



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 13 MAY 2015

Time: 7.00 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

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Peter Curling (Labour Lead)
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse
John Oswell

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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www.hillingdon.gov.uk

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A useful guide for those attending Planning Committee meetings

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Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held on 24 March 2015 and 14 April 2015 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Garages adjacent to 29-33 Dollis Crescent, Ruislip 45159/APP/2015/527		Two storey building to provide 2 x 2 bed self-contained flats with associated parking and landscaping works involving demolition of 9 no. existing garages. Recommendation: Approval	9 - 24 128- 133
7	Land at junction of Field End Road and High Road, Eastcote 59310/APP/2015/767		Relocation and replacement of a 17.5 metre high telecommunications monopole with a 20 metre high telecommunications monopole, replacement of two existing cabinets and installation of one additional equipment cabinet. Recommendation: Refusal	25 - 38 134- 145

8	Opposite Recreation Ground, Moorhall Road, Harefield 60622/APP/2015/1092		Replacement of existing 11.8m high telecommunications monopole with a 15m high telecommunications monopole. Recommendation: Refusal	39 - 48 146- 154
9	18 Priory Cottages, Harvil Road, Harefield 2091/APP/2012/2706		Retention of part of existing decking to rear of dwelling, retention of close boarded boundary fence adjacent to retained decking. Recommendation: Refusal	49 - 54 155- 159
10	27 Halford Road, Ickenham 16527/APP/2015/339		Alterations and reconstruction of the front wall of the garage including the installation of a new roller shutter door. Recommendation: Approval	55 - 64 160- 164
11	Footpath adjacent to Autocentre, Northwood 67084/APP/2015/1227		Replacement of existing 17.1 metre high telecommunications monopole with a 17.5 metre high telecommunications monopole with associated equipment cabinet (application under Part 24 of schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance). Recommendation: Approval	65 - 74 165- 170
12	The Woodman PH, Joel Street, Eastcote, Pinner 19391/APP/2015/94		Single Storey Rear Extension to replace timber lean to structure. Recommendation: Approval	75 - 88 171- 177
13	The Woodman PH, Joel Street, Eastcote, Pinner 19391/APP/2015/95		Single Storey Rear Extension to replace timber lean to structure (Listed Building Consent). Recommendation: Approval	89 - 98 178- 184

14	44 High Street, Ruislip 137/APP/2015/613		Change of use from retail (Use Class A1) to a dental clinic (Use Class D1). Recommendation: Approval	99 - 106 185- 190
15	Highways Verge 25M North East of Aylsham Drive, High Road, Ickenham 70746/APP/2015/1032		Radio base station comprising 25m Monopole with dual stacked antennas within shroud between 20 and 25m, 4 equipment cabinets and 1 slim line meter pillar. Recommendation: Refusal	107- 116 191- 199
16	148 Sharps Lane, Ruislip 17251/APP/2015/100		Single storey side extension and a part two storey, part single storey rear extension. Recommendation: Approval	117- 126 200- 207

PART I - Plans for North Planning Committee

Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

14 April 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, Raymond Graham, Carol Melvin, John Morse and John Oswell.</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Transportation Consultant), Jon Pitt (Democratic Services Officer) and Sarah White (Legal Advisor).</p>
162.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>No apologies for absence were received.</p>
163.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
164.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 5 MARCH 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 5 March 2015 were agreed as a correct record.</p>
165.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that there were no items notified in advance or urgent.</p>
166.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in Part 1, with the exception of item 9 which was considered in Part 2.</p>
167.	<p>LAND FORMING PART OF 7 WOODLANDS AVENUE, RUISLIP - 69927/APP/2014/4283 (<i>Agenda Item 6</i>)</p> <p>Two storey, 3-bed, detached dwelling with associated parking and amenity Space.</p> <p>Officers introduced the report and outlined the details of the application. The</p>

application was a resubmission of a previous application seeking planning permission for a two storey, three bed detached dwelling with one car parking space. The proposed house would front onto Newnham Avenue, although its rear elevation would be sited abutting the boundary fence with No.5 Woodlands Avenue. It was clarified that the proposed development did not include a basement.

Officers considered that the proposed development was unacceptable for a number of reasons. It was felt that the proposal would constitute an inappropriate development of garden land that would impact on the character, appearance and amenity of the site and the surrounding neighbourhood.

In accordance with the Council's constitution, the meeting was addressed by a representative of the petitioners and by a local ward Councillor.

The petitioner made the following points in objection to the application:

- The petitioners expressed their thanks to officers for the work undertaken in relation to the application and the recommendation for refusal.
- The petitioners felt that there was no need to repeat all their reasons for objection as these had been well covered by the officer's report.
- There would not be sufficient parking for the proposed development and it would have a detrimental effect on the surrounding area.
- It was hoped that the Committee would reject the application in accordance with the recommendations made by officers.

Cllr. Michael White, ward Councillor for Cavendish made the following points in objection to the application:

- The proposed development amounted to land grabbing and parking provision would be inadequate.
- There would be a detrimental impact on the local amenity space and there would be a lack of privacy given the close proximity to neighbouring properties.
- It was requested that the Committee accepted the officer's recommendation to reject the application.

The Committee asked officers to confirm the distance between the closest wall at the existing adjacent property at 52 Newnham Avenue and the proposed development. Officers estimated that this was six metres and advised that the separation between the property boundary and nearest wall was one metre.

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

Resolved - That the application be rejected as per the officers' report.

168. **1 EASTBURY ROAD, NORTHWOOD - 1095/APP/2015/404** (*Agenda Item 7*)

Variation of condition 5 (Opening Hours) of planning permission ref: 1095/APP/2014/3713 dated 30/01/2015 to allow extended opening hours (Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works).

Officers introduced the report and advised that an application had previously been

approved for a change of use from Use Class A1 (shops) to Use Class A3 (Restaurant).

The application to be considered by the Committee was for an amendment of a condition that set the permitted opening hours of a restaurant at the site. The restaurant was currently permitted to be open 7am to 11pm. The applicant had requested that this condition be amended to allow the restaurant to open for an extra hour, from 7am to Midnight.

Officers advised that the premises had formerly been a Blockbuster video hire store and had had been vacant since the collapse of Blockbuster. The only relevant factor for the Committee to consider in determination of the application was whether the proposed increase in opening hours was likely to result in an unacceptable noise impact.

The premises were in Northwood town centre and in a secondary shopping area. There were office premises immediately above the restaurant. Officers, considered, therefore, that the proposals were unlikely to result in an unacceptable noise impact. Approval of the application would also have the benefit of bringing disused premises back into use.

The Council's Environmental Protection Service had been consulted and had no objections to the application. It was noted that the sale of alcoholic beverages would require a licence application and that this would enable licensing conditions to be imposed if they were considered to be appropriate.

In accordance with the Council's constitution, the meeting was addressed by a representative of the petitioners and by the applicant's agent.

The petitioner made the following points in objection to the application:

- The comments made by internal consultees within the officer report made no reference to the impact on green space in the neighbouring area.
- The petitioner drew the Committee's attention to some photos that they had brought to the meeting. These showed litter and an area that the petitioner said was used for late night parties.
- Granting of permission for increased opening hours was likely to result in an increase in late night noise and litter in the area and would have a detrimental effect on the surrounding area.
- The petitioners did not object in principal to the operation of a restaurant from the premises, but this should only be permitted where resulting impacts could be alleviated effectively. The petitioners felt that food would be taken and eaten away from the premises, resulting in increased litter.
- The petitioners disagreed with the suggestion that there were no residential properties in close proximity to the premises. Planning policies OE1 (Protection of the character and amenities of surrounding properties) and OE3 (Buildings or uses likely to cause noise annoyance - mitigation) should therefore apply.

The applicant's agent made the following points in support of the application:

- Planning permission had been granted for a restaurant at the premises in January 2015. The restaurant would bring premises that had been unoccupied for around a year back into use.
- Twelve new jobs would be created by the restaurant and it would have a positive impact on other local businesses.

- The current planning conditions would prevent employees from cashing up after 11pm. This would result in the premises not being viable for evening trade.
- The Council's Environmental Protection unit had not previously considered that there needed to be specific restrictions on the opening hours of the premises.
- The premises would generate very little noise as they would accommodate a quality restaurant and not a takeaway.
- The existence and location of outdoor seating had been subject to a separate application and was therefore not relevant to the current application under consideration.

The Committee questioned whether food would be taken out of the premises, as had been suggested by the petitioner and what time the kitchen was likely to shut each night. It was confirmed that the planning permission already in place was for use of the premises as an A3 restaurant and not as a takeaway or for mixed use. The kitchen at the premises was likely to shut at around 9:30 pm. It was noted that although approval of the application would permit the premises to be open to the public from 7am to Midnight, this would not prevent clearing up from taking place outside these times.

