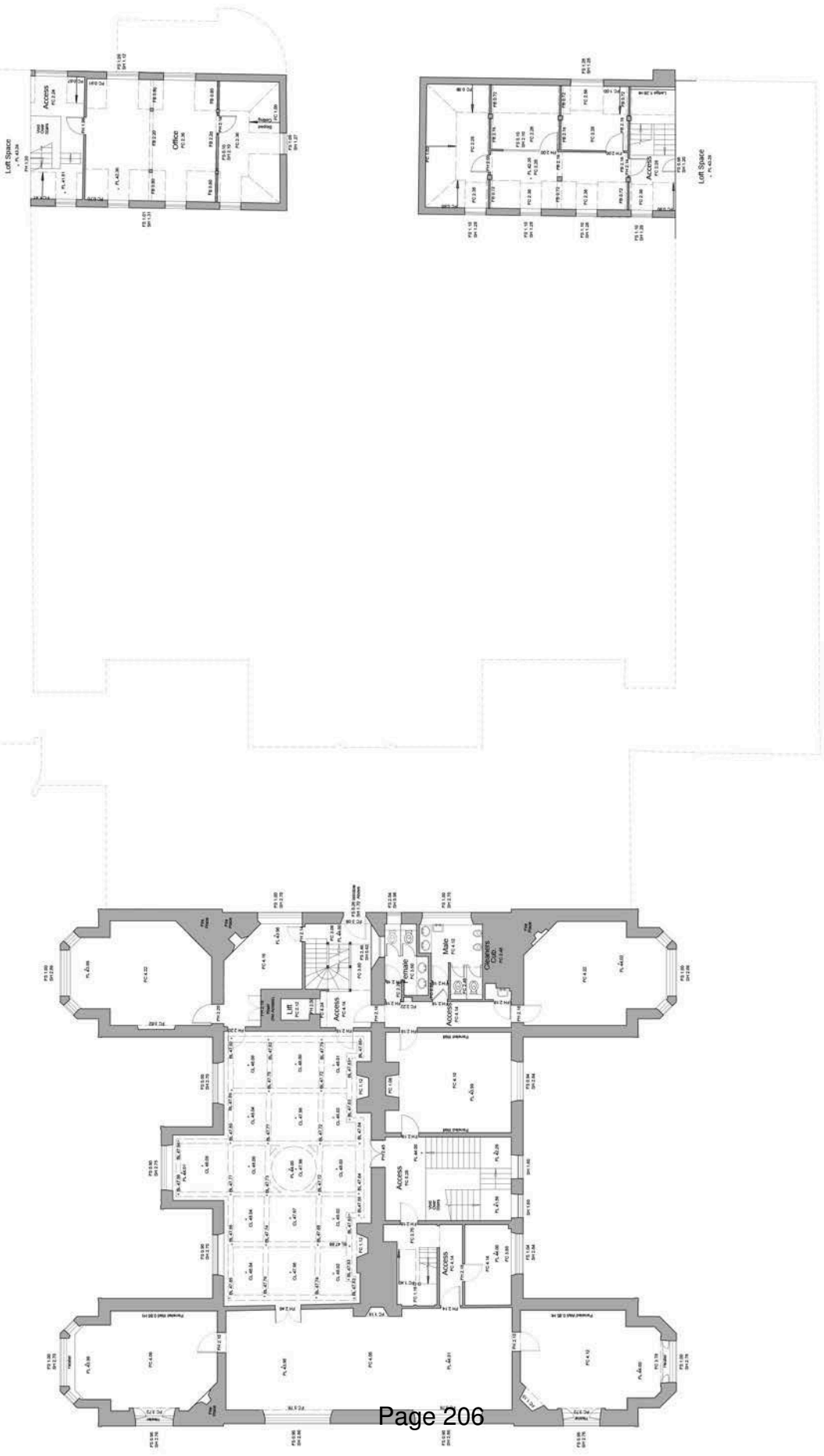
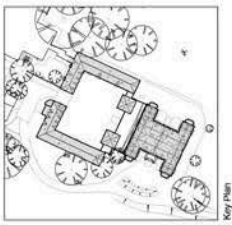
Swakeleys House
CES Properties (Ickenham) Ltd.

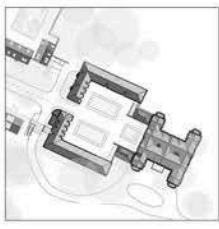


Key Plan

- 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



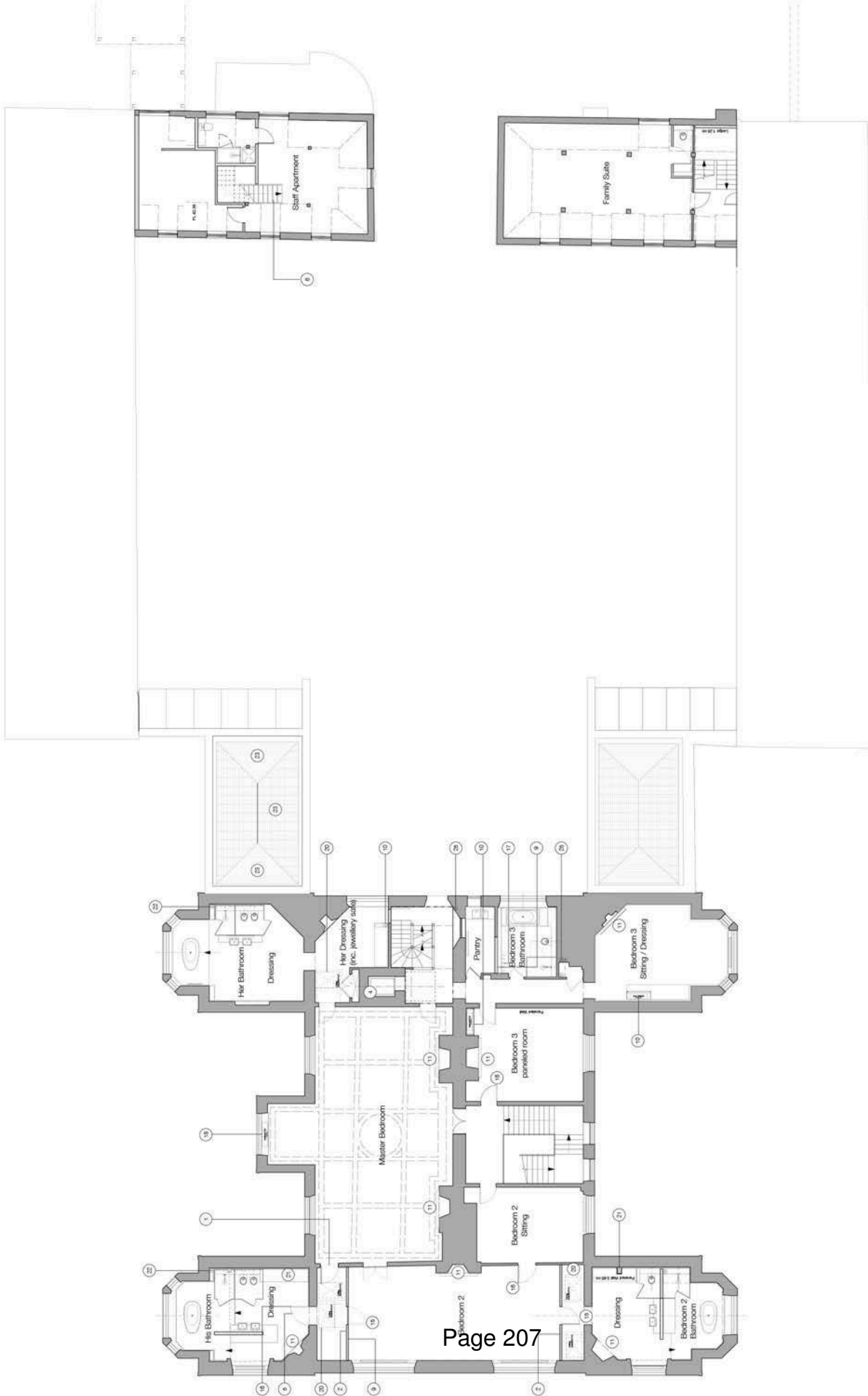


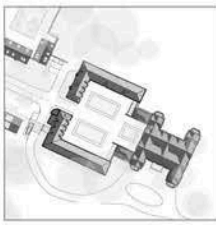


Key Plan

Legend

1. 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 downy 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 cloak and storage built as jersey 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 jersey 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 jersey unit to achieve for maximum head height within bedroom

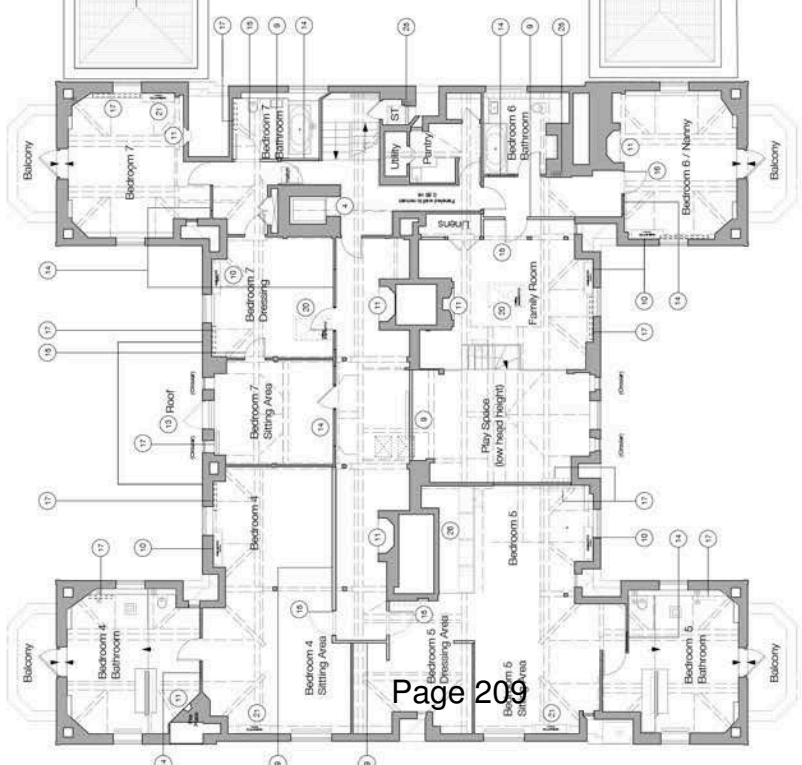
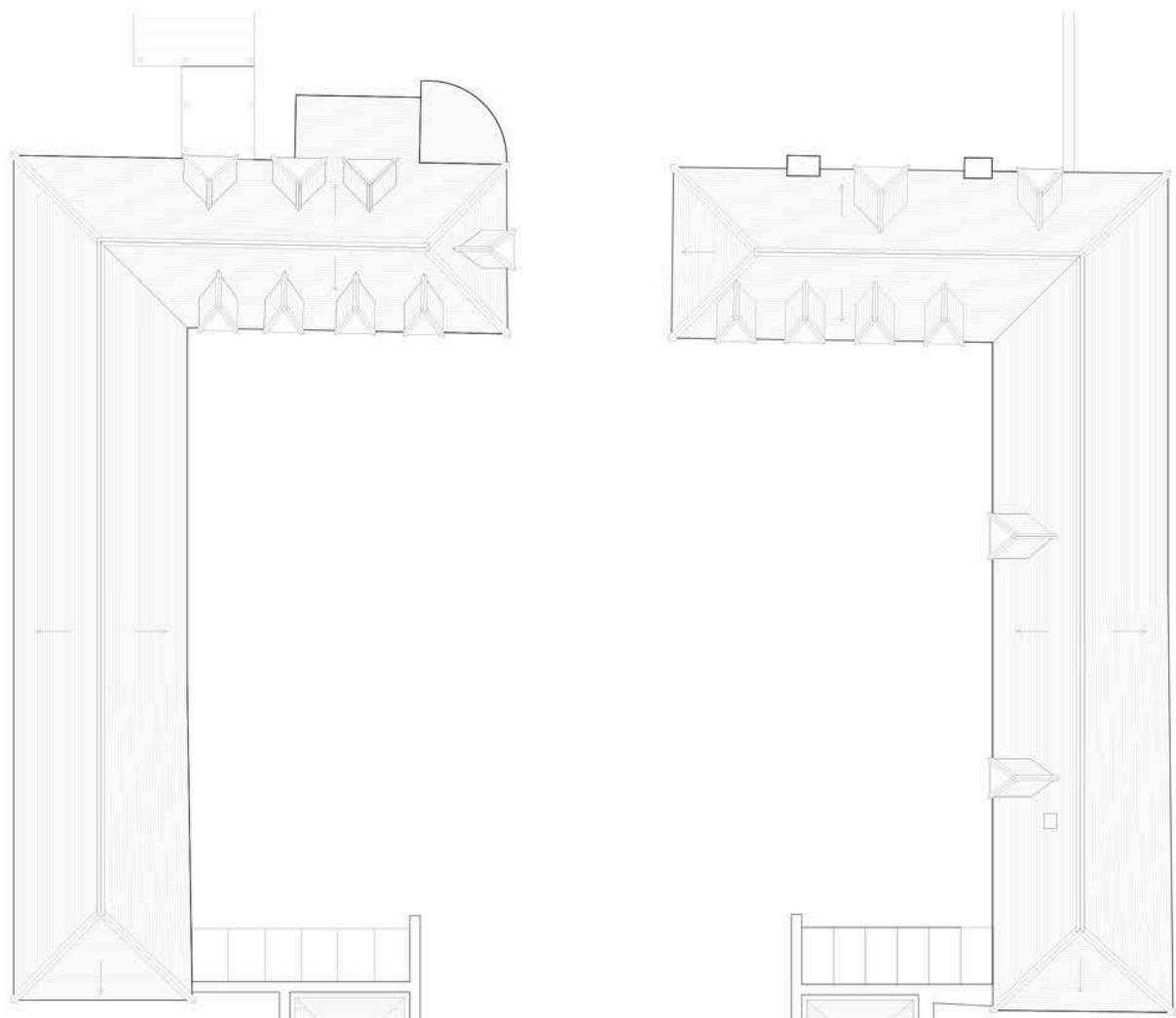


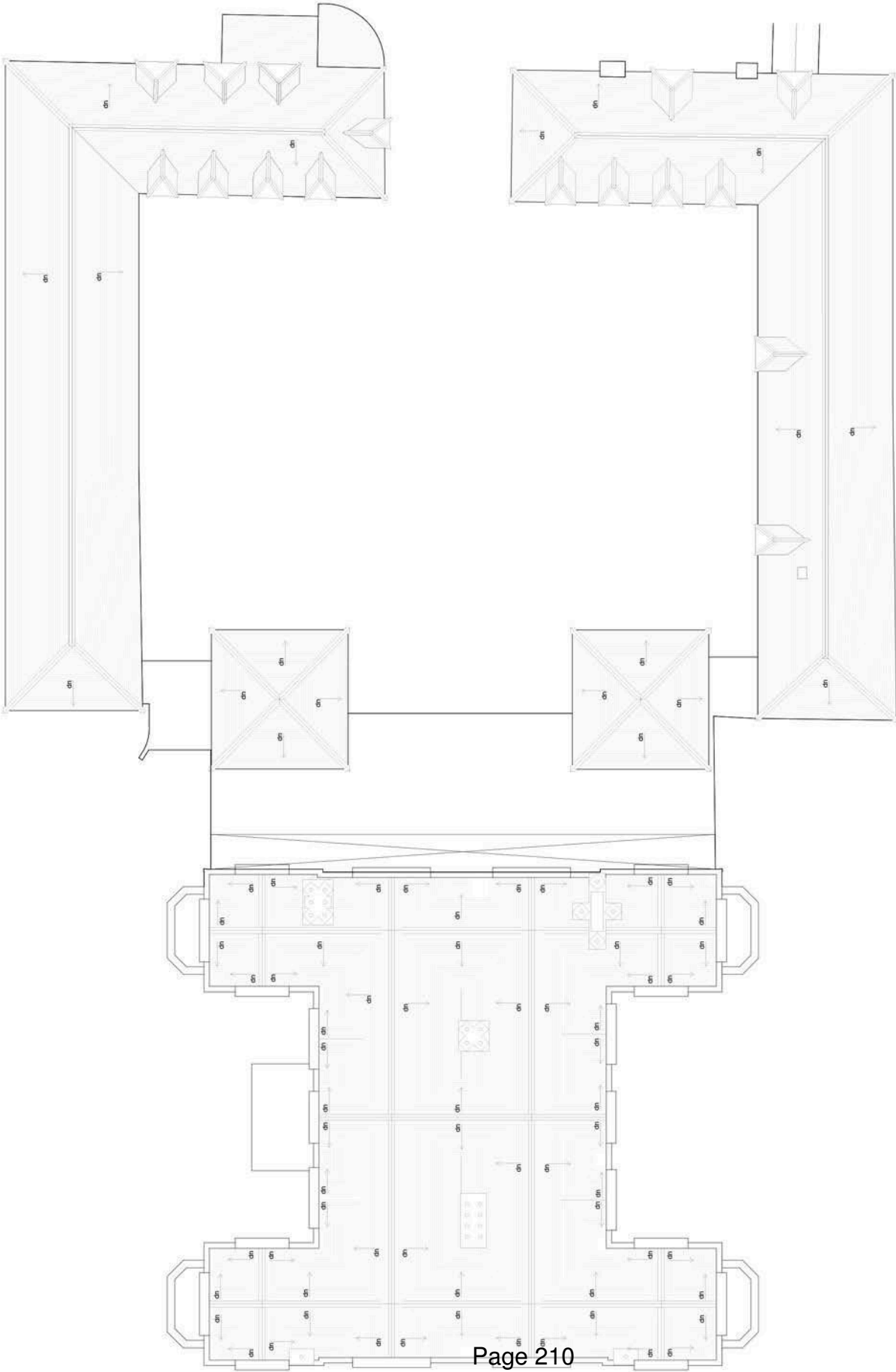
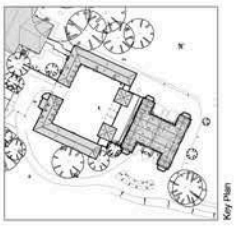


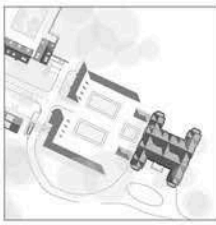
Key Plan

Legend

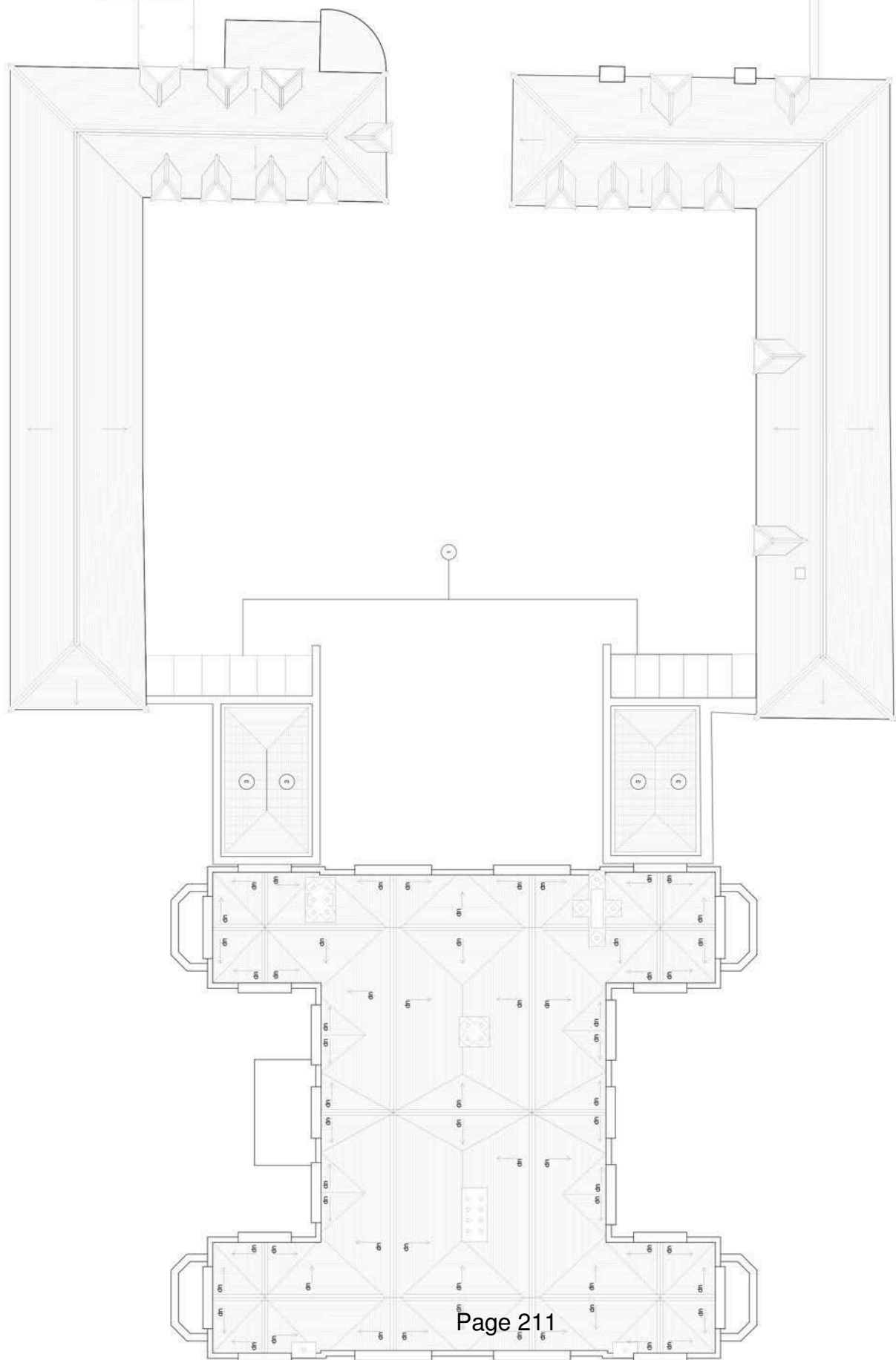
1. Downy in existing fabric reinstated as per 1930s plan
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19. New FCU in existing cupboard
20. New FCU in dropped ceiling void
21. New SVP in joinery unit to read as item of furniture within the room
22. New SVP riser within enlarged void to wall lining
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

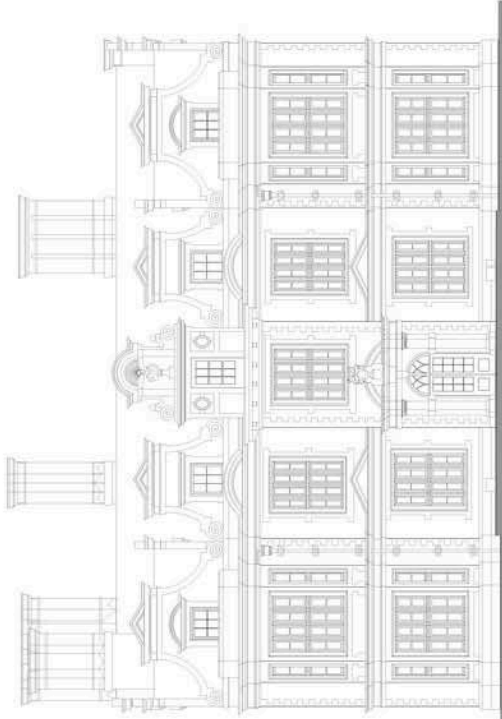
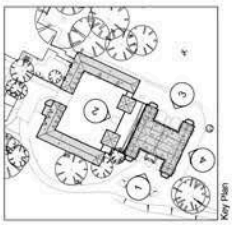






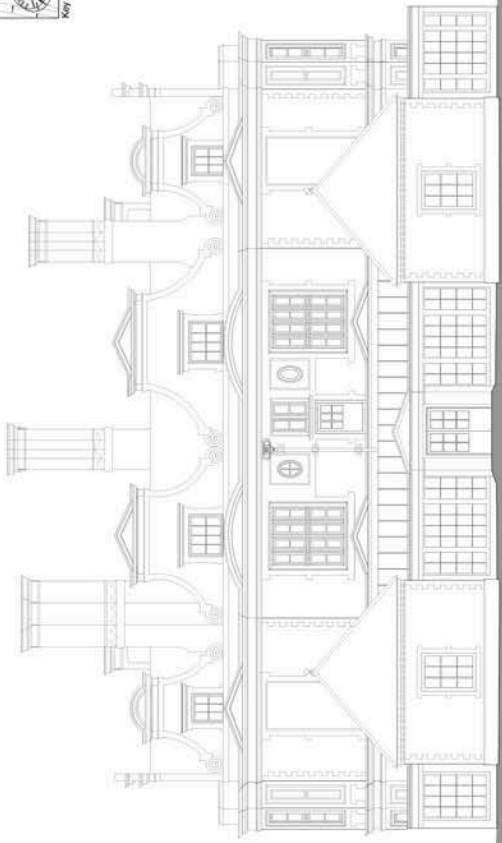
- Legend**
1. Connecting wings rebuilt in sympathetic manner to existing
 2. Lightweight covered link to guest accommodation
 3. Open roof to plant room with bores to conceal plant



