



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

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

Date: TUESDAY, 7 JANUARY
2014

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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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 20 November 2013 1 - 18
- 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 without Petitions

	Address	Ward	Description & Recommendation	Page
6	262-270 Field End Road, Eastcote - 18454/APP/2013/2449	Cavendish	Change of Use of Offices (Use Class B1) to Residential (Use Class C3) to comprise 12 x 2 bedroom flats, 13 car parking spaces and amenity space. Recommendation: Approval subject to a Legal Agreement	19 – 44 204 - 211
7	Airport Bowl, Bath Road, Harlington - 38807/APP/2011/3120	Heathrow Villages	Application to extend the life of existing planning permission (ref. 38807/APP/2008/3493 dated 16/03/2009): Redevelopment of site to provide a 5-star luxury hotel (560 rooms), a conference and ballroom facility, a new 20-lane bowling centre, car parking, landscaping and associated works (including demolition of existing Airport Bowl premises and car park). Recommendation: Approval subject to a referral to the GLA and Legal Agreement	45 – 76 212 - 230

8	42-46 Ducks Hill Road, Northwood - 49987/APP/2013/1451	Northwood	<p>Redevelopment of site to provide 10 detached 5 and 6 bedroom houses with roofspace accommodation and double garages with roofspace accommodation, with associated access, parking and landscaping (involving demolition of 3 detached houses)</p> <p>Recommendation: Approval subject to a Legal Agreement</p>	<p>77 – 112</p> <p>231 - 254</p>
9	Units 1-4 Ruislip Retail Park, Victoria Road, Ruislip - 31853/APP/2013/3176	South Ruislip	<p>Variation of Condition 11 of planning permission ref. 43510/APP/2000/2485 dated 14/03/2003 to remove the restrictions on the sale of goods that can be sold from Unit 3 and vary restrictions on the goods that can be sold from Units 1, 2 and 4.</p> <p>Recommendation: Approval subject to a Legal Agreement</p>	<p>113 – 130</p> <p>255 - 257</p>
10	Unit 3 - Ruislip Retail Park, Victoria Road, Ruislip - 43510/APP/2012/3179	South Ruislip	<p>Removal of Condition 6 of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011 to allow the sale of any goods within Use Class A1 from Unit 3.</p> <p>Recommendation: Approval subject to a Legal Agreement</p>	<p>131 – 148</p> <p>258 - 264</p>
11	The Kings Arms PH, 109 Coldharbour Lane, Hayes - 10954/APP/2011/1997	Townfield	<p>Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres of non-food retail space and 4 residential units) and a further 17 residential units above ground level (21 residential dwellings total), as well as associated landscaping and refuse storage areas.</p> <p>Recommendation: Approval subject to a Legal Agreement</p>	<p>149 – 176</p> <p>265 - 285</p>

12	Units 1623 and 1685 Stockley Close, West Drayton - 51458/APP/2013/2973	West Drayton	Redevelopment of site to provide industrial units for B1(c), B2 and/or B8 uses with associated access, parking, landscaping and ancillary works. Recommendation: Approval subject to a Legal Agreement	177 – 202 286 - 306
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Plans for Major Applications Planning Committee

203 - 306

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

20 November 2013

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



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Hensley (Vice-Chairman) Janet Duncan (Labour Lead) David Allam Michael Markham John Morgan Brian Stead Carol Melvin</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture Matthew Duigan (Planning Service Manager) Syed Shah, Highways Engineer Rory Stracey, Legal Advisor Nadia Williams, Democratic Services Officer</p>
15.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Dominic Gilham. Councillor Carol Melvin attended in his place.</p>
16.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Dave Allam declared a non-pecuniary interest in item 7, South of Ballinger Way and East of Broadmead Road, Yeading by virtue of having previously supported residents concerning this development. He withdrew from the meeting and did not take part in the decision of this item.</p>
17.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>There were no matters notified in advance or urgent.</p>
18.	<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 4</i>)</p> <p>It was confirmed that all items would be heard in public.</p>

19.	<p>THE COMFORT INN HOTEL, SHEPISTON LANE, HAYES 382/APP/2013/1163 (Agenda Item 5)</p> <p>Application for new planning permission to replace extant planning permission dated 14th September 2010, reference 382/APP/2010/1404 for Erection of a three storey bedroom wing extension to hotel to provide 54 bedrooms and 15 bathrooms, involving demolition of existing bedroom wing (Application to replace extant appeal decision ref: APP/R5510/A/07/2047304 dated 23/10/2007).</p> <p>Officers introduced the report and directed Members to note the changes in the addendum sheet circulated at the meeting.</p> <p>The petitioners objecting to the application had indicated that they would not be addressing the Committee in respect of this application. Neither the agent nor the applicant was present at the meeting.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report.</p>
20.	<p>KITCHENER HOUSE, WARWICK ROAD WEST DRAYTON 18218/APP/2013/2183 (Agenda Item 6)</p> <p>Erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings.</p> <p>In introducing the report, officers advised that this application had been deferred at the meeting on 30 October 2013 for a site visit and for further clarifications. The site visit had taken place and the queries and concerns previously raised had been addressed in the officer’s report. The Committee was directed to note the changes in the addendum circulated at the meeting.</p> <p>The Chairman asked whether the plans shown on the PowerPoint presentation were listed on the plans that Members were being asked to approve. Officers responded affirmatively.</p> <p>In accordance with the Council’s constitution, a representative of the petitioners addressed the meeting. The petitioners objecting to the proposed development made the following points:</p> <ul style="list-style-type: none"> • Objected to the commercial premises being located in a residential area, which by reason of its use was likely to result in noise, disturbance and nuisance which would be detrimental to the residents. • Suggested that the proposed A1 premises should be located in the High Street to improve and aid regeneration. • Suggested that the car wash that was currently in operation was operating without a licence and creating unnecessary problems. This area could be used to improve amenity for residents and pedestrian using the rear access of station. • The change of use from commercial premises to residential would have a detrimental impact on existing properties (2, 4, & 6) at Warwick Road.

- Suggested that a restrictive covenant should be put in place to prevent occupiers of the proposed development objecting to any future development proposed by the affected properties in Warwick Road.
- Objected to the proposed development due to its height, sitting, design, layout, size, mass and bulk, which would result in a cramped and overdeveloped site.
- The proposal would be visually incongruous and over dominant.
- The elevation of the proposed scheme would have a negative impact on the privacy and skyline.
- Advised that most council's applied the 21 metre rule for 2/3 storey-building, which was not the case with regard to this proposal.

The agent spoke raising the following points:

- Felt that the officer's report was thorough and satisfied that issues raised at the last meeting had been addressed.
- Emphasis had been placed on the sunlight and daylight assessment and had taken advice from consultant to ensure that it clearly passed guidelines.
- Had provided drawings to demonstrate how the front garden would work and to show that there was enough space for residents and this was also observed by Members during the site visit.
- The distance quoted were back to back distances which were not relevant to the front distance.
- Suggested that the document circulated by the petitioner included background information relating to a very different council to London Borough of Hillingdon.
- The scheme fully respected residential amenity.
- The new scheme had significantly less commercial space and felt that the proposed development would be returning residents to the area.
- Felt that many of the diagrams circulated by the petitioners were misleading and had there been time, would have provided further diagrams to show the difference to that put forward by the petitioners.

A Member expressed concerns about overlooking of amenity space at No.19, which appeared to have been addressed by setting back the balcony area. It was stressed that this would depend on the height of the balcony. The agent was asked whether it would be acceptable if the Committee was to add a condition that once built, overlooking could be re-evaluated and the balcony could be raised or set back a further few inches if required. The agent affirmed that this would be acceptable.

In answer to a query about preventing occupants from objecting to planning applications on neighbouring properties, the Legal Advisor advised that the Council did not have powers to impose such a condition and therefore, this would not be recommended.

A Member sought clarification on the interpretation of large vehicle (in respect of s106 (e)). Officers advised that this would be encapsulated with the details to be arranged through the details of the legal agreement.

A Member suggested that at least two of the cycle spaces should be allocated to retail. Officers advised that cycle spaces could be allocated for retail use and these could be specified under Condition 8 (2b), with 4 to retail and 28 to housing.

A query was raised about allocation of off site parking bays; officers explained that there was no specific control over parking bays, but if Members were minded to control,

this could form part of the legal agreement.

The Legal Advisor advised that this issue could be dealt with by the Highways Authority.

The Head of Planning, Green Spaces and Culture added that the Head of Terms could be adjusted, so as to cover the control of the on street parking bay.

Condition 11 was amended to require details of measures in order to prevent noise transmission from the proposed development to residential occupiers. Officers were asked to agree the detailed wording outside of the meeting.

In answer to concerns raised about the size of vehicles that were likely to be using the parking and loading bays, the Head of Planning, Green Spaces and Culture advised the Committee that the point of S106 was to ensure that details such as, restricting the size of vehicles were set prescribed. Officers added that tracking diagrams had been produced to ensure that vehicles could be accommodated.

Members were satisfied following the site visit that there would not be any overlooking of residents, and officers confirmed that they were quite satisfied that evidence had been provided to show that overlooking concerns and outlook were acceptable.

The Committee added the plans that had been circulated at the meeting to the plans list.

The recommendation for approval with the Addendum and amendments to the Heads of Terms in recommendation 1. A) (i) (e) (f), additional condition was moved, seconded and on being put to the vote was agreed.

Resolved

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

A) To 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) Highways including but not exhaustively the following

(a) Provision of a service delivery bay for larger length vehicles (up to maximum 12 metre) and implementation of a traffic order limiting the hours of use of the bay between 10am and 2pm.

(b) Provision of a realigned pavement and kerb edge on the eastern edge of the site and the provision of a section of pavement where presently there is none.

(c) Provision of pavement on eastern edge of site where presently there is none.

(d) Provision of CCTV to manage compliance with the traffic order.

(e) A Service and Delivery Plan limiting the hours of delivery by vehicles, no longer than 12.5m in length, to the hours of 10am and 2pm Monday to Saturday and not at all on Sunday, Bank Holidays and Public Holidays and ensuring

vehicles will use the delivery bay.

(f) Provision of 1 additional metered car parking bay which can be used by shoppers or shop staff.

(g) All future occupants of the development removed the opportunity to gain Hillingdon residents' on street parking permits, for the life of the development.

(ii) Public Realm: A contribution of £5,000 in respect to public realm improvements arising from Cross Rail improvements to the West Drayton Station surroundings.

(iii) Education: a contribution in the sum of £62,652 should be secured.

(iv) Health: a contribution in the sum of £8,872.64 ($£216.67 \times 40.95$) should be secured.

(v) Libraries: a contribution in the sum of £941.85 ($£23 \times 40.95$) should be secured.

(vi) Construction Training: either a financial contribution or an in kind scheme delivered equivalent to the formula of £2,500 for every £1m build cost + number of units /160 x £71,675= total contribution, including the submission of an Employment Strategy for construction phase and end user phase (the latter in respect to the retail unit).

(vii) Air Quality: a financial contribution towards air quality should be secured in the sum of £12,500.

(viii) Affordable Housing: A time review mechanism is to be put in place.

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 and public realm 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, air quality, health facilities, library improvements, construction and employment training). The proposal therefore conflicts with Policy BE19, AM2, AM7, OE16, R7 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 conditions and informatives in the officers report, addendum, additional and amended conditions set out below be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

Additional Condition

'Within 1 month of occupation of the building, an audit of the erected privacy screens shall be undertaken to establish effectiveness and compliance with the approved plans, the audit shall identify any remedial actions necessary to prevent overlooking of neighbouring properties.'

Any measures identified in the audit as being necessary to prevent overlooking shall be implemented within 3 months of occupation of the building and shall thereafter be retained for the life of the development.

Reason

To prevent overlooking and to accord with policy BE24 of the Hillingdon Local Plan Part 2 Saved UDP Policies (November 2012).'

Amended Conditions

8, 2b - Add the words '...including 28 bicycles for the residential occupiers and 4 bicycles for shoppers or shop staff.'

11 – Add section 4 – 'Details of measures to prevent noise transmission from the ground floor commercial use to the residential occupiers above.'

Plan 12034-02-045 was also added to the plans list.

21.

**SOUTH OF BALLINGER WAY AND EAST OF BROADMEAD ROAD
68819/APP/2013/1156 (Agenda Item 7)**

Erection of a Class A1 food store (1,476 sq.m. gross; 990 sq.m. net) with associated access, parking and landscaping.

Councillor Dave Allam withdrew from the room.

Officer introduced the report and drew the Committee's attention to changes in the Addendum sheet circulated at the meeting.

In accordance with the Council's constitution, a representative of the petitioners addressed the meeting. The petitioners objecting to the proposed development made the following points:

- Lived in the Grand Union Village and was speaking about the adjoining areas as a whole, as signatures to the petition had also been collected from people from the other side of Broadmead Road.
- Residents living on the three sides of the proposed development were against the scheme.
- Suggested that issues of concern had been thoroughly covered in the officer's report.
- The area was meant to be an urban sustainable village and did not see how the proposed scheme would make it more appealing.

- Acknowledge that if a supermarket was built in the area, it would be used by residents.
- Had found an alternative site where such a development would be more appropriate on the same bus route.
- Advised that the initial proposal was for a sports centre and suggested that the people living in the Grand Union Village could be consulted on more appropriate options for the site.
- Advised that a nature reserve was currently being populated.
- Did not see how building a supermarket would enhance the village.
- Welcomed officer's recommendation for refusal.

The agent made the following points:

- The application had been thoroughly prepared including relevant justification for the proposed scheme on green belt site.
- Transport assessment had been undertaken and provided.
- Had gone through a pre-application process with officers and the local community.
- Suggested that the site formed part of the proposal for the wider planned village.
- The principle development was supported by the Council as well as Members.
- The proposal was put forward in 2004 when a much larger building was refused.
- Suggested that there was no prospect for such a site and at present, it contributed nothing to residents or the green belt.
- The site was currently not opened to public access and this scheme instead offered a new proposal for a supermarket, which would create employment.
- There were no alternative sites to provide significant development.
- The proposed development exceeded policy requirement for renewable energy.
- Asked Members how they might like to see this site brought back into use and subject to client's agreement, may be able to bring back alternative development that was acceptable.

A Member added if the applicant wanted to bring the site back into use, they could consider providing a sports and leisure centre, which would be more appropriate for the site.

A Member stated that it was not acceptable to have a supermarket in green belt land.

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

Resolved – That the application be refused for the reasons sent out in the officer's report and subject to the addendum.

22. **EC HOUSE, SWALLOWFIELD WAY, HAYES 38065/APP/2013/2245** (*Agenda Item 8*)
- Change of use from Class B8 (storage and distribution) to a flexible Class use comprising B1(C) (light industrial) or B2 (general industry) or B8 (storage or distribution).**
- Officer introduced the report and drew the Committee's attention to changes in the addendum sheet circulated at the meeting.

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

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

23. **BISHOP RAMSEY C OF E SCHOOL, HUME WAY, RUISLIP 19731/APP/2013/1292**
(Agenda Item 9)

Variation of condition 4 (hours of use of gate to Warrender Way) of planning permission 19731/APP/2006/2811 (Amalgamation of upper and lower school sites to create one school campus. Redevelopment of upper school site including demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision including a drop off point in Hume way and playground/sports facilities).

Officers introduced the report and drew the Committee’s attention to changes in the Addendum sheet circulated at the meeting.

In accordance with the Council’s constitution, a representative of the petitioners addressed the meeting. The petitioners objecting to the proposed development made the following points:

- Suggested that officer’s presentation appeared to be based on the misunderstanding of the implications of the school’s request.
- A survey conducted had found that 120 sixth form students currently left the school during the day via the sports centre; 30 would turn right and 50 would turn left and go through Warrender Way into Ruislip, and the remaining 40 would continue on along Merton Avenue.
- To allow the students to go through Warrender Way would make no difference.
- Students accessed and exited by using swipe cards and if the gate was not supervised, there was a likelihood of the public going through the gate, as it took time to close.
- The proposal would allow the use of the gate in Warrender Way to make it safer.
- Residents living closest to the gate supported the school’s request.
- Advised that the current sports entrance was secluded and created safeguarding issues.
- The suggestion of installing CCTV would only assist in catching culprits and not solving the issue of crime.
- The school did not have the resources to man the gates and did not wish to wait until a serious incident occurred before taking action.

A Member expressed concerns about the detrimental effect lifting the restriction on the hours of use of the gate would have on the amenity of nearby residents. The Member stated that officers had indicated in the report, that security issues could be addressed through alternative measures.

The petitioner explained that the closest resident at No. 46 had indicated that they were happy with the proposal.

The Chairman advised that two ward Councillors who were unable to attend the meeting had sent in letters to be read at the meeting.

The letter from the Ward Councillor objecting to the proposal raised the following points:

- Planning permission was previously granted with the condition that pupils arriving by car should use the entrance off Hume Way and this was facilitated by the installation of a drop-off point within the Highgrove Pool car park.
- These measures were introduced specifically to reduce the congestion and obstruction caused by parents and visitors parking when they arrived at the Warrender Way entrance.
- The proposed application would result in increasing unnecessary obstruction and seriously be detrimental to the amenity of local residents who continued to suffer from the increasing number of vehicles already using the Warrender Way entrance.
- This increased use of Warrender Way was already in contradiction of the planning condition imposed in the previous application.

In their letter of support, the Ward Councillor raised the following points:

- Was also a governor of Bishop Ramsey school.
- The proposed application had been submitted as a result of security and safety concerns for students at the school.
- Four good reasons for the proposed changes had been clearly outlined in the officer's report.
- The majority of students would be in school during the day, therefore the question to bear in mind would be the number of students that were likely to use this exit during the extended times and whether there would be an increase in traffic in Warrender Way during these times.
- Urged the Committee to consider these comments when considering this application.

In response to clarification sought about access and security issues, officers advised that the Crime Prevention Adviser's view was that, given the option between what the school was proposing, the concern was not so much about it being unsafe; it was rather that it was more preferable in his view of the two options.

A Member expressed concerns that the sports hall gate could be seen as a quiet corner to seize people and therefore would support this application.

A Member added that they were satisfied that the fact the students entered and exited the school by using a swipe card and on the basis of that evidence, would support the application.

A Member commented that when the previous application was considered at Committee, the school had given assurances that pupils would be encouraged to gain access via Hume Way. Suggesting that there were other security measures that the school could consider, the Member did not see how opening the gate for students use from 8am to 6pm would make a huge difference. Other members expressed concern that once the gate was opened through out the day, wider use would be encouraged.

A Member added that the school had consulted with residents living in Warrender Way and was satisfied that the fears about greater use of Warrender Way could not be justified, as people could drive along the road at present regardless.

The Legal Advisor advised that because the application was one made pursuant to section 73 of the Town and Country Planning Act 1990, it would result in the grant of a wholly new planning permission for the whole school. That being the case, any planning conditions/obligations that were imposed in the original planning application would need to be followed through in this application (to the extent that they were still relevant and necessary).

It was moved and seconded that the application be refused and on being put to the vote was lost.

It was moved and seconded that the application be approved and on being put to the vote, this was agreed.

Approval was given for legal authority to be delegated to the Head of Planning, Green Spaces and Culture to finalise the wording for conditions and informatives in consultation with the Chairman and the Labour Lead.

Resolved – That the application be approved subject to the condition set out below:

Condition

'The Warrender Way entrance may be opened for student pedestrian use between 0800 and 1800 hours on school days only and for general pedestrian use between 0800 and 0900 hours and 1500 to 1800 hours on school days only.'

Reason

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan Part 2 Saved UDP policies (November 2012).'

24. **FORMER CONTRACTORS COMPOUND, SOUTH OF SWINDON ROAD, HEATHROW AIRPORT 67622/APP/2013/2532 (Agenda Item 10)**

Part outline, part full planning application for a proposed hotel development of up to 660 bedrooms (approximately 30,000sq.m) with ancillary café, bar and restaurant facilities, car parking, service access, courtyard space, landscaping and improved ground level pedestrian access including public realm improvements (all outline application) and a perimeter veil structure wrapping around the hotel buildings (in full application detail).

Officers introduced the report and directed Members to note the changes in the addendum sheet circulated at the meeting. Officers verbally added an additional condition requiring that the building achieved a 'Secure by Design' accreditation.

Concerns were raised about the requirement for the plans to show clearly where the proposed entrance to the vale would be located and plans showing elevations of what it would look like. Officers clarified that the Vale did not go down to ground level and advised Members that Condition 4 required the applicant to provide further details of how the Vale would work, prior to the commencement of the development.

The Legal Advisor suggested that Members could require condition 4 to be discharged by Planning Committee. However, as this was a hybrid application, the design and layout of the main building was something that would come forward in detail at a future point.

A Member added that they were concerned, as it was not clear which part of the proposal was outline and what part related to reserved matters.

A Member noted that motor cycle parking bays would be displaced and asked whether there was any proposal to reposition the motor cycle parking bays. Officers advised that the Committee could add an additional condition requiring repositioning of motor cycle parking bays.

In response to the indication that the application should be deferred for greater clarification, officers advised that clear elevation was shown on all fronts with sections showing where cars would go and where the entrance would be.

The Legal Advisor clarified that the Vale would be attached to the proposed building and because that main building would be subject to a reserved matters application where features such as the access and means of attaching the Vale to the building would be the subject of a future reserved matters application.

The Committee amended Condition 15 to include cycle parking bays and Condition 20 to include barriers, directions and signage.

The recommendation for approval (with the requirement for Condition 4 to be discharge by Planning Committee) and amended conditions was moved, seconded and on being put to the vote was agreed.

Resolved

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) T In their letter of support, the Ward Councillor raised the following points:
ransport:

i.i) Highways as required by the Council's Highway Engineer to be implemented with the cost met by the applicant.

i.ii) Travel Plan to cover hotel staff and hotel guests and provision of a Travel Pack.

i.iii) Service and Delivery Plan.

i.iv) Off site coach waiting area and coach call forwarding.

ii). Construction Training: (£2,500 for every £1million build cost) +- (sq metre of

floor space proposed/7500sq.m x £71,675= total contribution and Coordinator Costs" based on size of development as a % of work placement coordinator threshold size x total cost of work place coordinator. One full time post, estimated at £71,675 per annum.

iii) Hospitality Training: An Employment Strategy including for end user stage.

iv). Employment Strategy for build phase and end user phase and details of measures taken to procure services from local businesses.

v. Air Quality: A contribution to sum of £25,000 for air quality monitoring.

vi). Project Management and Monitoring Fee: in line with the SPD a financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting agreement.

vii) Phasing: An agreement for Heathrow Airport Limited to bring forward, fund and complete a fully costed programme of works to improve the public realm/access arrangements, including all necessary highways alterations, between the hotel buildings and the Terminal 4 buildings prior to the occupation of the hotel development.

viii). Ecological enhancement scheme to provide off site wildlife opportunities to address the resulting loss/deficit on site and to address air quality issues.

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 off site coach waiting area, public realm works, off-site ecological enhancements mitigation measures and provided contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of construction and employment training and air quality). The proposal therefore conflicts with Policy OE6 and 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 conditions and informatives set out in the officer's report (Condition 4 to be determined by Planning Committee) be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture, prior to issuing the decision and the additional and

amended conditions set out below:

Additional Conditions

'The Development hereby approved 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) . The development shall not be occupied until accreditation has been achieved.'

Reason

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

Condition

'Prior to the commencement of the development, details of the operation of the any vehicular access way gates proposed within the development by disabled persons, and manual operation of any gates in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the secure access arrangements 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).'

Amended Conditions

8 – Add the words 'directional signage as well as' between the words 'including' and 'the alignment.'

15 – Add 2.f 'Details of the replacement provision of motor cycle parking spaces within the vicinity of Terminal 4 if as a result of the development any motorcycle spaces are displaced.'

25. **RYEFIELD HOUSE, RYEFIELD AVENUE, HILLINGDON 11838/APP/2013/2650**
(Agenda Item 11)

Section 73 Application for the Variation of Condition 2 and 3 of planning permission 11838/APP/2011/553 dated 1/12/2011 for the Erection of a three storey care home comprising 58 rooms with associated parking.

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

1. That the application be determined by the Head of Planning, Sport and Culture under delegated powers, Subject to the completion of a Deed of Variation to the legal agreement associated with planning permission 11838/APP/2011/ for the

following obligations:

- i. **Health: A contribution towards local health care facilities in the sum of £216.67 per person. Given that there are 58 beds proposed in this scheme and basing the calculation on one person per bedroom the level of the contribution will be in the sum of £12,566.86.**
- ii. **Construction Training: A construction training contribution will be sought equal to £2,500 for every £1 million build cost.**
- iii. **Libraries: £1,334 as contribution towards the local library.**
- iv. **Project Management and Monitoring Fee: in line with the Planning Obligations SPD a contribution equal to 5% of the total cash contributions is required to enable the management and monitoring of the resulting agreement.**

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 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 healthcare, construction training and libraries). The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPG.'

E) That if the application is approved, the conditions and informatives in the officer's report be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

26. **HAYES GATE HOUSE, 27 UXBRIDGE ROAD, HAYES 2385/APP/2013/2523**
(Agenda Item 12)

Change of Use of existing office (B1) building to create 170 bedroom hotel (C1) use with ancillary car parking and landscaping.

In introducing the report, officers directed the Committee to note the changes in the Addendum circulated at the meeting.

Condition 8 was amended to require 60 cycle spaces with 4 electric charging points.

The recommendation and amended condition 8 was moved, seconded and on being put to the vote was agreed.

Resolved

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) 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. S278 and S38 Highways Works: to secure all necessary works, the provision of a Green Travel Plan.**
- ii. Air Quality Monitoring: A contribution in the sum of £12,500.**
- iii. Construction Training: A contribution in the sum of £119,266.96 or deliver an in-kind scheme to the value of the financial contribution.**
- iv. Hospitality Training. A contribution in the sum of £18,133.33 or deliver an in-kind scheme to the value of the financial contribution.**
- v. Green Travel Plan.**
- vi. Project Management and Monitoring: 5% of total cash contributions.**

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 6 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 agree to undertake all necessary highway works and to provide contributions towards the improvement of air quality and construction and employment training. The proposal therefore conflicts with Policy EM8 of the Local Plan Part 1 and Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPD.'

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 conditions and informatives in the officer's report be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision and; subject to

the changes in the addendum and amended condition 8 as follows:

8 – 2.b Cycle storage for 60 bicycles
2.d – Car parking layouts for 70 cars
2.g – Other structures
Delete 3.b

27. **FORMER RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2013/1955**
(Agenda Item 13)

Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phase 2A of the 'Southern Area' (93 dwellings - 24 x 1-bed flats, 16 x 2-bed flats, 7 x 2-bed houses, 33 x 3-bed houses, and 13 x 4-bed houses), of planning permission ref: 585/APP/2009/2752 dated 18/01/2012, for the proposed mixed-use redevelopment of the former RAF Uxbridge site.

Officers introduced the report and drew the Committee's attention to changes in the Addendum sheet circulated at the meeting. Members were asked to also note two revised plans circulated at the meeting, which showed that the proposed development had solar panels at the back and not at the front. Officers highlighted that not every house would have solar panels and the houses that would be having the solar panels removed were shown in the plans circulated.

The Committee added an additional condition regarding noise mitigation and an additional informative to advise the applicant to safeguard the reduced amenity space.

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

Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting and the following additional condition and informative:

Additional Condition

'The scheme hereby approved shall not be occupied until the noise mitigation measures approved under Condition 13 of outline planning permission reference 585/APP/2009/2752 have been carried out and completed.'

Reason

To protect the amenity of occupiers in accordance with Policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).'

Additional Informative

'You are advised that the Local Planning Authority has permitted lower levels of external amenity spaces than required by the Hillingdon Design and Accessible Statement – Residential Layouts in this case. This decision was made having regard to the individual circumstances of the case which include but are not limited to, the increase in internal floorspace standards, since the grant of the outline consent and the large amount of public open space provided within the development. This decision does not set a precedent for other applications which will be considered on their individual merits.'

28.	<p>FORMER RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2013/2474 <i>(Agenda Item 14)</i></p> <p>Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for the construction of the northern access and works to the Chippendale Roundabout of planning permission ref: 585/APP/2009/2752 dated 18/01/2012, for the proposed mixed-use redevelopment of the RAF Uxbridge site.</p> <p>In response to a query raised about safety, officers advised that various road safety aspects would have to be met and these would be addressed in the detailed matters, which were being considered by the Council's Highways Department. The application currently before the Committee showed detailed layout of the proposed highway works.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>
	<p>The meeting, which commenced at 6.03 pm, closed at 9.15 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on 01895 277655. 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 262-270 FIELD END ROAD EASTCOTE

Development: Change of Use of 4 storey commercial premises (Use Class B1 & D1) to Residential (Use Class C3) to comprise 12 x 2 bedroom flats, 13 car parking spaces and amenity space.

LBH Ref Nos: 18454/APP/2013/2449

Drawing Nos: Site Water Pollution Control
Site Air Pollution control
Landscape Specifications
Transport Assessment
Unnumbered Location Plan
1157/201/A
1157/202/A
1157/203/B
1157/204/A
1157/205/A
1157/206/A
1157/207/C
Design & Access Statement (1157/B1)
Sustainable Energy Assessment

Date Plans Received: 23/08/2013 **Date(s) of Amendment(s):**

Date Application Valid: 11/10/2013

1. **SUMMARY**

Planning permission is sought for the change of use of the building from a tutorial college (Class D1) on the ground floor and offices (Class B1) on the first and second floors, to residential (Use Class C3), comprising 12 x 2 bedroom flats, together with 13 car parking spaces and amenity space.

37 local residents, businesses and local amenity groups were consulted. No responses have been received.

There is no land use policy objection to the principle of a residential use development of this edge of centre site. The loss of the Class B1 and d1 uses and the proposed use of the building for residential purposes is not considered to affect the role and function of the Eastcote Minor Town Centre, or to detract from its attractiveness for local shoppers.

The proposed regeneration of the site for residential development will make efficient use of the land, and will have a minimal impact on the visual, design and landscaped quality of the area and the appearance of the street scene and neighbouring properties.

Good environmental conditions can be achieved for future occupiers, whilst the proposal would not detrimentally impact on the residential amenity of neighbouring occupiers. In addition, highway, and drainage issues have been satisfactorily addressed. Accordingly, the application is recommended for approval, subject to conditions and the signing of a S106 Legal Agreement.

2. RECOMMENDATION

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) Transport: All on site and off site highways works as a result of this proposal**
- (ii) Health: The applicant provides a financial contribution of £5018 towards health care in the area**
- (iii) Libraries: The applicant provides a financial contribution of £532 towards library provision in the area**
- (iv) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £5,375**
- (v) Community Facilities/Public Realm: The applicant provides a financial contribution of £10,000**
- (vi) Affordable Housing review mechanism**
- (vii) Education: The applicant provides a financial contribution towards school places in the area commensurate with the estimated child yield of the development amounting to £26,013**
- (viii) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution, to enable the management and monitoring of the resulting agreement.**

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 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) 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 10 January 2013, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, then the application may be referred back to the Committee for determination.

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 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

1157/201/A
1157/202/A
1157/203/B
1157/204/A
1157/205/A
1157/206/A
1157/207/C

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

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES18 Lifetime Homes/Wheelchair Units

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

5 RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage for 12 cycles
- 2.c Means of enclosure/boundary treatments, including walls and railings
- 2.d Car Parking Layouts for 13 vehicles (including demonstration that 1 of the parking spaces is 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

8 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15.

9 RES22 Parking Allocation

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

REASON

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

10 RES24 Secured by Design

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

REASON

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

11 SUS2 Energy Efficiency Major Applications (outline where energy s

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 25% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity) for all the relevant uses (e.g. residential, commercial etc
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions.
- 3) how renewable energy will be incorporated into the development, including plans and drawings showing the use of technology (e.g. roof plans and elevations showing PVs) and how the chosen technology impacts on the baseline emissions.
- 4) how the technology will be maintained and managed throughout the lifetime of the development.

The development must proceed in accordance with the approved details.

REASON

To ensure appropriate carbon savings are delivered in accordance with Policy 5.2 of the London Plan (2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

A7	Developments likely to increase helicopter activity
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
S12	Service uses in Secondary Shopping Areas
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF	

3 I1 Building to Approved Drawing

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

4 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).

5 I12 Notification to Building Contractors

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

6 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection

Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

7 I14C Compliance with Building Regulations Access to and use of

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 and 8.

8 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.

9 I19 Sewerage Connections, Water Pollution etc.

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

10 I21 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).

11 I25A The Party Wall etc. Act 1996

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

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

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

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

12 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public

highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

13

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £xxx.00 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south west side of Field End Road, at its junction with Kildare Close, and comprises a 3 storey office plus basement block with associated parking spaces at rear. To the south east lies Kildare Close and to the north west lies 256-260 Field End Road, a 3 storey office block. A lay-by lies in front of the application property and to the rear, beyond the service yard and car park, lies a terrace of single storey industrial buildings in Kildare Close. The street scene is predominantly commercial in character and appearance and the application site lies within the secondary shopping area of the Eastcote Town Centre, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the change of use of the building from a tutorial college (Class D1) on the ground floor and offices (Class B1) on the first and second floors to residential (Use Class C3), comprising 12 x 2 bedroom flats, together with 13 car parking spaces and amenity space.

3.3 Relevant Planning History

18454/APP/2010/1424 262-270 Field End Road Ruislip

Change of use of ground floor from Class B1 (Office) to Class D1 (Non-residential Institutions) for use as tutorial college.

Decision: 18-08-2010 Approved

18454/APP/2012/2568 262-270 Field End Road Eastcote

Conversion of existing four storey B1 unit into C3 Residential use comprising 11 x 2 bed flats and 1 x 1 bed flat with associated parking and amenity space.

Decision: 07-12-2012 Withdrawn

Comment on Relevant Planning History

Planning permission was granted on 18 August 2010 for the change of use of the ground floor from offices to a tutorial college within class D1 (Application Ref: 18454/APP/2010/1424).

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.E1	(2012) Managing the Supply of Employment Land
PT1.E5	(2012) Town and Local Centres
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing

Part 2 Policies:

A7	Developments likely to increase helicopter activity
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

S12	Service uses in Secondary Shopping Areas
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th November 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised under Article 13 of the Town and Country Planning General Development Management Order 2010 as a Major Development. 37 adjoining owner/occupiers have been consulted. No comments have been received.

EASTCOTE RESIDENTS ASSOCIATION - No response.

EASTCOTE VILLAGE CONSERVATION PANEL - No response.

THE EASTCOTE ASSOCIATION - No response.

Internal Consultees

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 May 2013. Notwithstanding the brief within the Design & Access Statement, which states that the flats would be built to the Lifetime Homes Standards, with plans including reference to a wheelchair standard dwelling, a building with five steps up to the main entrance is fundamentally inaccessible.

As the building is existing, there would be no requirement to provide accessibility for wheelchair users as part of this planning application. However, the flats should be designed internally to meet the above policy requirements as substantial internal works will take place. The plans as submitted lack the necessary detail to demonstrate compliance with the Lifetime Home Standards.

Conclusion: Revised plans that incorporate the Lifetime Home Standards should be requested.

(Officer Comment: The submitted plans demonstrate that the layout of the flats and access routes are appropriate. Other detailed aspects of Lifetime Homes, such as the height of plug sockets can

be secured by condition).

ENVIRONMENTAL PROTECTION UNIT

After reviewing the Noise Assessment I can confirm that I have no objection to the application, subject to the mitigation measures set out in the report being strictly adhered to. therefore, to ensure that the scheme is laid out sufficiently, I would recommend the following conditions be proposed to ensure the proposed development satisfies the requirements of this Borough's Noise SPD, Section 5, Table 2. This is based on BS 8233:1999 Code of Practice for internal noise criteria for residential dwellings.

Condition 1:Road Traffic Noise

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of the new residential properties

The standard Construction Site Informative should be added.

TREE AND LANDSCAPE OFFICER

LANDSCAPE CHARACTER / CONTEXT: The site is occupied by a four-storey office building fronting onto Field End Road. A service yard of hard-standing to the rear of the building is accessed via Kildare Close at the southern end. There is no soft landscape or amenity space at present and no trees or other landscape features nearby which could be affected by development.

PROPOSAL: The proposal is for a change of use from offices (Use ClassB1) to Residential (Use Class C3) to comprise 12 x 2 bedroom flats, 13 parking spaces and amenity space.

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

- No trees or other landscape features of merit will be affected by the proposal.
- A Design & Access Statement, by Chess, makes no specific reference to landscape enhancement or objectives. However, it does state (2.04) that an area of 258m² of external amenity space is to be provided to the rear of the building - on two levels. The layout drawing shows an indicative layout.
- Indicative specifications are provided for topsoiling, planting and maintenance. These will need to be tailored to a specific landscape plan, through conditions.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions RES9 (parts 1,2,5 and 6).

SUSTAINABILITY OFFICER

the application is acceptable subject to a condition to ensure a 25% reduction in energy use, which

is entirely achievable given the context of the development.

FLOOD AND DRAINAGE OFFICER

The following condition should be imposed in the event of an approval.

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- 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. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. 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 through water collection, reuse and recycling and will:

- iii incorporate water saving measures and equipment.
- 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

(i) 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.

(ii) To ensure that surface water run off is 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).

HIGHWAY ENGINEER

The site has a PTAL of 3 and is located close to Eastcote Station. The transport statement compares the trip generation of the proposed residential use with the consented office use based on sample sites from the TRICS database. The proposed use results in a reduction of 15 two way vehiculartrips and a reduction of 13 two way trips during the PM peak.

13 car parking spaces and 12 cycle parking spaces are provided for the 12 two bed flats. The Council's parking standards permit a maximum of 1.5 spaces per unit irrespective of the number of bedrooms per unit, where as the London Plan standards are more specific and specify less than 1

space per unit of 1 to 2 bedrooms. In view of the site's middle of the range PTAL, good public transport links and location within a CPZ where parking on street is prohibited between 8.00 and 18.30 hours, no objections are raised on the level of parking provision.

Refuse bins are located at the entrance to the car park, a location that can be accessed by the Council's refuse vehicle. However the bin location is more than the 30 metre walk distance from some of the flats. It is not considered that a refusal on the the grounds of the excess walk distance for some units is likely to stand up at appeal. If there were no minor external changes to the building the proposal would have been implemented under permitted development via the prior approval route.

No objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is designated as being located within the secondary shopping area of the Eastcote Minor Town Centre UDP Proposals Map. It is neither a Strategic Industrial Location nor a Preferred Industrial Location in the London Plan, an Industrial and Business Area in the adopted UDP or a Locally Significant Industrial Site (LSIS) and Locally Significant Employment Location site (LSEL) in the Hillingdon Local Plan: Part 1- Strategic Policies. Saved Local Plan Part 2 Policy LE4 relates to the loss of employment land outside identified Industrial and Business Areas.

Policy LE4 advises 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 not provided detailed evidence to suggest that the site is unsuitable for continued B1 or D1 use, in particular, evidence to demonstrate that there has been no market interest in the use of the ground floor for Class D1 use or for continued office use of the upper floors. Nevertheless, the applicants contend that the viability of its current uses has been under pressure, with the security of tenure declining, indicative of the declining demand for B1 units in the area.

It is noted that there is currently 358 ha of designated employment land in the Borough, with the Employment Land Study (2009) concluding that employment has become increasingly office based and such uses have tended to consolidate in accessible and designated business / office parks in Uxbridge, Stockley Park and around Heathrow. It is recognised that there has been a steady decline in industrial and warehousing floorspace. However, the Council has maintained an effective employment land supply, such that any release of land over the past 10-20 years has not harmed employment or business functions within the Borough. In this context, isolated employment sites, such as the application site are considered to be unattractive to prospective users.

In addition, the applicant points out that the building as originally approved included 6 one bedroom flats (refs:18454/C/84/1997 and 18454/81/1479). As such, the principle of

residential development on this site has already been accepted.

The NPPF, The London Plan (2011), the adopted Hillingdon Local Plan: Part 1- Strategic Policies and the saved Hillingdon Unitary Development Plan Policies (2007) all support the provision of residential accommodation in appropriate locations. London Plan Policy 3.3 (increasing housing supply) seeks to increase London's housing supply, enhance the environment, improve housing choice and affordability and to provide better accommodation for Londoners. Local Plan Policy PT1.H1 affirms the London Plan targets to deliver 4,250 new homes in the Borough from 2011 to 2021 or 6,375 dwellings up to 2026. The proposal includes 12 residential units, which will contribute towards the Council's housing supply as prescribed in the London Plan and emerging local policy.

The Local Plan lists individual strategic policies including Policy E1 relating to Managing the Supply of Employment Land and states the Council will accommodate growth by protecting Strategic Industrial Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL) including the designation of 13.63 hectares of new employment land. The site which is the subject of this application does not fall within a LSIS or LSEL.

Policy H4 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) also seeks to encourage additional housing in town centres. The supporting text states: "The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly one or two-bedroom units."

The site falls on the periphery of the secondary shopping area. Saved Local Plan Part 2 Policy S12 sets out acceptable uses at ground floor level within shopping frontages of secondary areas. Although the site falls on the edge of the secondary shopping area, the building was never designed to provide an active shopping frontage. The building was designed with the ground floor elevated above street level and set back from the front boundary, behind air vents serving the undercroft parking area. The site has never had any retail or service uses on the ground floor. Historically the whole building was used as offices and currently the upper ground floor of the building is occupied by a Tutorial College (Class D1 use).

As such, the proposed development would not result in the loss of retail or service uses at street level and as such, it is not considered that the loss of the Tutorial College would harm the viability or vitality of the centre.

The proposed use for residential purposes is not considered to affect the role and function of the shopping centre, or to detract from its attractiveness for local shoppers.

Approval for the loss of employment and future residential use of the application site could be considered an appropriate "windfall" site, assisting in providing a balanced approach to future development and much needed housing units in the Borough. The principle of the proposed use does not conflict with the strategic objectives of the NPPF, London Plan, or the the adopted Development Plan and emerging policy. No objections are therefore raised to the principle of residential use on the site.

7.02 Density of the proposed development

London Plan Policy 3.4 sets out density requirements for new residential development within London Boroughs within Table 3.2. In urban areas with a PTAL rating of 2-3, it is suggested that a scheme comprising 1, 2 and 3-bed units should show a density between 70 and 170 dwellings per hectare (dph), or 200-450 hr/ha. The application scheme represents a density of 178 dph, or 520 hr/ha. This level of development is slightly above the guidelines set out within Table 3.2 density matrix of the London Plan, assuming a PTAL of 3.

Since this a conversion of an existing building, there would be no major changes to the external fabric of the building or built form of the site. Nevertheless, it will be important to demonstrate that the units will have good internal and external living space, and that the scale and layout of the proposed development is compatible with sustainable residential quality, having regard to the specific constraints of this site. As set out elsewhere in this report, it is considered that this residential scheme has been designed to meet the relevant policy standards and targets.

UNIT MIX

In ensuring a range of housing choice is provided to residents, Policy 3.8 states that new developments should offer a range of choices, in terms of the mix of housing sizes and types, and ensuring that all units are built to Lifetime Homes Standards. The proposed scheme provides 12 x 2 bed units and is therefore compliant with London Plan Policy 3.8.

Saved Policies H4 and H5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. This mix of 2 bedroom units is considered appropriate for this town centre location.

In conclusion, the proposed development accords with the requirements of national policy and the Development Plan by making effective and efficient use of Brownfield Land, whilst respecting the surrounding context.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas or Listed Buildings within the vicinity.

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.07 Impact on the character & appearance of the area

Part 1 policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved Part 2 Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. Policy BE26 seeks to ensure that within town centres, the design, layout and landscaping of new buildings should reflect the role, overall scale and character of town centres as a focus for shopping and leisure activity. The supporting text to Policy BE26 states that the design of buildings and external spaces should increase the visual and functional attractiveness of town centres, in order to attract people and investment; and new buildings should maintain the feeling of bulk and scale of the town

centres while creating variety and interest in themselves.

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.

No external alterations are proposed to the front elevation. The existing escape staircase discharging into Kildare Close will be removed and the western (rear) elevation amended by the inclusion of additional windows. No other changes to the elevation of the building are proposed. To the rear of the building, two external amenity areas are proposed on two levels. The lower level amenity space would be provided in the north west corner of the site at lower ground level, whilst the upper level amenity space would be created at upper ground level. It is considered that subject to detailed design, these areas would enhance the amenity and character of the area. Overall, it is not considered that the proposal would harm the character and appearance of the street scene or character of the area, in compliance with relevant Local and London Plan policies.

7.08 Impact on neighbours

Saved Policy H8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states amongst other things, that the conversion or change of use of premises to residential use will only be acceptable if a satisfactory residential environment can be achieved. Policy BE20 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of occupiers and their neighbours.

The nearest residential properties lie above commercial units located opposite the application property, and above the commercial units to the south east, on the opposite side on Kildare Close. The proposed use would be located within the building and the amenity deck would be located an appropriate distance from nearby properties, such that it is not considered that the proposal would result in an over dominant form of development or a material loss of daylight or sunlight and privacy to neighbouring properties, in compliance with the above mentioned policies.

7.09 Living conditions for future occupiers

Saved Policy H8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states amongst other things, that the conversion or change of use of premises to residential use will only be acceptable if a satisfactory residential environment can be achieved.

External Amenity Areas

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) 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 25m² per flat should be provided for two bedroom flats. Based on the current accommodation schedule, this would equate to a total of 300m² of shared and private amenity space for 12 dwellings. The current development proposal provides for an area of 258 m², which is slightly under the recommended standards.

However, this is a town centre location and the Cavendish Recreation Ground is within 300m of the site. In addition, it is noted that the first and second floor flats could be converted from office to residential use as permitted development, via the prior approval route, without the provision of any external amenity space. In light of these considerations, it is considered that the communal amenity space provided is acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Unit size

Planning policy requires that all new housing should be built to Lifetime Homes standards, with 10% of new housing designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Policy 3.5 of the London Plan endorses a range of minimum unit sizes for new residential development in London. All the individual flats meet London Plan minimum floorspace standards set out at Table 3.3 and those set out within the London Housing Design Guide, providing a good standard of accommodation to future residents. In addition, the submitted plans and documentation, including the planning statement and Design and Access Statement illustrate that lifetime homes standards could be achieved, in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

Outlook and light

Each of the units benefit from a reasonable level of privacy, outlook and light. The first floor of the accommodation is a raised upper ground floor, elevated above street level. Furthermore, the front elevation of the building is set back from the site boundary. In addition, the upper ground floor flats are dual aspect. and overall, it is considered that good environmental conditions can be provided for future occupiers in compliance with relevant UDP saved policies and supplementary design guidance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. Local requirements in relation to impacts on traffic demand, safety and congestion are set out in Local Plan Part 2 policy AM7 which states:

The LPA will not grant permission for developments whose traffic generation is likely to:

- (i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network, or
- (ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety

Traffic Generation

The proposed development would not lead to a significant increase in traffic generation given its proposed use and location. As such, it is considered that the development would not give rise to conditions prejudicial to free flow of traffic and highway and pedestrian safety. The development therefore accords with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Parking

It is considered that the proposals strike the requisite balance between parking restraint, to promote alternative travel modes and the provision of adequate parking. The proposed level of parking meets LBH's UDP standards as well as all London Plan standards. The London Plan Policy 6.1 states that 'the need for car use should be reduced, with Table 6.2 stating that there should be a maximum of 1 space for 1-2 bed units.

The application proposes a total of 13 parking spaces, including 10% of these spaces for people with a disability. This equates to 1.1 spaces per unit. The Council's standards allow for a maximum provision of 1.5 spaces per residential unit, a total of 18 spaces in this case. The site has a PTAL rating of 3 and it is considered that residents of the proposed development would have relatively good access to all day to day facilities and to the wider London area, via good public transport connections. The proposed 1.1 parking spaces per dwelling therefore meets the NPPF policy guidance by being in line with expected existing and future need, taking into account the type, mix and use of the development. As such, the Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all the parking spaces would be of sufficient dimensions and usable. The proposal is therefore considered to comply with Local Plan Part 2 Saved Policies AM14 and AM15 and London Plan Policy 6.1. In addition the provision of electric charging points can be secured by condition.

7.11 Urban design, access and security

Details of security arrangements, including CCTV can be secured by condition, in the event of an approval.

7.12 Disabled access

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 likely have a defined model that meets best practice design guidance. The submitted documentation has explained how the principles of access and inclusion have been applied to this scheme.

The Access Officer notes that as the building is existing, there would be no requirement to provide accessibility for wheelchair users as part of the scheme. However, the flats should be designed internally to meet the Lifetime Home Standards. Subject to conditions, it is considered that lifetime Homes standards can be achieved, in accordance with the London Plan Policies 3.8, 7.1 and 7.2 and in general compliance with the Council's Supplementary Planning Document "Accessible Hillingdon".

7.13 Provision of affordable & special needs housing

The development would introduce a total of 12 dwellings, therefore triggering the affordable housing requirement threshold of 10 units as set out in London Plan policy 3.13. A full GLA Toolkit Appraisal has been carried out in support of this application.

Policy H2 of the Hillingdon Local Plan: Part 1- Strategic Policies relates to Affordable Housing with the Council seeking 35% of all new units in the borough delivered as affordable housing. The Council note however, that subject to the provision of robust evidence, it will adopt a degree of flexibility in its application of Policy H2, to take account of tenure needs in different parts of the borough as well as the viability of schemes.

The statement in support of this application and the Financial Viability Appraisal (FVA) concludes that the scheme cannot support any affordable housing. The FVA has been scrutinised and is accurate. It is not considered that affordable housing could be achieved without reducing other obligations (which officers do not feel would be appropriate). However, the issue of affordable housing will be subject to a review mechanism.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPE

Local Plan Part 2 Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

The Tree and Landscape Officer notes that no trees or other landscape features of merit will be affected by the proposal and that an area of 258m² of external amenity space is to be provided to the rear of the building on two levels. The layout drawing shows an indicative layout and in addition, indicative specifications are provided for top soiling, planting and maintenance. These could be tailored to a specific landscape plan, through conditions.

The Tree and Landscape Officer raises no objections subject to conditions to ensure that the detailed landscape proposals preserve and enhance the character and appearance of the area. It is considered that the scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Saved Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement.

The application site itself is not considered to have a high ecological value, due to the lack of potential for protected species. New soft landscaping is proposed as part of the development and the proposal is therefore not considered to conflict with Policy 7.19 of the London Plan which requires that development protects and enhances biodiversity, Local Plan Part 1 Policy EM7 and relevant Local Plan Part 2 policies.

7.15 Sustainable waste management

Refuse is provided in a refuse store at ground floor level at the rear of the block. The level of waste and recycling provision is acceptable and the development can be adequately serviced by refuse vehicles.

7.16 Renewable energy / Sustainability

Sustainability policy is now set out in the London Plan (2011), at Policy 5.2. Part A of the policy requires development proposals to make the fullest contribution to minimising carbon dioxide emissions by employing the hierarchy of: using less energy; supplying energy efficiently; and using renewable technologies. Part B of the policy currently requires

non domestic buildings to achieve a 25% improvement on building regulations. Parts C & D of the policy require proposals to include a detailed energy assessment.

At the time of the application first being submitted, the 2011 London Plan required major developments to demonstrate a 25% reduction from a 2010 Building Regulations compliant development.

A Sustainability Energy Assessment has been submitted in support of the application. This report demonstrates how a variety of technologies could be incorporated into the design to reduce the CO2 emissions for an approximate average of 20% reduction in CO2 over building regulations 2010. It is proposed to upgrade the insulation and provide air source heat pumps to each dwelling. However, no details have been provided. A condition is therefore recommended requiring the development not be occupied until a detailed energy assessment shall be submitted and approved in writing.

Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. The site falls outside any flood zones as defined in the Council's own Strategic Flood Risk Assessment (SFRA) and is with flood zone 1 on the Environment Agency maps. A flood risk assessment is therefore not a requirement for this scheme.

Given that a final drainage strategy has not been agreed, a condition is recommended requiring the submission and implementation of a detailed surface water drainage scheme, which would need to demonstrate the surface water run-off generated to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme would also need to include provision of on-site surface water storage to accommodate the critical duration 1 in 100 year storm event, with an allowance for climate change. Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with the Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

Policy 7.15 of the London Plan seeks to reduce noise and minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals. A noise assessment has been carried out in support of the application and concludes that the principle of residential accommodation is acceptable in this location, subject to mitigation measures outlined within the report. The Government's National Planning Policy Framework (NPPF) which replaces PPG24 (Planning and Noise) gives the Government's guidance on noise issues.

A baseline noise survey was undertaken to establish prevailing noise levels across the development site. The application site is on a busy high road and sited next to commercial premises. It is

therefore reasonable to expect that traffic and industrial noise from the neighbouring commercial premises is likely to be high enough to affect the residential amenities of

future occupiers.

Nevertheless, 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, including limiting vertical sound transmission between floors 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 Policy OE5 of the Hillingdon Local Plan part 2.

7.19 Comments on Public Consultations

No comments have been received to the public consultation.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

The Council's Section 106 Officer has reviewed the proposal. The comments received indicate the need for the following contributions or planning obligations to mitigate the impacts of the

development, which have been agreed with the applicant:

(i) Transport: All on site and off site highways works as a result of this proposal.

(ii) Health: The applicant provides a financial contribution of £5,018 towards health care in the area

(iii) Libraries: The applicant provides a financial contribution of £532 towards library provision in the area

(iv) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £5,375

(v) Community Facilities/Public Realm: The applicant provides a financial contribution of £10,000

(vi) Affordable Housing review mechanism

(vii) Education: The applicant provides a financial contribution towards school places in the area commensurate with the estimated child yield of the development amounting to £26,013

(viii) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objection is raised to the principle of the residential use of this site. The density of the proposed development is slightly above London Plan guidance. However, this is scheme is for the conversion of an existing building. As a result, there would be no material change to the design, scale and layout of the site. the proposal is therefore considered appropriate to its town centre context and character of the area. In addition, the proposed development would provide good living conditions for all of the proposed units and protect the residential amenity of surrounding occupiers in terms of outlook, privacy and light.

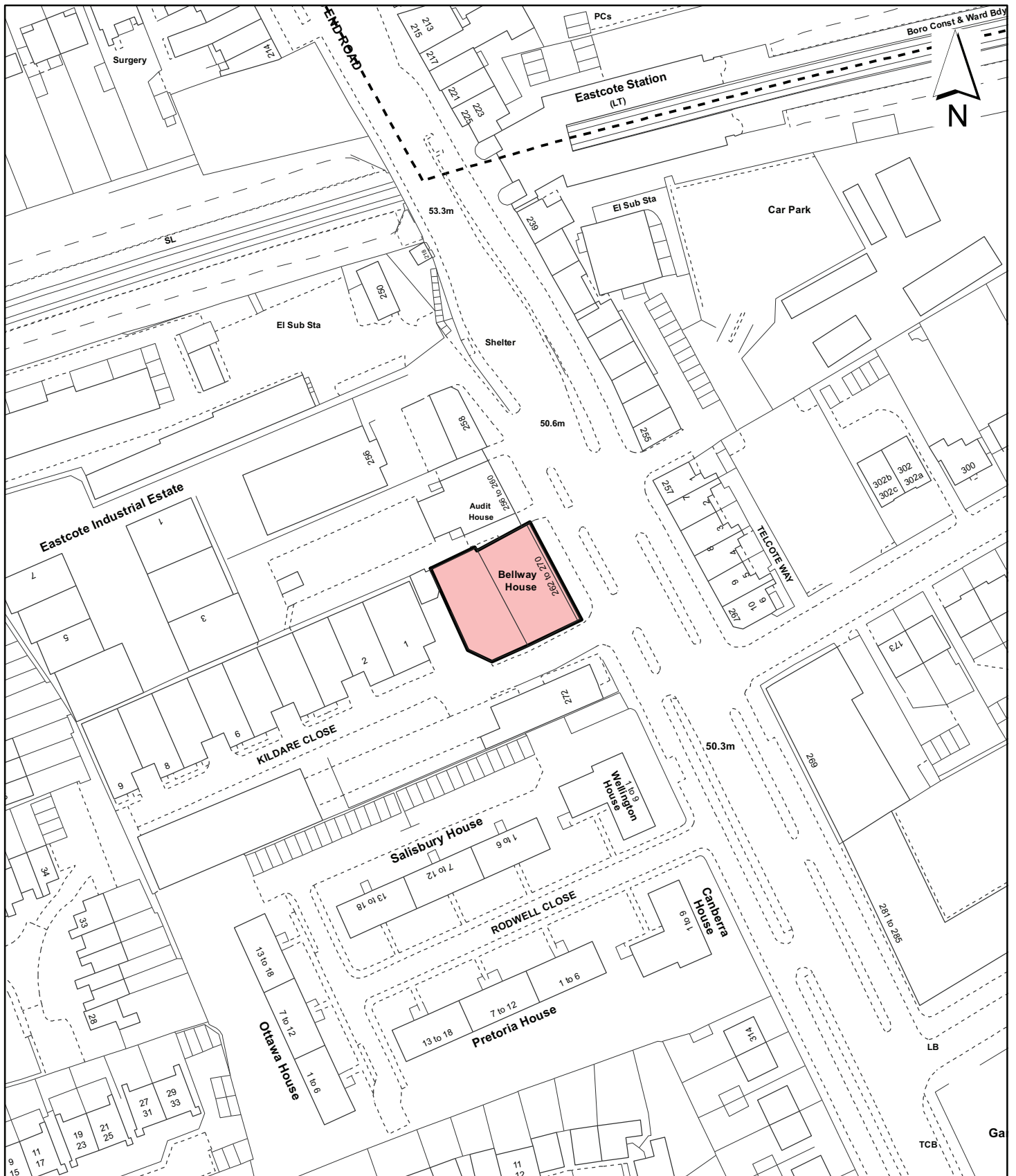
The applicant has offered an acceptable package of contributions to be secured by way of a proposed S106 Agreement. In addition, access, parking and highway safety issues have been satisfactorily addressed. It is recommended that the application should be supported, subject to a Section 106 Legal Agreement and conditions.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
National Planning Policy Framework (NPPF)
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**262-270 Field End Road
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

18454/APP/2013/2449

Scale

1:1,250

Planning Committee

Major Application

Date

**January
2014**

Report of the Head of Planning, Sport and Green Spaces

Address AIRPORT BOWL BATH ROAD HARLINGTON

Development: Application to extend the life of existing planning permission (ref. 38807/APP/2008/3493 dated 16/03/2009): Redevelopment of site to provide a 5-star luxury hotel (560 rooms), a conference and ballroom facility, a new 20-lane bowling centre, car parking, landscaping and associated works (including demolition of existing Airport Bowl premises and car park).

LBH Ref Nos: 38807/APP/2011/3120

Drawing Nos:

- PL1499 02
- PL001 02
- PL1000 02
- PL1001 02
- PL1002 02
- PL1003 02
- PL1004 02
- PL0496 02
- PL0497 02
- PL1494 02
- PL1495 02
- PL1498 02
- PL1500 02
- PL1501 02
- PL1502 02
- PL1503 02
- PL0504 02
- PL1505 02
- PL1506 02
- PL1507 02
- PL2800 02
- PL3200 02
- PL3201 02
- PL3205 02
- PL3206 02
- Interim Travel Plan ref: CS/27305/D8F dated February 2009
- Letter from David Bonnett Associates dated 02/02/09
- Planning Strategy Report dated December 2008
- Design & Access Statement dated December 2008
- Energy Statement dated December 2008
- Sustainability Statement dated December 2008
- Addendum Transport Assessment dated December 2008
- PERS Assessment dated December 2008
- Daylight and Sunlight Assessment dated June 2008
- Air Quality Assessment dated June 2008
- PL1508 02
- PL1800 02
- PL1801 02
- PL1802 02
- PL1803 02
- PL1804 02

PL1850 02
PL1851 02
PL1852 02
PL1853 02
Accoustic Consultants Report dated June 2008
Public Exhibition Report dated August 2008
Updated Access Statement - 27/02/2012
Energy and Sustainability Addendum - 26/03/2012
Addendum to Transport Assessment - 03/07/2012
Travel Plan - July 2012
Response to TFL - 18/07/2012

Date Plans Received: 23/12/2011 **Date(s) of Amendment(s):**
Date Application Valid: 10/02/2012

1. SUMMARY

Planning permission ref. 38807/APP/2008/3493 was granted 16/03/2009, and expired on 16/03/2012. This application is to extend this permission, and was received prior to the previous application expiring. The previous permission was granted for the redevelopment of the site to provide a 5-star luxury hotel (572 rooms), a conference and ballroom facility, a new 20-lane bowling centre, car parking, landscaping and associated works (including the demolition of the existing Airport Bowl premises and car park).

The previous planning permission was approved with a time frame of three years, which expired 16 March 2012. The previous planning permission is a substantive material consideration for this application, particularly in light of changes to procedures introduced in October 2009 concerning applications to extend planning permissions.

The proposal would contribute to the regeneration of this part of Bath Road. All details are identical to those previously approved.

The proposal is considered to comply with current London Plan and Local Plan Policies. Accordingly, approval is recommended.

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, 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 other appropriate legislation to secure:

1. The provision of a Green Travel Plan to be prepared in accordance with TfL guidance and to include a bond of £20,000.

2. The provision of a Coach Management Plan for the site, including the provision of a service bay for a Hopper Bus Service, or the provision to review the provision of such a bay within 12 months of the date of the permission.

3. A financial contribution of up to £90,000 towards upgrading of bus stops in the area.

4. A financial contribution of £25,000 towards air quality monitoring initiatives.

5. A financial contribution of £2,500 for every £1million build cost towards construction training initiatives with an additional proportion earmarked for a construction training co-ordinator.

6. A scheme detailing how hospitality training initiatives will be incorporated and run on site.

7. Public realm improvement works to Nobel Drive, adjacent to the site. These works will include matters such as road and pavement realignment and paving, street planting, lighting and bollards. The estimated cost of these works are in the vicinity of £400,000. The applicant will undertake these works at their own expense.

8. A scheme detailing how parking demand will be monitored at 6-monthly intervals once the development is in place, and off-site provision will be investigated should the monitoring indicate that additional parking is required.

9. Project Management and Monitoring Fee: a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.

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

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 28/03/2014, or such other date as agreed by the Head of Planning, Green Spaces and Culture, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and the environment as a consequence of demands created by the proposed development (in respect of public realm, transport, air quality, and training). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPD and Air Quality SPG.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country

Planning Act 1990 and other appropriate powers with the applicant.

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

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 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 PL001 02; PL1000 02; PL1001 02; PL1002 02; PL1003 02; PL1004 02; PL1494 02; PL1495 02; PL0496 02; PL0497 02; PL1498 02; PL1499 02; PL1500 02; PL1501 02; PL1502 02; PL1503 02; PL0504 02; PL1505 02; PL1506 02; PL1507 02; PL1508 02; PL1800 02; PL1801 02; PL1802 02; PL1803 02; PL1804 02; PL1850 02; PL1851 02; PL1852 02; PL1853 02; PL2800 02; PL3201 02; PL3205 02; PL3206 02; PL3200 02, 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 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:

Interim Travel Plan ref: CS/27305/D8F dated February 2009
Letter from David Bonnett Associates dated 02/02/09
Planning Strategy Report dated December 2008
Design & Access Statement dated December 2008
Energy Statement dated December 2008
Sustainability Statement dated December 2008
Addendum Transport Assessment dated December 2008
PERS Assessment dated December 2008
Daylight and Sunlight Assessment dated June 2008
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Accoustic Consultants Report dated June 2008
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Updated Access Statement - 27/02/2012
Energy and Sustainability Addendum - 26/03/2012
Addendum to Transport Assessment - 03/07/2012
Travel Plan - July 2012
Response to TFL - 18/07/2012

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

REASON

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

4 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

5 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, screened and secure storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. These shall include recycling facilities for all grades of paper and cardboard, cans, plastic bottles, and glass bottles and jars. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.17 of the London Plan (July 2011).

7 NONSC Archaeological Work

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with policy BE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of any flat/shallow pitched roofs on buildings within the site which may be

attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

The Bird Hazard Management Plan shall be implemented as approved upon completion of the roofs and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON:

To comply with policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and because it is necessary to manage the roof areas in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

9 NONSC Soft/Water Landscaping

No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design', and shall include:

- Grassed areas
- The species, number and spacing of trees and shrubs
- Details of any exterior water features

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON

To comply with policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and to avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

10 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 (which shall be covered and secure)
- 2.b Cycle Storage (including secure storage for at least 140 cycles)
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including the provision of no more than 139 car parking spaces, and including at least 14 disabled parking spaces, and demonstration that at least 28 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

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 and 5.17 of the London Plan (July 2011)

11 NONSC Tree Planting

Prior to the commencement of the development, details of the tree pits and roof structures designed to support the proposed tree planting and the pergola/plant support system over the access ramp on the east boundary, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

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

12 NONSC Lighting

Before development commences details of any construction and permanent lighting proposed for the development shall be submitted to the Planning Authority for their written approval. The approved lighting scheme is to be implemented as approved, no subsequent alterations shall take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

To comply with policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and because it is necessary to control the construction and permanent lighting arrangements on this development to avoid confusion with aeronautical ground lights which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

13 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.

REASON

To encourage out of hours/off-peak deliveries and 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).

NONSC

~~14~~ Prior to commencement of construction, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage out of hours/off-peak construction vehicle movements 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).

15 NONSC Environmental Management Plan

Before the development hereby approved commences, an Environmental Management Plan (EMP), incorporating a noise plan shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The EMP shall address issues including hours of work, noise and vibration, air quality, water quality, visual impact, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, and distribution of information to, the local community and adjacent local authorities relating to relevant aspects of construction. The EMP shall adhere to the GLA London Best Practice Guidance: The Control of Dust and Emissions from Construction and Demolition - Nov 2006. Construction of the development shall be carried out in accordance with the approved EMP unless otherwise agreed in writing by the LPA.

REASON

To protect the environment and occupiers of the surrounding area from the adverse effects of demolition, construction and enabling works associated with the development, accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 NONSC Noise

The rating level of the noise emitted from the site shall be lower than the existing background noise level by at least 10dB. The noise levels shall be determined at the boundary of the nearest noise receptive premises. The measurements and assessment shall be made in accordance with the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas.'

REASON:

In the interests of residential amenity in compliance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Music / Amplified Sound Hours

No music and/or other amplified sound from the premises shall be audible inside surrounding residential premises between 2300 hours and 0700 hours.

REASON

In the interests of residential amenity in compliance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 NONSC Delivery Hours

The site shall not be used for the delivery and the loading or unloading of goods outside the hours of 0700 and 2200, Monday to Saturday, and not at all on Sundays or Bank

Holidays.

REASON

In the interests of residential amenity and to comply with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 NONSC Bowling Alley Hours

The bowling alley shall not be used outside the hours of 0700 and 2330.

REASON

In the interests of residential amenity and to comply with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

20 NONSC Landfill Gas Survey

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of any new building. If landfill gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority.

REASON

To ensure that there is no significant gas migration from the landfills to the new development site, in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). The Council's records show that the development site is within 250 metres of 3 landfill sites.

21 NONSC Renewable Energy

Prior to commencement of development details of the gas fired CHP, boreholes, photovoltaics and energy efficiency measures, all as detailed in the Energy Statement and Sustainability Statement, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the site and thereafter permanently maintained.

REASON

To ensure a sustainable approach to energy efficiency and carbon reductions is met across the site, in accordance with Policies 5.2, 5.3 and 5.7 of the London Plan (2011).

22 NONSC SUDS

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

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

23 NONSC Water Recycling

Prior to the development of the site, details shall be submitted to, and approved in writing by the Local Planning Authority detailing the provision of grey water recycling systems to be implemented within the development. The development shall then proceed in strict

accordance with the measures approved.

REASON

To ensure that the development adopts a sustainable management system for the use and disposal of water/grey water on site in accordance with policies 5.13 and 5.14 of the London Plan (July 2011).

24 NONSC Parking/Access

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

REASON

To ensure that adequate car parking and disability standard car parking spaces and servicing facilities are provided in compliance with policies AM14 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

25 H10 Parking/Turning/Loading Arrangements

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

REASON

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

26 NONSC Parking Management Strategy

Prior to occupation of the development a parking management strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented as soon as any of the uses hereby permitted are brought into use and the strategy shall remain in place thereafter unless changes to the strategy are agreed in writing by the Local Planning Authority.

REASON

To ensure the efficient operation of the parking facilities, especially at peak demand periods, in accordance with policies AM2 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

27 NONSC Disabled Parking

Notwithstanding the approved plans, at least 10% of parking spaces (14) shall be provided to wheelchair disability standards. These should be located close to the conference facility and hotel lifts and close to the bowling alley entrance.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with policy AM5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

28 DIS1 Facilities for People with Disabilities

The development hereby approved shall ensure the quantity of accessible bedrooms as a percentage of the total number of bedrooms (as detailed in BS 8300:2009) is no less than:

- i. 5% without a fixed tracked-hoist system;
- ii. 5% with a fixed tracked-hoist system, or, similar system giving the same degree of convenience and safety;
- iii. 5% capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations, e.g. handrails);
- iv. 50% of en-suite bathrooms within the required accessible bedrooms to have a level access shower.

REASON

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 3.1, 3.8 and 7.2 of the London Plan (2011).

29 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

30 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

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

31 NONSC 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).

32 NONSC Cafe Details

Prior to commencement of development fully detailed elevational drawings, as well as sections, for the ground floor cafe area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved drawings.

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).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE1	Development within archaeological priority areas

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 4.1	(2011) Developing London's economy
LPP 4.5	(2011) London's Visitor Infrastructure
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.11	(2011) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
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 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 11 Building to Approved Drawing

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

4 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.

5 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).

6 16 Property Rights/Rights of Light

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

7 111 The Construction (Design and Management) Regulations 1994

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

8 112 Notification to Building Contractors

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

9 119 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).

10 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. To display an advertisement without the necessary consent is an offence that can lead to prosecution. For further information and advice, contact - Planning, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250230).

11 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12

Bird Hazard:

The Bird Hazard Management Plan, referred to in condition 8, must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff.

Before any bird dispersal takes place it will be necessary to contact the Airside Operations Safety Unit on 020 8745 6459.

The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

13

Bird Hazard:

In respect of condition 9 you are advised that in this location the planting should contain less than 5% berry/fruit bearing species and that those species must be dispersed throughout the planting palette to ensure that pockets of exploitable habitat are not formed.

Oak or Scots Pine must not be included in the planting palette as they form broad canopies which can be attractive to corvids and pigeons for nesting and roosting. All other trees must be planted at 4m centre so that continuous canopies are not formed for the reason stated above.

14

Lighting:

The development is close to the aerodrome and aircraft taking off from and landing at the aerodrome. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal.

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).

You are also advised to liaise with Heathrow Airport regarding the construction programme and in particular crane usage. The person that you will need to contact is Gary Hudson, Development Assurance Deliverer on 020 8745 0859.

16

Construction Noise:

Special statutory provisions for the control of noise from construction sites are contained in the Control of Pollution Act 1974.

Section 60 of the Act enables local authorities to serve a notice imposing requirements as to the way in which the works are to be carried out. The notice may in particular:

- (a) specify the plant or machinery which is, or is not, to be used;
- (b) specify the hours during which the works may be carried out;
- (c) specify the level of noise which may be emitted from the premises in question or at any specified point on those premises in question or which may be so emitted during specified hours; and
- (d) provide for any change of circumstances.

Alternatively, an application for prior consent can be made under Section 61 of the Act. The application should contain particulars of:

- (a) the works, and the method by which they are to be carried out; and
- (b) the steps proposed to be taken to minimise noise resulting from the works.

The British Standard 5228 (Part 1) states that the aim at each stage of a project is to minimise levels of site noise whilst having regard to the practicability and economic implications of any measures. The standard provides a clear message that the measures should be fully considered before the works are carried out. It recommends that potentially excessive noise and vibration levels should be avoided and that this can be achieved by giving careful consideration to the design of a proposed project, the processes and equipment implied by the design and the phasing of operations. It goes on to add that a project design should be so arranged that the number of operations likely to be particularly disturbing is kept to a minimum.

During the execution of the works, the standard advises that all available techniques should be used to minimise, as far as is necessary, the level of noise to which operators and others in the neighbourhood of the start operations will be exposed. A number of measures are given for the protection of neighbouring areas, which are briefly summarised below:

a) planning the hours of work,

b) where reasonably practicable, ensuring the use of quiet working methods, the use of the most suitable plant, reasonable hours of working for noisy operations, and economy of speed of operations,

c) controlling noise and vibration at source and limiting the spread of noise. The standard goes on to provide further guidance on the control of noise. The control measures are: 1) the substitution of noisy plant and processes by less noisy alternatives, 2) reducing noise from existing plant and equipment by modification or by the application of improved sound production methods, 3) enclosure of significant sources of noise, 4) siting equipment away from noise sensitive areas or directed away from sensitive areas, shutting down of equipment when not used, and the proper use of equipment and handling of materials, 5) proper maintenance of plant and equipment.