The Chairman advised that it was not possible to trace litter in the area to the premises in question as they were a restaurant rather than a takeaway. This factor was, therefore, not relevant to the determination of the application.

A Member reflected that a number of nearby takeaways were already open until midnight and that they had no concerns about the proposed extension of the permitted opening hours as this would help facilitate proper cleaning. There would be minimal noise impact as the location was in a town centre and the bringing back into us of the premises should be welcomed.

The recommendation for approval was moved, seconded and on being put to the vote was approved by eight votes to one.

Resolved - That the application be approved as per the officers' report and the addendum sheet circulated at the meeting.

169. **S106 QUARTERLY MONITORING REPORT** (*Agenda Item 8*)

Resolved - That the Committee Members note the contents of the S.106/278 Planning agreements quarterly financial monitoring report.

170. **ENFORCEMENT REPORT** (*Agenda Item 9*)

Resolved:

1. That the enforcement action as recommended in the officer's report was agreed.

2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in

	<i>withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>
	The meeting, which commenced at 7.00 pm, closed at 7.35 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Minutes

NORTH PLANNING COMMITTEE

24 March 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, Raymond Graham, Carol Melvin and John Morse and Janet Duncan</p> <p>LBH Officers Present: James Rodger, Head of Planning and Enforcement, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
154.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr John Oswell with Cllr Janet Duncan substituting.</p>
155.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
156.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>The Chairman informed the Committee that item 5 of the published agenda had been formally withdrawn by the applicant.</p>
157.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that items marked Part 1 would be heard in public and those marked Part 2 would be heard in private.</p>
158.	<p>92 COPSE WOOD WAY, NORTHWOOD - 47953/APP/2014/4526 (<i>Agenda Item 5</i>)</p> <p>This application was formally withdrawn by the applicant.</p>
159.	<p>BISHOP RAMSEY C OF E SCHOOL, WARRENDER WAY, RUISLIP - 19731/APP/2015/286 (<i>Agenda Item 6</i>)</p> <p>Single storey extension to north side and single storey extension to west side of existing sports hall.</p> <p>Officers introduced the report and outlined details of the application.</p>

	<p>This application sought full planning permission for two extensions to the existing sports hall within the grounds of Bishop Ramsey C of E School. Members took into account the wider benefits it would provide through increased educational and indoor sporting facilities, which were supported by local and national planning policy, the impact of the proposal was deemed acceptable to the character of the area and the amenity of adjoining residential occupiers. It was therefore considered that the application complies with various policies.</p> <p>Officers informed Members that there was not much additional scope to replant the tree that was proposed to be removed. It was highlighted that the application sat within a green site which would offset the loss of this particular tree.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report.</p>
160.	<p>TPO 728 - 81 LONG LANE, ICKENHAM (<i>Agenda Item 7</i>)</p> <p>To consider whether or not to confirm TPO 728.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>Members discussed the objections received from residents and were made aware of the comments received from the Council's Tree Officer.</p> <p>Resolved - That TPO 728 is confirmed without modification.</p>
161.	<p>ENFORCEMENT REPORT (<i>Agenda Item 8</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.12 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address GARAGES ADJACENT TO 29-33 DOLLIS CRESCENT RUISLIP

Development: Two storey building to provide 2 x 2 bed self-contained flats with associated parking and landscaping works involving demolition of 9 existing garages

LBH Ref Nos: 45159/APP/2015/527

Drawing Nos: 1817/L1
Design & Access Statemen
1817/1
1817/D1
1817/2 Rev B

Date Plans Received: 12/02/2015 **Date(s) of Amendment(s):** 11/02/2015
Date Application Valid: 16/02/2015 23/04/2015
16/02/2015

1. SUMMARY

The scheme proposes to demolish 9 garages, retaining 1 garage, and the erection of a two storey building providing 2 x 2 bedroom flats with associated landscaping and parking. The proposals are not considered to result in a loss of amenity to adjoining occupiers. The proposed residential units would meet all relevant council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

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 1817/2 Rev B and 1817/D1 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 (March 2015).

3 RES7 Materials (Submission)

The development shall be constructed in accordance with the schedule of materials detailed in drawing number 1817/2, unless agreed in writing by the Local Planning Authority.

REASON

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

4 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 29-33 Dollis Crescent and Ottawa House.

REASON

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

5 RES13 Obscure Glazing

The windows facing 29-33 Dollis Crescent and Ottawa House shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES16 Code for Sustainable Homes

The dwellings 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 (March 2015) Policies 5.1 and 5.3.

INFORMATIVES

1 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.

2 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3 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).

4 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 (March 2015) 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.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.3	(2015) Sustainable design and construction
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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.

6 125A 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.

7 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

8 134 **Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

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

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

9 147 **Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

10 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.

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- 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.

11 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.

12 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).

13 I24 Works affecting the Public Highway - General

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

14 I25A The Party Wall etc. Act 1996

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

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

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

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

15

You are advised that the development hereby approved represents chargeable

development under the Community Infrastructure Levy (CIL). At this time the Community Infrastructure Levy is estimated to be £968.33 (London Borough of Hillingdon CIL £695.86 and Mayoral CIL £272.47) 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 covers an area of approximately 440 square metres and accommodates 10 garages. These comprise a block of 3 garages at both ends and a detached block of 4 garages centrally located. The garages are relatively well maintained although not all are in regular use as could be seen from the vegetation over the doors. The site is enclosed with a 2m high wall to the west and a 2m high fence with a hedgerow beyond on the east.

Dollis Crescent is a cul de sac and the street scene is residential in character comprising two storey properties. These are a mixture of semi detached dwellings and flats. There is minimal off street parking provision along the road and none at all for the row of flats adjacent.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning consent for the demolition of 7 of the garages and the erection of a two storey building to provide 2 x 2-bed self-contained flats with associated parking and landscaping works.

The application includes detailed proposed site levels and materials.

3.3 Relevant Planning History

Comment on Relevant 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.BE1 (2012) Built Environment

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.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.3	(2015) Sustainable design and construction
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

19 adjoining and nearby owner occupiers were consulted for a period of 21 days expiring on the 11 March 2015. Five responses were received as a result of the public consultation raising the following points:

- Building 9-33 Dollis Crescent have not got enough car parking spaces for residents. Other people leave cars for the whole day and go for the train and block spaces for us. If permission goes ahead then new residents and their visitors will use our street which is already fully packed.
- Whilst I welcome the potential removal of the eyesore the current garages present, the position of the new building so close to my house will deny me light into the eastern aspect of my kitchen, hall and bathroom. Due to personal circumstances this light is critical to my safety during the day.
- Just two car parking spaces in the development is not sufficient
- Critical parking problems in the road mean cars park in the turning area. The proposal removes the turning facility in the driveway to the garages which will mean it would be impossible to turn unless parking at the end of the road is restricted, which would make the parking problem even worse.
- The plans show the hedge bordering our property maintained at 140cm. The proposed first floor rear windows and Juliette balcony would give an unrestricted view of our garden and into our property; we would therefore like the hedge to be maintained at 400mm to protect our privacy.
- Chronic issue whereby surface water from the Columbia Avenue development flows into the gardens and garage area. We believe inadequate drainage has been provided there. The Council have been

notified but nothing has been done.

- The proposed garages to be retained for storage would be better used as additional parking spaces
- The road is very narrow and I believe weight restricted. I can't see how multiple contractor lorries/vehicles can safely and effectively use it every day. Please do not propose to provide access by (AGAIN) depriving us of our parking spaces - we have nowhere else to park!
- As the retaining/boundary wall is adjoining one of the garages that will be demolished, please can the developer agree that the wall is damaged/knocked down it will be rebuilt at their cost?
- Obstruction to sunlight to my garden.
- Concern over the noise of the development, we work shifts and the noise of the development would make our lives very difficult

Eastcote Residents Association - No response

Rodwell Close Residents Association - No response

Internal Consultees

Access Officer - Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage should be submitted.

A minimum of one bathroom in each flat should provide a minimum of 700mm to one side of the toilet pan, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

Conclusion: revised plans should be requested as a pre-requisite to any planning approval.

(Officer comments: Revised plans were received which addressed the issues raised)

Trees/Landscape - No objection, no need for landscaping conditions

Highways - No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a Conservation Area and the building is not Listed. There are no policies which prevent the demolition of the existing garages and the erection residential units, in principle.

7.02 Density of the proposed development

The density of the proposed development is 57 units/ha. It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

Not applicable to the consideration of this application as the site is not located within an Archaeological Priority Area, Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

No objections are raised to the scheme in terms of airport safeguarding.

7.05 Impact on the green belt

Not applicable, the site is not located within the green belt.

7.07 Impact on the character & appearance of the area

The proposed building is of a domestic height and massing, comparable to the character and scale of the surrounding buildings and the area in general. Overall, the design and layout of the buildings is considered acceptable in the context of the site and surrounding area and to not have a detrimental impact on the character and appearance of the street scene. The overall scale of the proposed new dwellings in terms of footprint is considered acceptable. It is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with policies BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing.