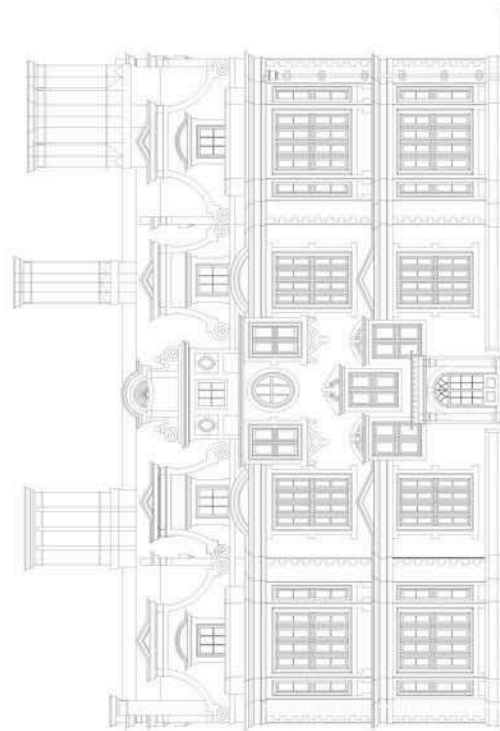


1:100 @ A1

Existing Elevation 1 (Northwest Facade)

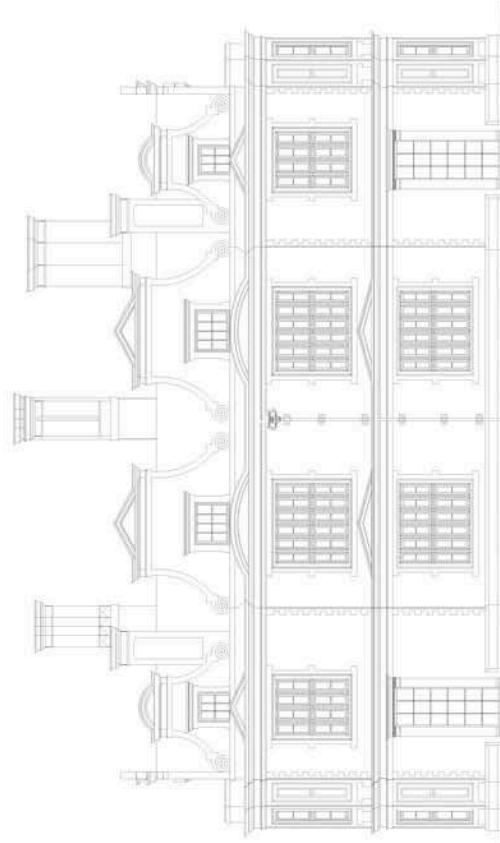


Existing Elevation 2 (Northeast Facade)



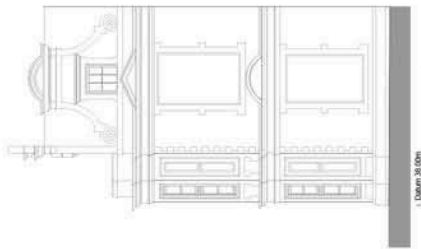
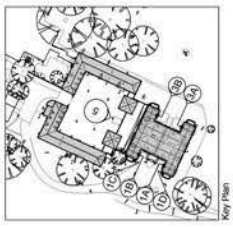
1:100 @ A1

Existing Elevation 3 (Southeast Facade)

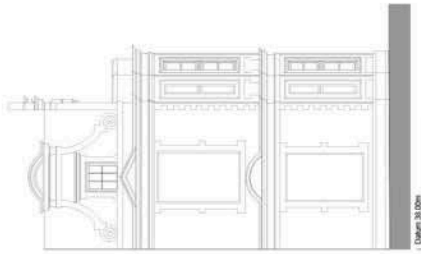


1:100 @ A1

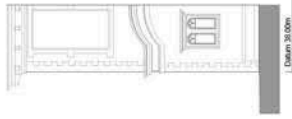
Existing Elevation 4 (Southwest Facade)



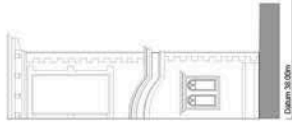
Existing Elevation 1B (Northwest Facade)



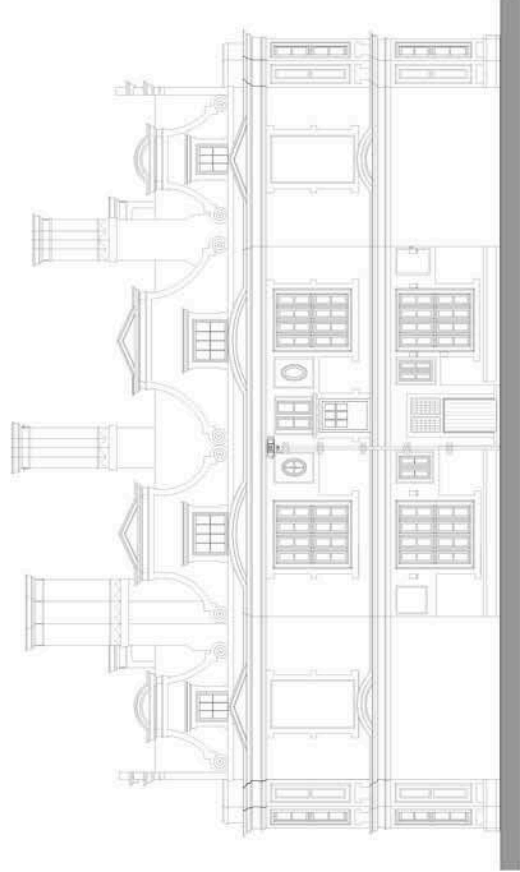
Existing Elevation 3B (Southeast Facade)



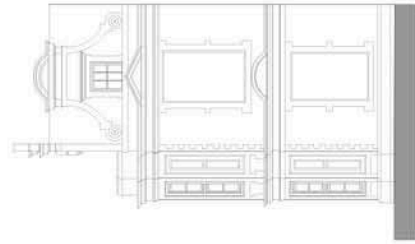
Existing Elevation 1C (West Facade)



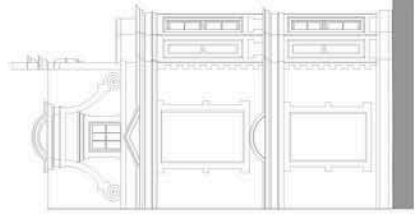
Existing Elevation 1D (West Facade)



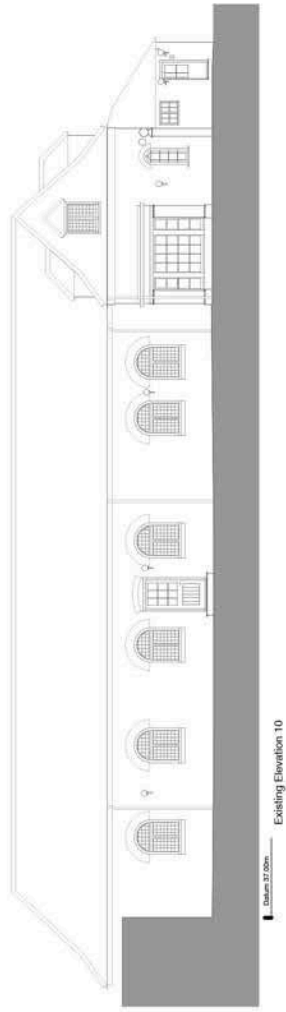
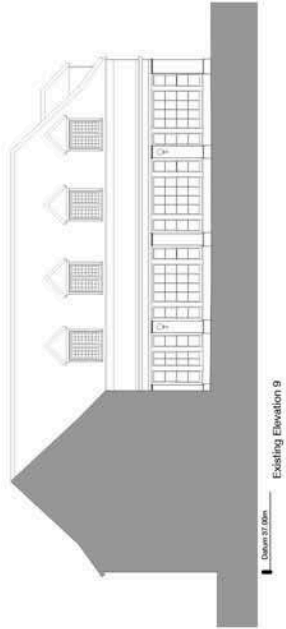
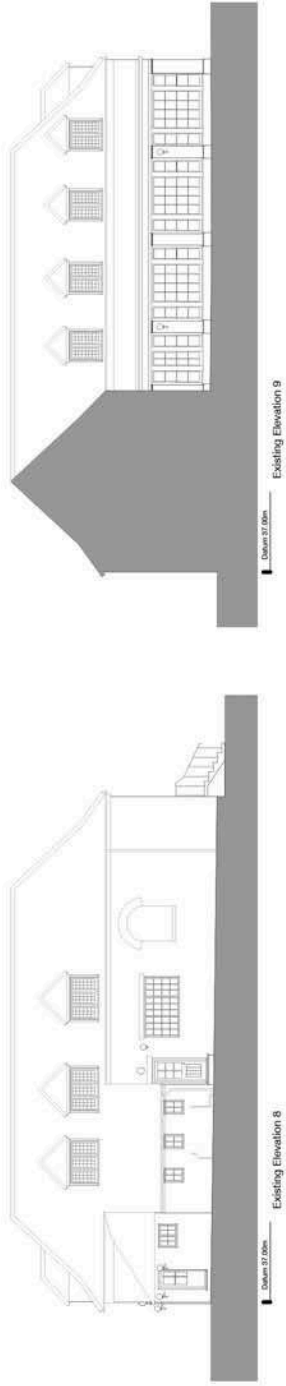
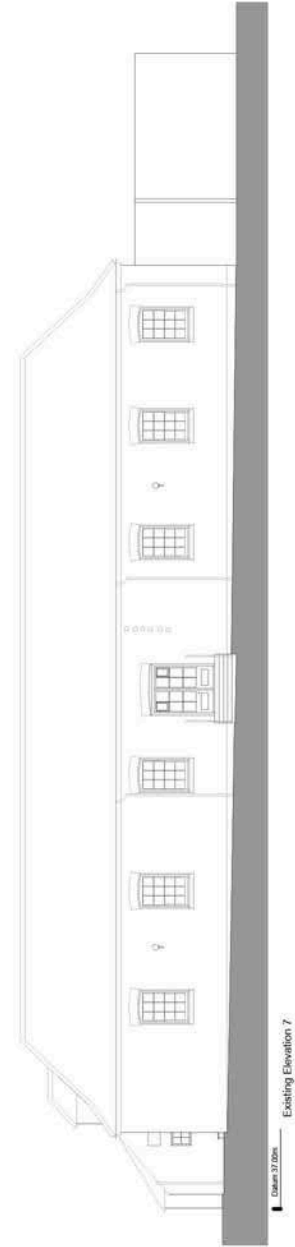
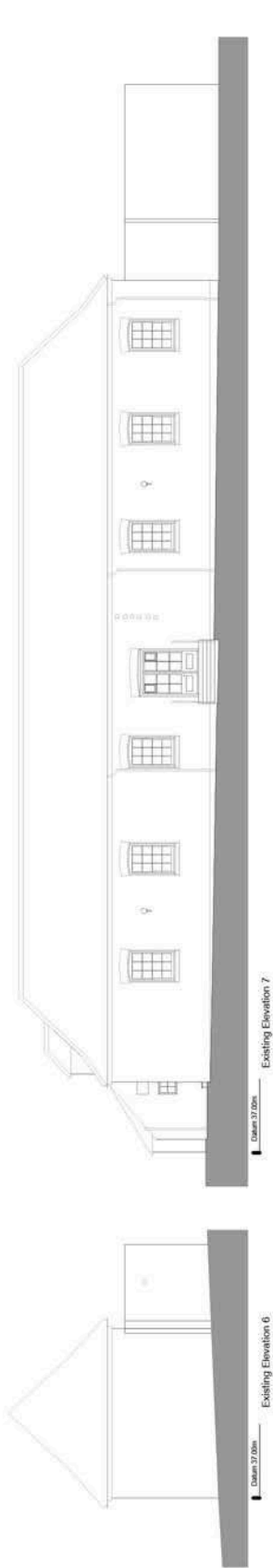
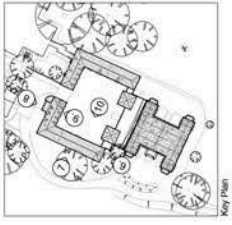
Existing Elevation 5 (Northeast Internal Facade)

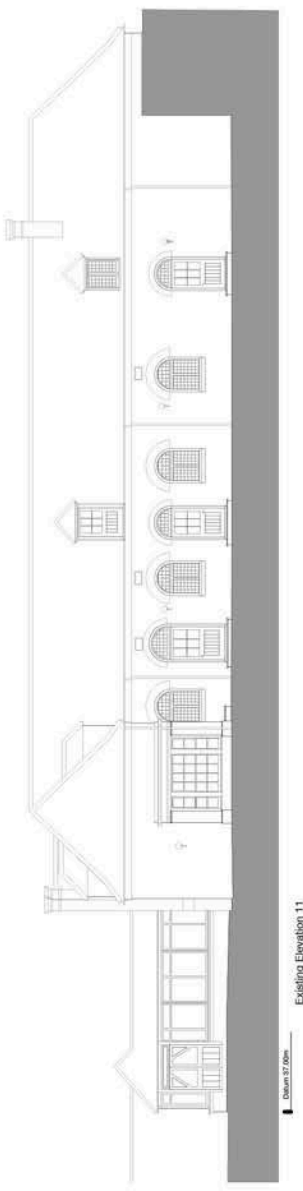
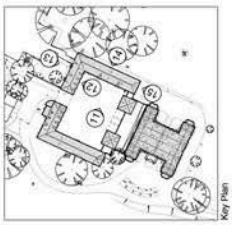


Existing Elevation 3A (Southeast Facade)

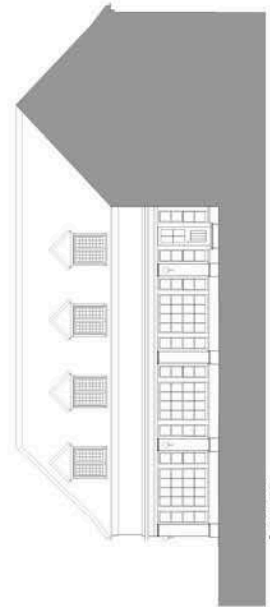


Existing Elevation 1A (Northwest Facade)

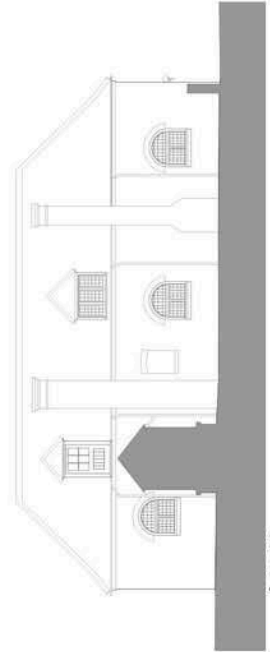




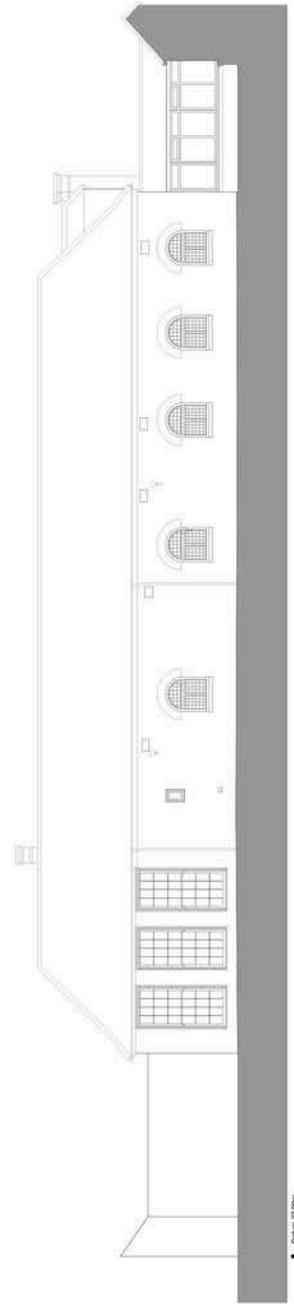
Existing Elevation 11



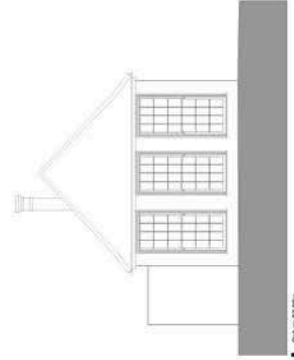
Existing Elevation 12



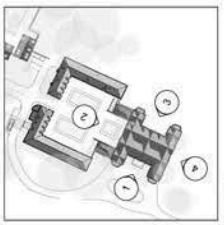
Existing Elevation 13



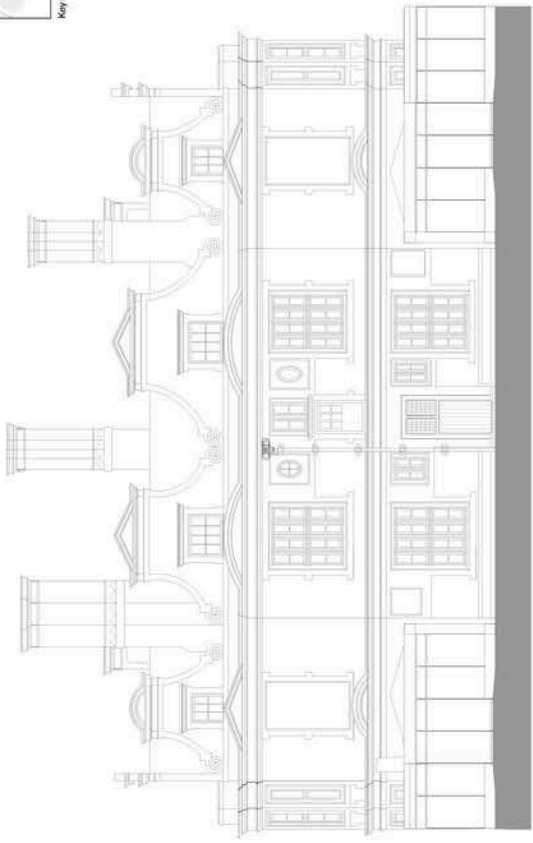
Existing Elevation 14



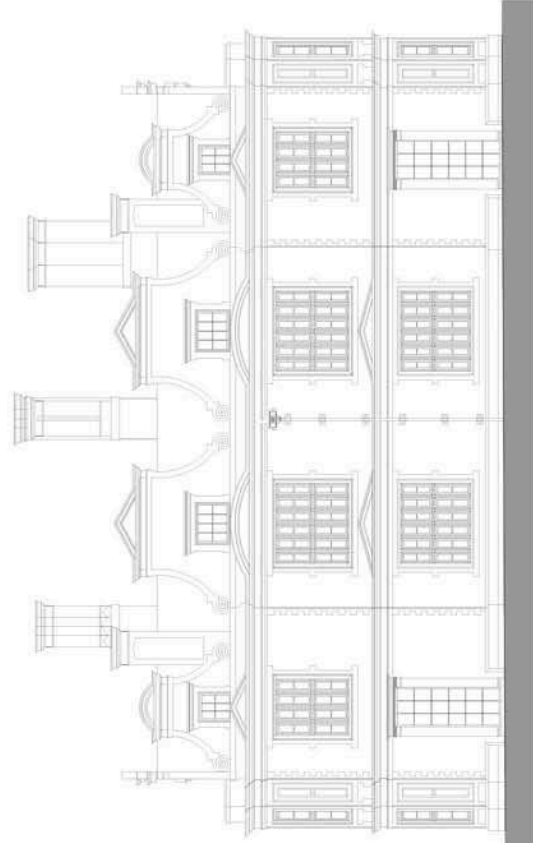
Existing Elevation 15



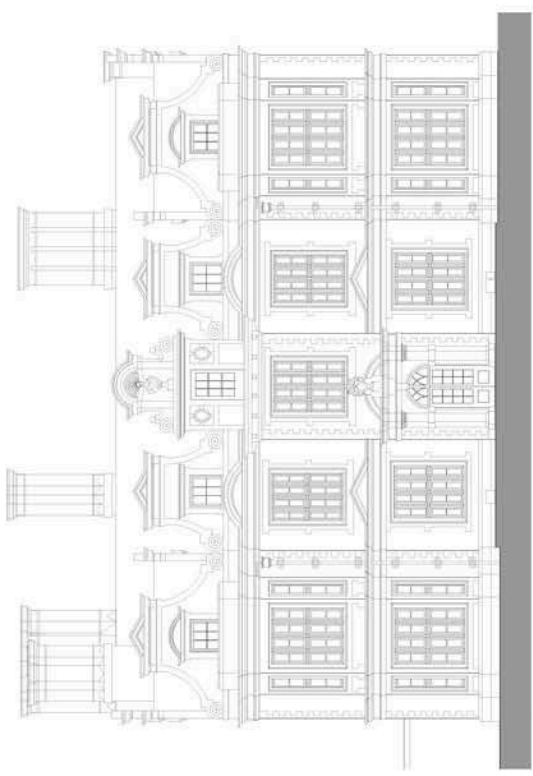
Key Plan



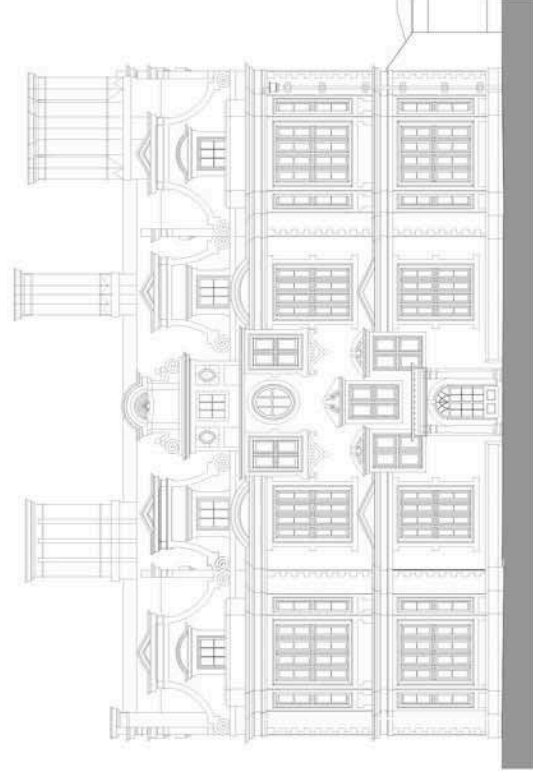
Date: 31/09/16
Swakeleys House - Proposed Elevation 2
(Northwest Facade)



Date: 31/09/16
Swakeleys House - Proposed Elevation 4
(Southwest Facade)



Date: 31/09/16
Swakeleys House - Proposed Elevation 1
(Northwest Facade)

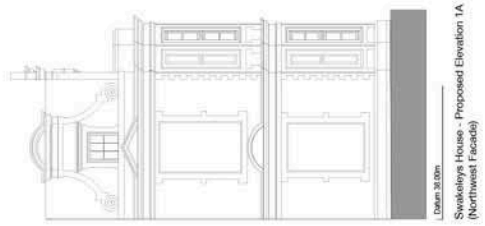
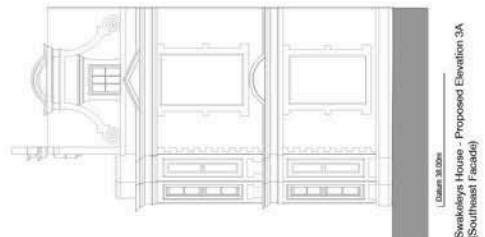
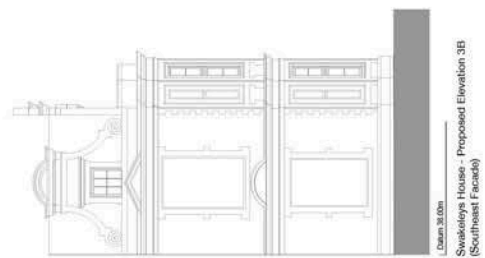
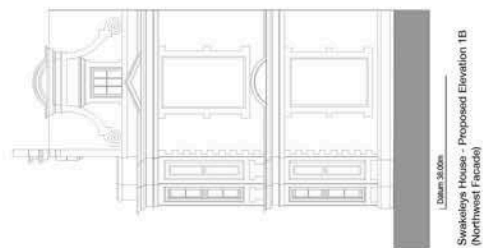
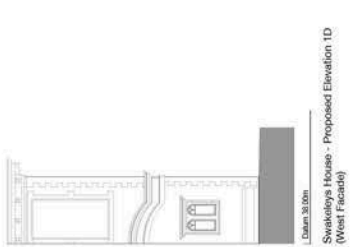
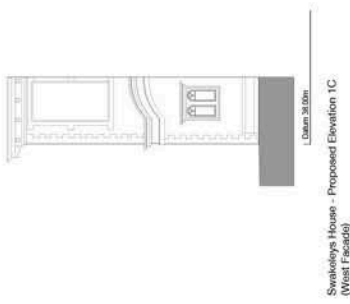
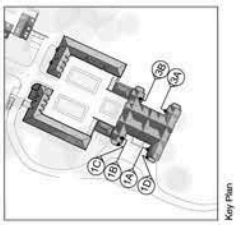


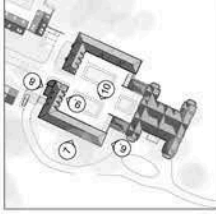
Date: 31/09/16
Swakeleys House - Proposed Elevation 3
(Southwest Facade)