Setting noise limits and monitoring noise levels may also be appropriate. The Council's Environmental Protection Unit should be consulted at an early stage in order to discuss whether noise limits and other measures are likely to be required.

The following measures illustrate the typical measures required within Hillingdon:

* no activities with the potential to cause disturbance would be permitted at night or during the evening, unless it can be demonstrated that the said activities are essential and unavoidable or, alternatively, particular circumstances exist e.g. the site will predominantly affect commercial interests. It is the normal policy to permit working Monday to Friday between 08.00 and 18.00 hours and Saturday between 08.00 and 13.00 hours. No working will be allowed on Sundays, Public or Bank Holidays. The Environmental Protection Unit should be consulted at an early stage if work is intended outside those working hours;

- no potentially disturbing vehicle movements would be permitted at sensitive periods unless it can be demonstrated that such activities are essential and unavoidable. In general haulage vehicles should not enter or leave the site between 1800 and 0800 hours;

- access to construction vehicles to the site and on local roads should be controlled so as to protect noise sensitive receiver locations. Wherever practical, construction vehicle movements through or close to sensitive locations should be avoided;

- sites likely to adversely affect dwellings, schools or hospitals and other sensitive locations will be required to provide a method statement and predicted noise levels. The method statement should describe the works, plant, phasing and the steps to be taken to minimise levels of noise and vibration. The British Standard 5228 provides a prediction method;

- noise limits may be set which reflect standards of best practice;

- best practicable means should be used at all times so as to minimise the emission of noise;

- adequate measures for the supervision of noise generating activities and monitoring of noise levels, if necessary, should be adopted. All steps should be taken at each phase of the works to minimise disturbance from noise and vibration. The guidance given in the British Standard 5228 (Part 1) Code of Practice should be followed;

- adequate arrangements are made for liaison and consultation with officers of the Council and the public should be put in place; and

- adequate arrangements should be made for the investigation of complaints.

17

Shuttle Bus:

You are encouraged to consider the use of an electric or alternative fuel shuttle bus for shuttle runs between the hotel and airport terminals. You are also encouraged to consider the provision of electric charging points in the car park for use by customers.

18

Archaeology:

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

19 I14C Compliance with Building Regulations - Access

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 and 8.

20 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a 0.975 hectare roughly rectangular shaped plot located on the north side of Bath Road in Harlington. The southern part of the site is currently occupied by a large 1960s built single-storey building with approximately 3,093sqm of floorspace, which is used as a 36-lane bowling alley. The rear (north) of the site houses a two-level multi-storey car park with parking for 187 cars.

The site is bounded to the west and north by Nobel Drive, which is accessed at both ends via Bath Road and provides access to both commercial and residential properties. Beyond Nobel Drive to the west is a four-storey high office building. To the north are three-storey residential properties, beyond which is land falling within the Green Belt. The site is bounded to the east by the 5/6 storey Ibis Hotel, and to the south by the A4 dual-carriageway, beyond which are relatively small scale commercial and industrial buildings within the Heathrow Airport boundary.

The north side of Bath Road is largely characterised by commercial office buildings and hotels, and there are several other hotels, including the Ibis, Holiday Inn, Sheraton, Marriott and Radisson Edwardian, within the vicinity. The southern side of Bath Road is more characterised by smaller scale commercial and industrial buildings, and large car parks associated with Heathrow Airport.

The site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map. Bath Road is designated as a Strategic Route and open land beyond the residential properties to the north is designated as Green Belt.

3.2 Proposed Scheme

The application seeks to extend the life of planning permission (ref.38807/APP/2008/3493 dated 16/03/2009). This was a full planning permission for the demolition of the existing Airport Bowl building and multi-storey car park, and the erection of a 7-storey (plus 6 levels of basement) 5-star luxury hotel and ancillary facilities.

The building would take on the formation of six individual rectangular blocks, of differing sizes, which would be connected at each level by enclosed walkways. Light wells would be incorporated into the scheme to allow light penetration to the lower two levels to reduce the need for lighting. These blocks would be enclosed within a glazed envelope, which would appear to hang from the roof, and would provide a buffer to external elements such as noise, pollution and weather, whilst helping to control the climate of the building. The main pedestrian access to the hotel would be in the western elevation via Nobel Drive.

In addition to 7-storeys above ground, 6 levels of basement would be provided which, in addition to bedrooms, would provide a 1,200 delegate international conference facility/ballroom, bars, restaurants, a new 20 lane bowling alley, parking for 139 cars and servicing. In total, the building would provide approximately 60,000sqm of internal floorspace.

Internally the following facilities would be provided on each floor:

- Basement Level 06 - 20 lane bowling alley with ancillary reception area, fast food kitchen, gaming area, office, WC and changing room facilities, staff room and storage room; parking for 69 cars; motorcycle parking; plant and storage rooms.
- Basement Level 05 - Parking for 70 cars, storage rooms.
- Basement Level 04 - 1,255sqm ballroom/conference facility with 535sqm foyer area with water feature; 365sqm conference room, 2 x 120sqm amphitheatres each capable of seating 81 people; several breakout/meeting rooms; catering areas and kitchen preparation area for the ballroom; toilets; storage areas; plant rooms.
- Basement Level 03 - 3 restaurants located around a central pool/water feature; 2 bars; business centre; meeting room; kitchen areas; storage space; toilets; staff dining area; back of house area for waste, recycling, linen, storage, plant, etc.
- Basement Level 02 - 919sqm spa including 5m x 20m swimming pool, sauna, gym, beauty treatment rooms, etc; 6 'pavilions' or blocks comprising bedrooms and staff areas.
- Basement Level 01 - Bedrooms; staff secure bicycle storage area; administrative offices and meeting room.
- Ground Floor - 2 separate reception areas for hotel guests and the conference facility; concierge; baggage storage; two 75sqm and one 120sqm retail units; staff room; infirmary; bar/lounge; WC facilities; bedrooms; entrance and lobby for bowling alley.
- Levels 1-6 - Bedrooms
- Level 7 - Plant rooms

The space within the conference centre and ballroom would be organised in such a way as to provide flexibility to allow various events to take place. The aim is for the conference facility to provide facilities that would be attractive to both national and international customers, and to provide a key venue for the Asian wedding market.

A 20-lane bowling alley, with associated shop, restaurant and gaming area would be reinstated in the basement. This would be operated and managed separately from the hotel and would be available to both members of the public and hotel guests. The centre would be independently accessed via Nobel Drive.

Parking for 139 cars, including 11 disability standard bays, and 4 delivery vehicle bays,

would be provided over two basement levels of the hotel. The car parking would be accessed via a ramp off Nobel Drive to the north of the site. In addition 168 secure cycle spaces and 19 motorcycle spaces would be provided.

In terms of landscaping, it is proposed to enhance the existing urban environment around the site by providing additional planting, including trees and lawns, along the Bath Road and Nobel Drive frontages. A hard landscaping scheme across Nobel Drive to the west of the site is also proposed in order to provide a shared surface, incorporating traffic calming measures, and to enhance the entrance to the hotel.

3.3 Relevant Planning History

38807/APP/2008/3493 Airport Bowl Bath Road Harlington

Redevelopment of site to provide a 5 star luxury hotel (560 rooms), a conference and ballroom facility, a new 20-lane bowling centre, car parking, landscaping and associated works (including demolition of existing Airport Bowl premises and car park).

Decision: 16-03-2009 Approved

Comment on Relevant Planning History

Planning permission ref. 38807/APP/2008/3493 was granted 16/03/2009, and expired on 16/03/2012. This application is to extend this permission, and was received prior to the previous application expiring, in line with legislation.

4. Planning Policies and Standards

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.CI2 (2012) Leisure and Recreation
PT1.EM1 (2012) Climate Change Adaptation and Mitigation
PT1.EM5 (2012) Sport and Leisure
PT1.EM6 (2012) Flood Risk Management
PT1.EM8 (2012) Land, Water, Air and Noise
PT1.T1 (2012) Accessible Local Destinations

PT1.T4 (2012) Heathrow Airport

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE1 Development within archaeological priority areas
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- T2 Location of tourist accommodation and conference facilities
- T4 Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
- LPP 2.6 (2011) Outer London: vision and strategy
- LPP 2.7 (2011) Outer London: economy
- LPP 2.8 (2011) Outer London: Transport
- LPP 4.1 (2011) Developing London's economy
- LPP 4.5 (2011) London's Visitor Infrastructure
- LPP 4.6 (2011) Support for and enhancement of arts, culture, sport and entertainment provision

- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.10 (2011) Urban Greening
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.21 (2011) Contaminated land
- LPP 6.1 (2011) Strategic Approach
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking
- LPP 6.11 (2011) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
- 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 7.13 (2011) Safety, security and resilience to emergency
- LPP 7.14 (2011) Improving air quality
- LPP 7.15 (2011) Reducing noise and enhancing soundscapes
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th March 2012**

5.2 Site Notice Expiry Date:- **20th March 2012**

6. Consultations

External Consultees

Consultation letters were sent to 116 local owner/occupiers on 21/02/2012. The application was also advertised by way of site and press notices. Two letters of objection have been received which raise the following concerns:

- i) Construction nuisance
- ii) Loss of bowling alley

Officer Comment:

Construction nuisance is dealt with by other legislation, and the Considerate Contractors Scheme. The bowling alley is to be replaced as part of this proposal.

BAA:

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal. We would however like to ensure that the existing conditions in place on this carried are applied to any time extension.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

GLA:

The only requirement this application for an extension of time limit should meet is compliance with the new policies of the 2011 London Plan, in particular with policies related to energy, transport and CIL. The application complies with some of these policies but not with others, for the following reasons:

Energy - Although an addendum to the previous energy strategy is submitted, further revisions and information is required as detailed before the proposals can be considered acceptable.

Transport - Although the applicant has confirmed that it is preparing one, no revised transport statement has been submitted. The travel plan should also be reviewed to ensure it is in accordance with the latest TFL guidance.

Officer Comment:

Revised Transport details were received, and TFL states that the outstanding issues have now been addressed, subject to the local planning authority securing the stated measures via appropriate conditions/obligations.

Additional energy details have been received, and it is considered that the GLA's concerns can be addressed via appropriate conditions.

Internal Consultees

ACCESS OFFICER:

Having re-evaluated the above application in context to the Design & Access Statement submitted with the original application in 2008, the scheme is considered to be acceptable from an accessibility perspective with the exception of the number of accessible bedrooms proposed, which should be increased from 5% to a minimum of 10%.

Since the application was granted in 2009, British Standard 8300 has been revised, and the Council in 2010 revised its Supplementary Planning Document 'Accessible Hillingdon' which adopted the guidance contained in the said British Standard. In addition, the 2011 London Plan, policy 4.5, seeks to achieve 40,000 net additional hotel bedrooms by 2031, of which at least 10% should be wheelchair accessible.

The following accessibility provisions should be secured by way of a suitable planning condition attached to any renewal of planning permission:

1. For new buildings, the minimum provision of accessible bedrooms as a percentage of the total

number of bedrooms should be:

- i. 5% without a fixed tracked-hoist system (see example in Figure 59 of BS8300);
- ii. 5% with a fixed tracked-hoist system or similar system giving the same degree of convenience and safety;
- iii. 5% capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations, e.g. handrails).

2. Based on the above, a minimum of 56 bedrooms should be accessible. Detailed plans should be required to ensure the design of such bedrooms accords with the design specifications detailed in BS 8300:2009.

Conclusion: acceptable, subject to a suitable planning condition attached to any grant of planning permission.

TREES AND LANDSCAPE OFFICER:

Context:

The site is currently occupied by a bowling alley complex which is set back from the north side of the Bath Road at the junction of Nobel Drive. Situated along the northern boundary of Heathrow Airport, Bath Road is the main road link between Heathrow Airport and London. Although characterised by hotels and other large buildings with airport related businesses the local planning authority encourages the enhancement of the landscape quality of this strategic route.

The green open space between the airport bowl and the Bath Road is currently poorly managed and features the vandalised remains of trees around the site boundaries which are viewed as an eyesore within a the landscaped tree-lined which otherwise characterise the area.

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 landscape quality around the Airport Bowl is extremely poor. No trees or other landscape features of merit will be affected by the development.
- The masterplan proposal for the luxury hotel proposes high quality buffer of hard and soft landscaping along the Bath Road frontage and on the Nobel Drive frontage to the north and west. The southern elevation will be set back from the main road by a landscape buffer featuring earth sculpting and new tree planting. The sunken service access road on the eastern boundary will be part screened by a steel pergola clad with climbing plants. The final character and appearance of the hard and soft landscape will depend on a high quality design, specification and implementation, supported by ongoing management and maintenance.
- Due to the proximity of the site to Heathrow Airport, the selection and management of planting on the around the building will need to comply with BAA's Birdstrike Avoidance Guidance. Advice from BAA's 'Safeguarding Team' should be sought.
- A landscape management / maintenance plan should be submitted to ensure that the landscape is established and maintained in accordance with good practice.

Recommendation:

No objection, subject to the above considerations and conditions COM6 and COM9.

EPU:

The present application is to extend the life of existing planning permission 38807/APP/2008/34936. That existing permission concerned redevelopment of the site to provide a

5 star luxury hotel (560 rooms), a conference and ballroom facility, a new 20-lane bowling centre, car parking, landscaping and associated works (including demolition of existing Airport Bowl premises and car park).

I have noted the committee report and conditions included in the existing planning permission. I assume that the issues in the present application remain the same as in the existing permission. I therefore assume that the conditions in the existing permission will be appropriate for the present application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development was established under the original planning permission ref: 38807/APP/2008/3493.

There have been no material policy changes since the decision was issued. There is no objection therefore to the principle of the development.

7.02 Density of the proposed development

The application seeks the erection of a hotel and bowling alley. Residential density is therefore not relevant to the consideration of this application.

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

English Heritage have confirmed that whilst the site lies in an area where archaeological remains may be anticipated, they have no objections to the proposed development subject to an appropriate condition requiring the applicant to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation.

7.04 Airport safeguarding

BAA and NATS have raised no objections to the scheme.

7.05 Impact on the green belt

Policy OL5 of the Local Plan seeks to protect the Green Belt from nearby developments which may prejudice its visual amenity. Seen in context with other large buildings along Bath Road, and Heathrow Airport beyond, it is not considered that the proposed development would have any significant visual impact on the Green Belt.

7.07 Impact on the character & appearance of the area

There has been no change to the policy context with regard to character and appearance since the approval of the 2009 Permission.

The proposal remains identical in terms of design, external layout and appearance to that previously granted and accordingly no objection is raised in this regard.

7.08 Impact on neighbours

There has not been any significant material change in adopted planning policy or guidance with regard to the assessment of impacts on neighbouring properties or occupiers since the grant of the original planning permission.

The proposal would not have any detrimental impacts on neighbouring occupiers and accordingly would comply with Policies OE1, OE3, OE5, BE20, BE21, BE22 or BE24 of the Local Plan.

7.09 Living conditions for future occupiers

The proposal is for a hotel with associated facilities and a bowling alley, accordingly the living conditions of future residential occupiers is not considered relevant to the application. However, it is considered that an appropriate environment would be achieved to cater for hotel visitors.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has submitted an addendum to the original transport statement to address minor changes in policy and conditions since the determination of the original application. Transport for London raise no objection to the proposal, subject to appropriate condition and obligations.

7.11 Urban design, access and security

There is not considered to have been any significant material change to planning policy with regard to design or security considerations. Accordingly, no objection is raised in this respect.

There has been a change to the Council's Accessibility Guidance since determination of the previous application with the adoption of Accessible Hillingdon SPD. The issue of access is addressed in the following section.

7.12 Disabled access

The original planning permission made provision for level entrance into the hotel and that level access would be provided to all rooms and facilities via lifts to all floors. 5% (28) of the rooms were to be disability standard, with the potential to increase this to 10% if the need dictates. A number of other facilities such as appropriate accessible WC facilities, the use of hearing enhancement systems in meeting rooms and conference facilities, induction loop systems, etc, would also be provided.

The Council's Access Officer has stated that Since the application was granted in 2009, British Standard 8300 has been revised, and the Council in 2010 revised its Supplementary Planning Document 'Accessible Hillingdon' which adopted the guidance contained in the that British Standard. In addition, policy 4.5 oof the 2011 London Plan seeks to achieve 40,000 net additional hotel bedrooms by 2031, of which at least 10% should be wheelchair accessible.

The following accessibility provisions should be secured by way of a suitable planning condition attached to any renewal of planning permission:

1. For new buildings, the minimum provision of accessible bedrooms as a percentage of the total number of bedrooms should be:

- i. 5% without a fixed tracked-hoist system (see example in Figure 59 of BS8300);
- ii. 5% with a fixed tracked-hoist system or similar system giving the same degree of convenience and safety;
- iii. 5% capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations, e.g. handrails.

2. Based on the above, a minimum of 56 bedrooms should be accessible. Detailed plans should be required to ensure the design of such bedrooms accords with the design specifications detailed in BS 8300:2009.

7.13 Provision of affordable & special needs housing

The proposal is for a hotel with associated facilities and a bolwing alley, accordingly considerations relating to affordable or special needs housing are not relevant to the application.

7.14 Trees, landscaping and Ecology

The policy context in relation to trees, landscaping and ecology remains unchanged since the extant decision was allowed with respect to this type of development. With policy BE38 seeking to ensure the protection of landscape features of merit (including trees

subject to Tree Preservation Orders).

No changes have been made to the landscaping which was previously considered acceptable subject to landscaping conditions. Accordingly, it is considered that subject to appropriate conditions the proposal would be acceptable in terms of landscaping in accordance with saved policy BE38.

7.15 Sustainable waste management

The method of refuse storage and collection of the proposal are established as appropriate under the extant planning application. It is not considered that there have been any material changes in adopted planning policy which would alter this, and accordingly it is considered that the proposal would achieve sustainable waste management.

7.16 Renewable energy / Sustainability

There has been a material change since the extant planning permission regarding renewable energy and sustainability given the publication of The London Plan (July 2011). The GLA has been consulted on the application and raised concerns with the proposed development with regards to carbon reduction. However, it is considered that these issues can be successfully addressed via an appropriate condition to ensure the final design incorporates the details outlined in the Energy Statement Addendum.

As such, it is considered that, subject to appropriate conditions, the proposal would be acceptable in terms of renewable energy and sustainability in accordance with the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone, and is under 1 hectare in size. As such, there are no flooding issues raised as a result of this development. A sustainable urban drainage system condition is recommended to ensure suitable drainage is installed on the site.

7.18 Noise or Air Quality Issues

The appropriateness of the proposal in terms of noise and air quality issues was considered at the time of the previous application. There are not considered to have been any material changes in adopted planning policy which would alter the appropriateness of the application with regard to these matters.

7.19 Comments on Public Consultations

As discussed above, construction nuisance is dealt with by other legislation, and the Considerate Contractors Scheme, and the bowling alley is to be replaced as part of this proposal.

7.20 Planning obligations

Should the application be approved, a range of planning obligations would be sought to mitigate the impact of the development, in line with saved policy R17 of the Council's Unitary Development Plan.

The obligations sought are as follows:

1. The provision of a Green Travel Plan to be prepared in accordance with TfL guidance and to include a bond of £20,000.
2. The provision of a Coach Management Plan for the site, including the provision of a service bay for a Hopper Bus Service, or the provision to review the provision of such a bay within 12 months of the date of the permission.

3. A financial contribution of up to £90,000 towards upgrading of bus stops in the area.
4. A financial contribution of £25,000 towards air quality monitoring initiatives.
5. A financial contribution of £2,500 for every £1million build cost towards construction training initiatives with an additional proportion earmarked for a construction training co-ordinator.
6. A scheme detailing how hospitality training initiatives will be incorporated and run on site.
7. Public realm improvement works to Nobel Drive, adjacent to the site. These works will include matters such as road and pavement realignment and paving, street planting, lighting and bollards. The estimated cost of these works are in the vicinity of £400,000. The applicant will undertake these works at their own expense.
8. A scheme detailing how parking demand will be monitored at 6-monthly intervals once the development is in place, and off-site provision will be investigated should the monitoring indicate that additional parking is required.
9. Project Management and Monitoring Fee: a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.

7.21 Expediency of enforcement action

Not required in this instance.

7.22 Other Issues

There are no other issues considered relevant to this application.

8. Observations of the Borough Solicitor

GENERAL

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

PLANNING CONDITIONS

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

PLANNING OBLIGATIONS

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

EQUALITIES AND HUMAN RIGHTS

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

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

None.

10. **CONCLUSION**

Planning permission is sought to extend the time frame of a previous permission by up to a further three years. The application proposes full planning permission to extend the life of existing planning permission (ref.38807/APP/2008/3493 dated 16/03/2009), for the redevelopment of the site to provide a 5 star luxury hotel (572 rooms), a conference and ballroom facility, a new 20-lane bowling centre, car parking, landscaping and associated works (including the demolition of the existing Airport Bowl premises and car park).

The proposal would contribute to the regeneration process of this part of Bath Road. All details are identical to those previously approved.

The proposal complies with current London Plan and Local Plan Policies. Accordingly, approval is recommended.

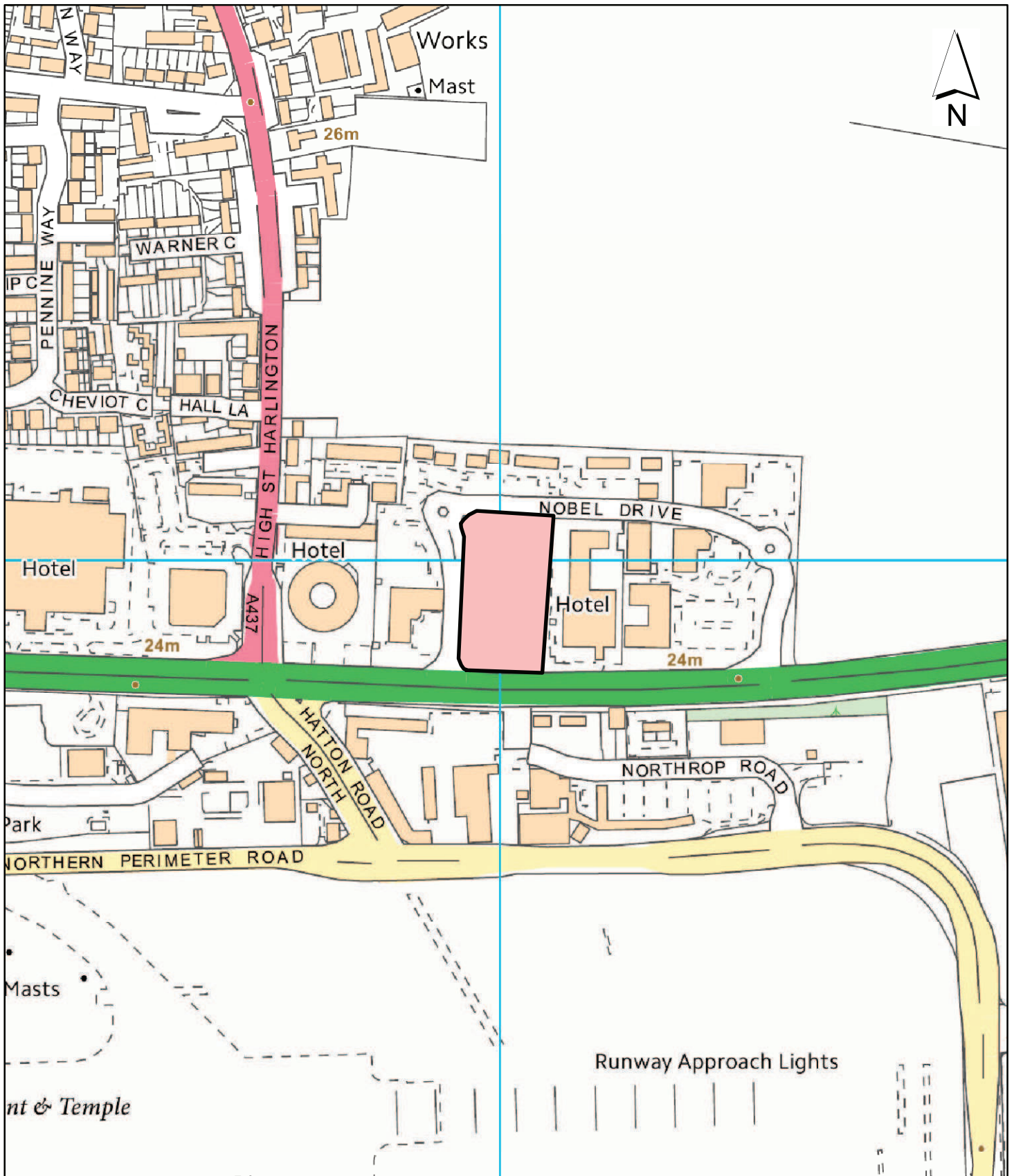
11. **Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework

Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Adam Flynn

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Airport Bowl Bath Road Harlington</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">38807/APP/2011/3120</p>	<p>Scale</p> <p style="text-align: center;">1:4,000</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">Major Application</p>	<p>Date</p> <p style="text-align: center;">January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 42-46 DUCKS HILL ROAD NORTHWOOD

Development: Redevelopment of site to provide 10 detached 5 bedroom houses with roofspace accommodation and garage/garden room buildings and a car port, with associated access, parking and landscaping (involving demolition of 3 detached houses)

LBH Ref Nos: 49987/APP/2013/1451

Drawing Nos: 1314/P/18
1314/P/14
1314/P/15
1314/P/01
1314/P/07 Rev. D
1314/P/10 Rev. A
1314/P/11/A
Agent's covering letter dated 25/11/13
1314/P/03 Rev. C
1314/P/04 Rev. C
1314/P/05 Rev. E
1314/P/02/I
1314/P/16/A
1314/P/17/A
Agents email dated 23/10/13
Agent's email dated 29/11/13
Agent's email dated 1/8/13
Agent's covering letter dated 05/12/13
BNL18507-03A
BNL18507-11A
Agent's covering letter dated 27/11/13
1314/P/08 Rev. B
1314/P/12 Rev. D
1314/P/13 Rev. C
1314/P/06 Rev. E
1314/3d/01
Character Study
Un-numbered Extent of Surface Water Flooding Plan
BNL18507-01
Land Management and Maintenance Plan
Topographical Survey
Design and Access Statement, March 2013
Arboricultural Impact Assessment
Arboricultural Method Statement
Ecological Appraisal
Landscape Specification
Tree Report
Planning Statement, May 2013
Energy Statement
Flood Risk Statement & Drainage Strategy, Ref. M510-001 Rev. B
Highways Statement Ref. M510-02, May 2013
Desk Study Report

Statement of Community Engagement, June 2013

Date Plans Received:	31/05/2013	Date(s) of Amendment(s):	23/10/2013
Date Application Valid:	14/06/2013		14/06/2013
			29/11/2013
			08/07/2013
			04/06/2013
			25/11/2013
			10/12/2013
			01/08/2013
			02/08/2013

1. SUMMARY

This application seeks to re-develop the site which currently comprises 3 detached houses fronting Ducks Hill Road to provide 10 x 5 bedroom detached houses with accommodation in the roof space and detached garages and garden rooms/ car port. 7 houses would be accessed from a centrally sited access road, with the 3 remaining houses fronting and accessed directly from Ducks Hill Road.

The scheme would involve in-depth development and the loss of gardens, but this would not be unduly out of keeping with the surrounding area.

Although not ideal, as the scheme does have quite a tight urban character which marginally exceeds the Mayor's habitable room guidance, the Council's Conservation/Urban Design Officer advises that improvements have been made to the scheme, particularly as regards the Ducks Hill Road frontage so that now the revised scheme would not justify a refusal of permission on design grounds. Although the scheme does satisfy relevant internal floor space and external amenity space standards, the tight urban character also results in the properties having a close relationship across the access road, but it is considered that a reason for refusal on the grounds that the properties do not afford an adequate standard of residential amenity could not be justified given the overall standard of residential amenity that would be provided for future residents.

The scheme would not result in the loss of amenity from neighbouring properties and the level of off-street parking provision and proposed access arrangements, including works to the public highway are acceptable. The scheme also makes adequate provision for tree retention, with only one significant tree being removed which would be replaced.

A financial viability appraisal has also been submitted which demonstrates that the scheme does not generate sufficient funds currently to make a contribution towards affordable housing, but the Council's independent assessor advises that a review mechanism is necessary to re-assess the situation in the future when the economic circumstances may be different.

The scheme would provide a commensurate package of planning benefits to mitigate the impacts of the scheme.

It is therefore considered that on balance, having regard to the need to make best use of

land, the scheme is acceptable, subject to the recommended conditions and a S106/S278 Agreement.

2. RECOMMENDATION

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

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

- (i) An affordable housing review mechanism,**
- (ii) A financial contribution of £127,964 for education facilities and places**
- (iii) A financial contribution of £7,908.46 for healthcare facilities and places.**
- (iv) A financial contribution of £839.50 towards libraries.**
- (v) A financial contribution towards training initiatives or an in kind scheme equal to £2,500 for every £1 million build cost.**
- (vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).**
- (vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:**
 - a) Re-location of central pedestrian refuge,**
 - b) Limited widening of Ducks Hill Road,**
 - c) Re-instatement of public footpaths and highway verge where vehicular crossovers are redundant**

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

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

4. That if the S106 has not been finalised by 31st January 2014, that the application will be refused for the following reason:-

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, and libraries, construction and employment training facilities, monitoring and highway improvement/junction works). The proposal therefore conflicts with Policies R17 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1314/P/02/I, 1314/P/03 Rev. C, 1314/P/04 Rev. C, 1314/P/05 Rev. E, 1314/P/06 Rev. E, 1314/P/07 Rev. D, 1314/P/13 Rev. C, 1314/P/14, 1314/P/15, 1314/P/16/A and 1314/P/17/A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Further mining searches and if required, possible borehole exploration to establish that there are no voids/workings under the site that pose a safety risk [Desk Top Study]

REASON

To ensure that the development complies with the objectives of Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 RES6 Levels

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

REASON

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

5 RES7 Materials (Submission)

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

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

REASON

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

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been

submitted to, and approved in writing by, the Local Planning Authority with respect to:

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping, including full details of the siting, species and height of an appropriate replacement tree for the Cedar T10 and additional tree planting and screening, particularly to the street frontage and southern boundary of the site.
 - 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. Schedule for Implementation

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

REASON

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

8 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 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.

9 RES12 No additional windows or doors

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

REASON

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

10 RES13 Obscure Glazing

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

On Plot 2, the ground floor side secondary living room bay windows facing the access road, the first floor side bedroom window and second floor side den rooflight facing Plot 1;

On Plot 4, the side utility room door facing Plot 5, first floor side en-suite window facing Plot 3;

On Plot 5, the side utility room door facing Plot 6 and first floor side en-suite window facing Plot 4;

On Plot 9, the ground floor side secondary living room bay window, first and second floor side landing windows facing the access road; and

On Plot 10, the ground floor side secondary living room bay windows, first floor side secondary bedroom window, first and second floor side landing windows facing the access road.

REASON

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

11 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

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

12 RES15 Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Flood Risk Assessment and Surface Water Drainage Strategy, produced by Ardent dated May 2013 Ref M510 -001 Revision B, and) incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

(i) provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

- a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
- b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

(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. Including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

(iii) 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 through water collection, reuse and recycling and will:

- (iv) incorporate water saving measures and equipment;
- (v) provide details of water collection facilities to capture excess rainwater;
- (vi) 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).

13 RES16 Code for Sustainable Homes

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

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

REASON

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

14 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

15 RES24 Secured by Design

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

REASON

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

16 NONSC Non Standard Condition

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 that the scheme does not prejudice highway safety, in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

Visibility splays along the adjacent highway from the proposed access and the existing access serving plots 1 and 2, shall be provided in accordance with the approved drawing No. M510-003. Thereafter, the visibility splays shall be maintained free of all obstructions between the heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason

To ensure that the scheme does not prejudice highway safety, in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 NONSC Non Standard Condition

Prior to the commencement of works on site, full details of the siting, design and materials of the gateway feature shall be submitted to and approved in writing by the Local Planning Authority. The feature shall be built in strict accordance with the approved details and thereafter retained.

Reason

To ensure that the gateway feature provides a satisfactory appearance, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

19 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason:

To safeguard the amenity of the new residential properties in accordance with Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

20 NONSC Non Standard 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.

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

REASON:

To ensure that risks from land contamination to the future occupants of the development 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 Local Plan: Part Two Saved UDP Policies (November 2012).

21 NONSC Non Standard Condition

The proposed garage/garden room buildings shall only be used for purposes ancillary to the use of the main dwellinghouse.

REASON:

To ensure that the development accords with the terms of the application to ensure that an adequate standard of residential amenity and facilities are provided, in accordance with Policies BE19, BE23 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

22 NONSC Non Standard Condition

Prior to the commencement of development, a scheme for the enhancement of wildlife and habitats, based upon the recommendations of ACD Ecology's Ecological Appraisal dated February 2013, should be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify areas of suitable enhancement opportunities including bat and bird boxes and planting. The development shall be carried

out in strict accordance with the approved scheme.

REASON

To ensure the enhancement of wildlife and habitats in accordance with in Policy 7.19 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

NPPF4

NPPF6

NPPF7

NPPF10

NPPF11

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 3.12 (2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes

LPP 3.13 (2011) Affordable housing thresholds

LPP 3.14 (2011) Existing Housing - Efficient use of stock

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

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 7.2 (2011) An inclusive environment

LPP 7.3 (2011) Designing out crime

LPP 7.4 (2011) Local character

LPP 7.6 (2011) Architecture

LPP 7.21 (2011) Trees and woodland

Nature conservation considerations and ecological assessments

EC2	
EC5	Retention of ecological features and creation of new habitats
OL5	Development proposals adjacent to the Green Belt
BE7	Development schemes on the south-east side of Ducks Hill Road
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 13 Building Regulations - Demolition and Building Works

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

4 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override

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

5 113 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

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.

7 121 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).

8 145 Discharge of Conditions

Your attention is drawn to condition(s) 4, 5, 6, 7, 12, 16, 18, 19, 20 and 22 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).

9

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

The site is located on the western side of Ducks Hill Road, some 70m to the south of its junction with Cygnet Close and comprises three large detached houses on spacious plots. The site extends to approximately 0.48ha and has a road frontage of some 65m and maximum depth of some 100m with the houses having a staggered relationship to the road, with No. 46 being set much further back on its plot than the other two properties. The site is generally flat, but with a slight gradient which slopes towards the south east and has an open and verdant character, particularly at the rear with many mature trees marking the site boundaries.

The site has an urban fringe location. To the west, housing served by Cygnet Close wraps around at the rear, but beyond one of its small terraces is open land which forms part of the Green Belt. On the opposite side of the road is a more modern, higher density residential development accessed from Mallard Way. To the south, Ducks Hill Road rises to the south west and is characterised by linear residential development with more modern flatted re-development of individual plots and some development in depth of the former extensive rear gardens.

3.2 Proposed Scheme

The proposed scheme is for the redevelopment of the existing residential curtilages to provide 10 detached 5 bedroom houses with accommodation in the roofspace and garages/ garden rooms/ car port, together with associated access and landscaping, involving the demolition of the existing 3 houses.

7 of the new houses would front onto a new access road centrally positioned within the site, with the remaining three houses fronting and being directly accessed from Ducks Hill Road.

The houses would have a mix of gabled and half hipped roofs, with projecting front and rear bays and wings. A number of the properties fronting the access road would incorporate front dormers. The houses would have typical widths of 10m and eaves and ridge heights of 5.6m and 10.0m respectively. Single garages and garden rooms under a pyramidal roof would be sited at the side of the houses, sited within their side/rear gardens and in the case of Plots 3 to 5, would be attached to the side of the houses. The exception to this is the double car port serving Plot 1 which would be sited to the front of the house. An additional car parking space would be accommodated on the driveways in front of the garages.

The houses fronting the access road would have small front garden areas, with a typical depth of 3m.

The new access arrangements would involve re-siting the existing pedestrian crossing

refuge island some 25m to the north and limited widening of Ducks Hill Road. A gateway feature would be provided at the entrance into the site.

The scheme has been subject to a pre-application enquiry and has undergone various amendments in the light of officer's concerns.

The application is supported by the following documents:-

Design and Access Statement:

This describes the site and the character of the land and local area, including its community facilities and transport links. The design process is then described and relevant planning policy and guidance assessed. The document then explains the various design constraints that has led to the design solution being adopted on site and assesses the residential density of surrounding development. Individual building design and materials are then discussed and the factors that have influenced this process are assessed. Sustainability issues are then briefly described together with the landscape strategy. Movement and accessibility issues are then discussed before the report concludes by stating that the scheme provides an appropriate balance between the need to make the most efficient use of the land whilst mitigating the impacts of development upon the local environment.

Character Study:

This provides photographs and a brief description of the character of the surrounding area.

Planning Statement:

This provides an introduction to the statement and assesses relevant national, regional and local planning policies together with other relevant local development framework documents and design guides. The planning history is described and the evolution of the layout and design. The statement concludes that the application satisfies all relevant planning policies and should be approved without delay.

Highways Statement:

This provides the background to the study and describes existing access arrangements at the site. The proposed access strategy is explained and access visibility requirements are assessed. The statement goes on to describe servicing and parking arrangements and off-site highway works. The statement concludes that the access arrangements and on-site layout are suitable and visibility at each of the access points is significantly improved over current arrangements. The main access complies with prevailing standards on stopping sight distances and the on-site layout has been designed to accommodate potential future partial adoption and a suitable design for transition between the proposed shared surface and the existing public highway.

Arboricultural Impact Assessment:

This provides the background to the study, and evaluates the direct and indirect impacts of the development upon the trees. Trees that are to be removed are identified and mitigation measures briefly described. The report concludes by stating that the works would satisfy relevant British standards.

Arboricultural Method Statement:

This describes the background to the report and specifies the phasing of works on site, tree protection fencing, the restrictions to be applied within the tree protection areas and ground protection. It goes on to describe tree surgery and removal, soft landscaping, installation of underground services and boundary fencing within protected areas.

Landscape Specification:

This advises of the site preparation, topsoiling and cultivation works and planting specification.

Tree Report:

This provides the results of a surveys and categorises the existing trees on site and advises on the implications of the tree categories for the development.

Ecological Appraisal:

This provides the background to the assessment and describes the methodology, including a field survey. Results are presented and discussed and wildlife mitigation measures and enhancements are recommended. The report concludes by stating that the habitats present on site are all common and widespread with only limited opportunities for protected species, in the form of nesting bird habitat, low bat roosting potential and stag beetle habitat. The report advises that no further surveys are recommended but a precautionary demolition approach is recommended for the buildings and areas of dense scrub and vegetation and provided the recommendations are followed, there would be no significant impacts on protected species.

Energy Statement:

This provides the background to the development and the study, assesses relevant legislation and describes the proposed approach to energy efficiency.

Flood Risk Statement & Drainage Strategy:

This describes the site, the development proposals and relevant policy. The site is identified as being within Flood Zone 1 where residential development is appropriate. The topography and geology of the site are described and sources of flooding identified. Surface water drainage is then assessed and the implications for the code for sustainable homes discussed. Foul water drainage is then considered and the report concludes that the site is not at risk from flooding, would not increase the risk of flooding to other areas and the increase in foul water flows is negligible.

Desk Study Report:

This provides the background to the report and describes the site and its setting. The environmental context for the site is provided and the results from various environmental searches are presented. The site history is described and possible sources of contamination are assessed and recommendations are made.

Statement of Community Engagement:

This advises of the consultation undertaken by the prospective developers with the community and describes the responses received.

3.3 Relevant Planning History

Comment on Relevant Planning History

A previous application (49987/APP/2007/3839) for the erection of 14 houses (involving the demolition of the existing properties) on a slightly reduced site which did not include the rearmost part of the rear garden of No. 42 Ducks Hill Road was refused on 14th May 2008. The houses would have been arranged in two terraces, a crescent shaped terrace of 9 properties fronting Ducks Hill Road and a smaller linear terrace at the rear of the site. The application was refused as it was considered that the development 1) would not respect the existing and desired future character of the streetscene, 2) did not demonstrate that existing trees would be retained and that a 'parkland setting' would be maintained, 3) did not satisfy Lifetime homes standards, 4) prejudiced highway safety, 5) failed to provide adequate pedestrian access, 6) did not demonstrate that energy conservation measures had been incorporated into the layout and design of the scheme, and no provision had been made for renewable energy generation, 7) lacked adequate amenity space and 8) failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing, education, health, and open space improvements).

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.H2 (2012) Affordable Housing
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.C11 (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
- NPPF4
- NPPF6

NPPF7	
NPPF10	
NPPF11	
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
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 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.21	(2011) Trees and woodland
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
OL5	Development proposals adjacent to the Green Belt
BE7	Development schemes on the south-east side of Ducks Hill Road
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE1	Protection of the character and amenities of surrounding properties and the local

	area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

55 neighbouring properties have been consulted, the application was advertised in the local press on 3/7/13 and 2 site notices were displayed on 9/7/13. A total of 4 representations have been received, 2 in general support of the proposals, 1 making general comments and the other 1 objects to the scheme.

Comments in support:-

- (i) Having lived on Ducks Hill Road for 17 years and in Northwood for 30 years, have seen significant changes in Northwood for the better, with old poorly maintained houses with gardens far too big for today's modern living styles being re-developed for much needed family housing,
- (ii) Proposed development is supported in principle and preferable to high priced flats that have been the recent trend in this area,

General comments:-

- (iii) Scheme should satisfy LBH planning objectives,
- (iv) The G5 group of leylandi in the south west corner of the site need to be retained due to the importance of the trees for the residents at 19, 20 and 21 Cygnet Close,
- (v) Existing surface water sewer may not be in working order which has been referred to Barratt Homes for further investigation,

- (vi) The 2007 application was refused partly on traffic grounds. Since that date, further developments have taken place on Ducks Hill Road including the recent commencement of a development nearly opposite the site but no improvements have taken place to the road (sight line improvements are purely cosmetic) and with all day parking on both Ducks Hill Road and Cygnet Close, there has been a significant deterioration,
- (vii) It is for experts to decide whether the further increase in traffic, together with that from the development across the road would be acceptable by modern standards. On many occasions there is a long wait to exit and enter Cygnet Close and this development should not cause any more inconvenience,
- (viii) The character of Northwood, which was once described as a village has changed over the decades and Ducks Hill Road has become almost entirely a road of medium sized blocks of flats so it is interesting to see something different and on the whole, the proposed development is the 'least bad option', given the tide of change,
- (ix) Developer must enduringly be made to retain existing trees and the like so that neighbouring properties are not adversely affected,

Objection comments:

- (x) This proposal, together with the new development adjacent to Marchbanks would result in a further unacceptable increase in traffic on Ducks Hill Road,
- (xi) Proposal would exacerbate flooding problems at 19 Cygnet Close which have been experienced in the past.

NORTHWOOD RESIDENTS' ASSOCIATION:

Northwood Residents' Association objects to this application on the ground that the redevelopment would amount to over-development of the site and would adversely affect the amenity and character of the area and so would be in breach of Policy BE19. In addition, the Association has concerns as to the possible detrimental effect on traffic on what is an already congested Ducks Hill Road and having regard to the proximity of the site to both Cygnet Close and The Avenue.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

Original comments:

Background: The existing buildings on the site are large and attractive, detached 1920/30s houses in the "Arts and Crafts" style. The houses, like most of the adjacent original properties, are well set back from the road and are nestled in large mature gardens. This gives this part of Ducks Hill Road a very spacious and green character.

Comments: The proposals place buildings forward of the properties on either side. This would make them very prominent in the streetscape. These are also a handed pair, giving them a rather formal appearance - again at odds with the informal character of this part of the road.

The size and number of properties proposed, and their layout, with short front gardens would give the development a tight, urban character with little space to incorporate planting or other landscape works. This would be important in terms of integrating the development with the adjacent properties and wider almost, "semi-rural", character of the streetscape in this part of Ducks Hill.

The one and a half storey double garages would also infill the spaces between the properties, so that gap views would be limited and again, this would give the development quite an enclosed and urban character.

The design of the individual buildings is not inappropriate in this location, however, greater variety in their appearance and a more Arts and Crafts approach to their design, would better reflect the character of the original houses in this part of the street. The main concern re the design of the buildings is the height and pitch of the roofs, which all incorporate an attic floor. The roofs would appear overly tall given the proportions of the buildings, again at odds with the character of the surrounding buildings, both the original and later houses.

Conclusion: The scheme, because of the number of structures proposed, including large detached garages, and its layout, would create a development with an intrusive and urban character, at odds with the existing character and appearance of this part of Ducks Hill Road.

Comments on Revised Scheme:

COMMENTS: The revised proposals still place new buildings forward of those adjacent on Ducks Hill Road, this would make them prominent in the streetscape. Their appearance has been changed, so that they would be of a more asymmetrical and varied design, which is an improvement, although the roof to house types B1 (plot 1) and M2 (plot 10) would look overly large.

Whilst the area of hard surfacing across the development site has been reduced, the garage on the frontage adjacent to plot 1 revised to an open shelter and the height of the garages dropped, the number of properties proposed and their layout has not been changed. The development would still have a tight, quite urban character with little space to incorporate planting or other landscape works. This would be important in terms of integrating the development with the adjacent properties and wider almost, "semi-rural", character of the streetscape in this part of Ducks Hill.

CONCLUSION: The scheme, because of the number of structures proposed and its layout, would create a development with a more urban character to that which currently exists in this part of Ducks Hill Road. When looking at the wider character of the area, however, there are a number of recent housing developments that have a more tightly developed appearance and some individual properties that are positioned quite close to the road. On balance, therefore, whilst not desirable, it is felt that the scheme would not have a sufficiently detrimental impact on the local townscape to warrant refusal on design grounds.

It is suggested, therefore, that the final roof form of the frontage plots (as noted above) is covered by condition; the external materials for all of the buildings are submitted for agreement and a landscaping scheme (both hard and soft landscaping) that includes additional tree planting and screening, particularly to the street frontage and southern boundary of the site, are required by condition.

Comments on Final Scheme:

The revised details do look slightly better as does the changed garage roof form.

Looking back to the early drawings (rev B), the street elevations do now look much improved. There is no longer a need for a condition seeking revised roof forms of the houses on the frontage plots. The development as now proposed is considered acceptable.

HIGHWAY ENGINEER:

The development proposals are for the construction of 10 detached dwellings, involving the demolition of three existing dwellings within the site. Access to the development will be provided via a new access along Ducks Hill Road that will serve 7 of the proposed dwellings. Access to the remaining 3 dwellings, will be provided over two existing vehicle crossovers.

In order to construct the proposed access the carriageway adjacent to the site will be widened by approximately 1.0m and the footway along the eastern side of the highway will be setback within the adjacent verge. In addition, the existing pedestrian refuge adjacent to the site will be relocated approximately 25m to the north, along Ducks Hill Road. As part of the proposals, 2 car and 1 cycle parking space will be provided to serve each dwelling.

From reviewing the proposals, it is noted that a Transport Statement has been submitted in support of the development, which has demonstrated that adequate visibility can be provided from the proposed access along the adjacent highway.

In addition, when considering access to plots 1 and 2, the visibility splays from the existing crossover along the adjacent highway will be improved, by the removal of the boundary line between No's 42 and 44 Ducks Hill Road. In terms of access to plot 10, this is an existing access, which will continue to serve a single dwelling.

From assessment of the PTAL index within the area of the site, this has been identified as 1b, which is classified as very poor. As a result, it is considered that the maximum car parking provision of 2 parking spaces per dwelling, is acceptable in this location.

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

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 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.

2. Visibility splays along the adjacent highway from the proposed access and the existing access serving plots 1 and 2, shall be provided in accordance with the approved drawing No. M510-003. Thereafter, the visibility splays shall be maintained free of all obstructions between the heights of 0.6m and 2.0m above the level of the adjoining highway.

TREE & LANDSCAPE OFFICER:

Tree Preservation Order (TPO)/ Conservation Area: A small part of this site is adjacent to TPO 424, however no protected trees will be affected.

Significant trees/ other vegetation of merit in terms of Saved Policy BE38: Of the many trees situated within this site, only a few are visually important. These include the mature Ash at the front of No. 42, the mass of trees at the end of the long rear garden of No. 42, and an early mature Blue Atlas Cedar in the centre of the rear garden of No. 44. These trees significantly contribute to the arboreal / wooded character of the area, and the submitted tree report has correctly classified these as high value trees. The majority of these trees are due to be retained and protected, and the proposed tree protection is satisfactory.

One high value tree, the Blue Atlas Cedar (T10 on the tree report) is due to be removed, however it is to be replaced like-for-like with a new 3-4m Cedar tree nearby. The Council has no objection to

the removal of the Cedar, subject to its replacement. However, due to the ultimate size of the new Cedar, it must be located in a sustainable position that will not detrimentally affect the existing, adjoining neighbouring property (at 19 Cygnet Close), or a more upright species of evergreen tree, such as a Pine, Fir or Spruce, should be considered.

Landscaping: The submitted landscaping scheme appears to be well thought out and is acceptable.

Conclusion: Acceptable, subject to conditions RES8 (implementation of proposed tree protection), RES9 (section 1 and implementation only - taking into account the comments made above about the replacement of the Cedar T10) and RES10.

EPU:

Noise

Road Traffic Noise

I have confirmed the data taken from <http://www.noisemapping.org/> which indicates that the proposed road fronting facade of this site is likely to be exposed to high noise levels of the order of 65-70 dB L10 (18hr) which equates[1] to 63-68 dB Leq (16hr) and would put the site into the upper NEC C PPG 24. Planning permission should not normally be granted unless quieter alternative sites cannot be found.

However, should it be considered that permission be granted, perhaps because there are no alternative quieter sites, I would recommend the following conditions be proposed to ensure the proposed development satisfies the requirements of this Borough's Noise SPD, Section 5, Table 2. This is based on BS 8233:1999 Code of Practice for internal noise criteria for residential dwellings.

Condition 1

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of the new residential properties

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of 0800

and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No such work should be carried out on Sundays and

Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(ii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health

nuisance (a useful reference is Building Research Establishment Report 456); and

(iii) No bonfires on the site should be allowed to take place at any time.

EPU (LAND CONTAMINATION):

The desk top study, appears to be just that, and the consultants indicated they had not had time to visit the site.

I would recommend the standard contaminated land condition provided below and the imports/landscaping condition to ensure the soil is suitable for use. The development across the street (59214/APP/2013/1484) identified some low levels of methane and elevated carbon dioxide as well as elevated polycyclic aromatic hydrocarbons (PAHs).

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).

SUSTAINABILITY OFFICER:

I have no objections to the proposed development subject to the following:

- 1 - All houses must attain Code for Sustainable Homes level 4 or higher and completion stage certificates should be submitted prior to occupation.
- 2 - There is a considerable reduction in garden and natural open space. There is an increase in hardstanding and the amount of people in the area, further pressurising the natural areas. The loss of garden and wildlife space is not replicated within the new layout.

Accordingly, I would seek a £20,000 contribution to offsite ecology works.

(Officer Comment: The comments of the Sustainability Officer are noted, however while gardens do provide habitat the submitted Ecological Assessment demonstrates that the gardens are not of high ecological value. The required contribution is not appropriately justified and would not meet the tests for a planning obligation in the CIL regulations. It is considered that a scheme of on site ecological enhancements, which could be secured by condition, would provide adequate mitigation for this development and an appropriate condition is recommended.)

WATER AND FLOOD MANAGEMENT OFFICER:

The applicant demonstrates through the submission of the Flood Risk Assessment that they will be improving the situation in the local area by reducing the surface water run off from the site. This reduction is almost to predevelopment runoff levels and in compliance with best practice. However to ensure this continues to be the case at detailed design stage, a condition to require the submission of a sustainable water management scheme is required.

ACCESS OFFICER:

All the details, including the level threshold details, are acceptable from an access point of view.

S106 OFFICER:

If the application is to be recommended favourably, then the following Heads of Terms are required:-

1. Affordable Housing - a Financial Viability Appraisal is required to be submitted and validated to demonstrate the level of affordable housing that the scheme can afford to deliver.
2. Education: in line with the SPD a contribution in the sum of £127,964 should be secured.
3. Health: in line with the SPD a contribution in the sum of £7,908.46 (£216.67 x 36.5) should be secured.
- 4 Libraries: in line with the SPD a contribution in the sum of £839.50 (£23 x 36.5) should be secured.
5. Construction Training: in line with the SPD either a financial contribution or an in kind scheme delivered equivalent to the formula of £2,500 for every £1m build cost + number of units /160 x £71,675= total contribution.
6. Project Management and Monitoring: in line with the SPD a contribution equal to 5% of the total cash contributions should be secured o enable the management and monitoring of the resulting agreement.
7. Highways: any and all highways works must be addressed and may need to be secured through the s106 agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The existing buildings are of little architectural or historical merit and no objections are raised to their loss.

The NPPF (March 2012) at para. 53 advises that local planning authorities should consider formulating policy to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Policy 3.5 of the London Plan advises that housing developments should be of the highest standard possible and that Councils may introduce a presumption against back land development in their Local Development Frameworks where this is locally justified.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides further guidance, noting at para. 1.2.18 that gardens can play a number of important roles, namely defining local context and character; providing safe, secure and sustainable environments and play spaces; supporting biodiversity and protecting trees, green corridors and networks, abating flood risk and mitigating the impacts of climate change and enhancing the distinct character of suburban London.

Policy BE1 of the Hillingdon Local Plan: Part One - Saved UDP Policies (November 2012) states that all new development, amongst other criteria, should 'not result in inappropriate development of gardens and open spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas'.

There is therefore no in principle objection to the re-development of garden land, only against its inappropriate re-development. This is assessed under normal development control criteria in the sections below and overall there is no objection to the principle of this particular development.

7.02 Density of the proposed development

The London Plan (July 2011) provides guidance on appropriate densities for residential development, depending upon the type of location and the Public Transport Accessibility Level (PTAL). This site has a PTAL of 1b (where 6 represents the highest level of public transport accessibility and 1 the lowest), and Table 3.2 in the London Plan advises that an appropriate residential density for the site would range from 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha) for larger units with a typical size of 3.8 - 4.6 habitable rooms per unit (hr/u). The Council's HDAS: 'Residential Layouts' also advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms.

This scheme equates to a habitable room density of 215 hr/ha and is therefore marginally in excess of the Mayor's guidance, whereas it has a unit density of 21 u/ha, significantly below the Mayor's recommended range. No objections are raised to the shortfall in unit density, given that the surrounding area typically comprises low density development, with an open and spacious character. The high habitable room density is in part due to the size of these houses having over 10 habitable rooms, but again, large properties are predominant in the area. The Council's design guidance does state that numerical densities, whilst useful for undertaking an initial assessment should not be relied upon as the sole means of assessing housing proposals, and a more fuller assessment is required to assess the acceptability of proposed schemes. This is considered below.

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

The site does not form part of an archaeological priority area, nor does it form part of or is located on the fringe of a conservation area or an area of special local character. No. 58

Ducks Hill Road is a Grade II Listed building and Denville Hall is locally listed but as these buildings are sited some 70m to the south of the site, they are sufficiently distant and separated from the application site by adjoining residential properties so as not to be materially affected by the proposal. As such, no historical assets would be affected by the proposals.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

The nearest green belt boundary lies some 30m to the west of the site, beyond Nos. 19 - 21 Cygnet Close. Given the screening afforded by these properties and the retention of mature trees at the rear of the application site, the proposal would not affect the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

The proposed layout seeks to mimic the predominant existing residential pattern of individual houses fronting Ducks Hill Road whilst developing the site in depth from a centrally sited access road. No objections are raised to the in depth development of the site as this is characteristic of the surrounding area.

There is no uniform building line along this part of Ducks Hill Road, with the existing properties on site and those adjoining the site to the north being angled to the road and staggered in relation to each other. These properties do have generous set back distances from the road, with a distance of 15m being typical. The proposed house on Plot 1 would have a similar siting to the house it would replace (No. 42) and maintain a similar angled relationship as the adjoining property, No. 40. The closest properties, Plots 2 and 10 on either side of the new access road would only be set back approximately 6.5m from the road at their closest point. However, in the wider area, there are examples of properties being sited closer to the road, with some properties such as Nos. 9, 11 and the listed No. 58 being sited very close to their frontages. It is considered that the set back of the houses on Plots 2 and 10, although not ideal, would not be unduly out of keeping with the more mixed character along the road and would not justify a refusal of permission and the layout would allow for some new tree planting along the frontage to supplement the existing trees being retained outside No. 42.

The houses fronting the access road at the rear would be sited close to the road to give a tight, urban character with shallow front gardens with a typical depth of some 3m. However, there are surrounding housing developments that have higher residential densities and a tightly developed appearance, including the adjoining terraced housing on Cygnet Close and Mallards Way on the opposite side of Ducks Hill Road. In this context, it is considered that the proposed layout would not be unduly out of keeping with its surroundings. Further, the properties would maintain at least a minimum 1m gap to their side boundaries, with the majority of the properties being separated by the width of their garage/garden room buildings to allow longer views through to the surrounding area.

The scale and design of the individual buildings is appropriate in this location. In particular, the scheme has been revised as regards the houses on Ducks Hill Road in order to reduce the rather formal appearance to provide greater diversity and asymmetrical design which better reflects the informal character of the road whilst reducing the overall bulk of their roofs.

The car port on Plot 1 would not project significantly beyond the adjoining property, No. 40 and given its design and the fact that it would be screened by retained trees, it is considered that it would not appear unduly conspicuous within the street scene.

The Council's Urban Design Officer considers that on balance, the scheme would not have a sufficiently detrimental impact on the local townscape to warrant refusal on design grounds. The proposal is considered to comply with Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential properties to the application site are No. 40 Ducks Hill Road to the north, No. 19 Cygnet Close to the west and Nos. 48 and 50 Ducks Hill Road to the south.

As regards No. 40, the nearest proposed house on Plot 1 would be sited approximately 2m from the shared side boundary (4m from the flank elevation of No. 40) and its rear elevation would be sited approximately 9m beyond the rear elevation of No. 40. Although this relationship would breach the 45 degree line of sight from rear facing habitable room windows at No. 40, this relationship would be similar to the existing staggered relationship between Nos 40 and 42. Furthermore, although the eaves height would increase, an existing mature hedge on this boundary would be retained that would help to screen the bulk of the house on Plot 1. As such, it is considered that the proposal would not have a significant impact upon the amenity of No. 40 as compared to the current situation.

At the rear of the site, the nearest proposed house to No. 19 Cygnet Close would be that on Plot 6. The main two storey rear elevation of this proposed property would be sited some 16.5m from the private patio area at No. 19. However, No. 19 does not contain any first floor side windows facing the application site and has an existing car port and garage on the adjoining side boundary which extends along much of the depth of the rear garden. There is also a dense conifer hedge some 5 - 6m high on this boundary which provides an effective evergreen screen which would be retained. As such, there would be no loss of privacy from this property.

As regards Nos. 48 and 50 Ducks Hill Road, the adjoining properties to the south, the only proposed two storey rear elevation within 21m of these properties or their private amenity areas would be the projecting rear gables on Plots 8 and 9 which would be sited some 16.5m and 20.0m from the side elevation of No. 50 respectively. However, as this block only contains non-habitable room windows in its side elevation which would not be directly overlooked, this relationship is acceptable. The first floor gable windows would also overlook the private amenity space to the rear of No. 50 within 16.5m but as No. 50 is a flatted block, the amenity space at the rear is shared and therefore not particularly private.

The scheme is considered to safeguard the residential amenities of surrounding occupiers, in accordance with The proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The proposed houses would have internal floor areas ranging from approximately 167m² in the case of the 5 bedroom, 7 person houses and floor areas ranging from 201m² to 219m² for the 5 bedroom, 9 person houses. These areas are adequate in order to satisfy the Mayor's 123 sqm. and 143 sqm. minimum standards for 5 bedroom, 3 storey houses for 7 and 9 persons respectively.

Design guidance also stipulates that 5+ bedroom houses should have a minimum rear amenity area of 100m² and the private amenity space provided for the new houses ranges from 111m² on Plot 10 to 290 m² on Plot 6. The rear gardens serving Plots 3 to 5 are all north facing and would therefore have restricted sunlight, but part of these gardens would have some sunlight throughout much of the day as measured on 21st March which would

increase significantly throughout the summer months. The houses have also been designed to ensure that each house would have a private patio area adjoining their rear elevations.

Design guidance requires development of two or more storeys to be separated by a minimum distance of 15m from habitable room windows. The houses on Plots 3 and 9 would marginally encroach upon this distance as measured from the rear elevations of the houses on Plots 2 and 10, but given the angled relationship between the properties, only part of the side elevations of these properties would marginally encroach.

The houses would face each other across the access road, separated by a typical distance of 10.5m. Habitable room windows which front a road do not afford the same degree of privacy as rooms at the rear where a minimum 21m separation distance from surrounding windows would normally be required to safeguard privacy. The houses have also been positioned so that they mainly face the undeveloped gaps between the houses on the opposite side of the road, or as is the case with Plot 6, face down the road so that although a 15m separation distance would not be maintained at the front, it is considered that the overall layout and spacing between properties, would ensure that an adequate standard of amenity would be provided for their future occupiers.

Following officer advice, the detached garages have now omitted their first floor ancillary accommodation accessed by external stairs and have had their roofs lowered and now have a pyramidal roof form. This change reduces the impact of these structures on their neighbours.

It is therefore considered that having regard to the need to make the best use of land, on balance, the scheme is considered to afford an appropriate level of amenity for future occupiers, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal would involve the construction of a new shared surface access road that would serve 7 of the proposed new dwellings, with the remaining 3 houses fronting Ducks Hill Road served by 2 crossovers, the southern existing crossover being retained, with the northern access to No. 42 being consolidated to a single private driveway to serve 2 dwellings. As these would replace the existing 4 crossovers (No. 42 has a drive-through arrangement with two crossovers), there would not be an increase in the number of vehicular access points, in accordance with Policy BE7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

To enable the construction of the new access road, the carriageway of Ducks Hill Road adjacent to the site would be widened by approximately 1.0m and the footway along the eastern side of the highway setback within the adjacent verge. In addition, the existing pedestrian refuge adjacent to the site would be relocated approximately 25m to the north, along Ducks Hill Road. The submitted swept path analysis also demonstrates that refuse vehicles can enter and turn around within the site. As part of the proposals, 2 car parking spaces would be provided for each dwelling with direct access to the rear gardens allowing easy provision for cycle storage.

The Council's Highway Engineer advises that the Transport Statement submitted in support of the development demonstrates that adequate visibility can be provided from the proposed access along the adjacent highway. In addition, when considering access to plots 1 and 2, the visibility splays from the existing crossover along the adjacent highway

would be improved, by the removal of the boundary line between Nos. 42 and 44 Ducks Hill Road. In terms of access to plot 10, this is an existing access, which will continue to serve a single dwelling.

The Council's Highway Engineer advises that the site has a PTAL score of 1b, which is classified as very poor and therefore the maximum car parking provision of 2 parking spaces per dwelling is acceptable in this location.

On this basis, the Highway Engineer raises no objections to the proposals, subject to conditions to ensure that details of all the traffic arrangements are submitted to the Local Planning Authority and visibility splays are to be provided in accordance with Drw. No. M510-003 included within the submitted Highways Statement. Highway works would also need to be the subject of a S106/S278 Agreement.

7.11 Urban design, access and security

Design and access issues are addressed elsewhere in this report. Subject to a secure by design condition, the proposal raises no security concerns.

- Mix of units

Given the scale of the development and its location, the provision of large family housing is considered acceptable.

7.12 Disabled access

The submitted Design & Access Statement advises that the development would be compliant with Lifetime Home Standards and that level access would be achieved to permit wheelchair access, with one dwellinghouse achieving Wheelchair Home Standards. The Council's Access Officer provided detailed access comments on the originally submitted plans. Revised plans have now been received which have taken into account all of these detailed comments, including the submission of details of the level thresholds. On this basis, the Access Officer does not raise any objection to the proposal.

7.13 Provision of affordable & special needs housing

A financial viability assessment has been submitted with the application which has been independently assessed by a specialist third party contractor. He concludes that whilst the proposed development does not generate sufficient funds to support affordable housing, this situation may change if house prices continue to rise. A review mechanism is therefore recommended for the S106 so that the provision of affordable housing can be re-assessed at the time the scheme is implemented.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires landscape and topographical features of merit to be retained and new landscaping to be provided where appropriate.

The Council's Tree/Landscape Officer advises that a small part of this site lies adjacent to TPO 424, but no protected trees would be affected by the proposals. Furthermore, of the many trees situated within this site, only a few are visually important which include the mature Ash at the front of No. 42, the mass of trees at the end of the long rear garden of No. 42, and an early mature Blue Atlas Cedar in the centre of the rear garden of No. 44. These trees significantly contribute to the arboreal / wooded character of the area, and they have correctly been classified as high value trees within the tree report. The majority of these trees are to be retained and protected, and the proposed tree protection is

satisfactory.

The only exception to this is the Blue Atlas Cedar (T10 on the tree report) which is due to be removed, but it would be replaced, like-for-like with a new 3-4m Cedar tree nearby. The Council's Tree/Landscape Officer advises that there is no objection to the removal of the Cedar, subject to its appropriate replacement. The Tree Officer also advises that the landscaping scheme appears to be well thought out and is acceptable.

On this basis, the scheme is acceptable, subject to conditions regarding implementation of tree protection, implementation of a landscaping scheme and tree retention.

Ecology

An ecological appraisal has been submitted which identifies the habitats on site as being common and widespread. There is only limited opportunities provided on site for protected species, in the form of nesting bird habitat, low bat roosting potential and stag beetle habitat. No further surveys are recommended but a precautionary demolition approach is recommended for the buildings and areas of dense scrub and vegetation in the unlikely event that protected species would be present. Various enhancement measures are recommended, such as bat and bird boxes in the trees and wildlife friendly planting.

It is considered that an appropriate set of ecological enhancements could be provided on site to mitigate the impacts of the development and no objection is raised subject to an appropriate condition.

7.15 Sustainable waste management

Not applicable to a housing development with individual curtilages.

7.16 Renewable energy / Sustainability

An energy statement has been submitted with the application. The Council's Sustainability Officer raises no objections to the scheme, subject to a condition to ensure that the houses satisfy Code 4 for Sustainable Homes.

7.17 Flooding or Drainage Issues

The site is located within Flood Zone 1 and therefore has a low risk of flooding. A Flood Risk Statement & Drainage Strategy has been submitted with the application. This identifies residential development as being appropriate within Flood Zone 1 and there are no specific flooding issues raised by the proposal. Sustainable drainage would be secured by way of an appropriate condition.

7.18 Noise or Air Quality Issues

The site does not have any particular high exposure to noise, with the very front of the site being the most exposed to vehicular noise on Ducks Hill Road. The Council's Environmental Protection Officer does not raise any specific objection to the scheme and the recommended noise mitigation scheme condition has been attached.

7.19 Comments on Public Consultations

The comments in support of the application are noted (Points (i) and (ii)). As regards points (iii), (iv), (vi), (vii), (viii), (ix) and (x), these are dealt with in the main report. As regards points (v) and (xi) concerning flooding issues, the need for any mitigation would be assessed as part of the sustainable water management condition.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan 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 education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a full range range of planning obligations should be sought to mitigate the impact of the development. These include a review mechanism to ensure that the provision of affordable housing is re-assessed, contributions towards education, health care, libraries, construction training and monitoring, together with the highway works on the public highway.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the saved UDP.

The development would also be liable for the Mayoral CIL.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

A Desk Top Study has been submitted in support of the application. This recommends that a number of further studies are carried out, including further mining searches to determine whether there is a potential risk from chalk mining which occurred in the area.

The Council's EPU Officer does not raise any specific objections to the scheme, but does advise of the need for a land contamination condition as some low levels of methane and elevated carbon dioxide as well as elevated polycyclic aromatic hydrocarbons (PAHs) have been found nearby and a soil importation condition to ensure there is no contamination present within any soils brought onto the site. A condition has also been added to ensure that the scheme is carried out in accordance with the recommendations of the submitted documents, including the Desk Top Study.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

This development would result in a fairly dense urban form sited in an urban fringe location. However, given the pattern and density of surrounding residential development, no objections are raised to the principle of the scheme.

The Council's Conservation/ Urban Design Officer also advises not although not ideal as regards the prominence of the houses on Plots 2 and 10 at the entrance into the site and the tight urban character of the development, given the surrounding character, the proposal is acceptable on design grounds.

Although space standards are generally met, the tight urban character also produces a close, intimate relationship of the properties facing each other across the access road. Habitable windows facing roads are not expected to maintain the same levels of privacy as rear facing windows and given that the properties would be set within suitable garden

spaces that allow views across the wider area, it is considered that the close relationship on the frontage is acceptable.

The scheme would not result in the loss of amenity from neighbouring properties and the level of off-street parking provision and proposed access arrangements, including works to the public highway are acceptable. The scheme also makes adequate provision for tree retention, with only one significant tree being removed which would be replaced and landscaping.

A financial viability appraisal has also been submitted which demonstrates that the scheme does not generate sufficient funds currently to make a contribution towards affordable housing, but the Council's independent assessor advises that a review mechanism is necessary to re-assess the situation in the future when the scheme is implemented when the economic circumstances may be different.

The scheme would provide a commensurate package of planning benefits to mitigate the impacts of the scheme.

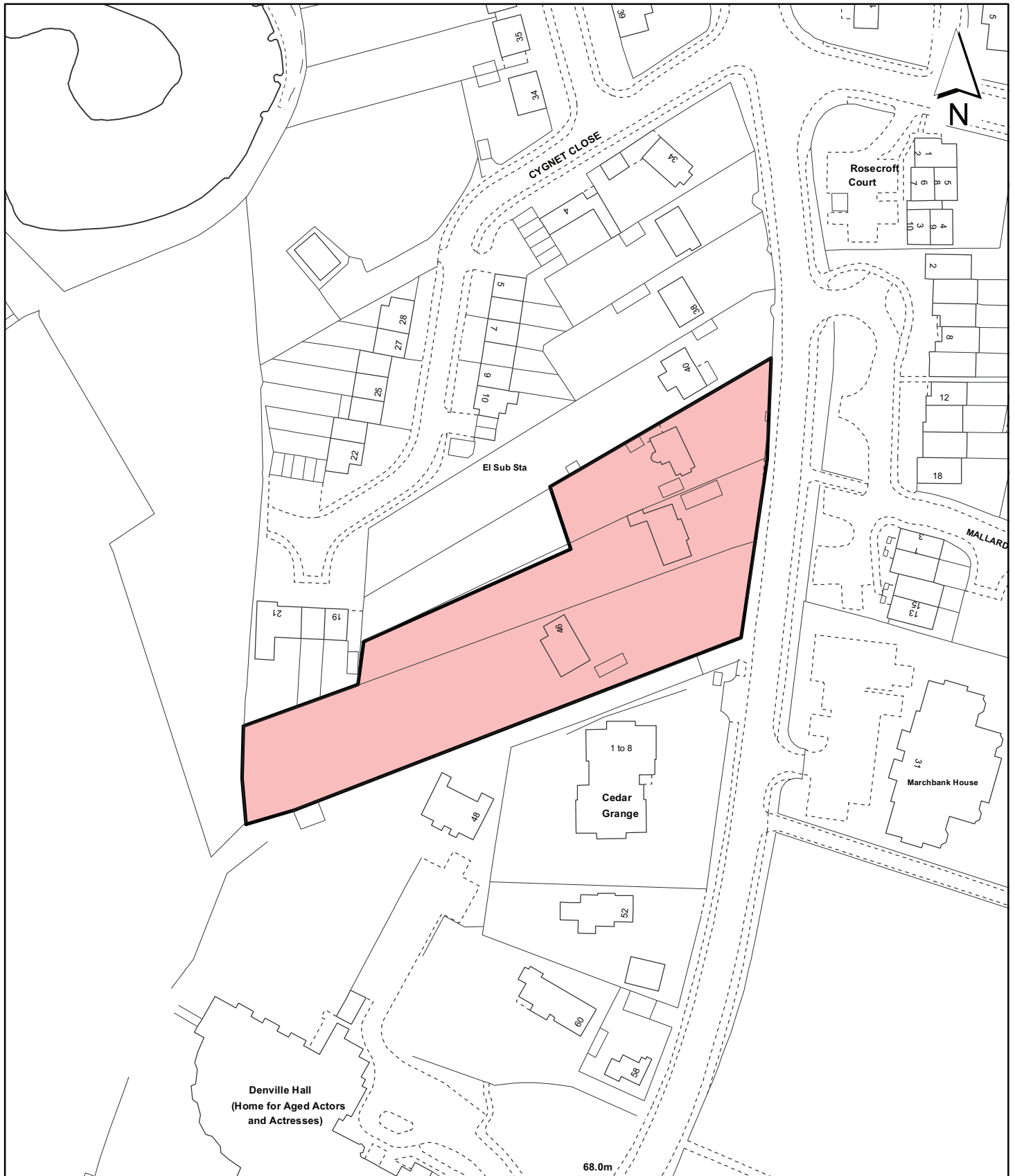
It is therefore considered that on balance, having regard to the need to make best use of land, the scheme is acceptable, subject to the recommended conditions and a S106/S278 Agreement.