The proposed building is centrally located in the plot on a building line slightly set back (0.75m) to the adjacent flats to the west nos 29-33 Dollis Crescent. It is situated 1m from the western boundary and 3m from the side wall of the adjacent building, which due to differing land levels, also stands approximately 0.9m higher. 18m to the east is a 3 storey block of flats facing towards the application site but separated by their gardens and screened by a well established hedge. There is a proposed first floor window on the eastern elevation serving the stairs and a first floor window on the west elevation serving a bathroom. Both these windows can be conditioned to be obscure glazed and fixed shut below 1.8m. To the rear of the site (north) and to the front (south) are the ends of the rear gardens of 28 Columbia Avenue and 8 Dollis Crescent, respectively.

Concern has been raised by the owner of an adjacent flat with regard to the loss of light to the side windows of her property, which she advises serve the bathroom and hallway and the eastern aspect of her kitchen. The bathroom and hallway are non habitable rooms and the description of the eastern aspect to the kitchen suggests this is a second window to that room. Concern has also been raised over the loss of daylight to the rear garden of the adjacent flats. It is acknowledged that the proposed building does project 1.8m beyond the rear wall of the adjacent property but is in line with the existing single storey projection. Given the orientation of the properties there may be some loss of early morning daylight but the removal of the garages adjacent to the boundary of the site and measuring 3.05m in height from their raised ground level may help to mitigate this.

Therefore, the proposed building is considered not to result in an unacceptable degree of over dominance, visual intrusion, over shadowing or loss of privacy and is considered to comply with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15, BE19 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. This recommends a floor space of 63sqm for 2 bed flats. The proposed flats have floor areas of 63sqm and 69sqm and are considered acceptable.

It is considered that the main living areas would have an adequate outlook and source of natural light. Therefore it is considered that the proposal fails to comply with the SPD: New

Residential Layouts: Section 4.9 and 4.12.

The proposal provides a private garden area for each dwelling at the rear of the building as amenity space which measure 30sqm and 41sqm, which is above the 25 sqm recommended in the Council's HDAS guidelines. As such, the proposed amenity space would be adequate to provide a satisfactory standard of amenity for the future occupiers of the proposed units and is in compliance with the requirements of policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the Council's (SPD) HDAS: Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although the application advises most of the garages are unoccupied, they could potentially be brought back into use for vehicle parking. It is therefore considered that the proposed development will result in the reduction of vehicles using the site and as such will have a positive affect on traffic in the vicinity of the site.

The site has a PTAL rating of 3 (moderate). Eastcote Underground Station and available bus routes are within walking distance from the site.

The proposal will provide 2 x 2 bed flats with 1 parking space each and 2 additional visitor spaces including a disabled parking space. Car parking provision for a 2 bedroom residential unit is identified as 1.5 spaces, however given the site location and good local connectivity, 1 space would be considered acceptable.

There have been concerns raised regarding current parking provision in the area. Parking in the surrounding roads is congested and it has been suggested this is compounded by people leaving their cars in the road during the day. However this is not related to the proposal under consideration and it is not for this application to resolve the wider issue.

Secure cycle parking spaces for both developments have also been provided within the site.

The development is therefore considered provide sufficient car parking provision and complies with policies AM7 and AM14 of the Council's Local Plan Part 2.

7.11 Urban design, access and security

These matters are dealt with elsewhere within the report.

7.12 Disabled access

The Access Officer had raised concerns over the details for the level access and bathroom layouts. Revised plans have been submitted to address these issues and are now considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application site does not have any trees on it at present, as such the proposal does not have any implications with regard to tree retention or removal. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposals indicate an adequate refuse storage area to the front of the building.

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

The objections received to the scheme have been addressed within the body of the report. One objection cites a problem with surface water from Columbia Avenue. It should be noted that the site and its immediate surrounds are not in a critical drainage area. As the drainage issues does not relate directly to the application site the concern raised is not something that can be addressed through the determination of the planning application.

7.20 Planning Obligations

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues for consideration.

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 application seeks consent for the erection of a building to provide 2 x 2 bedroom flats with associated parking and amenity provision. The proposal, by reason of its acceptable design, scale and siting is considered acceptable in the context of the surrounding street scene and is not considered to result in any loss of amenity to adjoining occupiers. The proposed residential units would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
National Planning Policy Framework.
Supplementary Planning Document 'Accessible Hillingdon'.
HDAS 'Residential Layouts'
The London Plan 2011.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Garages adjacent to 29-33
 Dollis Crescent
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

45159/APP/2015/527

Scale:

1:1,250

Planning Committee:

North Page 23

Date:

May 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

- Address** LAND AT JUNCTION OF FIELD END ROAD AND HIGH ROAD EASTCOTE
- Development:** Relocation and replacement of a 17.5 metre high telecommunications monopole with a 20 metre high telecommunications monopole, replacement of two existing cabinets and installation of one additional equipment cabinet.
- LBH Ref Nos:** 59310/APP/2015/767
- Drawing Nos:** Supplementary Informatior
Design and Access Statemen
ICNIRP Declarator
100 Issue A
200 Issue A
201 Issue A
300 Issue A
301 Issue A
400 Issue A
500 Issue A
501 Issue A
502 Issue A
503 Issue A

Date Plans Received: 02/03/2015

Date(s) of Amendment(s):

Date Application Valid: 03/03/2015

1. SUMMARY

The applicant seeks planning permission for the installation of a 20m high telecommunications mast and new and replacement cabinets. The proposed mast would provide improved coverage for Telefonica and Vodafone.

Although the proposed mast and cabinets would not cause harm to pedestrian or highway safety, it is considered that the proposed structures in this location, by reason of their height, siting and design would add undue clutter to the street scene and appear as visually incongruous additions, which would be considered detrimental to the character and appearance of the Conservation Area.

The proposed development does not comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic polices, BE5, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Refusal reason

The proposed mast installation, by virtue of its height, design and location, would result in an incongruous and visually obtrusive form of development that would be out of keeping with the visual character of the surrounding street scene, and have a detrimental impact on the character and appearance of the wider Eastcote Village Conservation Area. Further the

proposed cabinets, by reason of their size, siting and design would add undue clutter to the detriment of the visual amenity of the street scene. The proposal is therefore contrary to Chapter 5 of the NPPF, Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF5	NPPF - Supporting high quality communication infrastructure

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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the grass verge and immediately adjacent to the footpath. It is opposite the mini roundabout at the junction of High Road and Field End Road. An electricity sub-station building and wooded amenity area are located to the west of the site, beyond which is a lawn tennis club. Eastcote House Gardens are located to the north east, on the opposite side of Eastcote Road. Residential properties are located along Field End Road to the south east and Eastcote Road to the south west.

The site falls within the Eastcote Village Conservation Area as designated in the Hillingdon Unitary Development Plan Saved Policies September 2007. Tree Protection Orders apply to the adjacent trees. No.2 Field End Road, opposite, is a Grade II Listed Building.

3.2 Proposed Scheme

This application seeks consent for the replacement of the existing 17.5 metre high pole, with a new 20 metre high pole and the installation of 1 new cabinet. The proposed upgrade is required to provide new 4G coverage for both Telefonica and Vodafone and improve existing 2G and 3G coverage to the surrounding area.

There is an existing 17.5 metre high pole and four cabinets located on the verge adjacent to the junction of Field End Road and High Road. It is proposed to remove the existing pole and two cabinets, and replace these with a new 20 metre high pole located 5 metres to the south of its existing location. The two cabinets removed will be replaced with new three new cabinets, which although in the same area as the existing, are more dispersed along the verge.

3.3 Relevant Planning History

59310/APP/2004/585 Land At Junction Of Field End Road Eastcote Road Ruislip
INSTALLATION OF A 15M HIGH STREETWORKS COLUMN FOR TELECOMMUNICATIONS USE WITH TWO ANCILLARY GROUND-BASED EQUIPMENT CABINETS (APPLICATION UNDER PARAGRAPH A.3 (3) OF PART 24 OF SCHEDULE 2 TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001)

Decision: 08-04-2004 Refused **Appeal:** 03-02-2005 Allowed

59310/APP/2005/2123 Land At Junction Of Field End Road Eastcote Road Ruislip
REPLACEMENT OF EXISTING 15 METRE HIGH TELECOMMUNICATION MAST WITH 17.5 METRE HIGH MONOPOLE MOBILE PHONE MAST AND EQUIPMENT CABINET

Decision: 22-09-2005 Refused **Appeal:** 06-04-2006 Allowed

59310/APP/2010/2005 Land At Junction Of Field End Road High Road Eastcote, Pinner
Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.