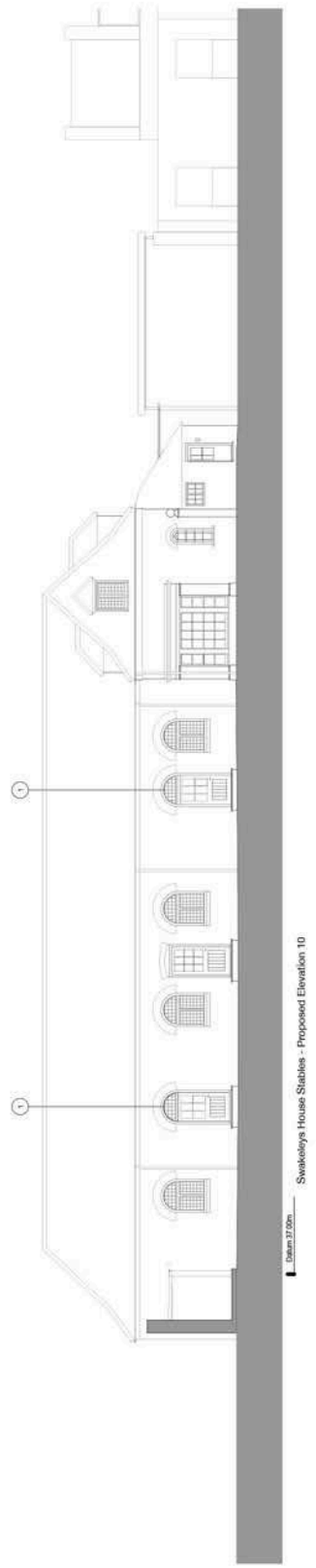
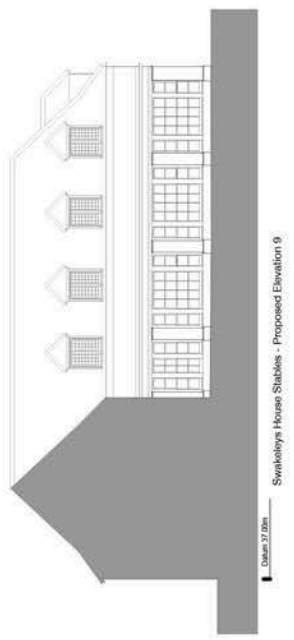
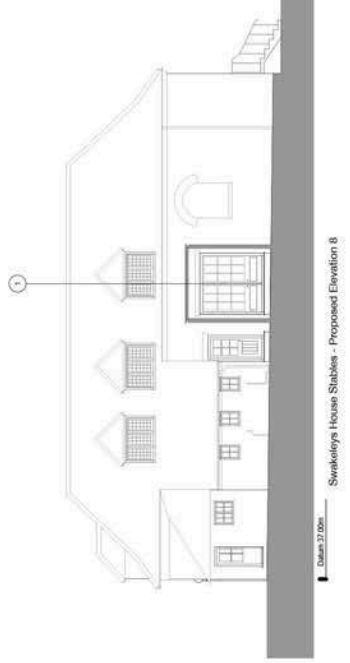
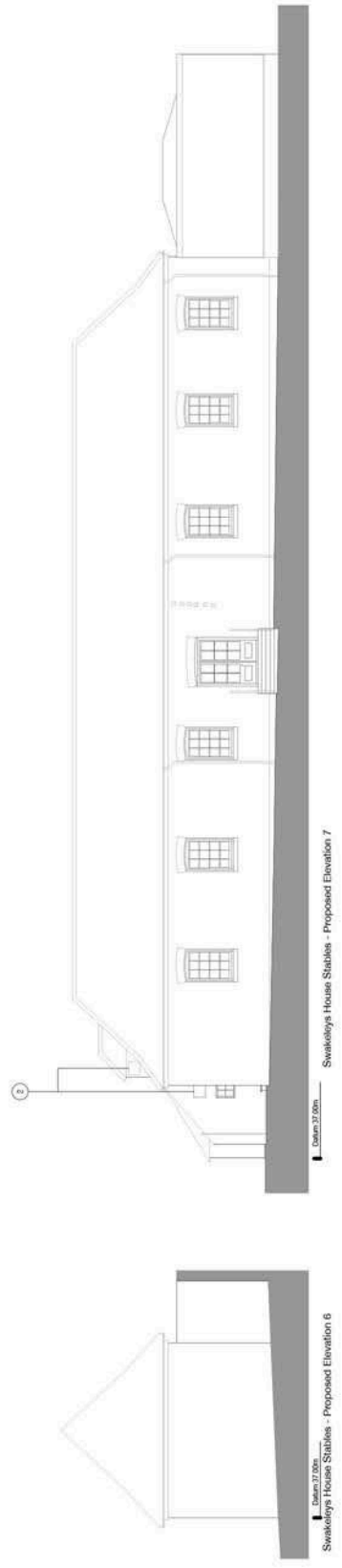
December 2012

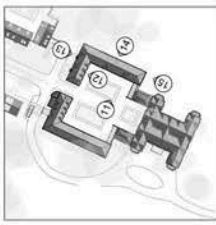
scale 1:100 @ A1
1:200 @ A3





- 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

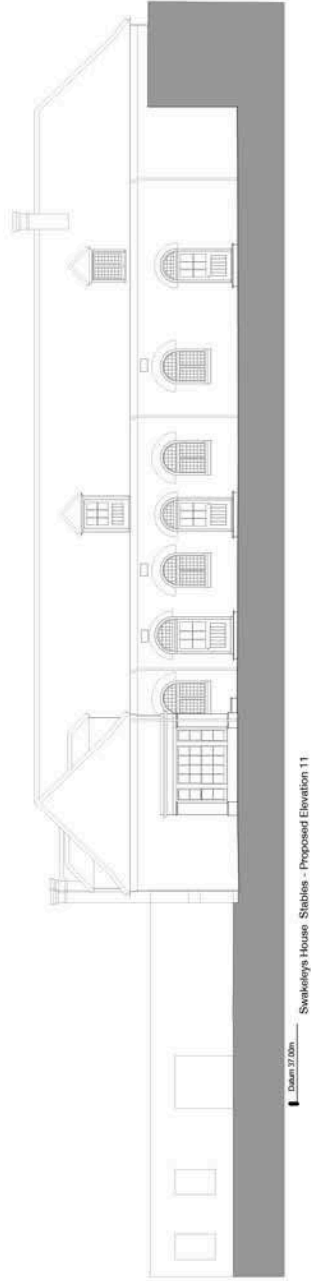




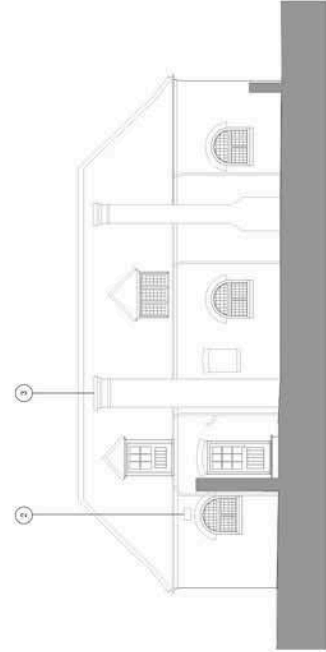
Key Plan

Legend

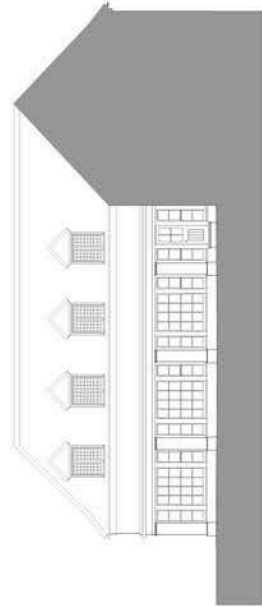
1. Existing window opening altered to create new timber doors with profiles to match existing fabric
2. New extract vents (air bricks) inserted into existing fabric
3. Extract via existing chimney flue



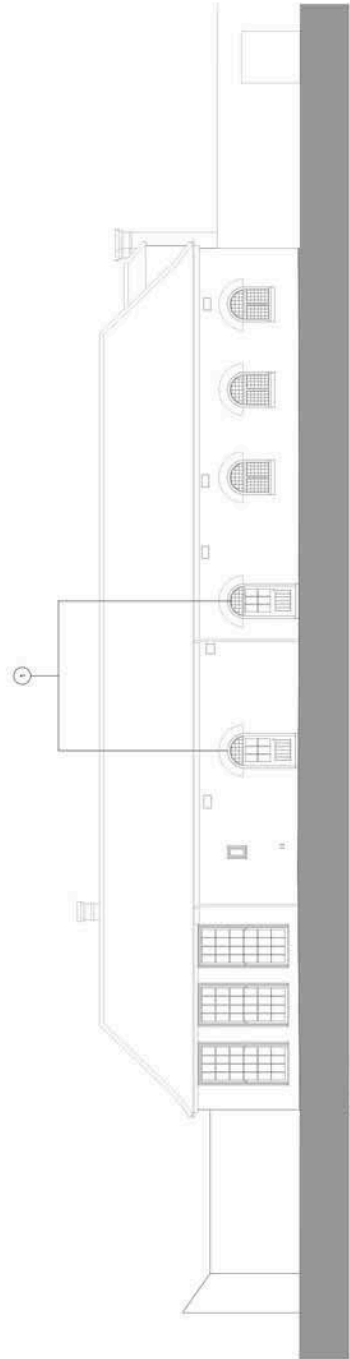
Swakeleys House Stables - Proposed Elevation 11



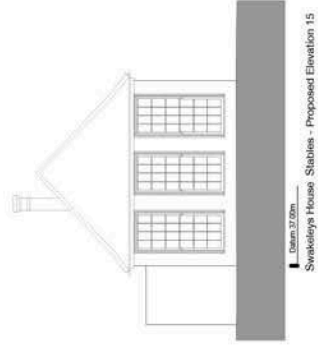
Swakeleys House Stables - Proposed Elevation 13



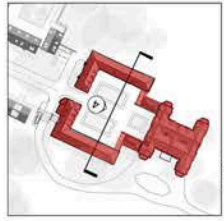
Swakeleys House Stables - Proposed Elevation 12



Swakeleys House Stables - Proposed Elevation 14



Swakeleys House Stables - Proposed Elevation 15

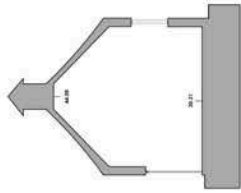
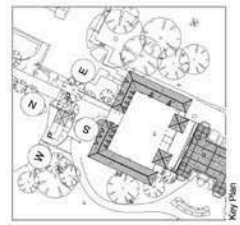


Key Plan



4 North Elevation
Scale 1:200





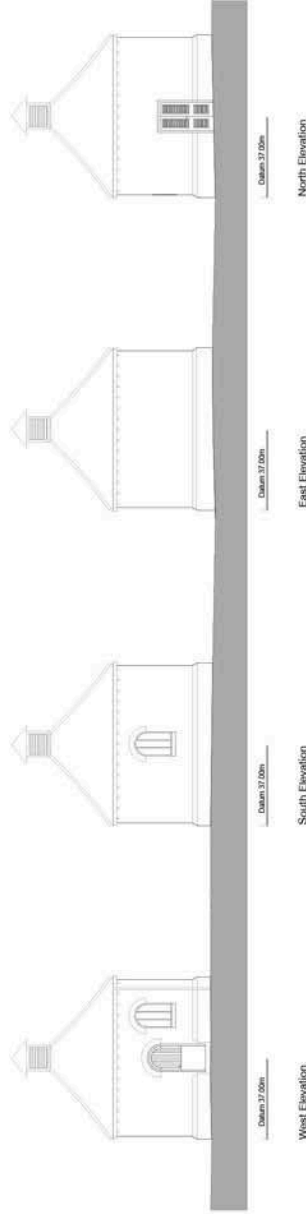
Existing Section P-P



Ground Floor

Datum 30.00m

Datum 37.00m

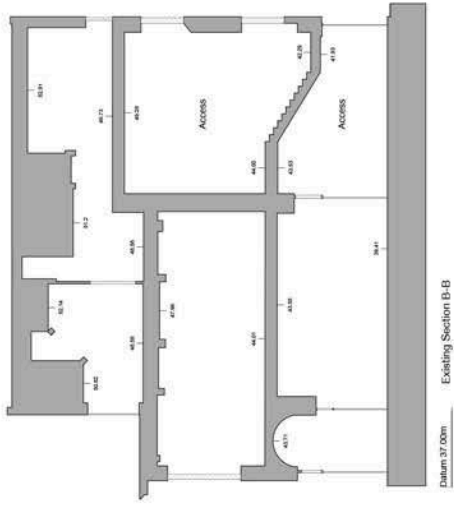
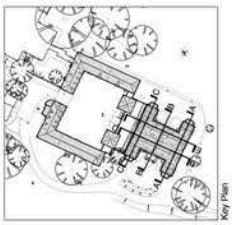


West Elevation

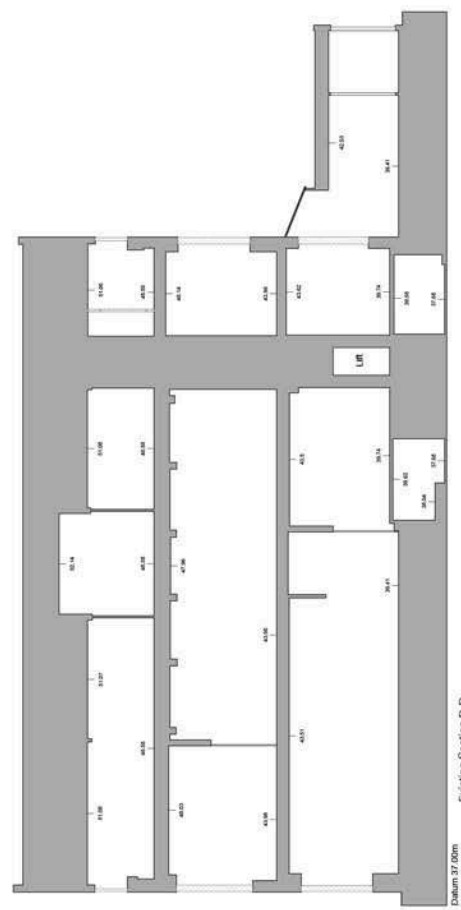
South Elevation

East Elevation

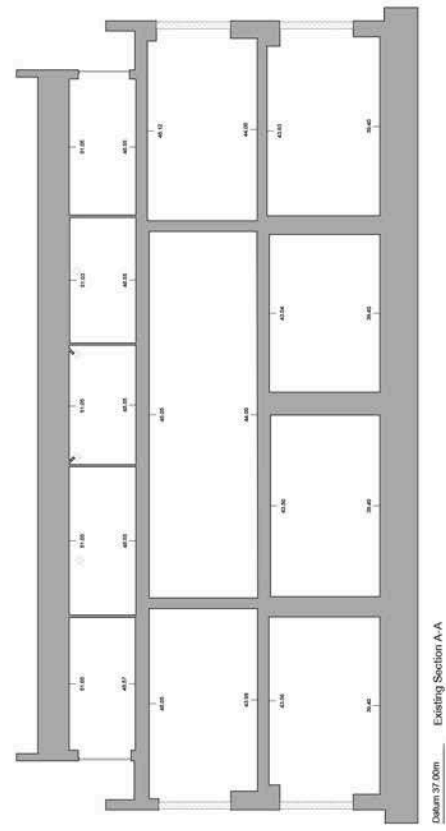
North Elevation



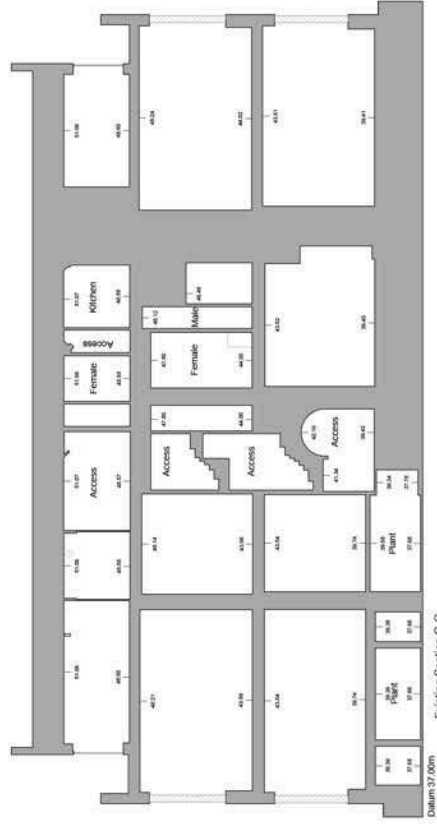
Datum 37.00m Existing Section B-B



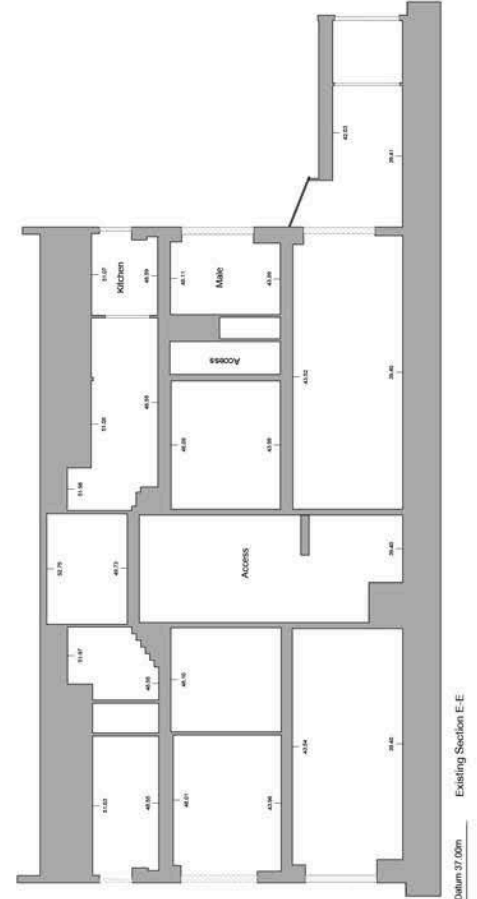
Datum 37.00m Existing Section D-D



Datum 37.00m Existing Section A-A



Datum 37.00m Existing Section C-C



Datum 37.00m Existing Section E-E



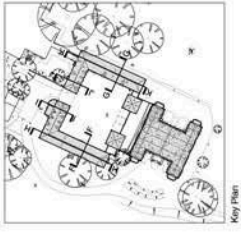
December 2012

scale 1:100 @ A1
1:200 @ A3

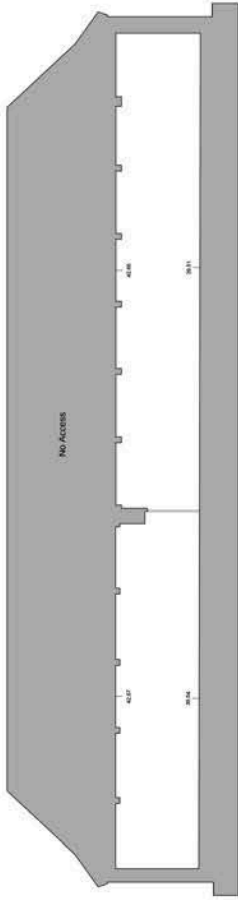
paul davis + partners
 ARCHITECTS URBAN DESIGNERS
 THE OLD LONDON HOUSE 178 ADELPHI COURT, WINDYBARD WAY, ENDBURGH, LEICESTERSHIRE
 LE14 4JQ TEL: 01530 7750178 FAX: 01530 7750178

1604 (PL)020 rev...
 Swakeleys House

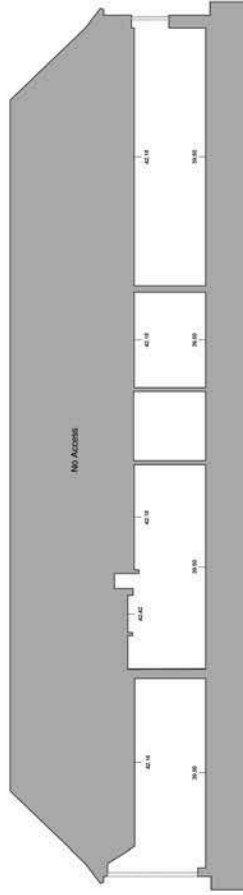
Swakeleys House
 CES Properties (Lokenham) Ltd.



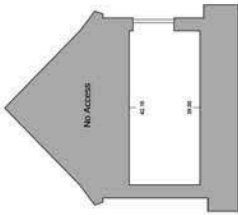
Key Plan



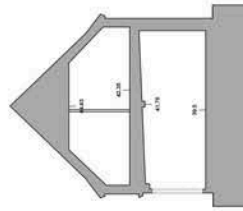
Datum 35.00m
Existing Section H-H



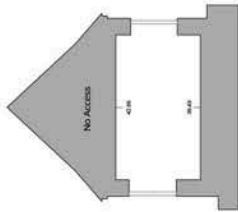
Datum 35.00m
Existing Section K-K



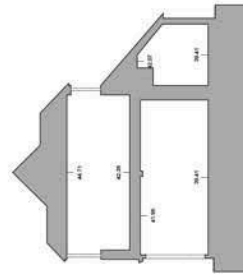
Datum 35.00m
Existing Section G-G



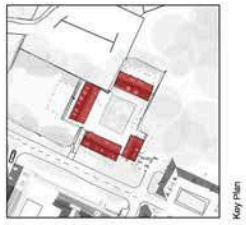
Datum 35.00m
Existing Section J-J



Datum 35.00m
Existing Section F-F



Datum 35.00m
Existing Section I-I



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



3 Guest Suite A
Scale 1:200

4 Guest Suite B
Scale 1:200

1 Guest Suite D
Scale 1:200

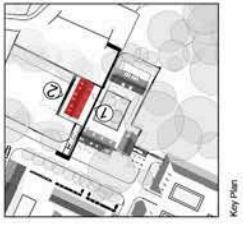
2 Guest Suite C
Scale 1:200



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 Leury Street, London SW1W 8LP info@pauldavispartners.com
T +44(0)20 7730 1178 F +44(0)20 730 0071

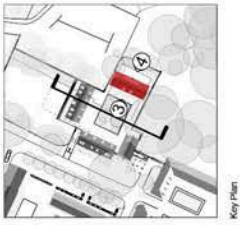
scale 1:100 @ A1
1:200 @ A3

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

paul davis + partners
 ARCHITECTS URBAN DESIGNERS
 178 leury street, london SW1W 8LP. info@pauldavispartners.com
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scale 1:100 @ A1
 1:200 @ A3

December 2012



1604 (PL) 253 rev. --
 Guest Suite Elevations

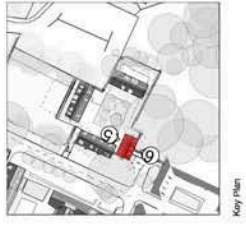
Swakeleys House
 CES Properties (Ickenham) Ltd.



5 North Elevation - Enclosed Garden
Scale 1:200



6 South Elevation - Approach from the Stable Block
Scale 1:200



Key Plan

Guest Suite Elevations Type C

paul davis + partners
architects, urban designers
the old school house 178-180/21000 BLP #info@pauldavispartners.com
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scale 1:100 @ A1
1:200 @ A3

December 2012



1604 (PL) 254 rev. --
Guest Suite Elevations

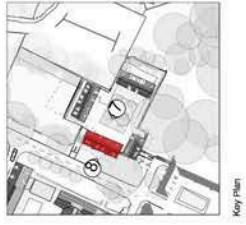
Swakeleys House
CES Properties (Ickenham) Ltd.



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

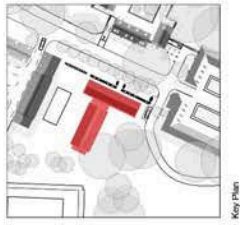
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December 2012



1604 (PL) 255 rev. 01
Guest Suite Elevations

Swakeleys House
CES Properties (Ickenham) Ltd.