11. Reference Documents


National Planning Policy Framework (March 2012)
London Plan (July 2011)
Mayor's Housing Supplementary Planning Guidance, November 2012
Hillingdon Local Plan (November 2012)
Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**42-46 Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
49987/APP/2013/1451

Scale
1:1,250

Planning Committee
Major Application

Date
**January
2014**

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Report of the Head of Planning, Sport and Green Spaces

Address UNITS 1-4, RUISLIP RETAIL PARK VICTORIA ROAD RUISLIP

Development: Variation of Condition 11 of planning permission ref. 43510/APP/2000/2485 dated 14/03/2003 to remove the restrictions on the sale of goods that can be sold from Unit 3 and vary restrictions on the goods that can be sold from Units 1, 2 and 4.

LBH Ref Nos: 43510/APP/2012/3176

Drawing Nos: P002 Site Location Plan
Covering Letter dated 21 December 2012
Planning Statement
14538/SK06
14538/SK10
1:1250 scale location plan
Vehicle Tracking Plans
14538/SK19E
123A
Letter dated 30 October 2000
Letter dated 12 December 2000
Letter dated 27 March 2001
Letter from Agent dated 23 April 2013
Email from Agent dated 23 May 2013

Date Plans Received: 21/12/2012 **Date(s) of Amendment(s):**
Date Application Valid: 11/01/2013

1. SUMMARY

UPDATED SUMMARY

This application was originally considered by the Major Applications Planning Committee on the 30th October 2013, where the committee determined that the application should be approved subject to a legal agreement and conditions.

Since the original Committee Meeting the applicant has queried the conditions which were imposed on the application. The application is for a variation of conditions and accordingly the conditions imposed should have been consistent with those on the original consent (except those being varied). On further review of the decision it is apparent that the conditions imposed did not match the original consent and in some case would impose additional and unnecessary restrictions on existing and operating retail occupiers.

Accordingly, officers are recommended the application for approval subject to an amended suite of conditions. The conditions now proposed have been carefully checked and are now fully appropriate.

ORIGINAL SUMMARY

The application seeks to vary condition 11 of planning permission ref: 43510/APP/2000/2485, dated 14/03/2003, which restricted the type of goods that could be sold from Units 1-4, Ruislip Retail Park.

The applicant seeks to vary the condition as follows:

i) remove the restriction on the sale of goods from Unit 3 (conditioned as part of ref: 43510/APP/2011/1344) to allow the vacant unit to be used for any purpose within Use Class A1, as currently exists at Unit 1 (Lawful Development Certificate ref: 59190/APP/2012/1528, granted August 2012)

ii) remove the restriction on the sale of fancy goods from Unit 2 and Unit 4

iii) restrict the goods that can be sold from Unit 1.

It is not considered that the amendment would result in any unacceptable impacts on the viability or vitality of existing centres and the proposal would deliver benefits in terms of economic growth and improvements to the amenity of the area and retail park.

Approval is recommended subject to a legal agreement which restricts the amount of gross internal floor area that can be used for open A1 use, and restricts how much gross internal floor area can be used for the sale of convenience goods.

2. RECOMMENDATION

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

1: The gross internal floor area authorised for open A1 use shall not exceed 2,564m² within Unit 3.

2: No more than 40% of the gross internal floor area authorised for open A1 use shall be used for the sale of convenience goods within Unit 3.

3. Goods restriction conditions on Units 1, 2 and 4.

4. Neither permission implemented independently of the others.

5. Employment Strategy

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

C. 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:

'In the absence of adequate controls to restrict the gross internal floor area and convenience goods sale area, the development would cause harm to the vitality and viability of town and local centres. Accordingly, the proposal is contrary to Policy E5 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 2.15 of the London Plan (July 2011) and the NPPF'.

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

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,

P002 Site Location Plan
14538/SK06
14538/SK10
1:1250 scale location plan
Vehicle Tracking Plans
14538/SK19E
123A

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 NONSC Non Standard Condition

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 (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA. 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 LPA. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS3998 (2010) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such a period as agreed in writing by the LPA.

REASON

To ensure the trees and other vegetation contribute to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

4 NONSC Non Standard Condition

Prior to works commencing on site, detailed drawing showing the position and type of fencing to protect the entire root areas/crown spread of trees, groups of trees and other vegetation to be retained during construction work, shall be submitted to and approved by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres and shall be erected prior to any demolition, removal of topsoil, and commencement of

building operations and retained in position until the development is completed. The land so enclosed shall be kept clear of all dumping, materials, machinery and cement mixing and the existing soil levels not altered or disturbed. No fires shall be lit on the land so enclosed.

REASON

To ensure the retention of trees and other vegetation contribute to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

5 NONSC Non Standard Condition

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

REASON

To ensure the proposed development makes a satisfactory contribution to the preservation and enhancement of visual amenity in the locality in accordance with Policy BE38 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

6 NONSC Non Standard Condition

All planting, seeding and turfing in the approved landscaping scheme shall be completed within eight months of the development commencing (or such period as agreed in writing by the Local Planning Authority) or prior to occupation of the building(s) whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification of Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard surfaces)'. Thereafter, areas of amenity space shall be permanently retains and any trees or other planting which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of development, shall be replaced in the next planting season with others of similar size and species in accordance with the details approved by the Local Planning Authority.

REASON

To ensure the proposed development makes a satisfactory contribution to the preservation and enhancement of visual amenity in the locality in accordance with Policy BE38 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

7 NONSC Non Standard Condition

The roads/turning/loading facilities/sight lines, direction and prohibition signs and parking areas (including the installation of the one way flaps at the Victoria Road access and the marking out of parking spaces) shown on the approved plans shall be constructed/installed prior to occupation of the development, thereafter permanently retain and maintained in good order.

REASON

To ensure the development provides adequate facilities in accordance with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

8 NONSC Non Standard Condition

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

REASON

To ensure an appropriate appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

9 NONSC Non Standard Condition

No mezzanine or upper level floorspaces shall be used for retail purposes until details of access arrangements to the upper level have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with London Plan (July 2011) Policy 7.2.

10 NONSC Non Standard Condition

All facilities provided and designed specifically for people with disabilities shown on the approved plans (to include, where appropriate to this application, reserved/specifically designed parking spaces; ramped kerbs; ramped/level approaches to building entrances; types and dimensions of door and lobby openings at building entrances; residential units designed to wheelchair standard BS5810) shall be provided prior to the occupation of the development and thereafter permanently retains.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with London Plan (July 2011) Policy 7.2.

11 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Policies 2.15 and 4.7 of the London Plan (July 2011) and the National Planning Policy Framework.

12 NONSC Non Standard Condition

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification units 1, 2 and 4 shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers), clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and maintenance activities), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance), stationery, jewellery, toys, luggage and sports goods.

Unit 3 may be used for any purpose within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to encourage retail activity on sites which are more readily accessible by private motor vehicles in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Policies 2.15 and 4.7 of the London Plan (July 2011) and the National Planning Policy Framework.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 2.15	(2011) Town Centres

3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

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

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

4

Where development under the original planning permission has already been completed and conditions relating to that development have already been discharged, the Local Planning Authority will not require the resubmission of details relating to the corresponding condition on this consent.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises four retail units, forming part of the larger Ruislip Retail Park (totalling 5,855m²). The retail park is located on the southwest corner of the junction of Field End Road and Victoria Road, South Ruislip and falls within the Stonefield Way Industrial and Business Area (IBA).

The current car parking provision for the retail park is 204 spaces (including 10 for disabled drivers). The 4 units in the Retail Park which are part of the applicant's landholding are currently occupied as follows:

Unit 1: Furniture Village
Unit 2: Carpetright
Unit 3: Vacant (formerly occupied by MFI)
Unit 4: Halfords

To the west of the four units is a Wickes DIY Store, which, whilst part of the Ruislip Retail Park, is not part of the applicant's landholding. There are a further 100 spaces in an adjoining car park for the neighbouring Wickes DIY Store. Servicing and deliveries to Units 3 and 4 are provided via Field End Road, whilst servicing access to Units 1 and 2 is provided via Stonefield Way.

Ruislip Retail Park is located in close proximity to a number of other retail outlets and retail parks. Stores include Argos Extra, Homebase, Brantano (on the Victoria Retail Park); Pets at Home, Allied Carpets (on the Brook Retail Park); Currys, DFS, Kwik Fit, Comet (now closed), Rosebys and Bensons Beds as well as a number of car showrooms (including Honda and VW).

Alongside the existing retail units and retail parks located along Victoria Road there are a variety of industrial units, which extend south of Victoria Road along Stonefield Way. This area, including Ruislip Retail Park, extending west to the defined South Ruislip Local Centre and south to the rail line, is designated within the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) as an Industrial and Business Area.

Unit 3 has been vacant following MFI's closure in 2008.

3.2 Proposed Scheme

Planning permission ref: 43510/APP/2000/2485, for the refurbishment of existing retail units, (with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road) was granted in March 2003. The permission related to Units 1, 2, 3 and 4.

Condition 11 of that consent states:

The premises shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers), clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and maintenance activities), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and

maintenance), stationery, jewellery, toys, luggage, sports goods and fancy goods.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians.

An application to vary condition 11 of the above consent in relation to Unit 3, by removing the restriction on the sale of 'fancy goods', was granted in October 2011 (ref: 43510/APP/2011/1344).

The varied condition is as follows:

The premises shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers), clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and maintenance activities), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance), stationery, jewellery, toys, luggage and sports goods.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians, in compliance with London Plan Policies 2.15 and relevant policies contained in PPS4: Planning For Sustainable Economic Growth (December 2009). (Numbered Condition 6 on decision notice for 43510/APP/2011/1344).

Therefore, Unit 3 (former MFI) is not restricted from selling fancy goods.

Unit 1 (Furniture Village) can be used for any purpose within Use Class A1. This was confirmed by the Council in Lawful Development Certificate ref: 59190/APP/2012/1528, granted in August 2012.

Unit 2 (Carpentryright) and Unit 4 (Halfords) are restricted from selling fancy goods under condition 11 of planning permission ref: 43510/APP/2000/2485.

The current application is to:

i) remove the restriction on the sale of goods from Unit 3 (conditioned as part of ref: 43510/APP/2011/1344) to allow the vacant unit to be used for any purpose within Use Class A1 (as currently exists at Unit 1)

ii) remove the restriction on the sale of fancy goods from Unit 2 and Unit 4

iii) restrict the goods that can be sold from Unit 1 (which currently has no restrictions)

Units 1, 2 and 4 would be restricted from the retail sale of:

* food (other than refreshments restricted for consumption on the premises by customers),

* clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and

maintenance activities),
* cosmetics,
* toiletries,
* pharmaceutical products,
* photographic equipment,
* newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance),
* stationery,
* jewellery,
* toys,
* luggage, and
* sports goods

3.3 Relevant Planning History

43510/APP/2000/2485 Mfi, Carpetright And Halfords Victoria Road Ruislip

REFURBISHMENT OF EXISTING RETAIL UNITS, WITH NEW CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE (FACING VICTORIA ROAD) AND CHANGES TO SERVICE ARRANGEMENTS AND CAR PARKING WITH ENHANCED FRONTAGE LANDSCAPING, INCORPORATING DISUSED SERVICE ROAD

Decision: 14-03-2003 Approved

43510/APP/2003/1447 Unit 1, Ruislip Retail Park Victoria Road Ruislip

VARIATION OF CONDITION 10 (TO ALLOW FOR INSTALLATION OF MEZZANINE FLOOR TO PROVIDE ADDITIONAL 1,170M² OF FLOORSPACE) TOGETHER WITH DETAILS OF ACCESS TO MEZZANINE AS REQUIRED BY CONDITION 8 OF THE SAME CONSENT OF PLANNING PERMISSION REF.43510/APP/2000/ 2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE

Decision: 10-09-2003 Approved

43510/APP/2003/1601 Unit 4 Victoria Road Ruislip

VARIATION OF CONDITION 10 (TO ALLOW INSTALLATION OF ADDITIONAL 158 SQUARE METRES OF FLOORSPACE AGAINST THE APPROVED) OF PLANNING PERMISSION REF. 43510/APP/2000/2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE

Decision: 11-09-2003 Approved

43510/APP/2003/797 Mfi, Carpetright And Halfords Victoria Road Ruislip

DETAILS OF LANDSCAPING SCHEME, LANDSCAPING MAINTENANCE, TREE PROTECTION, MATERIALS AND ACCESS IN COMPLIANCE WITH CONDITIONS 2, 3, 4, 7 AND 8 OF PLANNING PERMISSION REF. 43510/APP/2000/2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, WITH NEW CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE (FACING VICTORIA ROAD) AND CHANGES TO SERVICE ARRANGEMENTS AND CAR PARKING WITH ENHANCED FRONTAGE LANDSCAPING, INCORPORATING DISUSED SERVICE ROAD

Decision: 29-10-2003 Approved

43510/APP/2010/1977 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 11 (restricted sale of goods) of planning permission ref: 43510/APP/2000/2485 dated 14/03/2003: Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.

Decision: 27-01-2011 Withdrawn

43510/APP/2010/1979 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.

Decision: 10-02-2011 Approved

43510/APP/2011/1343 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 6, (to remove restrictions on the sales of goods), of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011: Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.

Decision: 25-10-2011 Approved

43510/APP/2011/1344 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 11 (to remove restrictions on the sales of fancy goods) of planning permission Ref: 43510/APP/2000/2485 dated 14/03/2003: (Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.

Decision: 25-10-2011 Approved

43510/APP/2012/3179 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Removal of Condition 6 of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011 to allow the sale of any goods within Use Class A1 from Unit 3.

Decision: 29-11-2013 Approved

59190/APP/2012/1528 Unit 1, Ruislip Retail Park Victoria Road Ruislip

Use of Unit 1 for any purpose within Use Class A1 (Application for a Certificate of Lawful Development for a Proposed Use)

Decision: 21-08-2012 Approved

Comment on Planning History

Planning permission ref: 43510/APP/2000/2485, granted in March 2003 imposed a

condition restricting the goods that could be sold from Units 1-4. Since 2003 there have been a number of applications to vary the goods that could be sold from Unit 1 and Unit 3.

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.E5 (2012) Town and Local Centres

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

LE2 Development in designated Industrial and Business Areas

OE1 Protection of the character and amenities of surrounding properties and the local area

LPP 2.15 (2011) Town Centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 19th February 2013

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 4 local owners/occupiers and South Ruislip Residents Association. A site notice was also posted. No responses were received.

London Borough of Harrow:

No objection subject to:

1. The applicant has failed to demonstrate that the sequential test and impact assessment for the assessment of retail development as required by paragraphs 24 and 26 of the National Planning Policy Framework 2012 have been satisfied. In the absence of an adequate assessment as to the appropriateness of the site for retail development, the variation of condition 11 of application 43510/APP/2000/2485 to allow for the unrestricted use within Planning Use Class A1 of Unit 3 of the retail park could potentially have an adverse impact upon the vibrancy and vitality of the Rayners Lane and South Harrow district centres of Harrow and nearby neighbourhood parades.

The decision to object to the development proposal has been taken having regard to the National Planning Policy Framework 2012 and the following policies and proposals in The London Plan 2011, the Harrow Core Strategy 2012 and the saved policies of Harrow's Unitary Development Plan 2004, and to all relevant material considerations:

- National Planning Policy Framework 2012

- The London Plan 2011: 4.7, 4.8, 6.3, 7.4

- Harrow Core Strategy 2012: CS1.B/L

- Harrow Unitary Development Plan 2004: D4, T6
- Development Plan Document: Development Management Policies: Policies DM1, DM46, DM54

2. These comments are provided by this Council as a Local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Internal Consultees

INTERNAL

Section 106 Officer:

I consider that if you were minded to approve this application then a deed of variation to the original s106 (dated 3 March 2000) over the land would be required.

Projects & Environmental Planning:

I am not satisfied there is a case to be made with either application.

Firstly the LDC is not transferable from Unit 1 to Unit 3. The general aim will be to discourage A1 retail uses in the Estate as a general principle.

Floorspace

I do not accept the argument that there is no new floorspace to be created.

Whilst the proposal is not for new build it is an application for a change of use within Unit 3. Whilst I do not know the size of the floor plate associated with Unit 1, I am reasonably confident that Unit 3 is a larger Unit. In terms of floorspace size, comments on earlier applications suggested that Unit 3 was 1858 sq.m. Unit 3 also benefits from consent for a mezzanine floor measuring 1810 sq.m. I understand that whilst the mezzanine has not been implemented the area would be 1810 sq.m giving a total of 3668 sq.m nearly doubling the size of Unit 3 and probably at least double the floor space in Unit 1 subject to an A1 consent. Thus if this proposal was to be agreed it would represent a significant expansion of A1 use in Unit 3. For this reason a 'swap' is not acceptable. (There is no indication that the applicant will forgo the consent for the mezzanine floor or if developed to retain a non A1 use.)

In respect of the application to remove 'fancy goods' from the list of restricted goods there is no justification for such a removal. On earlier applications 'fancy goods' were removed from the list of restricted goods on Unit 3 because the Unit had been vacant for a number of years and potential tenants had been lost because of restrictions of this type on the sale of goods. To prevent the loss of future potential tenants it was agreed to remove fancy goods from the list of non saleable items in Unit 3 to assist in securing the satisfactory reuse of the Unit. In short this approval was agreed as an exception. As the adjoining Units are occupied there is no need or requirements to adopt a similar approach for these units.

If the applicant wishes to pursue this application further they should be advised that they are not exempt from complying with National Guidance (NPPF) on town centres.

Firstly they should be asked if they are willing to forfeit the approval of the mezzanine and/or non A1 uses as per the current consented use. If not and as they are proposing to increase retail uses above the default 2500 sq.m where the NPPF advises an impact test is required (it may be possible to reconsider this need if the proposal related only to the ground floor use of Unit 3). The impact test will be required to determine the effect on the vitality and viability of nearby retail centres and shopping parades.

In addition, as this proposal represents an out of centre application and an increase in A1 retail

floorspace then a sequential test should also be undertaken. I do not accept the applicant's claim that there are no sequentially better sites.

At this stage I would recommend refusal on both applications.

Officer comments:

The applicant has agreed to enter into a legal agreement that will restrict the gross internal floor area authorised for open A1 use, and the percentage of the gross internal floor area authorised for the sale of convenience goods within Unit 3. This effectively means the proposals (this application and application ref: 43510/APP/2012/3179) would result in no change to the floorspace available for general A1 use. While additional sale of 'fancy goods' would be permitted, officers do not consider that this limited relaxation would cause an amount of harm which could justify refusal when balanced against the potential harm of the unit (Unit 3) remaining vacant.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Stonefield Way Industrial and Business Area (IBA), and is therefore subject to Policy LE2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), which designates Industrial and Business Areas (IBAs) for business, industrial and warehousing purposes (Use Classes B1-B8) and for Sui-Generis uses appropriate in an industrial area.

The application site has been used as Non-Food Retail warehousing (Class A1) since planning permission was granted in August 1986 at appeal (Planning Inspectorate ref: R5510/A/85/36786) for the erection of two single storey retail buildings (one building of 60,000 sq ft to be occupied by MFI (Units 1-4) and one of 29,000 sq ft to be occupied by Wickes).

The use of Units 1-4 as Class A1 Non-Food Retail within the Stonefield Way Industrial and Business Area (IBA) has therefore been firmly established in principle.

Unit 1 has unrestricted A1 use under Lawful Development Certificate ref: 59190/APP/2012/1528 (granted in August 2012) whilst Unit 3 is restricted in the range of goods that can be sold from the unit. Unit 3 has been vacant since 2008 and the applicant advises that due to the restrictions on the range of goods that can be sold, there has been insufficient interest from retailers. The proposal seeks to remove the goods restriction from Unit 3 and re-impose the restriction on Unit 1.

The Council's Policy Team raised concerns in relation to the difference in size between Units 1 and 3 and the fact that a straightforward 'swap' in the range of goods that can be sold from Units 1 and 3 is not possible. Unit 1 has a permitted gross internal floorspace of 2,564m² (including an existing mezzanine) whilst Unit 3 has a permitted gross internal floorspace of 3,668m² (including a mezzanine permitted under planning application ref: 43510/APP/2010/1979, dated 10 February 2011, which has not yet been implemented). Therefore, the permitted floorspace for Unit 3 is 1104m² larger than Unit 1, and so has a larger floorspace to sell A1 no-food retail goods.

Following discussions with the applicant, it was agreed that the Council and Applicant enter a legal agreement to restrict the permitted floorspace in Unit 3 to no more than 2,564m², the amount of floorspace currently permitted in Unit 1, and to ensure that no more than 40% of the gross internal floor area authorised for open A1 use shall be used for the sale of convenience goods.

In relation to Units 2 and 4, the applicant seeks to remove the current restriction on 'fancy'

goods. It is considered that the removal of the 'fancy' goods restriction on Units 2 and 4 would not have a significant detrimental impact on town centre retailers which would be sufficient to justify refusal.

Subject to the legal agreement, it is considered that the variation of condition 11 of planning permission ref: 43510/APP/2000/2485, dated 14/03/2003, to allow the sale of any goods within Use Class A1 from Unit 3, the sale of 'fancy' goods from Units 2 and 4, and to restrict the goods that can be sold from Unit 1, would be acceptable in principle and would not have a detrimental impact on the Ruislip Retail Park.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

With regard to impact on the character and appearance of the area, this proposal seeks an alteration to a condition restricting the sale of goods at an existing retail unit. As this proposal does not involve any external alterations, the proposal would not harm the appearance of the application property and the street scene, in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

With regard to impact on residential amenity, the proposal seeks an alteration to a condition restricting the sale of goods at an existing retail park. As the proposal does not involve any external alterations, the proposed development will not have a visual impact on nearby residential properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

In terms of additional traffic/shoppers attracted to the retail park, the site is within an established retail location where there are sufficient car parking facilities and also existing arrangements for accessing the site via public transport. There would be no change to the existing car park layout.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No objections were received from local residents during the public consultation.

Whilst the concerns raised by the adjoining borough are acknowledged, subject to planning obligations secured by legal agreements, the scheme should not result in harmful retail impacts.

7.20 Planning Obligations

The Retail Park is the subject to a Section 52 Agreement which restricts the range of goods that can be sold from Unit 3 to that specified in condition 11 (Part 7 (Clause 1)) of the Section 52 Agreement). However Part 7 (Clause 2) of the Agreement goes on to state that if any planning permission is granted subsequently for any of the uses prohibited by Clause 1, such planning permission shall vary Clause 1 of the S52 Agreement, to allow those prohibited goods to be sold from the unit. In effect, should the current S73 application be approved, this would automatically vary Clause 1 of the S52 Agreement.

Unit 3 currently has planning permission for a 1,810 sq.m mezzanine (ref: 43510/APP/2010/1979, dated 10 February 2011) and has a permitted floorspace of 3,668m², which is 1104m² larger than the permitted floorspace at Unit 1 (2,564m² gross internal floorspace). Unit 3 is currently restricted from selling certain A1 retail goods and seeks the removal of the current goods restriction to allow for open A1 retail use. Unit 1 already has open A1 retail use and the proposal seeks to re-impose restrictions on what goods can be sold from Unit 1, along with the removal of 'fancy' goods from Units 2 and 4.

The applicant has agreed to enter a legal agreement with the Council with the following heads of terms:

- 1: The Owner shall ensure that the gross internal floor area authorised for open A1 use under the Permission shall not exceed 2,564m².
2. The Owner shall use no more than 40% of the gross internal floor area authorised for open A1 use under the Permission for the sale of convenience goods.
3. Goods restriction conditions on Units 1, 2 and 4.
4. Neither permission implemented independently of the others.

The legal agreement would bind this planning application for Units 1-4 with planning application ref: 43510/APP/2012/3179 (Unit 3) in order to ensure that neither application can be implemented without the other, should consent be granted.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Economic Impact:

It is noted that sustainable economic growth is a key consideration under the National

Planning Policy Framework.

At current Unit 3 has been vacant since 2008 (5 years) and as a result of the vacancy has been boarded up for a significant period of time. This has led to some vandalism at the site and in general detracts from the general amenity and environment of the retail park. In turn the applicant has advised that this has led to concerns from other occupiers at the retail park regarding impacts on their trade levels. Bringing the unit back into use would reduce the potential for vandalism at the site and improve the amenity of the retail park overall, this will benefit the retail park as a whole and is a benefit which weighs in favour of the scheme.

The proposal will also assist in bringing the vacant unit back into use which will assist in the creation of jobs and a legal agreement would ensure appropriate measures were in place to encourage employment of local people. The creation of additional jobs is also a benefit which weights in favour of the scheme.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks to vary condition 11 of planning permission ref: 43510/APP/2000/2485 which restricted the type of goods that could be sold from Units 1-4, Ruislip Retail Park.

The applicant seeks to vary the condition as follows:

i) remove the restriction on the sale of goods from Unit 3 (conditioned as part of ref: 43510/APP/2011/1344) to allow the vacant unit to be used for any purpose within Use Class A1, as currently exists at Unit 1 (Lawful Development Certificate ref: 59190/APP/2012/1528, granted August 2012)

ii) remove the restriction on the sale of fancy goods from Unit 2 and Unit 4

iii) restrict the goods that can be sold from Unit 1.

Approval is recommended subject to a legal agreement which restricts the amount of gross internal floor area that can be used for open A1 use, and restricts how much gross internal floor area can be used for the sale of convenience goods.

11. Reference Documents

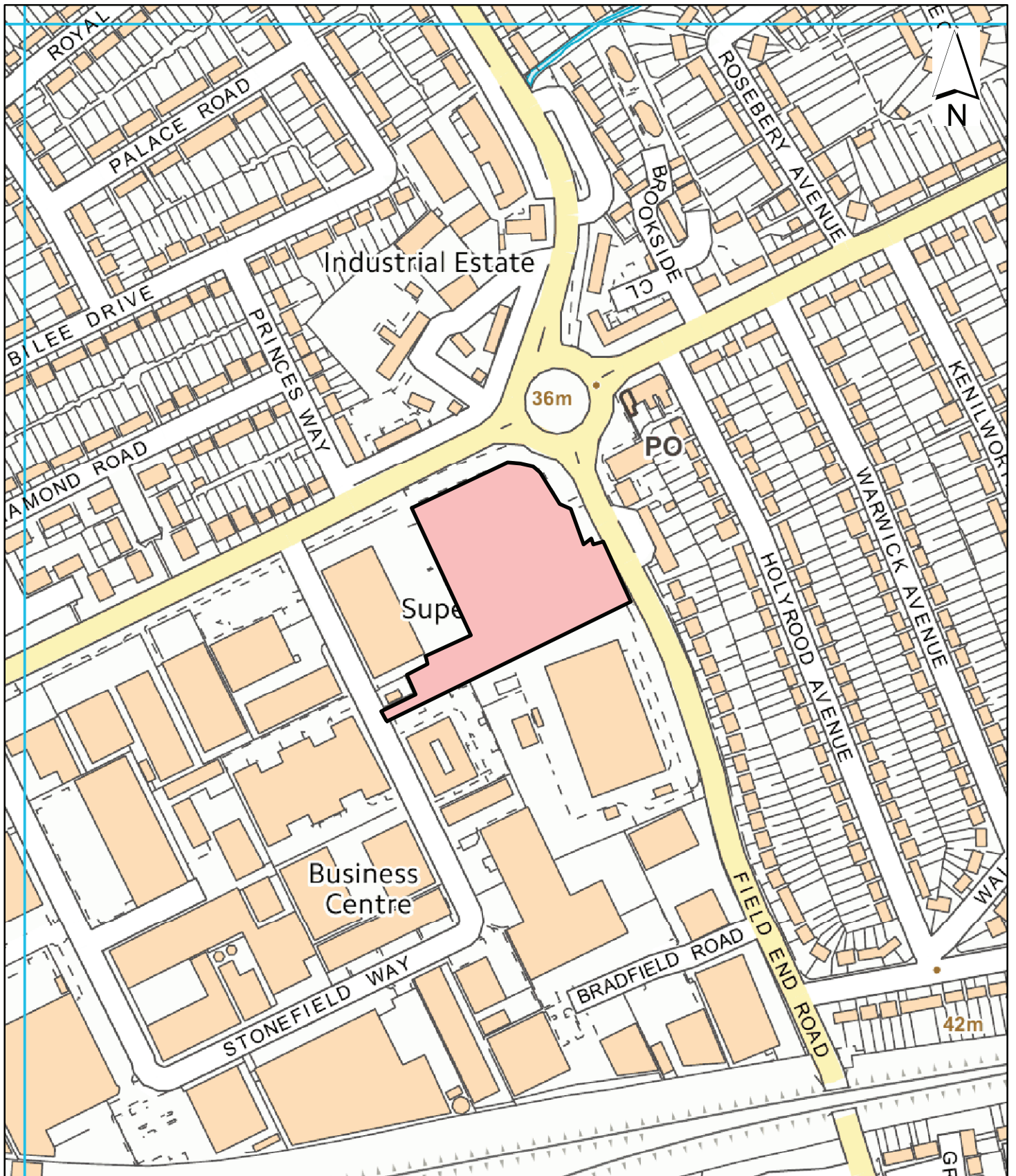
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)


London Plan (July 2011)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Unit 1-4 Ruislip Retail Park Victoria Road Ruislip	
Planning Application Ref:	Scale
43510/APP/2012/3176	1:3,500
Planning Committee	Date
Major Application	January 2014

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



HILLINGDON

LONDON

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 3, RUISLIP RETAIL PARK VICTORIA ROAD RUISLIP

Development: Removal of Condition 6 of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011 to allow the sale of any goods within Use Class A1 from Unit 3.

LBH Ref Nos: 43510/APP/2012/3179

Drawing Nos: PP-001 Site Location Plan
Covering Letter dated 21 December 2012
Planning Statement
Letter from Agent dated 23 April 2013
Email from Agent dated 23 May 2013
PP-004 REV A Proposed Site Plan
PP-003 Existing Ground Floor Plan, Section & Elevation
PP-005 Proposed Ground Floor Plan, Section & Elevations
PP-002 REV A Existing Site Plan

Date Plans Received: 21/12/2012 **Date(s) of Amendment(s):**
Date Application Valid: 11/01/2013

1. SUMMARY

UPDATED SUMMARY

This application was originally considered by the Major Applications Planning Committee on the 30th October 2013, where the committee determined that the application should be approved subject to a legal agreement and conditions.

Since the original Committee Meeting the applicant has queried the conditions which were imposed on the application. The application is for a variation of conditions and accordingly the conditions imposed should have been consistent with those on the original consent (except those being varied). On further review of the decision it is apparent that the conditions imposed did not match the original consent and in some case would impose additional and unnecessary restrictions on existing and operating retail occupiers.

Accordingly, officers are recommended the application for approval subject to an amended suite of conditions. The conditions now proposed have been carefully checked and are now fully appropriate.

ORIGINAL SUMMARY

The application seeks to remove condition 6 of planning permission ref: 43510/APP/2010/1979, dated 10 February 2011, which restricts the type of goods which can be sold from Unit 3, Ruislip Retail Park. The removal of condition 6 would allow Unit 3 to sell any goods within Use Class A1.

It is not considered that the amendment would result in any unacceptable impacts on the viability or vitality of existing centres and the proposal would deliver benefits in terms of economic growth and improvements to the amenity of the area and retail park.

Approval is recommended subject to a legal agreement which restricts the amount of

gross internal floor area that can be used for open A1 use, and restricts how much gross internal floor area can be used for the sale of convenience goods.

2. RECOMMENDATION

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

1: The gross internal floor area authorised for open A1 use under the Permission shall not exceed 2,564m² within Unit 3.

2. No more than 40% of the gross internal floor area authorised for open A1 use under the Permission for the sale of convenience goods within Unit 3.

3. Goods restriction conditions on Units 1, 2 and 4.

4. Neither permission implemented independently of the others.

5. Employment Strategy

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

C. 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:

'In the absence of adequate controls to restrict the gross internal floor area and convenience goods sale area, the development would cause harm to the vitality and viability of town and local centres. Accordingly, the proposal is contrary to Policy E5 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 2.15 of the London Plan (July 2011) and the NPPF'.

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

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,

PP-001 Site Location Plan

PP-002 REV A Existing Site Plan

PP-003 Existing Ground Floor Plan, Section & Elevation

PP-004 REV A Proposed Site Plan
PP-005 Proposed Ground Floor Plan, Section & Elevations

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 NONSC Non Standard Condition

The mezzanine floor space hereby permitted shall not be used to form a separate unit, but shall be used solely in conjunction with the existing ground level floor space.

REASON

To enable the Local Planning Authority to assess the implications of the intensification of the use of the floorspace in the context of the relevant development plan policies for retail development, specifically in terms of its impact on traffic, car parking and other environmental issues in accordance with Policies AM2, AM7, AM14 and OE1 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

4 NONSC Non Standard Condition

Development shall not commence until details of the location and dimensions of the lift to the mezzanine have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

5 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative 6 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012).

6 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities including the disabled parking bays that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM15 and R16 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012)) and London Plan (July 2011) Policies 3.1 and 7.2.

7 MCD13 Extraction Vent or Chimney

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part One - Saved Policies UDP (2012)) and London Plan (July 2011) Policies 7.1 and 7.14.

8 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development contained within the submitted report entitled Energy Report Ref: BWLLP/17684/A5/SM/jp dated 16 September 2010, comprising the exclusive use of low energy light fittings, shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7 and 5.9 of the London Plan (July 2011).

9 NONSC Non Standard Condition

The car parking areas, including marked out parking spaces, loading and servicing facilities for the Ruislip Retail Park shall be retained and made available for users of Unit 3 for its lifetime.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM7, AM14 and AM15 of the Hillingdon Local Plan: Part One - Saved Policies UDP (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 (February 2008) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 2.15	(2011) Town Centres

3 I25 Consent for the Display of Adverts and Illuminated Signs

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

4 I25A The Party Wall etc. Act 1996

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

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

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

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

5 I14 Installation of Plant and Machinery

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

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

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

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge,

UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

6 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

7 16 Property Rights/Rights of Light

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

8

Your attention is drawn to conditions 3, 4 and 7 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 these conditions.

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

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

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

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

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

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

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

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

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

10

The applicant is encouraged to produce and implement a Green Travel Plan which relates to the whole unit and sets targets for sustainable travel arrangements and a commitment to achieving the travel plan objectives.

11

Where development under the original planning permission has already been completed and conditions relating to that development have already been discharged, the Local Planning Authority will not require the resubmission of details relating to the corresponding condition on this consent.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a 1,858m² retail unit, one of four retail outlets, forming part of the larger Ruislip Retail Park (totalling 5,855m²). The retail park is located on the southwest corner of the junction of Field End Road and Victoria Road, South Ruislip and falls within the Stonefield Way Industrial and Business Area (IBA).

The current car parking provision for the retail park is 204 spaces (including 10 for disabled drivers). The 4 units in the Retail Park which are part of the applicant's landholding are currently occupied as follows:

Unit 1: Furniture Village

Unit 2: Carpetright
Unit 3: Application Site. Vacant (formerly occupied by MFI)
Unit 4: Halfords

To the west of the four units is a Wickes DIY Store, which, whilst part of the Ruislip Retail Park, is not part of the applicant's landholding. There are a further 100 spaces in an adjoining car park for the neighbouring Wickes DIY Store. Servicing and deliveries to Units 3 and 4 are provided via Field End Road, whilst servicing access to Units 1 and 2 is provided via Stonefield Way.

Ruislip Retail Park is located in close proximity to a number of other retail outlets and retail parks. Stores include Argos Extra, Homebase, Brantano (on the Victoria Retail Park); Pets at Home, Allied Carpets (on the Brook Retail Park); Currys, DFS, Kwik Fit, Comet (now closed), Rosebys and Bensons Beds as well as a number of car showrooms (including Honda and VW).

Alongside the existing retail units and retail parks located along Victoria Road there are a variety of industrial units, which extend south of Victoria Road along Stonefield Way. This area, including Ruislip Retail Park, extending west to the defined South Ruislip Local Centre and south to the rail line, is designated within the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) as an Industrial and Business Area.

Unit 3 has been vacant following MFI's closure in 2008.

3.2 Proposed Scheme

The applicant seeks to remove condition 6 of planning permission ref: 43510/APP/2010/1979, dated 10 February 2011, for the construction of a 1,810 sq.m mezzanine within Unit 3.

Condition 6 states:

The premises shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers), clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and maintenance activities), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance), stationery, jewellery, toys, luggage, sports goods and fancy goods.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians in compliance with London Plan Policies 2A.8 and 3D.1 and relevant policies contained in PPS4: Planning For Sustainable Economic Growth (December 2009).

An application to vary condition 6 of the above consent, by removing the restriction on the sale of 'fancy goods', was granted in October 2011 (ref: 43510/APP/2011/1343).

The varied condition 6 states:

The premises shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers), clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and maintenance activities),

cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance), stationery, jewellery, toys, luggage and sports goods.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians in compliance with London Plan Policy 2.151 and relevant policies contained in PPS4: Planning For Sustainable Economic Growth (December 2009).

The removal of condition 6 would allow Unit 3 to sell any goods within Use Class A1.

3.3 Relevant Planning History

43510/APP/2000/2485 Mfi, Carpetright And Halfords Victoria Road Ruislip

REFURBISHMENT OF EXISTING RETAIL UNITS, WITH NEW CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE (FACING VICTORIA ROAD) AND CHANGES TO SERVICE ARRANGEMENTS AND CAR PARKING WITH ENHANCED FRONTAGE LANDSCAPING, INCORPORATING DISUSED SERVICE ROAD

Decision: 14-03-2003 Approved

43510/APP/2003/1447 Unit 1, Ruislip Retail Park Victoria Road Ruislip

VARIATION OF CONDITION 10 (TO ALLOW FOR INSTALLATION OF MEZZANINE FLOOR TO PROVIDE ADDITIONAL 1,170M² OF FLOORSPACE) TOGETHER WITH DETAILS OF ACCESS TO MEZZANINE AS REQUIRED BY CONDITION 8 OF THE SAME CONSENT OF PLANNING PERMISSION REF.43510/APP/2000/ 2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE

Decision: 10-09-2003 Approved

43510/APP/2003/1601 Unit 4 Victoria Road Ruislip

VARIATION OF CONDITION 10 (TO ALLOW INSTALLATION OF ADDITIONAL 158 SQUARE METRES OF FLOORSPACE AGAINST THE APPROVED) OF PLANNING PERMISSION REF. 43510/APP/2000/2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE

Decision: 11-09-2003 Approved

43510/APP/2003/797 Mfi, Carpetright And Halfords Victoria Road Ruislip

DETAILS OF LANDSCAPING SCHEME, LANDSCAPING MAINTENANCE, TREE PROTECTION, MATERIALS AND ACCESS IN COMPLIANCE WITH CONDITIONS 2, 3, 4, 7 AND 8 OF PLANNING PERMISSION REF. 43510/APP/2000/2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, WITH NEW CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE (FACING VICTORIA ROAD) AND CHANGES TO SERVICE ARRANGEMENTS AND CAR PARKING WITH ENHANCED FRONTAGE LANDSCAPING, INCORPORATING DISUSED SERVICE ROAD

Decision: 29-10-2003 Approved

43510/APP/2010/1977 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 11 (restricted sale of goods) of planning permission ref: 43510/APP/2000/2485 dated 14/03/2003: Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.

Decision: 27-01-2011 Withdrawn

43510/APP/2010/1979 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.

Decision: 10-02-2011 Approved

43510/APP/2011/1343 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 6, (to remove restrictions on the sales of goods), of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011: Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.

Decision: 25-10-2011 Approved

43510/APP/2011/1344 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 11 (to remove restrictions on the sales of fancy goods) of planning permission Ref: 43510/APP/2000/2485 dated 14/03/2003: (Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.

Decision: 25-10-2011 Approved

43510/APP/2012/3176 Units 1-4, Ruislip Retail Park Victoria Road Ruislip

Variation of Condition 11 of planning permission ref. 43510/APP/2000/2485 dated 14/03/2003 to remove the restrictions on the sale of goods that can be sold from Unit 3 and vary restrictions on the goods that can be sold from Units 1, 2 and 4.

Decision:

59190/APP/2012/1528 Unit 1, Ruislip Retail Park Victoria Road Ruislip

Use of Unit 1 for any purpose within Use Class A1 (Application for a Certificate of Lawful Development for a Proposed Use)

Decision: 21-08-2012 Approved

Comment on Planning History

None

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.E5 (2012) Town and Local Centres

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

LE2 Development in designated Industrial and Business Areas

OE1 Protection of the character and amenities of surrounding properties and the local area

LPP 2.15 (2011) Town Centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 19th February 2013

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 4 local owners/occupiers and South Ruislip Residents Association. A site notice was also posted. No responses were received.

London Borough of Harrow:

No objection subject to:

1. The applicant has failed to demonstrate that the sequential test and impact assessment for the assessment of retail development as required by paragraphs 24 and 26 of the National Planning Policy Framework 2012 have been satisfied. In the absence of an adequate assessment as to the appropriateness of the site for retail development, the removal of condition 6 of application 43510/APP/2010/1979 to allow for the unrestricted use within Planning Use Class A1 of Unit 3 of the retail park could potentially have an adverse impact upon the vibrancy and vitality of the Rayners Lane and South Harrow district centres of Harrow and nearby neighbourhood parades.

The decision to object to the development proposal has been taken having regard to the National Planning Policy Framework 2012 and the following policies and proposals in The London Plan 2011, the Harrow Core Strategy 2012 and the saved policies of Harrow's Unitary Development Plan 2004, and to all relevant material considerations:

- National Planning Policy Framework 2012
- The London Plan 2011: 4.7, 4.8, 6.3, 7.4
- Harrow Core Strategy 2012: CS1.B/L
- Harrow Unitary Development Plan 2004: D4, T6

- Development Plan Document: Development Management Policies: Policies DM1, DM46, DM54

2. These comments are provided by this Council as a Local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Internal Consultees

Section 106 Officer:

I consider that if you were minded to approve this application then a deed of variation to the original s106 (dated 3 March 2000) over the land would be required.

Projects & Environmental Planning:

I am not satisfied there is a case to be made with either application.

Firstly the LDC is not transferable from Unit 1 to Unit 3. The general aim will be to discourage A1 retail uses in the Estate as a general principle.

Floorspace

I do not accept the argument that there is no new floorspace to be created.

Whilst the proposal is not for new build it is an application for a change of use within Unit 3. Whilst I do not know the size of the floor plate associated with Unit 1, I am reasonably confident that Unit 3 is a larger Unit. In terms of floorspace size, comments on earlier applications suggested that Unit 3 was 1858 sq.m. Unit 3 also benefits from consent for a mezzanine floor measuring 1810 sq.m. I understand that whilst the mezzanine has not been implemented the area would be 1810 sq.m giving a total of 3668 sq.m nearly doubling the size of Unit 3 and probably at least double the floor space in Unit 1 subject to an A1 consent. Thus if this proposal was to be agreed it would represent a significant expansion of A1 use in Unit 3. For this reason a 'swap' is not acceptable. (There is no indication that the applicant will forgo the consent for the mezzanine floor or if developed to retain a non A1 use.)

In respect of the application to remove 'fancy goods' from the list of restricted goods there is no justification for such a removal. On earlier applications 'fancy goods' were removed from the list of restricted goods on Unit 3 because the Unit had been vacant for a number of years and potential tenants had been lost because of restrictions of this type on the sale of goods. To prevent the loss of future potential tenants it was agreed to remove fancy goods from the list of non saleable items in Unit 3 to assist in securing the satisfactory reuse of the Unit. In short this approval was agreed as an exception. As the adjoining Units are occupied there is no need or requirements to adopt a similar approach for these units.

If the applicant wishes to pursue this application further they should be advised that they are not exempt from complying with National Guidance (NPPF) on town centres.

Firstly they should be asked if they are willing to forfeit the approval of the mezzanine and/or non A1 uses as per the current consented use. If not and as they are proposing to increase retail uses above the default 2500 sq.m where the NPPF advises an impact test is required (it may be possible to reconsider this need if the proposal related only to the ground floor use of Unit 3). The impact test will be required to determine the effect on the vitality and viability of nearby retail centres and shopping parades.

In addition, as this proposal represents an out of centre application and an increase in A1 retail floorspace then a sequential test should also be undertaken. I do not accept the applicant's claim that there are no sequentially better sites.

At this stage I would recommend refusal on both applications.

Officer comments:

The applicant has agreed to enter into a legal agreement that will restrict the gross internal floor area authorised for open A1 use, and the percentage of the gross internal floor area authorised for the sale of convenience goods. This effectively means the proposals (this application and application ref: 43510/APP/2012/3176) would result in no change to the floorspace available for general A1 use. While additional sale of 'fancy goods' would be permitted, officers do not consider that this limited relaxation would cause an amount of harm which could justify refusal when balanced against the potential harm of the unit remaining vacant.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Stonefield Way Industrial and Business Area (IBA), and is therefore subject to Policy LE2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), which designates Industrial and Business Areas (IBAs) for business, industrial and warehousing purposes (Use Classes B1-B8) and for Sui-Generis uses appropriate in an industrial area.

The application site has been used as Non-Food Retail warehousing (Class A1) since planning permission was granted in August 1986 at appeal (Planning Inspectorate ref: R5510/A/85/36786) for the erection of two single storey retail buildings (one building of 60,000 sq ft to be occupied by MFI (Units 1-4) and one of 29,000 sq ft to be occupied by Wickes).

The use of Unit 3 as Class A1 Non-Food Retail within the Stonefield Way Industrial and Business Area (IBA) has therefore been firmly established in principle.

The Council's Policy Team raised concerns in relation to the difference in size between Units 1 and 3 and the fact that a straightforward 'swap' in the range of goods that can be sold from Units 1 and 3 is not possible. Unit 1 has a permitted gross internal floorspace of 2,564m² (including an existing mezzanine) whilst Unit 3 has a permitted gross internal floorspace of 3,668m² (including a mezzanine permitted under planning application ref: 43510/APP/2010/1979, dated 10 February 2011, which has not yet been implemented). Therefore, the permitted floorspace for Unit 3 is 1104m² larger than Unit 1, and so has a larger floorspace to sell A1 no-food retail goods.

Following discussions with the applicant, it was agreed that the Council and Applicant enter a legal agreement to restrict the permitted floorspace for the sale of goods in Unit 3 to no more than 2,564m², the amount of floorspace currently permitted in Unit 1, and to ensure that no more than 40% of the gross internal floor area authorised for open A1 use shall be used for the sale of convenience goods.

Subject to the legal agreement, it is considered that the removal of condition 6 of planning permission ref: /APP/2010/1979, dated 10 February 2011, to allow for Unit 3 to sell any goods within Use Class A1 would be acceptable in principle and would not have a detrimental impact on the Ruislip Retail Park.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

With regard to impact on the character and appearance of the area, this proposal seeks the removal of a condition restricting the sale of goods at an existing retail unit. As this proposal does not involve any external alterations, the proposal would not harm the appearance of the application property and the street scene, in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

With regard to impact on residential amenity, the proposal seeks the removal of a condition restricting the sale of goods at an existing retail park. As the proposal does not involve any external alterations, the proposed development will not have a visual impact on nearby residential properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is within an established retail location where there are sufficient car parking facilities and also existing arrangements for accessing the site via public transport. It is considered that removing the restriction on the type of goods that can be sold at Unit 3 would not have a detrimental impact on the amount of traffic/shoppers attracted to the retail park. There would be no change to the existing car park layout.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No objections were received from local residents during the public consultation.

Whilst the concerns raised by the adjoining borough are acknowledged, subject to planning obligations secured by legal agreements, the scheme should not result in harmful retail impacts.

7.20 Planning Obligations

The Retail Park is subject to a Section 52 Agreement which restricts the range of goods that can be sold from Unit 3 to that specified in condition 11 (Part 7 (Clause 1)) of the

Section 52 Agreement). However, Part 7 (Clause 2) of the Agreement goes on to state that if any planning permission is granted subsequently for any of the uses prohibited by Clause 1, such planning permission shall vary Clause 1 of the S52 Agreement, to allow those prohibited goods to be sold from the unit. In effect, should the current S73 application be approved, this would automatically vary Clause 1 of the S52 Agreement.

Unit 3 currently has planning permission for a 1,810 sq.m mezzanine (ref: 43510/APP/2010/1979, dated 10 February 2011) and has a permitted floorspace of 3,668m². Unit 3 is currently restricted from selling certain A1 retail goods and seeks the removal of the current goods restriction to allow for open A1 retail use.

The applicant has agreed to enter a legal agreement with the Council with the following heads of terms:

1: The gross internal floor area authorised for open A1 use under the Permission shall not exceed 2,564m² within Unit 3.

2: No more than 40% of the gross internal floor area authorised for open A1 use under the Permission for the sale of convenience goods within Unit 3.

3. Goods restriction conditions on Units 1, 2 and 4.

4. Neither permission implemented independently of the others.

5. Employment Strategy

The legal agreement would bind this planning application for Unit 3 with planning application ref: 43510/APP/2012/3176 (Units 1-4) in order to ensure that neither application can be implemented without the other, should consent be granted.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Economic Impact:

It is noted that sustainable economic growth is a key consideration under the National Planning Policy Framework.

At current Unit 3 has been vacant since 2008 (5 years) and as a result of the vacancy has been boarded up for a significant period of time. This has led to some vandalism at the site and in general detracts from the general amenity and environment of the retail park. In turn the applicant has advised that this has led to concerns from other occupiers at the retail park regarding impacts on their trade levels. Bringing the unit back into use would reduce the potential for vandalism at the site and improve the amenity of the retail park overall, this will benefit the retail park as a whole and is a benefit which weighs in favour of the scheme.

The proposal will also assist in bringing the vacant unit back into use which will assist in the creation of jobs and a legal agreement would ensure appropriate measures were in place to encourage employment of local people. The creation of additional jobs is also a benefit which weights in favour of the scheme.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks to remove condition 6 of planning permission ref: 43510/APP/2010/1979, dated 10 February 2011, which restricts the type of goods which can be sold from Unit 3, Ruislip Retail Park. The removal of condition 6 would allow Unit 3 to sell any goods within Use Class A1.

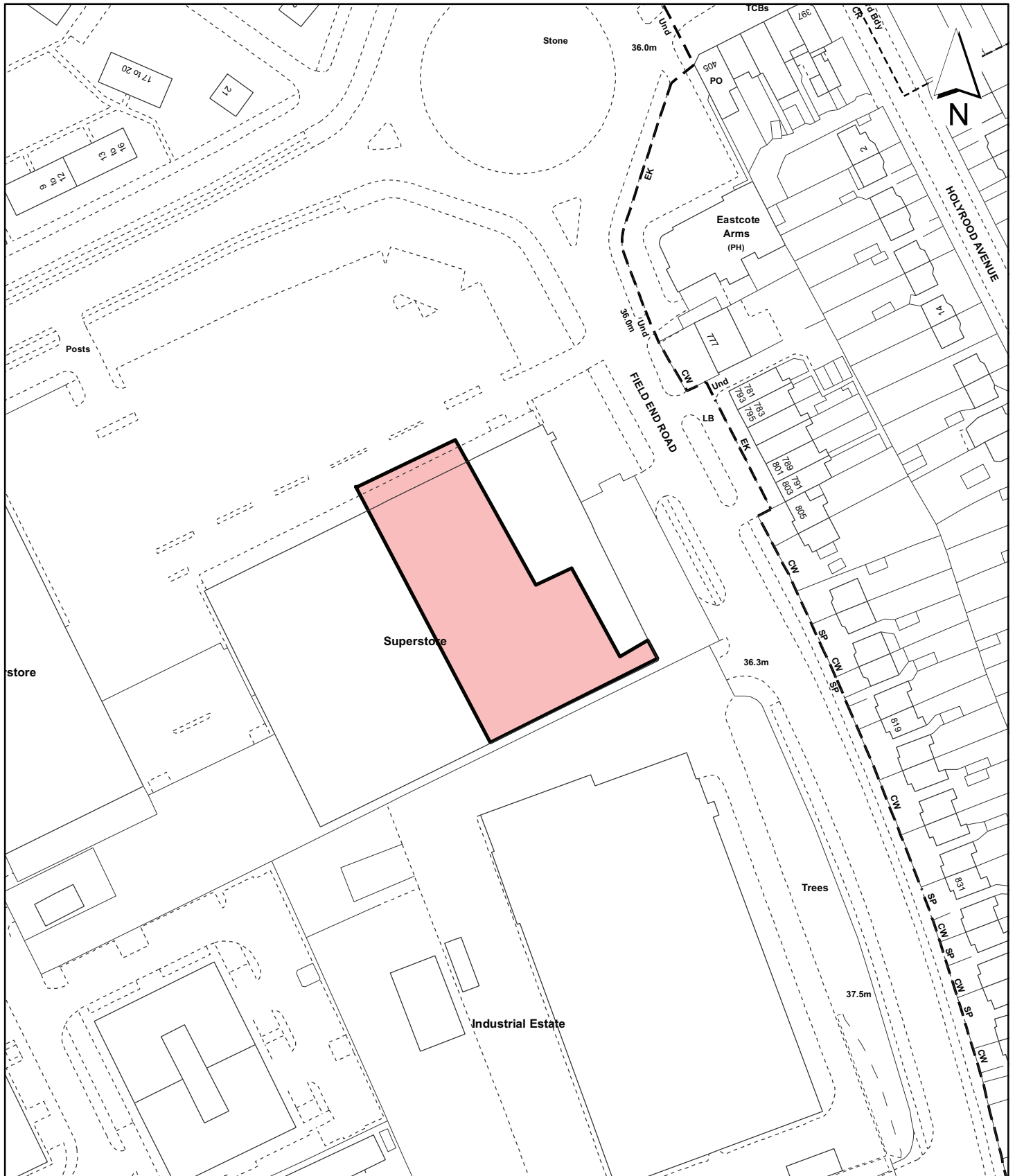
Approval is recommended subject to a legal agreement which restricts the amount of gross internal floor area that can be used for open A1 use, and restricts how much gross internal floor area can be used for the sale of convenience goods.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Unit 3 Ruislip Retail Park Victoria Road Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">43510/APP/2012/3179</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">Major Application 17</p>	<p>Date</p> <p style="text-align: center;">January 2014</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES

Development: Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres of non-food retail space and 4 residential units) and a further 17 residential units above ground level (21 residential dwellings total), as well as associated landscaping and refuse storage areas

LBH Ref Nos: 10954/APP/2011/1997

Drawing Nos: AE-00-0006-12 A2e Rev. 4
AP-00-0001-01 A1 Rev. 2
AE-00-0006-11 A2e Rev. 2
AP-B1-0005-01 A1 Rev. 4
AP-U1-0005-01 A1 Rev. 8
AP-U2-0005-01 A1 Rev, 5
AS-00-0007-01 A1 Rev. 2
Sound Report dated 23 March 2011
Ecology Report dated 12 August 2011
Transport Assessment dated August 2011
Landscaping Design Strategy
AE-00-0006-10 A2e Rev. 2
AP-B1-0005-02 A1 Rev. 3
AP-U3-0005-01 A1 Rev. 4
CGIs received 11 July 2012
AP-00-0300-04 A3 Rev. 1
AP-00-0300-01 A4 Rev 1
AP-B1-0005-04 A1 Rev. 1
AP-B1-0005-05 A1 Rev. 1
AE-00-0006-10.1e A1 Rev. 1
AP-B1-0005-06 A1 Rev. 1
AP-B1-0005-07 A1 Rev. 1
AP-B1-0005-03 A1 Rev. 1
AE-00-0006-13 A2e Rev. 2
AP-B1-0005-02 A1 Rev. 3
AP-UO-0005-01 A1 Rev. 10
AP-UO-0005-12 A1 Rev. 2
AP-00-0001-03 A3 Rev. 2
AP-00-0001-04 A3 Rev. 2
AP-00-0001-05 A3 Rev. 2
AP-00-0001-06 A3 Rev. 2
AP-00-0001-07 A3 Rev. 2

Date Plans Received:	16/08/2011	Date(s) of Amendment(s):	11/07/2012
Date Application Valid:	16/08/2011		16/08/2011
			27/06/2012
			31/07/2012
			28/06/2012
			14/08/2012
			26/06/2012

1. SUMMARY

UPDATED SUMMARY

The application was reported to committee on 14 August 2012 and the planning committee resolved to grant permission subject to the following planning obligations being applied:

1. Affordable Housing: £56,254.97
2. Education: £58,144
3. Health: £8,021.12
4. Community facilities: £10,000
5. Construction Training: £16,907.34
6. Libraries: £851.46
7. Air Quality: £12,500
8. Project Management & Monitoring: £5,321.11

The application was lodged prior to the Mayoral CIL being introduced in April 2013 however by the time construction was able to commence (due to amendments and work required to make the scheme acceptable at officer level) the imposition of the Mayoral CIL has resulted in the viability of the scheme being further eroded.

The applicant approached the council in January 2013 to seek further viability analysis on the basis that the owner was finding it difficult to obtain funding and the introduction of the Mayoral CIL had further eroded the schemes viability. The Mayoral CIL for this scheme is £65,275.

After analysis of the revised FVA for the scheme, it was considered that this FVA was robust and is able to be validated. What this states that when taking out the Mayoral CIL payment of £65,275 and other further development costs not factored into the original FVA, there is very limited money left to deliver the previously agreed obligations, and on that basis a S106 offer of £58,144 towards education contributions only was made.

Upon discussion with the Head of Service, he asked what funds would be realised if the code for sustainable homes were to be reduced from code level 4 to code level 3. Analysis has demonstrated that an additional £42,000 would be realised and could be used as an additional payment to towards the remaining and required planning obligations. It should be noted that the applicant had indicated the code for sustainable homes planning condition was having a major impact on scheme viability. A review mechanism is proposed such that in 18 months time if the scheme is not implemented a new FVA must be submitted.

Committee approval is therefore sought to:

- 1) reduce the code for sustainable homes from code level 4 to code level 3 and reflected in the associated condition.
- 2) amend the obligations deemed necessary to make the scheme acceptable in planning terms:
 - i) Education: £58,144
 - ii) Health: £8,021.12
 - iii) Libraries: £851.46
 - iv) Construction Training: £16,907.34
 - v) Air Quality: £12,500
 - vii) Project Management & Monitoring Fee: £3720.08
 - viii) Affordable Housing Review Mechanism: will be applied in the event that substantial commencement does not occur within 18 months following grant.

ix) Highways Works: Any and all Highways Works required.

ORIGINAL SUMMARY

The application seeks full planning permission for the erection of a mixed use (residential/retail) part 2, part 3 and part 4 storey building with basement car park serving use both components. The residential element consists of 21 flats (12 x 2 bedroom and 9 x 1 bedroom flats) and the commercial element comprises a 430sqm retail unit (A1) for non-food retail sales.

The site is situated on a corner site with 3 direct street frontages and this combined with the schemes height, rising to 4 storeys on the Coldharbour Lane frontage, would mean the scheme will make for a reasonably prominent appearance in the locality at the north end of the Hayes Town Centre.

There is no objection to the principle of a mixed use development in planning policy terms given the sites location within the designated Hayes Town Centre. The scheme avoids undue dominance, most notably to the more modest existing residential housing estates located to the west and north of the site by the use of familiar local vernacular brick finish, the adoption of softening curves on the main street frontages, a recessed 4th storey and the proposed construction of only a 2 storey block on the East Avenue/rear of East Way street frontage.

The density of the development accords with the recommendations of the London Plan.

The scheme would not result in any significant detrimental impact on the amenity of nearby residential properties. The car parking provision and vehicle access arrangements for the retail and residential are considered acceptable. The internal floor areas to the additional units comply with the London Plan's minimum space standards and the private external amenity space areas meets the Council's minimum standards

The proposal would not provide any on site affordable housing units. A Financial Viability Appraisal for affordable housing was submitted any its financial analysis accepted. Subject to a S106 agreement, the proposal is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

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

i. Transport: The developer to meet all costs, including traffic orders, in relation to the implementation of a loading bay in East Way, alterations to the site's existing vehicular access and to restrict all deliveries vehicles to not exceed 7.5 tons.

ii. Affordable Housing: Review Mechanism will be applied in the event that substantial commencement does not occur within

iii. Education: a contribution in the sum of £58,144.

iv. Health: a contribution in the sum of £8,021.12.

v. **Construction Training: a contribution for the sum of £16,907.34.**

vi. **7 Libraries: a contribution for the sum of £851.46 (£23 x 37.02).**

vii. **Air Quality: a contribution for the sum of £12,500.**

ix. **Project Management and Monitoring: a contribution for the sum of £3,720.08.**

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) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 28 March 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, then the application may be referred back to the Committee for determination.

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 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 AE-00-0006-10.1e A1 Rev. 1, AE-00-0006-11 A2e Rev. 2, AE-00-0006-12 A2e Rev. 4, AP-00-0001-01 A1 Rev. 2, AP-B1-0005-01 A1 Rev.4, AP-UO-0005-01 A1 Rev. 10, AP-UO-0005-12 A1 Rev. 2, AP-U1-0005-01 A1 Rev. 8, AP-U2-0005-01 A1 Rev, 5, AS-00-0007-01 A1 Rev. 2, AE-00-0006-10 A2e Rev. 2, AP-B1-0005-02 A1 Rev. 3, AP-U3-0005-01 A1 Rev. 4, AP-00-0300-04 A3 Rev. 1, AP-00-0300-01 A4 Rev 1, AP-B1-0005-04 A1 Rev. 1, AP-B1-0005-05 A1 Rev. 1, AP-B1-0005-06 A1 Rev. 1, AP-B1-0005-07 A1 Rev. 1, AP-B1-0005-03 A1 Rev., AE-00-0006-13 A2e Rev. 2, AP-B1-0005-02 A1 Rev. 3, AP-00-0001-03 A3 Rev.2, AP-00-0001-04 A3 Rev. 2, AP-00-0001-05 A3 Rev. 2, AP-00-0001-06 A3 Rev. 2, AP-00-0001-07 A3 Rev. 2, Sound Report dated 23 March 2011, Ecology Report dated 12 August 2011, Transport Assessment dated August 2, Landscaping Design Strategy 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 NONSC No Sales of Food Items (Restrictions on Use Class)

The retail unit shall not be used for the retail sale of food. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking and re-enacting either of these orders with or without modification). The retail unit shall be used only for the purpose of non-food retail sales and not for any general A1 retail use within Use Class of the Town and Country Planning Use Classes Order 1987

REASON

To ensure pedestrian and vehicular safety and to safeguard the residential amenity of residents on East Way and the surrounding roads served by this road from large delivery lorries in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

4 RES7 Materials (Submission)

The street elevations shall be finished in brick. Notwithstanding the external finish materials itemised on the approved elevation plans no development shall take place until details including samples of all materials and external surfaces, including the details of balconies, decking and windows 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.

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)

5 RES9 Landscaping (including CCTV provision)

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 including to the public realm areas on Coldhabour Lane

2.a Means of enclosure/boundary treatments

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

2.c Hard Surfacing Materials

2.d Details of the new vehicle crossover design and treatments

2.e External Lighting

2.f CCTV cameras and fixings to serve the basement area and the communal lobby and cycle store

2.g Other structures including communal garden 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.

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 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.

6 NONSC Allocated Car Parking Spaces

Notwithstanding the submitted plans details of how the proposed parking spaces are to be allocated for staff, visitors and residents (with 1 car parking space allocated per residential unit) shall be submitted to and approved, in writing, prior to the commencement of any development on site. The details as agreed shall be implemented prior to the occupation of the development and thereafter be permanently retained.

REASON

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

7 RES6 Levels

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

REASON

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

8 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.

9 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 3 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

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

REASON

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

10 NONSC 25% Saving of CO2 Emissions Against Building Standards

Prior to the commencement of development, a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall set out the technology and measures used to provide a 25% reduction in CO2 emissions from a 2010 Building Regulations compliant development. The scheme shall include full details of the location, type and specifications of the technology. The development should proceed in accordance with the approved plan.

REASON

To reduce the CO2 emissions and provide an energy efficient development in accordance with policies 5.2, 5.3, 5.5, 5.6 and 5.7 of the London Plan (2011)

11 RES17 Sound Insulation from Road Traffic Noise

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local

Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

12 N5 Building Services Plant - Control of Noise

The residential properties nearer to the application site, including those within the development itself will be sensitive to noise arising from building services plant. The rating level of the noise emitted from the plant and equipment (LA90,T) hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential property during the relevant periods of operation and will all other items of machinery operating together. The measurement and assessment shall be made in accordance with British Standard 4142 "Method for raing industrial noise affecting mixed residential and industrial areas"

REASON

To protect the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved policies) September 2007.

13 NONSC Control of Basement Noise Spikes

Before the development hereby approved commences, a scheme shall be submitted and approved in writing by the Local Planning Authority to control intermittent noise spikes arising from the basement car park in accordance with appropriate internal noise levels given in British Standard BS8233 as set out in Council's Supplementary Planning Document on Noise.

REASON

To ensure that the amenity of the occupiers of the proposed development and neighbours is not adversely affected by basement vehicle noise in accordance with policy OE5 and London Plan (July 2011) Policy 7.15.

14 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

15 RES24 Secured by Design

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

REASON

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

16 RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Unitary Development Plan; and
To protect the ecological value of the area in accordance with Policy EC3. (delete as appropriate)

17 NONSC Ingress of Polluted Air

Before the development commences a scheme for protecting the proposed residential accommodation from external air pollution shall be submitted and approved by the Local Planning Authority. Any works which form part of such a scheme shall 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.

No biomass boiler shall be used on the premises until a scheme which specifies the provision to be made for the control of the air pollutants from the site has been submitted, The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme such shall be implemented and maintained in full accordance with approved measures.

REASON

To safeguard residential amenity in accordance with Policy OE1 of Saved Policies of the Unitary Development Plan (September 2007).

18 NONSC Non Standard Condition

Development shall not begin until details of permanently obscure glazed screening/balustrading for the proposed balconies have been submitted to and approved in writing by the Local Planning Authority and no residential unit shall be occupied until the approved screening relating to that unit has been erected.

REASON

In the interests of visual amenity in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
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.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
H4	Mix of housing units
LPP 2.15	(2011) Town Centres
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 4.7	(2011) Retail and town centre development
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.6	(2011) Architecture
LPP 7.3	(2011) Designing out crime
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

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
OE6	Proposals likely to result in pollution
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
S3	Increasing the attractiveness of town centres

3

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £133,280 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>).

4 I1 **Building to Approved Drawing**

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

5 I3 **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).

6 I5 **Party Walls**

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

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

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

& Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 149 **Secured by Design**

The Council has identified above complying with the general Secure by Design accreditation standards the following site specific security needs need to be addressed in regard to boundary treatment, cycle store and internal access for bin storage.

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

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

9 147 **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).

10 158 **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

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of approximately 0.3 hectares and is located at the north end of Hayes Town Centre, at the junction of Coldharbour Lane and East Way. The site is cleared and secured by a hoarding, but formerly comprised a disused Public House with associated garden and car park. The former public house was locally listed that provided no statutory protection against its demolition.

The site serves as the interface between the more commercial/retail character of Hayes Town Centre to the south and a series of residential streets lying to the north and west of Coldharbour Lane, consisting of modest 2 storey houses typically grouped as short terraces of 4 units.

The site is located within Hayes Town Centre and the Hayes/West Drayton Corridor as designated on the Proposals Map of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The site has a Public Transport Accessibility Level score of 2 on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility and 6 the highest accessibility. The applicant's Transport Assessment records the site as PTAL 3, based on site specific calculations not independently validated. There are no parking standard implications between these two differing PTAL calculations for the site.

3.2 Proposed Scheme

The proposed scheme is for the erection of a part 4, part 3 and part 2 storey building with basement car park comprising a non-food sales A1 retail unit of 430 sq.m fronting Coldharbour Lane and 21 residential flats to the rear and on the upper floors. The 21 residential units would consist of 12 two bedroom flats and 9 one bedroom flats. 1 of the ground floor 1 bedroom flats and 1 of the two bedroom ground floor flats located towards the rear of the site would be designed for compliance with wheelchair occupants.

The development provides approximately 556sq.m of communal and private outdoor amenity space comprising of three communal areas on the ground floor, the 1st floor and at roof level above the 3rd storey plus a series of individual private balconies and ground floor terraces to the flats.

The scheme would be served by a basement car park containing 33 car parking space with 10 allocated for the retail unit and 23 for the residential units with a minimum of 1 car parking space allocated per individual residential unit.

3.3 Relevant Planning History

10954/APP/2011/893 The Kings Arms P.H. 109 Coldharbour Lane Hayes
DEMOLITION OF BUILDING AND ADJOINING STRUCTURES

Decision: 09-05-2011 NO

Comment on Relevant Planning History

No relevant planning history to this scheme.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres.

PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- H4 Mix of housing units
- LPP 2.15 (2011) Town Centres
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.12 (2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
- LPP 4.7 (2011) Retail and town centre development
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.13 (2011) Sustainable drainage
- LPP 6.9 (2011) Cycling
- LPP 6.13 (2011) Parking
- LPP 7.6 (2011) Architecture
- LPP 7.3 (2011) Designing out crime

LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
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
OE6	Proposals likely to result in pollution
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
S3	Increasing the attractiveness of town centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd September 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed. The application was advertised in accordance with the statutory requirements and 50 nearby owner/occupiers and the Townfield Tenants and Residents Association were consulted. No written responses received.

BAA Airport Safeguarding: No objection.

Thames Water: No Objection

Metropolitan Police Crime Prevention Design Adviser:

No objection, I confirm development must meet secure by design standards and a condition will need to be attached to address this and CCTV for basement car park and other areas.

Internal Consultees

URBAN DESIGN OFFICER:

The site is that of the former Kings Arms Public House, a Locally Listed Building that has now been demolished. It marks the northern end of the commercial frontage on the western side of Coldharbour Lane. It is surrounded to the north and west by early to mid two storey twentieth century local authority housing, to the south and immediate east are mainly small scale commercial properties and later, purpose built two and three storey, commercial terraces. The site is quite large and its corner position means that it is prominently located in terms of the local townscape.

The proposal has been subject to extensive discussion with the team. Whilst the building is still large, it is considered that given the set back of the upper floor and its continuation of the established building line, it would not be unduly prominent in the overall townscape along Coldharbour Lane. In addition, it would create an interesting gateway feature to the town centre, which is quite varied in character and architectural quality. The rear 2 storey curved terrace is of a scale that reflects that of the adjacent municipal housing, and whilst quite different in design, is felt to provide an interesting contemporary addition to the street scene of the immediate area.

CONCLUSION: No objection, subject to conditions requiring the agreement of all external materials, window, doors, gates and balcony design; details of the parapets and cornices; down pipes and drainage. A detailed scheme for the landscaping of the courtyard and frontage areas, including means of enclosure should be required

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.

Owing to the pre-application discussions and e-mail dialogue with the applicant/agent, the proposed development has reached the full planning application stage with a good standard of accessibility.

The Design and Access Statement and plans confirm the inclusion of two units designed to wheelchair home standards would be accessible from the proposed basement car park.

The lifts above ground floor are not interlinked due to the varying building height and dividing wall which isolates the 2 lift cores. However, given that two wheelchair standard flats and two Lifetime Home flats would be at ground level, with the remaining 17 flats on the upper floors, the provision of 2 lifts as configured is considered acceptable in this instance.

Conclusion: No objection

NB: To reduce the adverse effect that a lift breakdown would have on accessibility, it is acknowledged that the Council would normally require, in blocks containing 15 flats or more, 2 lifts that serve the same flats. In this instance, however, as no wheelchair standard accommodation is proposed above ground floor and as proposed design is two units above the threshold, it is recommended that the Council invokes its discretion not to require three lifts.

HIGHWAY ENGINEER:

The site has a PTAL of 2 and is located at the edge of the 'town centre' where the controlled parking ends. The surrounding streets are heavily parked.

The transport statement is based on a non-retail food store and as such these highway comments relate only to a non food store.

There is a weight limit of 7.5 tons to vehicles that can enter East Way and proceed through into East Avenue. As no turning facilities are being provided for delivery vehicles in East Way, all delivery vehicles will have to exit via East Avenue. As such a Section 106 agreement is required restricting vehicles serving the site not to exceed 7.5 tons and all deliveries to take place from East Way. A CCTV camera to monitor deliveries is to be included in the s106.

A s278 or s38 will not be required, however the developer will be required to meet all costs, including traffic orders, in relation to the implementation of a loading bay in East Way and alterations to the site's existing vehicular access.

There is an existing 7.5 ton weight limit to vehicles that can enter East Way, therefore the s106 should require the new non food retail to restrict all deliveries to vehicles not exceeding 7.5 tons.

A construction management plan must address the servicing of the site during construction.

For A1 use the Council applies the London Plan car parking standards, which stipulate maximum standards of 1 space per 50-30 sq. m of gross floor space for PTAL's of 4 to 2. 10 parking spaces are provided for the retail use.