Decision: 10-01-2012 Approved

59310/APP/2012/1728 Land At Junction Of Field End Road Eastcote Road Ruislip
Installation of 1 x DSLAM cabinet (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

Decision: 04-09-2012 Refused

59310/APP/2012/2309 Land At Junction Of Field End Road Eastcote Road Ruislip
Installation of 1 x DSLAM cabinet (Consultation Under Schedule 2, Part 24 of the Town and

Country Planning (General Permitted Development) Order 1995) (as amended)

Decision: 05-11-2012 PRQ

59310/APP/2013/3137 Land At Junction Of Field End Road And High Road Eastcote
Replacement of one existing cabinet and the installation of one new additional cabinet

Decision: 06-12-2013 Refused

59310/APP/2014/3633 Land At Junction Of Field End Road And High Road Eastcote
Installation of 2 x DSLAM cabinet to replace 2 x existing cabinets (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

Decision: 28-11-2014 PRQ

Comment on Relevant Planning History

There have been a number of applications on this site relating to the installation of DSLAM cabinets and masts, which are summarised above.

O2 originally submitted an application for the installation of a 15m high streetworks column and two ancillary equipment cabinets at this site in 2004 (ref: 59310/APP/2004/585). Following the Council's refusal of the application, and strong local opposition, the installation was allowed at appeal on 03/02/05 (PINS ref: APP/R5510/A/04/1153756).

In 2005, O2 submitted two parallel applications for the replacement of the existing 15m high mast with a 17.5m high mast and additional equipment cabinet. One of these (ref: 59310/APP/2005/2123) proposed a direct replacement installation at the existing site and the second (ref: 60985/APP/2005/2149) proposed a 20m high replacement installation in the wooded area adjacent to the sub-station building, as an alternative. Despite some local support for the second location, over the existing location on the footway, both applications were refused by the Council's Planning Committee on 22/09/05. O2 subsequently submitted an appeal relating to the original site and this was allowed on 06/04/06 (ref: APP/R5510/A/05/1196440). At that time, the Inspector concluded that the proposed changes, including the increased height, would not be so noticeable as to materially harm the character and appearance of the area.

59310/APP/2010/2005 Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary. Approved subject to conditions.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

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

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th April 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was erected at the site, and two residents and Eastcote Conservation Panel were notified of the application. 5 responses were received from residents in relation to this consultation, which raised the following concerns:

1. Pavement is dangerously narrow as a result of the siting of the mast and cabinets and is dangerous to pedestrians. Existing site should be redesigned so that the equipment is further back on the pavement;
2. The site should be available for all mobile phone operators to use;
3. As its a conservation area, high masts and boxes are not necessary or welcome in this part of Eastcote;
4. Proposal has not been carefully though through and would be detrimental to the conservation area;
5. Alternatives need to be considered such as an alternative location and landscaping;
6. Pavement is already cluttered with masts and cabinets, and these are an eyesore.

EASTCOTE CONSERVATION PANEL

The application site, Forge Green, is located within the Eastcote Village Conservation Area, within an area with Green Chain designation, and located near Grade II listed buildings and the prestigious Green Flag site Eastcote House Gardens.

The first telecom mast was placed on this site in 2004, after an appeal decision. Cabinets and mast being on the footpath because of a moratorium against telecom use of Council Land.

Each subsequent decision has either increased the size of the mast and/or added extra cabinets. This

current application increases the height of the mast, changes the position of the mast and increases the number of cabinets to 5. Thereby, extending the area taken up by this installation.

The Design and Access states that Ward Councillors were consulted, but they did not reply. Cllr. Nick Denys has today written to Mr. Rodgers on this matter. It appears that Cllr. Denys referred the applicants to Eastcote Residents Association and Eastcote Conservation Panel. The Conservation Panel was not contacted. This D&AS is misleading and should be corrected.

It must also be noted that the CIL form submitted with this application refers to the pavement Joel Street Northwood Hills not to the application site. This error needs to be corrected. There was considerable discussion when the application 59310/APP/2010/2005 was active with regard to moving the position of the mast off the High Road footpath onto Forge Green, thus giving a more satisfactory width of footpath and an improved visual aspect.

7.01 of the Officers report states:

'Nevertheless, current planning policy requires operators to investigate the use of existing facilities or locating antennae on existing buildings or structures before pursuing new sites. Accordingly, the use of this existing mast is considered to comply with current policy requirements'

This current application differs from the previous application by the moving of the position of the mast and adding another cabinet in yet another location. Extending the area taken up by this telecom equipment by some 8-10 metres The submitted D&AS refers repeatedly to 'the site'.

A site usually has boundaries, where are the boundaries for this site? The area concerned is known as Forge Green and is the centre of the Eastcote Village Conservation Area, are Vodafone considering that they have free use of the whole of Forge Green and can spread their equipment around at will? The repositioning of the mast is so that Vodafone customers do not suffer the inconvenience of loss of service for a few hours whilst the change over is made. Yet Vodafone consider it acceptable to inconvenience the residents of Eastcote long term.

There has not been a sequential test carried out, which is needed as the position of the mast is changing and the area taken over is increasing. The proposed position of the new mast will be highly visible, as there will not be so many trees as a backdrop. The mast and the extra cabinet will also interfere with views of the village sign.

The footpath, which runs alongside a very busy road leading to the junction will be further restricted. With thought and careful planning the mast and all cabinets could be situated further away from the footpath along side the electricity sub station [designation Chapel Hill]. Landscaping could be added to lessen the effect of the installation. This would leave the footpath clear for pedestrians, have a less visual impact on Forge Green and the surrounding area. The extra height of the mast would be above all trees so reception would not be compromised.

Of course, this might make the project more expensive, but considering the profits made by telecom companies it would be a small price to pay for the improvements to the visual aspects in the Conservation Area.

This is a poorly thought out application, full of errors and omissions and would be highly detrimental to the Eastcote Village Conservation Area, we ask that the application be refused.

EASTCOTE RESIDENTS ASSOCIATION

In January 2015 the telecom company notify Eastcote Residents Association of the proposed increase

in height of the mast but there were no drawings and there was no mention of the mast being situated in a new location. It was also assumed that the additional cabinet would be hidden behind the existing cabinets to reduce the visual impact. Therefore ERA did not submit any comments. Now being aware that the initial consultation letter was misleading and did not indicate the true negative impact of the new proposals, which we now believe are significant, we wish to formally submit our objection to this proposal. We have always argued that this installation could have been situated further back away from the road in the wooded area to reduce its visual appearance, which is most unsightly. Now it is proposed that the new mast and a new large cabinet are situated closer to Forge Green, and the heritage sign, with an even higher negative impact on the surrounding area. The new mast is also, unnecessarily on the footpath adding to further restriction of this busy footpath.

As the new very large mast and large cabinet are in a new area we consider this is a major new application and thus the developer must now consider other options. The main alternative option is to re-site all the existing and new equipment further back on the green closer to the River Pinn and shield the cabinets with screen planting. This option must now be given serious consideration. When the initial mast was installed many years ago (it has been enlarged/changed a number of times) it was argued that siting the mast on the marginally lower ground further away from the road would reduce its efficiency, but now the mast is very significantly higher and above the tree line this would not be the case. Also, now that Hillingdon Council has formally approved the siting of such mast installations on Council land there can be no objection to moving the mast and equipment away from the road into a less visually impacting location. The new larger mast must not be allowed to be re-sited further west along the path towards the green and any additional cabinet must be hidden either by other cabinets or a screening plants.

We therefore ask that this application is rejected and the developer is instructed to submit alternative proposals for consideration.

We strongly believe that this developer has made no attempt to reduce the impact of his scheme and has chosen options with the highest possible negative impact.

A Ward Councillor supports the comments made by Eastcote Residents Association and Eastcote Conservation Panel, and has requested that the application be referred to the planning committee for determination.

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND: This site lies within the Eastcote Village Conservation Area and sits opposite the Grade II Listed property, 2 Field End Road. The site also lies within the Eastcote Village Archaeological Priority Area. The location of the site is very sensitive and is prominently positioned at an intersection. The existing cabinets and telecommunications equipment alongside other street furniture as existing can be considered to be visually intrusive.

COMMENTS: The current NPPF states that as part of an application, an applicant would need to 'describe significance of any heritage assets affected, including any contribution made by their setting' (para.128). The submitted Design and Access Statement does not address that the site is situated within a Conservation Area.

Whilst there are in principle no objections to the replacement of the existing cabinets, the additional proposed cabinet would have a negative impact to the character of the conservation area. Overall the bulky cabinets would increase the density of street furniture clutter within that location, which would be considered detrimental to the street scene. NPPF (para. 64) is quite clear: '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.' Therefore all cabinets would need to be reduced to the same size as the existing cabinets, in order to remain in keeping with the surrounding area.

The increase in height and relocation of the telecommunications monopole would be considered in principle unacceptable. This increase in height would increase the visual intrusiveness of the monopole as it would stand beyond the height of the existing surrounding vegetation. The proposed relocation would narrow the pedestrian footpath at a junction which is continuously busy with vehicular movements.