Key Plan



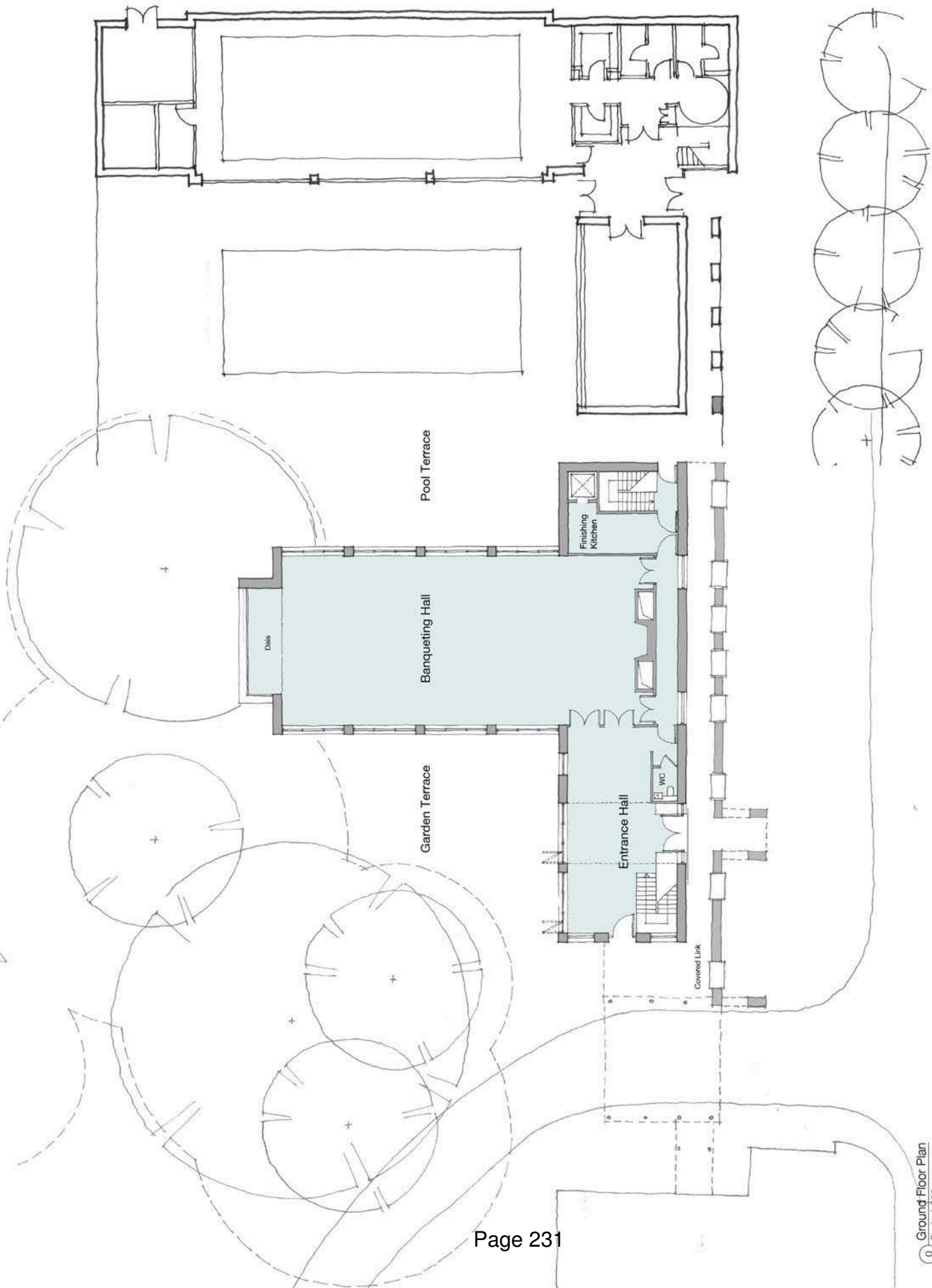
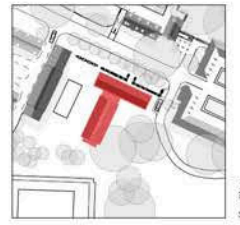
-1 Basement Floor Plan
Scale 1:200



December 2012



scale 1:100 @ A1
1:200 @ A3



0 Ground Floor Plan
Scale 1:200

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t +44(0)20 7730 1178 f +44(0)20 730 5071

scale 1:100 @ A1
1:200 @ A3

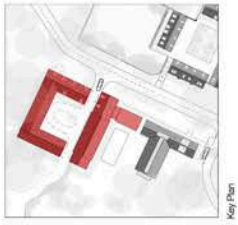


December 2012



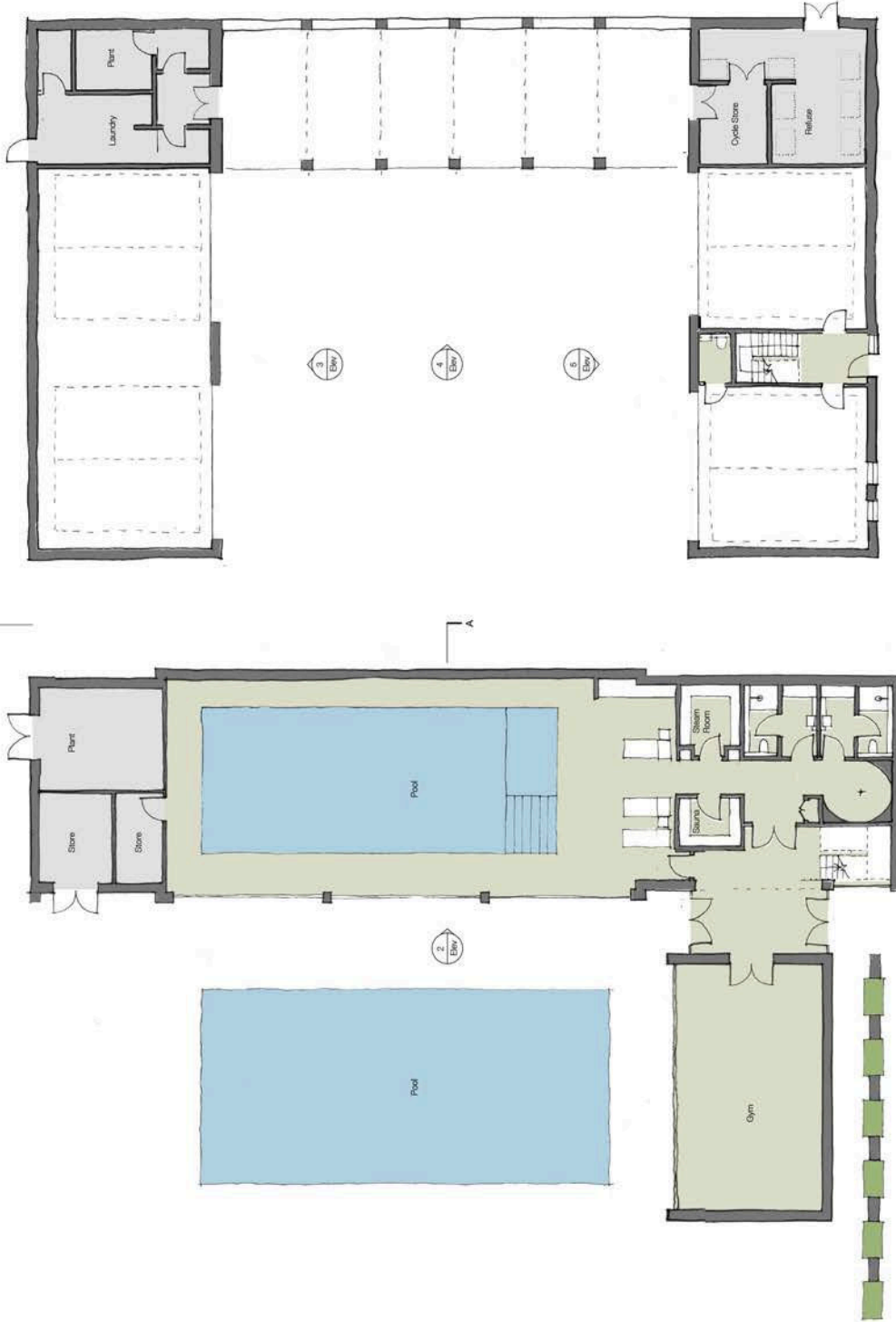
1604 (PL) 258 rev. --
Banqueting Hall - Floor Plans

Swakeleys House
CES Properties (Ickenham) Ltd.



Key Plan

Route through to Landscape Service Area



Proposed Number of Carpark Spaces:

8	Covered
8	Surface
21	Managed Parking

Overnight Parking to be situated on Existing Gravel Surface.

0 Ground Floor Plan
Scale 1:200

paul davis + partners
ARCHITECTS URBAN DESIGNERS

December 2012

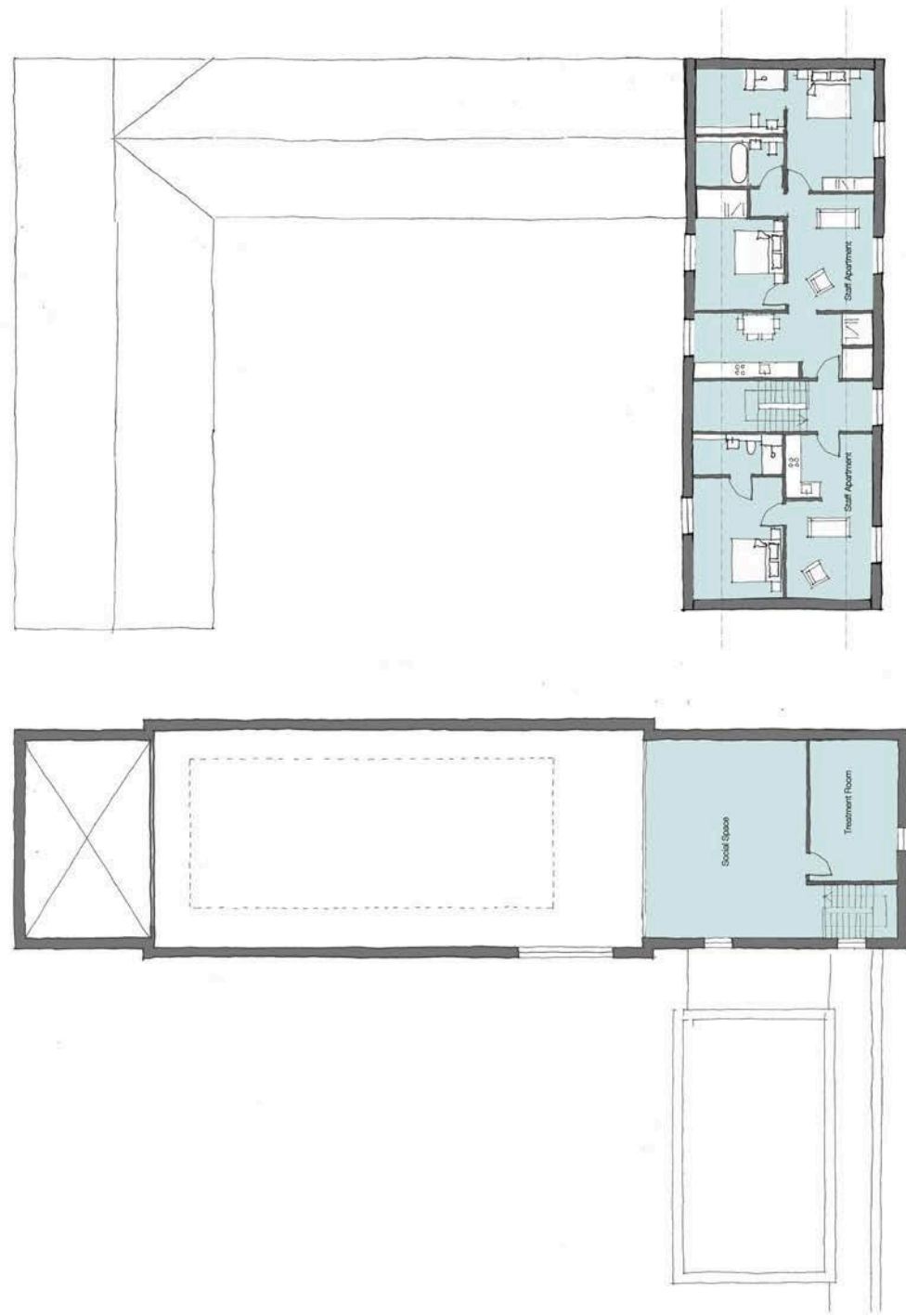


1604 (PL) 256 rev. ...
Leisure Building and Carpark Area

Swakeleys House
CES Properties (Ickenham) Ltd.



Key Plan



1 First Floor Plan
Scale 1:200

paul davis + partners
ARCHITECTS URBAN DESIGNERS
the old school house 178 ebury street london SW1W 9JF info@pauldavispartners.com
t +44(0)20 7726 1178 f +44(0)20 7261 8071

scale 1:100 @ A1
1:200 @ A3



December 2012

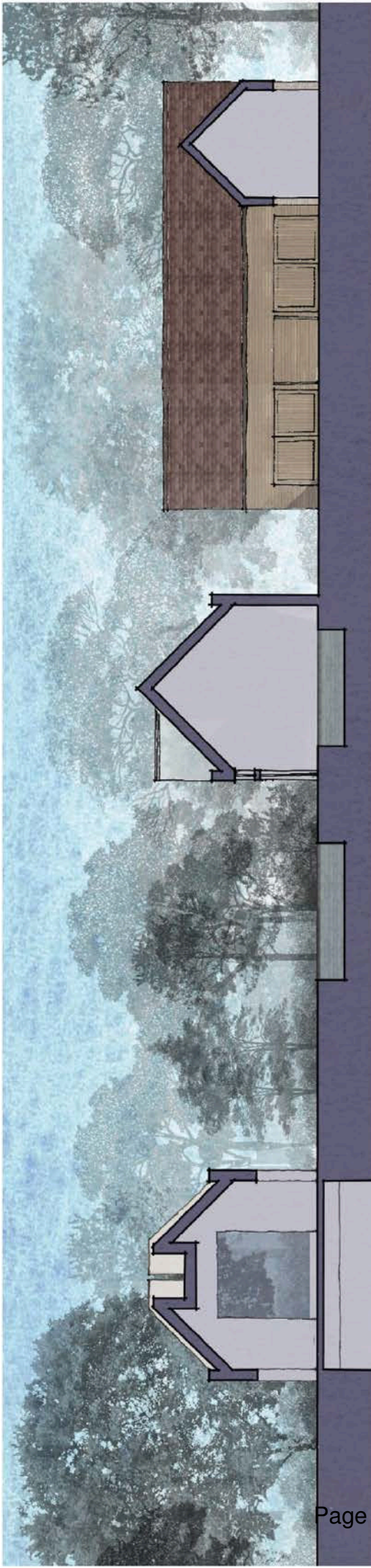


1604 (PL) 257 rev. ...
Leisure Building and Carpark Area

Swakeleys House
CES Properties (Ickenham) Ltd.



Key Plan



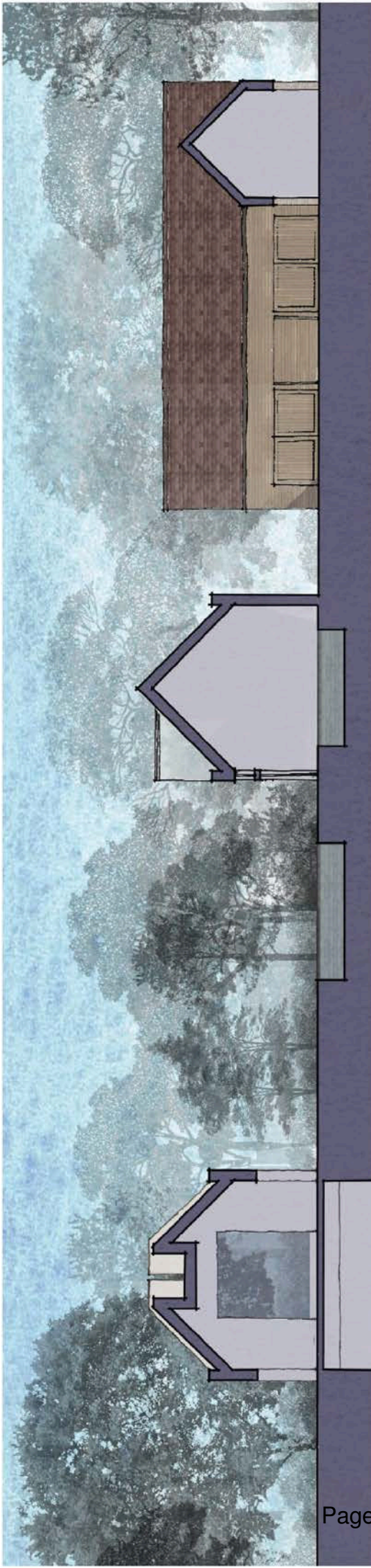
3 Wall Elevation
Scale 1:200



4 Carpark Area Elevation
Scale 1:200



Key Plan

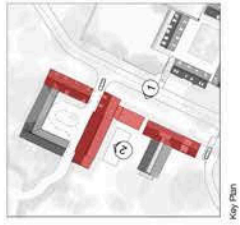


3 West Elevation
Scale 1:200



4 Carpark Area Elevation
Scale 1:200





Key Plan

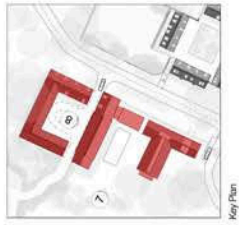


1 North Elevation
Scale 1:200

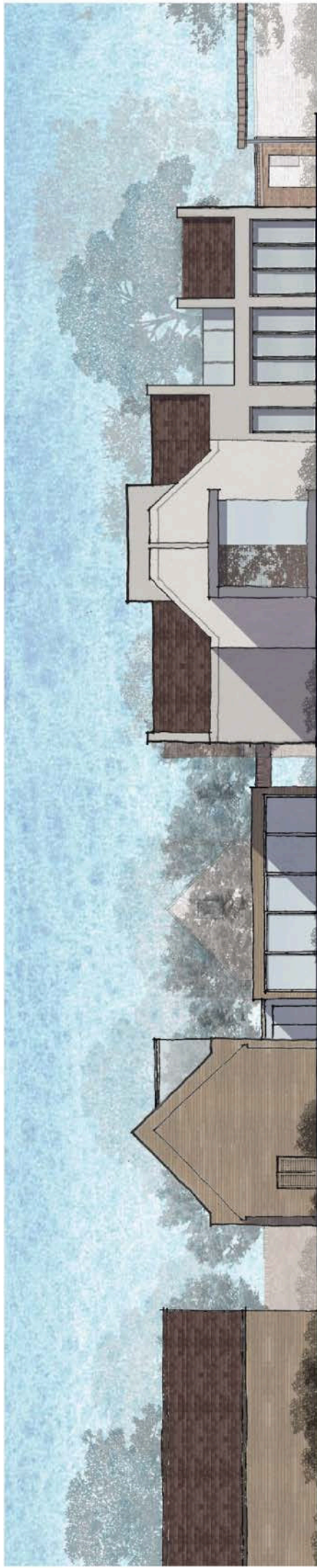


2 South Elevation
Scale 1:200





Key Plan

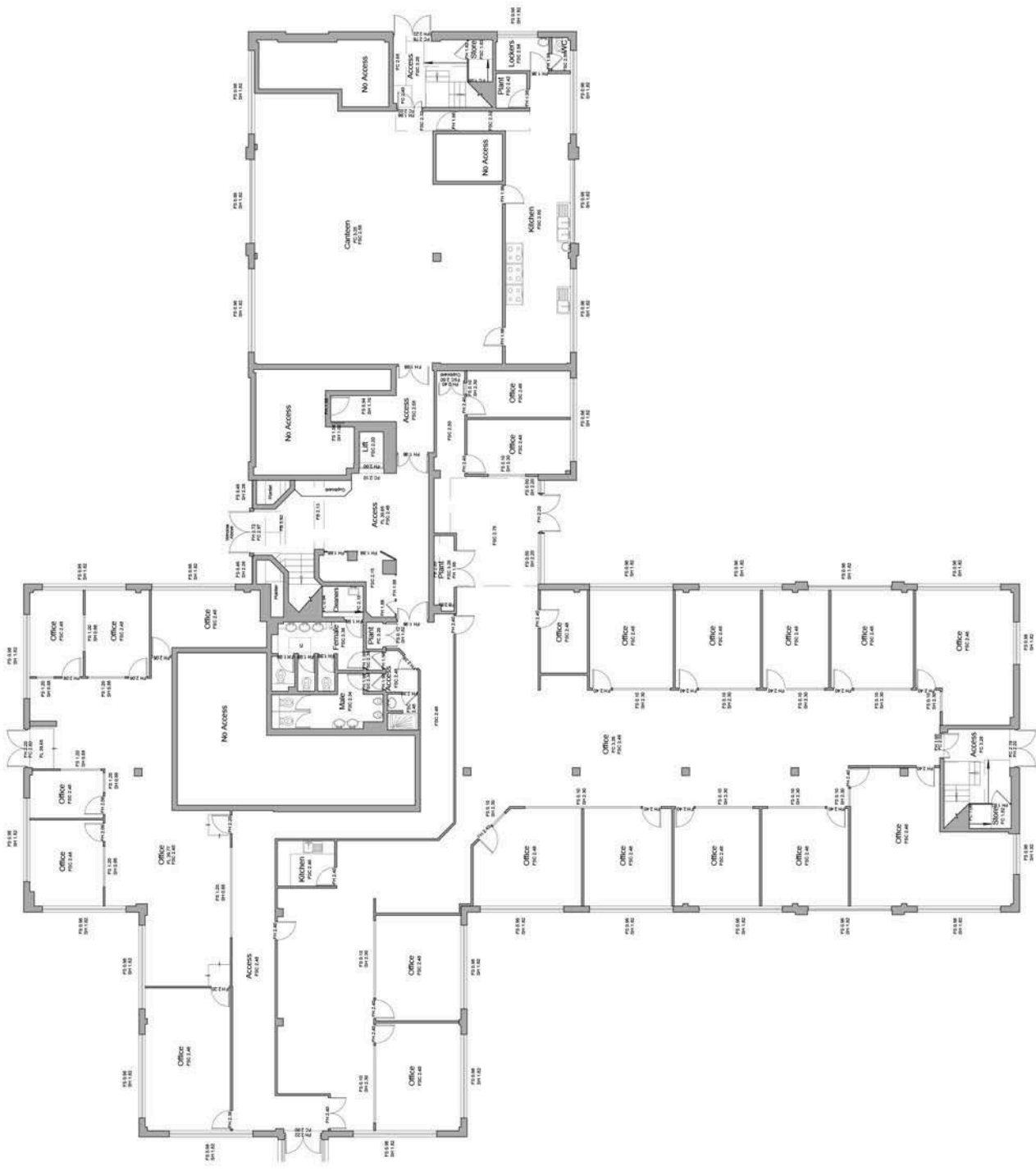
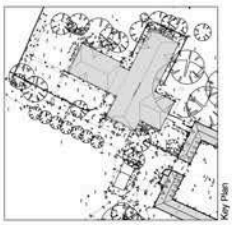


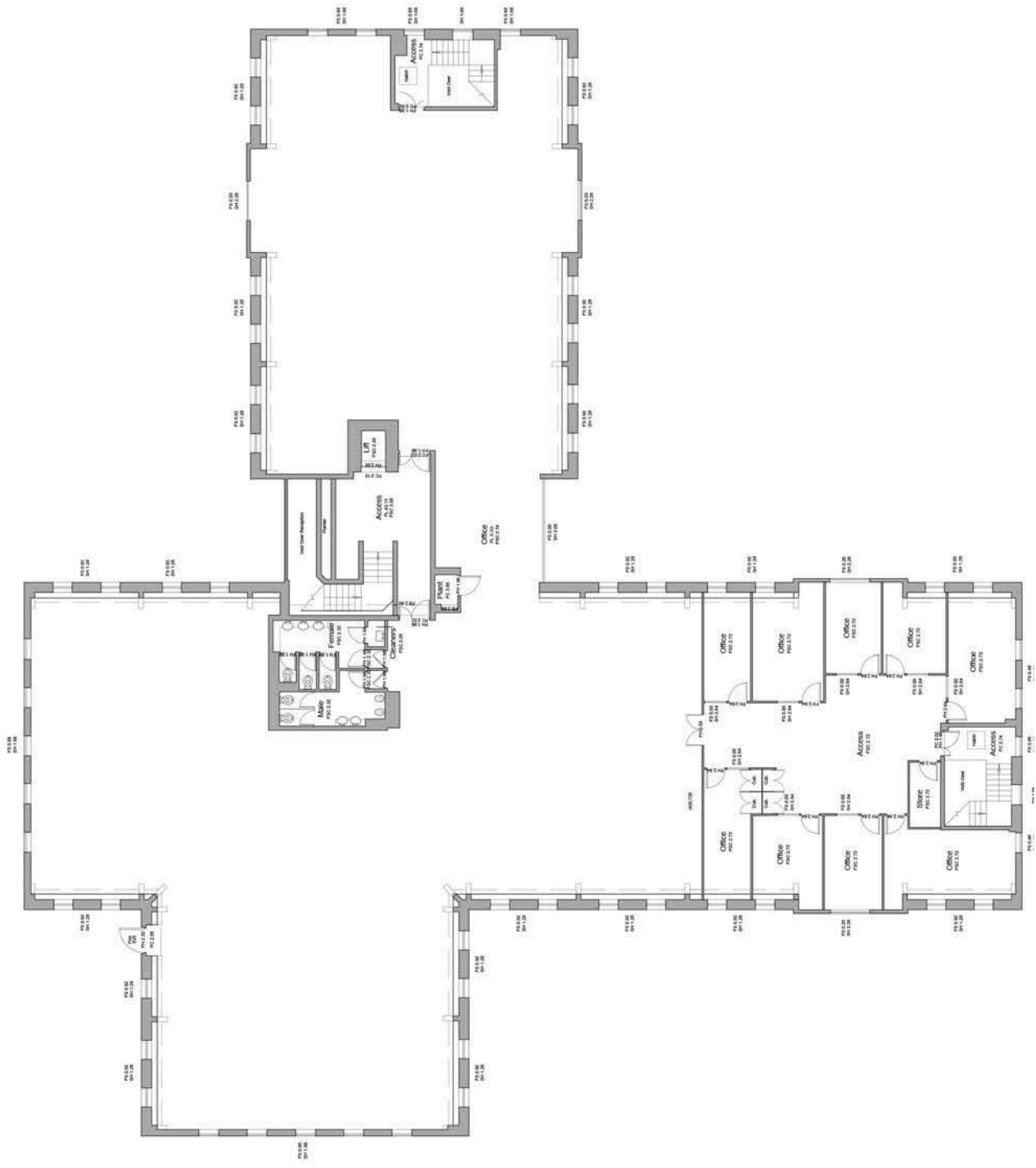
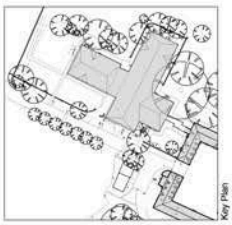
Page 37