The residential parking standard for flats is a maximum of 1.5 spaces per dwelling. 23 spaces are provided for 21 one and two bed flats. Not more than 1 space per flat ought to be allocated to each unit.

Cycle parking for the residential units is provided at ground level at 1 per unit and would benefit from CCTV coverage, complying with standards. For the A1 use 12 cycle parking spaces are provided in the basement car park.

Subject to the s106 no objections are raised on highway grounds.

ENVIRONMENTAL PROTECTION UNIT:

The applicant proposes a mixed use development comprising of residential and commercial units. I have reviewed the supporting details together with associate drawings and I wish to provide comments as follows:

Impact of external road traffic noise:

An Environmental Noise survey has been carried out by Hann Tucker Associate and the report considers road traffic noise which has been determined as the dominant noise source on Coldharbour Lane. The assessment was conducted in accordance with industry guidance such as PPG24, BS8233 with particular reference to Hillingdon's noise SPD. A series of unmanned noise measurements was undertaken over a 24 hour period measured to determine the Noise Exposure Category (NEC) the sites will fall as determined by PPG 24. The corresponding calculation has shown the site to fall with NEC B. The integrity of the assessment of the assessment is not disputed. I therefore recommend a condition to address this.

Building Services Plant:

The residential properties nearer to the application site, including those within the development itself will be sensitive to noise arising from building services plant. The requirement set out in Hillingdon's SPD is that the rating level of the noise emitted from these plants be at least 5dB below measured background (LA90,T) noise levels. I therefore recommend a condition to address noise control measures from any fixed building services plant at the proposed development.

Noise spikes from basement car park:

Details shall be submitted to, and of the control measures imposed to limit intermittent noise spikes from the basement car park use. The noise levels should be expressed as an (Lmax) noise indicator. These noise spikes can be dealt with by planning condition.

Commercial units within the mixed use development:

Details of the proposed commercial use are limited. It should noted that noise associated with hours of operation, delivery/waste collections and other air handling systems will need to be addressed by planning condition.

Air Quality:

The proposed development is within the designated Air Quality Management Area (AQMA) in an

area which may be exceeding the European Union limit value for annual mean nitrogen dioxide. This development will add to the road traffic and therefore add to the pollution burden, as well as introduce new receptors to the area. The road network leading to Hayes Town is in the close proximity to the site and can be considered the one of the main contributor to the poor air quality in the area and are known to be very congested. A s106 contribution to air quality should be considered up to £20,000. The funding will required to contribute to the air quality monitoring network in this area and implementation of any action plans to improve air quality. The Council requested the submission of an Air Quality assessment. The assessment was not forthcoming and therefore EPU consider these matters can be appropriately dealt with in this instance by condition.

No biomass boiler shall be used on the premises until a scheme which specifies the provisions to be made for the control of air pollutants from the site has been submitted to and approved by the Local Planning Authority.

SUSTAINABILITY OFFICER:

No objection. The standard conditions relating to sustainable drainage, Code Level 3 and an energy statement showing 25% reduction in CO2 from 2010 Part L Building Regulations should be attached to any approval.

TREES & LANDSCAPE OFFICER:

I confirm that the Landscaping Design Strategy describes the quality and range of hard and soft landscape enhancement which is proposed for this residential development, with the aim of providing a landscape setting which will complement the scheme. However, while setting clear guidelines, the details submitted falls short of providing the level of specification and schedules required by the LPA (and indeed the contractor who will have to implement the work).

In conclusion the Landscaping Design Strategy notes that the current proposals will be reviewed and varied by the landscape design contractors. The scheme is now acceptable subject to the full landscape details, which should be dealt with by condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within Hayes Town Centre. As such, there is no objection in principle to the provision of a mixed use containing a retail unit on the ground floor fronting Coldharbour Lane.

Policy H4 states that a mix of housing units of different sizes should be provided in residential developments and in particular one and two bedroom units within Town Centre locations will be preferable. The supporting text states: 'The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly one or two-bedroom units.

The scheme provides for a percentage mix of 57% 2-bed and 43% 1-bed units. This mix is considered to be acceptable with respect to Policy H4.

On the basis that there is an established need and that the re-use of brownfield land is encouraged, provided site specific issues are addressed, the principle for the re-use of the site for residential and retail use is acceptable.

7.02 Density of the proposed development

London Plan Policy 3.4 seeks to maximise the potential of sites. The site is in Major Town Centre with an urban character with a PTAL of 2 or 3. The London Plan (2011) provides for a density range between 70-170u/ha or 200-450 habitable rooms per hectare (hr/ha) for sites with a PTAL 2 in an urban location and with an indicative average unit size of 2.7hr-3.0hr/unit.

The proposed scheme has 369hr/ha and therefore falls within the London Plan density. Subject to the scheme achieving an appropriate design in relation to other planning policies and other material considerations the proposed density is considered acceptable.

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

The site is not located within an Archaeological Priority Area or an Areas of Special Local Character or a Conservation Area.

7.04 Airport safeguarding

BAA and NATS have no safeguarding objections to the proposal.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The mixed used scheme would have a good degree of prominence in the streetscape and wider locality. This is a result of number of factors including the scheme being situated on a corner site, the proposed building envelope fronting onto 3 streets, the scale of the proposed footprint of the building - with it rising to 4 storeys on Coldharbour Lane and finally due to the current site marking and in the future the proposed building strongly articulating in townscape/urban design terms the northern end of the Hayes Town Centre.

The surrounding existing residential and commercial buildings on East Way and East Avenue are predominantly two storey buildings with pitched roof as is the case No. 130 Coldharbour Lane that is situated opposite the site. Immediately to the south of the site on Coldharbour Lane the existing building are a mix of pitched and flat roof 2 storey buildings with commercial on the ground floor, although further south there are a number of examples of 3 storey building frontages. Set against this existing built environment the proposed scheme would represent a larger and in part taller scale of development compared to its immediate neighbours. However the design of the scheme seeks to avoid an undue overbearing appearance in the townscape and to its immediate neighbours through its general design approach and through the adoption of a number of specific design elements to the scheme, these include:

1. The building not being set forward of the former public house on Coldharbour Lane and respecting the front building line to No 103 (to the south) and to No. 111 (to the north) on Coldharbour Lane. This also means there will be retained a generous public realm space at the crossroads serving Coldharbour Lane and East Way.
2. The building respecting the two storey mid twentieth century local authority housing to the south and to the east by taking the form of a low curved terrace and being only two storey in height finished with a flat roof.
3. The use of red brick, a traditional material, to provide a familiar and reassuring appearance and a facing material that is strongly in evidence on surrounding residential and other buildings

4. The use of the same palate of materials on the 2 storey element on East Avenue and the 4 storey facing Coldharbour Lane to provide a unifying element to the overall scheme.
5. The adoption of 2 curved elevations on the scheme to again seek to unify and soften the development and seek to provide some architectural interest.
6. The use of a single framing element to surround a pair of balconies set over 2 storeys to provide some visual interest to the architectural composition on the 4 storey element plus other modulations on this elevation including the ground floor retail unit front elevation being set back behind that of the 2nd and 3rd storeys above and the recessed front building elevation on the 4th storey.
7. Revisions to the scheme to accentuate the recess on the window frames and balconies to offer opportunities for shadow lines to provide more perception of depth and visual interest including the over-sailing eaves detail.
8. A light glazed design approach to the main stair and lift tower to reduce this elements visual prominence.
9. The front of the 4th storey set back from the 2nd and 3rd storey that reduce its visual bulk and impact as viewed from street level.

The Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts requires that new housing development, of whatever scale, should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The National Planning Policy Framework emphasises the need for good design and paragraphs 56 & 64 state "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Policy BE13 of UDP highlights the importance of designing new development to harmonise with the existing streetscene, while Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

From an urban design point of view, the regeneration of the site would be welcomed in principle to consolidate the existing urban fabric, improve the character and appearance of the area and achieve a more attractive, safe and well functioning neighbourhood with a gateway building to Hayes Town Centre as one arrives from the north of the borough.

The Council's Urban Design Officer considers that the scale, height and massing of the proposed development is appropriate for the site, and responds well to the scale of the existing built environment and considers the design to have integrity and show some signs of architectural merit.

The development steps up to four storeys, but creates some interest in the treatment of

this 4 storey Coldharbour/East Way corner elevation through the fenestration detailing, the framing of the balconies and the recessing of the ground floor and the stepping back at 4th floor. The proposed design approach has been modified since submission with regard to the front building line on Coldharbour Lane, the detailed design approach to the elevations, the choice of building materials, the fenestration, and the layout of the courtyard open spaces. The use of brick provides a unity to the scheme, would be robust, have longevity and weathers well and is harmonious with the local vernacular. On balance it is considered the scheme would provide a reasonably attractive form, harmonious with the adjacent buildings and avoids over-dominance to neighbours and to wider general townscape.

Overall, it is considered that the scheme would provide for an attractive mixed use scheme with the servicing and car parking elements well integrated, discrete and not featuring strongly in the streetscene. There is also scope for a series of small private and larger shared open spaces that would create a sense of place within the development. The proposal would appropriately harmonise and integrate with the existing character and appearance of the area in accordance with Policies BE13 and BE19 of the UDP Saved Policies.

7.08 Impact on neighbours

Policy BE24 the Saved Policies UDP and guidance within the adopted Hillingdon Design and Accessibility Statement (HDAS): Residential Layouts require that the design of new buildings protects the privacy of occupiers and their neighbours.

The HDAS: Residential Layouts and Policy BE20 of the UDP seek to ensure that all new developments maintain appropriate provision of daylight and sunlight to neighbouring properties and avoid overshadowing.

Policy BE21 of the UDP and guidance within HDAS: Residential Layouts requires that proposals for new buildings would not result in a significant loss of residential amenity by reason of their, siting, bulk or proximity.

The site is bounded to the west by East Avenue, to the north by East Way and to the east by Coldharbour Lane. The nearest residential dwellings on these streets are Nos. 2 & 4 East Way to the north and Nos. 59, 61, 63 to the west on East Avenue. The minimum separation distance between the proposed built scheme and the residential properties lying opposite East Way and East Avenue is 20m and given the separation provide by the street and the manner the proposed bulk of the scheme mediates from 2 storeys on East Avenue and on the bend with East Way to 4 storeys towards/fronting Coldharbour Lane it is considered the scheme will not present any undue impact in terms of overshadowing, loss of outlook or over-dominance to residential properties on these frontages.

On Coldharbour Lane itself there is no building with residential occupancy located immediately opposite the development. No. 130 Coldharbour Lane that is located opposite the site was built as a home but is now converted into sole use as a dental surgery.

The south/south west site boundary immediately abuts the curtilage of No. 90 East Avenue and No. 103 Coldharbour Lane. Neither of these properties are in residential occupancy at either ground or first floor, nor do their adjoining neighbours to the south have habitable rooms windows facing the site.

No. 86 East Avenue is the nearest property on east side of East Avenue that has a residential unit at 1st floor however the separation distance between the rear facing

residential windows to this property and proposed habitable room windows for the scheme (within the 45 degree angle) is over 30 metres and a comparable distance of over 30 metres also applies to north looking windows facing the side serving existing residential flats to the rear of 101 Coldhabour Lane. These flats at 101 Coldhabour Lane are the nearest residential occupied property to the south of the site. The nearest neighbouring residential properties to the built development would be over 20m away set across a street. This relationship across a street does not present privacy issues to neighbours. Excluding this street relationship to residential neighbours the scheme has no proposed habitable room windows within a 45 degrees angle facing habitable room serving neighbouring residential units within a distance of 30m. Accordingly the scheme complies with Policy BE24.

With the scheme building profile and bulk varying between 2 storeys and 4 storeys in a manner that responds appropriately to the height of surrounding residential properties the scheme will not result in undue overshadowing or over-dominance to neighbouring residential occupiers and accordingly is considered to comply with Policies BE20 and BE21 of the UDP Saved Policies.

7.09 Living conditions for future occupiers

The scheme is considered to comply with all relevant guidance within the SPD HDAS: Residential Layouts and the London Plans minimum internal space standards.

The London Plan (July 2011) requires all 1 bedroom flats to provide a minimum 50sqm of floor area and all 2 bedroom flats to provide a minimum of 61sqm. All the 1 and 2 bedroom flats would meet these standards. The residential units also benefit from all being dual aspect and provide 2.5m minimum internal floor to ceiling heights in accord with the Mayor of London's Draft Housing Supplementary Planning Guidance, December 2011

Policy BE23 of the Hillingdon Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting. The council's HDAS Residential Layout provides further guidance on this issue and indicates that in flatted development communal amenity space should be provided in a quantum equating to 20sq.m per 1 bedroom unit and 25sq.m per 2 bedroom unit. With 12 x 2 bedroom units and 9 x 1 bedroom units the total minimum useable outdoor amenity space should be equal to 480sqm.

The application includes the provision of approximately 556sq.m of communal and private outdoor amenity space separated into 3 communal gardens at ground, 1st and 4th floor (totalling areas of 192sqm, 126sqm and 78sqm respectively), a series of private balconies serving the individual flats above ground floor that aggregate to 65sqm and 4 private terraces to the rear of the ground floor flats (Units 1, 2, 3 and 4) that aggregate to 65sqm. Notwithstanding these latter private terraces serving ground floor flats would have a degree of overlooking from the communal amenity spaces set beyond them it is considered on balance the scheme will provide sufficient useable external amenity space as assessed against the Council's SPD and Policy BE23.

The scheme presents no issues of habitable rooms windows facing other habitable rooms windows within 21 metres and within a 45 degree angle within the scheme. In this aspect the scheme is not contrary to Policy BE24 and paragraph 4.13 of the Residential Layouts SPD.

Overall, it is considered that the proposed development would result in an appropriate residential environment for future occupiers. No objection is therefore raised in this regard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

A total of 33 car parking spaces will be provided within the basement car park. 10 of these space would be allocated and marked out for use by the retail unit and the remainder for the 21 residential units with no more than 1 car parking bay specifically allocated per residential unit. This ratio of 1:1 car parking provision for a mix of 1 and 2 bedroom flats sited within a Town Centre location is considered acceptable and compliant with London Plan standards.

There is adequate space for 2 of the proposed residential car parking spaces and 1 for the retail to be laid out to meet wheelchair standards. This level of provision represents 10% of the total parking spaces in accordance with the requirements of the Council's Parking Standards. Accordingly, the level of disabled parking is considered acceptable.

12 secure cycle stands for staff of the retail unit will be provided within the basement car park and 21 secure cycle stands located within a cycle store room located at ground floor next to the main lobby area, are provided for the residential component.

There is road signage of a weight limit of 7.5 tons to vehicles that can enter East Way and proceed through into East Avenue. With no turning facilities being provided for delivery vehicles in East Way, all delivery vehicles will have to exit via East Avenue. As such a Section 106 agreement is required to restrict vehicles serving the site to not exceed 7.5 tons and all deliveries to take place from East Way. A CCTV camera to monitor deliveries is to be included in the s106.

The Council's Highways Engineer has reviewed the layout of the development and considers the scheme including the servicing of the retail unit for non-food A1 retail use, the location of the refuse stores for refuse vehicle collection purposes and the level of car parking provision, to be acceptable in terms of highway/pedestrian safety subject to a s106 that limits the delivery vehicles to 7.5 tons and the developer meeting the costs in relation to the implementation of a loading bay in East Way and alterations to the site's existing vehicular access.

7.11 Urban design, access and security

Issues of design and access are addressed in Section 7.07 of the report.

The application has been reviewed by the Metropolitan Police Crime Prevention Design Adviser who is satisfied with the general design, including bin stores and boundary treatments to street to the ground floor (units 1- 4). He is also satisfied, subject to the provision of closed circuit surveillance, appropriate access control and to a condition requiring the development to achieve Secured by Design accreditation, that the development as a whole would provide for a secure environment.

7.12 Disabled access

In assessing this application, reference has been made to the London Plan Policy 6.4 and the Council's Supplementary Planning Documents HDAS: Accessible Hillingdon and HDAS: Residential Layouts. Policies 7.1 and 7.6 of the London Plan also require developments to provide for inclusive environments.

The scheme indicates that all units are proposed to be built to Lifetime Homes standards. 2 flats (units 2 and 4) would be fully wheelchair accessible. These units would have private terraces and level access to the main communal garden beyond. Provision of

these 2 fully wheelchair accessible flats would meet the 10% requirement, 2 disabled car parking spaces would be provided and 1 lift would be provided to allow access to all floors of the development including the basement car park.

The development proposal would satisfy both Lifetime Homes and is considered to comply with Policies 6.4, 7.1 and 7.6 of the London Plan and the Council's Accessible Hillingdon Supplementary Planning Guidance.

7.13 Provision of affordable & special needs housing

The Council's Housing Section has advised that 35% of the development should be provided for as affordable housing in accordance with the Council's Affordable Housing Supplementary Planning Document, the Planning Obligations Supplementary Planning Document and the amended London Plan.

Policy 3.11 of the London Plan advises that Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes having regard to their affordable housing targets.

Policy 3.12 of the London Plan states negotiations on sites should take account of their individual circumstances including development and states the Mayor wishes to encourage, not restrain, overall residential development. Boroughs should take a reasonable and flexible approach to securing affordable housing on a site by site basis

The Council's Planning Obligations SPD further advises that in circumstances where a proposed development does not propose to meet the affordable housing requirements in full a financial viability appraisal (FVA) will be required and will need to be validated. Furthermore, if the results of the FVA confirm that the affordable housing requirement cannot be provided as per LDF and London Plan policies, the FVA will determine the level of Affordable Housing the scheme can afford to deliver be it in units on site or a payment in lieu, dependent upon site specifics and local circumstances.

In this instance the applicant has submitted a FVA which has been validated by an independent third party, demonstrating that the development cannot afford to provide the affordable housing provision on site or fulfil in full a payment in lieu of on site provision. With due assessment the resulting residual sum under s106 for an affordable housing contribution in lieu of on-site provision is £56,254.97. This will be used to assist in the funding of the Council's supported housing programme.

7.14 Trees, landscaping and Ecology

There are no existing trees on this cleared site. The application is supported by a Landscaping Design Strategy that describes the quality and range of hard and soft landscape enhancement which is proposed for this residential development. The Council's Trees & Landscape Officer considers the revised details submitted acceptable to provide an adequate complement to the residential scheme subject to the full landscape details provided by means of condition. Subject to conditions to provide full details of a landscaping the scheme is considered to be compliant in relation to Policy BE38 of the UDP Saved Policies.

7.15 Sustainable waste management

The scheme is to be supported by a communal bin storage facility for the flats located above ground floor, and individual bin stores screened from the street within the front gardens to the 4 ground floor flats (units 1-4) on East Avenue/East Way. Separate waste and recycling stores are proposed for the retail unit set immediately alongside the provision for the residential unit.

2 x 1100 litre waste bins to serve units 5-21 and 1 x 1280 litre recycling bin. The two main residential bins store would be integrated into the main fabric of the building that is the preferable option from an urban design perspective. This level of provision is considered to be adequate to serve a development of this size and appropriately allocated to provide for waste & recycling needs and refuse collection. The refuse stores have raised no objection from the Crime Prevention Design Advisor.

Accordingly, the proposal is considered to make adequate provision for the storage and management of waste and recycling within the development.

7.16 Renewable energy / Sustainability

Policies 5.1, 5.2, 5.3, 5.13, 5.14, and 5.15 of the London Plan require all developments to make the fullest contribution to achieving sustainable design and reducing carbon dioxide emissions. Specifically with reference to Major Developments, developments are required to identify energy efficiency savings and the provision of 25% reduction in the buildings carbon dioxide emissions through renewable technology.

The Council's Sustainability Officer has no objection to the scheme subject to appropriate conditions. Subject to conditions in respect of sustainable drainage, Code Level 3 for Sustainable Homes and an energy statement showing 25% reduction in CO₂ from 2010 Part L Building Regulations, it is considered that the application would comply with requirements relating to sustainability and renewable energy.

7.17 Flooding or Drainage Issues

The site is not within a flood zone, and no other drainage issues have arisen.

7.18 Noise or Air Quality Issues

NOISE:

An acoustic report has been submitted as a part of the application. The assessment states the site falls with NEC B. The integrity of the assessment is accepted by officers within the Environmental Protection Unit team.

The Council's Environmental Protection Unit have reviewed the proposal and subject to the imposition of conditions to protect the development from road noise and from noise spikes within the basement car park have raised no objection.

AIR QUALITY

The proposed development is within the designated Air Quality Management Area (AQMA). The application has not been supported by an air quality assessment. However the Council's Environmental Protection Unit have reviewed the scheme and raise no objections on the grounds of air quality subject to attachment of an appropriate condition for an air quality assessment and a s106 contribution toward air quality monitoring.

Given that the proposal would bring new residents into an area of poor existing air quality a condition requiring details of mitigation measures to protect the internal environment for future occupiers is recommended should the scheme be approved. Subject to the recommended conditions the scheme is considered to comply with Policy OE6.

7.19 Comments on Public Consultations

No written public comments received.

7.20 Planning obligations

Policy R17 of the Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to

support arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Affordable Housing is address separately under the relevant section.

The Council's S106 Officer has advised that the proposed development would necessitate the following contributions in line with the Council's Supplementary Planning document for Planning Obligations:

Transport: s278 or s38 will not be required. The developer will be required to meet all costs, including traffic orders, in respect to the implementation of a loading bay in East Way and alterations to the site's existing vehicular access. There is a an existing 7.5 ton weight limit to vehicles that can enter East Way, therefore the s106 should require the new non-food retail to restrict all deliveries to vehicles not exceeding 7.5 tons.

i) Education: £58,144

ii) Health: £8,021.12

iii)Libraries: £851.46

iv)Construction Training: £16,907.34

v) Air Quality: £12,500

vii) Project Management & Monitoring Fee: £3720.08

viii) Review Mechanism: will be applied in the event that substantial commencement does not occur within 18 months following grant.

The applicant has agreed to the principle of these planning obligations, all of which can be achieved alongside the proposed level of affordable housing. Subject to an appropriate legal agreement being secured the scheme would accord with Policy R17 of the UDP.

7.21 Expediency of enforcement action

No applicable to this application.

7.22 Other Issues

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

No applicable to this application.

10. CONCLUSION

Full planning permission is sought for the redevelopment of the site for a mixed used scheme comprising of 21 residential units and a ground floor non-food sales A1 retail of 430sq.m with associated outdoor residential amenity space and a basement car parking area to serve both the retail and residential component of the scheme.

The proposed development is acceptable in principle and the density of development accords with the recommendations of the London Plan.

Subject to conditions an appropriate level of sustainable design could be achieved.

The proposal would not provide any on site affordable housing units following a submission of a Financial Viability Appraisal for affordable housing. This lack of on-site provision has been fully justified by way of a Financial Viability Assessment. The applicant has also agreed to meet all other necessary planning obligations by way of a legal agreement.

Subject to a S106 agreement and conditions, the application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)

The London Plan (July 2011)

Mayor of London's Housing - Draft Supplementary Planning Guidance, December 2011

Hillingdon Unitary Development Plan Saved Policies September 2007.

Hillingdon Design and Accessibility Statement - New Residential Layouts

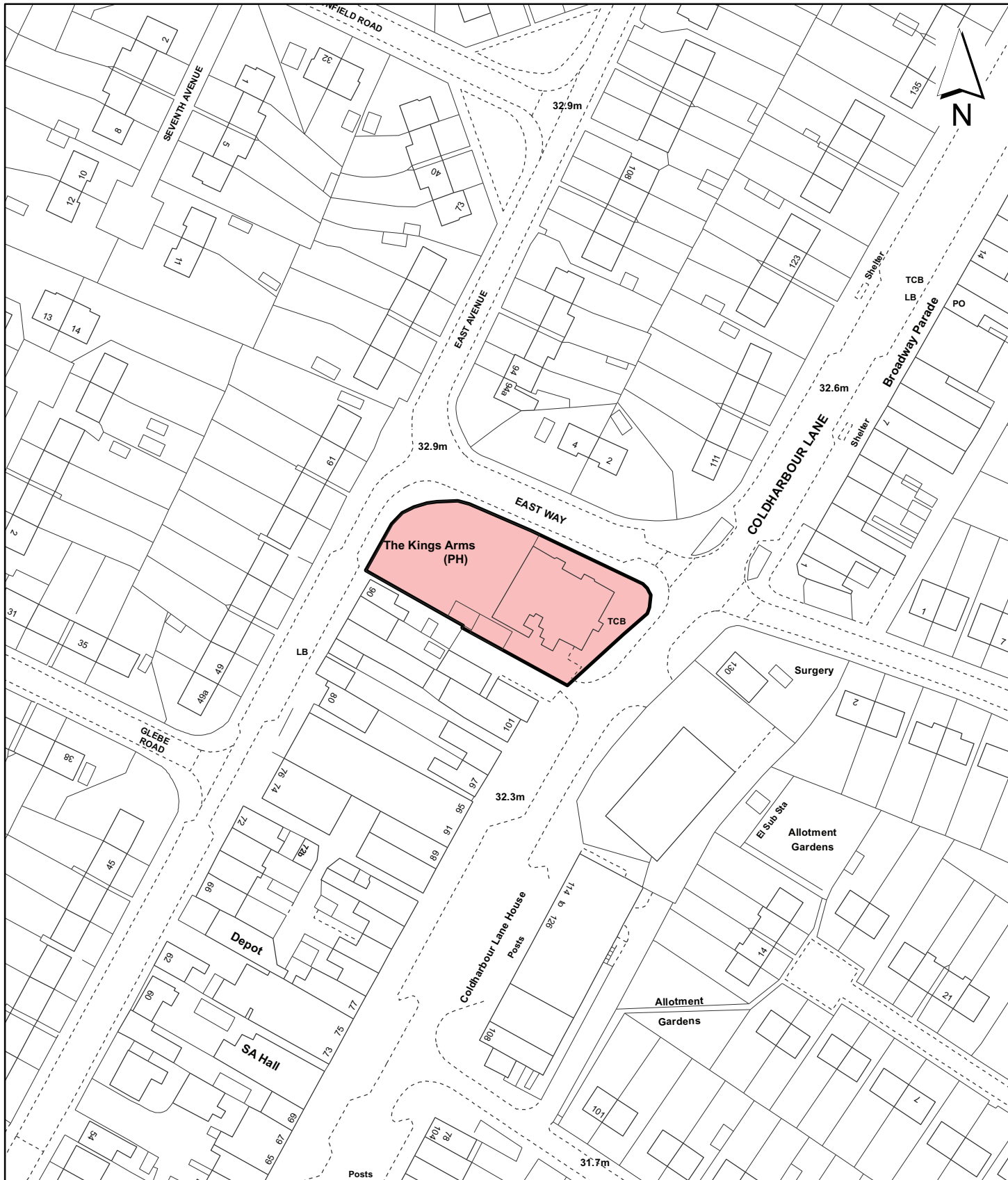
Accessible Hillingdon Supplementary Planning Document


Hillingdon Supplementary Planning Document, Planning Obligations

Hillingdon Supplementary Planning Document, Accessible Hillingdon

Contact Officer: Vanessa Scott

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>The Kings Arms P.H. 109 Coldharbour Lane Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>10954/APP/2011/1997</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major Application</p>	<p>Date</p> <p>January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address UNITS 1623 & 1685 STOCKLEY CLOSE WEST DRAYTON

Development: Redevelopment of site to provide industrial units for B1(c), B2 and/or B8 uses with associated access, parking, landscaping and ancillary works.

LBH Ref Nos: 51458/APP/2013/2973

Drawing Nos: Explosive Ordnance Threat Assessment dated 17/09/13
Desk-Based Assessment Issue 1
Utilities Appraisal Issue 2
Air Quality Assessment dated Oct 2013
Aboriginal Impact Assessment and Survey; Rev C 08/10/13
BREEAM Report dated Oct 2013
Bat Emergence Survey Report; Rev B dated 08/10/13
External Lighting Strategy; Issue 2
Flood risk assessment; Rev A (Part 2)
Framework Travel plan; Rev A
Geo-Environmental Report; Rev A
Landscaping Management Manual; Rev B
Environmental Noise Assessment, Rev R001
Extended Phase 1 Habitat Survey Rev B
Planning Statement dated Oct 2013
Soft Landscape Specification Rev B
Transport Statement dated Oct 2013
Additional Air Quality Emissions Data, dated 21 November 2013
Letter of response to consultee comments from Deloitte, dated 22 November 2013
Drainage layout Plan; 3680-505 T2
Doherty Baines Letter dated 051213
Letter from Agents dated 051213
Energy Strategy Issue 3
30619/PL/103
30619-PL-105
30619-PL-110
30619-PL-111
3490-E-100 Rev P2
3490-E-101 Rev P2
30619/PL/100
30619-PL-104B
30619-PL-107A
30619-PL-106A
30619-PL-108A
30619-PL-109A
Design and Access Statement Dated October 2013
1368-01 rev C
1368-02 Rev C
30619/PL/101
30619/PL/102

Date Plans Received: 09/10/2013 **Date(s) of Amendment(s):** 16/12/2013
15/10/2013

Date Application Valid:

1. SUMMARY

This application seeks full planning permission for the demolition of two commercial properties to provide three industrial units for Class B1 (c) (Light Industrial), B2 (General Industrial) and/or B8 (Storage or Distribution) uses with associated first floor office accommodation, parking provision and landscaping.

The site is located within an Industrial and Business Area as allocated on the Proposals Map of the Unitary Development Plan. The site designation is retained within the Local Plan Part 1 (2012). The existing site is occupied by one small industrial operator located to the west of the site with a former British Midlands training centre located to the west of the site. Both buildings are proposed to be demolished as part of these proposals.

The proposed industrial units will utilise the same vehicular access as the existing industrial units off Stockley Close but will incorporate a design which is in-keeping with other industrial units located within this industrial estate. The siting, design and external appearance of the proposed buildings are considered to be acceptable and there are no highways objections to the proposal, subject to the implementation of a Green Travel Plan at the site. The scheme is therefore recommended for approval subject to appropriate conditions.

The development proposals accords with the saved Unitary Development Plan policies, the Local Plan Part 1 policies, the London Plan and the NPPF.

2. RECOMMENDATION

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

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

i) Air Quality Management contribution £25,000

ii) Construction Training (financial sum for workplace coordinator and in-kind delivery of training scheme)

iii) Employment and Training Initiatives

iv) Travel Plan

v) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution.

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 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 Agreements have not been finalised by 14th January 2014, 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 employment and construction training, air quality management). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils 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 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 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, drawing numbers 30619/PL/100, 30619/PL/101, 30619/PL/102, 30619/PL/103, 30619-PL-104B, 30619-PL-105, 30619-PL-106A , 30619-PL-107A, 30619-PL-108A, 30619-PL-109A, 30619-PL-110, 30619-PL-111, 1368-01 rev C, 1368-02 Rev C, 3490-E-100 and 3490-E-101 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development accords with the plans hereby approved.

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:

Inclusive Access Measures (Design & Access Statement dated Oct 2013),

Air Quality Mitigation Measures (Air Quality Assessment dated Oct 2013 and Additional Air Quality Emissions Data, dated 21 November 2013),

Tree Protection Measures (Tree Survey dated 08/10/13 Rev C),

Sustainable Design Measures (BREEAM Report dated Oct 2013),

Ecological Mitigation Measures (Bat Emergence Survey Report dated 08/10/13 Rev B,

Extended Phase 1 Habitat Survey Rev B),
Noise Mitigation Measures (Environmental Noise assessment, Rev R001_, and
Soft Landscaping (Soft Landscape Specification Rev B).

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 accords with the documents hereby approved.

4 COM13 Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of Part 8, 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 not be extended without the
prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess all the implications of the development
and in accordance with policies AM14 and OE1 of the Hillingdon Local Plan: Part Two
Saved UDP Policies (November 2012).

5 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990
(or any others revoking and re-enacting this provision with or without modification), no
additional internal floorspace or mezzanines shall be created in excess of that area
expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development
and in accordance with policies AM14 and OE1 of the Hillingdon Local Plan: Part Two
Saved UDP Policies (November 2012).

6 OM11 Floodlighting

No additional floodlighting or other form of external lighting and CCTV shall be installed
unless it is in accordance with details which have been submitted to and approved in
writing by the Local Planning Authority. Such details shall include location, height, type
and direction of light sources and intensity of illumination. Any lighting and CCTV
apparatus that is so installed shall not thereafter be altered without the prior consent in
writing of the Local Planning Authority other than for routine maintenance which does not
change its details.

REASON

To safeguard the amenity of surrounding properties and in the interests of highway
safety in accordance with policies AM14 and BE13 of the Hillingdon Local Plan: Part Two
Saved UDP Policies (November 2012).

7 B2 Planting Schedule

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 (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously
diseased or dying shall be replaced by one of a size and species to be agreed in writing

with the LPA. 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 LPA. 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 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

REASON

The trees and other vegetation makes a valuable contribution to the amenity of the area and to comply with Section 197 of the Town and Country Planning Act 1990.

8 TL6 Landscaping Scheme - implementation

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

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

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

9 NONSC Non Standard Condition

Notwithstanding the Town and Country Planning (Use Classes) Order (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the units shall not be used as a data centre.

REASON

To ensure compliance with the energy and sustainability details hereby approved.

10 NONSC Maintenance of Landscaped Areas

The landscape maintenance for the development hereby approved shall be carried out in accordance with the 'Landscape Management Manual' Rev B dated 08/10/13 for a minimum period of 5 years. Maintenance shall be carried out in accordance with this document.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 COM31 Secured by Design

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

REASON

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

12 NONSC Energy

Before the development is occupied, details of any plant, machinery or fuel burnt as part of the energy provision for the development shall be submitted for each unit to the LPA for approval. This shall include pollutant emission rates with or without mitigation technologies. The use of ultra low emission gas CHPs and boilers is recommended.

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

13 NONSC Air Quality

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

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

14 NONSC Sustainability

Prior to the occupation of the development a scheme for the inclusion of living walls and screens (where feasible) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development shall not be occupied until all approved plans have been implemented.

Reason

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan.

15 TL3 Protection of trees during site clearance and development

Prior to the commencement of the relevant part of the development, a planting schedule

shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include full details of tree/plant quantities proposed to be provided at the site.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 COM30 Contaminated Land

((A) The development hereby approved shall be commenced in accordance with approved document 'Geo-Environmental Investigation and Assessment, BMA Site, Stockley Close, West Drayton (Revision A), by Capita for Bilton plc dated 7 October 2013'.

Subject to further on site investigations any contamination not identified in the method statement which is found, the applicants are required to provide a further 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

(B) 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

(C) 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 for approval 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 Local Plan: Part Two Saved UDP Policies (November 2012).

17 COM15 Sustainable Water Management

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

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

throughout its lifetime.

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

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

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

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

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
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.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.28	(2011) Restoration of the Blue Ribbon Network
LPP 7.3	(2011) Designing out crime
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

3

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £304,110.13 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

4

Network Rail Informatives

FENCING

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rails boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Networks Rails existing fencing/wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rails boundary must also be disturbed.

DRAINAGE

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rails culvert or drains. In the interest of the long term stability of the railway, it is recommended that soakaways should not be constructed within 20 metres of Network Rails boundary.

SAFETY

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rails structures and adjoining land. In view of the close proximity of these proposed works to the railway boundary the developer must contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rails infrastructure. Where trees exist on Network Rail land and the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishments guidelines.

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

LIGHTING

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

SAFETY BARRIER

Where new roads, turning spaces or parking areas are to be situated adjacent to the railway; which is at or below the level of the development, suitable crash barriers or high kerbs should be provided to prevent vehicles accidentally driving or rolling onto the railway or damaging the lineside fencing.

ACCESS POINTS

Where Network Rail has defined access points, these must be maintained to Network Rails satisfaction.

5

Heathrow Airport Limited

HAL Informative:

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

6

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(A) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of:

(i) 0800 and 1800 on Monday to Friday;

(ii) 0800 and 1300 on Saturday;

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228.

(B) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance- The control of dust and emissions from construction and demolition, GLA, November 2006)

(C) No bonfires on the site shall be allowed to take place at any time.

7

Waste Informatives:

The occupiers are required to make an arrangement with either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard)

The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to the level of the collection vehicle.

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

8 125 Consent for the Display of Adverts and Illuminated Signs

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of the Stockley Close Industrial Estate and has an area of 1.92ha. The existing site comprises of two business units, the larger unit was occupied until recently by British Midlands and used for office purposes, this building comprises 11,347sqm. The smaller building is a light industrial unit comprising 930 sq metres, the combined existing floor area of the site is 12,277sq metres.

The wider Stockley Close Industrial Estate covers an area of 4.4ha. The estate is accessed from Stockley Road (A408) approximately 1km to the north of Junction 4A of the M4 and is separated from the wider industrial area of the Hayes/West Drayton corridor by the Paddington mainline railway.

3.2 Proposed Scheme

Full planning permission is sought for the construction of three industrial units to provide B1(c), B2 or B8 uses. The units would be within two buildings and are proposed to provide a gross floor area of 8,440 sq metres (GIA), with some ancillary office accommodation within each unit. Unit 1 will have a floor area of 3,321 sq metres GIA, Unit 2 will have a floor area of 2,721 sq metres and Unit 3 will have a floor area of 2,398 sq metres. The ancillary office accommodation in each unit will be provided at mezzanine level.

The parking and loading areas for Units 1 and 2 would be located in the front yard of both units, the parking area for Unit 3 would be located on the side elevation of the property with car parking provided within the front yard, all units are accessed from Stockley Close. Stockley Close is an adopted highway and would remain in its present alignment. A total of 75 car parking spaces are proposed on-site, including 8 disabled parking spaces.

The applicant has submitted a design and access statement with the application. This provides a description of the development in terms of its layout and scale, appearance and landscaping and details of access and facilities for people with disabilities.

3.3 Relevant Planning History

51458/A/97/1537

South Of The Railway Stockley Close West Drayton

Redevelopment to provide a flight simulation training centre

Decision: 01-04-1998 Approved

51458/APP/2013/2769 Bmi Training Centre And Unit 1 Stockley Close West Drayton

Prior notification to demolish BMI Training Centre and Unit 1 Stockley Close under Schedule 2 (Part 31) of the Town and Country Planning (General Permitted Development Order) 1995 (GPDO).

Decision: 10-10-2013 PRN

Comment on Relevant Planning History

Stockley Close was constructed in 1962 with the majority of the industrial premises constructed in the late 1960's.

Planning permission was granted on the 1st April 1998 for the redevelopment of the site to provide a flight simulation centre. British Midlands used the site as a bespoke training facility up until recently when British Midlands ceased trading. The training facility was designed as a bespoke unit and is not suitable for general industrial or warehousing use. (Planning ref: 51458/A/97/1537)

A Prior Approval Notice has been received by the Council seeking to demolish the existing building, this was determined favourably on 10th October 2013, allowing the buildings on site to be demolished in advance of the decision issued on the current planning application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| BE13 | New development must harmonise with the existing street scene. |
| 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. |
| BE25 | Modernisation and improvement of industrial and business areas |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |

LE2	Development in designated Industrial and Business Areas
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.28	(2011) Restoration of the Blue Ribbon Network
LPP 7.3	(2011) Designing out crime
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th November 2013**

5.2 Site Notice Expiry Date:- **8th November 2013**

6. Consultations

External Consultees

The application was advertised as a major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995. A press notice was placed in the local newspaper, a site notice was displayed at the application site and 46 neighbouring residents were consulted individually in writing.

1 letter of objection has been received.

The objections/comments raised which relate to material planning considerations can be summarised as follows:

1) Increased noise and associated disturbance;

OFFICER COMMENT: On balance the proposed development is not considered to cause an increase in local noise levels and disturbance that would materially impact upon these residential units.

2) Increased traffic and pollution;

OFFICER COMMENT: As a result of the closure of the training centre, the proposals result in a net reduction in vehicular movements, it is therefore not considered that the proposal will increase traffic. The industrial units will receive a number of HGV movements to serve the proposed industrial units, in view of the Air Quality Management Area which exists in this area, the Council will be securing a Green Travel Plan and planning obligations towards Air Quality Improvements.

3) Increased alarms going off at out of normal hours.

OFFICER COMMENT: This matter is related to noise, however there is no reason to believe the proposal would result in this occurring.

NETWORK RAIL

Network Rail have raised no objection to the proposals, subject to the approval of revised drawing 3680/505 T2 showing the sites proposed Drainage Layout. In addition, standard informatives have been requested for inclusion on the decision notice.

(OFFICER COMMENT: The requested Drainage Plan will form part of the approved drawings list and the requested informatives will be included within any decision notice issued.)

ENVIRONMENT AGENCY

An objection has been raised by the Environment Agency:

'The applicant has not demonstrated that the infiltration rate and storage volume required to attenuate surface water run off from the critical 1 in 100 chance in any year storm event, with an appropriate allowance for climate change, can be provided.'

(OFFICER COMMENT: Officers at the Environment Agency are working with the applicants to gather the technical information required to overcome the objection raised. At the time of writing this report, the details were not available, however the work should be completed shortly. An update on this matter will be provided within the Addendum Report published prior to the planning committee meeting.)

CANAL AND RIVERS TRUST

No objection raised.

HEATHROW AIRPORT LIMITED

No objection raised, subject to the imposition of an informative relating to Cranes.

ENGLISH HERITAGE

No objection raised and no further information required.

NATS SAFEGUARDING

No objection raised.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

Air Quality

Whilst the development results in a net decrease of vehicular movements (principally car movements), there is an overall increase in the number of HGV movements. As a result of increased HGV movements within a designated Air Quality Management Area, suffering from poor quality air, a planning obligation is requested of £25,000 towards the monitoring of Air Quality.

The following conditions are also required:

"Before the development is occupied, details of any plant, machinery or fuel burnt as part of the energy provision for the development shall be submitted for each unit to the LPA for approval. This shall include pollutant emission rates with or without mitigation technologies. The use of ultra low emission gas CHPs and boilers is recommended.

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

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

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

Land Contamination

In principle no objection is raised to the technical reports submitted relating to Land Contamination. Further information is required prior to commencement of construction works (excluding demolition and ground clearance) of a full remediation method statement. The following condition is therefore recommended:

"(A) The development hereby approved shall be commenced in accordance with approved document 'Geo-Environmental Investigation and Assessment, BMA Site, Stockley Close, West Drayton (Revision A), by Capita for Bilton plc dated 7 October 2013'.

Subject to further on site investigations any contamination not identified in the method statement which is found, the applicants are required to provide a further 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

(B) 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

(C) 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 for approval 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)."

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

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)."

Noise

No objection raised in principle subject to the imposition of the following informatives:

Construction Site Informative:

"Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(A) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of:

(i) 0800 and 1800 on Monday to Friday;

(ii) 0800 and 1300 on Saturday;

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228.

(B) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance- The control of dust and emissions from construction and demolition, GLA, November 2006)

(C) No bonfires on the site shall be allowed to take place at any time."

HIGHWAYS

The site currently comprises of two buildings in the form of an office with a GEA of 11,347 sq metres and an industrial unit with a GEA of 930 sq metres. The two elements of the existing site have a combined parking provision of 152 spaces.

The proposal is for a total GEA of 8728 sq metres of B1c/B2/B8 units with a total of 75 parking spaces with 8 disabled bays. A total of 20% of parking spaces will contain electric charging points with a future passive provision of 20%.

36 cycle parking spaces are provided. They need to be covered and secure.

The site has a PTAL of 1b, which is classified as poor.

A reduction in the floor area and car parking provision also leads to a reduction of two way vehicular traffic of 71 cars during the AM peak and 58 during the PM peak. However the uses now proposed result in a modest increase of HGV movements of 7 vehicles (two way) during the AM and 8 (two way) during the PM peak.

A travel plan has also been submitted.

No objections are raised on highways grounds.

TREE AND LANDSCAPING

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.

- Michael Sparks' Design & Access Statement includes a description of the site and context, an analysis of the existing vegetation and sets out clear landscape objectives to enhance both the landscape and ecological quality of the site.

- This is supported by an Extended Phase 1 Habitat Survey, by Viewpoint Associates. This was followed by a Phase 2 Survey, completed in September 2013. This concluded that no further bat surveys are required.

- An Arboricultural Survey and Arboricultural Impact Assessment, has been prepared by Viewpoint,

based on a survey undertaken in August 2013.

- 76No. trees were surveyed. The Arboricultural Impact Assessment (AIA) confirms that there is 1No. grade 'A' (good condition and value) tree (T21, *Betula pendula*) on the site, which will be retained as part of the new proposal. 2No. grade 'B' (moderate) trees (T28 and T29, *Betula pendula*) - out of a total of 20No. recorded will be retained. 2No. grade 'C' (poor) trees (T22, *Alnus incana* and T28, *Betula pendula*) of the 56No. recorded trees will be retained.
- The AIA provides a comprehensive breakdown of trees to be removed and retained. Of the 76No. surveyed, 71No. are due to be removed, 25No. of which are justified due to 'declining health and sound arboricultural practice', leaving 46No. to be removed to facilitate the development. This is graphically summarised in the Tree Removal & Tree Management Schedule.
- The trees to be retained are within a linear group in the southern corner of the site, close to the boundary with the adjacent yard of building 363 and the edge of the SINC to the east, as shown on Viewpoint drawing No.1368-05. This plan also indicates the exclusion zone required to protect the trees.
- The application is supported by comprehensive documents by Viewpoint: Soft Landscape Specification and a Landscape Management Manual - both based on the NBS system (industry standard).
- Michael Sparks' drawing No. 30619/PL/105 shows the site layout which includes three units (unit 1 detached and units 2 and 3 semi-detached) ranged along the northern boundary. Each will have its own segregated parking and service yard.
- This drawing indicates new / replacement planting buffers along the east and west boundaries and south (west) boundaries. Modest areas of soft landscape are also provided within each plot, defining boundaries and enhancing entrances. Planting will include 74No. semi-mature, advanced nursery stock and standard trees, planted in six differing species have been included 'to broaden the ecological diversity of the site and local environment'.
- Viewpoint drawing Nos. 1368-02 sheets 1 and 2 Rev C provide detailed planting. A further drawing provides a Plant Stock Schedule, including a range of native species and ornamental species.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

Recommendations:

There is no objection to this proposal. The current landscape proposals are comprehensive and go some way to mitigate the loss of existing trees. The only outstanding information is;

- Total number of trees / other plants has not been added to the schedule. This information is required.

(OFFICER COMMENT: A condition will be added to request and have approved the number of trees /other plants proposed at this site.)

WASTE

No objections raised subject to the imposition of the following informatives:

"The occupiers are required to make an arrangement with either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard)

The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to the level of the collection vehicle.

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act."

(OFFICER COMMENT: The requested informatives will be included on any decision notice issued.)

Conservation and Design
No comments received.

(OFFICER COMMENT: The application site is not located in an area of heritage value/assets. The Design of the proposed development is discussed within the main body of this report.)

ENERGY

The energy assessment submitted with the application and the subsequent supporting technical note (contained in Deloitte's letter 22 November 2013) demonstrates the development can meet the necessary 40% reduction in CO2.

I am concerned about the cost attributed to the m2 of PV panels. Whilst the amount of PV presented helps meet the required CO2 reduction target, it may not be entirely deliverable for a future developer due to cost. However, there is assurance from the applicant that the amount of PVs is feasible. There should be no future attempts to reduce the cost or amount of PV by future developers.

The proposal complies with the London Plan policies within chapter 5,

ECOLOGY

The letter of 22 November 2013 attempts to address previous concerns raised regarding the ecology of the site. It suggests that the loss of 71 trees will have limited impact on ecology as the trees were considered to have low ecological value. That quantity of trees is inherently of ecological value, even if they do not support protected species, or have aesthetic value. The planting of 74 trees will make up for the loss, but not for a significant amount of time. The assessment undervalues the importance of the existing vegetation with regards to ecological value and therefore does not provide the necessary level of protection. The enhancement measures proposed are not sufficiently mapped or outlined.

The following condition is therefore necessary to provide final details of the proposed enhancement measures:

CONDITION

"Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

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

(OFFICER COMMENT: Given that the development works are not considered to have a detrimental impact on local ecology, it is not considered necessary to impose the above condition.)

SUSTAINABILITY

The letter dated 22 November 2013 attempts to explain why Living Walls and Roofs have been dismissed. There are two reasons given:

1 - Load Bearing Structure

The applicant claims that due to the design of the building it is not possible to include green roofs due to their weight. Firstly the applicant has provided a paucity of information to support this claim, appears to have only detailed one type of roof which conveniently weighs too much, and fundamentally fails to consider any options for different types or roofs or for how much of the roof could be supported.

In general the building has been selected without planning policy in mind.

The information to dismiss why living walls cannot be included is even less than that for green roofs. My previous comments to the applicant outlined living walls as being little more than green screens and not the elaborate systems which the applicant has focused on when dismissing them. The suggestion by the applicant is that a living wall could have a negative impact on structural integrity - which given the suggestion of simple green screens and the myriad of options for living walls, suggests that this has not been thought through properly.

2 - Impacts on Aviation

The applicant has suggested that Living Walls cannot be included because these are contrary to CAA guidelines and will have an aviation impact. This suggestion is made in the same section as the claim that the scheme will improve wildlife potential through the planting of 74 trees. Suffice to say, this is a nonsensical suggestion.

There is no reason this development cannot provide some form of living walls or partly green roofs as previously requested. The applicant should also be aware that the design of buildings needs to reflect planning policy and not to try and work out which policies are appropriate after they have selected a design. The following condition is entirely consistent with Circular 11/95 and is importantly necessary:

Condition

"Prior to commencement of development a scheme for the inclusion of living walls, roofs and screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans."

Reason

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

(OFFICER COMMENT: Much of the roof space is to be taken up by Photovoltaic Panels and therefore Green Roofs may not be compatible for this development. It is considered that the applicants should further investigate the inclusion of living walls and screens and therefore the condition will be amended and included on any decision notice issued.)

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within a designated Industrial and Business Area (IBA) on the

Proposals Map of the Unitary Development Plan. Policy LE2 of the Local Plan: Part Two Saved UDP Policies (Nov 2012) states that IBAs are designated for business, industrial and warehousing purposes (Use classes B1c-B8) and for sui generis uses appropriate in an industrial area.

The application proposes the erection of modern business premises to cater for business, industrial and warehousing purposes (Use classes B1c, B2 and/or B8) and the proposal is therefore acceptable in principle and accords with Local and Regional planning policies.

The submitted application proposes an open use which could comprise B8 uses. Data Centres fall into the B8 use classes are considered to be an inappropriate use at this site. The proposals have not considered the additional noise and energy requirements which are required to serve a Data Centre. As such, it is proposed to exclude the use of these premises from Data Centre use by virtue of a planning condition. Subject to such a condition there is no objection to the principle of development.

7.02 Density of the proposed development

Not Applicable. The application does not comprise any residential floorspace, as such density is not considered relevant to the proposal.

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

Not Applicable. The site does not fall within an Archaeological Priority Area, Conservation Area or Area of Special Character. The existing building are not locally listed or a statutorily listed. As such the proposals raises no heritage issues.

7.04 Airport safeguarding

The proposal does not conflict with aircraft safeguarding criteria. Heathrow Airport Limited have requested the imposition of an informative relating to the use of Cranes during the construction phase, which would be included in any planning decision notice issued.

7.05 Impact on the green belt

Not Applicable. The site does not fall within land designated as Green Belt and therefore raises no Green Belt issues.

7.07 Impact on the character & appearance of the area

Saved policy BE25 of the Local Plan: Part Two seeks to ensure the modernisation and improvement of Industrial and Business Areas through careful attention to the design and landscaping of buildings and external spaces. Where appropriate, the policy seeks to improve vehicular and pedestrian access and circulation routes through the area and environmental improvements.

The site is located within a designated IBA and therefore buildings to the south of the site comprise other industrial and warehousing units. The western boundary of the site comprises the Stockley Road. Stockley Road when travelling north, rises as it approaches the railway which abuts the sites northern boundary. This change in levels obscures views into the site from Stockley Road. Residential properties are located on the opposite side of Stockley Road, to the west of the application site.

The application proposes the erection of two modern industrial buildings. All buildings are proposed to be set away from the site boundaries to allow for on-site landscaping and the provision of servicing bays to serve all 3 units proposed.

The existing buildings on site comprise a single storey unit located to the west of the site and a four storey office building located to the west of the site. Both buildings are proposed to be demolished and replaced with single storey industrial warehouse buildings which measures 12.5 metres in height to the top of the parapet. Behind the parapet walls

are sloping roof forms which create a ridge height of 14 metres. As the ridge is centrally located and hidden behind the parapet, this additional height will have limited visibility from the site and surrounding area. An internal mezzanine is provided within these units to accommodate a small area of office floorspace at first floor level.

The elevational treatment on the buildings comprise a mixture of materials, profiles and colours, this assists in breaking down the facade of these industrial buildings. The entrances and first floor offices are provided with a glazed treatment to emphasise the entrances into the three proposed units. The design of the proposed units is similar to that of the existing buildings within the Stockley Close estate and therefore provide a complementary new build development within the estate.

The proposals include the provision of landscaping treatments which are considered to enhance the site and surrounding area. Additional tree planting is proposed along the sites western boundary abutting Stockley Road. This is an enhancement to the local streetscene and softens views of the proposed development from Stockley Road itself.

The proposed design is considered to have design integrity and provides an improvement to the local streetscene. The proposed external finishing materials comprising Grey Aluminium Cladding, high level translucent panels and aluminium framed windows are considered appropriate for the site and in the context of the surrounding area.

Whilst the applicants have provided indicative details of potential signage on these buildings, signage proposals will require advertisement consent which does not form part of this planning submission and an appropriate informative is recommended.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012) seeks to ensure that new buildings protect the privacy of residential neighbours and do not have a detrimental impact on local residential amenity including, loss of light and dominance.

The closest residential properties to the application site are located at Mulberry Crescent on the opposite side of Stockley Road which is itself a busy dual carriageway and rises in its level as you travel northwards. The separation distance between the properties is 56 metres. In view of this it is not considered that these properties would be likely to suffer any undue noise and disturbance as a result of the proposals. The distance between the proposed units and residential properties causes no other amenity impacts such as loss of light, overlooking and over-dominance.

7.09 Living conditions for future occupiers

The proposal is for an industrial building and accordingly there will be no future residential occupiers. The internal layout is suitable for future users of the industrial and warehousing buildings.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

CAR PARKING

Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012) states that new development will only be permitted where it is in accordance with the Councils adopted car parking standards. The scheme would provide 75 car parking spaces to serve all three industrial units. Of these car parking spaces, 8 would be dedicated disabled parking bays and electric charging provision will be made for 20% of spaces in accordance with the London Plan 2011. The Highways Officer has reviewed this proposal and the accompanying Transport Statement and considers this provision to be consistent

with Policy AM14 of the Local Plan and the London Plan policy requirements.

CYCLE PARKING

Policy AM9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012) requires cyclist facilities to be provided for the development. The development seeks to provide 36 cycle parking spaces which are clearly shown on the submitted plans and accord with policy requirements.

TRAFFIC IMPACT

The Highways Officer has reviewed the proposals and concurs with the submitted Transport Statement. The proposed development will result in a reduction of two-way trips throughout the day. The change in trip generation will result in an overall increase in HGV vehicles, however this is not considered unduly significant and accordingly, based on the analysis provided it is considered the scheme is acceptable subject to securing the submitted travel plan within the legal agreement.

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

This issue is addressed in Section 7.12 of the report.

SECURITY

The scheme has been designed with regard to Secure By Design principles including access and movement which provides gate controls to allow industrial units and clearly defined pedestrian routes to prevent a crossover of traffic.

Should approval be granted, a condition would be imposed to ensure security measures meet the Metropolitan Police 'Secure By Design' criteria.

7.12 Disabled access

Policy 7.2 of the London Plan and guidance within the HDAS- Accessible Hillingdon requires developments to be designed to be fully accessible for wheelchair users. The applicant has confirmed that the development would accord with provisions for inclusive access and fully comply with the requirements of Part M of the Building Regulations.

Level access is proposed to the entrances to the building and disabled car parking is located close to the building entrances. Whilst stairs are proposed within the design detailing, an area has been designated for the potential installation of a wheel chair lift. The proposals are considered to accord with the aims of policy 7.2 of the London Plan 2011, the HDAS Accessible Hillingdon SPD and policy AM15 of the Hillingdon Local Plan Part Two Saved UDP Policies (2012).

7.14 Trees, landscaping and Ecology

An aboricultural impact assessment accompanies the application, plus a Landscape Management and Maintenance Plan has been submitted. The Landscape Officer has confirmed no trees of high merit will be lost.

The proposals includes the loss of 71 trees, all of low ecological value and the replanting of 74 trees on site. A full Bat Survey has been submitted which does not identify any Bats in the buildings or trees. The proposals are therefore considered to be acceptable in

respect of landscaping and local ecology.

7.15 Sustainable waste management

The scheme provides details of refuse enclosures which are provided separately for each industrial unit. The proposals are therefore considered to be acceptable and in accordance with local policy.

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 40% in carbon emissions.

The application is supported by an assessment which indicates that the development has been designed to achieve just over 40% reduction in carbon emissions through the use of photovoltaic panels located on the roof of these three units. The development would therefore accord with London Plan policies in respect of Energy.

7.17 Flooding or Drainage Issues

The application site lies within Flood Zone 1 and is at low probability of flooding. Details of Surface Water Drainage were also submitted as part of the planning submission. The Environment Agency has been consulted and have raised an objection with regard to the technical details submitted to support the Drainage Strategy.

Officers are aware that the applicants and the Environment Agency are working together to resolve the technical details to allow the Environment Agency to remove their objection. At the time of writing this report however the information had not been completed to allow the Environment Agency to withdraw their objection. As such, an update on this matter will be provided in the Addendum report as Environment Agency Officers have advised that this is a matter which can be addressed.

7.18 Noise or Air Quality Issues

Given that the site sits in a predominantly industrial location with the closest residential properties on the opposite side of Stockley Road (over 50 metres away), the dominant noise source in this area will be vehicular traffic on Stockley Road. The application is accompanied by a detailed noise assessment and having regard to this information, it is therefore considered that the operations being undertaken by industrial/ warehouse occupiers will not have a detrimental impact on the residential amenity of Mulberry Crescent residents. No objection has been raised by the Councils Environmental Protection Unit.

The site lies within an Air Quality Management Area and the applicants have agreed to provide a financial contribution of £25,000 towards air quality improvements in the borough.

7.19 Comments on Public Consultations

1 letter of objection has been received.

The objections/comments raised which relate to material planning considerations can be summarised as follows:

1) Increased noise and associated disturbance;

OFFICER COMMENT: On balance the proposed development is not considered to cause an increase in local noise levels and disturbance that would materially impact upon these residential units.

2) Increased traffic and pollution;

OFFICER COMMENT: As a result of the closure of the training centre, the proposals result in a net reduction in vehicular movements, it is therefore not considered that the proposal will increase traffic. The industrial units will receive a number of HGV movements to serve the proposed industrial units, in view of the Air Quality Management Area which exists in this area, the Council will be securing a Green Travel Plan and planning obligations towards Air Quality Improvements.

Other comments raised are not deemed to be material planning considerations however are set out below for completeness:

3) Increased alarms going off at out of normal hours.

OFFICER COMMENT: This is not a material planning consideration.

7.20 Planning obligations

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

The Heads of Terms are as follows:

- i) Air Quality Management contribution £25,000;
- ii) Construction Training (financial sum for workplace coordinator and in-kind delivery of training scheme);
- iii) Employment and Training Initiatives for end user phase/operators;
- iv) Travel Plan;
- v) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution;

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

The site is located within an Industrial and Business Area as allocated on the Proposals Map of the Unitary Development Plan and forms part of a larger industrial estate comprising B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. The development is therefore acceptable in principle.

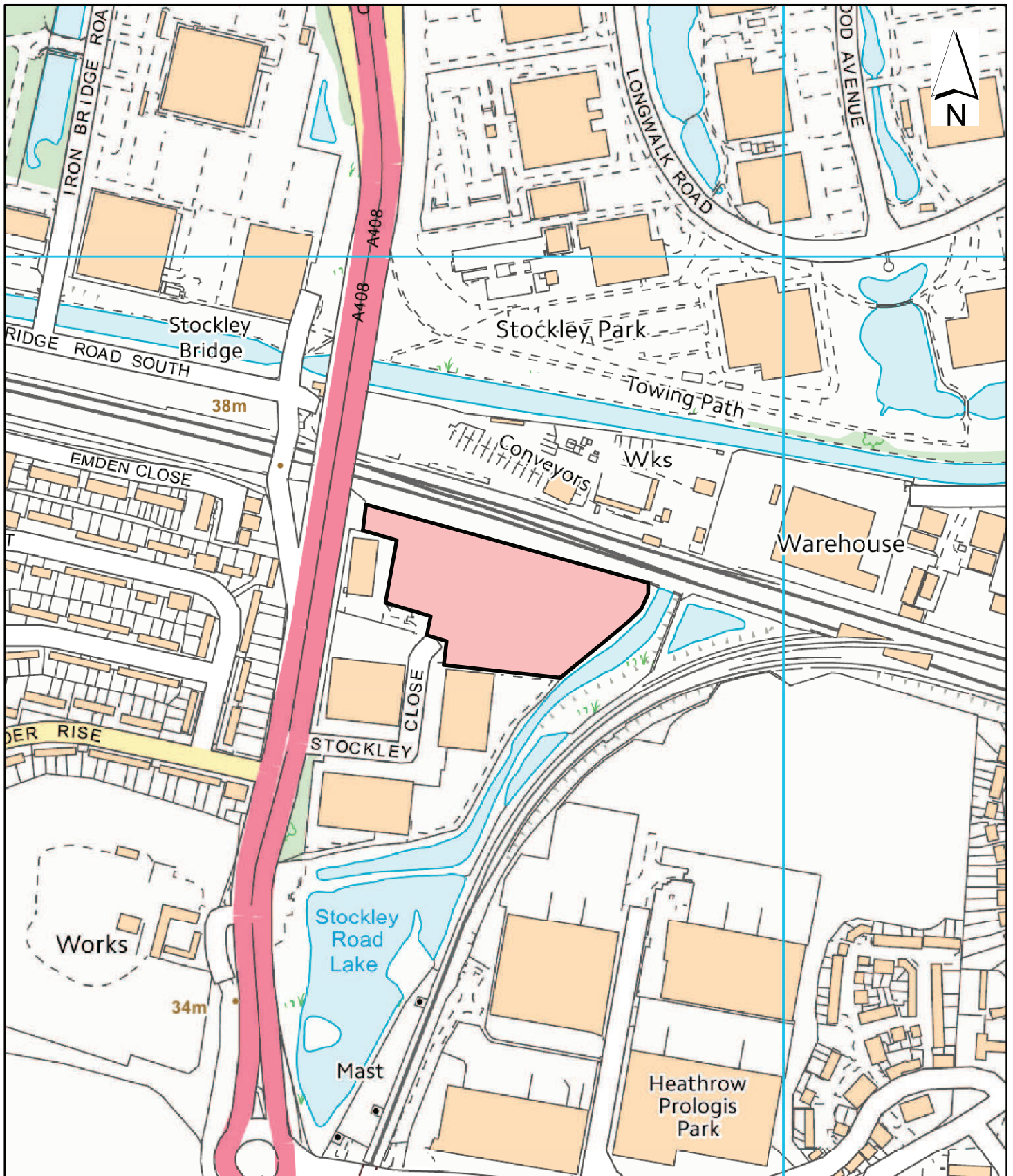
The siting, design and external appearance of the proposed buildings are considered acceptable and there are no highway objections to the proposal. Subject to the removal of the Environment Agency objection, which will be provided as an update at the committee meeting, the scheme is recommended for approval subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)
Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013)
Planning Obligations Supplementary Planning Document (July 2008)
Revised Chapter 4: Education Facilities of the Planning Obligations SPD (adopted 23 September 2010)
London Plan (July 2011)
National Planning Policy Framework (March 2012)

Contact Officer: Mandip Malhotra

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Units 1623 & 1685
 Stockley Close
 West Drayton**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:

51458/APP/2013/2973

Scale

1:4,000

Planning Committee

Major Application

Date

**January
 2014**



HILLINGDON
 LONDON

Plans for Major Applications Planning Committee 7 January 2013



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

Address 262-270 FIELD END ROAD EASTCOTE

Development: Change of Use of 4 storey commercial premises (Use Class B1 & D1) to Residential (Use Class C3) to comprise 12 x 2 bedroom flats, 13 car parking spaces and amenity space.