CONCLUSION: Unacceptable

HIGHWAYS OFFICER:

There are no highways objections to these proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application has been assessed principally against the National Planning Policy Framework (NPPF) and Saved Policy BE37 of the Unitary Development Plan. The NPPF stresses the importance of high quality communications infrastructure and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site. Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities.

The site is required to provide new 4G coverage, for both Vodafone and Telefonica, to the surrounding area. Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. Given the existence of the existing telecommunications equipment on this location, there is no objection, in principle, to the continued use of this site for telecommunications equipment.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE4 states that development within Conservation Areas should be of a high quality and will be expected to preserve or enhance its significance by making a positive contribution to its character and appearance.

Given the location of the mast on a prominent junction and its height, the proposed mast would appear considerably higher than the existing mast, and would appear as a utilitarian and incongruous feature in the street scape. The proposed mast would consist of a support pole and wider antennae shroud at the top, and would be finished in steel. At present the cabinets are located one behind the other so as to minimise their visual appearance within the area. The proposed alterations to the siting and design of the new cabinets, which would expand the area, over which they are placed, is considered to add undue clutter to the street and harm the character and appearance of the conservation area.

Overall, the design and appearance of the proposed mast and cabinets, are considered to harm the character and appearance of the conservation area, and conflict with the Council's adopted policy BE4, which seeks to ensure that development preserves or enhances the

character and appearance of conservation areas.

7.04 Airport safeguarding

Not applicable to this application as the site is not located within 3km of an aerodrome or airfield.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE37 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

This proposal is for a mast 20 metres in height, considerably higher than the existing mast.

Given the location of the mast on a prominent junction and its height, the proposed mast would appear considerably higher than the existing mast, and would appear as a utilitarian and incongruous feature in the street scape. The proposed mast would consist of a support pole and wider antennae shroud at the top, and would be finished in steel. At present the cabinets are located one behind the other so as to minimise their visual appearance within the area. The proposed alterations to the siting and design of the new cabinets, which would expand the area, over which they are placed, is considered to add undue clutter to the street and harm the visual character of the area. Overall, the design and appearance of the proposed mast and cabinets, are considered to harm the character and appearance of the area, and conflict with the Council's adopted policy BE13, which seeks to ensure that development harmonises with the existing street scene.

In conclusion, it is considered that the proposed installation would have an unacceptable visual impact on the street scene. Its excessive height and design in this location would be clearly visible and the mast would appear as an incongruous addition within the surrounding area. In addition, regardless of whether this is a replacement unit. Alternative sites/designs should be thoroughly investigated before a streetworks installation of the scale proposed in this location can be considered. As such the proposed development is considered to be contrary the Council's adopted policies and guidelines.

7.08 Impact on neighbours

The nearest residential property to the proposed development is approximately 20m away in Field End Road, although this does not look directly onto the site. Whilst visible from some residential properties, on balance, given that the mast would not be directly overlooked by the majority of properties which surround it, it is not considered that the proposed

installation would impact on residential amenity sufficient to justify refusal.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The installation would be set against the pavement in an area where there is a busy traffic flow. The Council's Highway Engineer has raised no objection on vehicle access, maintenance grounds or pedestrian safety for this particular application. As such, it is considered that it would not have any adverse impacts on pedestrian or vehicular safety.

7.11 Urban design, access and security

See section 'Impact on the character and appearance of the area'.

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

The scheme involving the replacement of one mast with another and the provision of a replacement cabinet is not considered to have any lasting adverse impact upon any trees, landscaping or existing hedging.

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

The comments raised through the public consultation have been addressed within the body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of 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

Not applicable to this application.

10. CONCLUSION

The applicant seeks planning permission for the installation of a 20m high telecommunications mast. The proposed mast would provide improved coverage for Telefonica and Vodafone.

Although the proposed mast and cabinets would not cause harm to pedestrian or highway safety, it is considered that the proposed structures in this location, by reason of their height, siting and design would add undue clutter to the street scene and appear as visually incongruous additions, which would be considered detrimental to the character and appearance of the Conservation Area.

The proposed development does not comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE5, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

11. Reference Documents

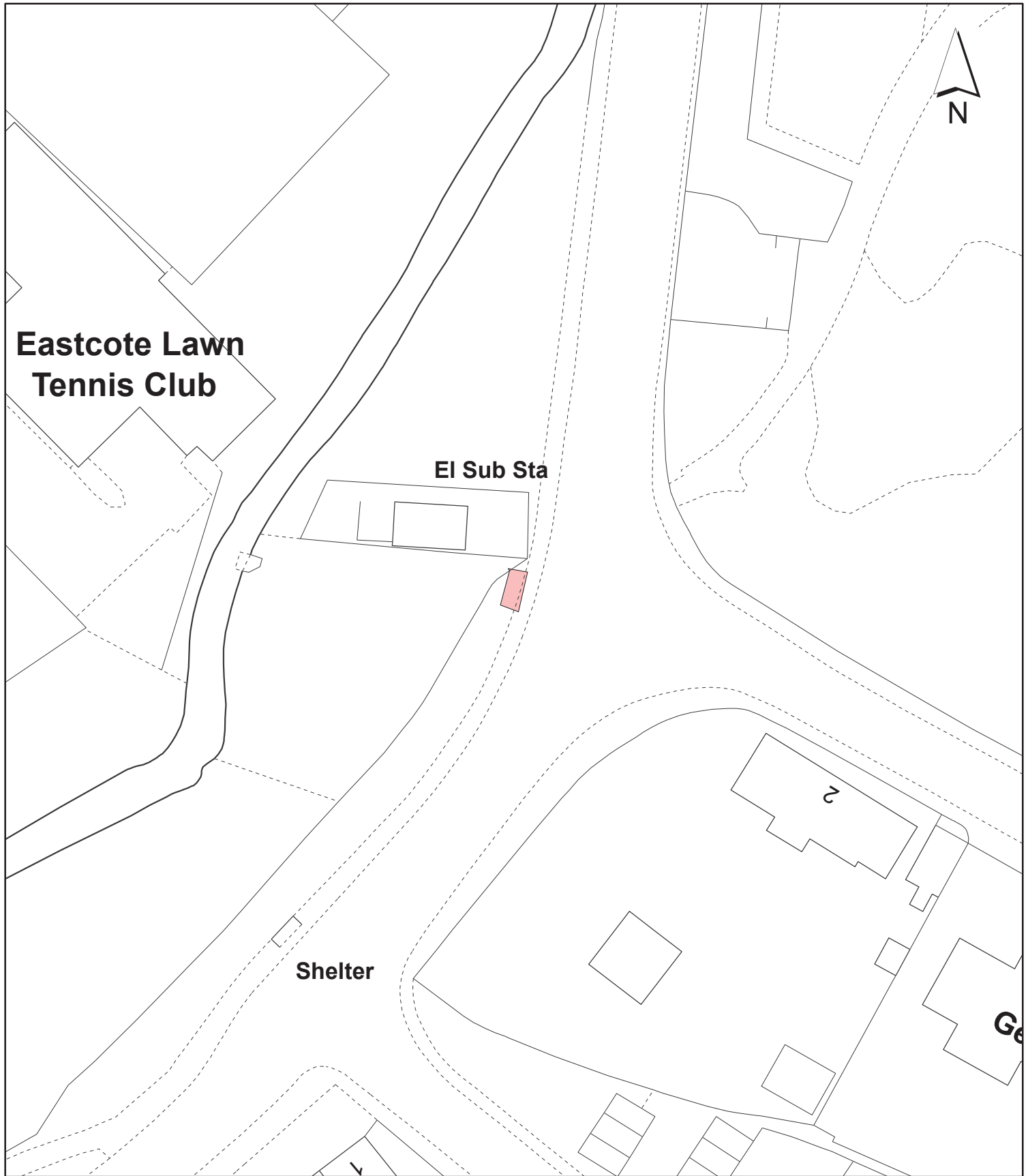
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Land at junction of Field End Road and High Road Eastcote

LONDON BOROUGH OF HILLINGDON
 Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
59310/APP/2015/767

Scale:
1:600

Planning Committee:
North Page 37

Date:
May 2015



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Report of the Head of Planning, Sport and Green Spaces

Address OPPOSITE RECREATION GROUND MOORHALL ROAD HAREFIELD

Development: Replacement of existing 11.8m high telecommunications monopole with a 15m high telecommunications monopole

LBH Ref Nos: 60622/APP/2015/1092

Drawing Nos: 200 Issue A Existing Site Plan
500 Issue A Antenna Schedule
ICNIRP Declaration
100 Issue A Site Location Maps
400 Issue A Antenna & Equipment Layout
201 Issue A Proposed Site Plan
300 Issue A Existing Site Elevator
301 Issue A Proposed Site Elevation
Supplementary Information

Date Plans Received: 25/03/2015 **Date(s) of Amendment(s):** 25/03/2015
Date Application Valid: 25/03/2015 31/03/2015

1. SUMMARY

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to improve Vodafone and O2's network capacity to the surrounding area.