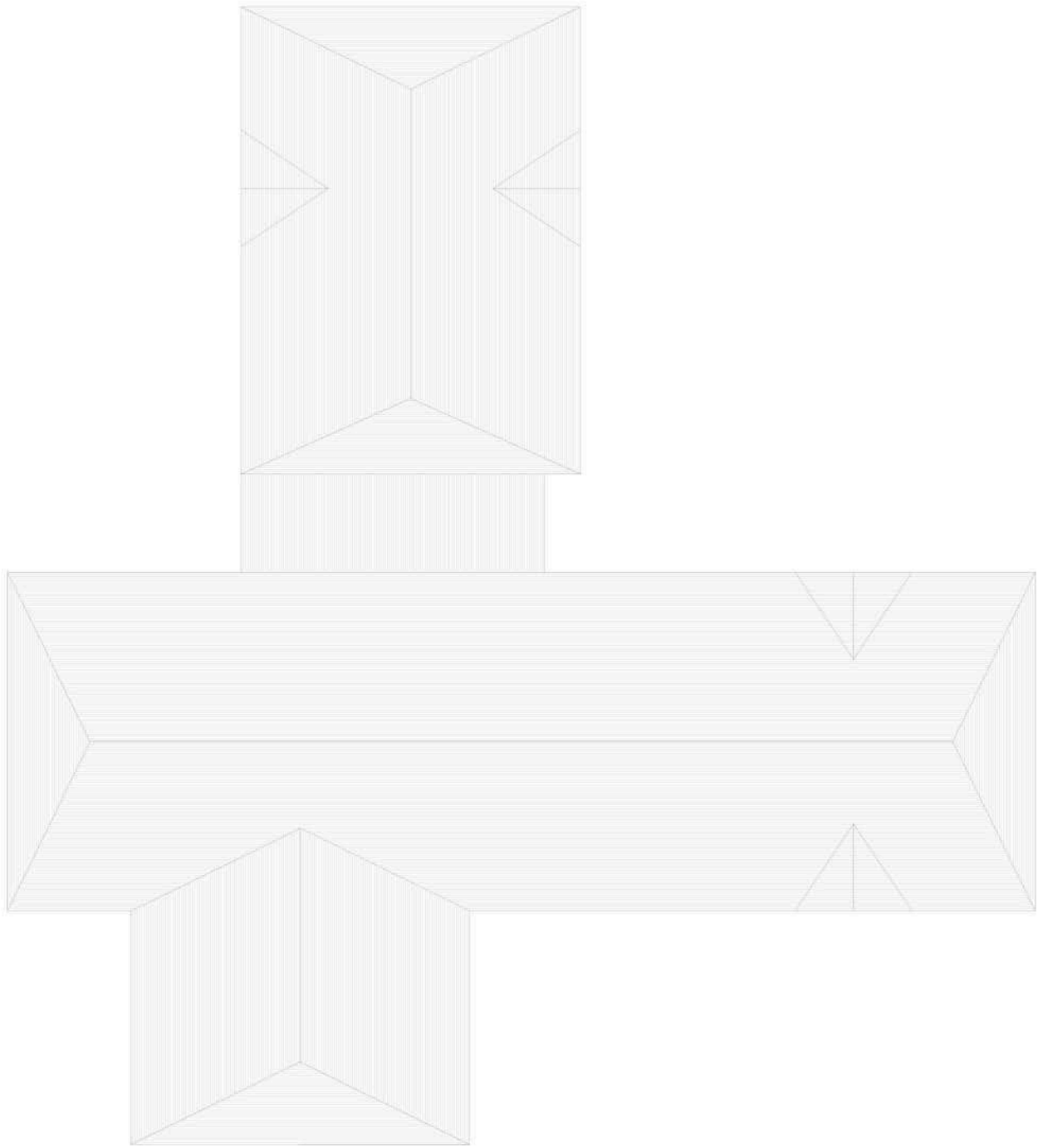
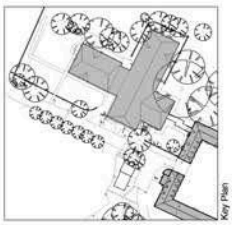
7 Elevation
Scale 1:200

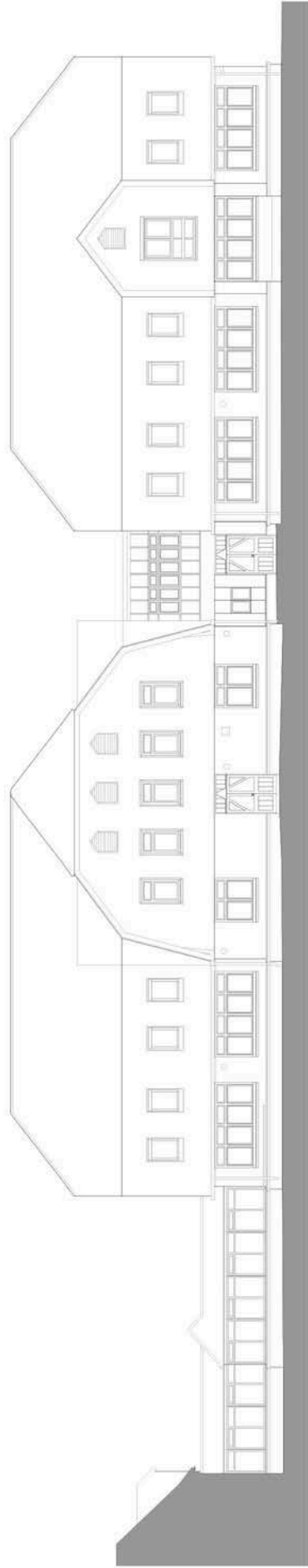
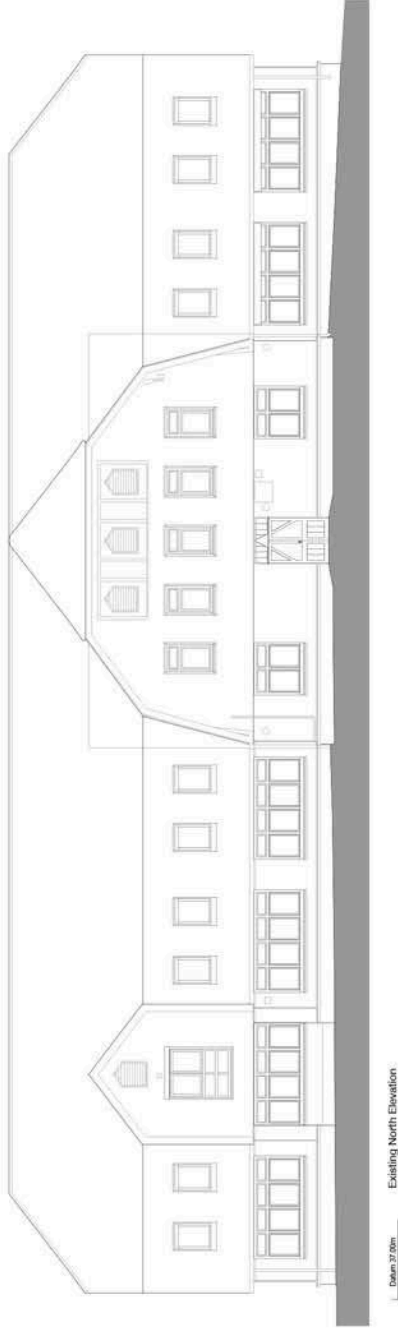
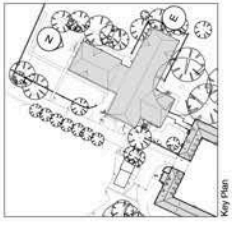


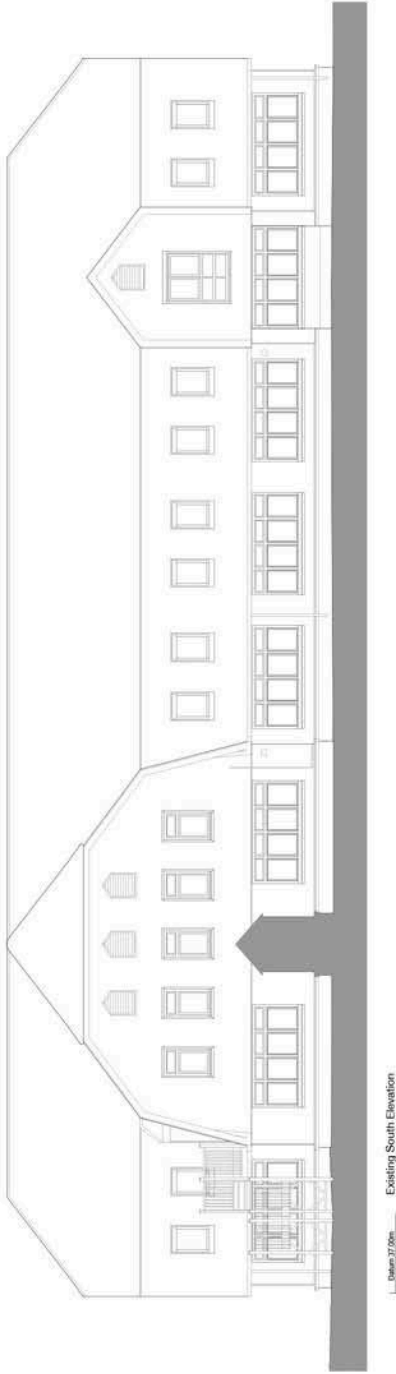
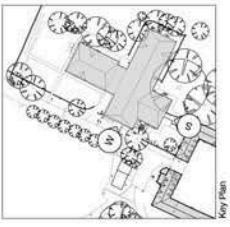
8 Leisure Building North Elevation
Scale 1:200



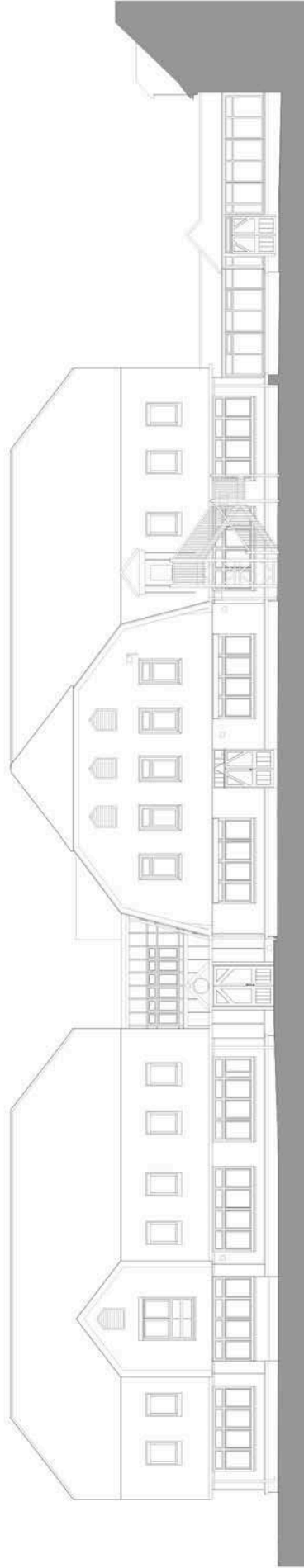








Scale 1:200 @ A3
Existing South Elevation



Scale 1:200 @ A3
Existing West Elevation

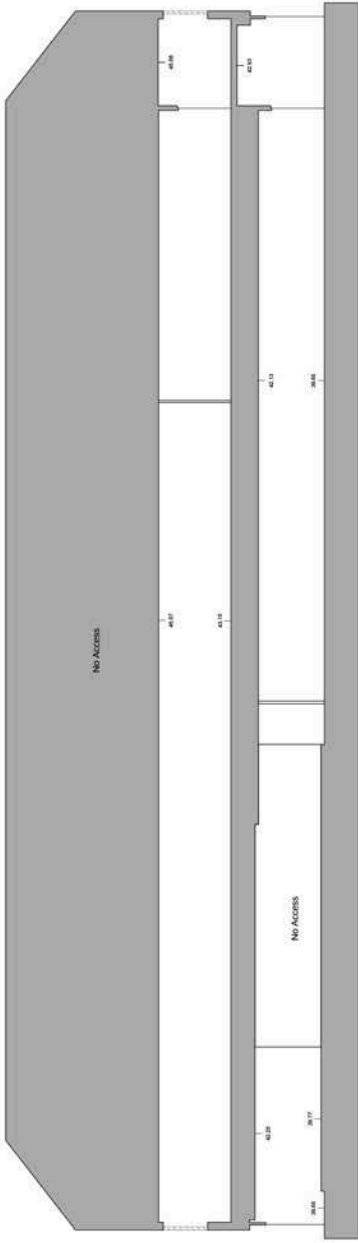
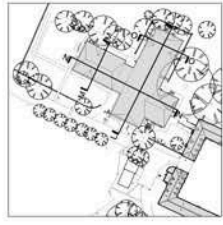


December 2012

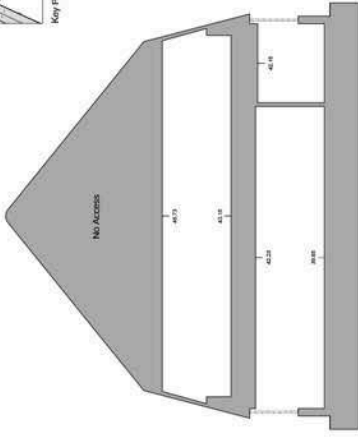
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1:200 @ A3

1604 (PL)054 rev. --
Wyners House

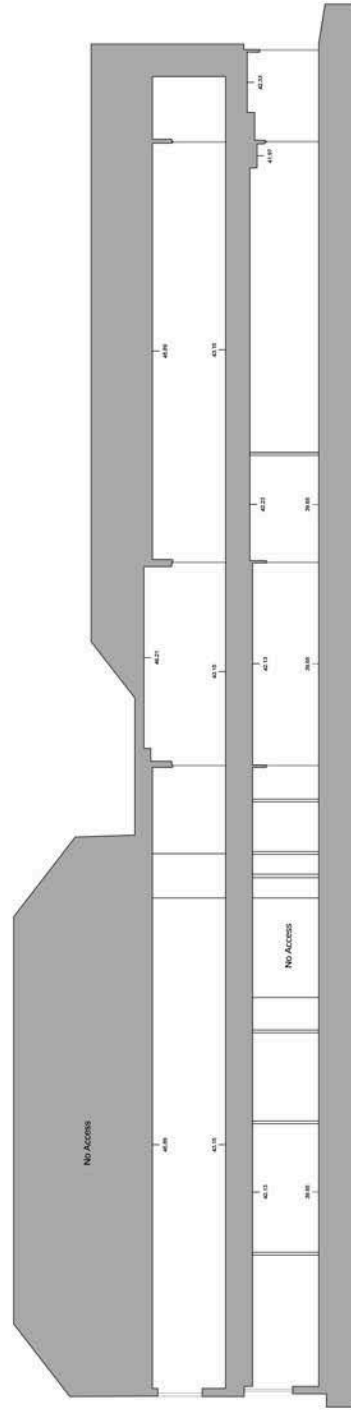
Swakeleys House
CES Properties (Ickenham) Ltd.



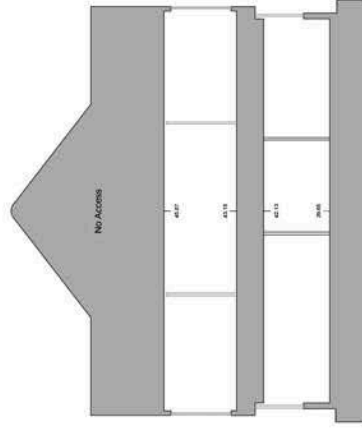
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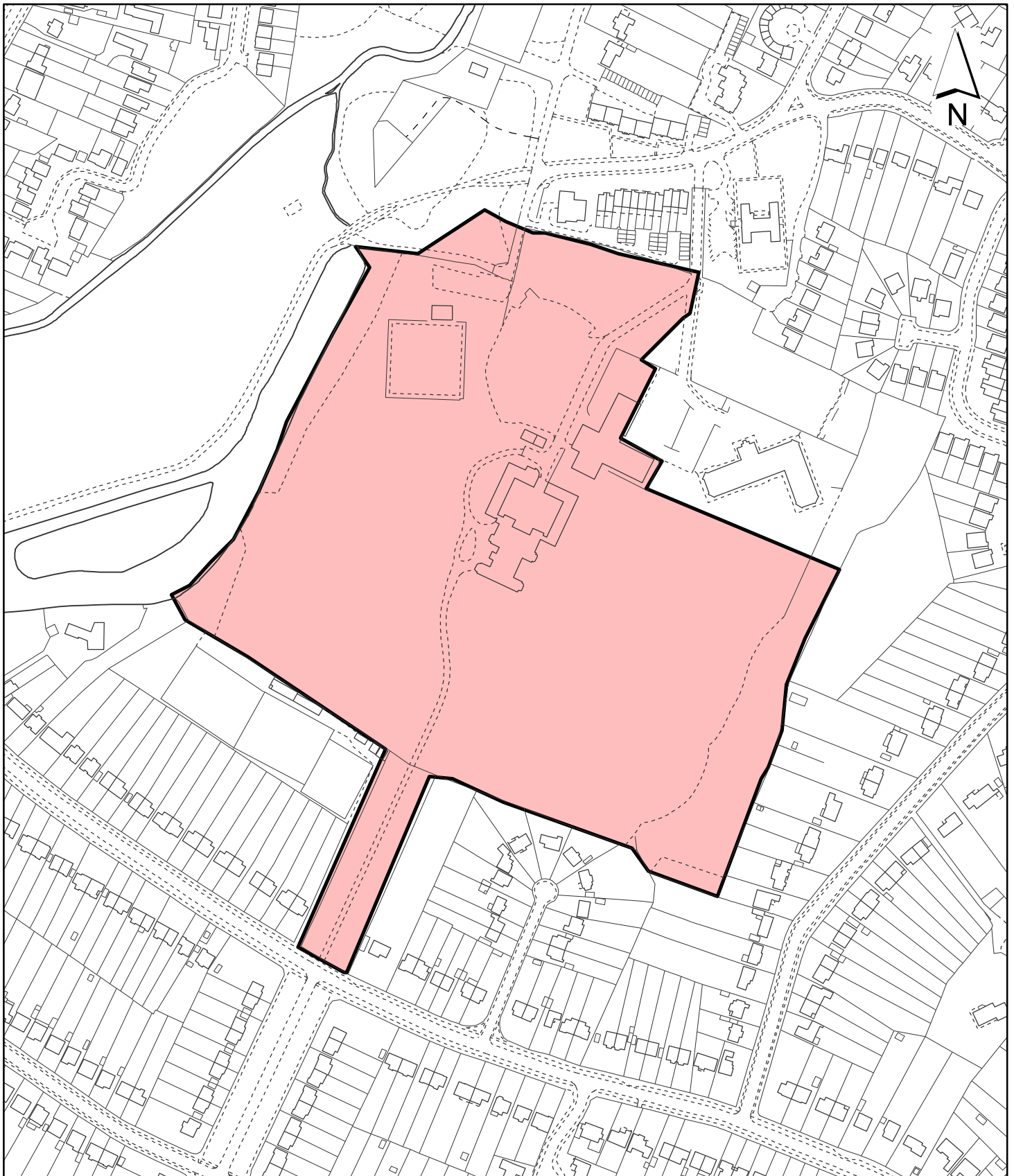
Datum 35.00m Existing Section M-M




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 PADCROFT WORKS TAVISTOCK ROAD YIEWSLEY

Development: Comprehensive redevelopment of site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 residential units, 190 sq.m (approx) of Use Class B1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles and alterations to 9 High Street to form new pedestrian route (involving demolition of all existing buildings other than no.9 High Street)

LBH Ref Nos: 45200/APP/2012/3082

Date Plans Received:	11/12/2012	Date(s) of Amendment(s):	12/12/2012
Date Application Valid:	10/01/2013		12/07/2013
			30/05/2013
			09/01/2013

- NOTES
- 1 The Contractor shall check and confirm all dimensions.
 - 2 All work shall be carried out in accordance with the approved drawings and specifications.
 - 3 The drawings shall be used for construction purposes only.
 - 4 All work shall be carried out in accordance with the approved drawings and specifications.



PHASE 1
PHASE 2
PHASE 3
PHASE 4

Rolf Judd
Architects - Planning Division
Old Church Court, Claydon Road, The Oval, London SW8 5RZ
T 020 7596 1800
www.rolfjudd.co.uk

Client
Kitewood
Yiewsley, Tavistock Gardens

Project
Proposed Phasing Plan

Scale
1:250 (A1)

Date
Jul 13

Revision
4468 T(20)P00-phase

NOTES
 1. The Contractor must check and confirm all dimensions and levels before construction.
 2. All work must be carried out in accordance with the Building Regulations and all work must be approved by the Building Control Authority.
 3. The drawings are not to be used for any other purpose without the written consent of the Architect.
 4. The drawings are not to be used for any other purpose without the written consent of the Architect.



Scale: 1:250 (A1)
 Date: Dec 12
 Drawing Number: 4468 T(20)P01
 Revision: A

Rolfe Judd
 Architects + Planning Solutions
 Old Church Court, Chesham Road, The City, London W8R 1AZ
 T 020 7558 1500
 www.rolfejudd.co.uk

Kitewood
 Project: Yiewsley, Tavistock Gardens

Client: Yiewsley, Tavistock Gardens
 Drawing: Proposed First Floor
 Scale: 1:250 (A1)
 Date: Dec 12
 Drawing Number: 4468 T(20)P01
 Revision: A

NOTES
 1. The Contractor must check and confirm all dimensions and levels before commencing work and will be responsible for any errors.
 2. All work must be carried out in accordance with the approved drawings.
 3. The drawings are not to be used for any other purpose without the written consent of the Architect.
 4. The drawings are not to be used for any other purpose without the written consent of the Architect.



Approved for Planning
 Date: 01/12/12

Rolf Judd
 Architects Planning Solutions
 Old Church Court, Chesham Road, The City, London W8R 1AZ
 T 020 7058 1500
 www.rolfjudd.co.uk

Kitewood
 Viewley, Tavistock Gardens

Client: Viewley, Tavistock Gardens
 Drawing: Proposed Fourth Floor
 Scale: 1:250 (A1)
 Date: Dec12
 Job Number: 4468
 Drawing Number: T(20)P04
 Revision: A

NOTES
 1. The Contractor must check and confirm all dimensions and levels before construction.
 2. All work must be carried out in accordance with the relevant British Standards.
 3. This drawing is not to be used for any other purpose without the written consent of the Architect.
 4. This drawing is not to be used for any other purpose without the written consent of the Architect.