LBH Ref Nos: 18454/APP/2013/2449

Date Plans Received: 23/08/2013

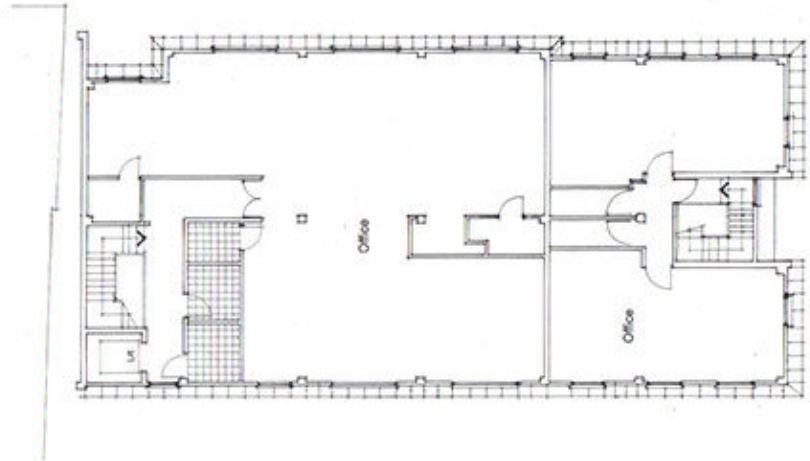
Date(s) of Amendment(s):

Date Application Valid: 11/10/2013

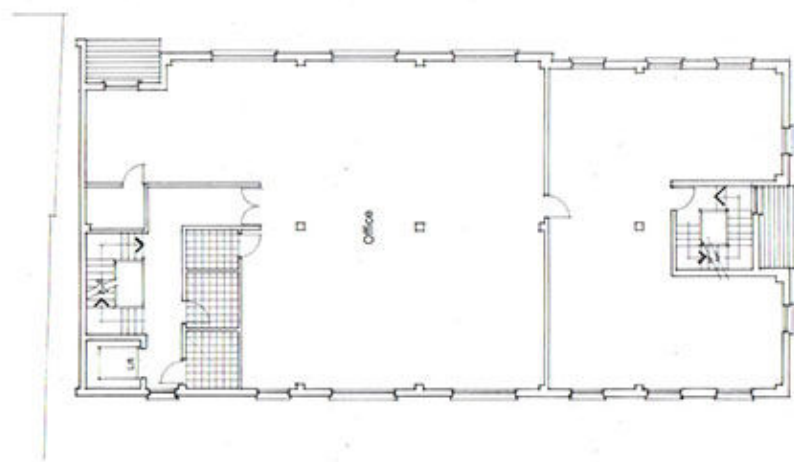


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Conversion of 263270 Field Road
Entrance into 12 No Flats
First & Second Floor Plans EXISTING
Drawing No. 2015007A
Date: 10/1/2015



Existing Second Floor Plan



Existing First Floor Plan

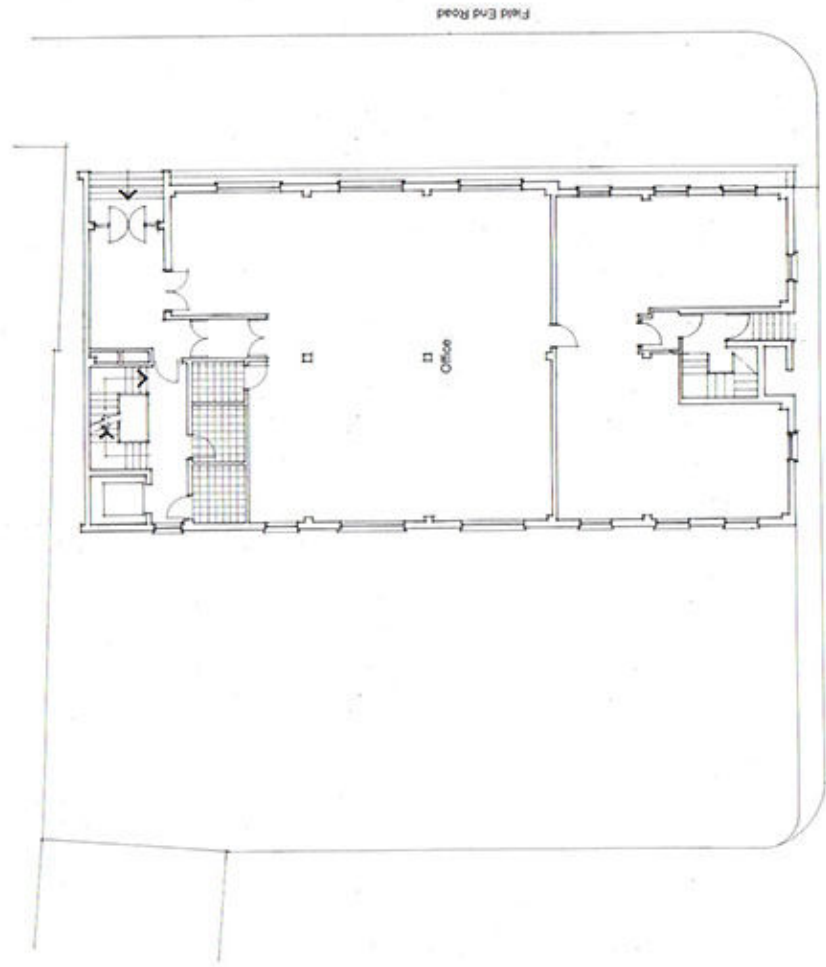


PROPOSED WORK
DATE: 27.11.11
DRAWN BY: [illegible]
CHECKED BY: [illegible]

CHASS
Architects
+
Quantity Surveyors

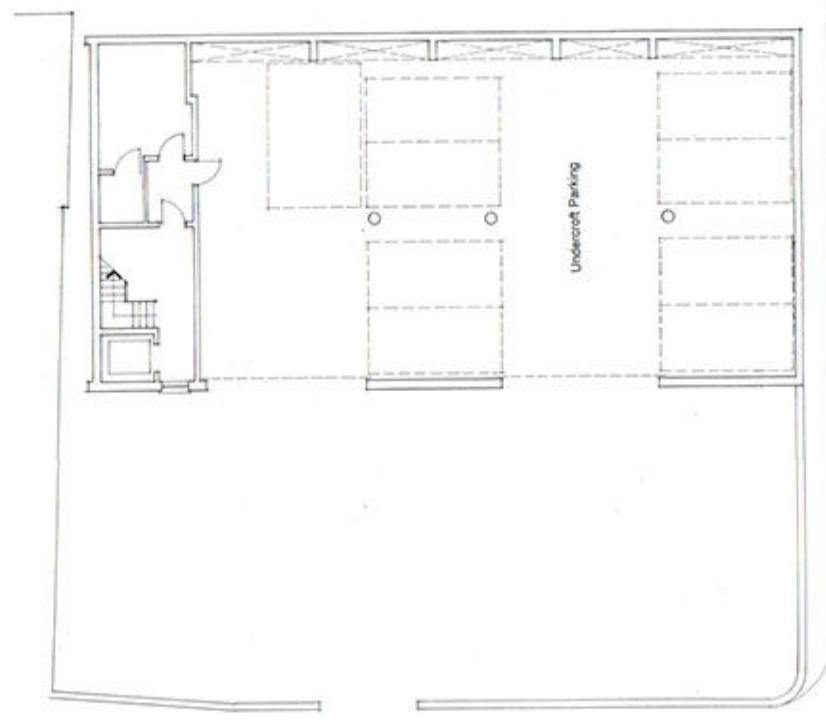
Conversion of 32375 Field End Road
Extension into 12 No Flats
Lower Ground & Ground Floor Plans EXISTING
DRAWING NO: 11/0001/1/1
DATE: 27th Nov 2011

George Street, London W1A 2AA



Existing Ground Floor Plan

Kidlane Close



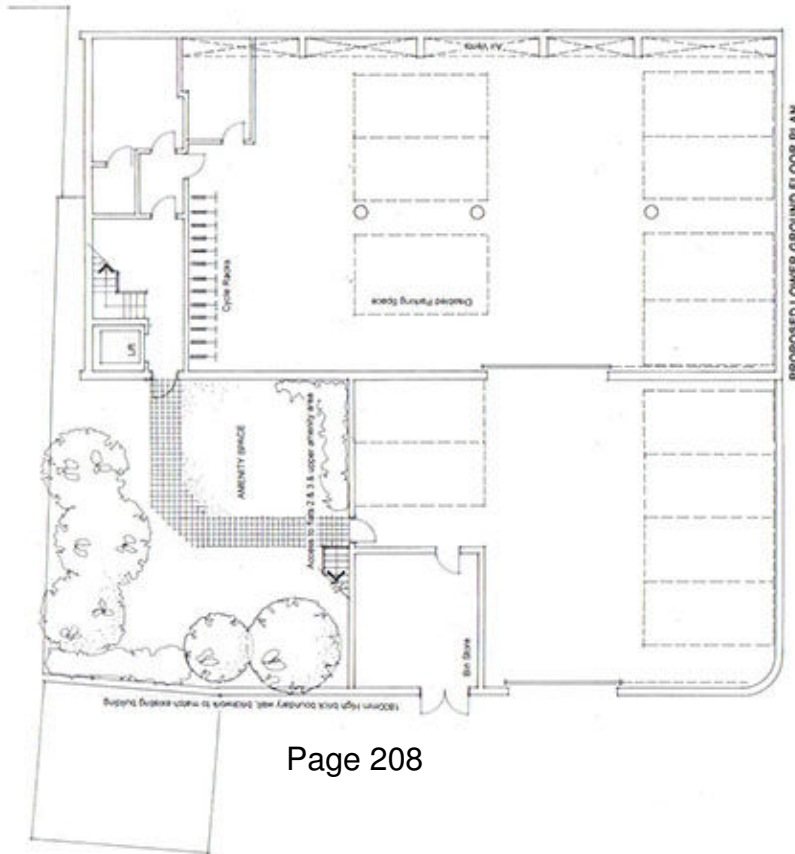
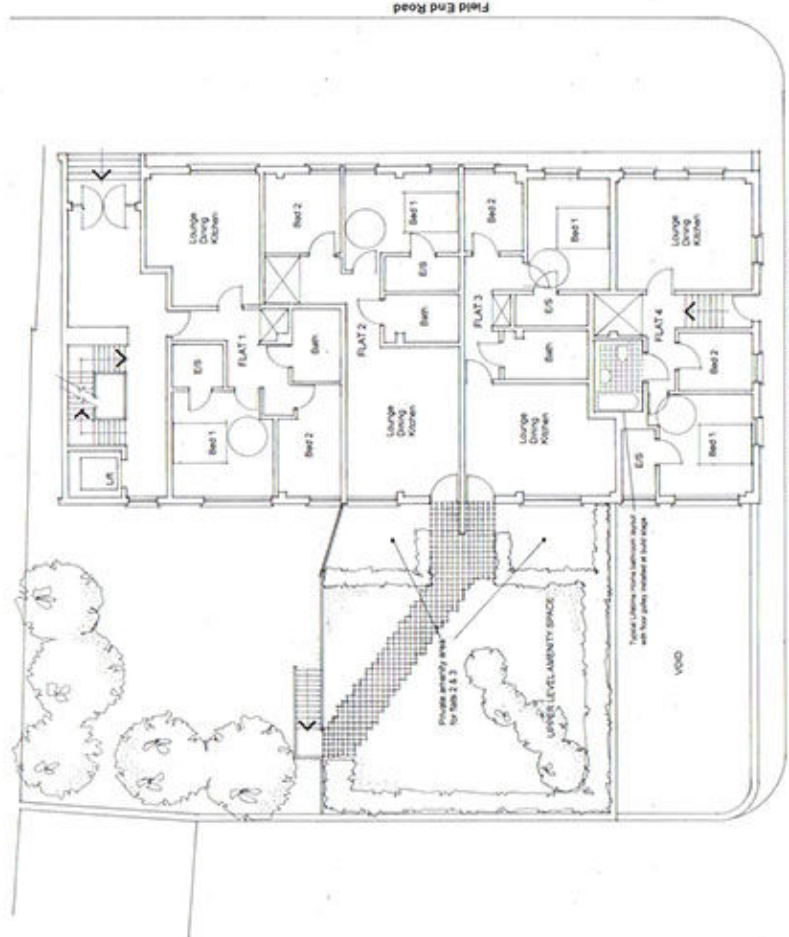
Existing Lower Ground Floor Plan



CHMS
Architects
Chartered
11/11/19

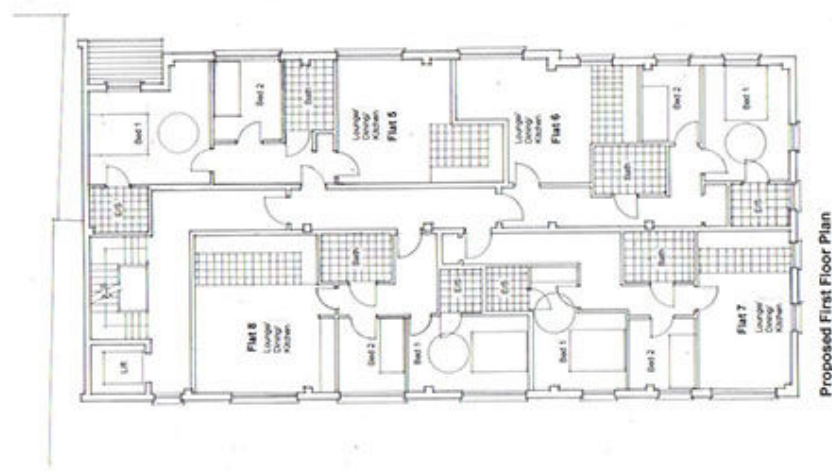
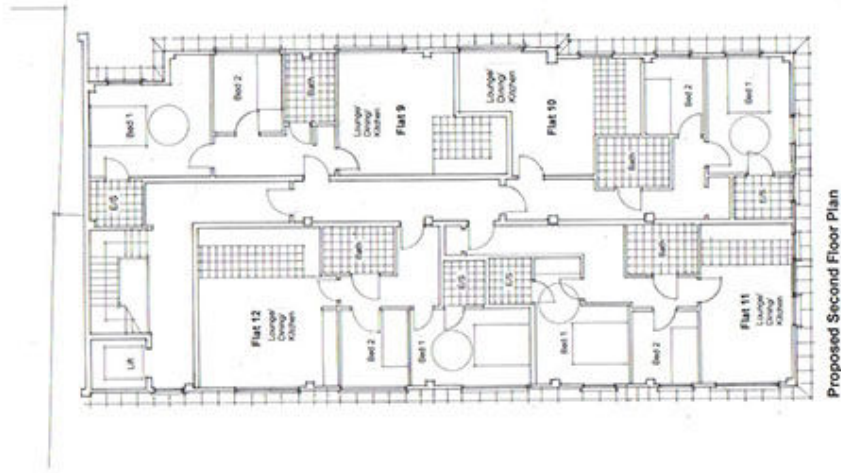
Field End Road Extension
Lower & Upper Ground Floor - PROPOSED
DRAWING NO. 11102019
DATE: 11/11/2019

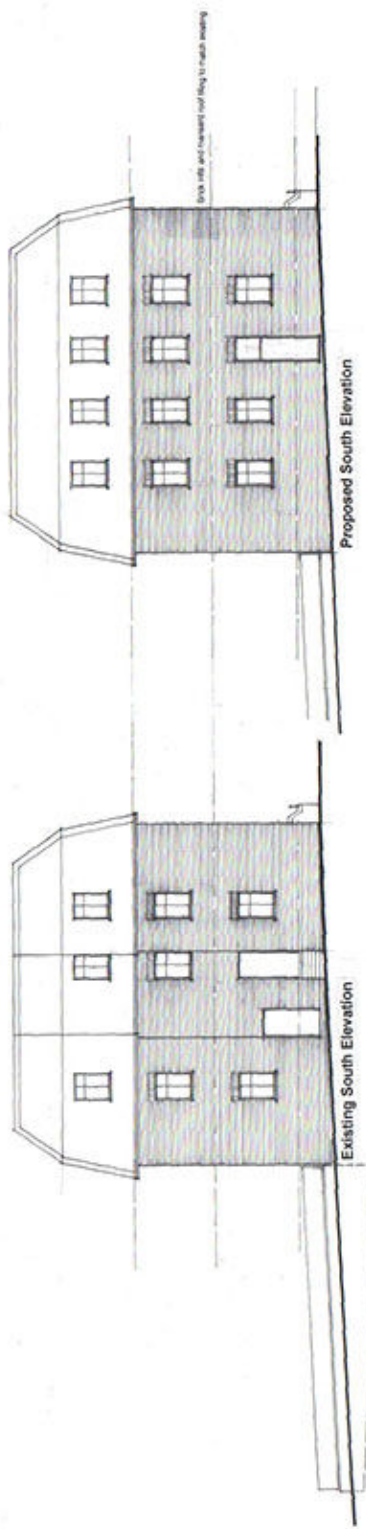
Project: 11102019





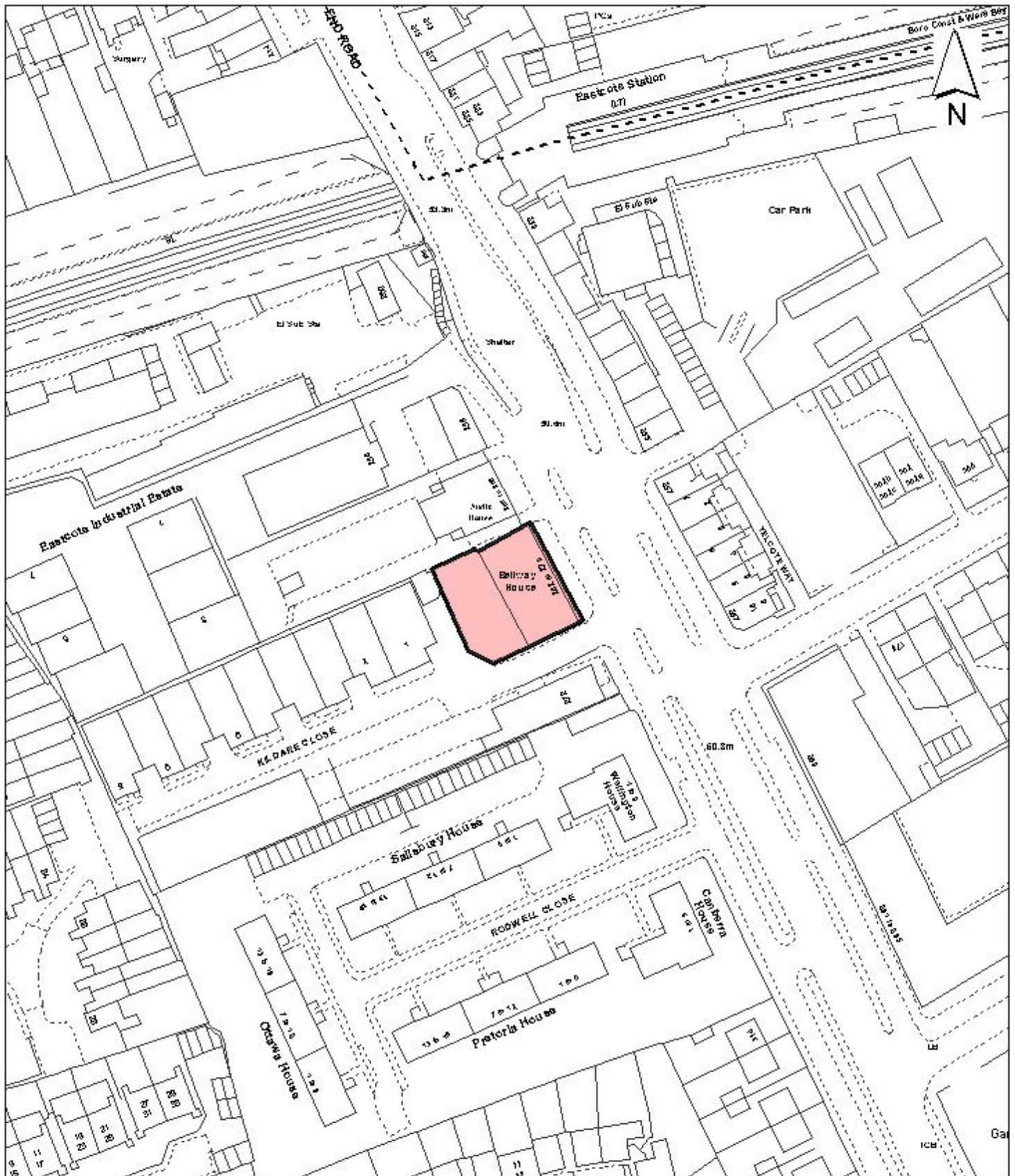
Conversion of 262270 Field End Road
Epsom into 12 No. Flats
First & Second Floor Plans PROPOSED
Scale: 1:100
Date: 04/07/2012





CHMS
 Architects
 &
 Interiors

Conversion of 26079 Field End Road
 to a
 4
 Storey Residential Building
 South Elevation EXISTING & PROPOSED, West Elevation PROPOSED
 CHMS/MS/12/001/01/C
 Date: 14th April 2012



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>262-270 Field End Road Eastcote</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>18454/APP/2013/2449</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major Application</p>	<p>Date</p> <p>January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address AIRPORT BOWL BATH ROAD HARLINGTON

Development: Application to extend the life of existing planning permission (ref. 38807/APP/2008/3493 dated 16/03/2009): Redevelopment of site to provide a 5-star luxury hotel (560 rooms), a conference and ballroom facility, a new 20-lane bowling centre, car parking, landscaping and associated works (including demolition of existing Airport Bowl premises and car park).

LBH Ref Nos: 38807/APP/2011/3120

Date Plans Received: 23/12/2011

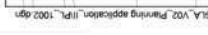
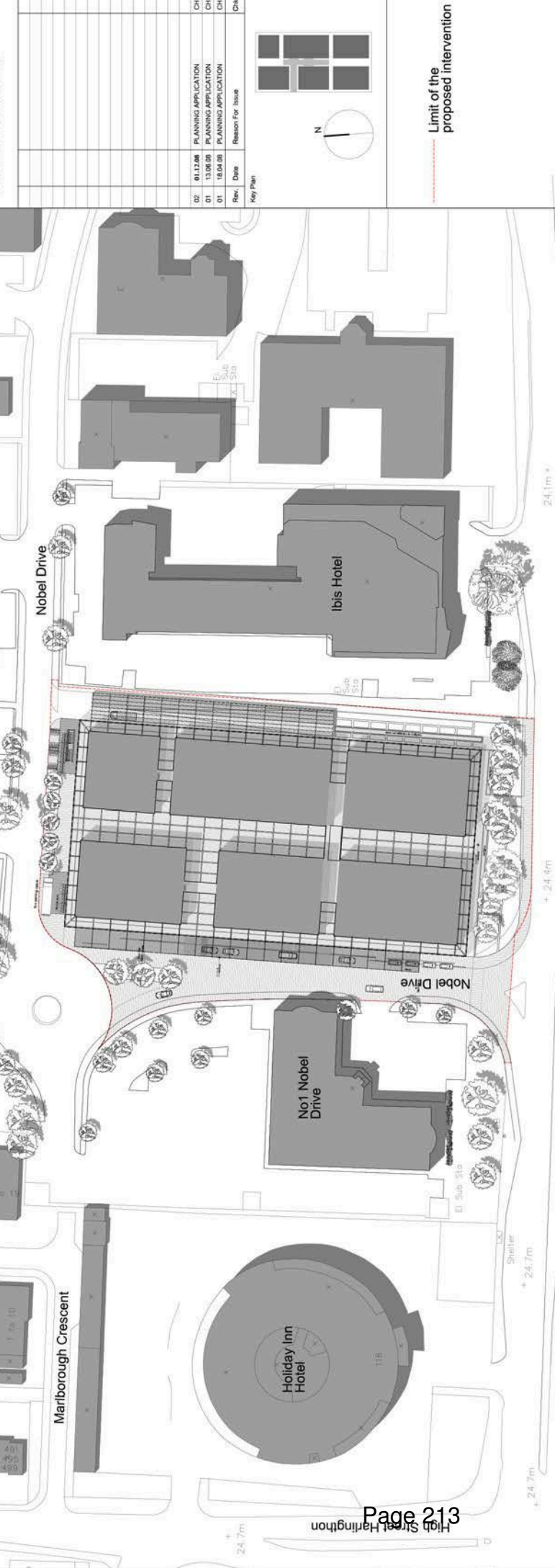
Date(s) of Amendment(s):

Date Application Valid: 10/02/2012

- General Notes**
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Rev.	Date	Reason for issue	CH
02	01.12.08	PLANNING APPLICATION	CH
01	13.06.08	PLANNING APPLICATION	CH
01	18.04.08	PLANNING APPLICATION	CH
			CH

Key Plan

Foster + Partners
 Riverside, 22 Hester Road
 London SW11 4AN
 T +44 (0)20 7758 0455
 F +44 (0)20 7758 1107

Client
Riva Bowl Limited

Project
Redevelopment of Airport Bowl Site

Title
Proposed site layout

Project No: 1623
 Scale @ A1: 1:500
 Date: 01.12.08
 Drawn By: DB
 Number: PL 1002
 Revision: 02

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 14 NOV 2008 12:08

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02	01.12.08	PLANNING APPLICATION	GH
01	13.06.08	PLANNING APPLICATION	GH
01	18.04.08	PLANNING APPLICATION	GH

Key Plan



Foster + Partners
 Riverside, 22 Hester Road
 London SW11 4AN
 T +44 (0)20 7788 0455
 F +44 (0)20 7788 1107

Client
 Riva Bowl Limited

Project
 Redevelopment of
 Airport Bowl Site

Title
 Elevation West Facade

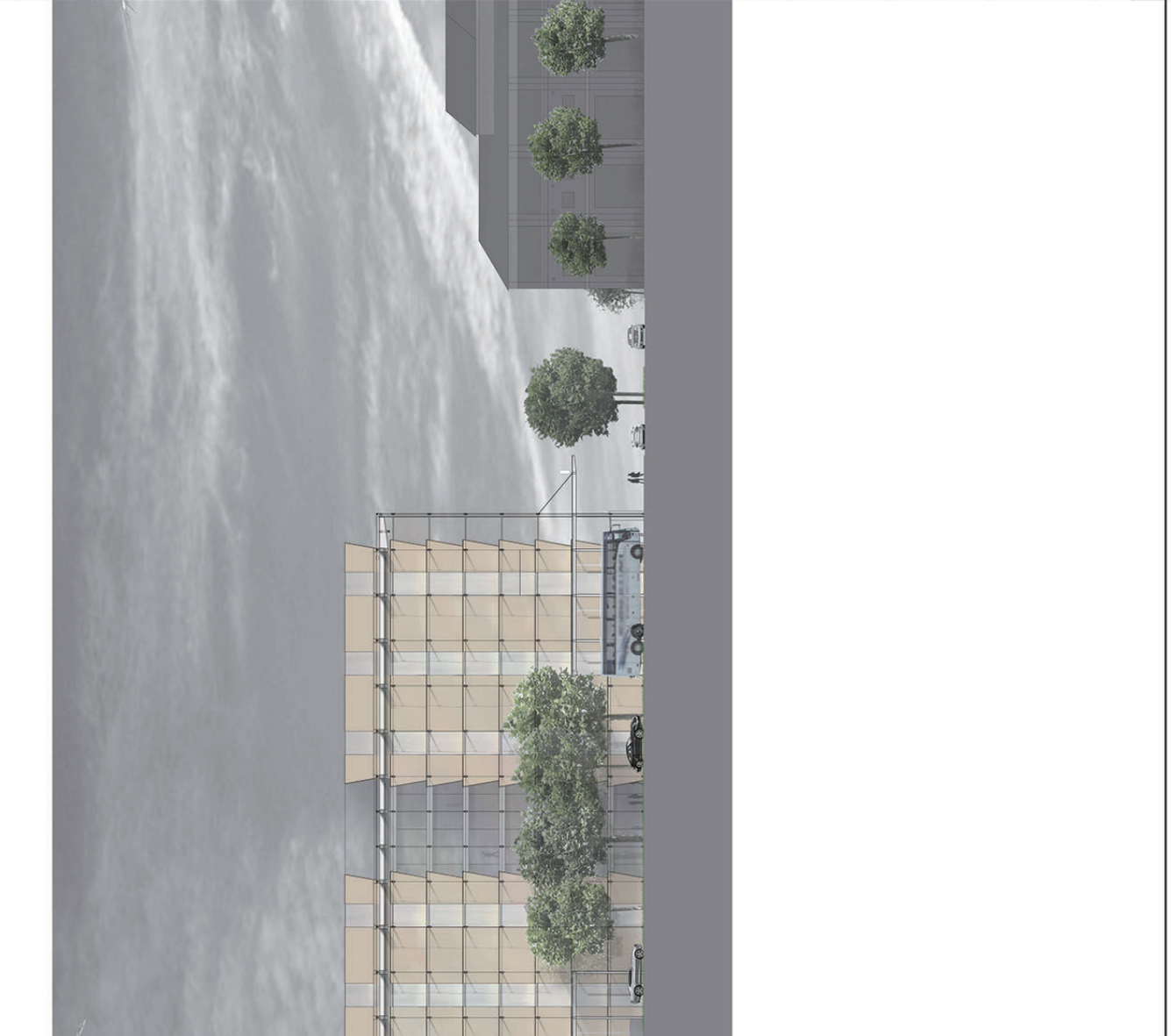
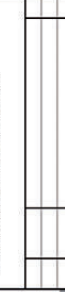


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01	13.06.08	PLANNING APPLICATION	CH
01	18.04.08	PLANNING APPLICATION	CH

Key Plan

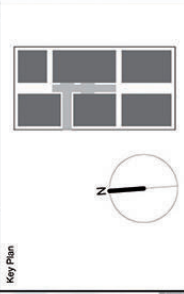


Foster + Partners			
Riverside, 22 Hester Road London SW11 4AN T +44 (0)20 7798 0455 F +44 (0)20 7798 1107			
Client	Riva Bowl Limited		
Project	Redevelopment of Airport Bowl Site		
Title	Elevation North Facade		
Project No.	Scale @ A1	Date	Drawn By
1623	1:200	01.12.08	DB
Number	Revision		
PL 1850	02		

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01	13.06.08	PLANNING APPLICATION	CH
01	18.04.08	PLANNING APPLICATION	CH



Foster + Partners
 Riverside, 22 Hester Road
 London SW11 4AN
 T +44 (0)20 7798 0455
 F +44 (0)20 7798 1107

Client
 Riva Bowl Limited

Project
 Redevelopment of
 Airport Bowl Site

Title
 Elevation South Facade

Project No.	Scale @ A1	Date	Drawn By
1623	1:200	01.12.08	DB
Number	Revision		Revision
PL 1851			02

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Foster + Partners		Project: Redevelopment of the Airport Bowl site	
Riverside, 22 Heafer Road London SE10 4AN T +44 (0)20 7588 0455 F +44 (0)20 7588 1107		Title: Level 00 Hotel accommodation and Reception	
Client: Riva Bowl Limited		Number: PL 1500	
Project No: 1623	Scale @ A1: 1:200	Date: 01.12.08	Revision: 02
Drawn By: DB			

Drawing Status	
02	01.12.08 PLANNING APPLICATION CH
01	13.08.08 PLANNING APPLICATION CH
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Rev.	Date Reason For Issue

Key Plan

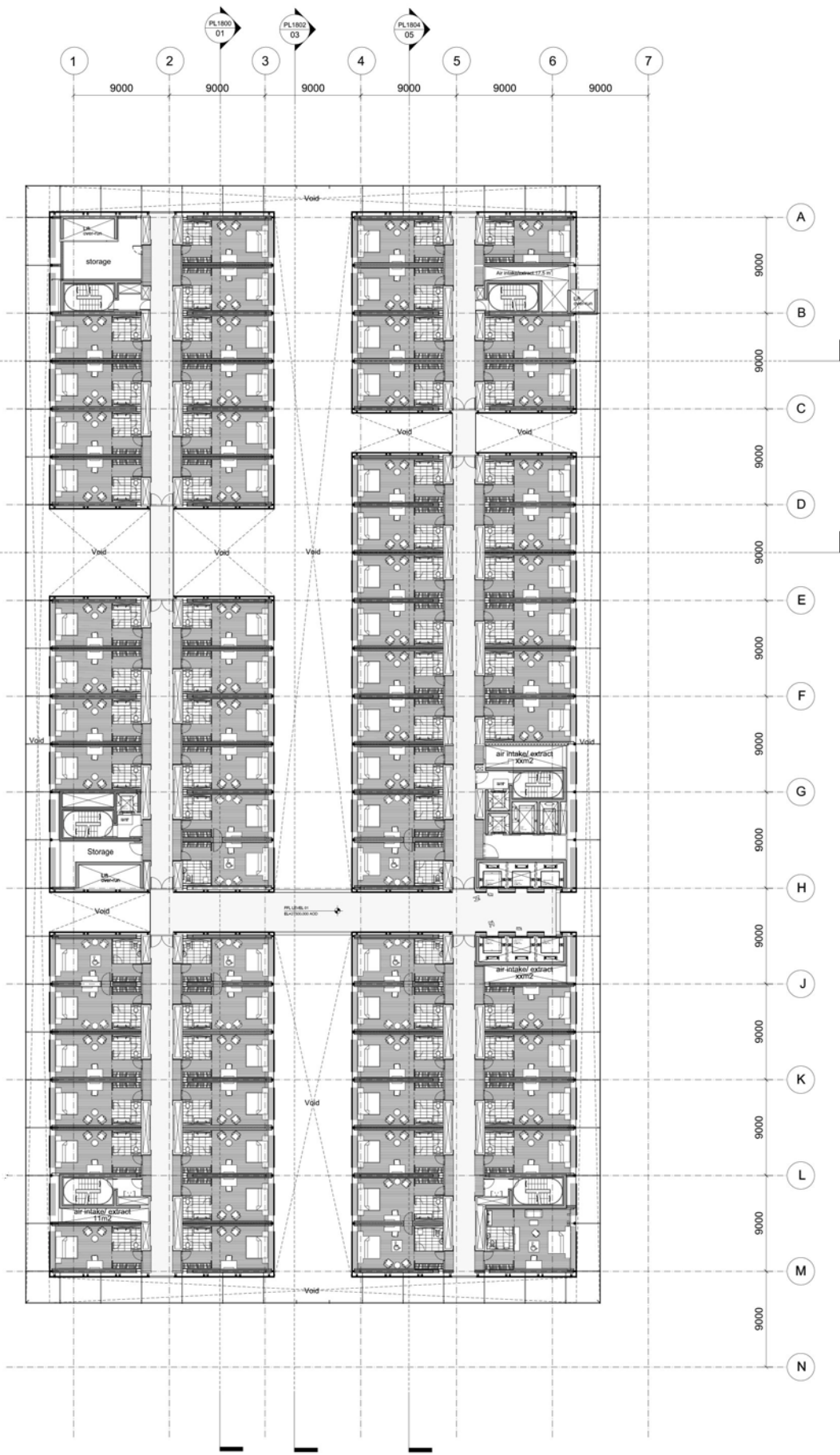
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PL1501115_02A_002_Planning application_BPL_1501.dwg

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Foster + Partners		Redevelopment of the Airport Bowl site	
Riva Bowl Limited		Level 01 Hotel room accommodation Bowl demarcation and access	
1623	1:200	01.12.08	DB PL 1501 02

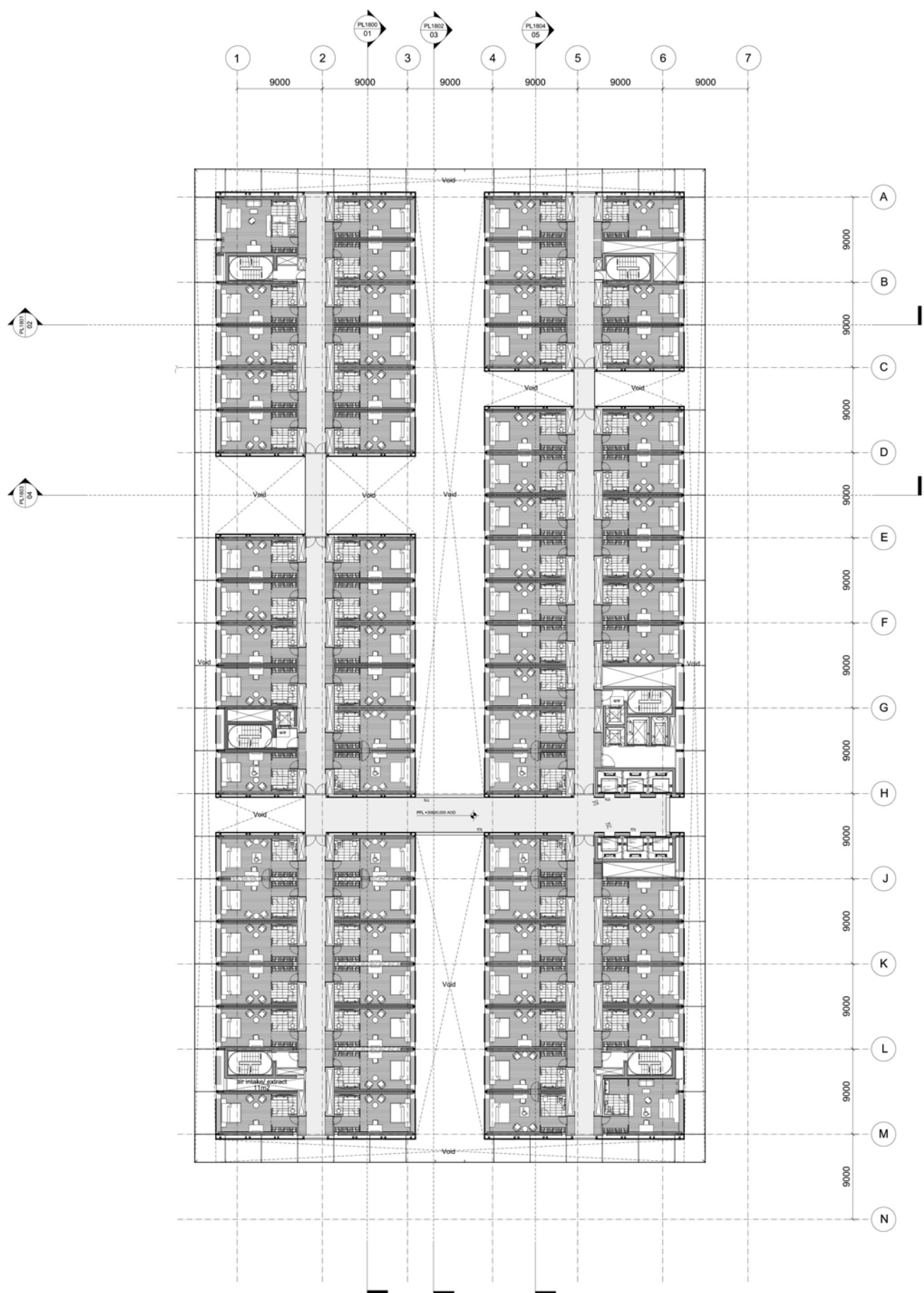
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General Notes

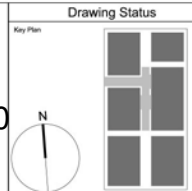
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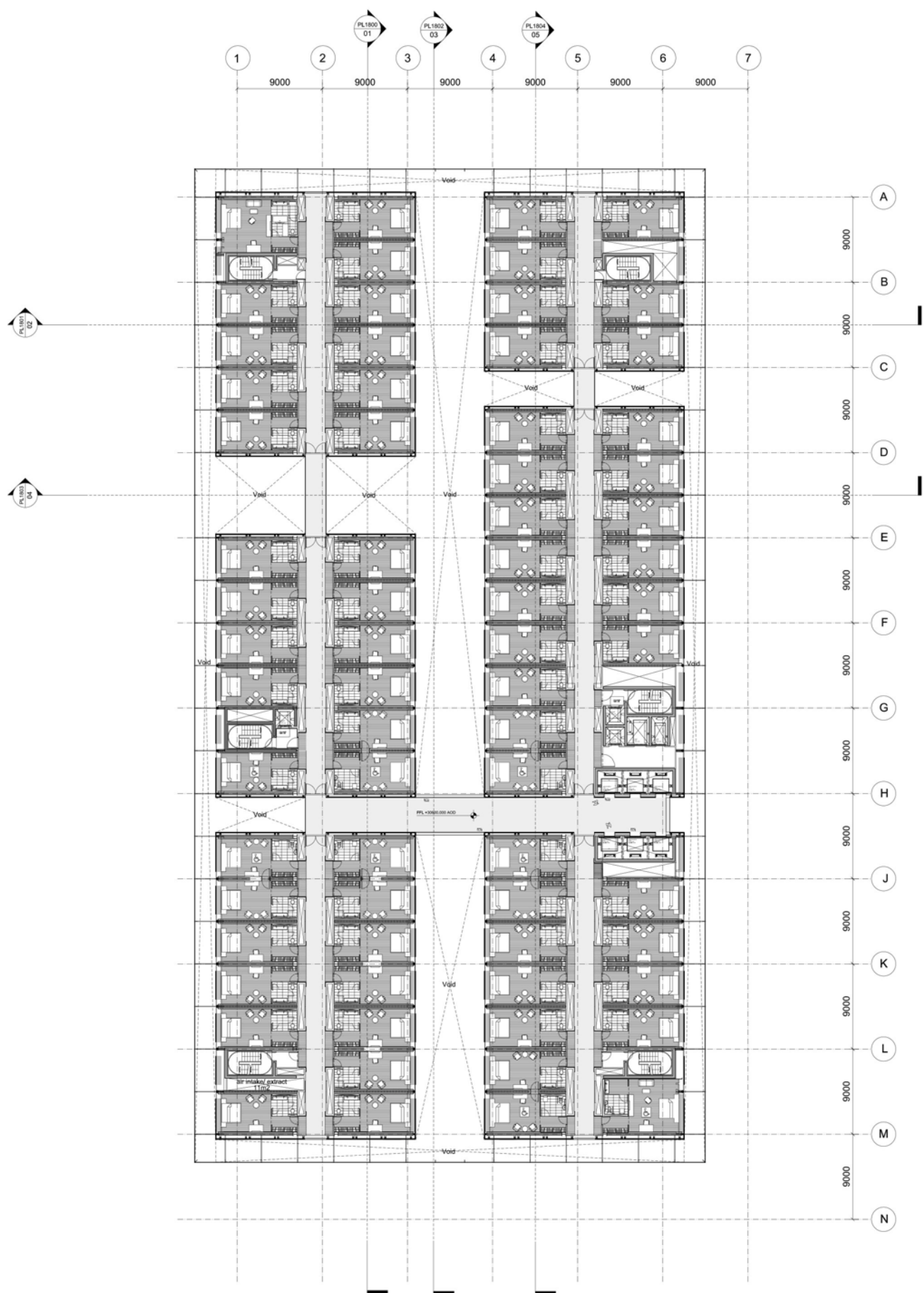
14.02.2008 12:11



Foster + Partners		Project Redevelopment of the Airport Bowl site	
Overalls, 27 Hester Road London W8J 4JZ T +44 (0)20 7738 0455 F +44 (0)20 7738 1927		Client Riva Bowl Limited	
Title Level 02 Hotel room accommodation		Number PL 1502	
Project No. 1623	Scale @ A1 1:200	Date 01.12.08	Drawn By DB
Revision 02		© Foster + Partners 2007	



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Foster + Partners		Project Redevelopment of the Airport Bowl site	
Overalls, 27 Hester Road London W8J 4JZ T +44 (0)20 7738 0455 F +44 (0)20 7738 1927		Client Riva Bowl Limited	
Title Level 03 Hotel room accommodation		Number PL 1503	
Project No. 1623	Scale @ A1 1:200	Date 01.12.08	Drawn By DB
Revision 02		© Foster + Partners 2007	

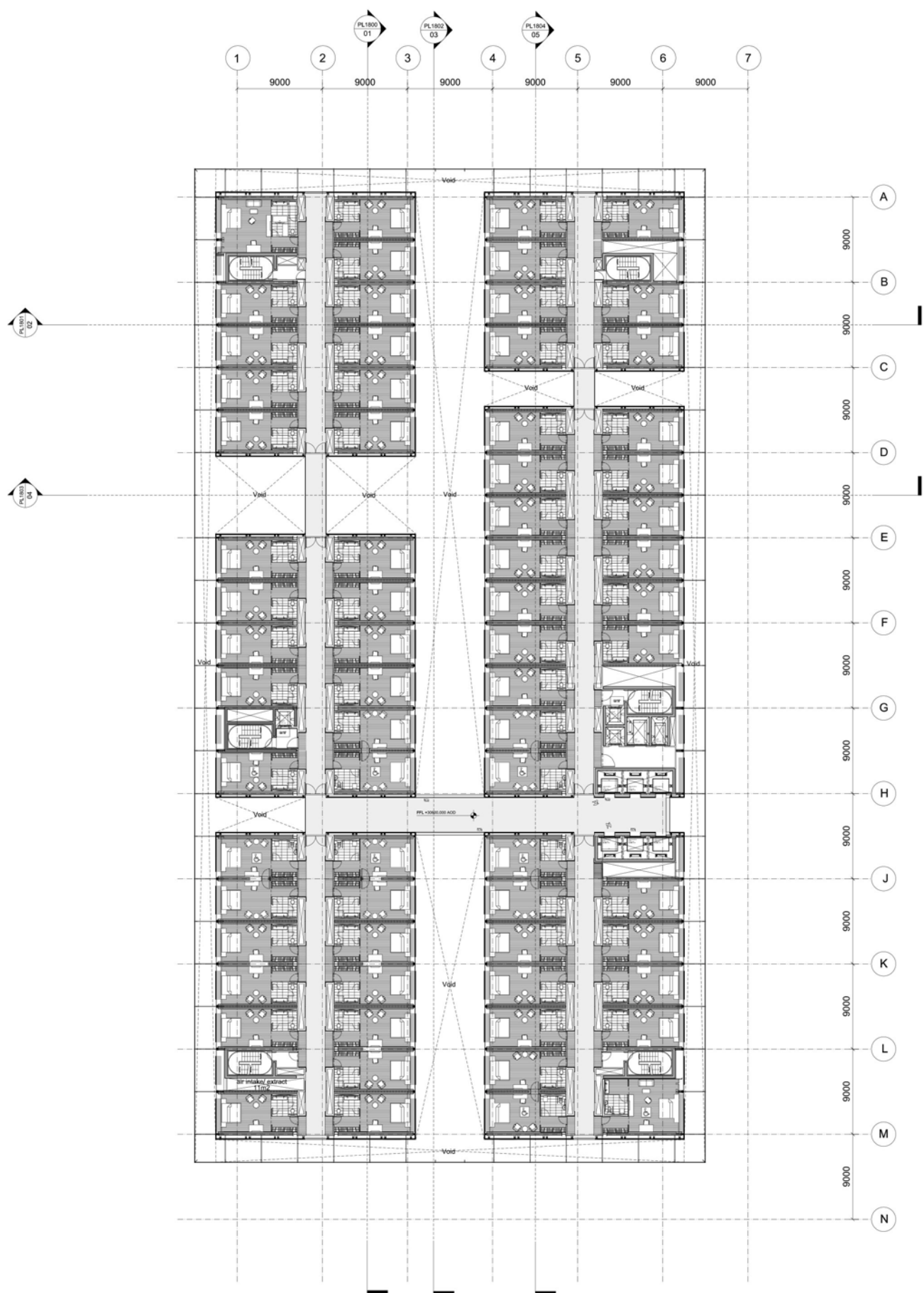
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01	PLANNING APPLICATION	13.06.08
00	PLANNING APPLICATION	13.04.08
Rev.	Date	Reason For Issue

General Notes

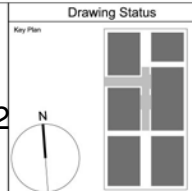
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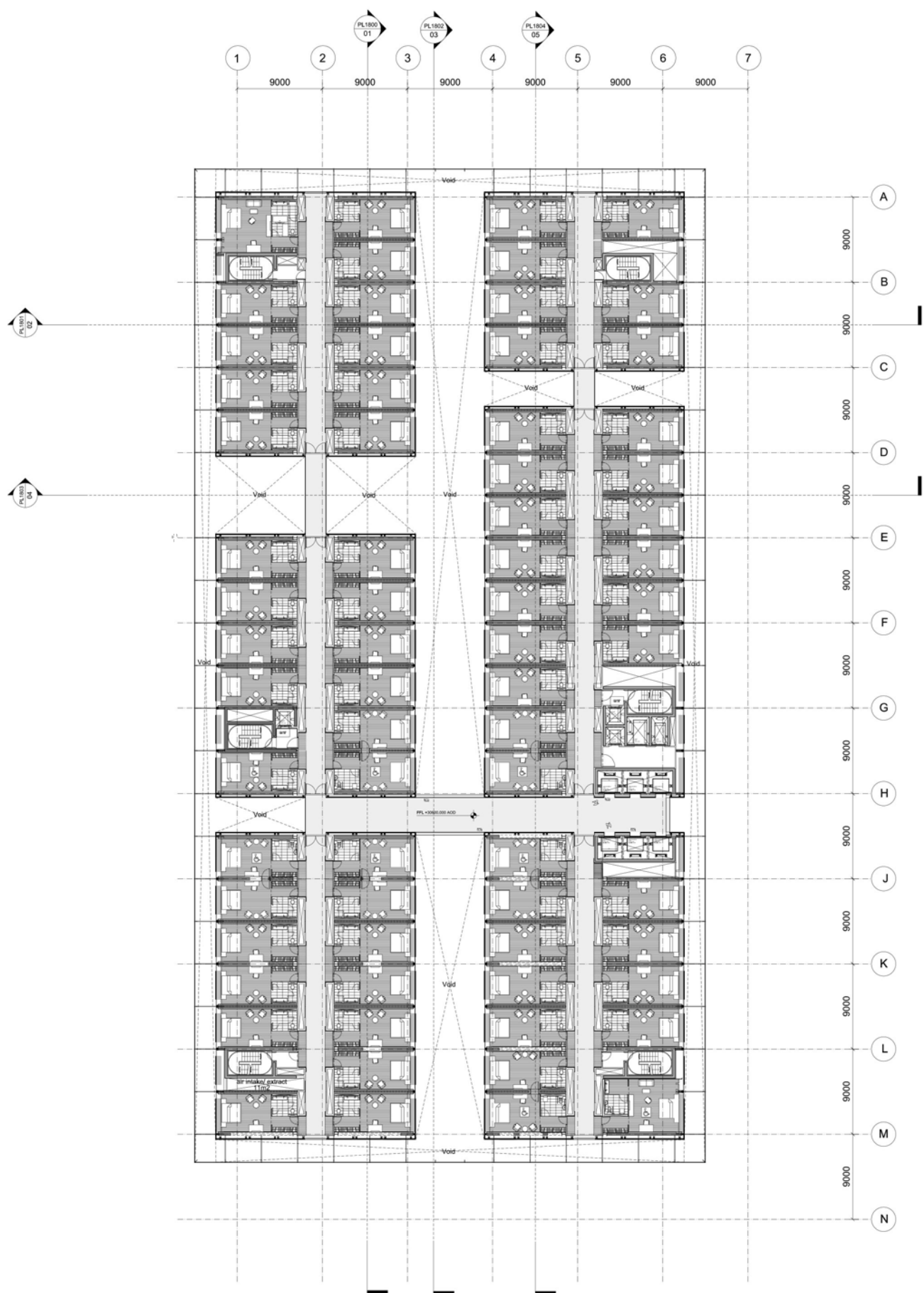




Foster + Partners		Project Redevelopment of the Airport Bowl site	
Overalls, 27 Hester Road London W8J 4JZ T +44 (0)20 7738 0455 F +44 (0)20 7738 1927		Client Riva Bowl Limited	
Title Level 05 Hotel room accommodation		Number PL 1505	
Project No. 1623	Scale @ A1 1:200	Date 01.12.08	Drawn By DB
Revision 02		© Foster + Partners 2007	



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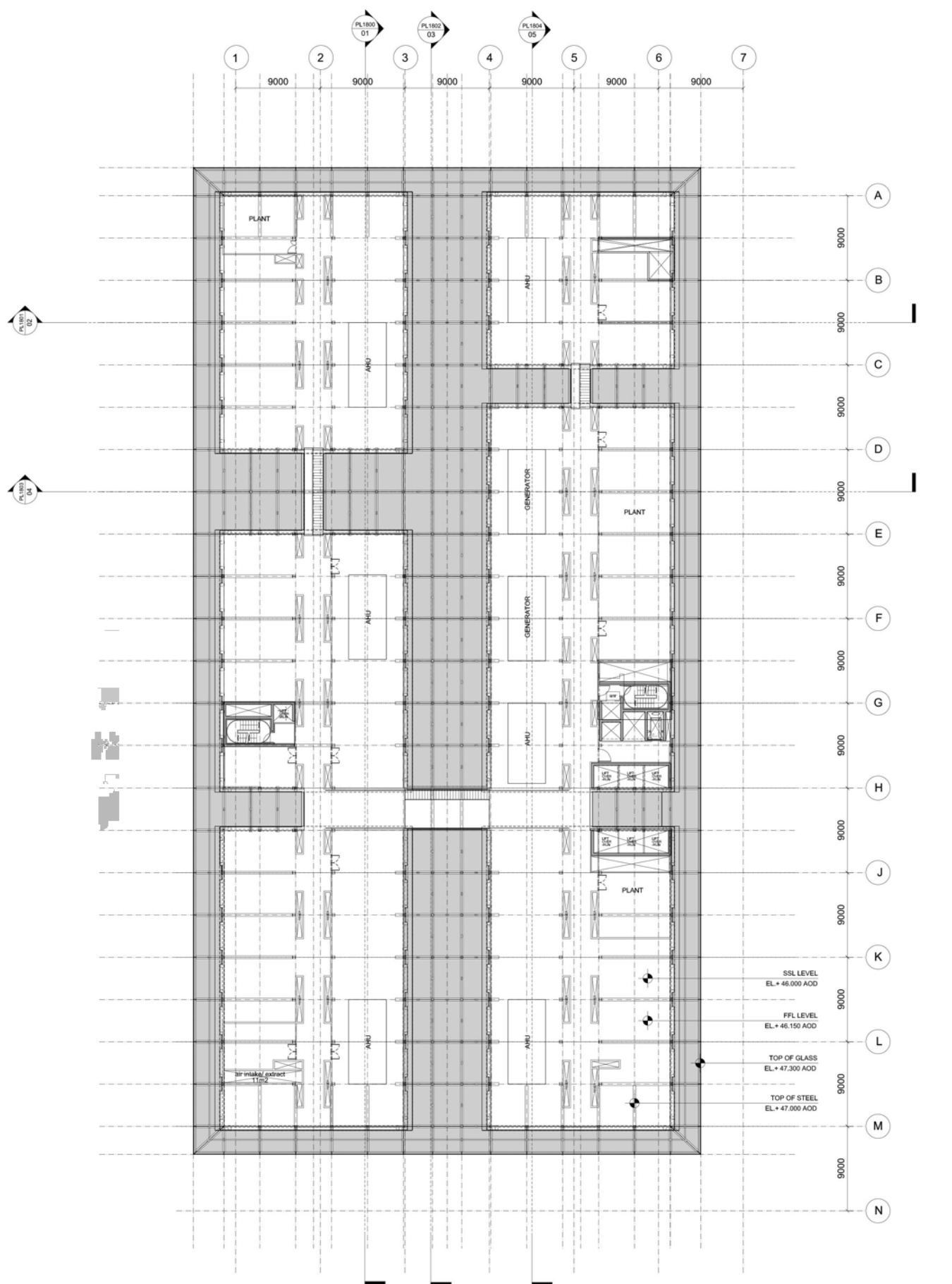
Foster + Partners		Project Redevelopment of the Airport Bowl site	
Overalls, 27 Hester Road London W8J 4JZ T +44 (0)20 7738 0455 F +44 (0)20 7738 1927		Client Riva Bowl Limited	
Title Level 06 Hotel room accommodation		Number PL 1506	
Project No. 1623	Scale @ A1 1:200	Date 01.12.08	Drawn By DB
Revision 02		© Foster + Partners 2007	

Drawing Status		
Key Plan	CH	CH
	02 01.12.08 PLANNING APPLICATION	CH
	01 13.06.08 PLANNING APPLICATION	CH
	02 13.04.08 PLANNING APPLICATION	CH
Rev.	Date	Reason For Issue

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Foster + Partners		Project: Redevelopment of the Airport Bowl site	
Overalls, 27 Hester Road London SW15 4JG T +44 (0)20 7738 0455 F +44 (0)20 7738 1927		Title: Level 07 Plant	
Client: Riva Bowl Limited		Number: PL 1507	
Project No: 1623	Scale @ A1: 1:200	Date: 01.12.08	Drawn By: DB
Revision: 02		Number: PL 1507	

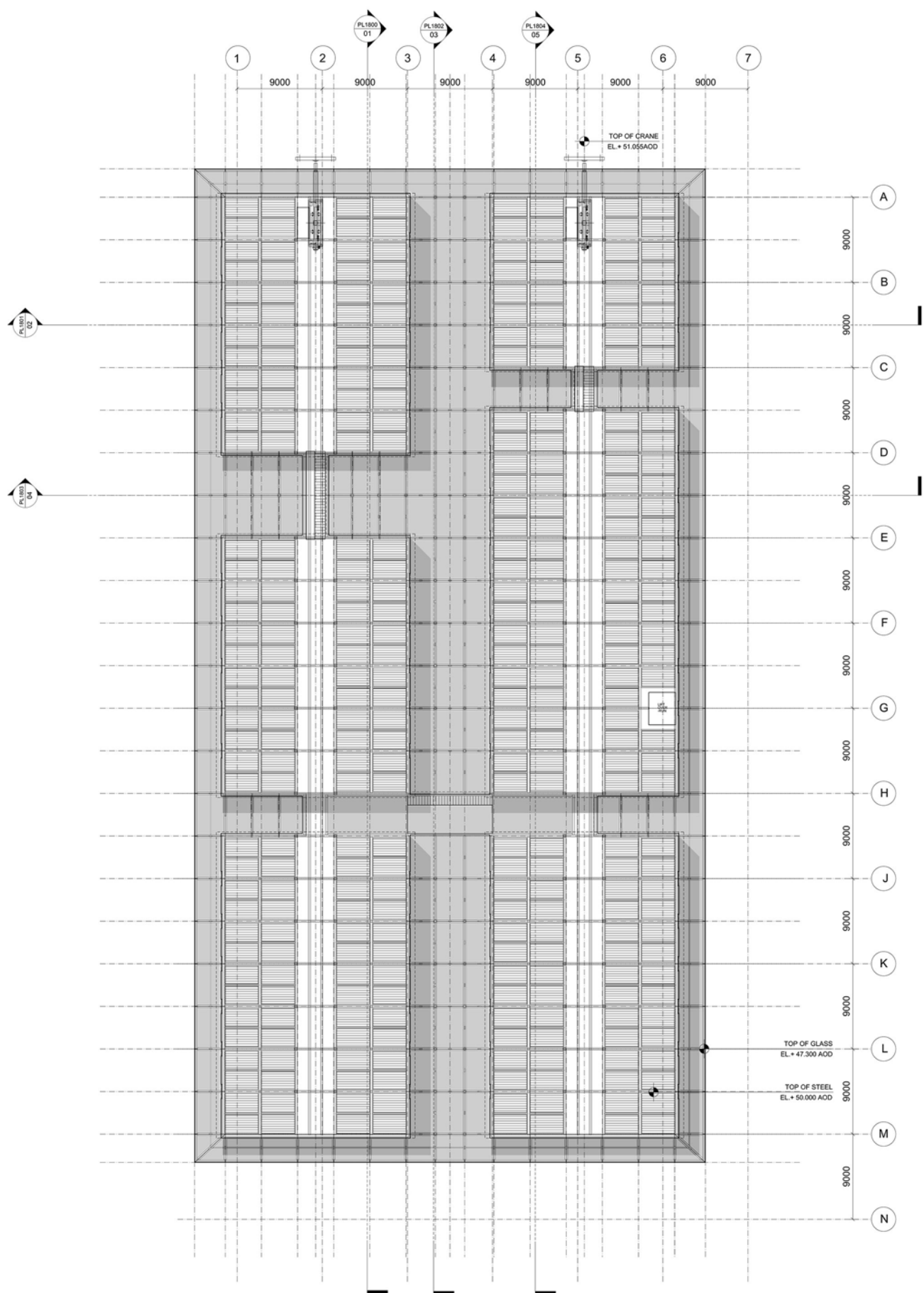
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Key Plan	Issue	Date	Reason For Issue
	02	01.12.08	PLANNING APPLICATION
	01	13.06.08	PLANNING APPLICATION
	02	13.04.08	PLANNING APPLICATION
	Rev	Date	Reason For Issue

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Foster + Partners		Project Redevelopment of the Airport Bowl site	
Riverside, 27 Haver Road London SE11 4AN T +44 (0)20 7738 0455 F +44 (0)20 7738 1907		Client Riva Bowl Limited	
Title Level 08 Roof Plan		Number PL 1508	
Project No. 1623	Scale @ A1 1:200	Date 01.12.08	Revision 02

Drawing Status		
Key Plan	Date	Reason For Issue
	02 01.12.08	PLANNING APPLICATION
	01 13.06.08	PLANNING APPLICATION
	02 18.04.08	PLANNING APPLICATION
Rev	Date	Reason For Issue

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Foster + Partners		Project Redevelopment of the Airport Bowl site	
Riverside, 27 Hester Road London W8H 4JG T +44 (0)20 7738 0455 F +44 (0)20 7738 1927		Client Riva Bowl Limited	
Title Level B02 Hotel room accommodation and Spa		Number PL 1498	
Project No. 1623	Scale @ A1 1:200	Date 01.12.08	Revision 02

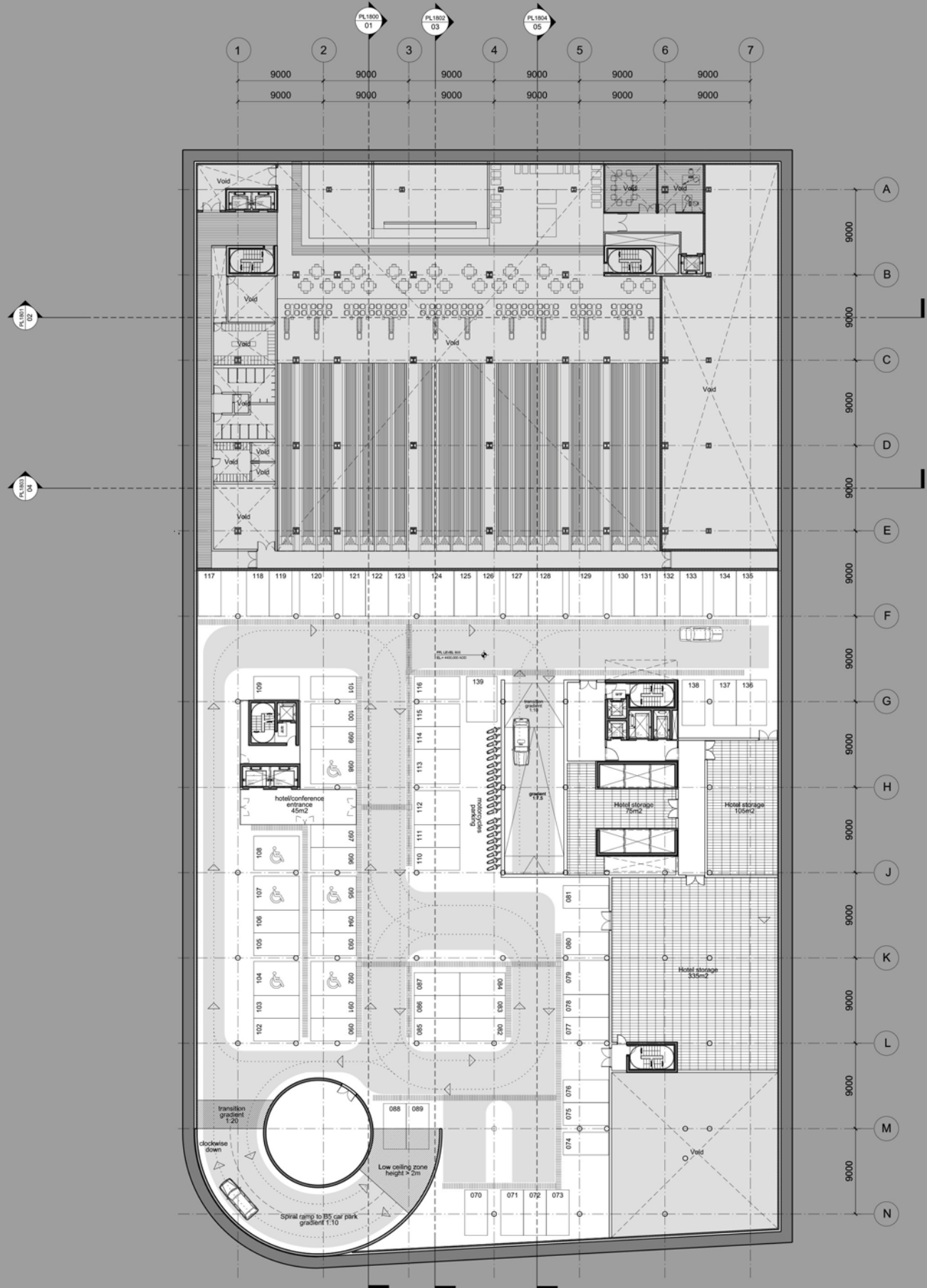
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Key Plan	Reason For Issue
02	01.12.08 PLANNING APPLICATION CH
01	13.06.08 PLANNING APPLICATION CH
00	18.04.08 PLANNING APPLICATION CH
Rev.	Date Reason For Issue

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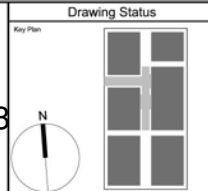


PL1495-02-000-115_23A_V02_Planning Application_BPM_1495-02

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Riverside, 27 Hester Road London E81 4JG T +44 (0)20 7738 0455 F +44 (0)20 7738 1027		Client Riva Bowl Limited	
Title Level B05 Car Park		Number PL 1495	
Project No. 1623	Scale @ A1 1:200	Date 01.12.08	Drawn By DB
Revision 02		© Foster + Partners 2007	



Rev	Date	Reason For Issue	CH
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01	13.06.08	PLANNING APPLICATION	CH
02	13.06.08	PLANNING APPLICATION	CH

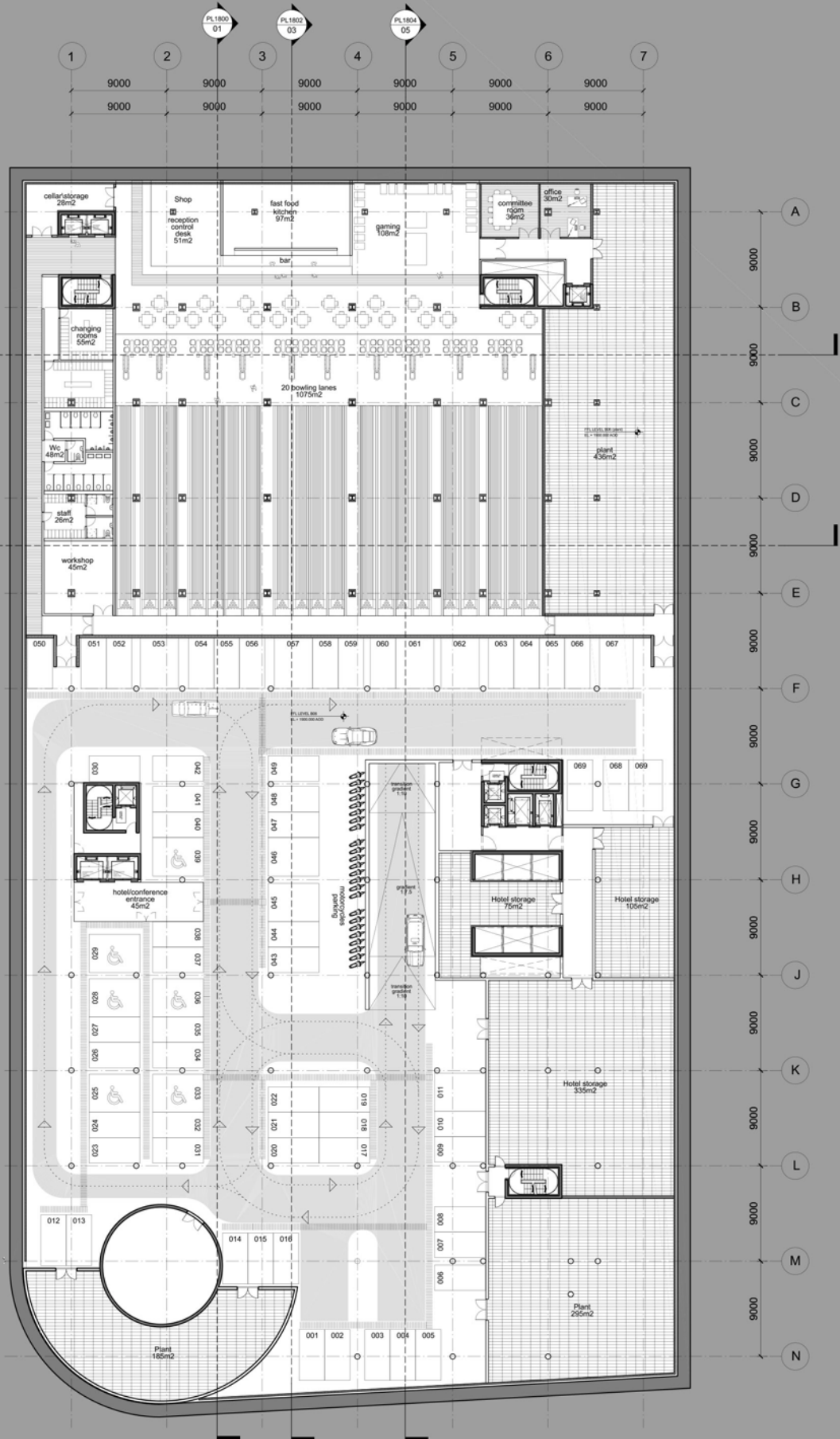
General Notes

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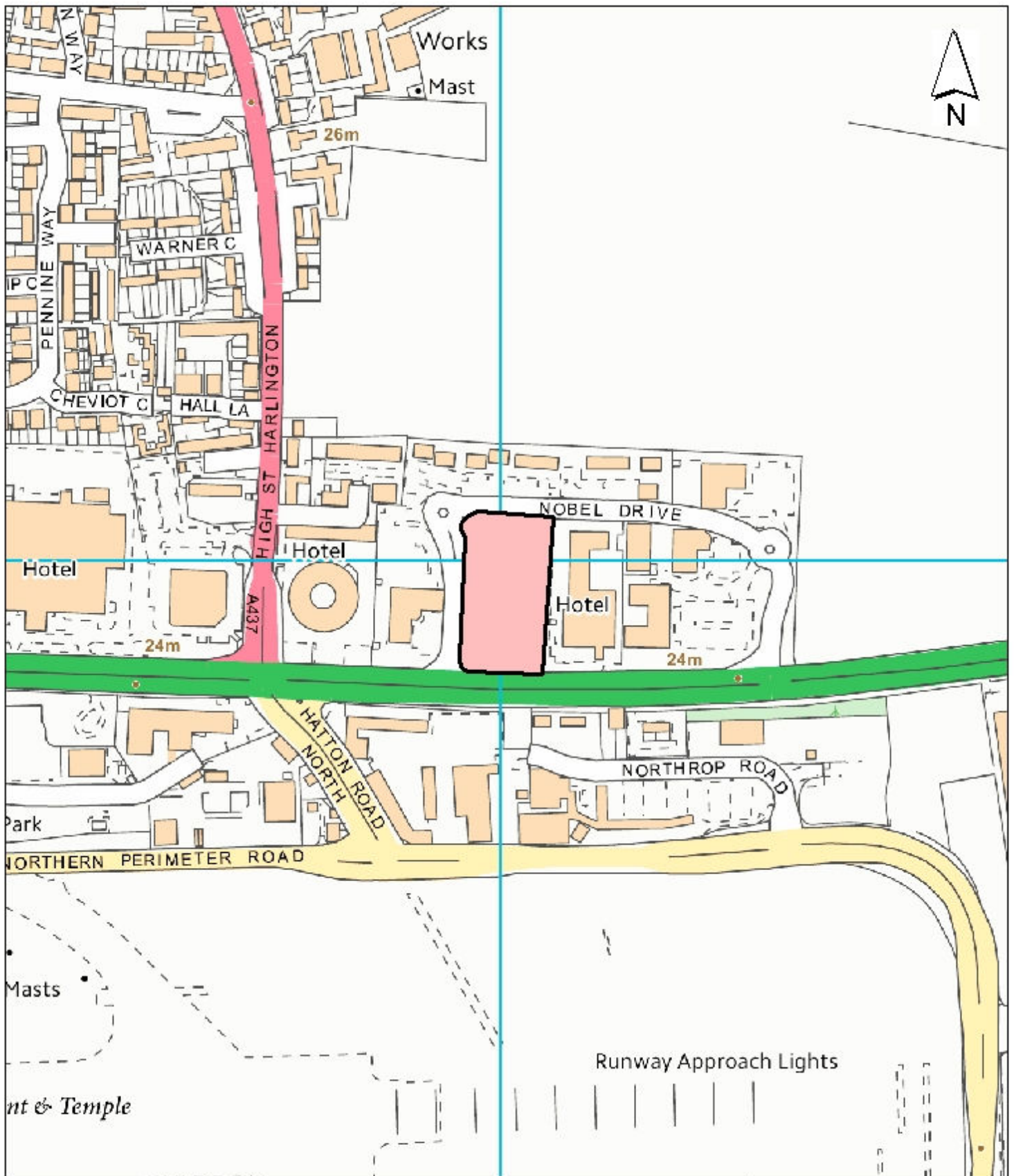


Foster + Partners		Redevelopment of the Airport Bowl site	
Riverside, 22 Haver Road London SE11 4JZ T +44 (0)20 7788 0455 F +44 (0)20 7788 1007			
Riva Bowl Limited		Level B06 Car Park and Bowl	
1623	1:200	01.12.08	DB
		PL 1494	02

Drawing Status	
02	01.12.08 PLANNING APPLICATION
01	13.06.08 PLANNING APPLICATION
00	18.04.08 PLANNING APPLICATION

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	<p>Planning Application Ref:</p> <p style="text-align: center;">38807/APP/2011/3120</p>	<p>Scale</p> <p style="text-align: center;">1:4,000</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">Major Application</p>	<p>Date</p> <p style="text-align: center;">January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 42-46 DUCKS HILL ROAD NORTHWOOD

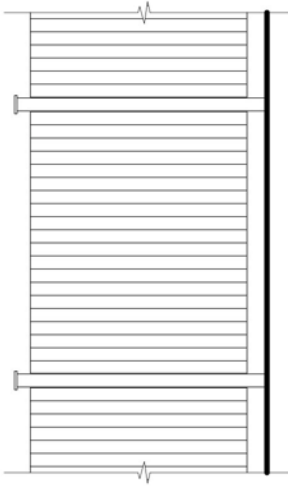
Development: Redevelopment of site to provide 10 detached 5 and 6 bedroom houses with roofspace accommodation and double garages with roofspace accommodation with associated access, parking and landscaping (involving demolition of 3 detached houses)

LBH Ref Nos: 49987/APP/2013/1451

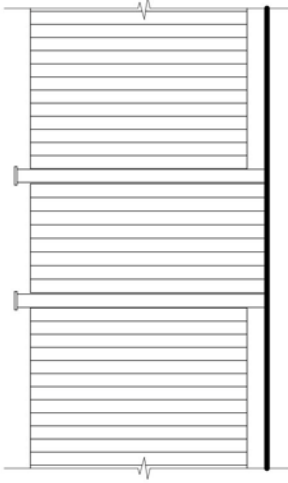


CMYK (Planning and Design) Ltd. 6 The Gavel Centre, Porters Wood, St. Albans, Hertfordshire, AL3 6PQ Tel: 01727 830123 Fax: 01727 830836 Email: email@cmykuk.net www.cmykuk.net	
 BARRATT HOMES	
Barratt Homes North London Barratt House Wellstones Watford Hertfordshire WD17 2AF	
For	
Title Location Plan	
Job Duck's Hill Road Northwood	
Scale 1 / 1250 @ A3	Drawn CMYK
Date February 2013	Plot Ref. 1314
Drg. No. 1314/P/01	
Rev.	

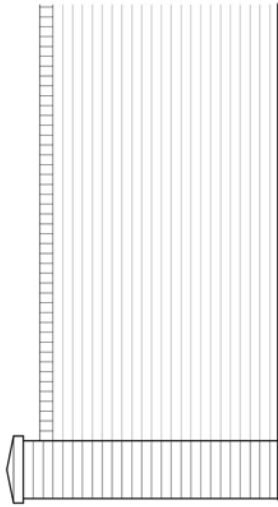




1.8m high closeboard fence with timber posts & gravel boards



Typical closeboard gate



1.8m standard brickwall & Pier brickwork to match adjacent buildings



CMYK (Planning and Design) Ltd.
6 The Gavel Centre, Porters Wood,
St. Albans, Hertfordshire. AL3 6PQ

Tel. 01727 830123
Fax. 01727 830636
Email. email@cmymk.net
www.cmymk.net



BARRATT
HOMES

Barratt Homes North London
Barratt House
Wellstones
Watford
Hertfordshire
WD17 2AF

Title

Enclosures

Job

Ducks Hill Road
Northwood

Scale

1 / 50 @ A3

Drawn

CMYK

Date

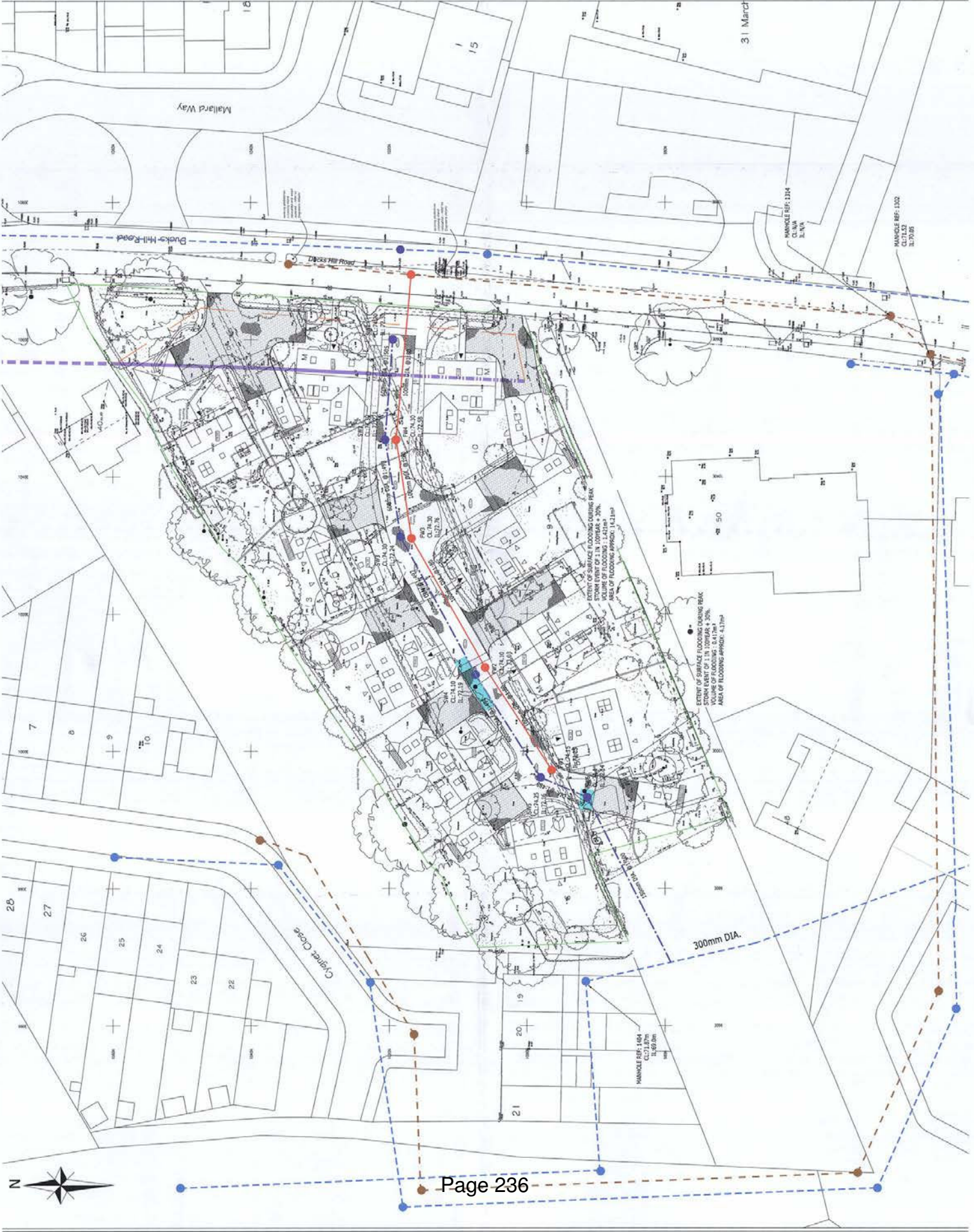
February 2013

CMYK Ref.

Drw. No.

1314/P/11/A

Rev.