The proposed scheme involves the removal of an existing 11.8m high telecommunications monopole and the installation of a replacement 15m high telecommunications monopole. The proposed equipment cabinet benefits from Permitted Development Rights.

The proposed scheme would result in a detrimental impact on the character, appearance and visual amenity of the street scene, the nearby Widewater Lock Conservation Area and the adjoining Green Belt. The proposed development does not comply with Policies BE13, BE37 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that prior approval be required in this instance and that permission is refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The increased visual impact of the proposed scheme would result in a detrimental impact on the character, appearance and visual amenity of the street scene, the nearby Widewater Lock Conservation Area and the adjoining Green Belt. The proposal is therefore contrary to Policies BE13, BE37 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE details of siting and design 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.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL5	Development proposals adjacent to the Green Belt
NPPF5	NPPF - Supporting high quality communication infrastructure
NPPF9	NPPF - Protecting Green Belt land

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on a grass verge adjacent to the public footway on Moorhall Road and comprises an existing 11.8m high telecommunications mast and equipment cabinet. A car park, screened from the road by mature trees (between approximately 10m to 15m high), serves the neighbouring Nature Conservation Area (Denham Quarry) to the south of the site. There is a recreation ground and children's playground on the opposite side of Moorhall Road and the garden of the nearest residential property is just under 30m away to the north east. The site lies immediately adjacent to Green Belt land and a Nature Conservation Site of Metropolitan or Borough Grade I Importance, as designated in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). Another telecommunications site is located 16m to the south west of the application site. The application site is located approximately 38m east of the Widewater Lock Conservation Area .

3.2 Proposed Scheme

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to improve Vodafone and O2's network capacity to the surrounding area.

The proposed scheme involves the removal of an existing 11.8m high telecommunications monopole and the installation of a replacement 15m high telecommunications monopole. The proposed equipment cabinet would be provided under Permitted Development Rights as they would have a volume of less than 2.5 cubic metres. It should be noted that the equipment cabinets, whilst being Permitted Development, would not be required without the proposed mast.

3.3 Relevant Planning History

60622/APP/2005/1267 Opposite Recreation Ground Moorhall Road Harefield
INSTALLATION OF AN 11.7 METRE HIGH MONOPOLE MOBILE PHONE MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

Decision: 21-06-2005 Refused **Appeal:** 18-11-2005 Dismissed

60622/APP/2006/1453 Highways Land Opposite Recreation Ground Moorhall Road Harefield
INSTALLATION OF AN 11.7 METRE HIGH MONOPOLE PHONE MAST AND ANCILLARY EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED).

Decision: 27-06-2006 Approved

67032/APP/2010/1845 Grass Verge Opposite Recreation Ground Moorhall Road Harefield
Installation of a 12.5m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

Decision: 28-09-2010 PRQ

67032/APP/2010/2380 Grass Verge Opposite Recreation Ground Moorhall Road Harefield
Installation of a 11.8m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

Decision: 25-11-2010 PRQ **Appeal:** 20-07-2011 Allowed

67032/APP/2013/1294 Grass Verge Opposite Recreation Ground Moorhall Road Harefield
Installation of replacement 11.8m telecommunications mast, together with two new telecommunications cabinets.

Decision: 09-07-2013 Approved

Comment on Relevant Planning History

* An application for prior approval (ref: 60622/APP/2005/1267) was refused in June 2005 for the installation of a 11.7m high monopole mobile phone mast and equipment cabinets located 16 metres to the south west of the application site. This proposal was subsequently dismissed at appeal (ref: APP/R5510/A/05/1186777) in November 2005, due

to the impact of the proposed three equipment cabinets.

* An application for prior approval (ref: 60622/APP/2006/1453) was approved in July 2006 for an 11.7 metre high monopole mobile phone mast and ancillary equipment cabinets located 16 metres to the south west of the application site.

* An application for prior approval (ref: 67032/APP/2010/1845) of a 12.5m high slim line street works monopole mobile phone mast, incorporating six antennas and one ancillary equipment cabinet, was refused in September 2010, due to concerns over its visual impact.

* An application for prior approval (ref: 67032/APP/2010/2380) was refused in November 2010, for an 11.8m high mobile telecommunications pole and ancillary equipment cabinet, due to concerns over its visual impact. This proposal was subsequently allowed at appeal (ref: APP/R5510/A/11/2150945) in July 2011. The Appeal Inspector concluded that the proposal would have an acceptable visual impact on the surrounding area.

* An application for prior approval (ref: 67032/APP/2013/1294) was approved in July 2013 for an 11.8m telecommunications mast, together with two new telecommunications cabinets.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

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.

BE37 Telecommunications developments - siting and design

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

OL5 Development proposals adjacent to the Green Belt

NPPF5 NPPF - Supporting high quality communication infrastructure

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 2 local owner/occupiers and a site notice was posted. No responses have been received at the time of this report.

Internal Consultees

Conservation Officer:

This site is opposite an open green section of land adjacent the Widewater Lock Conservation Area - a heritage asset. It can be characterised as an open, green, rural setting with a backdrop of mature trees. This is an attractive environment and a very visual focal point within the street scene.

This application involves the installation of a 15m high telecommunications pole (to replace an existing 11.8m pole) and the addition of a new cabinet. It is unfortunate that the area has been allowed to be littered with unsightly cabinets, poles and street furniture.

Whilst I doubt whether the additional height of the pole would have an adverse affect on the visual amenity, appearance of the rural setting or the conservation area, the additional cabinet is harmful. Indeed, taken together, this proposal is harmful to visual amenity (extra height and additional cabinet). The additional height should not be allowed if this means yet another hideous cabinet adding to the proliferation of visual clutter.

The NPPF (at 64) is quite clear: '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.' With this in mind, nowhere does it state in the additional information submitted with the application that the applicant has considered rationalising or removing any of the existing cabinets 'to improve the character and quality of the area'. I therefore find this current application unacceptable.

CONCLUSION: Unacceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

Although there is another telecommunications site located 16m to the south west of the application site, the principle of the use of this site for telecommunications was established in 2011, when an 11.8m high mobile telecommunications pole and equipment cabinet was allowed at appeal (ref: APP/R5510/A/11/2150945). It was concluded that the proposed 11.8m high telecommunications pole and ancillary equipment cabinet would have an acceptable visual impact on the surrounding area.

This proposal seeks to replace the existing 11.8m high telecommunications monopole with a 15m high telecommunications monopole. The equipment cabinet would be provided under Permitted Development Rights as it would have a volume of less than 2.5 cubic metres. It should be noted that the equipment cabinet, whilst being Permitted Development, would only be required if the proposed mast is granted permission.

The existing telecommunications installation has three equipment cabinets with three more cabinets located at the other telecommunications site located 16m to the south west. It is considered that the increase in height of the monopole, combined with the Permitted

Development cabinet would add to the visual impact of the installation and harm the overall appearance of the surrounding area.

It is therefore considered that the proposed scheme does not comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect Conservation Areas from inappropriate development. Although the application site is not located within a Conservation Area, it is located approximately 38m east of Widewater Lock Conservation Area.

It is considered that the additional height of the proposed monopole and extra Permitted Development cabinet would increase the visual impact of the telecommunications installation which would be detrimental to the character of the nearby Widewater Lock Conservation Area, contrary to Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application site is located on the grass verge to the south of Moorhall Road. To the south of this is a backcloth of woodland, which is a Site of Importance for Nature Conservation (SINC), situated within an area of designated Green Belt. Pleasant views of the wooded area south of Moorhall Road are relatively uninterrupted.

Existing trees and vegetation provides some screening of the existing telecommunications monopole and equipment cabinets. The replacement monopole would be taller than the existing monopole, and along with the additional Permitted Development cabinet would increase the visual impact of the telecommunications installation. As such, there would be an increased impact on the visual amenities of the adjoining Green Belt, and does not comply with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The site is located on a 1.7m wide grass verge adjacent to the public footway on Moorhall Road and already comprises an 11.8m high telecommunications mast with three shrouded antennae and equipment cabinets. The replacement monopole would be taller than the existing monopole whilst the shroud (containing the three replacement antennae) would be slightly wider at the top than the existing. The Permitted Development cabinet would be located west of the replacement monopole.

Although the current monopole height and amount of equipment cabinets are acceptable, it is considered that the increase in height of the replacement monopole and the additional cabinet would add to the visual impact of the installation and harm the overall appearance

of the surrounding area.