Roofed for Planning
 09/01/12
 01/12/12

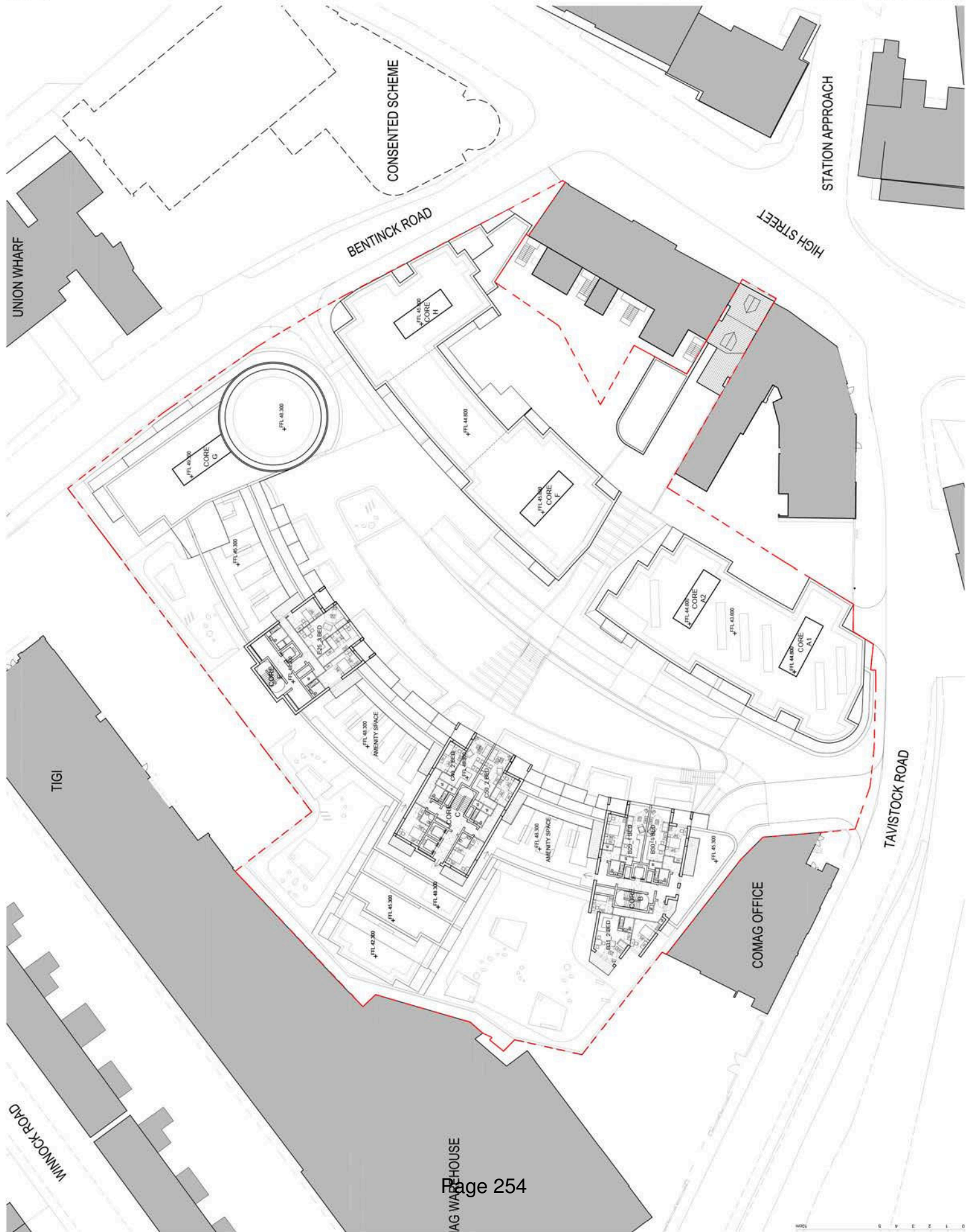
Rolf Judd
 Architects Planning Advisors
 Old Church Court, Cavendish Road, The City, London EC4A 3DF
 T 020 7338 1300
 www.rolfjudd.co.uk

Kitewood
 Viewley, Tavistock Gardens

Project: Viewley, Tavistock Gardens
 Drawing: Proposed Fifth Floor
 Scale: 1:250 (A1)
 Date: Dec12
 Status: Planning
 Job Number: 4468
 Drawing Number: T(20)P05
 Revision: A
 0:4468_T(20)P05

NOTES

1. The Contractor must check and confirm all dimensions and levels before construction and will be responsible for any errors.
2. All work must be carried out in accordance with the relevant Building Regulations and to comply with all relevant Codes of Practice and British Standards.
3. This drawing is not to be used for any other purpose without the written consent of the Architect.
4. This drawing is not to be used for any other purpose without the written consent of the Architect.



Scale: 1:250 (A1)
 Date: Dec12
 Drawing Number: 4468_T(2)P06
 Revision: A

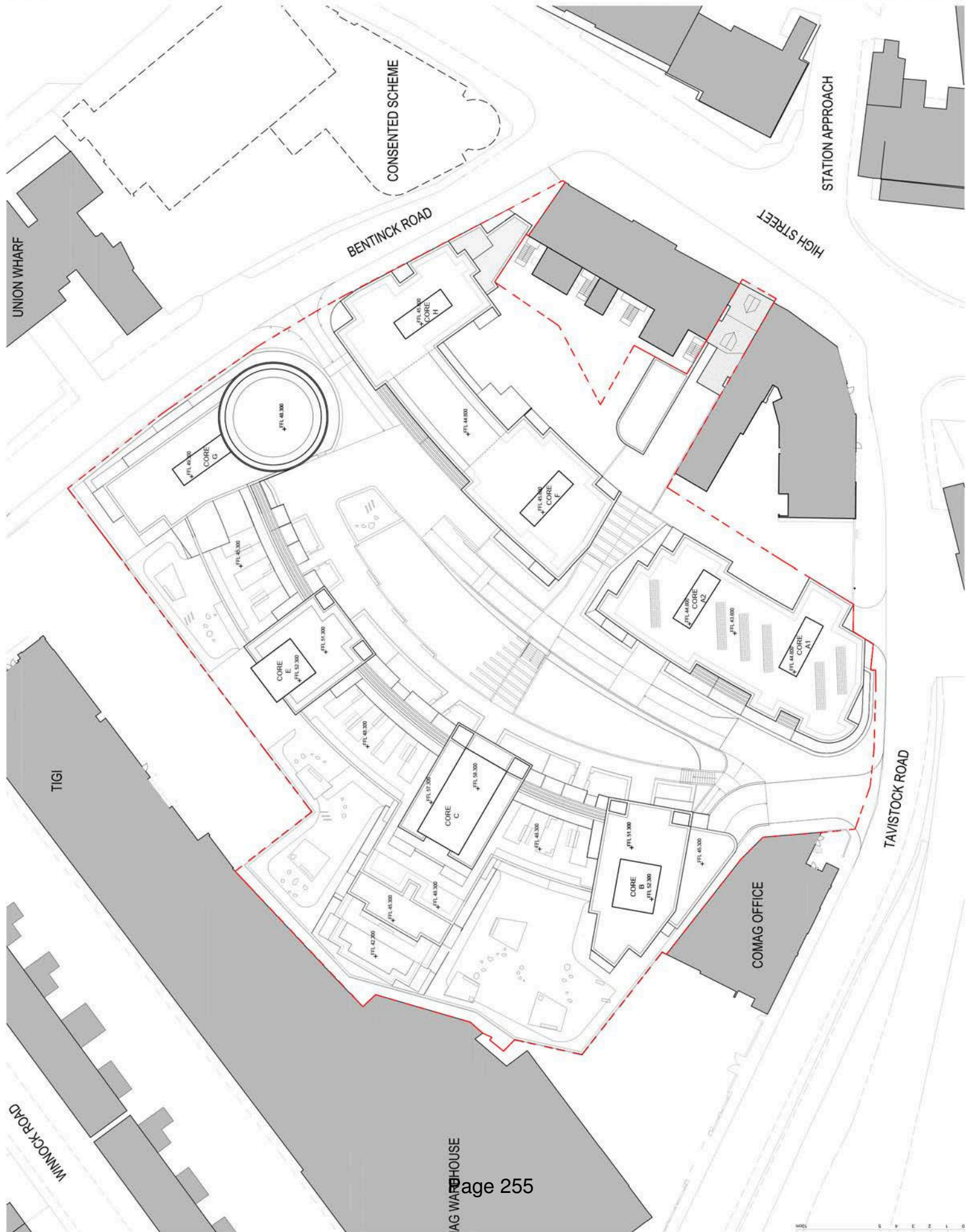
Rolf Judd
 Architects Planning Solutions
 Old Church Court, Chesham Road, The Oyle, London W8R 1XZ
 T 020 7058 1500
 www.rolfjudd.co.uk

Kitewood
 Project: Yiewsley, Tavistock Gardens

Client: Yiewsley, Tavistock Gardens
 Drawing: Proposed Sixth Floor
 Scale: 1:250 (A1)
 Date: Dec12
 Drawing Number: 4468_T(2)P06
 Revision: A

NOTES

1. The Contractor must check and confirm all dimensions and levels before construction and will be verified by the Architect before work commences.
2. The drawings are to be used for construction purposes only. They are not to be used for any other purpose without the prior written consent of the Architect.
3. This drawing is not to be taken as a guarantee of any kind. It is provided as an advisory document only. The Contractor shall be responsible for obtaining all necessary planning and building regulations approvals and for complying with all relevant Codes of Practice and British Standards.



020212
01/12/12
Rev: _____
Date: _____

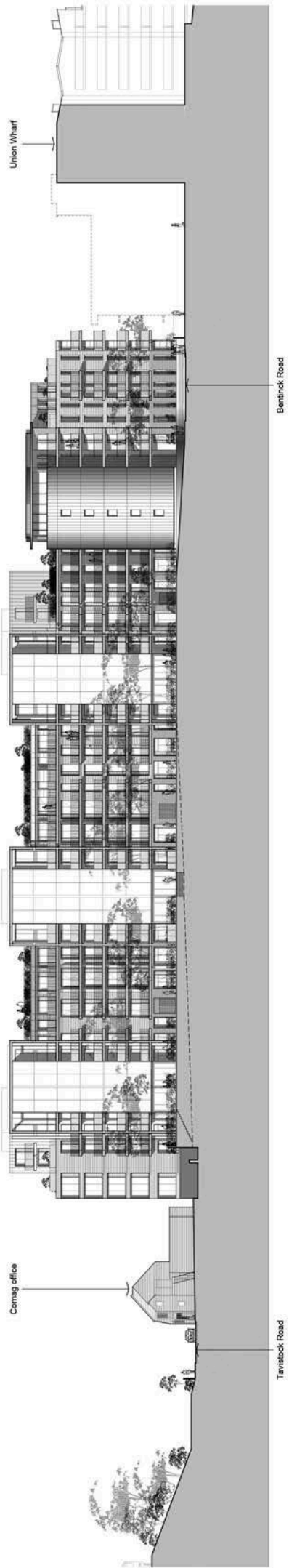
Rolf Judd
Architects Planning Solutions
Old Church Court, Chesham Road, The Oke, London SW9 1JZ
T 020 7558 1500
www.rolfjudd.co.uk

Kitewood
Project: Yiewsley, Tavistock Gardens

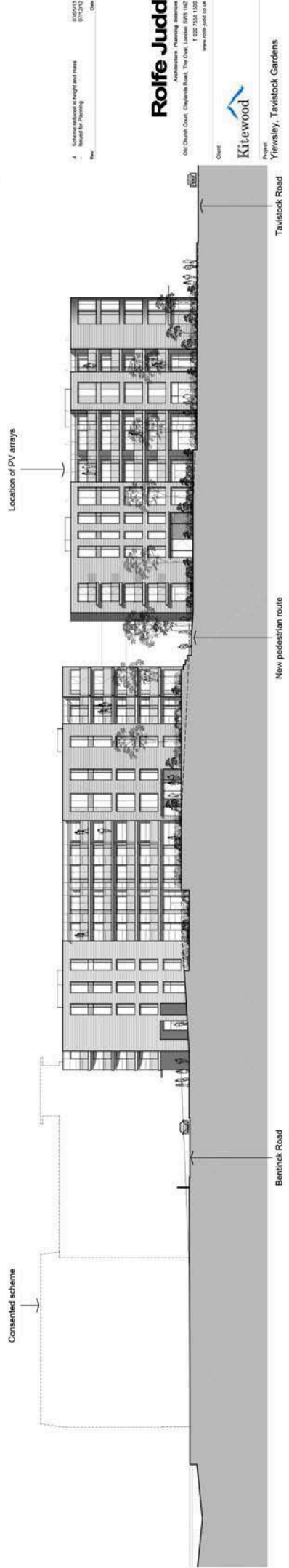
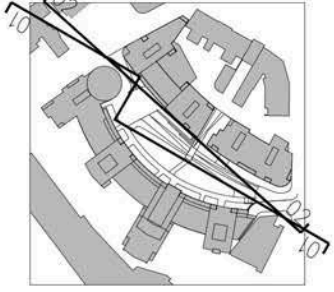
Drawing: Proposed Seventh Floor (Roof Plan)
Scale: 1:250 (A1)
Date: Dec12
Job Number: 4468
Drawing Number: T(20)P07
Revision: A

NOTES

1. The Contractor must check and confirm all dimensions
2. All work must be carried out in accordance with the approved drawings and will be inspected by the Architect before work commences
3. This drawing is not to be used for any other purpose without the written consent of the Architect. It is to be used in connection with the proposed development and in conformity with all relevant Codes of Practice and British Standards.



01 ELEVATION NUMBER 1
SCALE: 1:250 (A1)



02 ELEVATION NUMBER 2
SCALE: 1:250 (A1)

A. Scheme subject to height and massing
 B. Scheme subject to height and massing
 Rev: _____ Date: _____

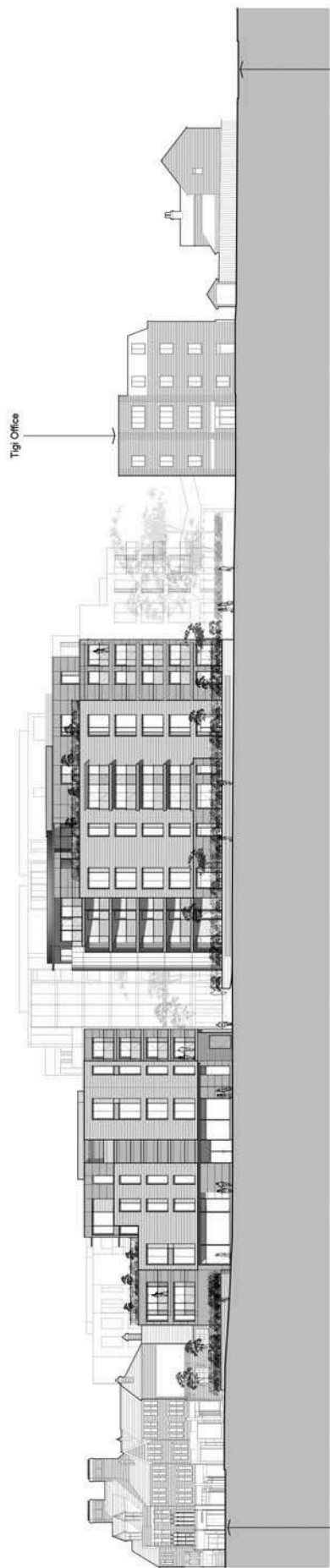
Rolfe Judd
 Architects + Planning Solutions
 Old Church Court, Colchester Road, The Oke, London E9 6JZ
 T 020 3058 1500
 www.rolfejudd.co.uk

Client:
Kitewood
 Project:
 Yiewsley, Tavistock Gardens

Drawing:
 Proposed Elevations 1 and 2
 Scale: 1:250 (A1) Date: Dec12
 Job Number: 4468 Drawing Number: T(20)E01
 Revision: A
 0:4468E01_Rev01.rvt 20/12/2012

NOTES

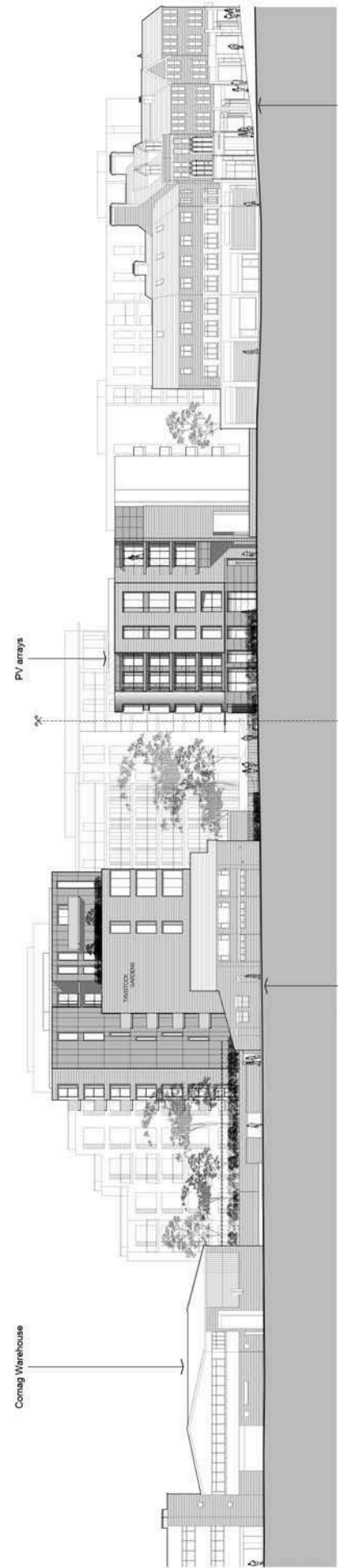
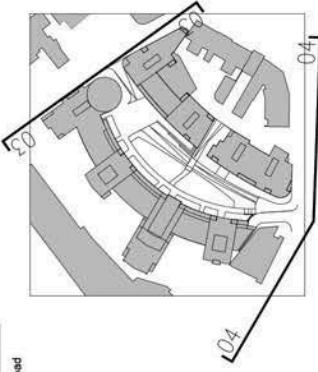
1. The Contractor must check and confirm all dimensions
2. All work must be carried out in accordance with the approved drawings and will be inspected by the Architect before work commences
3. The drawing is not to be taken as a contract document. It is a contract document only when approved in writing by the Client and the Contractor in accordance with the relevant provisions of the Building Regulations and in conformity with all relevant Codes of Practice and British Standards.



Winnock Road

High Street

03 ELEVATION NUMBER 3
28-2009 SCALE: 1:250 (A1)



Comag Warehouse

PV arrays

Comag Office

High Street

04 ELEVATION NUMBER 4
28-2009 SCALE: 1:250 (A1)

A Scheme subject to height and area
 Approved for Planning
 Ref: 020212
 01/12/12

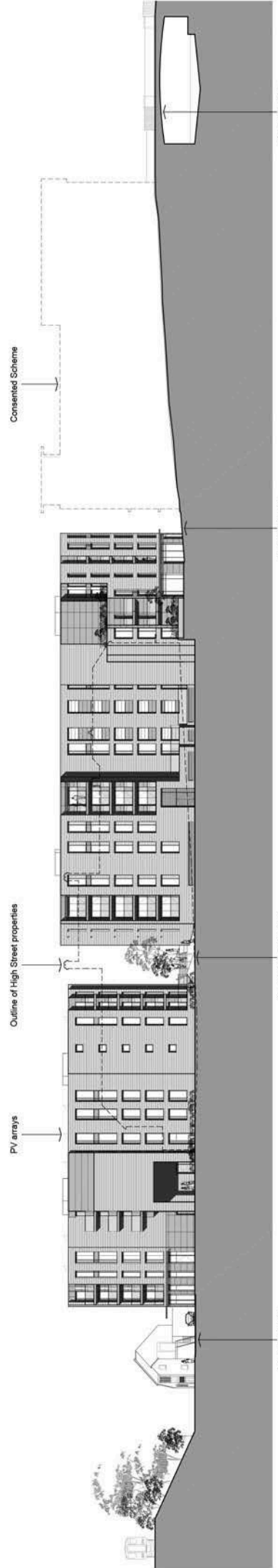
Rolfe Judd
 Architects Planning Solutions
 Old Church Court, Colchester Road, The Oke, Linton, SR8 1XZ
 T 020 3058 1500
 www.rolfejudd.co.uk

Kitewood
 Project
 Yiewsley, Tavistock Gardens

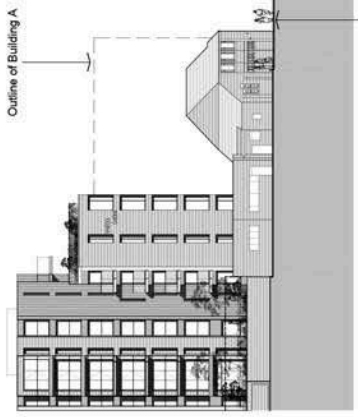
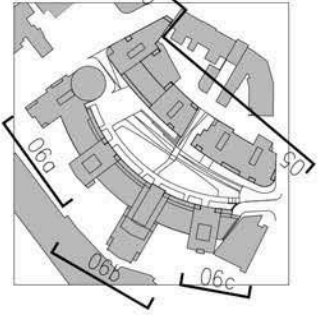
Client
 Proposed
 Elevations 3 and 4
 Scale
 1:250 (A1)
 Date
 Dec12
 Status
 Planning
 Job Number
 4468
 Drawing Number
 T(20)E02
 Revision
 A

NOTES

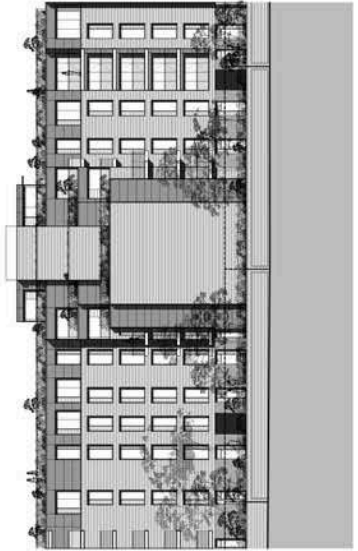
1. The Contractor must check and confirm all dimensions.
2. All work must be carried out in accordance with the approved drawings and will be inspected by the Architect before work commences.
3. This drawing is not to be used for any other purpose without the written consent of the Architect.
4. The Contractor must ensure that all work is carried out in accordance with the relevant British Standards and to comply with all relevant Codes of Practice and British Standards.



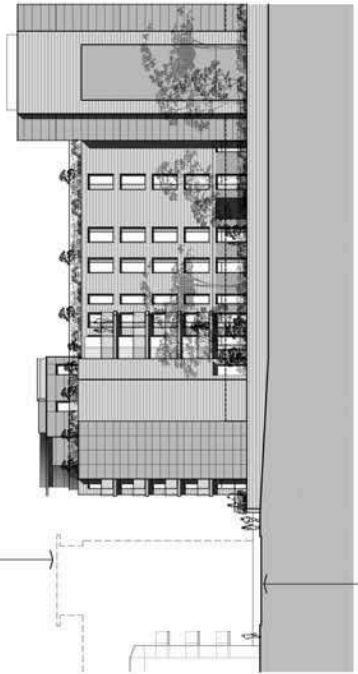
05 ELEVATION NUMBER 5
06-2809 SCALE: 1:250 (A1)



08 ELEVATION NUMBER 6C
06-2809 SCALE: 1:250 (A1)



07 ELEVATION NUMBER 6B
06-2809 SCALE: 1:250 (A1)



06 ELEVATION NUMBER 6A
06-2809 SCALE: 1:250 (A1)

Approved for Planning
 Date: 02/07/21
 Rev: 0

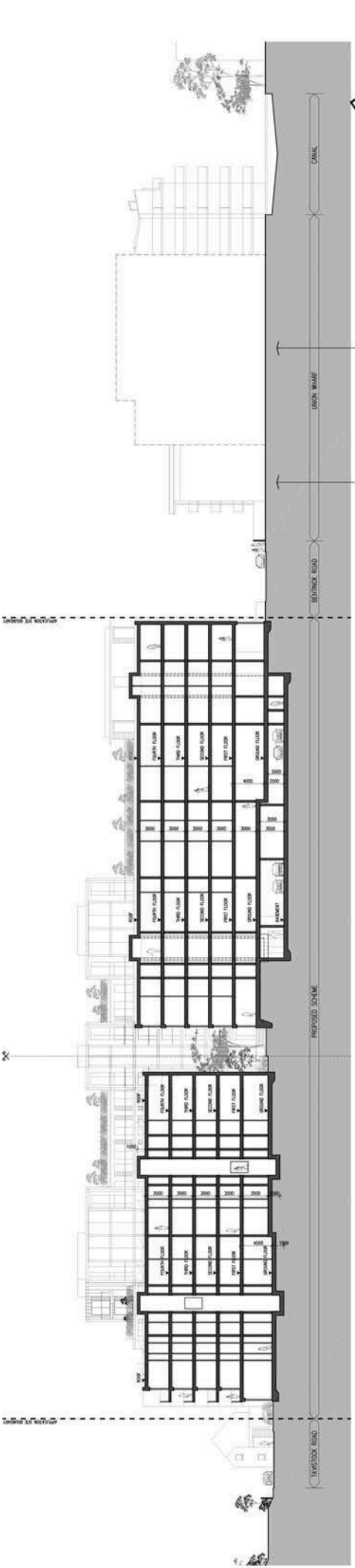
Rolfe Judd
 Architects - Planning Solutions
 081 Church Court, Colchester Road, The Oke, London SW16 1XZ
 T 020 7508 1506
 www.rolfejudd.co.uk

Client:
Kitewood

Project:
Yiewsley, Tavistock Gardens

Proposed Elevations 5 and 6
 Scale: 1:250 (A1)
 Date: Dec12
 Status: Planning
 Job Number: 4468
 Drawing Number: T(20)E03
 Revision: A
06-2809-1_Rev01/20120203

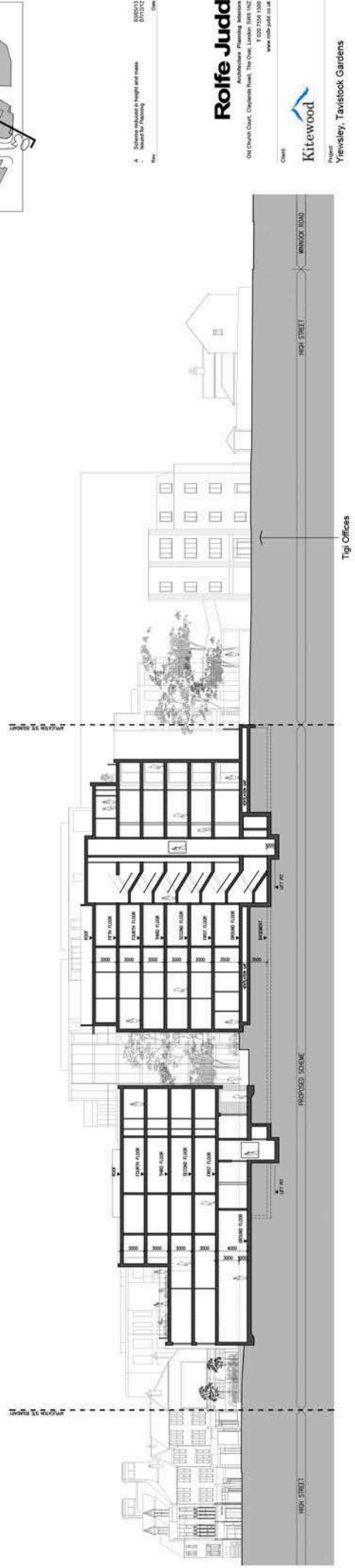
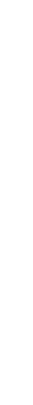
Compendium 001416
 The Contractor must check and confirm all dimensions
 and levels before construction and will be responsible for the
 accuracy of all dimensions and levels.
 The drawing is not to be used
 for any other purpose without the written consent of the
 Architect. The drawing is not to be used in connection with
 any other project without the written consent of the Architect.
 The drawing is not to be used in connection with any other
 project without the written consent of the Architect.
 The drawing is not to be used in connection with any other
 project without the written consent of the Architect.