1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO RELIANCE SHOULD BE PLACED ON THIS DRAWING IS SUBMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. ALL EXISTING SERVICE ROUTES HAVE BEEN TRANSCRIBED FROM THE RESPECTIVE UTILITY RECORDS AND AS SUCH NO RESPONSIBILITY IS ACCEPTED BY THE ENGINEER FOR THE ACCURACY OF ROUTES SHOWN.
7. CURRENT SERVICE STRATEGY PROPOSALS ARE INDICATIVE ONLY AND SHOULD BE CONSIDERED AS A DESIGN DEVELOPMENT WITH RESPECTS TO THE PROPOSED SITE LAYOUT, URBANISING LEVEL STRATEGY AND THE PROPOSED DEVELOPMENT. THE LOCALITY COUNCIL, COUNTY COUNCIL, ENVIRONMENT AGENCY AND LOCAL DRAINAGE BODY.
8. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE STRATEGIC REPORT PRODUCED BY ARDENT CONSULTING ENGINEERS (MARCH 2013).
9. THIS DRAWING HAS BEEN BASED UPON ONLY ARCHITECTS SITE LAYOUT DRAWING REF: 1314/P/010/B.

- KEY**
- THAMES WATER SURFACE WATER SEWER
 - THAMES WATER Foul WATER SEWER
 - PROPOSED ADAPTABLE SURFACE WATER SEWER AND MANHOLE
 - PROPOSED ADAPTABLE Foul WATER SEWER AND MANHOLE
 - PRIVATE LINED PERMEABLE PAVING
 - SEWER - FURTHER INVESTIGATION REQUIRED
 - SEWER - TO BE DELETED
 - SEWER - ASSUMED ROUTE OF PUBLIC SEWER

AREA OF SURFACE FLOODING FOR PEAK STORM EVENT 1 IN 10 YEAR +30% RFBT

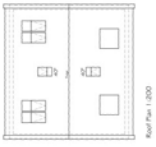
ARDENT CONSULTING ENGINEERS
 8th Floor, National House
 20-22 Manor Street
 ECU 8B
 1 802 740 2200
 1 802 740 6214
 www.ardent-engineers.co.uk
 e: info@ardent-engineers.co.uk

CLIENT: **BARRATT HOMES NORTH LONDON**
 PROJECT FILE: **DUCK'S HILL ROAD NORTHWOOD**

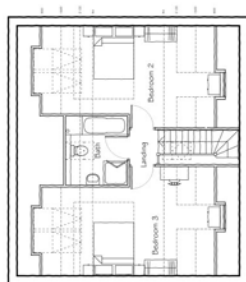
DRAWING TITLE: **EXTENT OF SURFACE WATER FLOODING**

SCALE: 1:250 @ A1	DATE: 11.06.13	DESIGNED: TS
DRAWN: TS	CHECKED: BS	APPROVED: CBP
DRAWING NO.		REV:

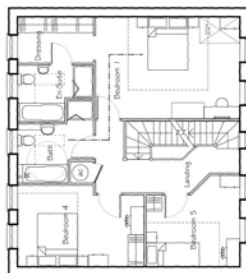
31 March



Ref: Plan 1300



Second Floor

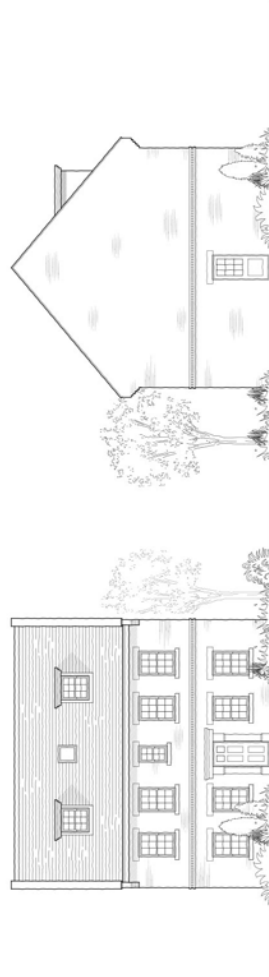


First Floor



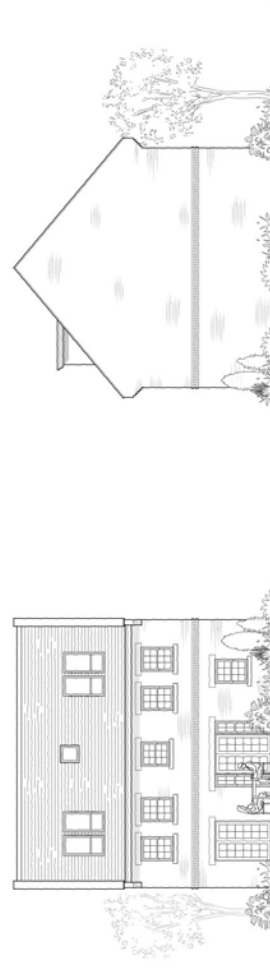
Ground Floor

House Type B
Lifetime Homes Compliant
Plot: 3 - As Drawn
201.04 sq.m.
2164 sq.ft.



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

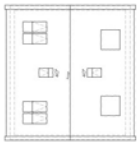


CMYK (Planning and Design) Ltd.
6 The Grand Centre, Fords Wood,
St. Albans, Hertfordshire AL3 8PQ
Tel: 01727 630213
Fax: 01727 630046
Email: sales@cmymk.com
www.cmymk.com



Barratt Homes North London
Barratt House
Wellshone
Waltham Cross
Herts SG12 2AF

Title	House Type B - Plot 3 Floor Plans & Elevations		
Site	Ducks Hill Road, Northwood.		
Scale	1 / 100 @ A1	Drawn	CMYK
Date	November 2013	CMYK Ref.	
Doc. No.	1314 / P / 14		



Roof Plan 1:200

Rev D: 20.11.13: Proposed detail added to roof.
 Rev C: 19.09.13: Consulted structural opening for future lift
 with Access Officers' comments. Door to Bedroom 3.
 Rev B: 24.06.13: Furniture layout to Bedroom 1 amended.
 Door to Second Floor Bathroom amended.
 Bedroom 1 re-locate ground floor.
 Rev A: 13.05.13: Proposed to re-locate ground floor
 re-located to re-locate addition of entry porch.



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Barratt Homes North London Barratt House Wellesbourne Hertfordshire WD17 2AF	
Title: House Type BWC Floor Plans & Elevations	
Job: Ducks Hill Road, Northwood.	
Scale: 1/100 @ A1 Sheet: CIVIL	Date: February 2013 CMYK Ref:
Drawn:	Rev:
1314/P/07	
D	



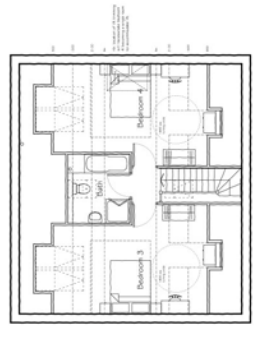
Side Elevation

Front Elevation

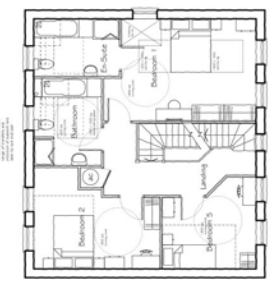


Side Elevation

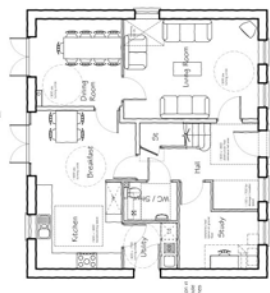
Rear Elevation



Second Floor

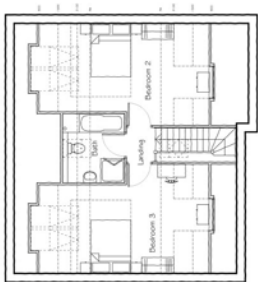


First Floor

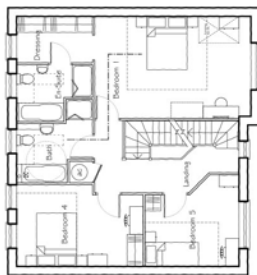


Ground Floor

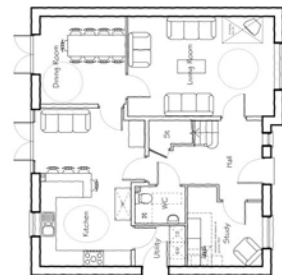
House Type BWC
 Lifetime Homes Compliant
 Wheelchair House Plans:
 7 - As Drawn
 201.04 sq.m.
 2164 sq.ft.



Second Floor

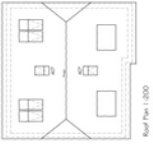


First Floor



Ground Floor

House Type B1
Lifetime Homes Compliant
Plot: J - As Drawn
206.18 sq.m.
2240 sq.ft.



Ref: Plan 1300

Rev. B: 03.11.13: Ridge height lowered.
Rev. D: 02.11.13: Kitchen doors moved, window positions and
B1 reference amended.
Rev. C: 19.09.13: Downstairs WC & First Floor Bathroom and
Door to be removed to create a solid partition
between front and rear, wall to floor upgrade to
Home Standards. Door to bedroom 3
removed.
Rev. B: 24.02.13: Kitchen and Bathroom layout amended.
Bathroom dimensions changed.
Rev. A: 14.02.13: Door to bedroom 4 repositioned.
Door to bedroom 4 repositioned.
0 5 10

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Barratt Homes North London Barratt House Wellesbourne Warwickshire CV35 9EF W017 2AF	Title House Type B1 - Plot J Floor Plans & Elevations
Site No 1 / 100 @ A1	Owner CHFL
Date February 2013	DWG. No. 1314/P/06
Date Iss. 1314/P/06	Rev. E



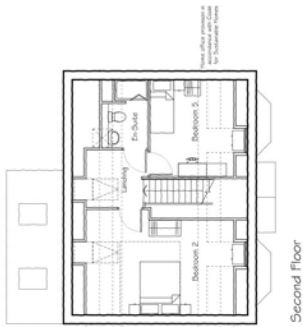
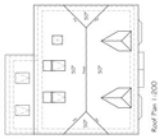
Front Elevation

Side Elevation



Rear Elevation

Side Elevation



Second Floor

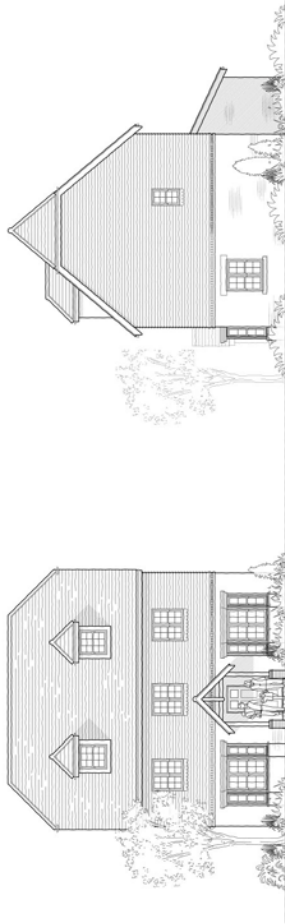


First Floor



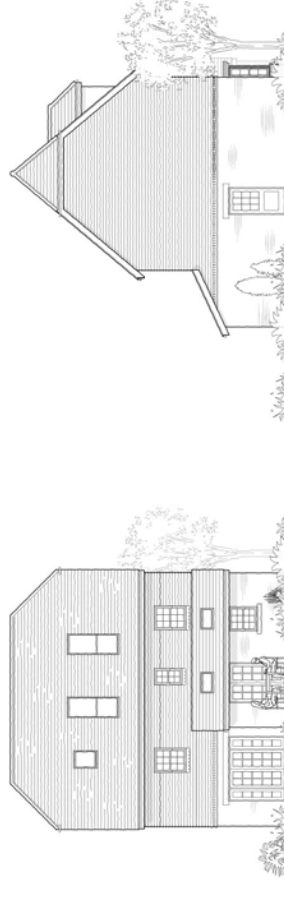
Ground Floor

House Type E
 Lifetime Homes Compliant
 Plot: 5 - As Drawn
 167.0 sq.m.
 1797 sq.ft.



Front Elevation

Side Elevation



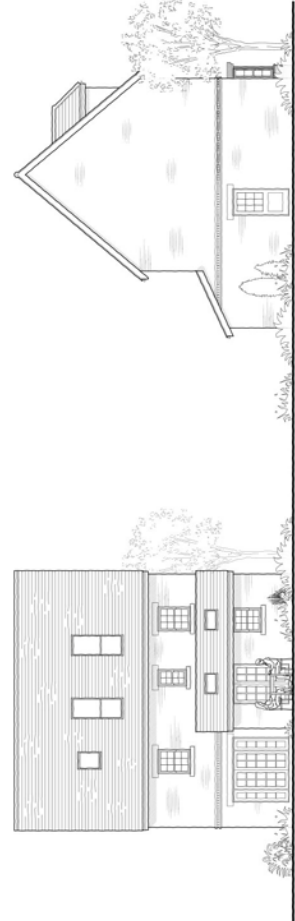
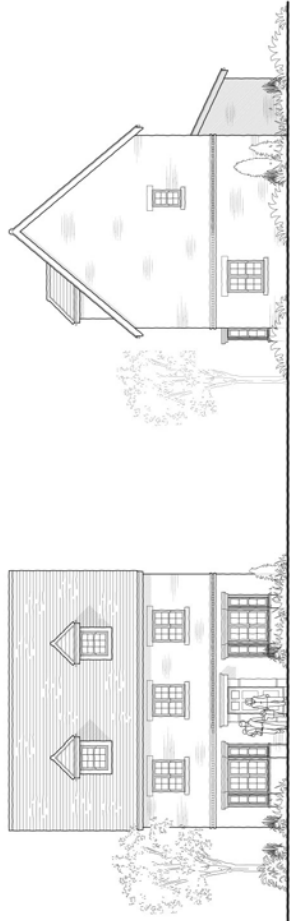
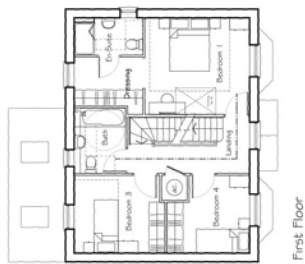
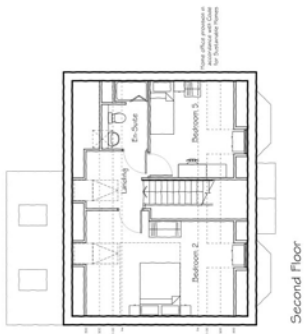
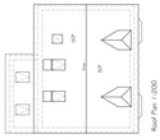
Rear Elevation

Side Elevation

Rev C: 01.11.13: New added to roof, high beams added, feature entrance porch width removed.
 Rev B: 03.09.13: Downstairs WC & First Floor Bathroom and Ensuite reconfigured to provide a toilet area with 700mm to 750mm clearances to the door and vanity. The new layout will be floor appropriate to the room with Accessible Throughway (AT) House Standards.
 Rev A: 24.05.13: Kitchen and Bathroom layouts amended. Kitchen external doors and courtyard cover revised.



	CMYK (Planning and Design) Ltd. 6 The Grand Central, Porters Wood, St. Albans, Hertfordshire AL3 3PQ Tel: 01727 830213 Fax: 01727 830042 Email: enquiries@cmymk.com www.cmyk.co.uk	 BARRATT HOMES Barratt Homes North London Barratt House Wellesbourne Warwickshire CV35 9EF W017 2AF	Title House Type E - Plot 5 Floor Plans & Elevations
	For		Date 7 / 100 @ A1 Drawn CHWL
		Date February 2013 DWG. No. 1314/P/03	Rev. C



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www.cmyk.co.uk

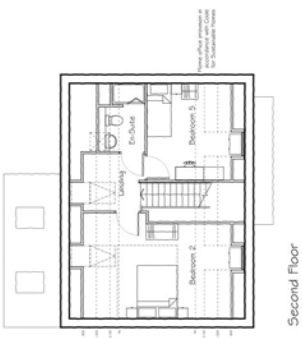
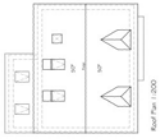
BARRATT
HOMES

Barratt Homes North London
Barratt House
Wellshams
Waltham
Hertfordshire
WD17 2AF

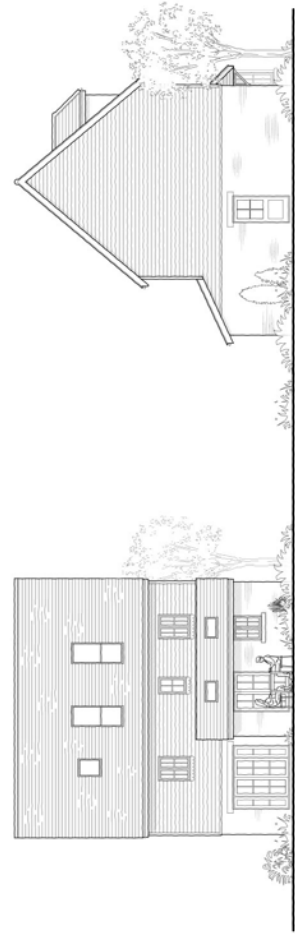
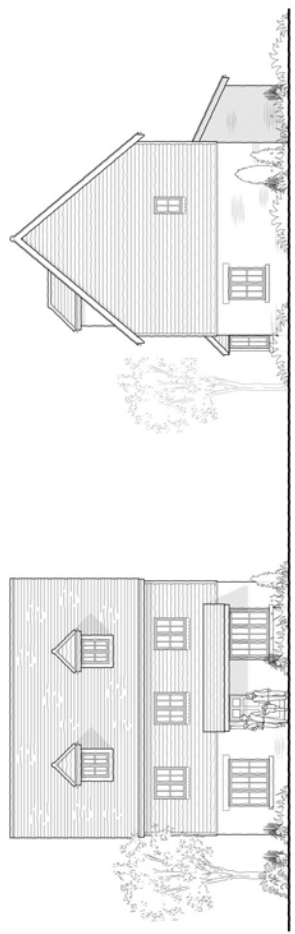
Title: House Type E - Plot 6
Floor Plans & Elevations

Site: Ducks Hill Road,
Northwood.

Scale	1 / 100 @ A1	Drawn	CMYK
Date	November 2015	CMYK Ref.	
Doc. No.	1314 / P / 15		

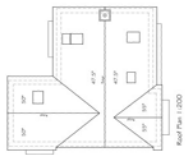


House Type E.J
 Lifetime Homes Compliant
 Plots: 4 - As Drawn
 167.0 sq.m.
 1797 sq.ft.



Rev C: (2) 1:13. Part roof elements and Gable end above omitted. Square for addition incorporating length of roof elements.
 Rev B: (2) 09:13. Downstairs WC. Part Bathroom and Ensuite incorporated for provide a toilet area with 700mm to wall for floor approach to. Allowance for accessible threshold DPT Level.
 Rev A: (2) 08:13. Kitchen and Bathroom layouts amended. Kitchen external doors and roughing over noted.

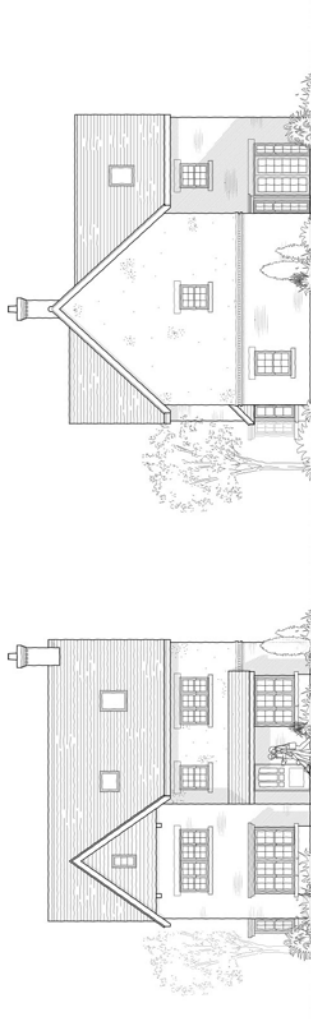
CMYK (Planning and Design) Ltd. 6 The Grand Centre, Porters Wood, St. Albans, Hertfordshire, AL3 8PQ Tel: 01727 830213 Fax: 01727 830626 Email: info@cmyk.co.uk www.cmyk.co.uk		Barratt Homes North London Barratt House Wellesbourne Warwickshire CV35 9EF WDV17 2AF	
Title House Type E.J - Plot 4 Floor Plans & Elevations		Site Ducks Hill Road, Northwood.	
Scale	1 / 100 @ A1	Drawn	CMYK
Date	February 2013	CMYK Ref.	
Dep. No.	1314/P/O4	Rev.	C



Rev E: 20.11.13: Gate added to front of building, any existing windows, entrance removed and landing moved.
 Rev D: 19.09.13: Downstairs WC & First Floor Landing moved and 700mm to one side and 1100mm between the two doors. New Landing added to the front of the house in accordance with Accessible Housing 2012 Lifetime Access.
 Rev C: 11.07.13: Downer changed to steel, instructions, window plus 10 mm.
 Rev B: 24.06.13: Windows to be aluminium (Aluclad) moved. New roofline to be added to the front of the house. New front porch to be added to the front of the house. Second floor store entrance.
 Rev A: 13.05.13: Street added to rear elevation.



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BARRATT HOMES Barratt Homes North London Barratt House Wellesbourne Warwickshire CV35 9EF WDV17 2AF	
Title: House Type M - Plot 2 Floor Plans & Elevations	
Site: Ducks Hill Road, Northwood.	
Scale: 1/100 @ A1	Drawn: CMYK
Client: CMYK	CMYK Ref: 1314/P/05
Proj. No.:	Rev.:



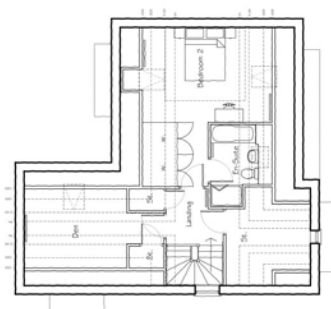
Side Elevation

Front Elevation



Side Elevation

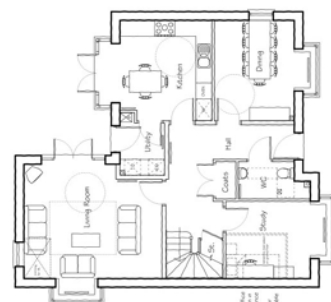
Rear Elevation



Second Floor



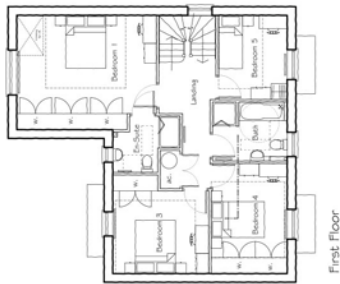
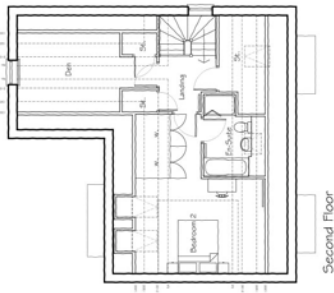
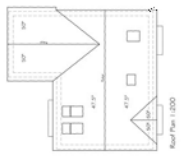
First Floor



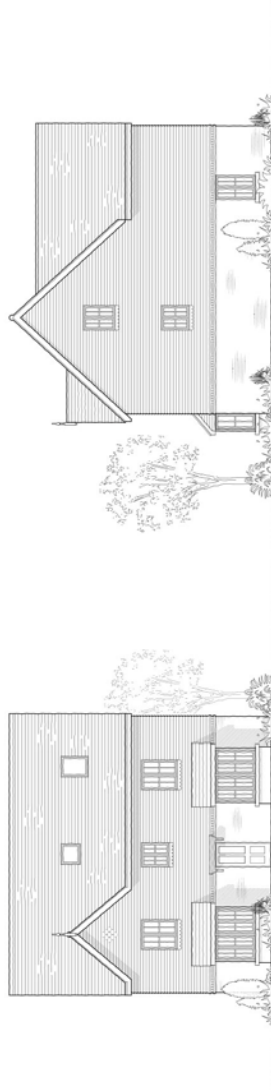
Ground Floor

House Type M
 Lifetime Homes Compliant
 Plots: 2 - As Drawn

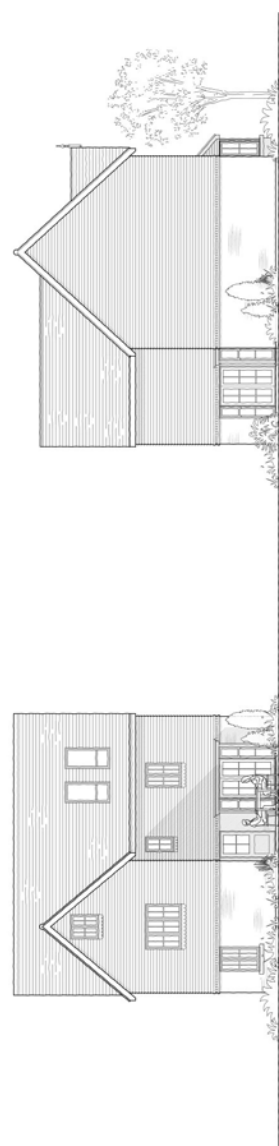
219.35 sq.m.
 2361 sq.ft.



House Type M
Lifetime Homes Compliant
Plot: Ø
213.69 sq.m.
2300 sq.ft.



Side Elevation

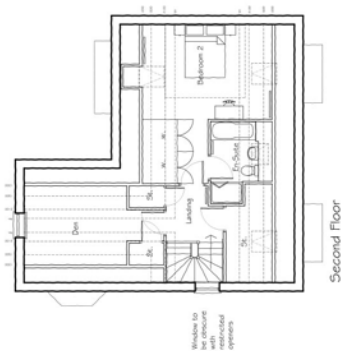
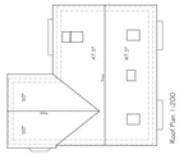


Side Elevation

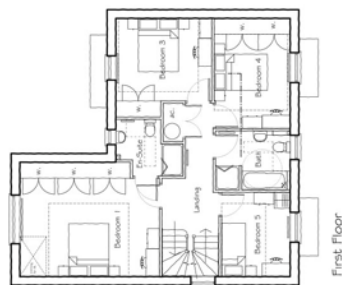
REVISIONS:
A, December 2012, Bedroom 1 window repositioned on to end gable and two window replace with window in end gable.



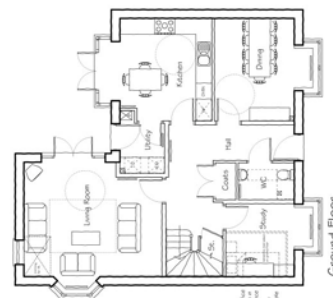
	CMYK (Planning and Design) Ltd. 6 The Grand Central, Portman Wood, St. Albans, Hertfordshire AL3 8PQ Tel: 01727 830213 Fax: 01727 830042 Email: info@cmymk.com www.cmymk.com		Barratt Homes North London Barratt House Wellbourn Wakefield West Yorkshire WF17 2AF	Title House Type M - Plot Ø Floor Plans & Elevations
	Date 7 / 100 @ A1			Drawn CMYK
Date November 2013		DMYK Ref. Ducks Hill Road, Northwood.		Date 13/11/13
Date 13/11/13		Date 13/11/13		Date 13/11/13



Windows to be introduced with radiused corners



Windows to be introduced with radiused corners



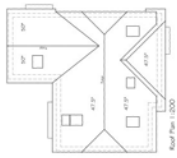
House Type M
Lifetime Homes Compliant
Plots: 9 - A6 Drawn
213.69 sq.m.
2300 sq.ft.



FIGURE 9
A. December 2012. Bedroom 1 windows repositioned on to end gable and door radiused corners with window in end gable.



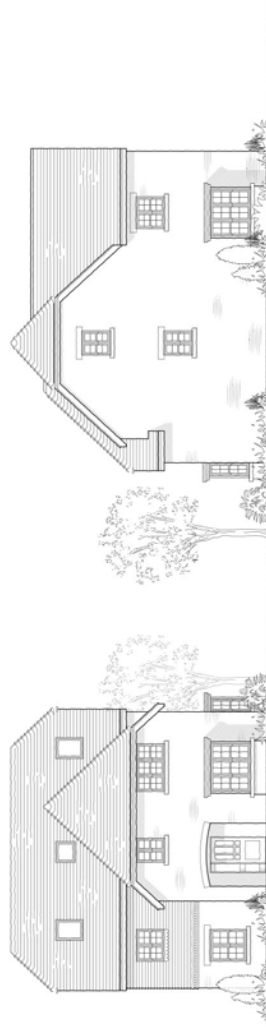
	<p>CMYK (Planning and Design) Ltd. 6 The Grand Central, Portman Wood, St. Albans, Hertfordshire AL3 8PQ Tel: 01727 830123 Fax: 01727 830042 Email: enquiries@cmymk.com www.cmymk.com</p>	<p>BARRATT HOMES</p> <p>Barratt Homes North London Barratt House Wellbourn Markyate Hertfordshire WD17 2AF</p>	<p>Title House Type M - Plot 9 Floor Plans & Elevations</p>
	<p>Plot No. 1314/P/17/A</p>		<p>Site No. Ducks Hill Road, Northwood.</p>
<p>Scale 1/100 @ A1</p>	<p>Drawn CMYK</p>	<p>Checked CMYK</p>	<p>Date November 2015</p>



Key C: G3.12.1.3. Ridge height limited.
 Key B: G3.11.1.3. Front elevation restricted with projections and
 recessed parts. Down steps restricted to max
 100mm.
 Key A: G3.03.1.3. Down steps max 100mm. All
 external components to provide a level per with
 the ground. All external components to be
 finished to the level of the ground. All
 floors to be finished to the level of the
 ground. All external components to be
 finished to the level of the ground.



	CMYK (Planning and Design) Ltd. 6 The Grand Centre, Porton Wood, St. Athons, Wiltshire, Wiltshire, UK Tel: 01727 830123 Fax: 01727 830042 Email: sales@cmymk.com www.cmymk.com	 BARRATT HOMES Barratt Homes North London Barratt House Wellbourn Wetherby West Yorkshire LS23 7AF	Title House Type M2 Floor Plans & Elevations	Date 1 / 100 @ A1 Drawn CMYK	Date July 2013 CMYK Ref. 1314/P/13	No. C
	Site Ducks Hill Road, Northwood.					

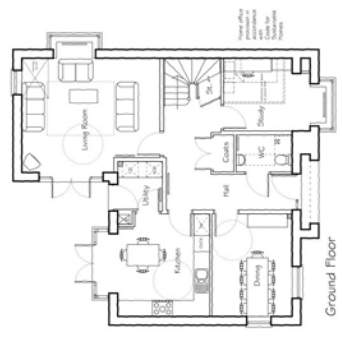
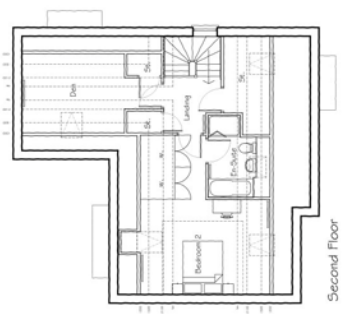


Side Elevation

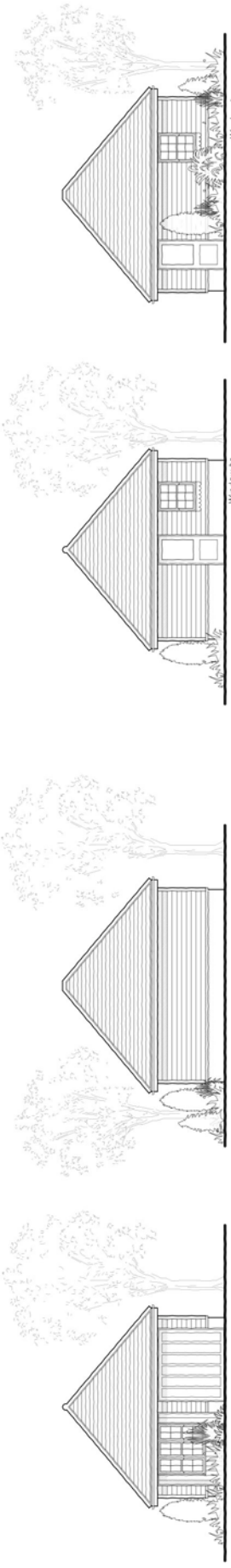


Side Elevation

Rear Elevation



House Type M2
 Lifetime Homes Compliant
 Plot: 10 - As Drawn
 216.02 sq.m.
 2325 sq.ft.



Rev B: 03/12/2013: Roof changed to hipped and pitch lowered.
Rev A: 21/11/2013: Shade space and associated external stair omitted. Roof lowered. Garden room introduced.



CMYK (Planning and Design) Ltd,
6 The Gavel Centre
Porters Wood, St. Albans, AL3 6PQ

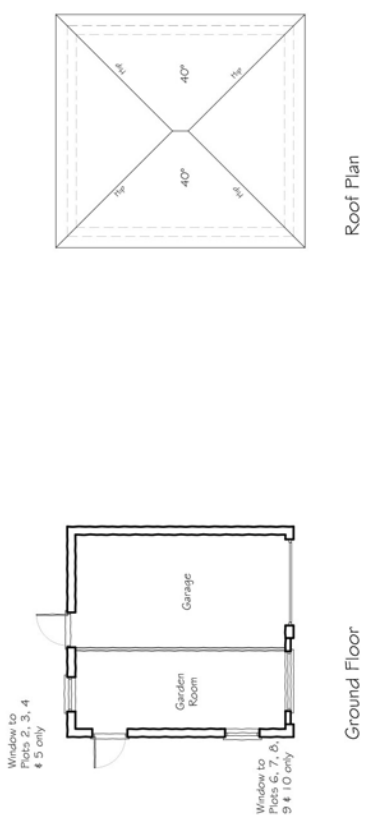
Tel: 01727 680123
Fax: 01727 680336
Email: enquiries@cmynk.net
www.cmyk.net

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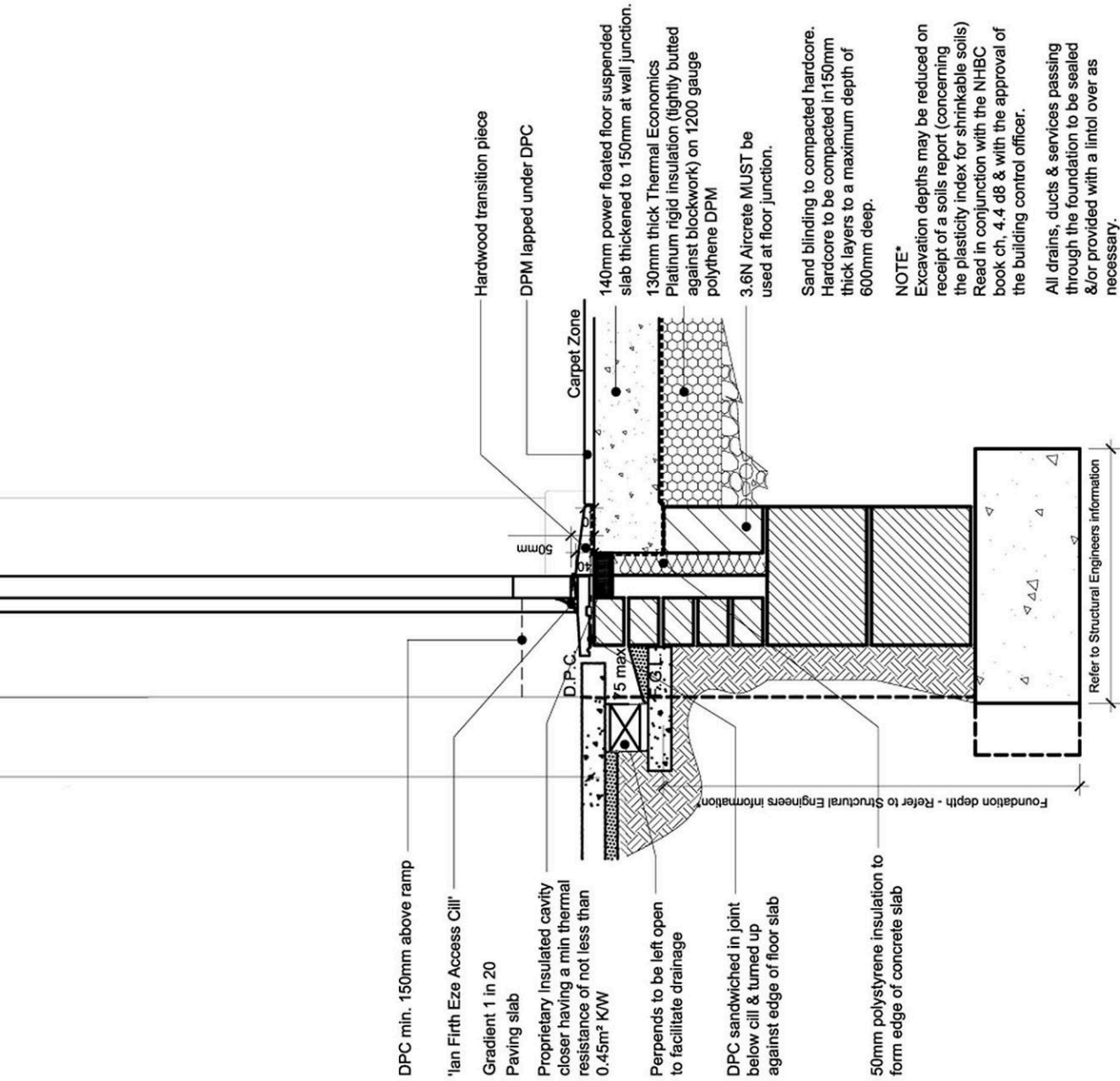
BARRATT
HOMES

Barratt Homes North London
Barratt House
Weilstones
Watford
Hertfordshire
WD17 2AF

Title	Coach Houses Plans & Elevations	
Job	Ducks Hill Road, Northwood.	
Scale	1 / 100 @ A2	Drawn CMYK
Date	February 2013	CMYK Ref.
Dwg. No.	1314/P/08	Rev.
		B



	
CMYK (Planning and Design) Ltd. 6 The Gavel Centre Porters Wood, St. Albans, AL3 6FQ Tel. 01727 830123 Fax. 01727 830836 Email. email@cmykuk.net www.cmykuk.net	
	BARRATT HOMES
Barratt Homes North London Barratt House Wellstones Watford Hertfordshire WD17 2AF	
Title Level Threshold Detail	Job Ducks Hill Road, Northwood.
Scale 1 / 10 @ A3	Drawn CMYK
Date November 2013	CMYK Ref.
Dwg. No. 1314/P/18	Rev.



EXTERNAL WALL/GROUND FLOOR JUNCTION

Rev A, 21/11/2013: Garage revised to carport construction.



CMYK (Planning and Design) Ltd,
6 The Gavel Centre
Porters Wood, St. Albans, AL3 6PQ

Tel: 01727 680123
Fax: 01727 650836
Email: ems@cmynk.net
www.cmynk.net

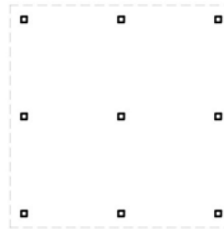
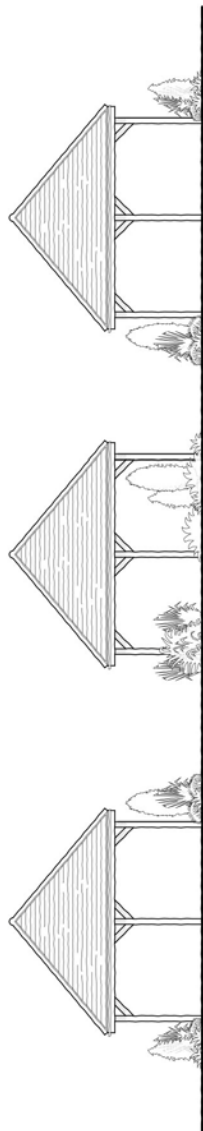
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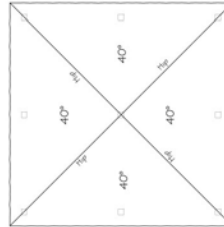
BARRATT
HOMES

Barratt Homes North London
Barratt House
Wellstones
Watford
Hertfordshire
WD17 2AF

Title	Plot 1 Carport Plans & Elevations		
Job	Ducks Hill Road, Northwood.		
Scale	1 / 100 @ A2	Drawn	CMYK
Date	February 2013	CMYK Ref.	
Dwg. No.	1314/P/10		Rev.
			A



Ground Floor



Roof Plan



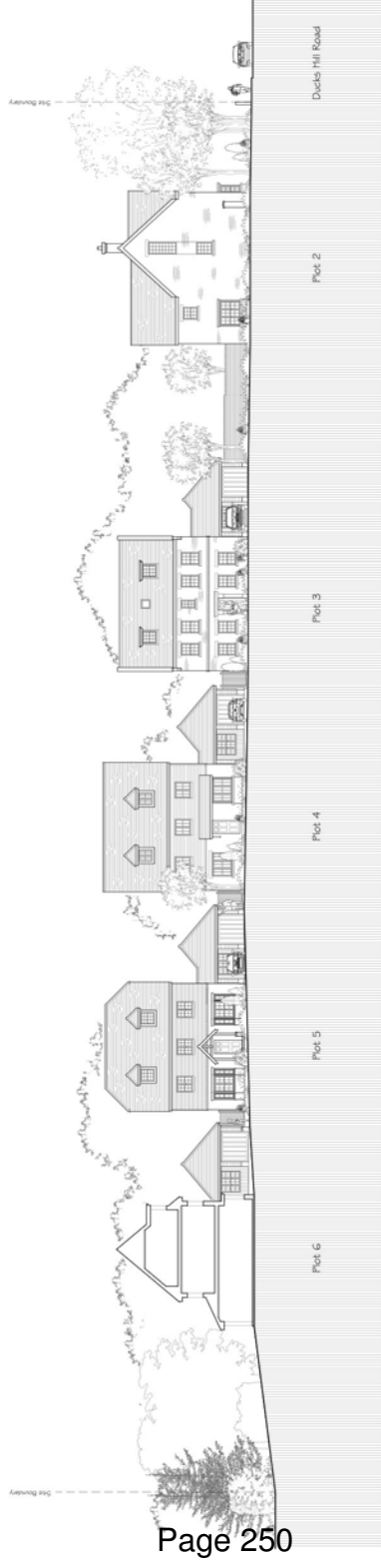
Key Plan - Scale 1:1000

Rev D: 03.12.13: Street scenes revised to reflect revised garage design. Plots 1 & 10 (high height boundary).
 Rev C: 05.11.13: Street scenes revised to reflect revised house types.
 Rev B: July 13: Street scenes updated to reflect revised Type 1A.
 Rev A: 24.05.13: Final street elevation of Plots 2, 6, 9 and 10 omitted.

	CMYK (Planning and Design) Ltd. 6 The Gayard Centre, Porters Wood, St. Albans, Hertfordshire. AL3 0TD Tel: 01727 830123 Fax: 01727 830526 Email: enquiries@cmymk.co.uk www.cmymk.co.uk
Barratt Homes North London Barratt House Wellstones Harpenden WD17 2AF	
Title: Street Scenes	
Site: Ducks Hill Road, Northwood.	
Scale: 1/200 (B-A)	Drawn: CMYK
Date: November 2013	CMYK Rev:
Day No.: 1314/P/12	Rev: D



Street Scene A-A (Ducks Hill Road)



Street Scene B-B



Street Scene C-C

We advise that an arborist be appointed to correctly determine the species and condition of all trees surveyed prior to any design work.

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

WSL = Window Sill Level
 WHL = Window Head Level

Tree Schedule

PI No	Species	Size	Height	Feature
45	CYPRESS	1.0	6.15	4.0
46	STUMP	1.5	0.20	4.5
47	STUMP	1.5	0.20	4.5
80	STUMP	0.35	0.35	7.0
82	EUCALYPTUS	8.0	0.20	7.0
84	STUMP	12.0	0.45	13.5
86	STUMP	0.15	0.15	7.0
87	STUMP	0.20	0.20	7.0
88	STUMP	0.30	0.30	7.0
89	STUMP	0.30	0.30	7.0
90	STUMP	0.30	0.30	7.0
96	CYPRESS	5.0	0.20	7.0
107	TREE UNKNOWN	12.0	0.30	12.0
108	TREE UNKNOWN	10.0	0.30	10.0
112	TREE UNKNOWN	8.0	0.15	10.0
113	TREE UNKNOWN	8.0	0.20	12.0
119	TREE UNKNOWN	8.0	0.20	7.0
120	TREE UNKNOWN	12.0	0.15	10.0
121	TREE UNKNOWN	12.0	0.15	10.0
264	MAGNOLIA	3.5	6.15	8.0
434	CYPRESS	4.0	0.20	8.0
435	MONKEY PUZZLE	2.0	0.10	3.0
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LEGEND

A CATEGORY TREE
 Trees of moderate quality with an estimated life expectancy of at least 10 years.

B CATEGORY TREE
 Trees of moderate quality with an estimated life expectancy of 10 to 20 years.

C CATEGORY TREE
 Trees of low quality with an estimated life expectancy of 10 to 20 years, or young trees with a short estimated life expectancy.

D CATEGORY TREE
 Trees in such a condition that they cannot be considered for retention, or trees that are in the context of the current and/or future plans.

FOR A & B CATEGORY TREES

BVA OR C CATEGORY TREES

NOTE:
 FOR PLANNING PURPOSES ONLY
 DO NOT SCALE FROM DRAWING

Rev: Date: Details: Drawn:

ACD
 Ecology
 Architecture
 Landscape Architecture

Company: Acorn Architecture, 2010, 2014
 10000 Lakeshore Blvd., Suite 200
 Richmond, BC V6X 1A7
 Tel: 604-271-1111
 Fax: 604-271-1112

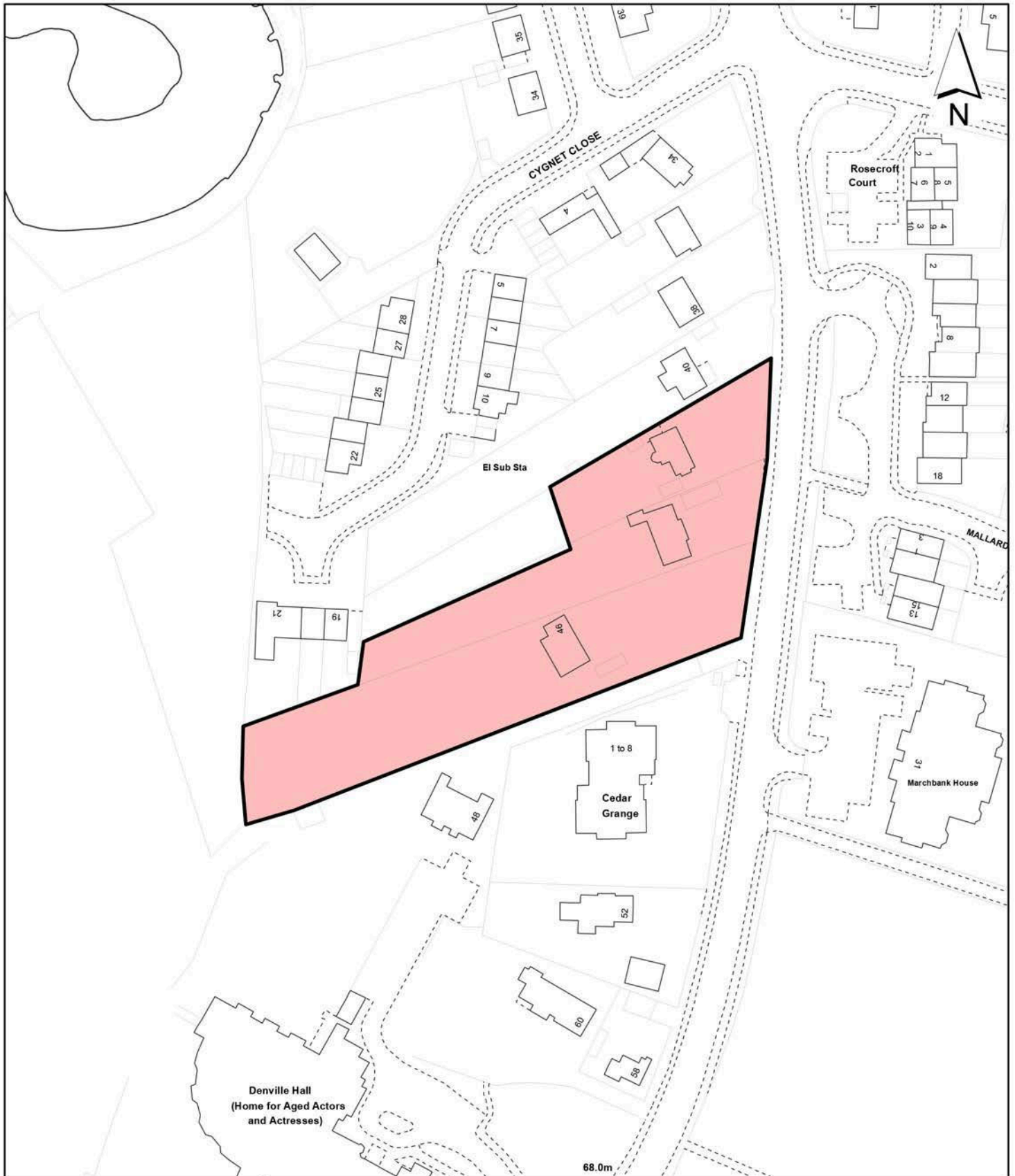
11 - 11111 Lakeshore Blvd.
 Richmond, BC V6X 1A7
 Tel: 604-271-1111
 Fax: 604-271-1112

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BARRATT
 ARCHITECTS

scheme: 42 - 46 Ducks Hill Road,
 Northwood
 client: Barratt Homes
 drawing: Tree Survey Plan
 date: 27.02.2013
 scale: 1:200@A1
 dwg no: BNL18507-01
 drawn: TRG checked: AJB





Notes

 Site boundary

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Site Address

**42-46 Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

49987/APP/2013/1451

Scale

1:1,250

Planning Committee

Major Application

Date

**January
2014**

Report of the Head of Planning, Sport and Green Spaces

Address UNITS 1-4, RUISLIP RETAIL PARK VICTORIA ROAD RUISLIP

Development: Variation of Condition 11 of planning permission ref. 43510/APP/2000/2485 dated 14/03/2003 to remove the restrictions on the sale of goods that can be sold from Unit 3 and vary restrictions on the goods that can be sold from Units 1, 2 and 4.

LBH Ref Nos: 43510/APP/2012/3176

Date Plans Received: 21/12/2012

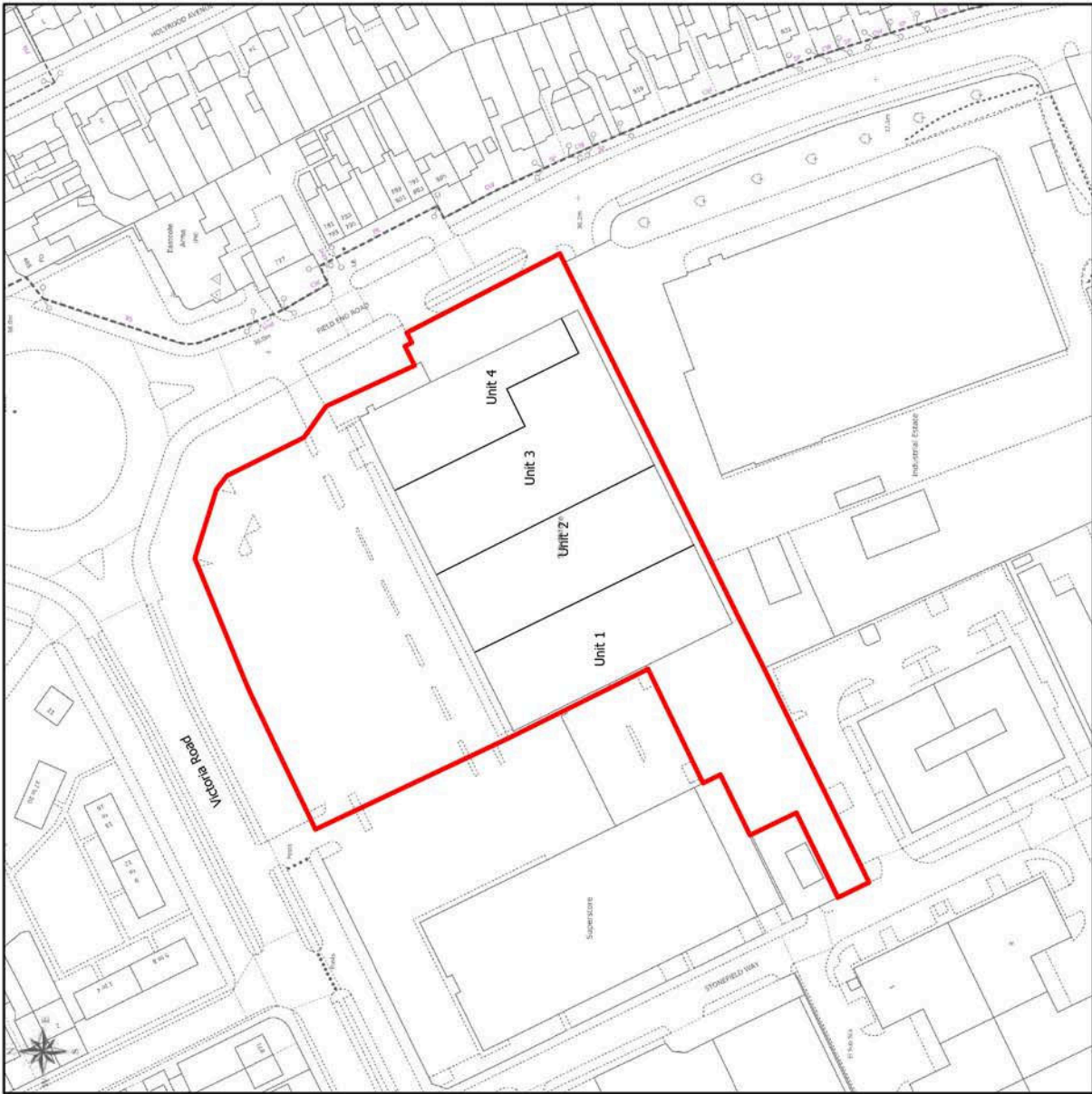
Date(s) of Amendment(s):

Date Application Valid: 11/01/2013

The scaling of this drawing cannot be assured
Revision _____ Date _____ Dm Ckd _____



Legend



Project
Ruislip Retail Park
Victoria Road, Ruislip
Drawing Title
Site Location Plan

Date	29.11.2012	Scale	1:1,250 @ A3	Drawn by	MK	Check by	AI
Project No	17684	Drawing No	P002	Revision			

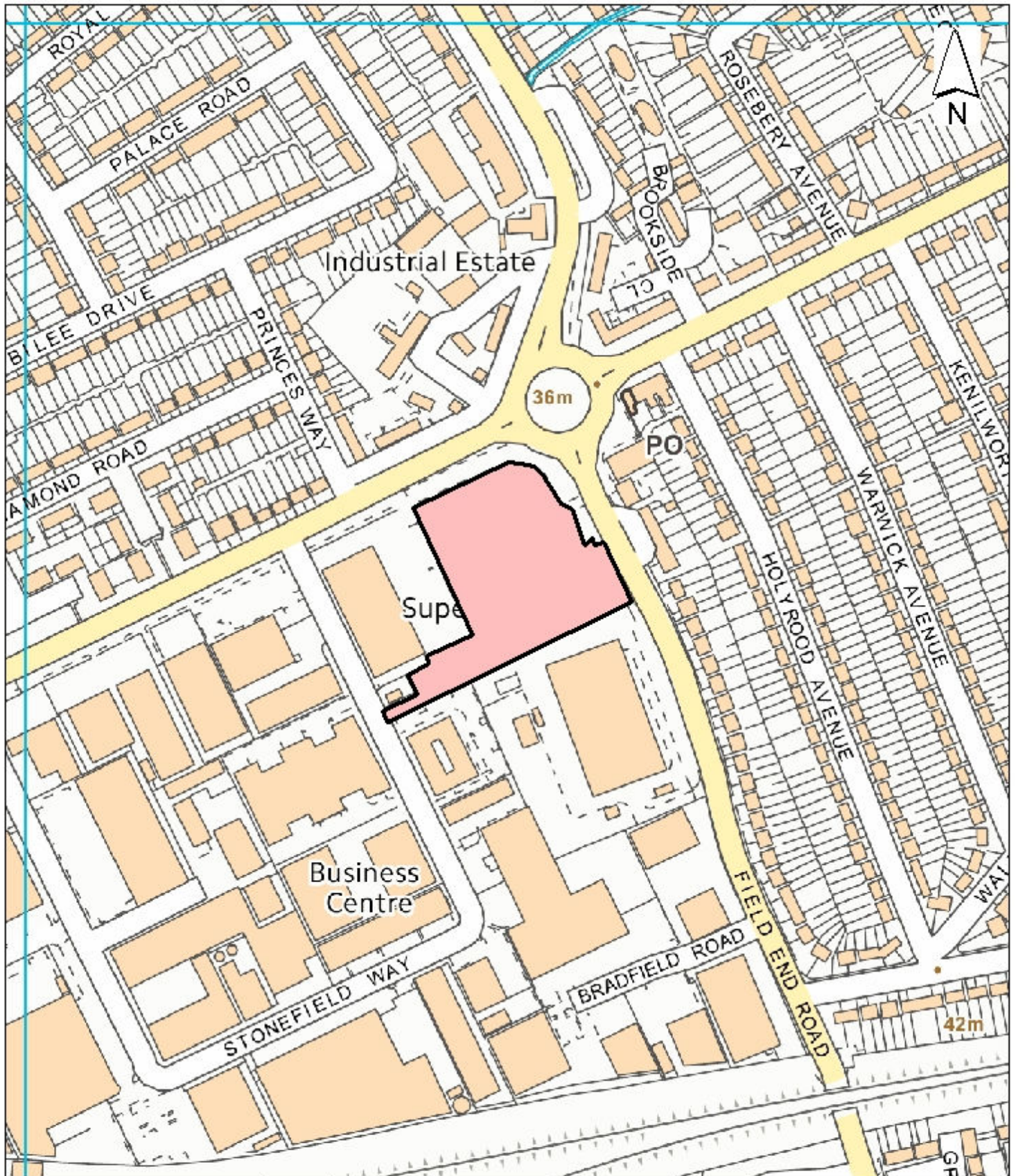


**BARTON
WILLMORE**

Planning • Master Planning & Urban Design
Architecture • Landscape Planning & Design • Project Services
Environmental & Sustainability Assessment • Graphic Design



bartonwillmore.co.uk



Notes

 Site boundary

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Site Address

**Unit 1-4
Ruislip Retail Park
Victoria Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
43510/APP/2012/3176

Scale
1:3,500

Planning Committee
Major Application

Date
**January
2014**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 3, RUISLIP RETAIL PARK VICTORIA ROAD RUISLIP

Development: Removal of Condition 6 of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011 to allow the sale of any goods within Use Class A1 from Unit 3.

LBH Ref Nos: 43510/APP/2012/3179

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

Date Application Valid: 11/01/2013

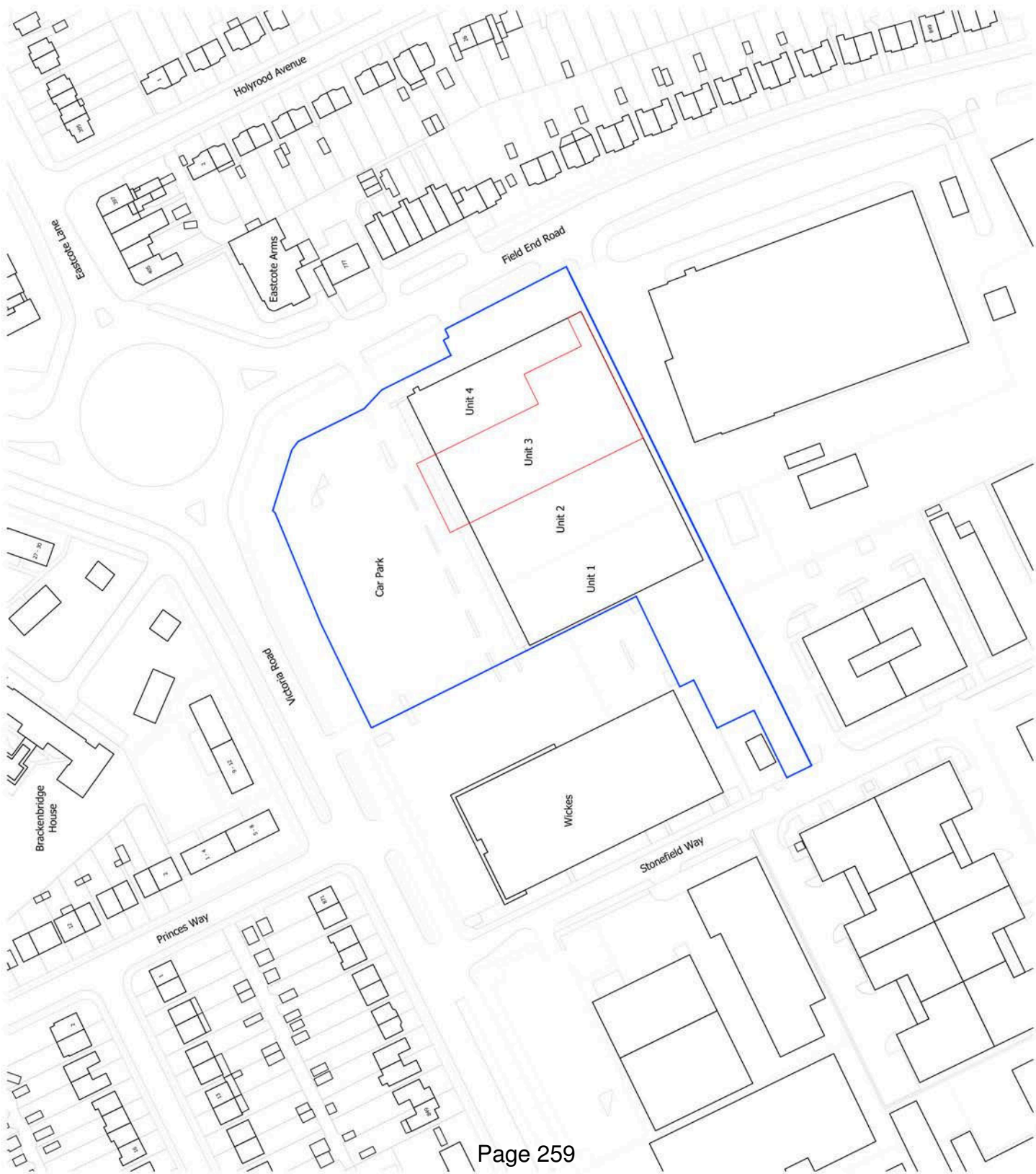
Application Boundary
 Ownership Boundary



Project
Unit 3 Ruislip Retail Park
 Victoria Road, Ruislip
 Drawing Title
Site Location Plan

Date 09.08.10
 Project No 19243
 Scale 1:1250
 Drawing No PP-001
 Drawn by GC
 Check by JF
 Revision _____

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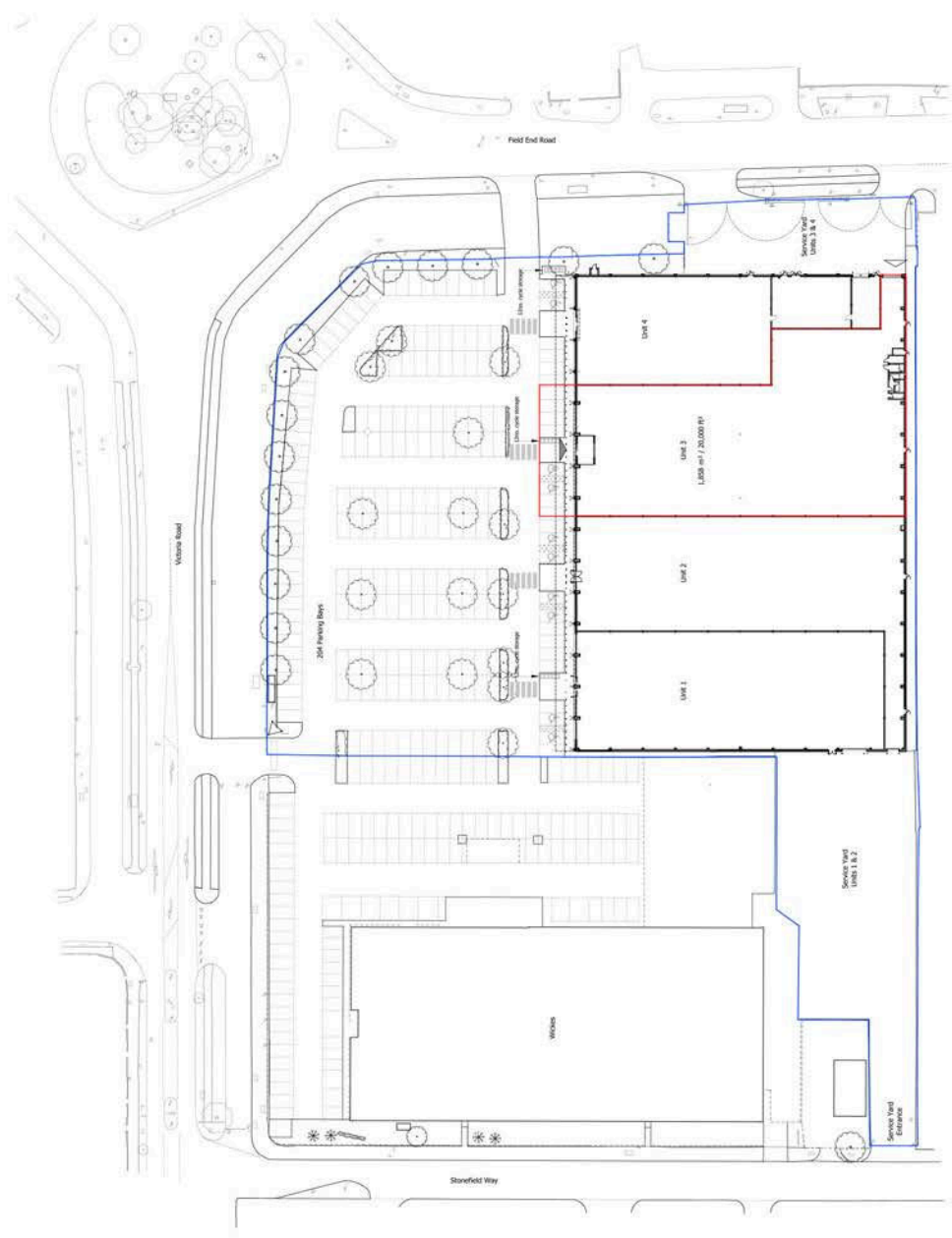
The scaling of this drawing cannot be altered.
 Revision: 16.08.10 GC 3F
 A Landscape updated

Accommodation Schedule - Existing

Unit	Original Floor Area	Maximum Floor Area	Total Gross Internal Area
3	1858 m ²	0 m ²	1858 m ²

Existing Footing
 204 parking bays including 10 disabled bays within sweeping boundary
 Secure storage for 36 cycles in 'bass rack' system

- Key
- Application Boundary
 - Dwelling Boundary
 - Unit 3 Customer Entrance
 - Unit 3 Delivery Entrance
 - Existing Tree
 - Existing Cycle Store for 22 bicycles



Note:
 Drawings prepared using 'as built' information provided by client

North arrow pointing North (N), South (S), East (E), and West (W).
 Scale bar showing 0, 10, 20, 30, 40, 50 meters.