The proposal is therefore considered contrary to Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential property to the application site is just over 30m away and the installation would not be directly overlooked. It is not considered that the proposed replacement monopole and the proposed equipment cabinet (which would benefit from Permitted Development Rights) would not have a detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety. The application site is located at the back of a grass verge adjacent to the public footway on Moorhall Road. The existing telecommunications monopole would be removed and replaced with a new telecommunications monopole in the same location. The replacement monopole and the proposed equipment cabinet (which would benefit from Permitted Development Rights) would not encroach onto the public footway and would not affect pedestrians or impact on highway safety. The proposal therefore complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The replacement telecommunications monopole would be 15m high and would hold three antennae at the top within a 0.5m diameter shroud. The monopole would be constructed from steel and coloured green to match the existing mast (which is to be removed). The proposed replacement monopole is considered to be acceptable in design terms.

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

There are several trees and a thick screen of vegetation located along the rear of the grass verge which provides some screening of the existing telecommunications equipment. It is considered that the proposed replacement monopole and the additional cabinet (benefiting from Permitted Development Rights) would not have a detrimental impact on the existing trees and vegetation along the grass verge. The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 responses were received during the public consultation at the time of this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of 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

Not applicable to this application.

10. CONCLUSION

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to improve Vodafone and O2's network capacity to the surrounding area.

The proposed scheme involves the removal of an existing 11.8m high telecommunications monopole and the installation of a replacement 15m high telecommunications monopole. The proposed equipment cabinet benefits from Permitted Development Rights.

The proposed scheme would result in a detrimental impact on the character, appearance and visual amenity of the street scene, the nearby Widewater Lock Conservation Area and the adjoining Green Belt. The proposed development does not comply with Policies BE13, BE37 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

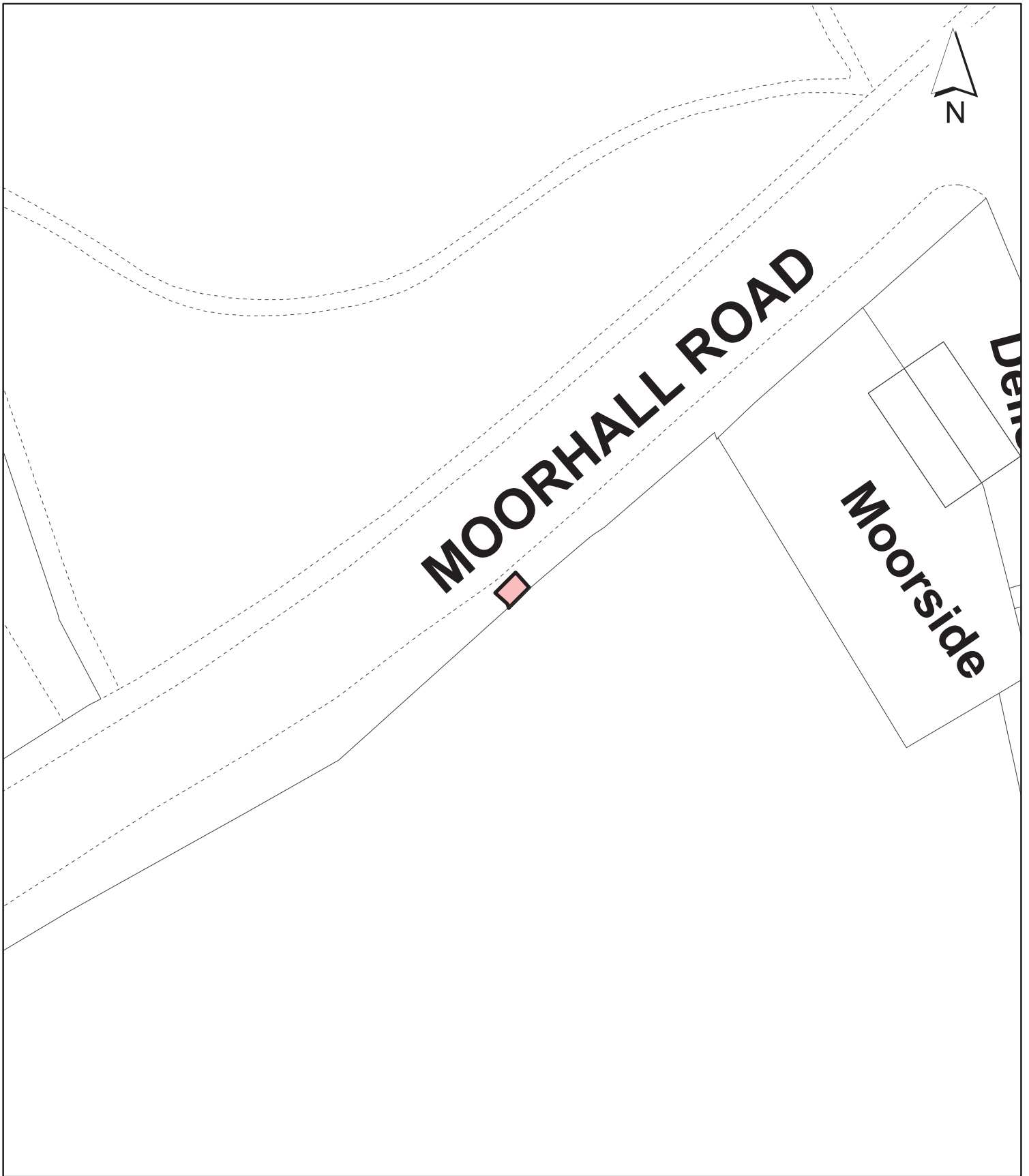
It is therefore recommended that prior approval be required in this instance and that permission is refused.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Opposite Recreation Ground
 Moorhall Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

60622/APP/2015/1092

Scale:

1:500

Planning Committee:

North Page 48

Date:

May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 18 PRIORY COTTAGES HARVIL ROAD HAREFIELD

Development: Retention of part of existing decking to rear of dwelling, retention of close boarded boundary fence adjacent to retained decking.

LBH Ref Nos: 2091/APP/2012/2706

Drawing Nos: Location Plan
121010 Existing Plans & Elevations
121011 Proposed Plans & Elevations

Date Plans Received: 01/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 01/11/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north-western side of Harvil Road. 17 Priory Cottages is located south-east of the site with 19 Priory Cottages located to the north-west. The rear of the application site backs onto 10 and 12 Truesdale Drive. An area of Green Belt is located east of the site.

1.2 Proposed Scheme

The applicant seeks to retain part of the existing 1.1m high decking (raised platform) to the rear of the dwelling, and the 1.8m high close boarded fence located on the boundary with 17 Priory Cottages. The decking is 3m deep and extends across the full width of the dwelling. A 10.30sq.m section of decking, which extends out a further 3m into the garden, would be removed as part of this application.

1.3 Relevant Planning History

2091/APP/2009/1322 18 Priory Cottages Harvil Road Harefield

Erection of a two storey side and part two storey rear extension and a single storey rear extension (involving demolition of existing detached garage).

Decision Date: 13-08-2009 Refused **Appeal:**

2091/APP/2009/1850 18 Priory Cottages Harvil Road Harefield

Part single storey part two storey side and rear extension to include integral garage and alterations to window at first floor rear and demolition of existing detached garage to side.

Decision Date: 15-10-2009 Approved **Appeal:**

Comment on Planning History

An enforcement notice was issued against the unauthorised erection of a raised platform, a wooden bar/outbuilding and a rear side boundary fence. The applicant appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/12/2168909). The appeal

was part-allowed in relation to the wooden bar/outbuilding and part-dismissed in relation to the raised platform and side boundary fence. The applicant has submitted this retrospective planning application to regulate the situation regarding the raised platform and fence.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Consultation letters were sent to two neighbouring properties. No responses were received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the raised platform (decking) and the boundary fence has on the character of the area and on residential amenity.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect the character and appearance of the street scene whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings.

The raised platform extends along the entire width of the extended dwelling house and is 1.1m high and 3m deep; the timber/glazed balustrade around the edge of the raised platform adds a further 1.19m to the overall height. In addition, a 1.8m high fence has been erected on top of the raised platform on the site boundary with 17 Priory Cottage. A 10.30sq.m section of the raised platform, which extends out a further 3m into the garden, would be removed.

The overall size and height of the raised platform to be retained creates a dominant and overpowering feature which is not in character with the area. The 3m projection of the raised platform from the dwelling house, which has already been subject to various extensions, combined with the sloping change in ground level, results in direct overlooking and an unacceptable loss of privacy to the occupiers of 17 and 19 Priory Cottages.

As a result of the installation of the unauthorised decking, the boundary fence has had to be increased to 2.9m when measured from the nearest ground level. This further increases the sense of enclosure to the neighbour at 17 Priory Cottages which affects the residential amenity to this property.