Union Wharf
 Consented scheme

Proposed scheme

03 SECTION
 SCALE: 1:250 (A1)



TgJ Offices

Proposed scheme

04 SECTION
 SCALE: 1:250 (A1)



Roiffe Judd
 Architects + Planning Solutions
 Old Church Court, Tavistock Road, The City, London WC1E 7HX
 T 020 7558 1500
 www.roiffejudd.co.uk

Kitewood
 Project
 Yiewsley, Tavistock Gardens

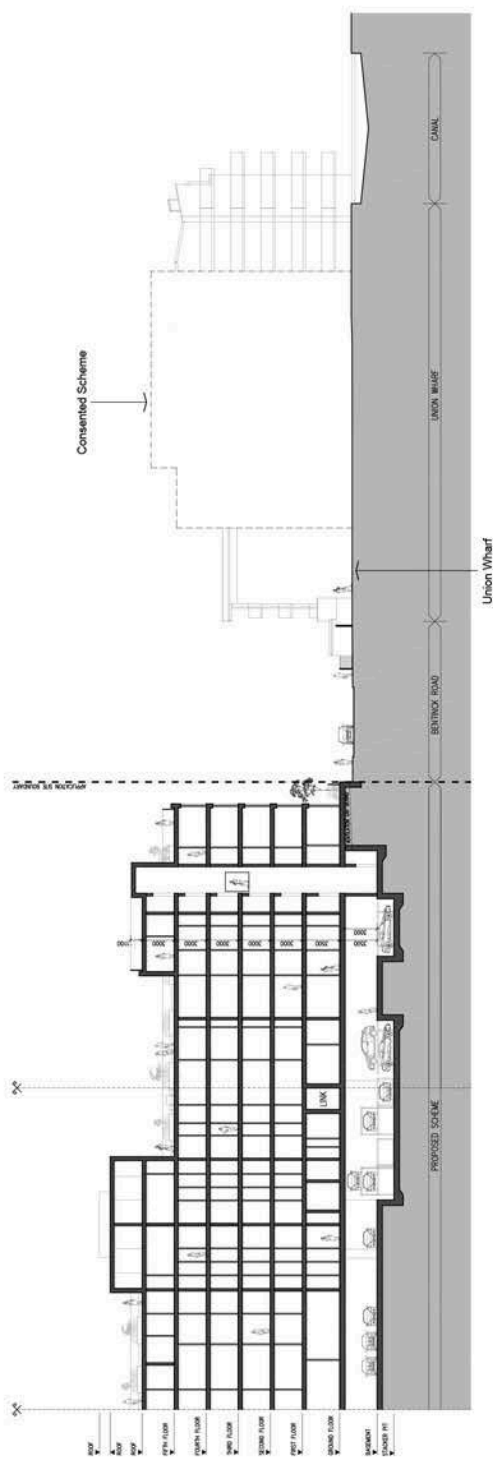
Client
 Proposed Sections 3 and 4

Scale: 1:250 (A1)
 Date: Dec12
 Drawing Number: 4468 T(20)S02
 Revision: A

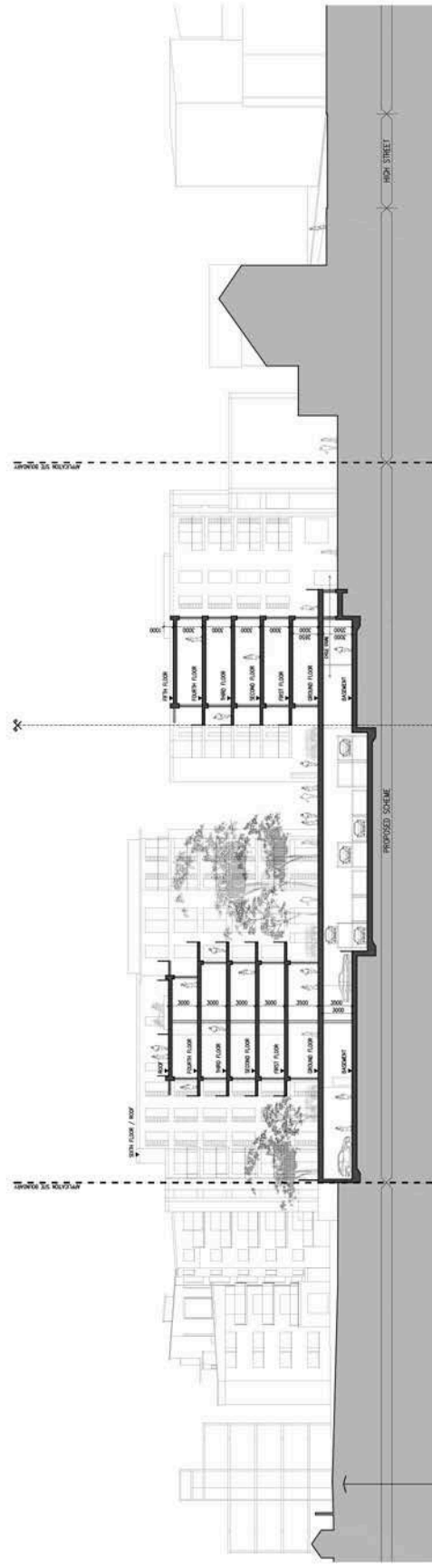
04468T_2.dwg 12/12/2012

NOTES

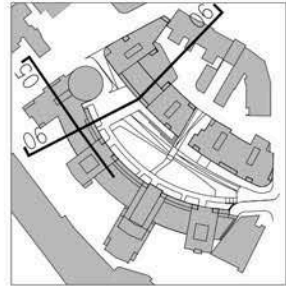
1. The Contractor must check and confirm all dimensions
2. All work must be carried out in accordance with the Building Regulations and approved by the Authority before work commences
3. The drawing is not to be used
4. The drawing is not to be used for any other purpose without the written consent of the Architect. The Architect's liability is limited to the design and construction of the building and to comply with all relevant Codes of Practice and British Standards.



05 SECTION
SCALE: 1:250 (A1)



06 SECTION
SCALE: 1:250 (A1)



A Scheme subject to height and massing
Noted for Planning
Rev: 01/2021

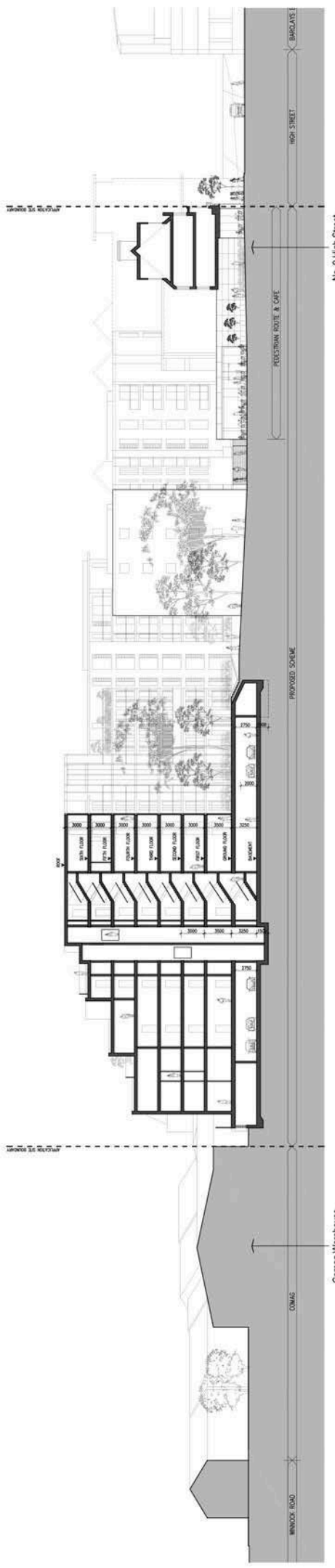
Rolfe Judd
Architects Planning Sections
Old Church Court, Colchester Road, The Oke, London E9 6JZ
T 020 7358 1500
www.rolfejudd.co.uk

Kitewood
Project
Vieweley, Tavistock Gardens

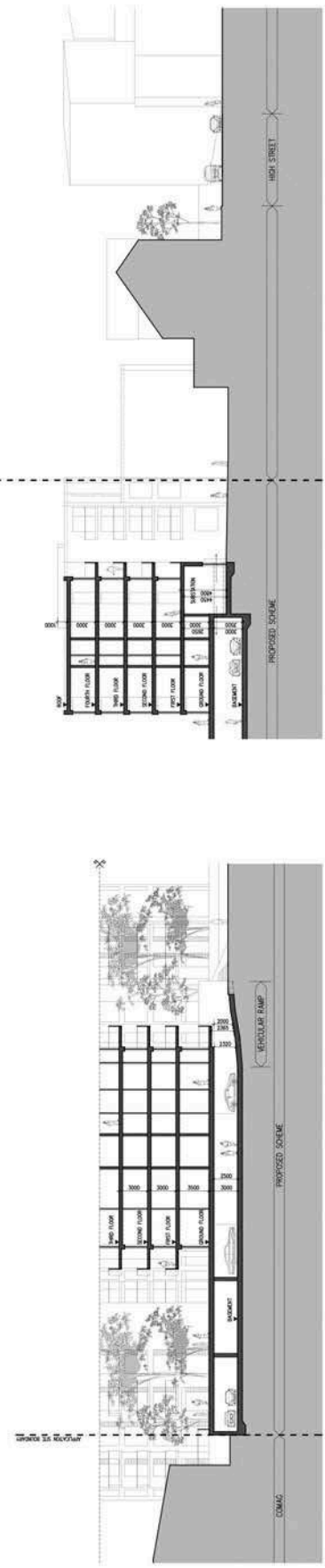
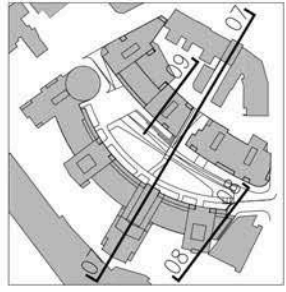
Drawing
Proposed Sections 5 and 6

Scale: 1:250 (A1)
Date: Dec12
Status: Planning
Job Number: 4468
Drawing Number: T(20)S03
Revision: A
0:446803_T(20)S03

- NOTES
1. The Contractor must check and confirm all dimensions before construction.
 2. All work must be carried out in accordance with the Building Regulations and approved by the Authority before work commences.
 3. The drawing is not to be taken as a guarantee of any kind.
 4. The drawing is not to be taken as a guarantee of any kind.
- Approved by the Local Planning Authority and in compliance with the relevant Codes of Practice and British Standards.



07 SECTION
SCALE 1:250 (A1)



08 SECTION
SCALE 1:250 (A1)

A. Sections subject to height and mass. Issued for Planning. Rev: 01/2012

Rolfe Judd
Architects' Planning Solutions
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T: 020 7058 1500
www.rolfejudd.co.uk

Kitewood
Project
Yiewsley, Tavistock Gardens

Drawing
Proposed Sections 7, 8 and 9

Scale: 1:250 (A1)
Date: Dec12
Status: Planning
Job Number: 4468
Drawing Number: T(20)S04
Revision: A
0:446817_Rev01/2012/09/04

COMPLETION DATE

NOTES

- The Contractor must check and confirm all dimensions and levels before construction.
- Architects to be notified of any changes to the drawings.
- The drawings are not to be used for construction without the approval of the relevant authorities and in compliance with all relevant Codes of Practice and British Standards.



ISSUED FOR PLANNING PURPOSES ONLY

DATE

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Kitewood

Project
Yewley, Tavistock Gardens

Drawing
Proposed
Ground Floor

Scale
1:100 (A1)

Date
Dec12

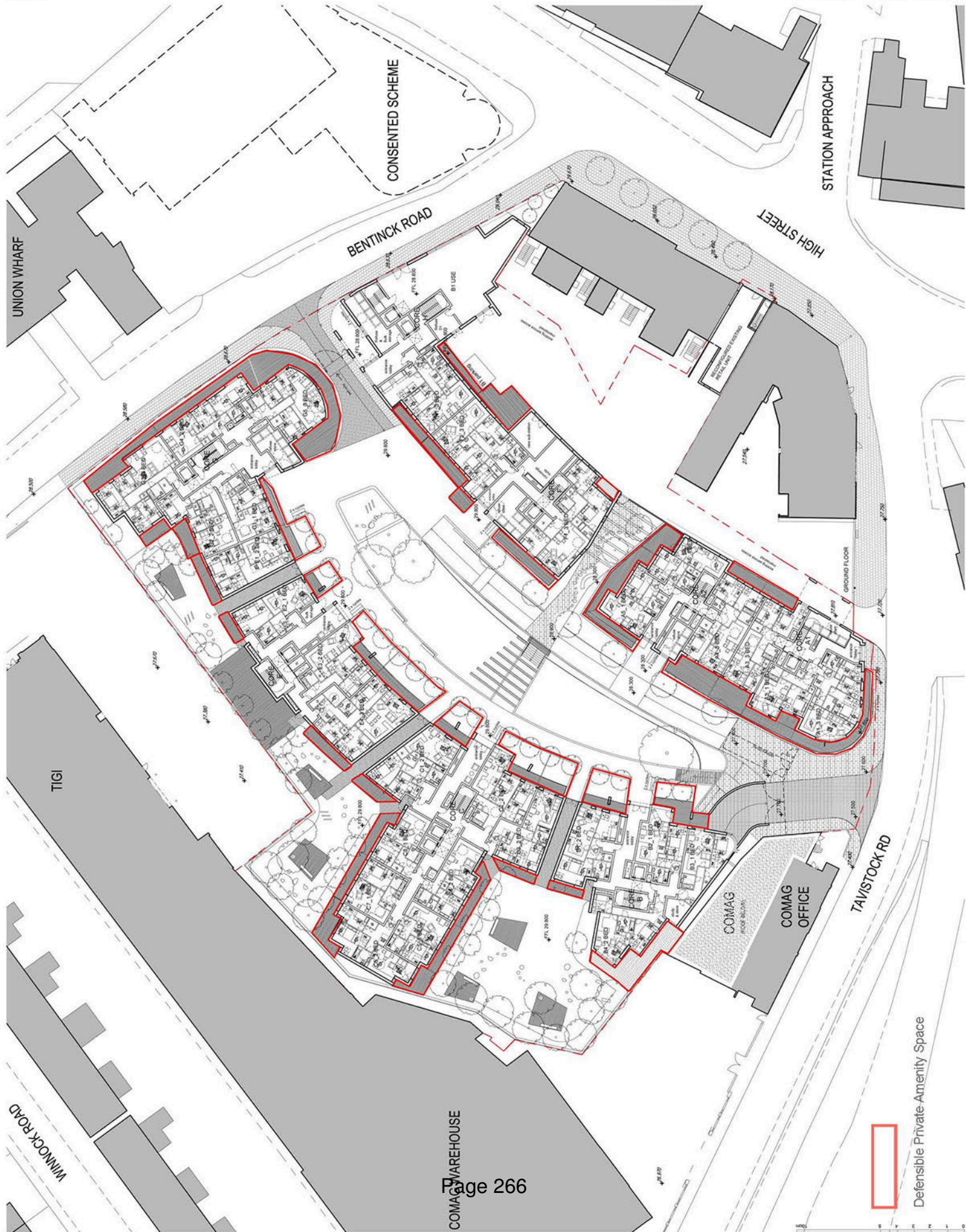
Drawn
Planning

Job Number
4468

Drawing Number
T[SK]20P00

Revision
B

NOTES:
 1. The Contractor must check and confirm all dimensions and levels before work commences.
 2. All work must be carried out in accordance with the relevant Codes of Practice and British Standards.
 3. This drawing is not to be used for any other purpose without the written consent of the Architect.
 4. The Architect's liability is limited to the design and construction of the works shown on this drawing and to the extent of the relevant Codes of Practice and British Standards.



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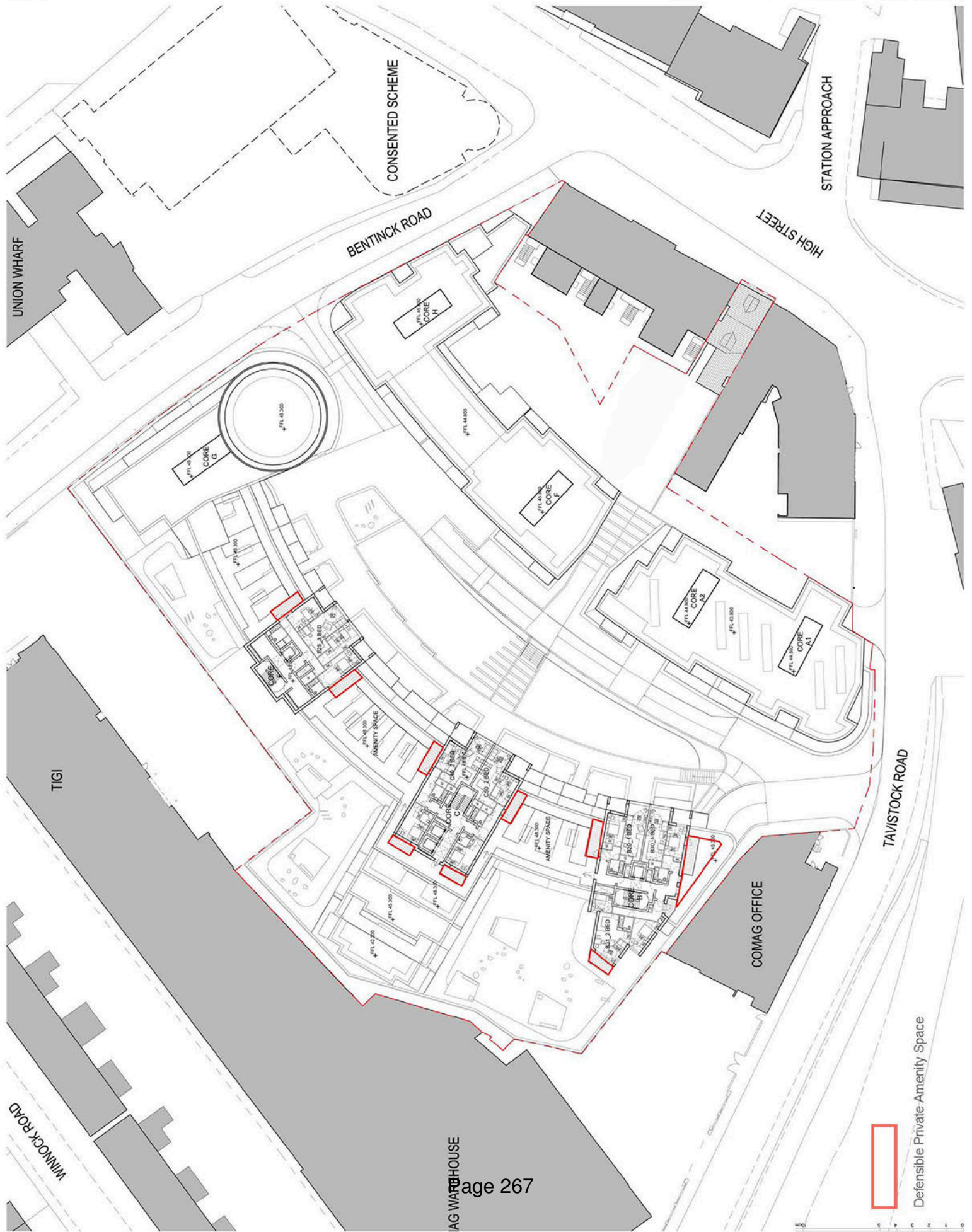
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Kitewood
 Yewlesley, Tavistock Gardens

Client: Yewlesley, Tavistock Gardens
 Drawing: Proposed Ground Floor
 Scale: 1:250 (A1)
 Date: Dec12
 Status: Planning
 Job Number: 4468
 Drawing Number: T(20)P00
 Revision: D
 0:44687_Sheet T(20)P00

Defensible Private-Amenity Space

NOTES
 1. The Contractor must check and confirm all dimensions and levels before commencing work and will be responsible for any errors.
 2. All dimensions are given in millimetres unless otherwise stated.
 3. The drawing is not to be scaled.
 4. This drawing is for information only and does not constitute an offer of any services. It is subject to the standard terms and conditions of the relevant Codes of Practice and British Standards.



Issue
 01/12/12
 01/12/12
 A. Scheme reduced to height and area
 Issued for Planning

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Client
Kitewood

Project
 Yewley, Tavistock Gardens

Drawing
 Proposed
 Sixth Floor

Scale
 1:250 (A1)
 Date
 Dec12
 Status
 Planning
 Job Number
 4468
 Drawing Number
 T(20)P06
 Revision
 A

Defensible Private Amenity Space

Access: Amenity Space

This diagram identifies the areas of shared amenity space at ground and roof levels.

Shared amenity space at ground 2384 sqm

Shared amenity space at roof 493 sqm

The remainder of the amenity space is provided by private balconies and terraces 2340 sqm

Total amenity space = 5217 sqm

All amenity space are accessed at ground or by lifts to roof terraces. Only residents with access keys can use roof amenity spaces relating to residential block location.

Refer to Landscape strategy for details.



- Service vehicle access road not included
- Shared Amenity at Ground
- Shared Amenity at Roof Level

Landscape

Play Strategy

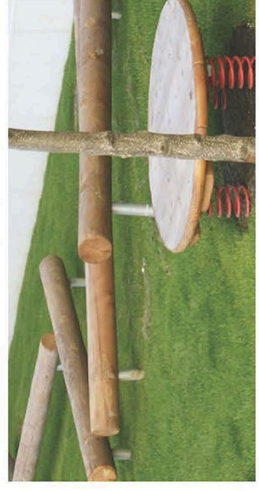
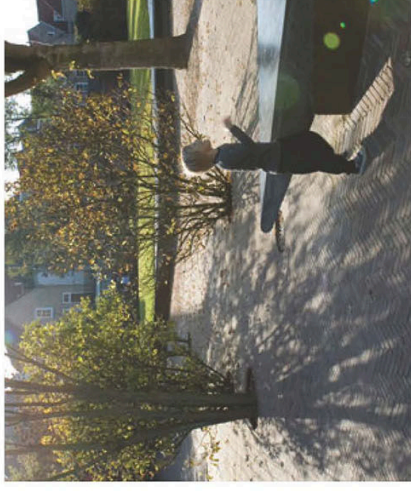
On-site play areas for 0-4 year olds are provided through natural play opportunities embedded into the landscape. These active elements add to the landscape character and integrate play into the shared courtyards and central amenity space.

The creation of 350m² doorstep play space provides 10m² play area per child, for a maximum estimated 35 0-4 year-olds children living on site.

The play spaces are situated as close to accommodation blocks as possible for direct access for residents. Within the shared courtyards these play areas are set within the soft landscape overlooked by nearby benches. The central play space to the North of the crescent park has a replenishable sand surface that is enveloped by a bench edge that acts as a safety barrier and fence boundary.



Natural play elements



Roof Terrace Amenity



1.5M HIGH GLAZED BALUSTRADE

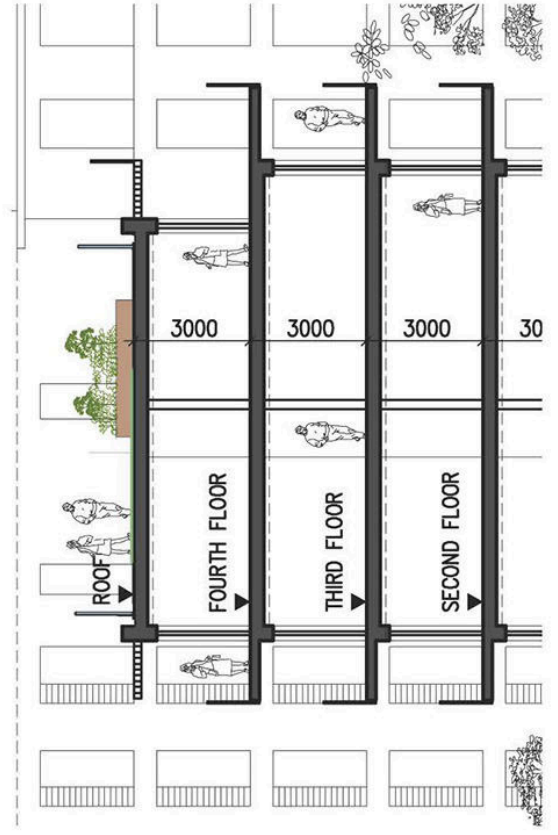
ACCESS SECURE - ONLY FOR RESIDENT KEY HOLDERS AND MANAGEMENT PERSONNEL

SECURE OVERLOOKING FROM FLATS & COMMON PARTS

1.5M HIGH GLAZED BALUSTRADE

BALUSTRADE SET BACK 1.5 M FROM ROOF EDGE. ROOF SET BACK 1.5M FROM MAIN BUILDING EDGE

HIGH QUALITY DESIGN ELEMENTS AND MAINTENANCE STRATEGY



Landscape

Shared Courtyards

The shared courtyards are made of predominantly soft landscape, they provide a sheltered amenity area and vital toddler play space for residents.