Project:
 Unit 3 Ruislip Retail Park
 Drawing Title:
 Victoria Road, Ruislip
 Existing Site Plan

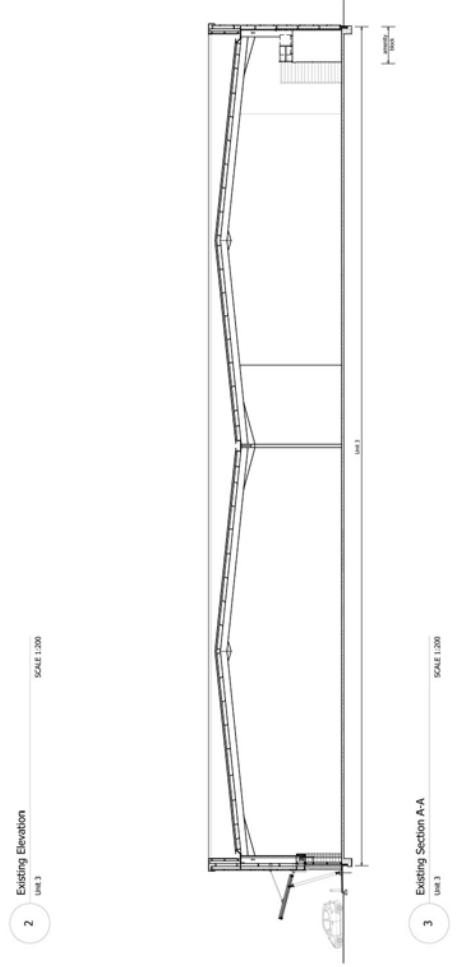
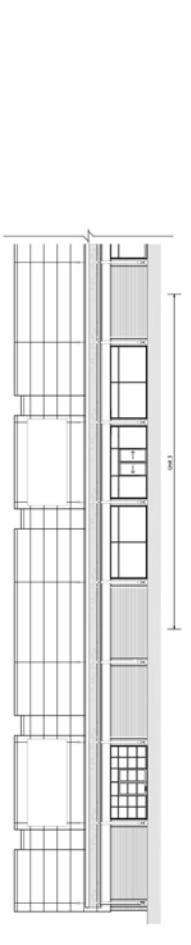
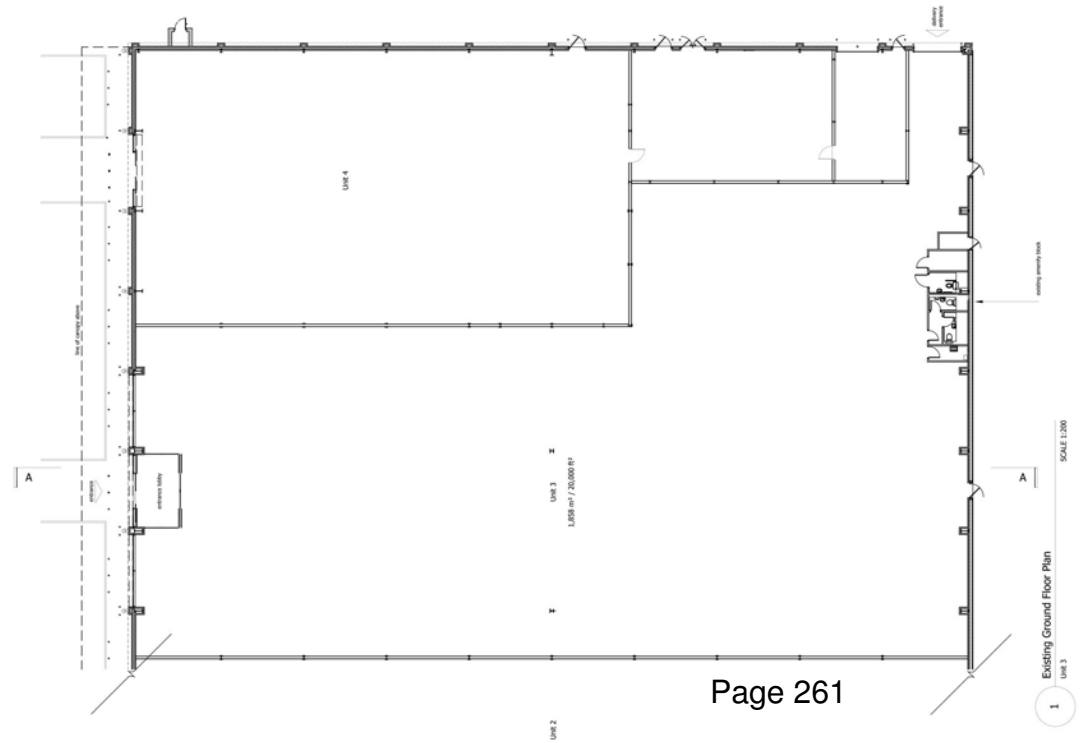
Date:
 05.08.10
 Project No:
 19243
 Scale:
 1:500
 Drawing No:
 PP-002
 Drawn by:
 GC
 Checked by:
 JF
 Revision:
 A

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14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Note:
 Drawings prepared using 'as built' information provided by client



Project:
 Unit 3 Ruislip Retail park
 Victoria Road, Ruislip

Drawing Title:
 Unit 3 - Existing
 GF Plan, Section & Elevation

Date:
 10.08.10

Scale:
 1:200

Project No:
 19243

Drawing No:
 PP-003

Checked by:
 GC

Drawn by:
 JF

Revisions:

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Office at: Ruislip Retail Park, Ruislip, Middlesex, UK
 Office at: Ruislip Retail Park, Ruislip, Middlesex, UK
 Office at: Ruislip Retail Park, Ruislip, Middlesex, UK

The scaling of this drawing cannot be assured
 Rescaled
 Date: 10/08/10
 Drawn by: UC

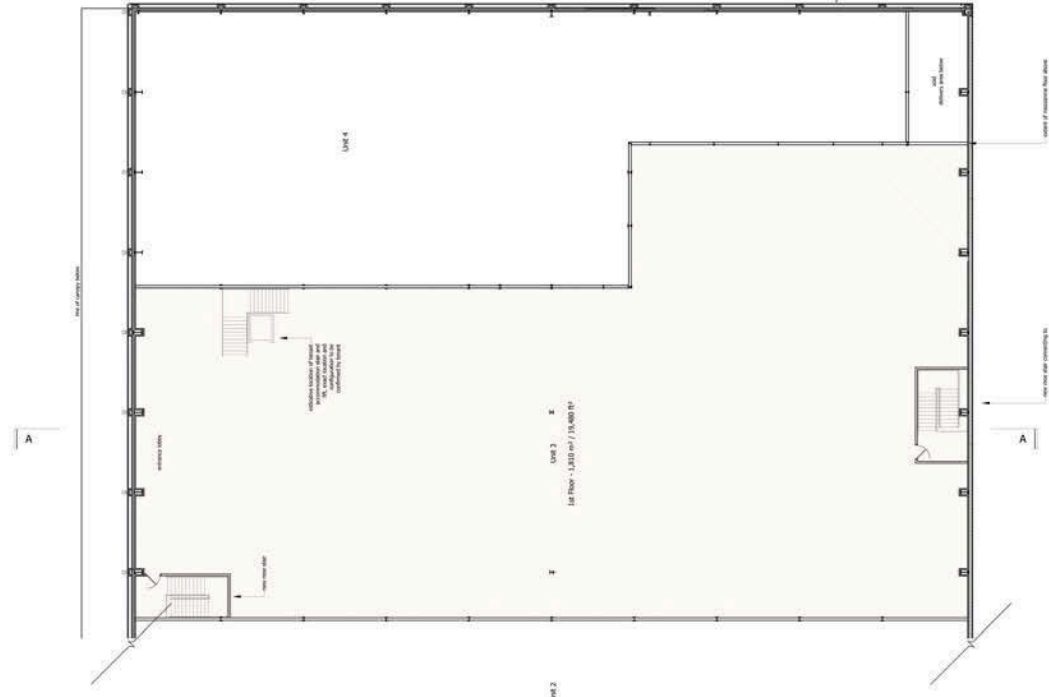
Key
 Extent of proposed masonry floor

Note:
 Drawings prepared using 'as built' information provided by client

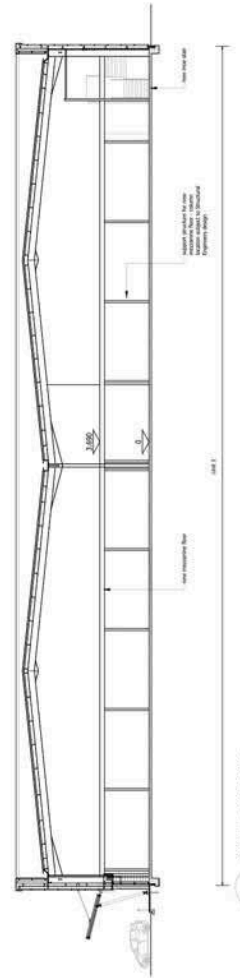


Project
 Unit 3 Ruislip Retail park
 Victoria Road, Ruislip
 Drawing Title
 Unit 3 - Proposed
 Floor Plans, Section & Elevations
 Date
 10.08.10
 Scale
 1:200
 Drawn by
 UC
 Project No.
 19243
 Drawing No.
 PP-005

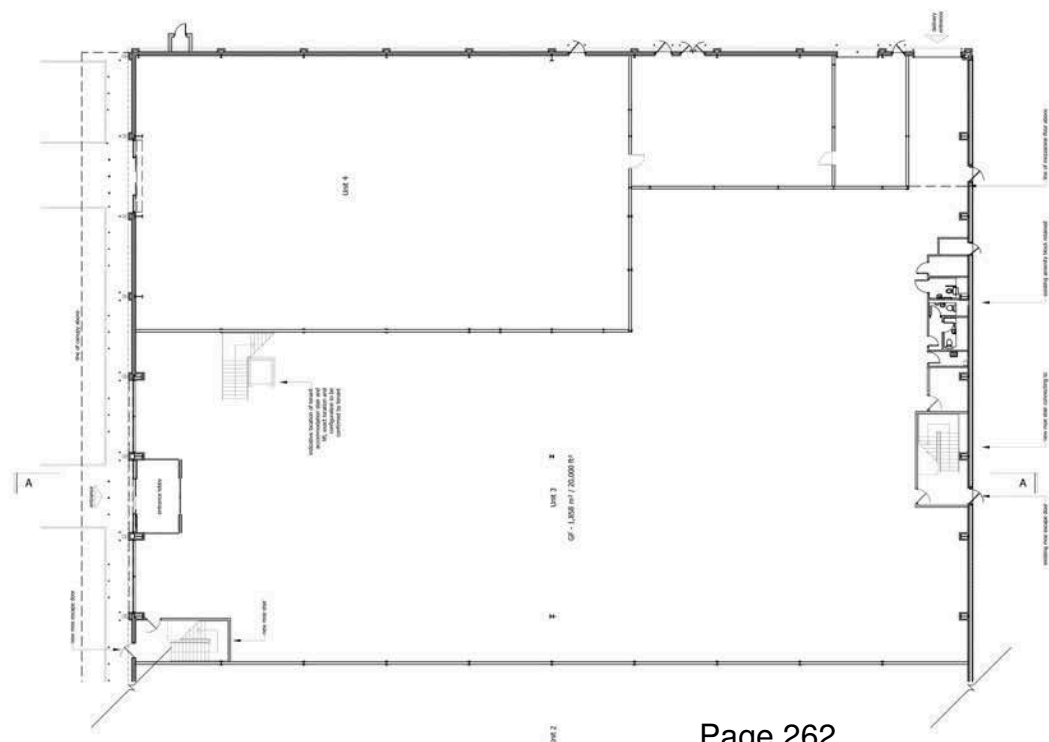
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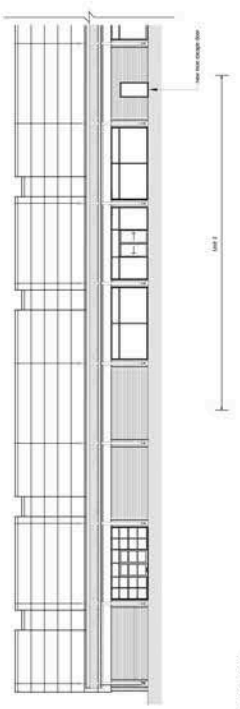
2 Proposed 1st Floor Plan
 Unit 3
 SCALE 1:200



4 Proposed Section A-A
 Unit 3
 SCALE 1:200



1 Proposed Ground Floor Plan
 Unit 3
 SCALE 1:200



3 Proposed Elevation
 Unit 3
 SCALE 1:200

The scaling of this drawing cannot be altered
 Rescaled from Drawing No. 16.08.10 GC 3P
 A Landscape updated

Accommodation Schedule - Proposed

Unit	Ground Floor	Mezzanine Floor	Total
	Gross Internal Area	Gross Internal Area	Gross Internal Area
3	1858 m ²	1323 m ²	3181 m ²

Proposed Driveway
 203 Parking Bays including 12 disabled bays within sweeping boundary
 Secure Storage for 36 cycles in 'bait rack' system

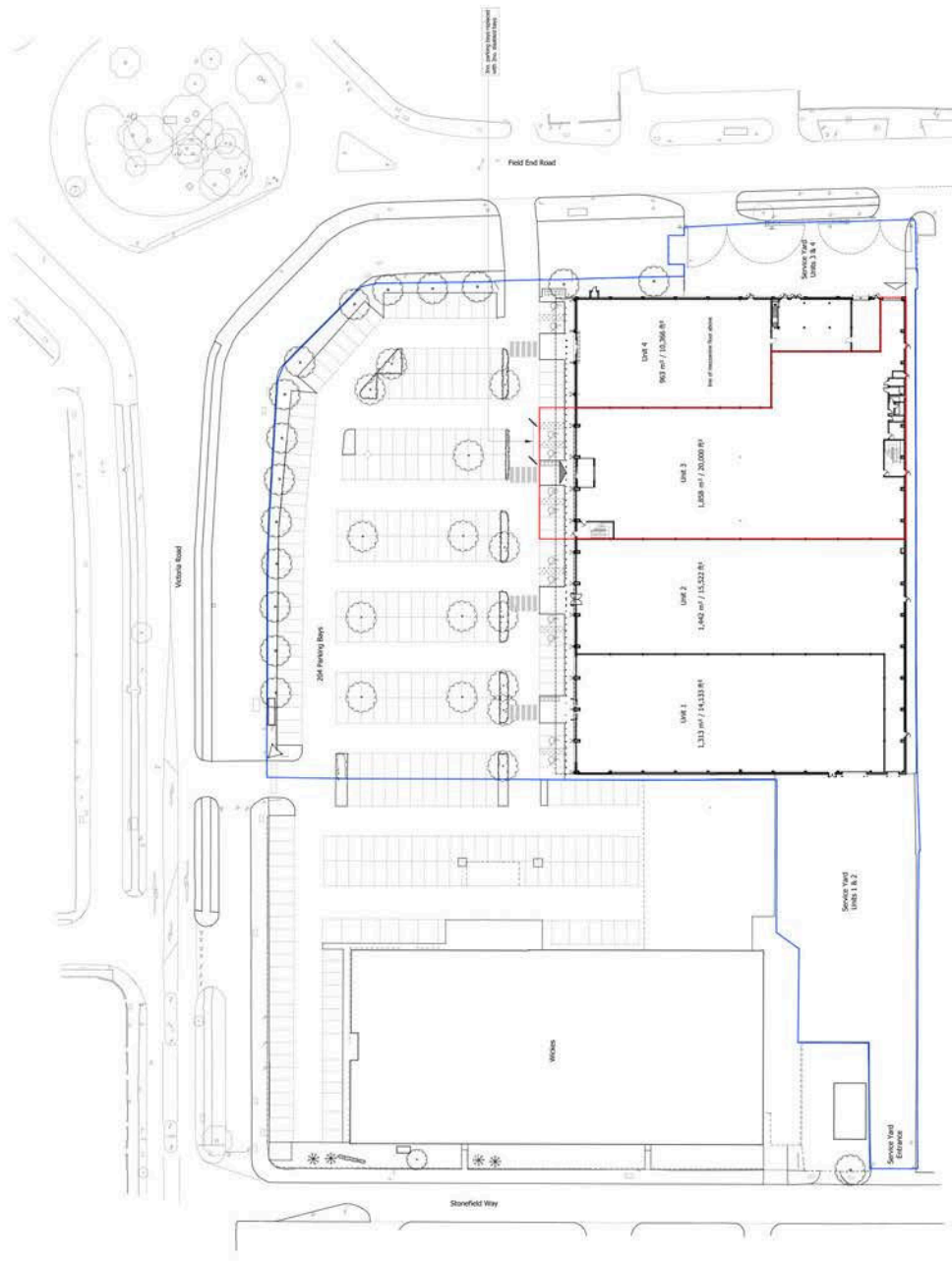
- Key
- Application Boundary
 - Ownership Boundary
 - Unit 3 Customer Entrance
 - Unit 3 Delivery Entrance
 - Existing Tree
 - Existing Cycle Store for 12 cycles

Note:
 Drawings prepared using 'as built' information provided by client

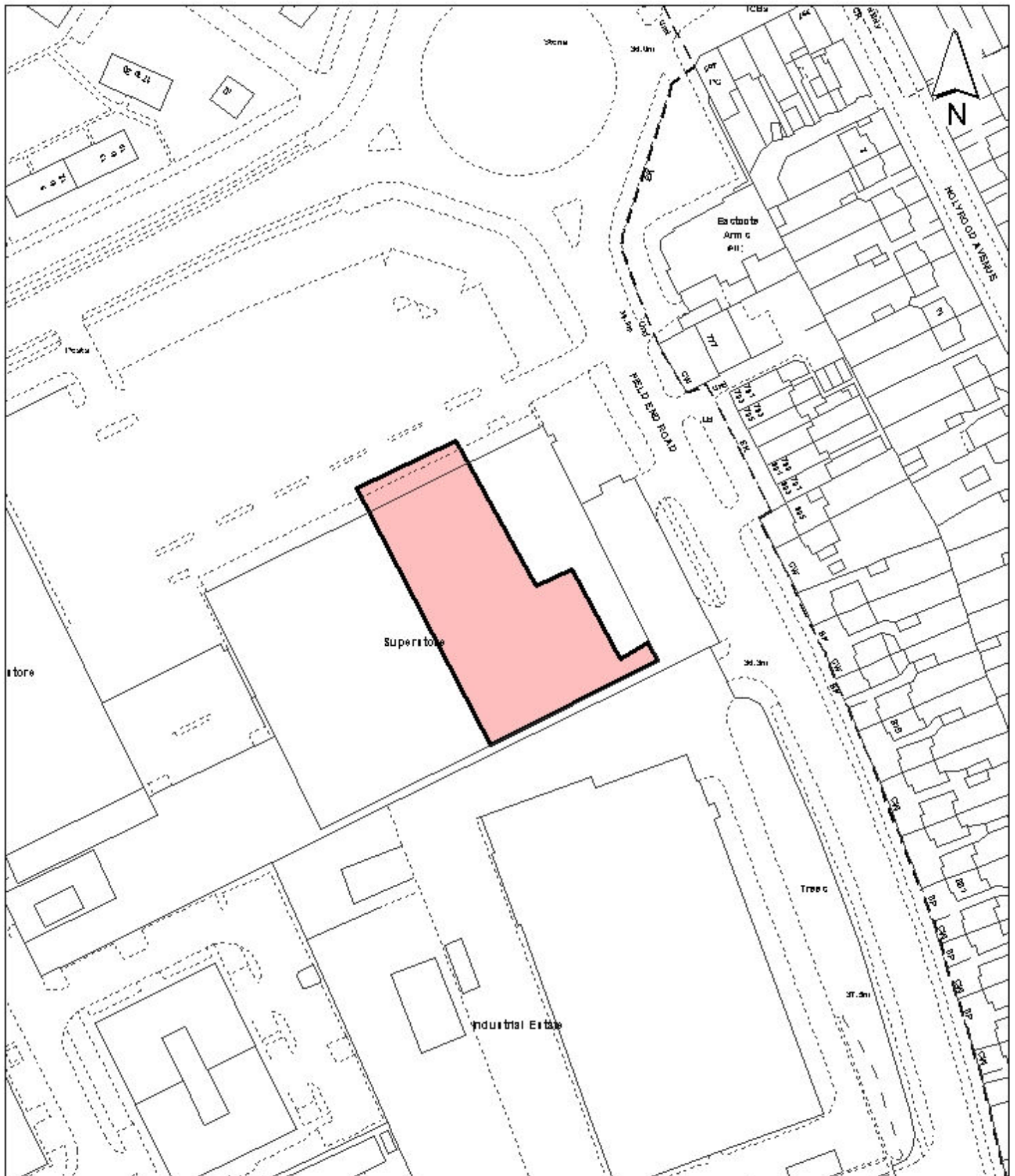
Scale: 1:500
 Date: 11.08.10
 Project No: 19243
 Drawing No: PP-004
 Revision: A
 Drawn by: GC
 Checked by: JF

Project:
Unit 3 Ruislip Retail Park
 Victoria Road, Ruislip
 Proposed Site Plan

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	<p>Planning Application Ref:</p> <p style="text-align: center;">43510/APP/2012/3179</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">Major Application</p>	<p>Date</p> <p style="text-align: center;">January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

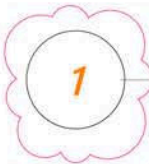
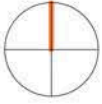
Address THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES

Development: Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres of non-food retail space and 4 residential units) and a further 17 residential units above ground level (21 residential dwellings total), as well as associated landscaping and refuse storage areas

LBH Ref Nos: 10954/APP/2011/1997

Date Plans Received:	16/08/2011	Date(s) of Amendment(s):	11/07/2012
Date Application Valid:	16/08/2011		16/08/2011
			27/06/2012
			31/07/2012
			28/06/2012
			14/08/2012

rev	description of revision	date
1	Site Appraisals	01-09-2010

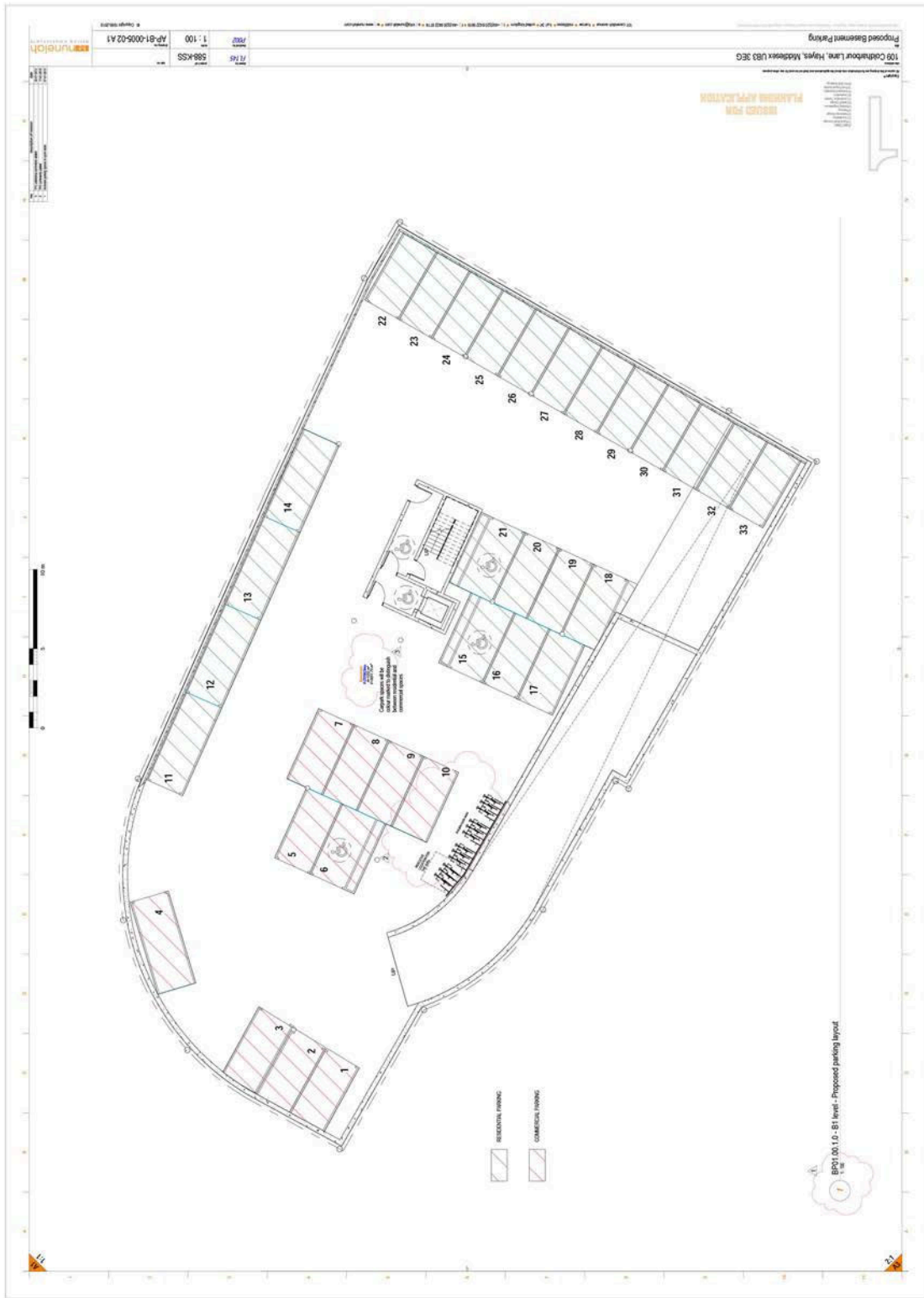


00.99.01 - SITE - PLAN 1-1250

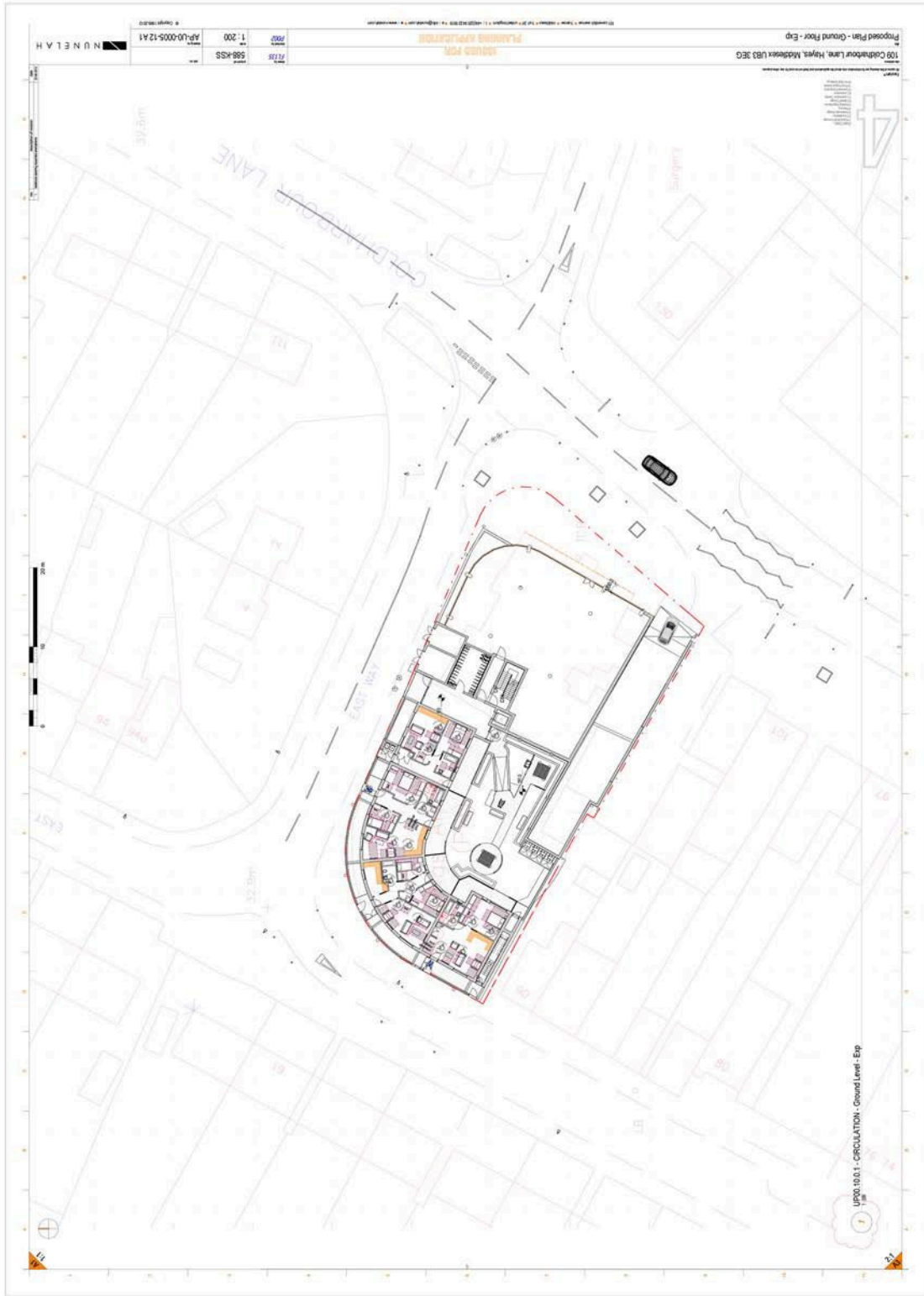
1 : 1250

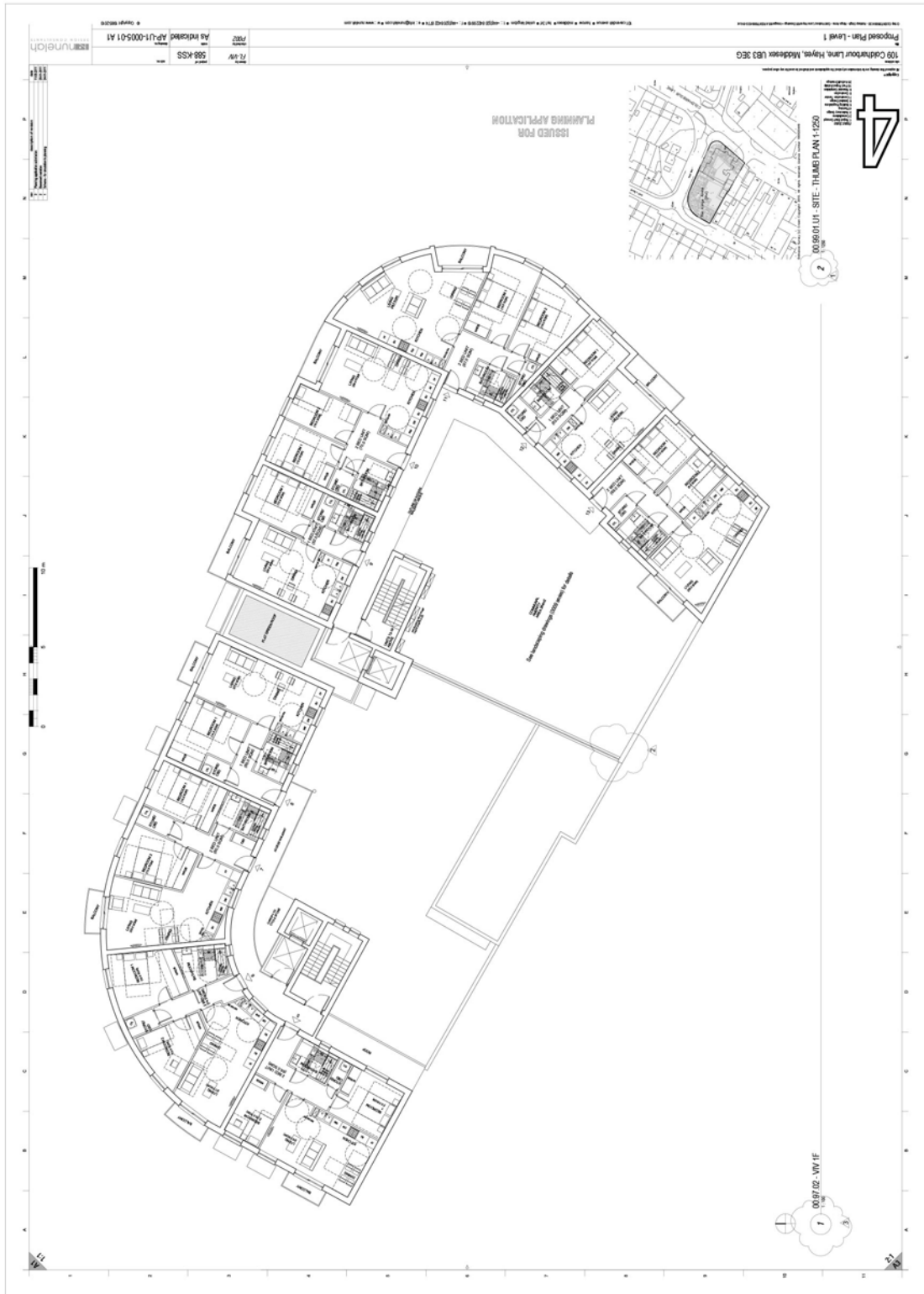
Site Address 109 Coldharbour Lane, Hayes, Middlesex UB3 3EG	Drawn by FL100	Project reference 588-KSS	Other reference
Title SITE - Plan 1-1250	Approved B002	Scale 1 : 1250	Drawing number AP-00-0300-01 A4











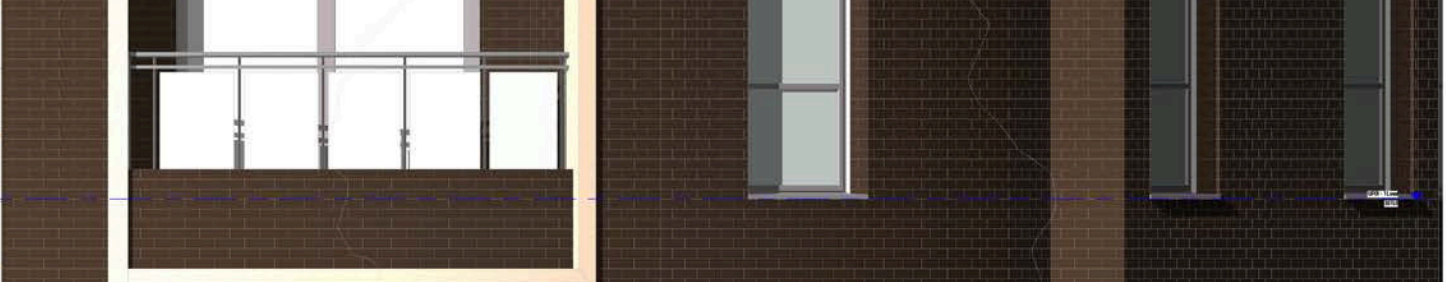
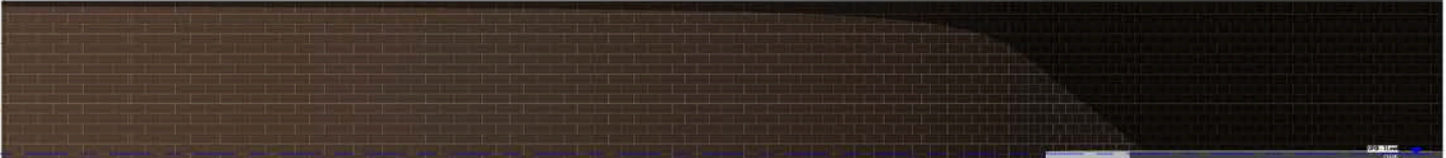


2.1

0 1 2m

1.1

KEY PLAN - DETAIL
1:50

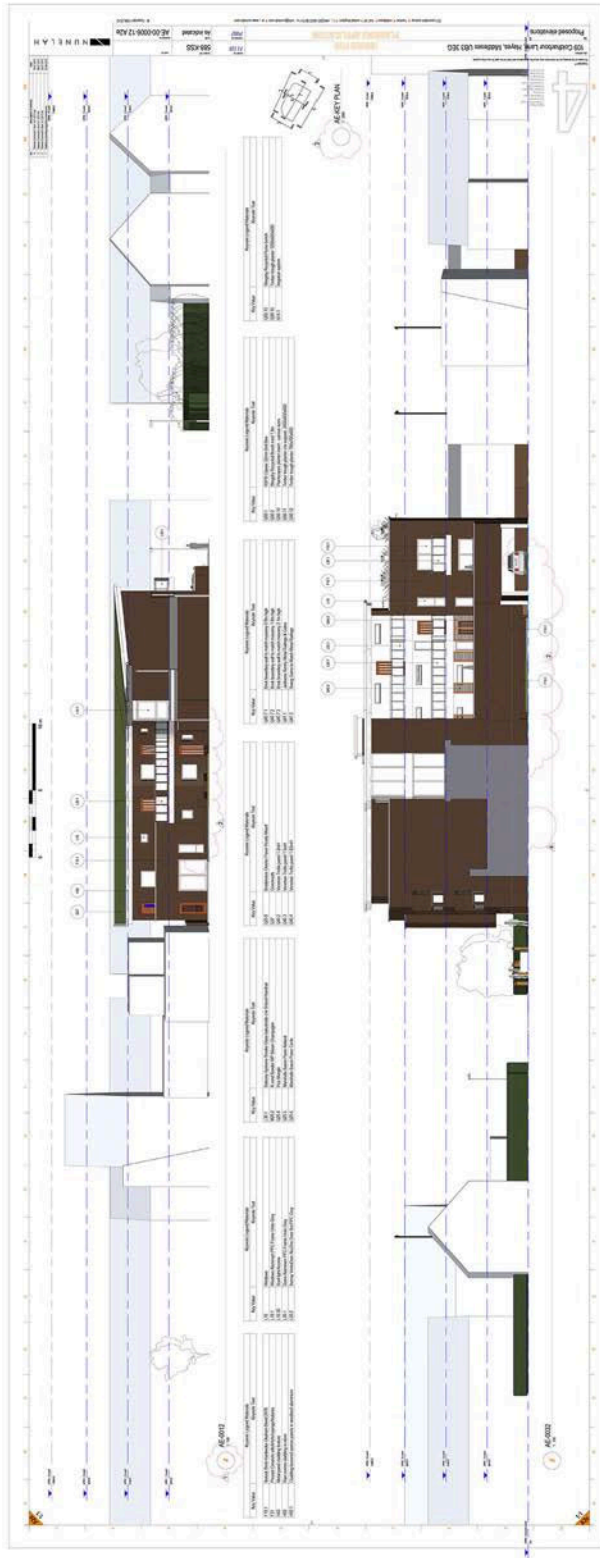


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AE-0010
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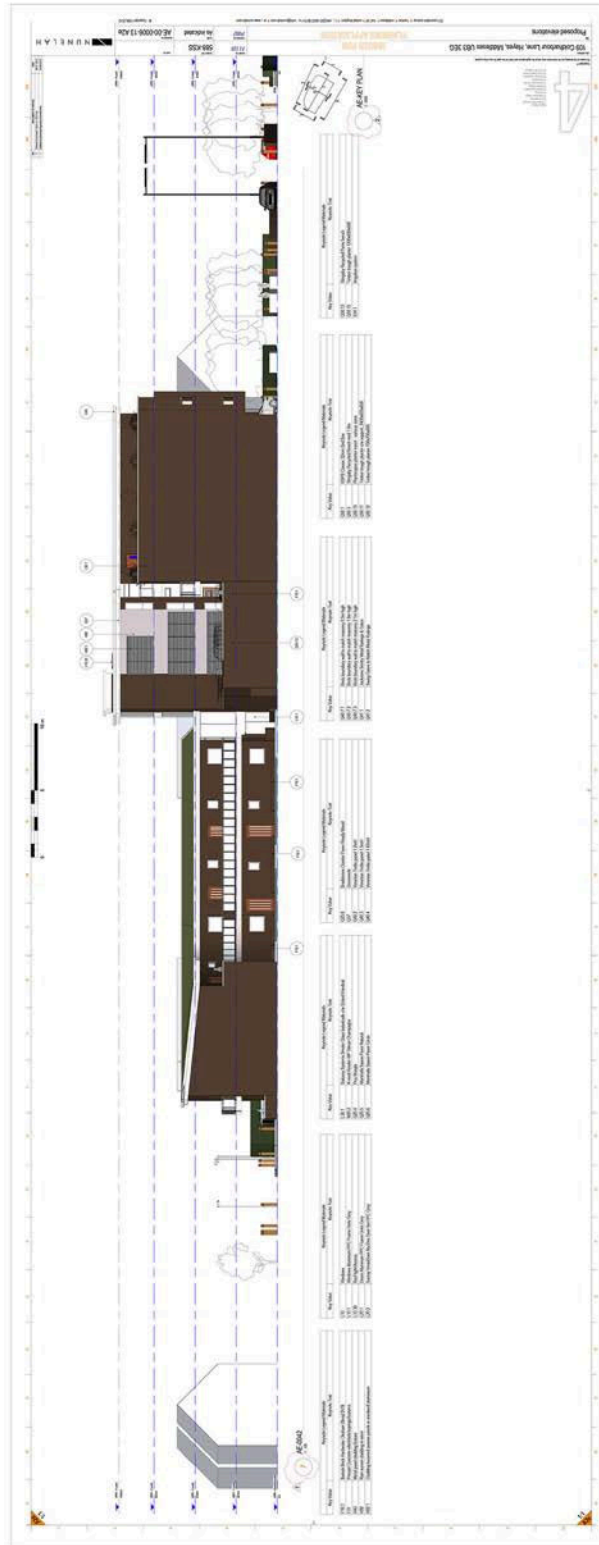
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Site address
109 Coldharbour Lane, Hayes, Middlesex UB3 3EG
Proposed elevation detail

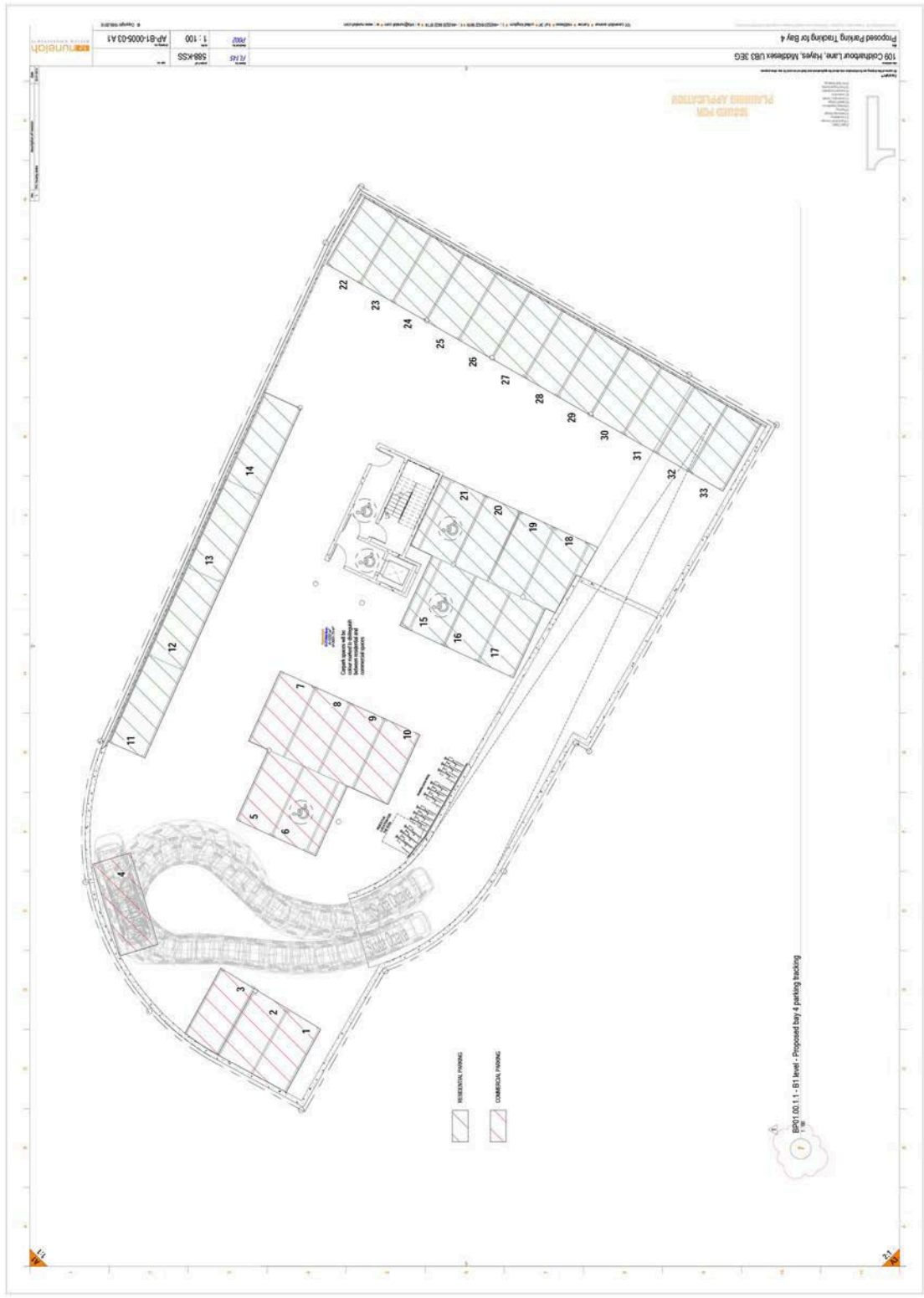
Drawn by FL135	Project no. 588-KSS	Rev no. As indicated
Checked by PK02	Issue no. As indicated	Drawing no. AE-00-0006-10.1 A1



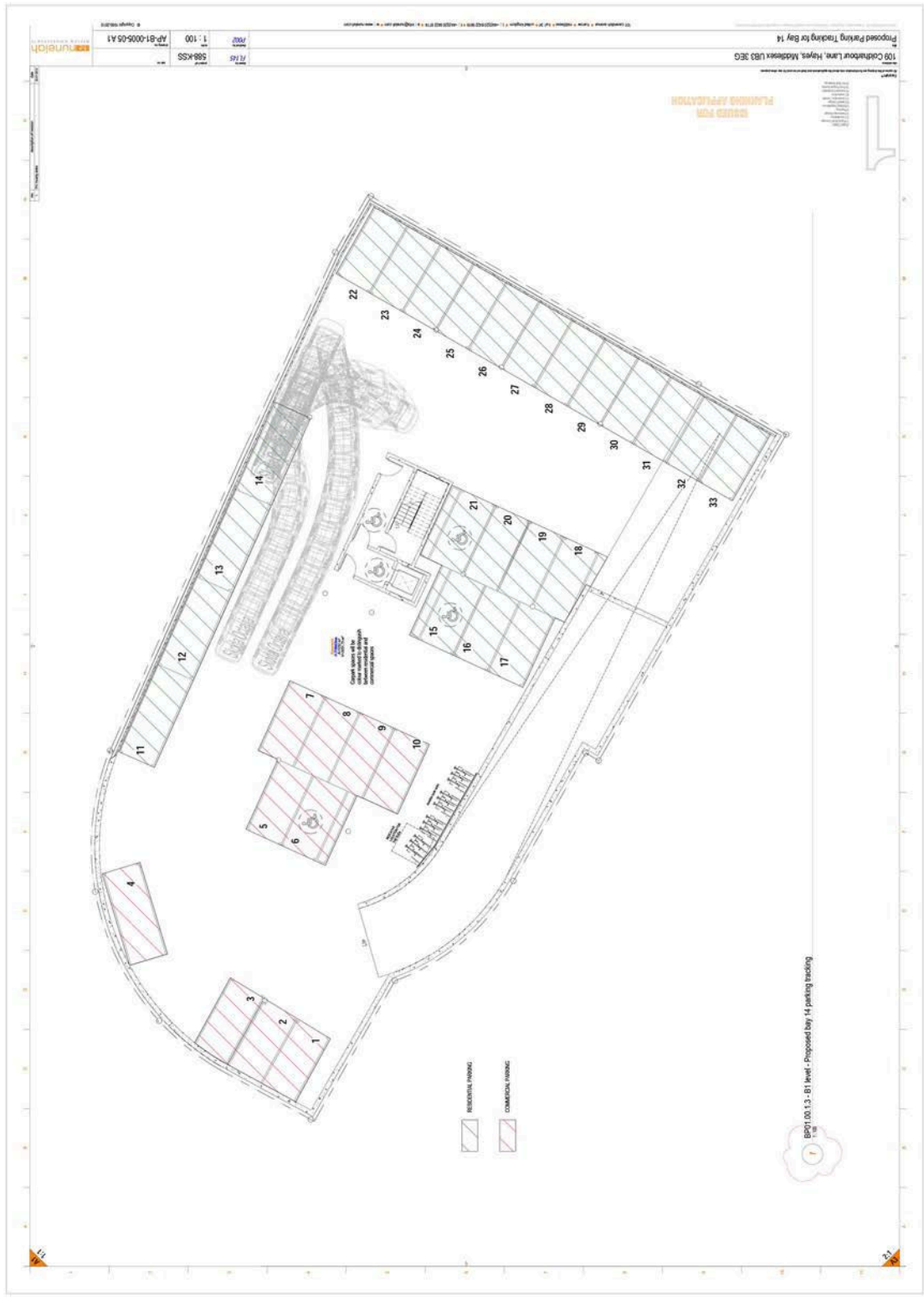


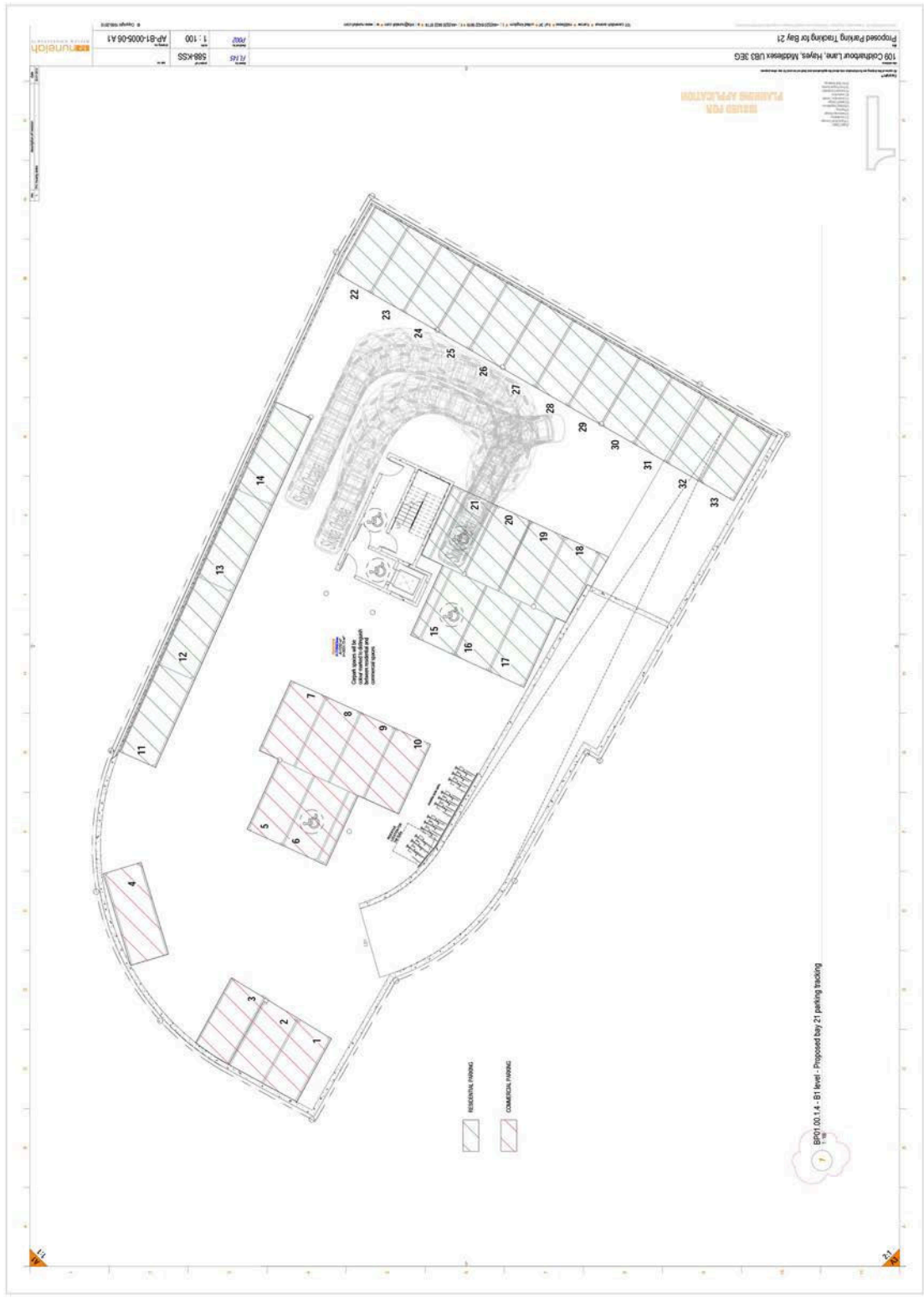


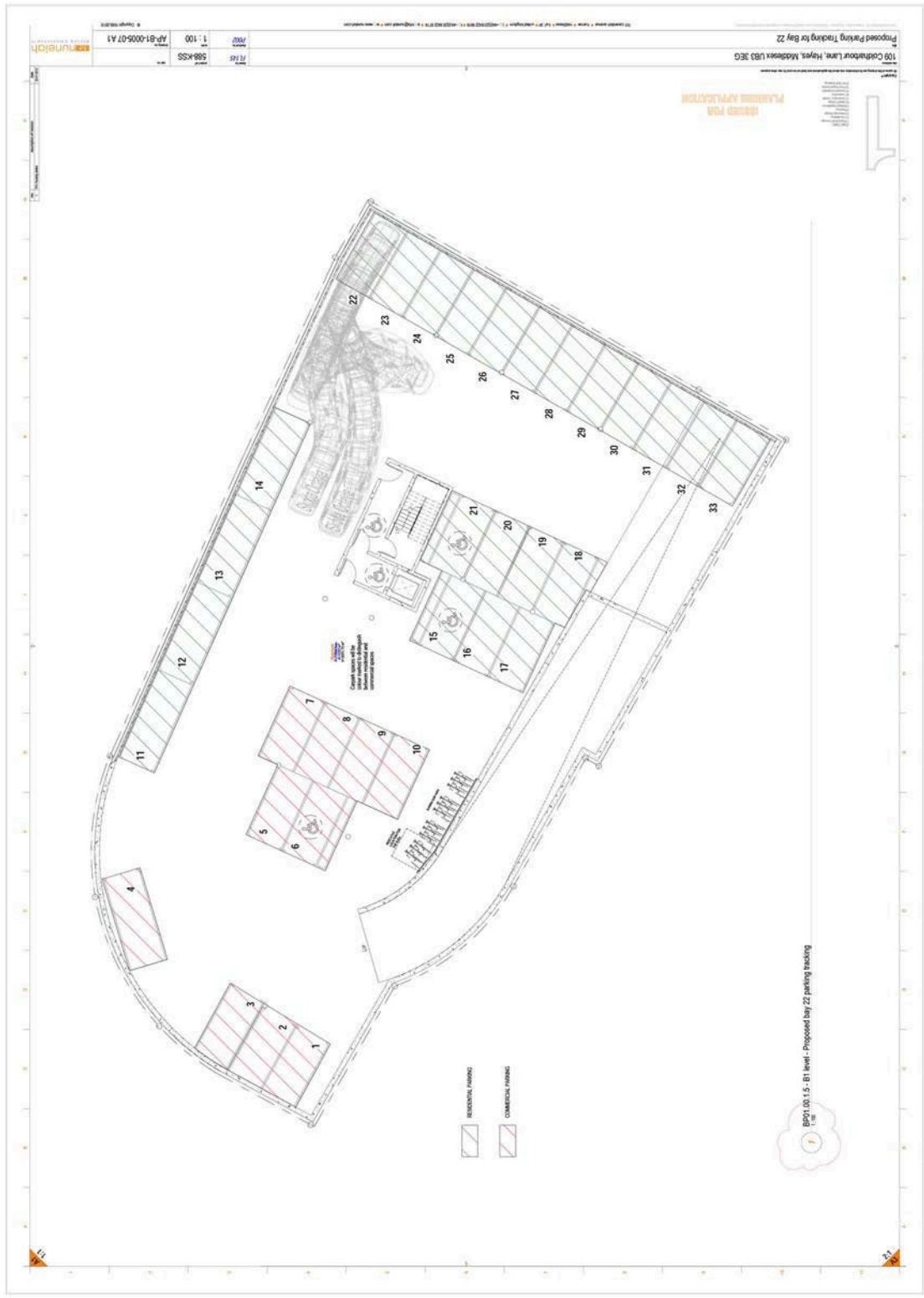


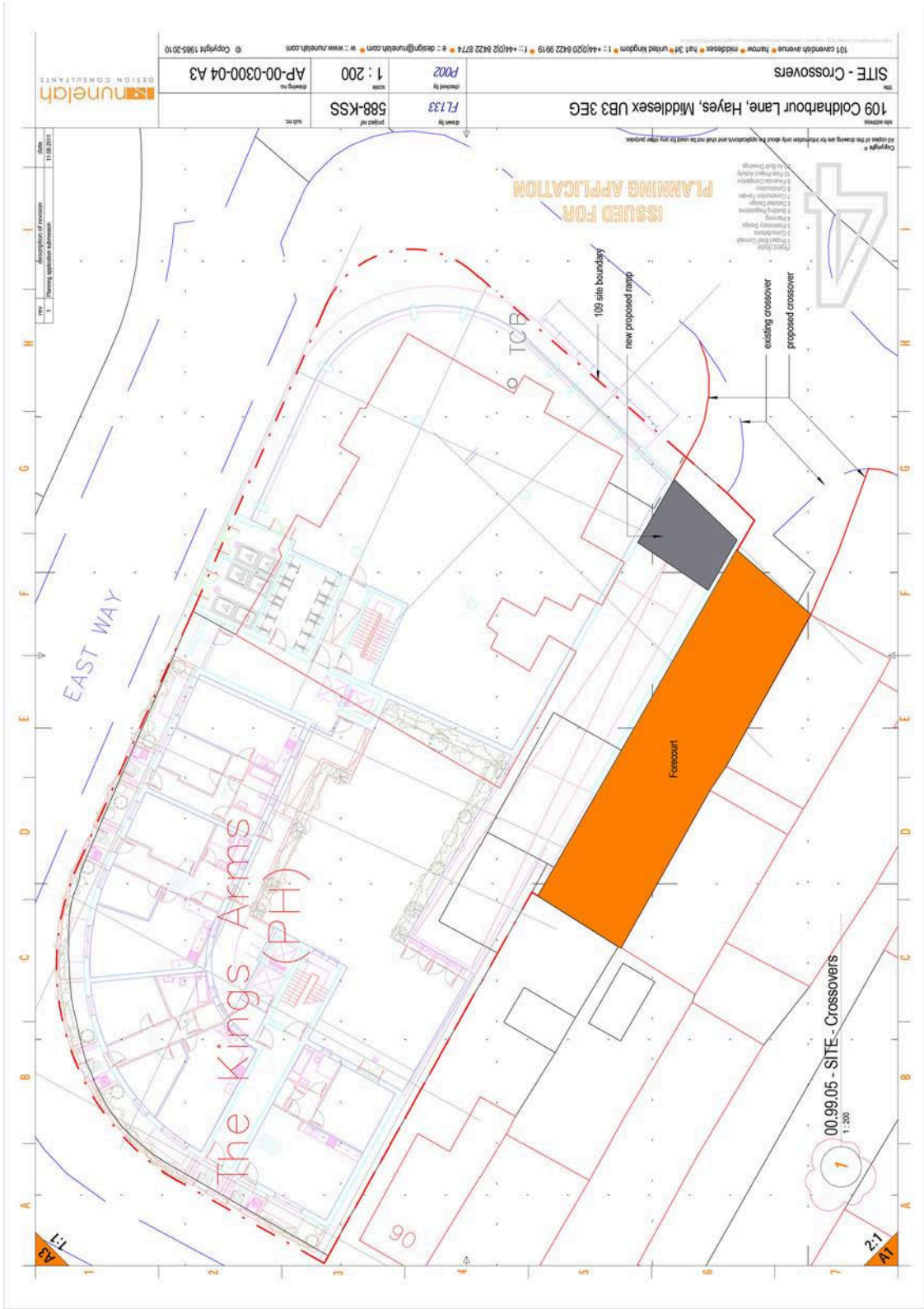


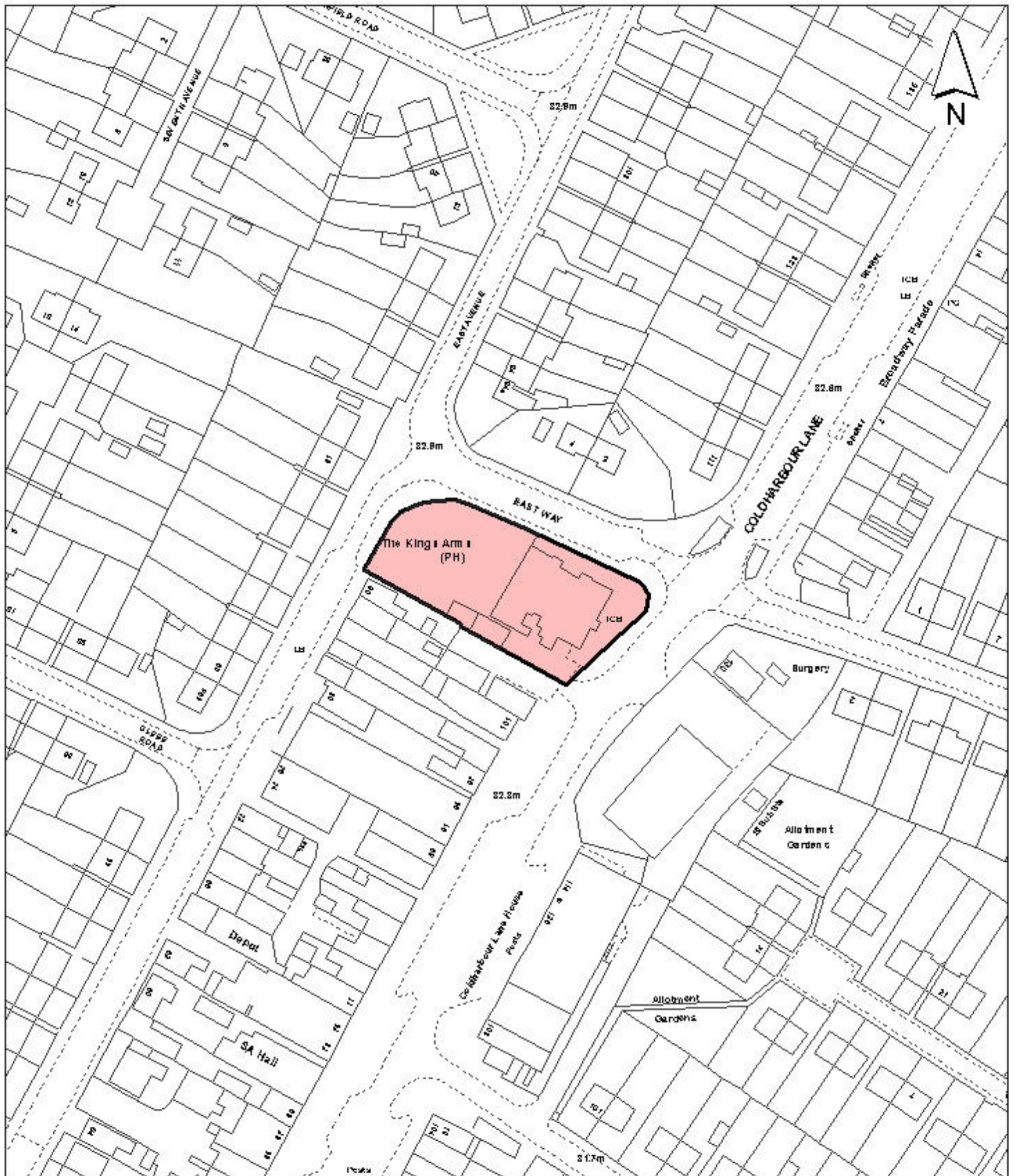












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	<p>Planning Application Ref:</p> <p>10954/APP/2011/1997</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major Application</p>	<p>Date</p> <p>January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address UNITS 1623 & 1685 STOCKLEY CLOSE WEST DRAYTON

Development: Redevelopment of site to provide industrial units for B1(c), B2 and/or B8 uses with associated access, parking, landscaping and ancillary works.

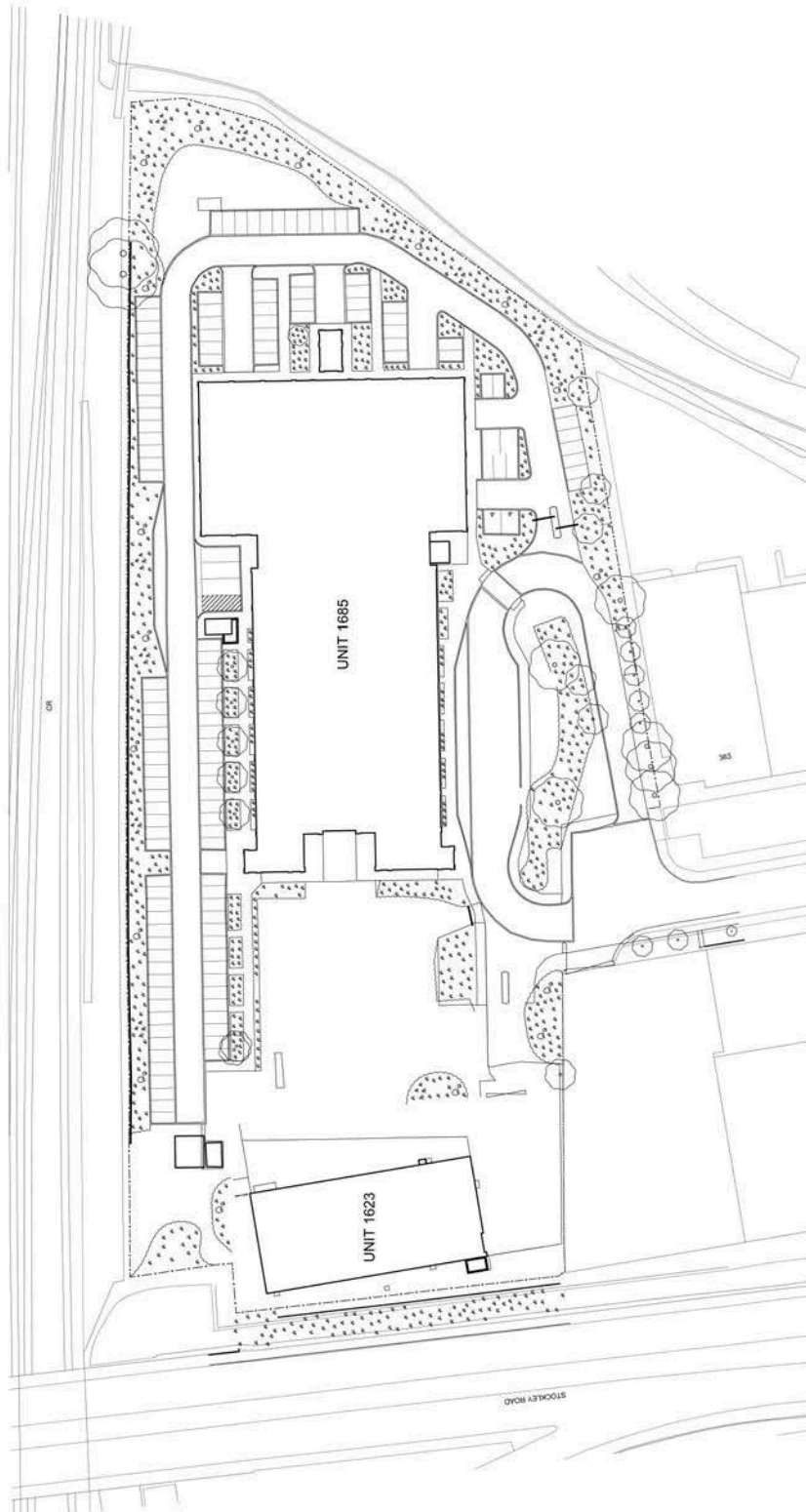
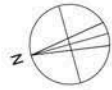
LBH Ref Nos: 51458/APP/2013/2973

Date Plans Received: 09/10/2013 **Date(s) of Amendment(s):** 16/12/2013

Date Application Valid: 15/10/2013

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01 SITE LAYOUT PLAN
 1:500

REV	DATE	NOTE	PN	AC
-	07/10/2013	Final Issue		



MICHAEL SPARKS ASSOCIATES
COMMERCIAL ARCHITECTS
 11 LINDSEY ROAD
 LONDON SW8 4DZ
 Telephone: 020 7738 3842
 Fax: 020 7738 3843
 www.msparks.co.uk

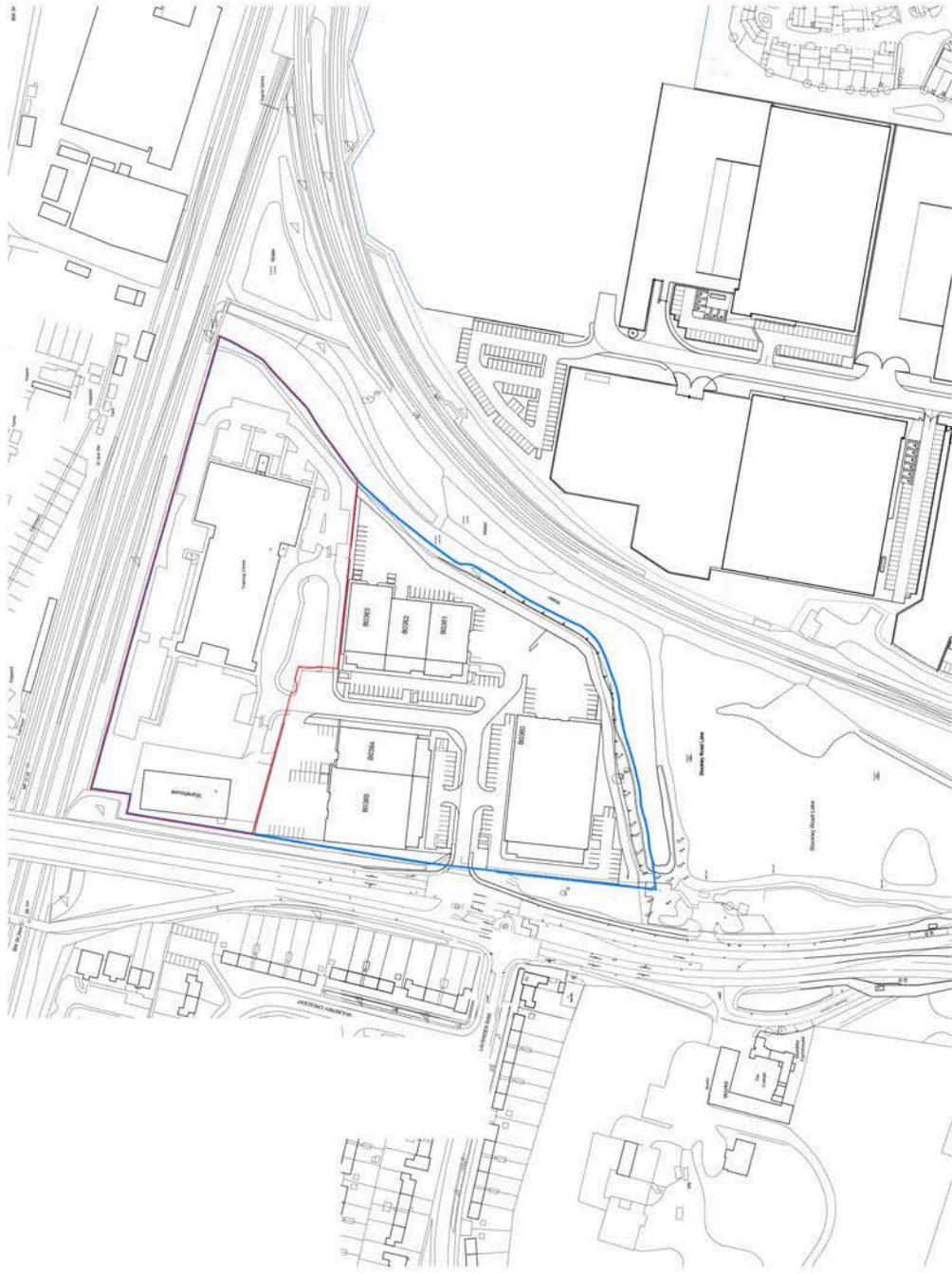
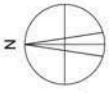


SEGRO
WHERE BUSINESS WORKS

TITLE	
UNITS 1623 & 1685 - STOCKLEY CLOSE	
CLIENT	
BILTON PLC	
DATE	DRAWN
OCTOBER 2013	PW
SCALE	DRAWN
1:500 @ A1	PW
STATUS	DRAWN
FOR PLANNING	AC
DRAWING NUMBER	
30619 / PL / 101	

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01
100
SITE LOCATION PLAN
1:1250

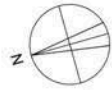
REV	DATE	NOTE	BY	CHK	APP	CHK
-	08/10/2013	Final Issue				



<p>TITLE UNITS 1623 & 1685 - STOCKLEY CLOSE SITE LOCATION PLAN</p>		
<p>CLIENT BILTON PLC</p>		
DATE	SCALE	DRAWN
OCTOBER 2013	1:1250 @ A1	PW
STATUS	FOR PLANNING	CHECKED
		AC
DRAWING NUMBER		
30619 / PL / 100		

NOTES:

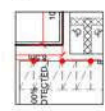
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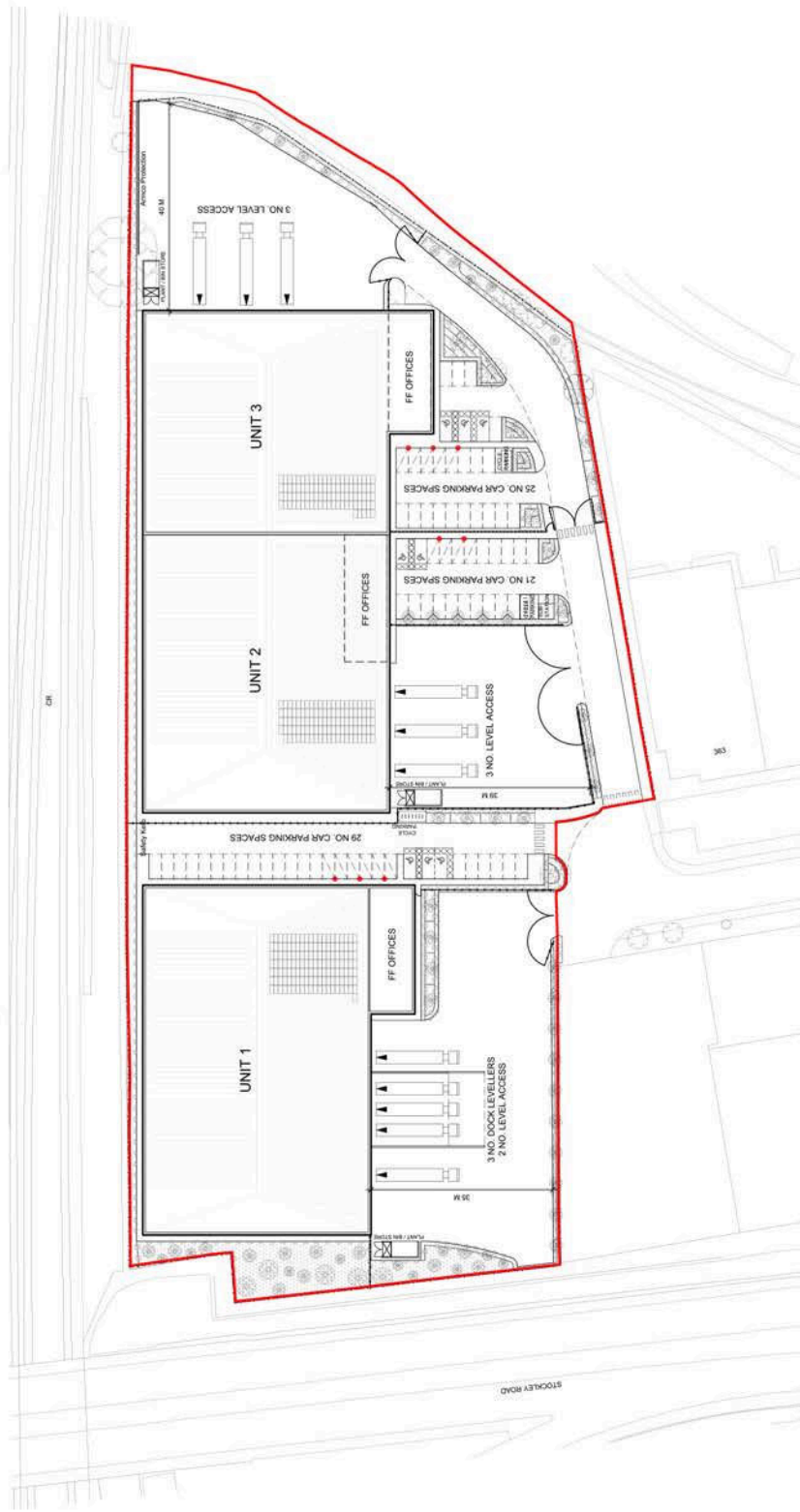
KEY



AREA FOR PHOTOVOLTAIC CELLS
 (PVS)



DUAL ELECTRIC CHARGING POINTS



REV	DATE	NOTE	PREP	CHK
B	08/12/2013	Final Plan	PW	AC
A	19/11/2013	Area protection and safety sign added	PW	AC
-	08/10/2013	Final Issue	PW	AC

MICHAEL SPARKS ASSOCIATES

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WHERE BUSINESS WORKS

TITLE: **UNITS 1623 & 1685 - STOCKLEY CLOSE**
 DRAWING NO: **SITE LAYOUT PLAN**
 CLIENT: **BILTON PLC**

DATE: OCTOBER 2013	SCALE: 1:500 @ A1	DRAWN: PW	CHECKED: AC
STATUS: FOR PLANNING		DRAWING NUMBER: 30619 / PL / 104 B	

01 SITE LAYOUT PLAN 1:500

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KEY



AREA FOR PHOTOVOLTAIC CELLS
(PV'S)



01 SITE LAYOUT PLAN 1:500

REV	DATE	NOTE	FW	AC
1	04/10/2013	Final Issue		

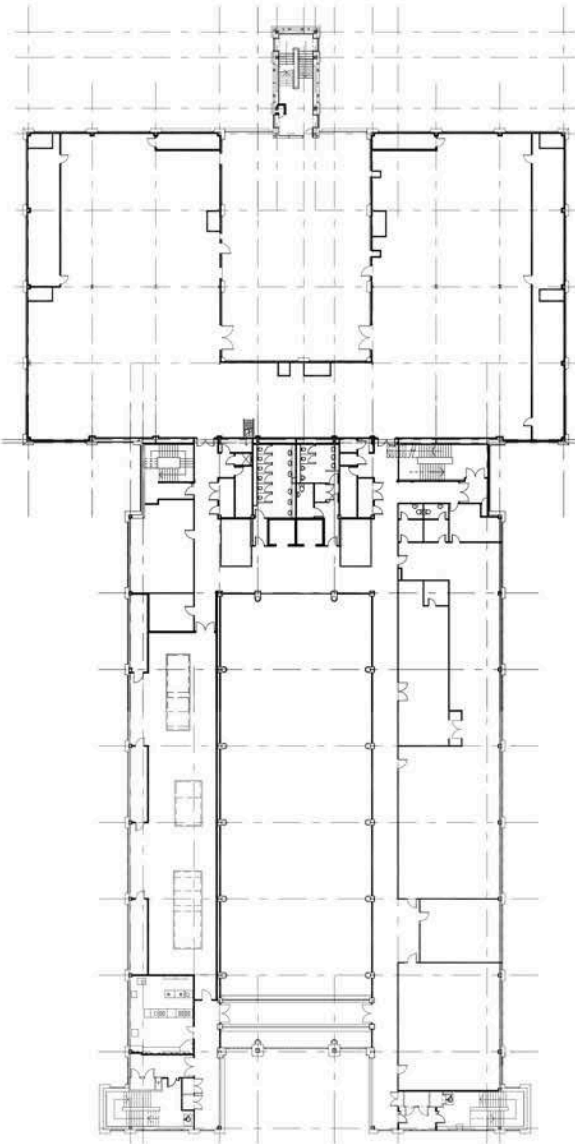
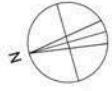
MICHAEL SPARKS ASSOCIATES
 CONSULTING ARCHITECTS
 11 PARK ROAD
 LONDON SW6 1PU
 TEL: 020 7731 2812
 FAX: 020 7731 2818
 WWW.MSPARKS.CO.UK

SEGRO
 WAREHOUSE WORKS

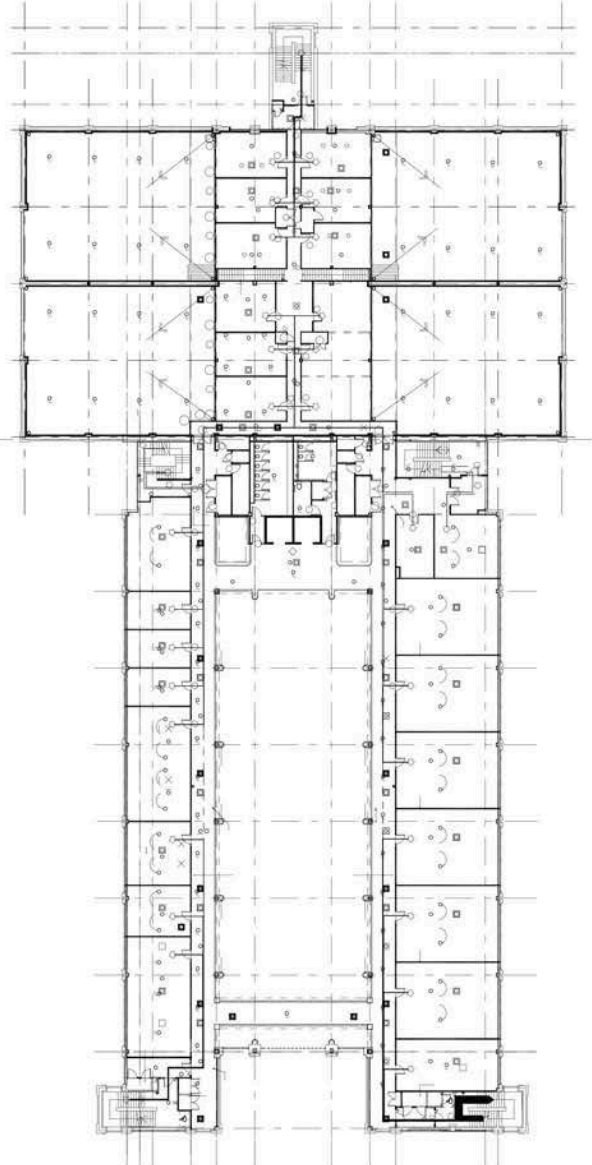
PROJECT		UNITS 1623 & 1685 - STOCKLEY CLOSE	
DRAWING		ILLUSTRATIVE SITE LAYOUT PLAN	
CLIENT		BILTON PLC	
DATE	SCALE	DRAWN	
OCTOBER 2013	1:500 @ A1	PW	
STATUS		CHECKED	
FOR PLANNING		AC	
DRAWING NUMBER		300619 / PL / 105	

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01
103
THIRD FLOOR PLAN
1:500



01
103
SECOND FLOOR PLAN
1:500

REV	DATE	NOTE	PK	AC	DRAWN	CHECK
-	07/10/2013	Final Issue				



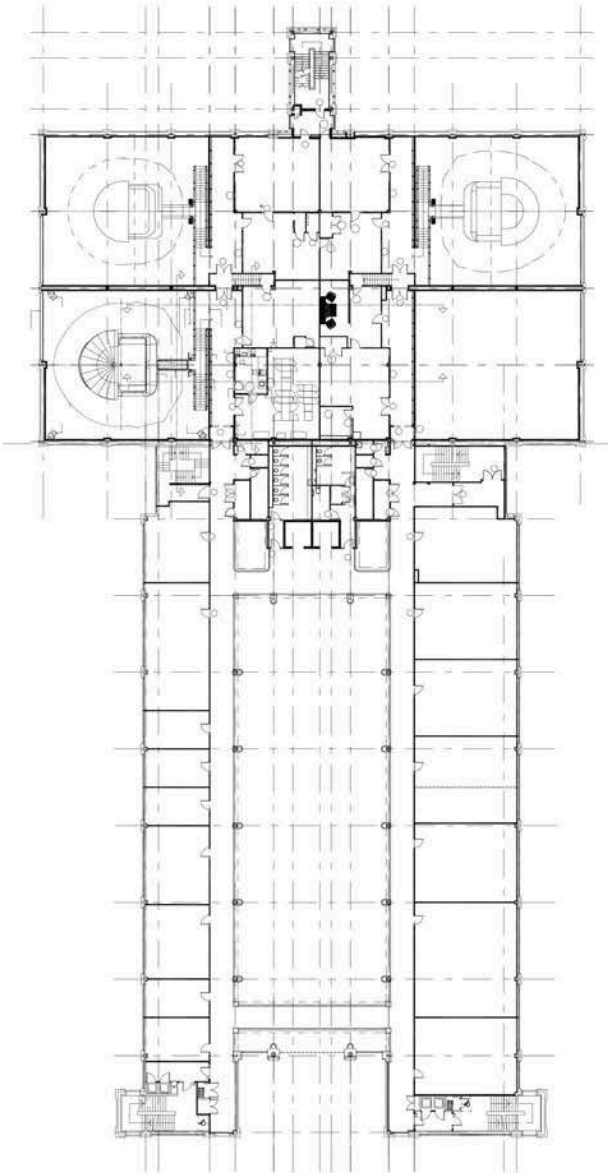
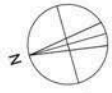
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 11 LINDSAY ROAD
 LONDON SW16 2JQ
 TEL: 020 7738 3344
 FAX: 020 7738 3345
 www.msaarchitects.co.uk



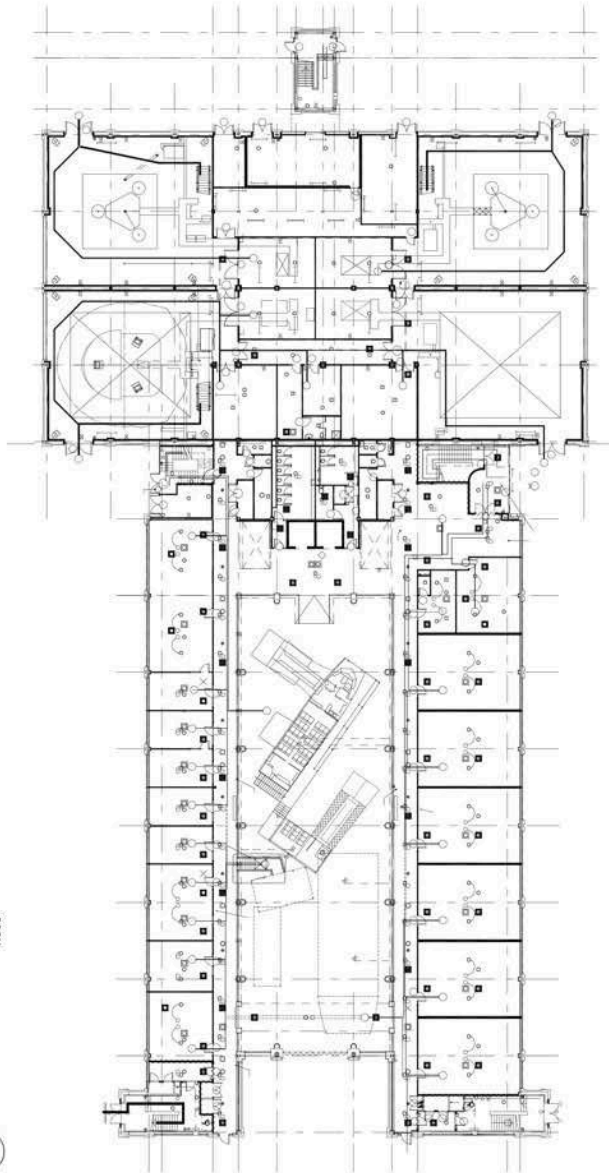
TITLE		UNITS 1623 & 1685 - STOCKLEY CLOSE
SUBJECT		EXISTING SECOND & THIRD FLOOR PLANS
CLIENT		BILTON PLC
DATE	SCALE	DRAWN
OCTOBER 2013	1:500 @ A1	PW
STATUS	FOR PLANNING	CHECKED
		AC
DRAWING NUMBER		30619 / PL / 103

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01
102
FIRST FLOOR PLAN
1:500



01
102
GROUND FLOOR PLAN
1:500

REV	DATE	NOTE	PK	AC	DATE	CHK
-	07/10/2013	Final Issue				

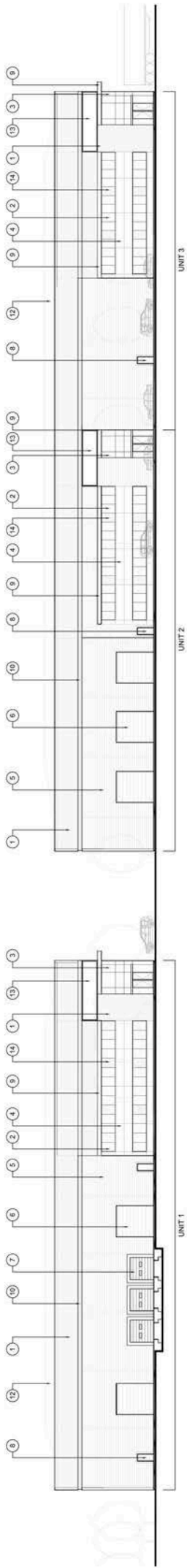


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 15 LINDSAY ROAD
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 TEL: 020 7738 3844
 FAX: 020 7738 3845
 www.msparks.co.uk

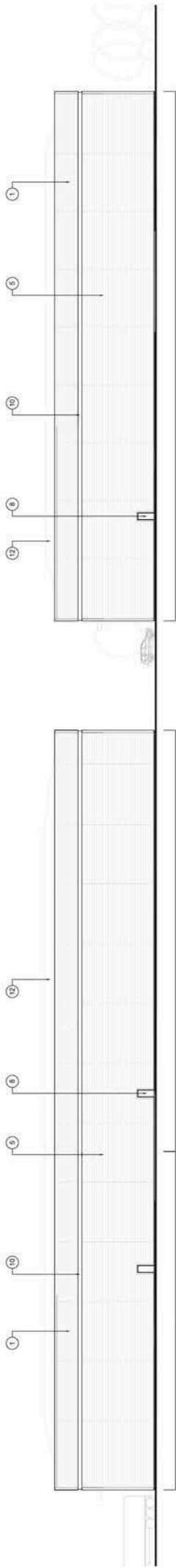


TITLE
UNITS 1623 & 1685 - STOCKLEY CLOSE
 EXISTING GROUND & FIRST
 FLOOR PLANS
 CLIENT
BILTON PLC

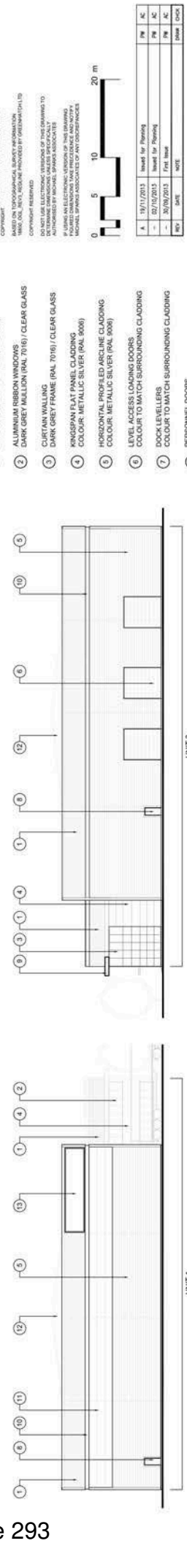
DATE	SCALE	DRAWN
OCTOBER 2013	1:500 @ A1	PW
STATUS	CHECKED	AC
FOR PLANNING		
DRAWING NUMBER	30619 / PL / 102	



01
109
PROPOSED SOUTH ELEVATION
1:250

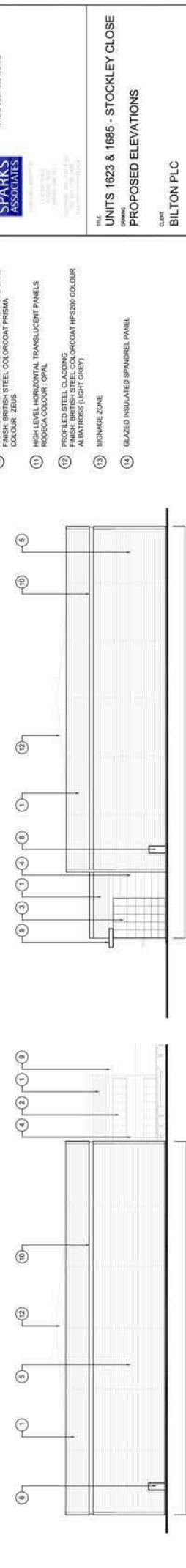


02
109
PROPOSED NORTH ELEVATION
1:250



03
109
PROPOSED WEST ELEVATION
1:250

04
109
PROPOSED EAST ELEVATION
1:250



05
109
PROPOSED WEST ELEVATION
1:250

06
109
PROPOSED EAST ELEVATION
1:250

MATERIAL SCHEDULE

- 1 HORIZONTALLY PROFILED CLADDING (EPS)
COLOUR: GREY ALUMINIUM (RAL 9007)
- 2 ALUMINIUM RIBBON WINDOWS
DARK GREY MILLION (RAL 7016) / CLEAR GLASS
- 3 CURTAIN WALLING
DARK GREY FRAME (RAL 7016) / CLEAR GLASS
- 4 KINGSPAN FLAT PANEL CLADDING
COLOUR: METALLIC SILVER (RAL 9008)
- 5 HORIZONTAL PROFILED INSULINE CLADDING
COLOUR: METALLIC SILVER (RAL 9008)
- 6 LEVEL ACCESS LOADING DOORS
COLOUR TO MATCH SURROUNDING CLADDING
- 7 DOCKY BULL DOORS
COLOUR TO MATCH SURROUNDING CLADDING
- 8 PERSONNEL DOORS
COLOUR TO MATCH SURROUNDING CLADDING
- 9 BRIBE SOLEIL CANOPY
FINISH: BRASS, STEEL CANOPY WITH BULL NOSE
PROFILED FASCIA WITH CONCEALED FININGS
FINISH (COLOUR - ZEUS)
- 10 HIGH LEVEL RECESSED HORIZONTAL FEATURE BAND
COLOUR: ZEUS
- 11 HIGH LEVEL HORIZONTAL TRANSLUCENT PANELS
ROBECA COLOUR: OPAL
- 12 PROFILED STEEL CLADDING
FINISH: BRITISH STEEL COLOUR/ANTIPRINT COLOUR
ALUMINOUS (LIGHT GREY)
- 13 SIGNAGE ZONE
- 14 GLAZED INSULATED SPANDREL PANEL

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REV	DATE	NOTE	PREP	CHK
A	19/11/2013	Issued for Planning	PM	AC
B	02/10/2013	Issued for Planning	PM	AC
C	20/09/2013	Final Issue	PM	AC
			Drawn	Check

THE
UNITS 1623 & 1685 - STOCKLEY CLOSE
PROPOSED ELEVATIONS

CLIENT
BILTON PLC

DATE
 OCTOBER 2013

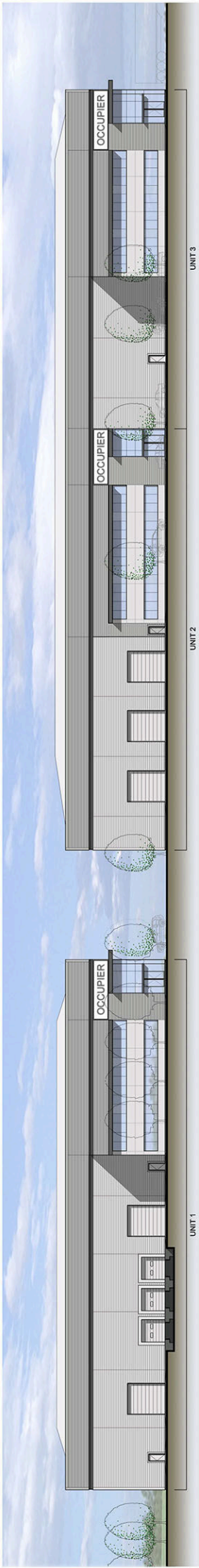
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DRAWN
 PM

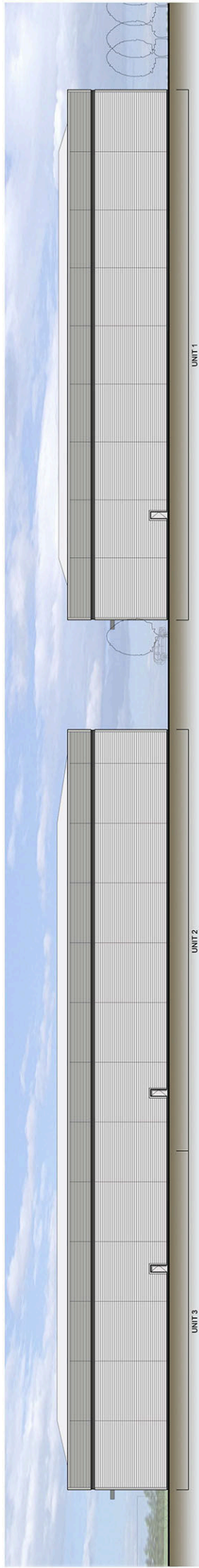
STATUS
 FOR PLANNING

CHECKED
 AC

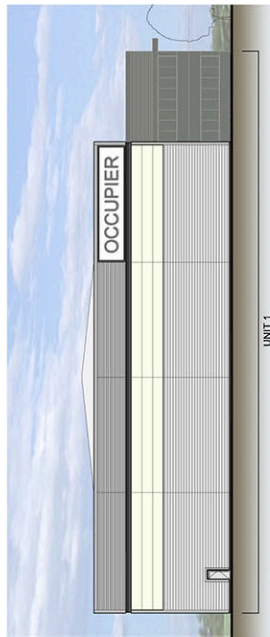
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 30619 / PL / 109 A



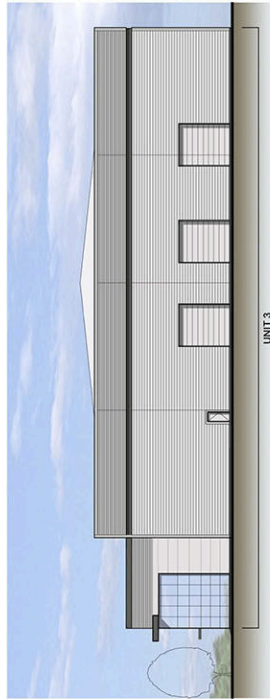
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1:250
110



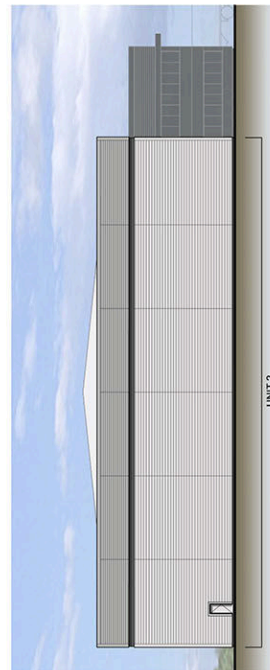
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1:250
110



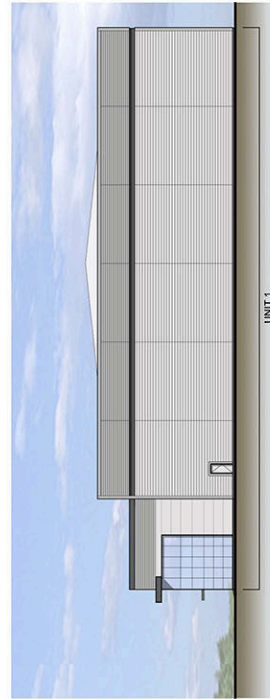
03 PROPOSED WEST ELEVATION
1:250
110



04 PROPOSED EAST ELEVATION
1:250
110



05 PROPOSED WEST ELEVATION
1:250
110



06 PROPOSED EAST ELEVATION
1:250
110

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-	02/10/2013	Issued for Planning	PN	AZ
-	30/09/2013	Final Issue	PN	AZ
			DRAW	CHECK

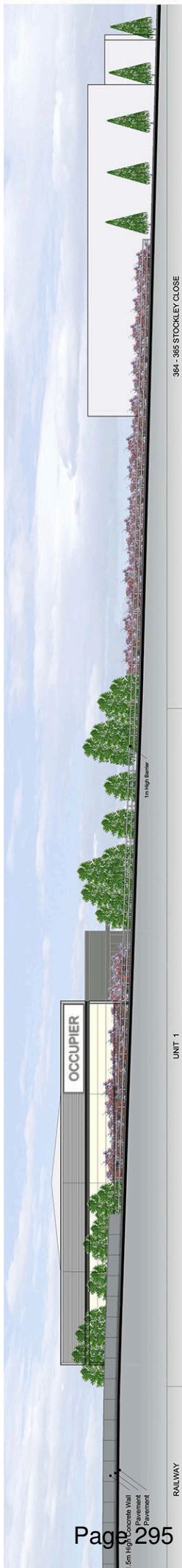
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SEGRO
WHERE BUSINESS WORKS

TITLE		UNITS 1623 & 1685 - STOCKLEY CLOSE	
CLIENT		BILTON PLC	
DATE	SCALE	DRAWN	CHECKED
OCTOBER 2013	1:250 @ A1	PW	AC
STATUS		FOR PLANNING	
DRAWING NUMBER		30619 / PL / 110	

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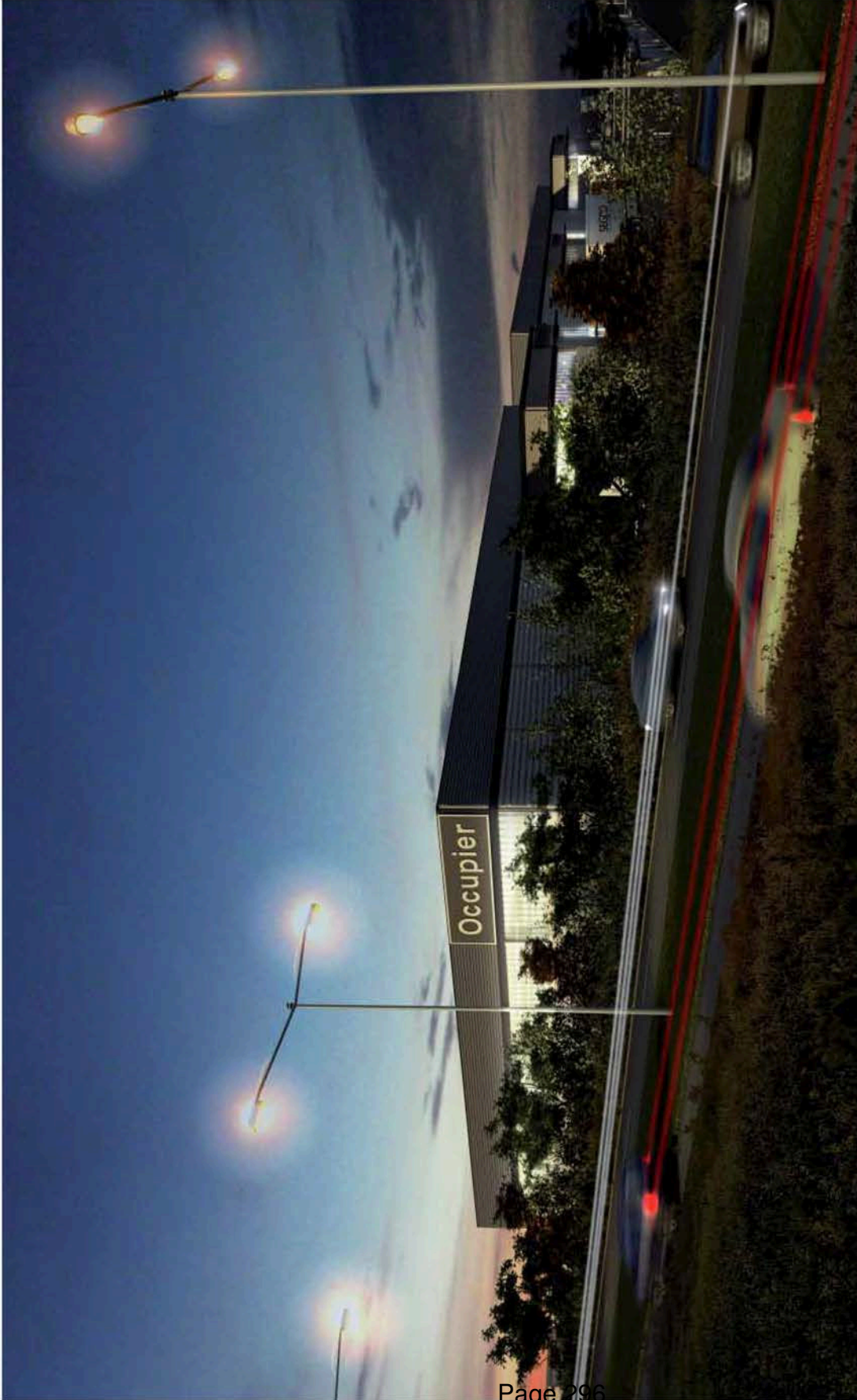


REV	DATE	NOTE	PK	AC
-	08/10/2013	Final Issue		
			DATE	CHK



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TITLE	
UNITS 1623 & 1685 - STOCKLEY CLOSE	
DRAWING	
ILLUSTRATIVE STREETSCAPE ELEVATION	
CLIENT	
BILTON PLC	
DATE	SCALE
OCTOBER 2013	N/A
	DRAWN
	PW
	CHECKED
	FOR PLANNING
	AC
DRAWING NUMBER	
30619 / PL / 111	



UNITS 1623 & 1685 STOCKLEY CLOSE

DETAILED PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT

October 2013

30619





Legend:

- Shrub
- Proposed Hedges
- Current Hedges
- Proposed Planting
- Existing Landscaping to be retained
- Proposed Tree
- Existing Tree to be retained
- Existing Tree to be removed



Client	SEGRO
Project Name	Units 1623 & 1685 Stockley Close, Layout Showing Proposed Landscaping Areas.
Project No.	1368-01
Scale	1:500
Date	12-09-2013
Drawn By	C.M.H.
Checked By	S.B.
Approved By	
Issue	
Revision	
Drawn	
Checked	
Approved	

viewpoint
associates lip
landscape, environmental & horticultural consultancy

SEGRO
www.segro.co.uk

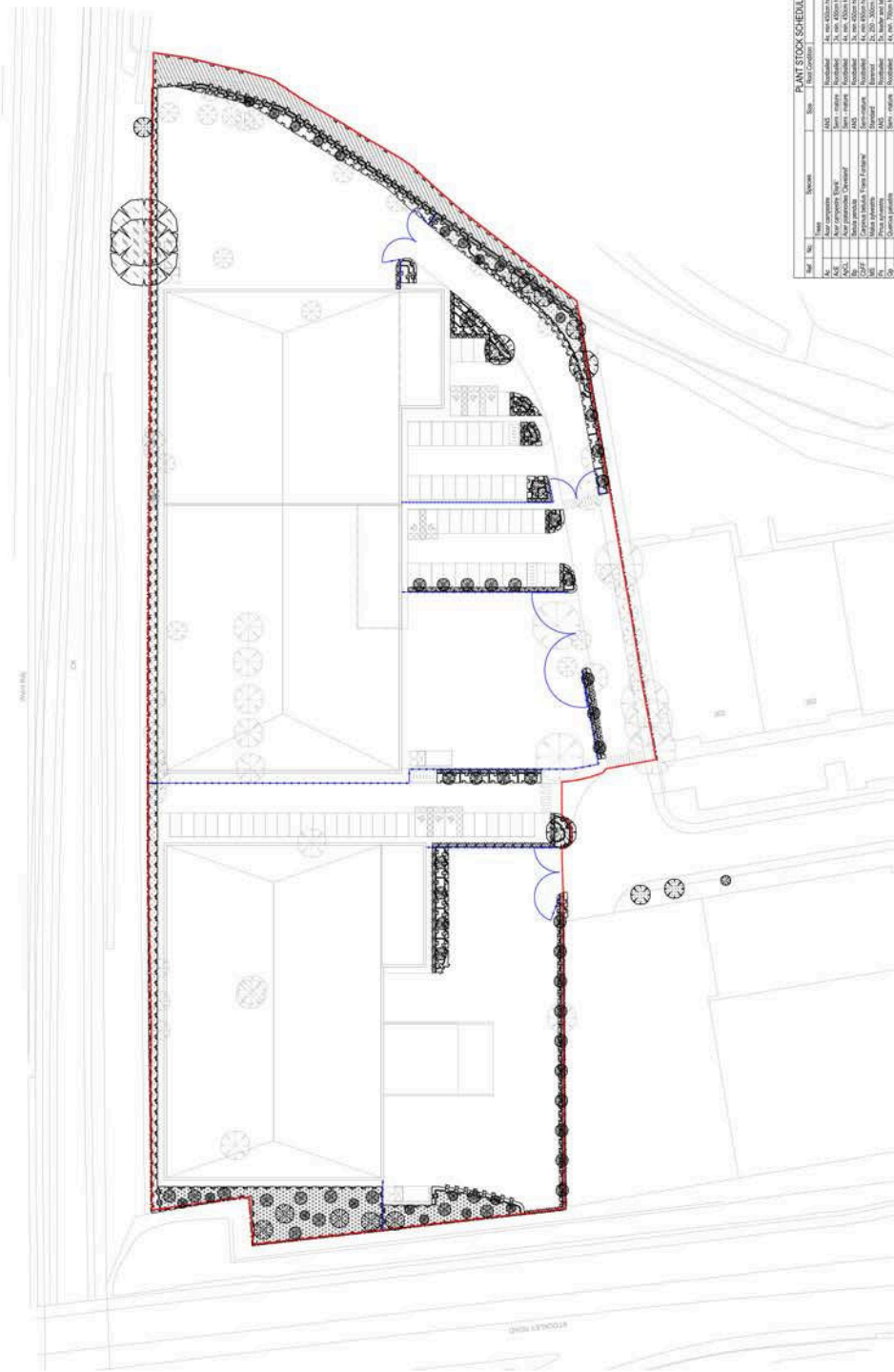
Units 1623 & 1685 Stockley Close,
Layout Showing Proposed
Landscaping Areas.

Client	SEGRO
Project Name	Units 1623 & 1685 Stockley Close, Layout Showing Proposed Landscaping Areas.
Project No.	1368-01
Scale	1:500
Date	12-09-2013
Drawn By	C.M.H.
Checked By	S.B.
Approved By	
Issue	
Revision	
Drawn	
Checked	
Approved	

Legend:

- Gravel
- Paved Hardscape
- Concrete
- Paved Parking
- Existing Landscaping to be retained
- Proposed Tree
- Existing Tree to be retained
- Existing Tree to be removed

Note: All plant material shall be installed within 14 days of the end of construction. All plants shall be installed within 14 days of the end of construction. All plants shall be installed within 14 days of the end of construction.



Ref. No.	Species	Size	Plant Location	Quantity	Notes
1	Maple	18"	Planting Area 1	10	18" DBH, 10' HGT, 10' SPAN
2	Red Oak	18"	Planting Area 2	15	18" DBH, 10' HGT, 10' SPAN
3	White Oak	18"	Planting Area 3	12	18" DBH, 10' HGT, 10' SPAN
4	Black Oak	18"	Planting Area 4	10	18" DBH, 10' HGT, 10' SPAN
5	Red Maple	18"	Planting Area 5	15	18" DBH, 10' HGT, 10' SPAN
6	White Birch	18"	Planting Area 6	10	18" DBH, 10' HGT, 10' SPAN
7	Black Birch	18"	Planting Area 7	10	18" DBH, 10' HGT, 10' SPAN
8	Red Pine	18"	Planting Area 8	10	18" DBH, 10' HGT, 10' SPAN
9	White Pine	18"	Planting Area 9	10	18" DBH, 10' HGT, 10' SPAN
10	Black Pine	18"	Planting Area 10	10	18" DBH, 10' HGT, 10' SPAN
11	Red Spruce	18"	Planting Area 11	10	18" DBH, 10' HGT, 10' SPAN
12	White Spruce	18"	Planting Area 12	10	18" DBH, 10' HGT, 10' SPAN
13	Black Spruce	18"	Planting Area 13	10	18" DBH, 10' HGT, 10' SPAN
14	Red Fir	18"	Planting Area 14	10	18" DBH, 10' HGT, 10' SPAN
15	White Fir	18"	Planting Area 15	10	18" DBH, 10' HGT, 10' SPAN
16	Black Fir	18"	Planting Area 16	10	18" DBH, 10' HGT, 10' SPAN
17	Red Cedar	18"	Planting Area 17	10	18" DBH, 10' HGT, 10' SPAN
18	White Cedar	18"	Planting Area 18	10	18" DBH, 10' HGT, 10' SPAN
19	Black Cedar	18"	Planting Area 19	10	18" DBH, 10' HGT, 10' SPAN
20	Red Juniper	18"	Planting Area 20	10	18" DBH, 10' HGT, 10' SPAN
21	White Juniper	18"	Planting Area 21	10	18" DBH, 10' HGT, 10' SPAN
22	Black Juniper	18"	Planting Area 22	10	18" DBH, 10' HGT, 10' SPAN
23	Red Cypress	18"	Planting Area 23	10	18" DBH, 10' HGT, 10' SPAN
24	White Cypress	18"	Planting Area 24	10	18" DBH, 10' HGT, 10' SPAN
25	Black Cypress	18"	Planting Area 25	10	18" DBH, 10' HGT, 10' SPAN
26	Red Yew	18"	Planting Area 26	10	18" DBH, 10' HGT, 10' SPAN
27	White Yew	18"	Planting Area 27	10	18" DBH, 10' HGT, 10' SPAN
28	Black Yew	18"	Planting Area 28	10	18" DBH, 10' HGT, 10' SPAN
29	Red Elm	18"	Planting Area 29	10	18" DBH, 10' HGT, 10' SPAN
30	White Elm	18"	Planting Area 30	10	18" DBH, 10' HGT, 10' SPAN
31	Black Elm	18"	Planting Area 31	10	18" DBH, 10' HGT, 10' SPAN
32	Red Ash	18"	Planting Area 32	10	18" DBH, 10' HGT, 10' SPAN
33	White Ash	18"	Planting Area 33	10	18" DBH, 10' HGT, 10' SPAN
34	Black Ash	18"	Planting Area 34	10	18" DBH, 10' HGT, 10' SPAN
35	Red Hickory	18"	Planting Area 35	10	18" DBH, 10' HGT, 10' SPAN
36	White Hickory	18"	Planting Area 36	10	18" DBH, 10' HGT, 10' SPAN
37	Black Hickory	18"	Planting Area 37	10	18" DBH, 10' HGT, 10' SPAN
38	Red Walnut	18"	Planting Area 38	10	18" DBH, 10' HGT, 10' SPAN
39	White Walnut	18"	Planting Area 39	10	18" DBH, 10' HGT, 10' SPAN
40	Black Walnut	18"	Planting Area 40	10	18" DBH, 10' HGT, 10' SPAN
41	Red Pecan	18"	Planting Area 41	10	18" DBH, 10' HGT, 10' SPAN
42	White Pecan	18"	Planting Area 42	10	18" DBH, 10' HGT, 10' SPAN
43	Black Pecan	18"	Planting Area 43	10	18" DBH, 10' HGT, 10' SPAN
44	Red Sycamore	18"	Planting Area 44	10	18" DBH, 10' HGT, 10' SPAN
45	White Sycamore	18"	Planting Area 45	10	18" DBH, 10' HGT, 10' SPAN
46	Black Sycamore	18"	Planting Area 46	10	18" DBH, 10' HGT, 10' SPAN
47	Red Magnolia	18"	Planting Area 47	10	18" DBH, 10' HGT, 10' SPAN
48	White Magnolia	18"	Planting Area 48	10	18" DBH, 10' HGT, 10' SPAN
49	Black Magnolia	18"	Planting Area 49	10	18" DBH, 10' HGT, 10' SPAN
50	Red Dogwood	18"	Planting Area 50	10	18" DBH, 10' HGT, 10' SPAN
51	White Dogwood	18"	Planting Area 51	10	18" DBH, 10' HGT, 10' SPAN
52	Black Dogwood	18"	Planting Area 52	10	18" DBH, 10' HGT, 10' SPAN
53	Red Flowering Dogwood	18"	Planting Area 53	10	18" DBH, 10' HGT, 10' SPAN
54	White Flowering Dogwood	18"	Planting Area 54	10	18" DBH, 10' HGT, 10' SPAN
55	Black Flowering Dogwood	18"	Planting Area 55	10	18" DBH, 10' HGT, 10' SPAN
56	Red Camellia	18"	Planting Area 56	10	18" DBH, 10' HGT, 10' SPAN
57	White Camellia	18"	Planting Area 57	10	18" DBH, 10' HGT, 10' SPAN
58	Black Camellia	18"	Planting Area 58	10	18" DBH, 10' HGT, 10' SPAN
59	Red Hibiscus	18"	Planting Area 59	10	18" DBH, 10' HGT, 10' SPAN
60	White Hibiscus	18"	Planting Area 60	10	18" DBH, 10' HGT, 10' SPAN
61	Black Hibiscus	18"	Planting Area 61	10	18" DBH, 10' HGT, 10' SPAN
62	Red Begonia	18"	Planting Area 62	10	18" DBH, 10' HGT, 10' SPAN
63	White Begonia	18"	Planting Area 63	10	18" DBH, 10' HGT, 10' SPAN
64	Black Begonia	18"	Planting Area 64	10	18" DBH, 10' HGT, 10' SPAN
65	Red Impatiens	18"	Planting Area 65	10	18" DBH, 10' HGT, 10' SPAN
66	White Impatiens	18"	Planting Area 66	10	18" DBH, 10' HGT, 10' SPAN
67	Black Impatiens	18"	Planting Area 67	10	18" DBH, 10' HGT, 10' SPAN
68	Red Verbena	18"	Planting Area 68	10	18" DBH, 10' HGT, 10' SPAN
69	White Verbena	18"	Planting Area 69	10	18" DBH, 10' HGT, 10' SPAN
70	Black Verbena	18"	Planting Area 70	10	18" DBH, 10' HGT, 10' SPAN
71	Red Salvia	18"	Planting Area 71	10	18" DBH, 10' HGT, 10' SPAN
72	White Salvia	18"	Planting Area 72	10	18" DBH, 10' HGT, 10' SPAN
73	Black Salvia	18"	Planting Area 73	10	18" DBH, 10' HGT, 10' SPAN
74	Red Lavender	18"	Planting Area 74	10	18" DBH, 10' HGT, 10' SPAN
75	White Lavender	18"	Planting Area 75	10	18" DBH, 10' HGT, 10' SPAN
76	Black Lavender	18"	Planting Area 76	10	18" DBH, 10' HGT, 10' SPAN
77	Red Echinacea	18"	Planting Area 77	10	18" DBH, 10' HGT, 10' SPAN
78	White Echinacea	18"	Planting Area 78	10	18" DBH, 10' HGT, 10' SPAN
79	Black Echinacea	18"	Planting Area 79	10	18" DBH, 10' HGT, 10' SPAN
80	Red Rudbeckia	18"	Planting Area 80	10	18" DBH, 10' HGT, 10' SPAN
81	White Rudbeckia	18"	Planting Area 81	10	18" DBH, 10' HGT, 10' SPAN
82	Black Rudbeckia	18"	Planting Area 82	10	18" DBH, 10' HGT, 10' SPAN
83	Red Aster	18"	Planting Area 83	10	18" DBH, 10' HGT, 10' SPAN
84	White Aster	18"	Planting Area 84	10	18" DBH, 10' HGT, 10' SPAN
85	Black Aster	18"	Planting Area 85	10	18" DBH, 10' HGT, 10' SPAN
86	Red Coreopsis	18"	Planting Area 86	10	18" DBH, 10' HGT, 10' SPAN
87	White Coreopsis	18"	Planting Area 87	10	18" DBH, 10' HGT, 10' SPAN
88	Black Coreopsis	18"	Planting Area 88	10	18" DBH, 10' HGT, 10' SPAN
89	Red Gaillardia	18"	Planting Area 89	10	18" DBH, 10' HGT, 10' SPAN
90	White Gaillardia	18"	Planting Area 90	10	18" DBH, 10' HGT, 10' SPAN
91	Black Gaillardia	18"	Planting Area 91	10	18" DBH, 10' HGT, 10' SPAN
92	Red Monarda	18"	Planting Area 92	10	18" DBH, 10' HGT, 10' SPAN
93	White Monarda	18"	Planting Area 93	10	18" DBH, 10' HGT, 10' SPAN
94	Black Monarda	18"	Planting Area 94	10	18" DBH, 10' HGT, 10' SPAN
95	Red Salix	18"	Planting Area 95	10	18" DBH, 10' HGT, 10' SPAN
96	White Salix	18"	Planting Area 96	10	18" DBH, 10' HGT, 10' SPAN
97	Black Salix	18"	Planting Area 97	10	18" DBH, 10' HGT, 10' SPAN
98	Red Spiraea	18"	Planting Area 98	10	18" DBH, 10' HGT, 10' SPAN
99	White Spiraea	18"	Planting Area 99	10	18" DBH, 10' HGT, 10' SPAN
100	Black Spiraea	18"	Planting Area 100	10	18" DBH, 10' HGT, 10' SPAN

landscape, environmental & architectural consulting

SEGRO

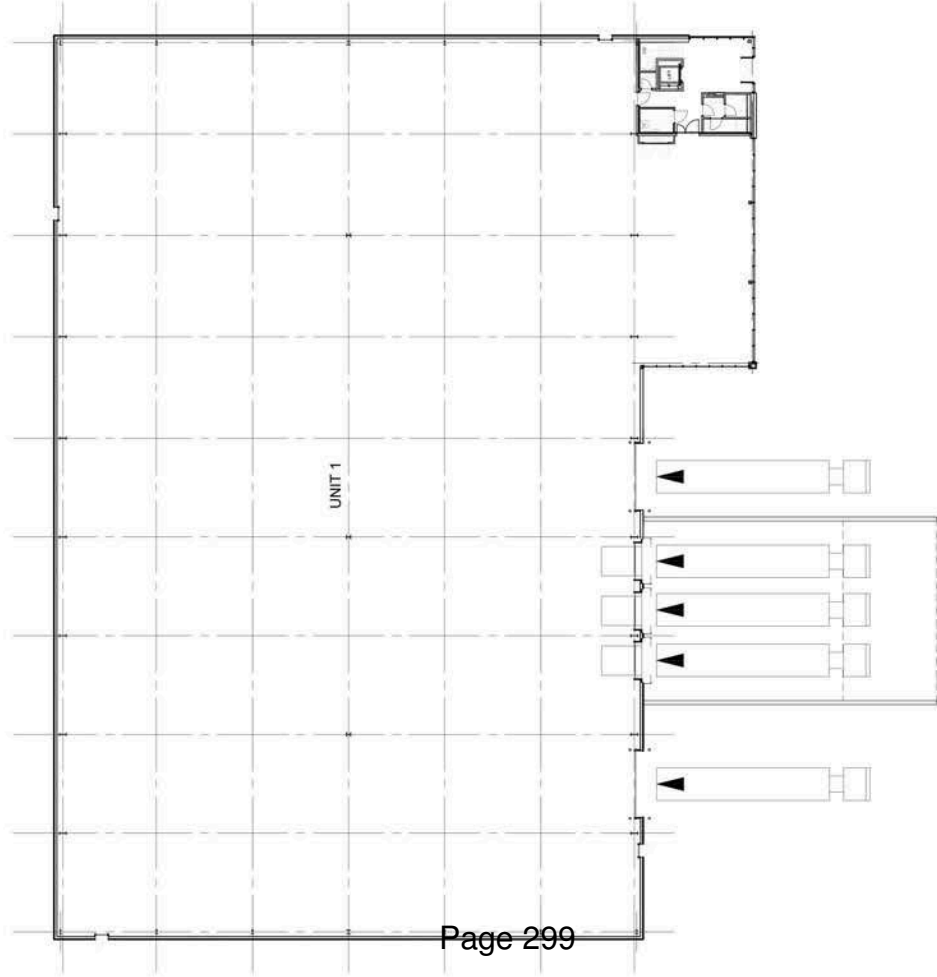
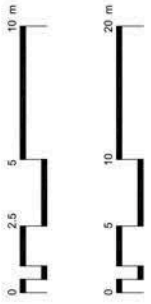
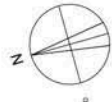
Units 1623 & 1685 Stockley Close,
 Layout Showing Proposed
 Landscaping for Planning.

Date: 13-09-2013
 Drawn By: C.M.H.
 Checked By: C.M.H.
 Scale: 1:500

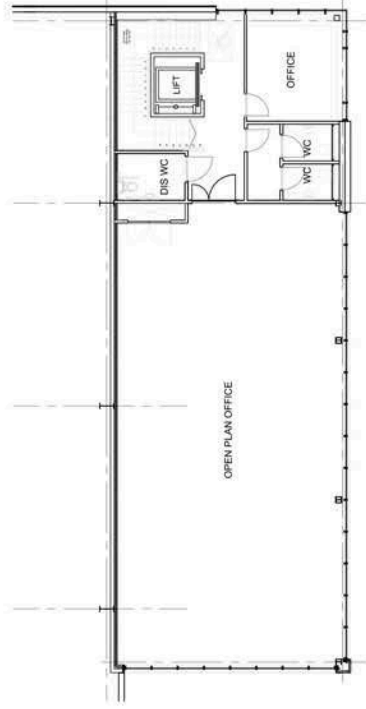
1368-02

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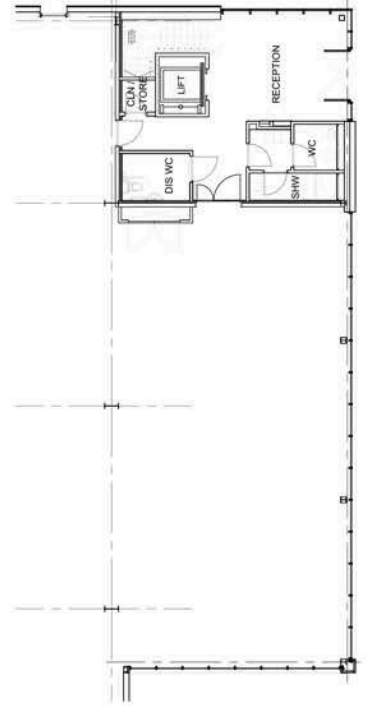
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01 GROUND FLOOR PLAN
 1:200



03 FIRST FLOOR OFFICE PLAN
 1:100



02 GROUND FLOOR OFFICE PLAN
 1:100

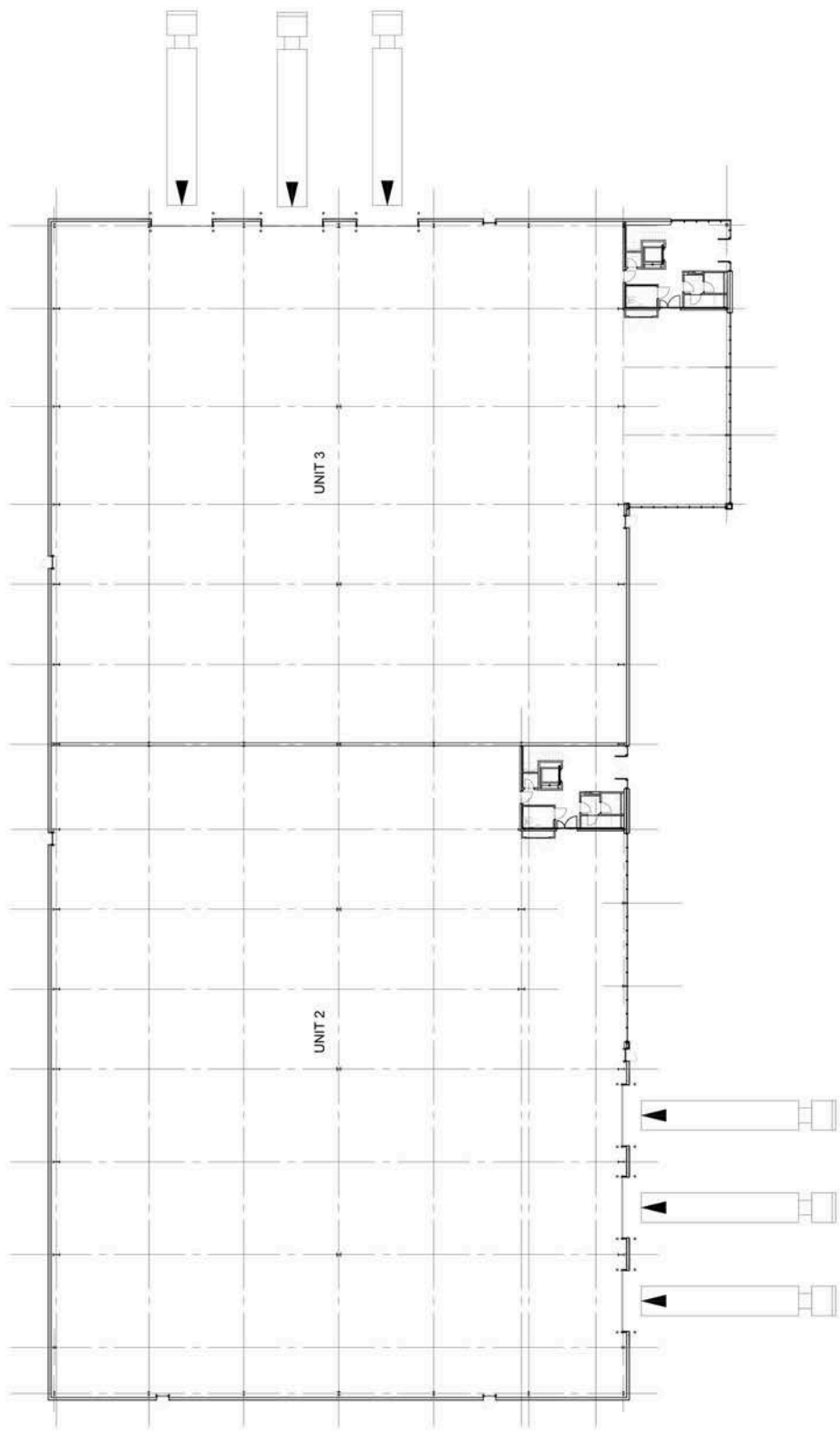
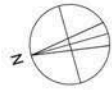
REV	DATE	NOTE	PN	AC
A	19/11/2013	Issued for planning	PN	AC
-	08/10/2013	Minor alterations following tender design	PN	AC
-	30/09/2013	Final Issue	PN	AC



TITLE UNITS 1623 & 1685 - STOCKLEY CLOSE UNIT 1 FLOOR PLANS	
CLIENT BILTON PLC	DRAWN PW
DATE OCTOBER 2013	SCALE 1:500 @ A1
STATUS FOR PLANNING	CHECKED AC
DRAWING NUMBER 30619 / PL / 106 A	

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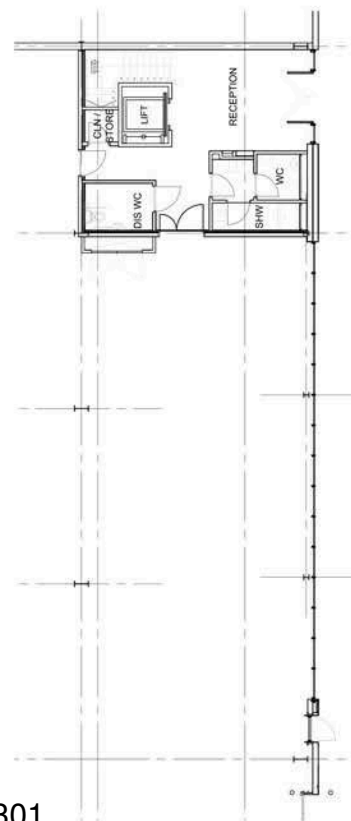
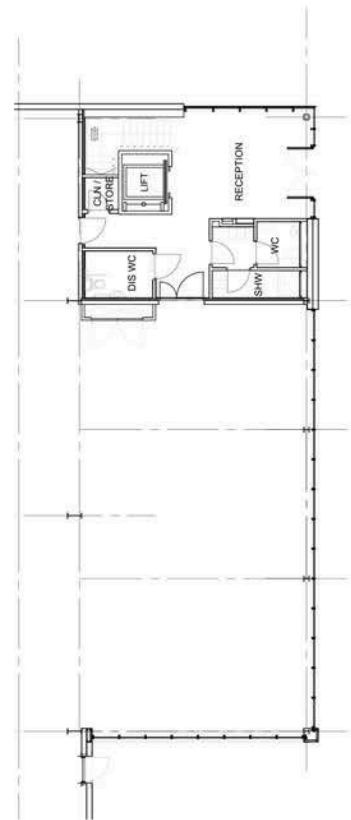
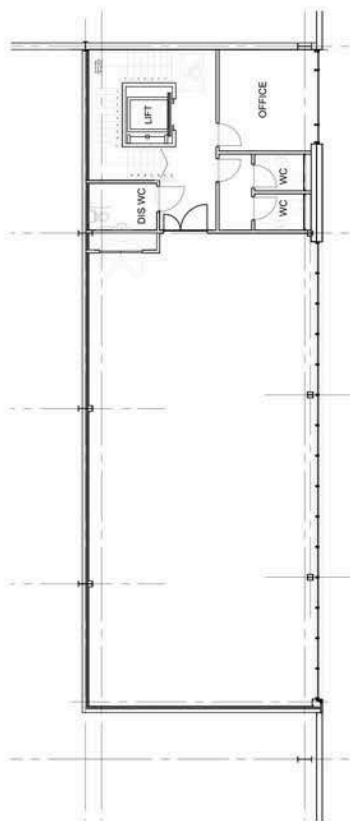
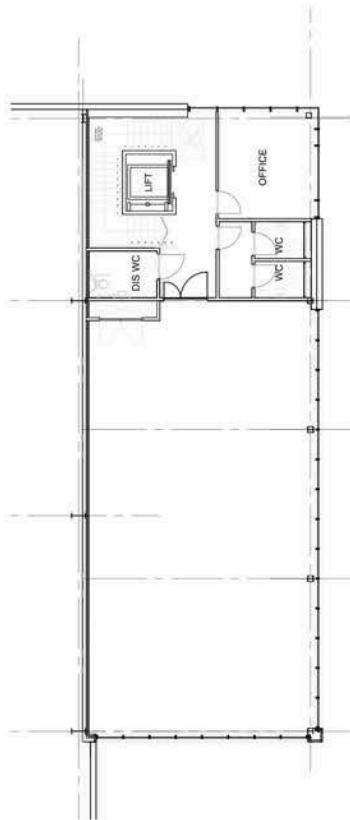
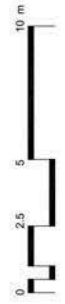
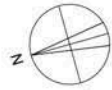
01
107
GROUND FLOOR PLAN
1:200

REV	DATE	NOTE	PK	AC
A	19/11/2013	Internal perimeter wall omitted. Minor alterations following tender design.	PK	AC
-	06/10/2013	Issued for Planning	PK	AC
-	20/09/2013	Final Issue	PK	AC
			Drawn	CHKD



TITLE
UNITS 1623 & 1685 - STOCKLEY CLOSE
 UNIT 2 & 3 GROUND FLOOR PLAN
 CLIENT
BILTON PLC
 DATE
 OCTOBER 2013
 SCALE
 1:500 @ A1
 DRAWN
 PW
 STATUS
 FOR PLANNING
 CHECKED
 AC
 DRAWING NUMBER
 30619 / PL / 107 A

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REV	DATE	NOTE	DESIGN	CHECK
A	19/11/2013	Issued for planning	PW	AZ
-	08/10/2013	Minor alterations following tender design	PW	AZ
-	30/09/2013	Issued for Planning	PW	AZ
-	30/09/2013	Final Issue	PW	AZ

SEGRO
 WHERE BUSINESS WORKS

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 WWW.MICHAELSPARKS.COM

TITLE: **UNITS 1623 & 1685 - STOCKLEY CLOSE**
 PROJECT: **UNIT 2 & 3 OFFICE FLOOR PLANS**
 CLIENT: **BILTON PLC**
 DATE: **OCTOBER 2013** SCALE: **1:500 @ A1** DRAWN: **PW**
 STATUS: **FOR PLANNING** CHECKED: **AC**
 DRAWING NUMBER: **30619 / PL / 108 A**

NOTES:-

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION AND LEGEND DRAWING.
2. DO NOT SCALE FROM THIS DRAWING.

LEGEND:-

- COURTYARD 25 LUX AVERAGE
- CAR PARK AND CIRCULATION TO LUX AVERAGE 5 LUX MINIMUM



BATTLES (BARN DOORS) ON COLUMN MOUNTED FLOODLIGHTS TO UNIT 3 SERVICE YARD TO MINIMISE LIGHT SPILL INTO THE ADJACENT LANDSCAPE/HABITAT AND TO MINIMISE GLARE TO THE NETWORK RAIL TRACK

CAR PARK LIGHTING LANTERN IN THIS CAR PARK AREA LOCATED AWAY FROM THE BOUNDARY TO MINIMISE LIGHT SPILL INTO THE ADJACENT LANDSCAPE/HABITAT

LOW PRESSURE SODIUM LAMP SOURCE TO THIS ROADWAY LIGHTING AS A BAT POPULATION/ACTIVITY MITIGATION MEASURE

P2	PLANNING SUBMISSION ISSUE	OCT 2013
P1	ISSUED FOR INFORMATION/REVIEW	SEP 2013

PLANNING SUBMISSION



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BILTON PLC (A WHOLLY OWNED SUBSIDIARY OF SEGRIO PLC)

**UNITS 1623 & 1685
STOCKLEY CLOSE
WEST DRAYTON**

**SITEWIDE
EXTERNAL LIGHTING
DESIGN CRITERIA**

Issue:	SEPTEMBER 2013	Scale: 1:1
Project No.:	POU	1:500

3490/E/101

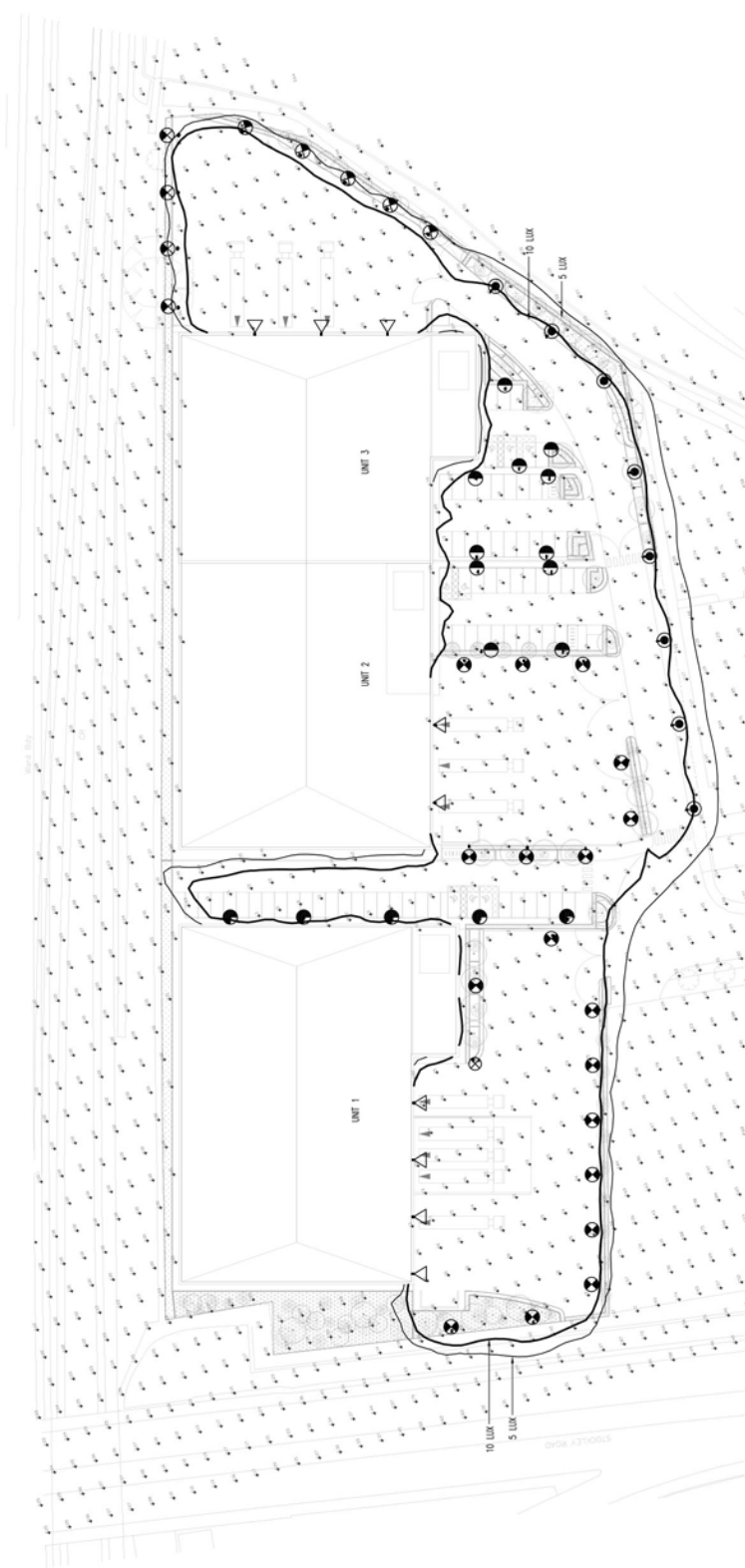
P2

NOTES:-

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION AND LEGEND DRAWING.
2. DO NOT SCALE FROM THIS DRAWING.
3. FLOODLIGHTS TO BE PROVIDED ABOVE EACH LOADING BAY DOOR TO PROVIDE TASK LIGHTING.

LEGEND:-

- COLUMN MOUNTED FLOODLIGHT, 150W HT LAMP, MOUNTED AT 8 METERS, MANUFACTURE: THORN LIGHTING MODEL AREA 1 150W HF-C7/ALAD DGE SR AY5 (SD)
- COLUMN MOUNTED LANTERN, 70W HT LAMP, MOUNTED AT 8 METERS, MANUFACTURE: THORN LIGHTING MODEL CMC 1 70W HF-DGE C11 ET1 (VCL3)
- COLUMN MOUNTED LANTERN, 100W HT LAMP, MOUNTED AT 8 METERS, MANUFACTURE: THORN LIGHTING MODEL CMC 1 100W HF-DGE C11 ET (VCL)
- △ SURFACE MOUNTED FLOODLIGHT, 150W HT LAMP, MOUNTED AT 8 METERS, MANUFACTURE: THORN LIGHTING MODEL AREA 1 150W HF-C7/ALAD DGE SR AY5 (SD)
- ⊗ COLUMN MOUNTED FLOODLIGHT, 150W HT LAMP, MOUNTED AT 8 METERS, MANUFACTURE: THORN LIGHTING MODEL AREA 1 150W HF-C7/ALAD DGE SR AY5 (SD)
- ⊗ COLUMN MOUNTED FLOODLIGHT, 150W HT LAMP, MOUNTED AT 8 METERS, MANUFACTURE: THORN LIGHTING MODEL CMC 150W WITH 4 NO. SWAN DOORS
- COLUMN MOUNTED LANTERN, 150W HT LAMP, MOUNTED AT 8 METERS, MANUFACTURE: THORN LIGHTING MODEL CMC1 150W HD C11 ET1 (VCL3) EQUIPPED WITH 50W LOW PRESSURE SODIUM LAMP



P2	PLANNING SUBMISSION ISSUE DATE	OCT 2013
P1	ISSUED FOR INFORMATION/REVIEW	SEP 2013
Rev	Revision	Date

PLANNING SUBMISSION



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Client
BILTON PLC (A WHOLLY OWNED SUBSIDIARY OF SEGRO PLC)

Project
**UNITS 1623 & 1685
STOCKLEY CLOSE
WEST DRAYTON**

The
SITEWIDE LIGHTING

Date	SEPTEMBER 2013	Scale of A1	1:500
Drawn By	POJ	Checked	Validated
Drawing Number	3490/E/100	Revision	P2



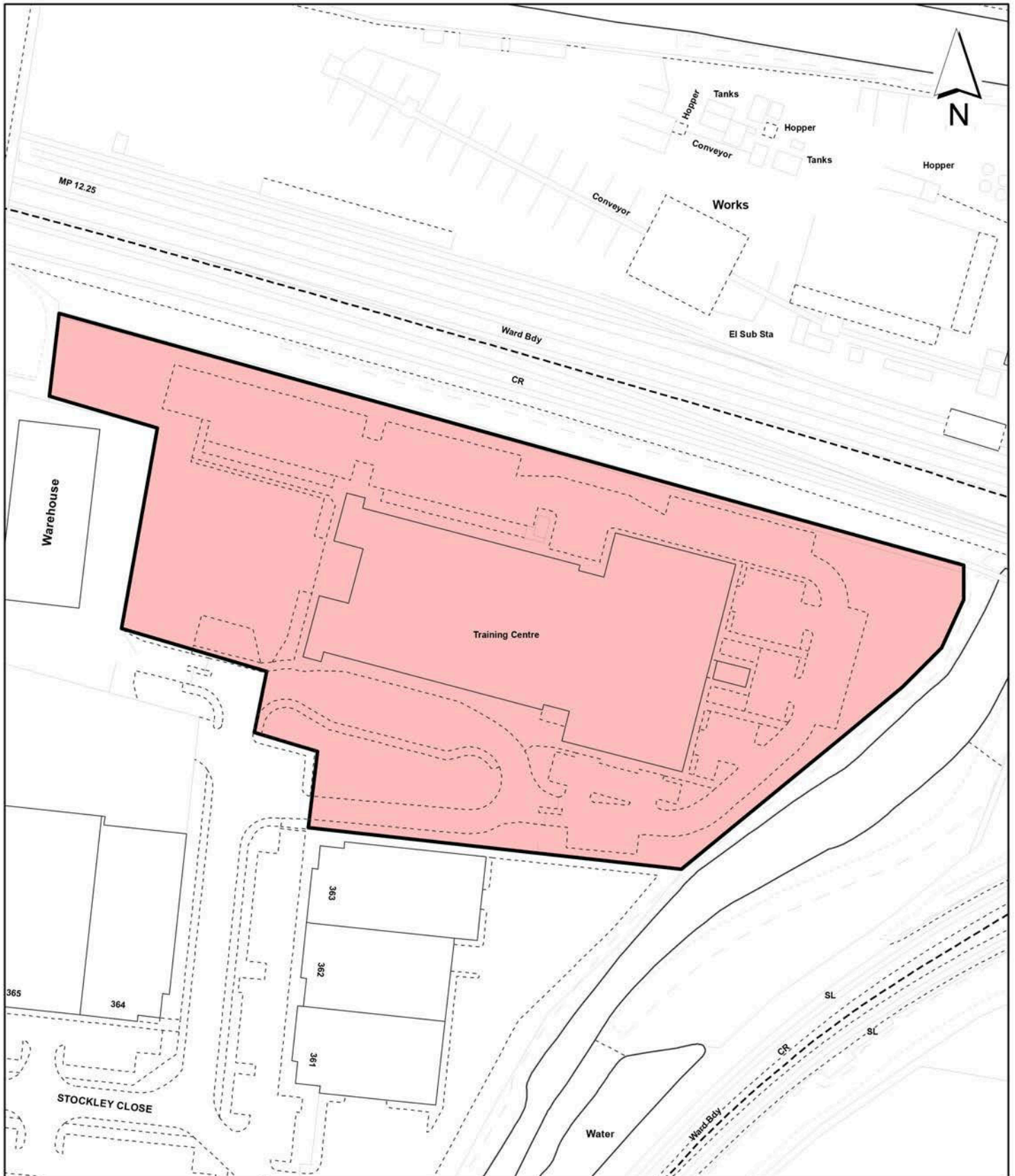
SEGREO

WHERE BUSINESS WORKS

T2	Stockley and surface water network amendment	22 Nov 2013
T1	Tender issue	19 Nov 2013
REV	AMENDMENTS	DATE
	Michael Sparks Associates	September 2013
	Proposed Industrial Development 370, 380 and 390 Stockley Close West Drayton	SCALE 1:250 @ A0
	Proposed drainage layout	DRAWN BY JJJ/JVD
		DRG No 3680/505 T2
JOHN TOOKE & PARTNERS CONSULTING ENGINEERS 100, The Quadrant, West Drayton, Uxbridge, Middlesex, U.K. TEL. No. 0189-7482-0253 FAX No. 0189-7482-0297		

Notes

- 1) This drawing is to be read in conjunction with all relevant Architects and Engineers drawings and specifications
 - 2) Any discrepancies in dimensions or details, or between these drawings should be drawn to the attention of the Architects and/or Engineer in writing for clarification.
 - 3) The contractor is to verify all levels prior to the commencement of any site works
 - 4) All drainage works are to be installed in accordance with BS 5261/BS EN 752
 - 5) References are to be made to the specification documents for materials and installation details
 - 6) This drawing is to be used for drainage information only
 - 7) Refer to Architects drawing for building levels etc
 - 8) For foundation details see drawing number 3680... A -
 - 9) Refer to site investigation report for ground conditions
- 11) Levels of existing drainage connections to be checked and confirmed before commencement of new works
 - 12) All excavations in excess of one metre deep are to have trench supports
 - 13) Trench excavations to be kept dry at all times
 - 14) For materials and drainage installation details see drawing numbers 3680/1000
 - 15) All existing drainage to be worked on site
 - 16) All new drainage to be installed in accordance with BS 5261/BS EN 752 unless noted otherwise. All surface water drainage to be 150mm (6 inch) dia. minimum.



Notes

Site boundary

For identification purposes only.

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Site Address	
Units 1623 & 1685 Stockley Close West Drayton	
Planning Application Ref:	Scale
51458/APP/2013/2973	1:1,250
Planning Committee	Date
Major Application	January 2014

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