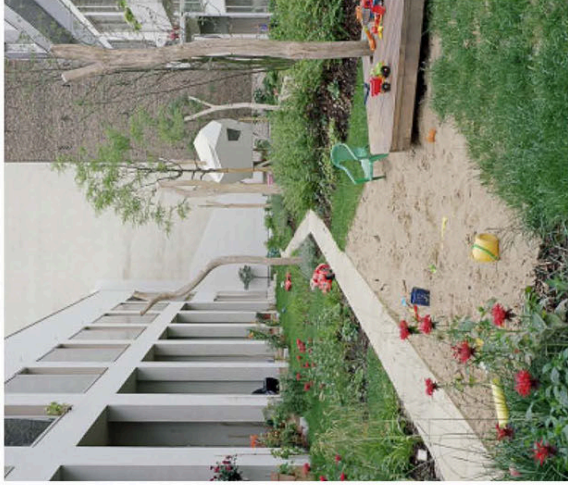
Doorstep play areas for 0-4 year olds are provided through natural play elements informally clustered over the shared lawn space. These elements take advantage of gentle inclines and are positioned near benches for guardians and parents.

Car park venting is dealt with horizontally, below the peripheral edge of the shared courtyards. This hard edge to the gardens is concealed through lush herbaceous planting and climbers trailed on the surrounding wall.

A varied palette of flowering shrubs and predominantly native herbaceous planting is utilised. Multi-stem shrubs and a herbaceous border form a defensible edge around the shared courtyards, providing a degree of privacy for the private terraces. These private terraces also benefit from privacy screens between properties.



Multi-stem Amelanchier shrubs



Natural play integrated into shared courtyards



Decking set within mounded lawns



Privacy screens between terraces



Landscape

Roof Strategy

The proposed roofs are described within these 3 categories:

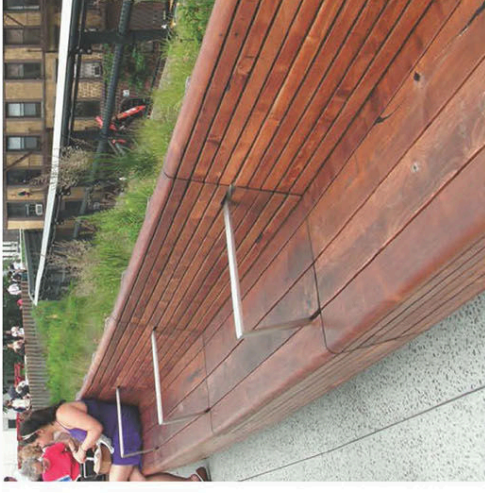
- Biodiverse roofs
- Amenity roofs
- Private amenity roofs

Amenity space within the scheme is significantly increased by the biodiverse roof strategy.

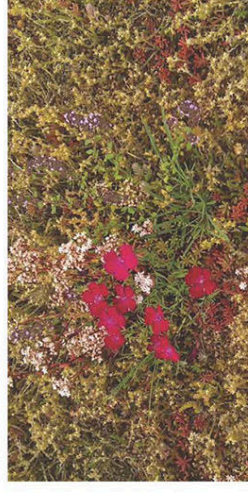
The private and shared amenity roofs are paved with raised planting beds containing robust flowering lawns and wildlife interest. These raised planters have timber bench edges alongside fixed picnic tables, benefiting from extensive views and the shelter of multistem shrubs. These areas will be desirable activity and relaxation spaces for the residents.

All of these roofs add to the biodiversity of the site, but most specifically the biodiverse roofs. These are inaccessible to residents, accessed only for maintenance. The biodiverse roofs have shallow to medium substrates, planted with a native sedum and wildflower mix. Diversity of habitat for invertebrates is created by: varied planting depth to allow the different plant species to colonise, and this varied structure encourages retention of moisture within shallow depressions, with drier soil composition at higher points. Also organic material (such as dead wood) is additionally incorporated onto the surface of the roof.

These biodiverse roofs allow for potential application of photovoltaics, without causing a negative impact on the biodiversity value.



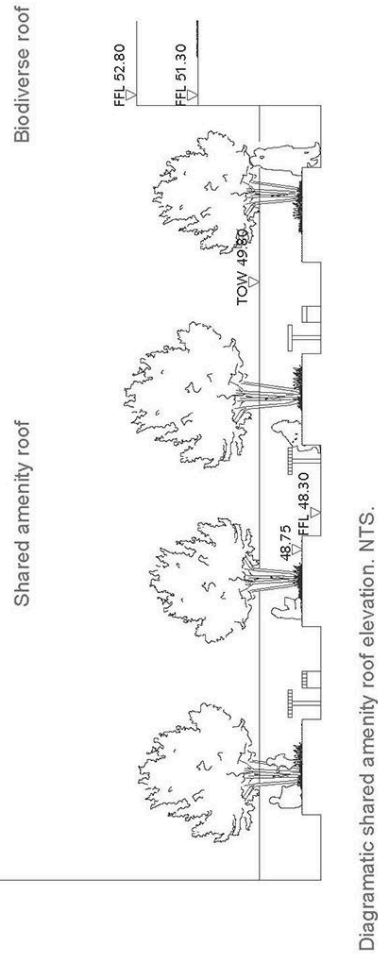
Timber benches



Biodiverse roof planting, sedums and wildflowers



Raised planters on amenity and private roofs





Data Sheet Wöhr Parklift 340

Single unit = 2 cars Suitable for condominium and office buildings.
Double unit = 4 cars For permanent use only!

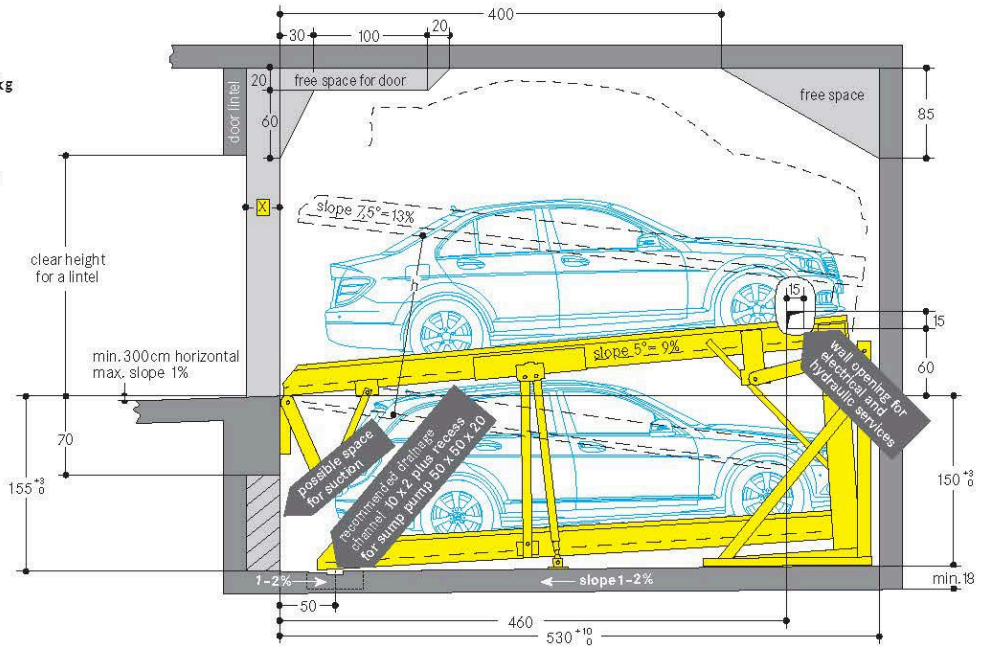
Both platforms are inclined.

Load per platform max. 2000 kg
(load per wheel max. 500 kg)

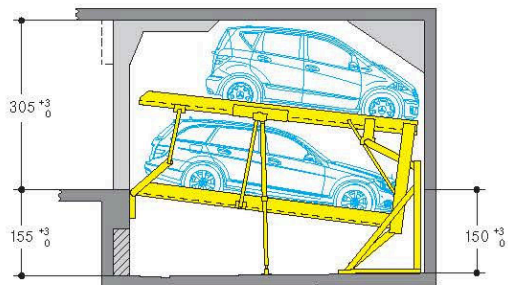
☒ = only applicable if garage doors are to be fitted.
For roller doors x=10 / 15 cm

☒ = to be clarified with door supplier

Dimensions in cm



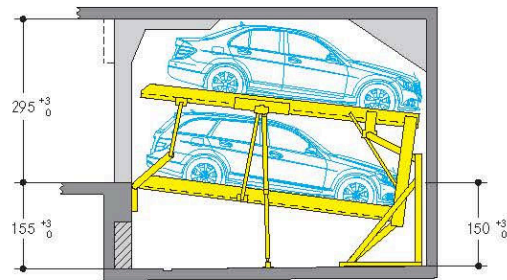
■ Parklift 340-155 / 150 (height 305)



	car height	distance (h)
UL	only cars up to 160 cm	
LL	cars/station wagons up to 154 cm	158

UL = upper level, LL = lower level

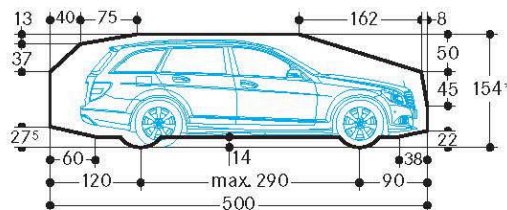
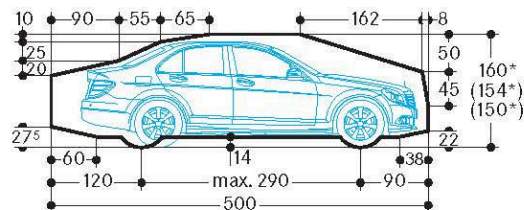
■ Parklift 340-155 / 150 (height 295)



	car height	distance (h)
UL	only cars up to 150 cm	
LL	cars/station wagons up to 154 cm	158

Please attend to restricted car- and platform distance height! If higher cars or platform distance heights are requested, we suggest to use our Parklift 440 system.

■ Clearance profile (car/station wagon)



*The total car height includes roof rail and antenna fixture and must not exceed the mentioned max. height dimension.

■ Notes

1. Clear platform width of 250 cm for car widths of 190 cm (see width dimensions stated on page 2). For large touring sedans we recommend a clear platform width of at least 260-270 cm for single and 500 cm for double systems.
2. For standard lowered cars or cars with front spoilers exceeding the above clearance profiles, we recommend to use our system *Parklift 440*.
3. Due to recent increases in car length dimensions, and potential future developments, a pit length of 540 cm is advisable. This offers bigger safety distances also for future cars.
4. At the edge of the pit a 10cm wide, yellow-black marking according to ISO 3864 has to be provided by the purchaser (see "statics and construction requirements" on page 3).
5. It is not possible to have channels or undercuts and/or concrete haunches along the pit floor-to-wall joints. In the event that channels or undercuts are necessary, the system width needs to be reduced or the pit needs to be wider.
6. The manufacturer reserves the right to construction or model modifications and/or alterations. Furthermore, the right to any subsequent part modification and/or variations and amendments in procedures and standards due to technical and engineering progresses in the art or due to environmental regulation changes, are also hereby reserved.



Width dimensions · Underground garages

All dimensions shown are minimum. Construction tolerances must be taken into consideration.
All dimensions in cm.

The access to the Parklift should be level for a distance of 300 cm immediately in front of the pit (max. slope allowable 1%).
Beyond this max. slope 10%.

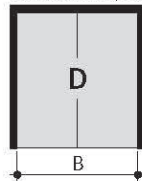
Wall to wall

Single unit (2 cars)



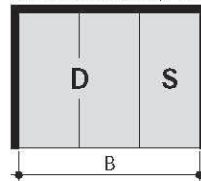
Space required B	gives clear platform width
260	230
270	240
280	250
290	260
300	270

Double unit (4 cars)



Space required B	gives clear platform width
490	460
510	480
530	500

Combinated unit (6 cars)



Space required B	gives clear platform width
750	460+230
780	480+240
810	500+250
820	500+260
830	500+270

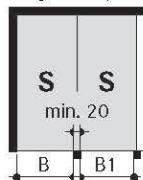
Wall openings required between partitions for electrical and hydraulic conduits must be provided where applicable. Wall openings may not be closed after installation.

The driving aisle width to be compliant with country regulations locally in force.

Other width combinations as well as smaller widths are possible.

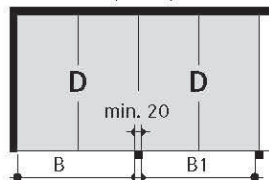
Pillars outside pit

Single unit (2 cars)



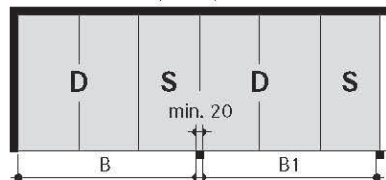
Space required wall-pillar B	pillar-pillar B1	gives clear platform width
250	240	230
260	250	240
270	260	250
280	270	260
290	280	270

Double unit (4 cars)



Space required wall-pillar B	pillar-pillar B1	gives clear platform width
480	470	460
500	490	480
520	510	500

Combinated unit (6 cars)



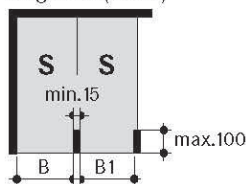
Space required wall-pillar B	pillar-pillar B1	gives clear platform width
740	730	460+230
770	760	480+240
800	790	500+250
810	800	500+260
820	810	500+270

The driving aisle width to be compliant with country regulations locally in force.

Other width combinations as well as smaller widths are possible.

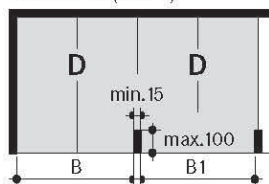
Pillars inside pit

Single unit (2 cars)



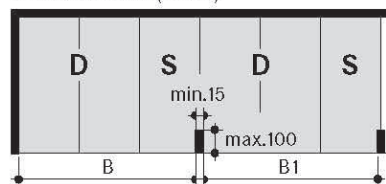
Space required wall-pillar B	pillar-pillar B1	gives clear platform width
255	245	230
265	255	240
275	265	250
285	275	260
295	285	270

Double unit (4 cars)



Space required wall-pillar B	pillar-pillar B1	gives clear platform width
485	475	460
505	495	480
525	515	500

Combinated unit (6 cars)



Space required wall-pillar B	pillar-pillar B1	gives clear platform width
745	735	460+230
775	765	480+240
805	795	500+250
815	805	500+260
825	815	500+270

The driving aisle width to be compliant with country regulations locally in force.

Other width combinations as well as smaller widths are possible.

Important notes

If maximum platform widths are not installed, difficulties might arise when entering or exiting the cars on the parking units. This depends on the car type, the access and the individual driving behaviour.

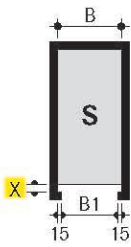
For parking slots at edges or between walls, we recommend going for our maximum platform widths. For cars wider than 190 cm, platform width of 270/500 cm is required to enter and exit the car at drivers-side.

Width dimensions · Garages with doors

All dimensions shown are minimum. Construction tolerances must be taken into consideration.
All dimensions in cm.

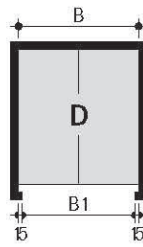
The access to the Parklift should be level for a distance of 300 cm immediately in front of the pit (max. slope allowable 1%).
Beyond this max. slope 10%.

Single garages (2 cars)



Space required B	gives clear platform width B1	gives clear platform width
260	230	230
270	240	240
280	250	250
290	260	260
300	270	270

Double garages (4 cars)



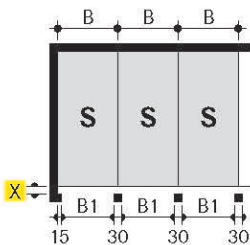
Space required B	gives clear platform width B1	gives clear platform width
490	460	460
510	480	480
530	500	500

x = for doors. See page 1

Wall openings required between partitions for electrical and hydraulic conduits must be provided where applicable. Wall openings may not be closed after installation.

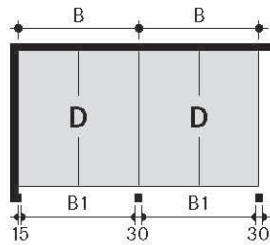
The driving aisle width to be compliant with country regulations locally in force.

Serial garages with single doors (2 cars)



Space required B	gives clear platform width B1	gives clear platform width
260	230	230
270	240	240
280	250	250
290	260	260
300	270	270

Serial garages with double doors (4 cars)

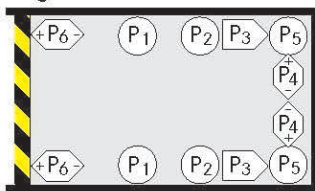


Space required B	gives clear platform width B1	gives clear platform width
490	460	460
510	480	480
530	500	500

The driving aisle width to be compliant with country regulations locally in force.

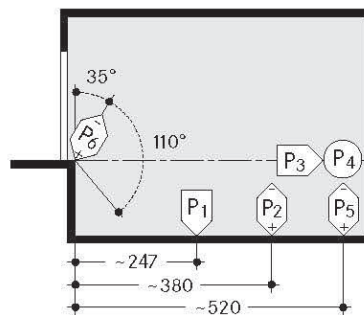
Statics and construction requirements

Single unit



↑ Marking according to ISO 3864

- P1 = +36 kN*
- P2 = + 5 kN
- P3 = -12 kN
- P4 = ± 2 kN
- P5 = +21 kN
- P6 = - 8 kN
- P6 = ± 5 kN

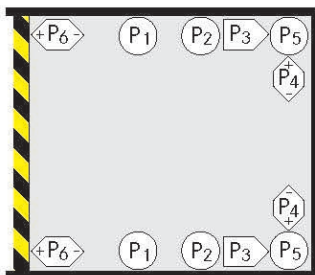


Bearing loads are transmitted to the pit floor by base plates of approximately 140 cm², fixed by heavy duty anchor bolts to a depth of approximately 10-12 cm.
Base plate thickness min. 18 cm
Concrete quality according to the static requirements of the building, but for the dowel fastening we require a concrete quality of min. C20/25. When fixing to waterproof concrete floors chemical anchors are employed (to be advised by Wöhr).

The front wall of the pits must be formed of concrete and must be perfectly flat and vertical without any protrusions.

The specified lengths to the support points are mean values. Please contact us for exact positions for any variations on the standard units.

Double unit



- P1 = +70 kN
- P2 = + 6 kN
- P3 = -17 kN
- P4 = ± 2 kN
- P5 = +35 kN
- P6 = -13 kN
- P6 = ± 8 kN

*all static loadings include the weight of the car

Electrical datas

Item	Performance	Quantity	Designation	Position	Frequency
1	by customer	1 unit	electric meter	in the feed cable	
2	by customer	1 unit	fuse or automatic circuit breaker 3 x 16A slow blow acc. to DIN VDE 0100 p. 430	in the feed cable	1 per power pack
3	by customer	as locally required	acc. to local power supply regulations 3 Ph + N + PE*	feed cable to main switch	1 per power pack
4	by customer	each 10 m	equipotential bonding safety lead-out connection	corner pit floor/rearwall	
5	by customer	1 unit	equipotential bonding safety compliant to the DIN EN 60204 standard	from the lead-out connection to the system	1 per Parkdiff
6	by customer	1 unit	marked main switch, lockable to prevent unauthorized switching on	above operating device	1 per power pack
7	by customer	10 m	PVC control cable with marked strands and protective conductor 5 x 1,5 ²	from main switch to hydraulic power pack	1 per power pack

Items 8–14 are included in Wöhr's scope of delivery unless otherwise specified in the offer/order.

* DIN VDE 0100 part 410 + 430 (not under permanent load) 3PH+N+PE (three-phase current) Note: Where a door is used to close the garage, the manufacturer of the door must be consulted before the electric cable is laid.

The electrical components supplied by the manufacturer must be connected in accordance with the appropriate wiring diagram and local regulations. German VDE electrical requirements must be adhered to, in order to validate the TÜV tested circuit.

The electrical supply to the power pack(s) must be provided prior to or during installation to

enable our fitters to complete their work satisfactorily and to check the correct functioning of the units.

In compliance with the DIN EN 60204 standard provisions, all systems must be connected directly on site with an earthed equipotential bonding. The lead-out connection must be at a 10 m distance!

Noise protection

Basis is the German DIN 4109 "Noise protection in buildings".

With the following conditions required 30 dB (A) in rooms can be provided:

- noise protection package from our accessory
- insulation figure of the construction of min. $R_w = 57$ dB
- walls which are bordering the parking systems must be done as single wall and deflection resistant with min. $m^2 = 300$ kg/m²
- solid ceiling above the parking systems with min. $m^2 = 400$ kg/m²

At differing constructional conditions additional sound absorbing measures are necessary.

The best results are reached by separated sole plates from the construction.

Increased noise protection:

If increased noise protection must be provided planning has to be confirmed on a project basis by Wöhr (further building measures are required).

Temperature

The installation is designed to operate between +5° and +40°C. Atmospheric Humidity: 50% at +40°C. If the local circumstances differ from the above please contact Wöhr.

Drainage

We recommend the provision of a drainage channel at the front of the pit which can either incorporate a pump sump 50 x 50 x 20 cm, or a connection into the storm water sewerage system via a petrol/oil interceptor. If the pump sump is not

accessible for manual drainage, the client must provide a pump on site to empty the pump sump. To prevent any possibility of contamination of the ground-water we recommend that the pit floor is coated with an oil proof paint.

Conformity test

All our systems are checked according to EC machinery directive 2006/42/EC and EN 14010.

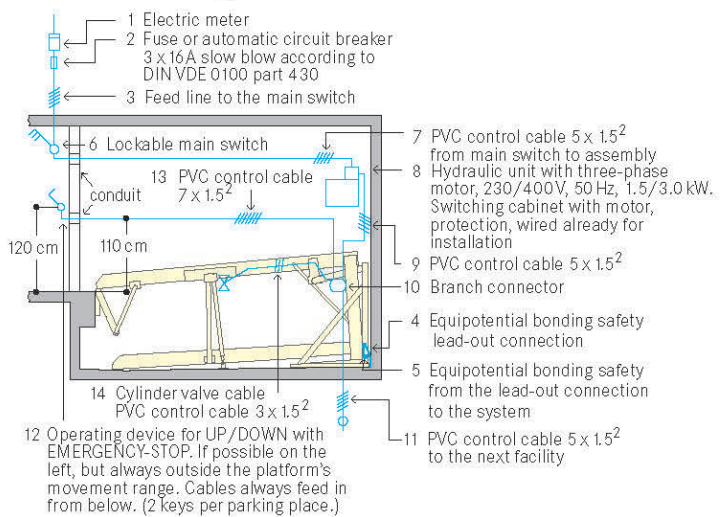
Illumination

Illumination has to be considered acc. to local requirements by client.

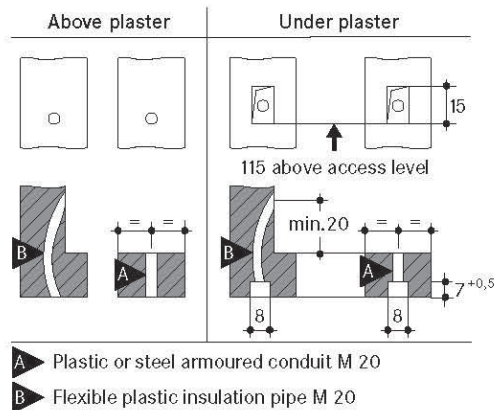
Free spaces

Special drawings for free spaces to accommodate air ducts or other pipes can be requested at Wöhr Agent!

Installation diagram



Recesses and conduits for rotary switches with rolling and sectional gates



Railings

The units need to be provided acc. EN ISO 13857 with safety railings if the gap between unit and wall exceeds 20cm. If walkways are arranged directly to the side or behind the systems, railings have to be provided by client acc. to local requirements, height min. 200 cm – this is applicable during the construction phase too.

Maintenance

Regular maintenance by qualified personnel can be provided by means of an Annual Service Contract.

Protection against corrosion

Independent of a maintenance workings has to be carried out acc. to Wöhr Cleaning and Maintenance Instruction regularly.

Clean up galvanized parts and platforms of dirt and road salt as well as other pollution (corrosion danger)!

Pit must be always ventilated and deaired well.

Parking place width

We recommend a clear platform width of at least 250 cm and/or of at least 500 cm for double systems.

Dimensions

All dimensions shown are minimum. Construction tolerances must be taken into consideration. All dimensions in cm.

Fire safety

Each and every fire safety requirement and all possible mandatory item(s) and equipment(s) (fire extinguishing systems and fire alarm systems, etc.) are to be provided by the customer.

Notes

In case of standard lowered cars with spoilers, contact Company Wöhr or local agent.

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