The development is therefore detrimental to the character of the area and to residential amenity of neighbours, contrary to Policies BE13, BE15, BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The raised platform and boundary fence, by reason of the siting, bulk and proximity to nearby residential dwellings, results in a dominant and overpowering feature detrimental to the character and residential amenity of the area and results in an unacceptable loss of privacy to neighbours. The development is therefore contrary to Policies BE13, BE15, BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

Standard Informatives

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

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

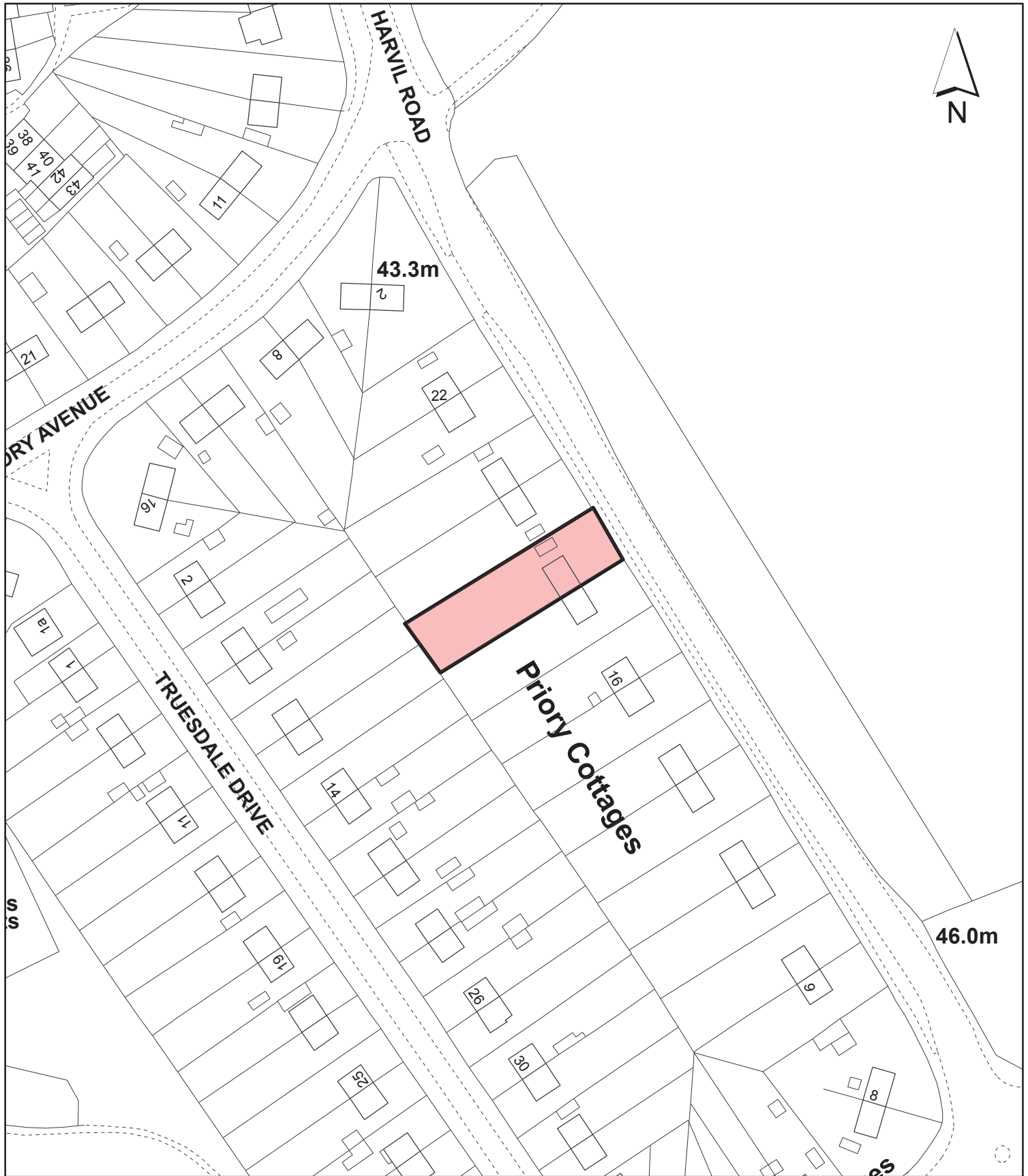
Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

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Site Address: **18 Priory Cottages
 Harvil Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
2091/APP/2012/2706

Scale:
1:1,250

Planning Committee:
North Page 53

Date:
May 2015



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Report of the Head of Planning, Sport and Green Spaces

Address 27 HALFORD ROAD ICKENHAM

Development: Alterations and reconstruction of the front wall of the garage including the installation of a new roller shutter door

LBH Ref Nos: 16527/APP/2015/339

Drawing Nos: 2894-01
2894-02
Location Plan (1:1250)
Supporting photograph of existing doorway
Photograph of existing raised roof over doorway

Date Plans Received: 29/01/2015 **Date(s) of Amendment(s):**

Date Application Valid: 30/01/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a detached bungalow situated on the south side of Halford Road. The surrounding area comprises of detached bungalows, some with extensions and roof additions made, and is wholly residential in character and appearance. As such, it lies within the Developed Area of the Borough as identified in the Hillingdon Local Plan.

No. 27 Halford Road has an attached garage with a pitched roof (2.2m high at the apex, 1.85m at the eaves) to the side and the remainder of the space to the boundary (approx. 0.8m) is infilled underneath a section of corrugated board roofing.

The adjoining property to the west, No. 29, a bungalow, is positioned some six metres or so further forward towards the road and contains three side facing windows to habitable rooms.

1.2 Proposed Scheme

This application seeks consent for alterations and the reconstruction of the front wall of the garage including the installation of a new roller shutter door.

It is proposed to remove the existing doors and front wall of the garage and erect a rendered wall which extends 0.65 metres from the main front wall of the house, to align with the adjacent bay windows, and would be 3.6 metres in width. The wall would be approximately 2.6 metres in height and include an aluminium shutter door.

Beyond this front parapet wall, the structure will remain the same height as the existing, and it is proposed to retain a low pitched felt roof and plastic sheeting adjacent to the boundary with No. 29.

1.3 Relevant Planning History

16527/APP/2010/166 27 Halford Road Ickenham

Raising and enlargement of roof height to provide habitable space with 7 side, 1 front and 1 rear rooflights and the installation of a hip roof over existing side extension.

Decision Date: 09-04-2010 Approved **Appeal:**

16527/APP/2013/3454 27 Halford Road Ickenham

Rebuild front of existing attached garage (part retrospective).

Decision Date: 12-03-2014 Refused **Appeal:**

16527/APP/2014/2120 27 Halford Road Ickenham

Side infill extension to use as store (part retrospective).
(re-submission of 16527/APP/2013/3454)

Decision Date: 28-07-2014 NFA **Appeal:**

16527/APP/2014/3984 27 Halford Road Ickenham

Rebuild Existing front garage with masonry front wall. With the same size footprint and position.

Decision Date: 14-11-2014 NFA **Appeal:**

Comment on Planning History

Application 16527/APP/2013/3454 refused consent for rebuilding the front of the existing attached garage. The proposal previously considered by the Council was to refurbish the existing attached garage front, by replacing the integral timber doors with roller shutter doors, and constructing a rendered and painted blockwork surround with a short section (1.35m) of return wall to the right hand front corner of the house. The surround was to be built to a height of approximately 2.4 metres and project by 0.75m in front of the existing bay windows.

This application was refused for the following reason:

The proposal, by reason of its form and appearance, would be out of harmony with the existing building and thus represent a prominent and incongruous addition within the street scene detrimental to the amenities and character of the surrounding residential area. In this regard, the quality and scale of the submitted plans and lack of side-on elevations is insufficient to enable full consideration of such details as the external finishes, corners, top edges, joints and flashings, door opening, guttering and rainwater downpipes etc. It therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

The main concerns with this application related to the height, depth, design and scale of the front extensions, which protruded substantially beyond the front elevation. This wall has since been removed from the property.

The main difference between this previous scheme and the current application is that the depth of the front extension has been reduced by 0.6 metres from that originally proposed.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 residents were notified of the application and a site notice was erected at the site. One response was received from these consultations which raised the following concerns:

1. Noise

- quiet enjoyment would be severely impacted by a building with roller doors directly outside downstairs bedroom window, with a proposed wall less than a foot from our property (considerably closer and higher than the previous wall);

- proximity and the doors will cause significant daily noise disruption.

- applicant's van is parked in close proximity to my son's bedroom window a number of times during each day, with disruption from early morning to late evening. If this new building is permitted with roller doors, there will be an unacceptable disruption both in terms of the additional level of noise and its frequency.

2. Scale/bulk

- proposed building is significantly larger in scale than the previous building, and will add to an already oppressive/overbearing environment (the applicant has previously blocked out completely my other living room window with a brick wall).

3. Loss of light

- new development will block out our east-facing living room window, failing to safeguard access to sunlight and daylight/reduction of daylight;

- existing shed structure roof slopes down to the right (adjacent to living room window) is far lower and at a greater distance away than the proposed wall plus roof of this previous structure was clear plastic, as was the right-side wall, in order not to reduce the amount of daylight entering my living room.

- photographs show both the amount of light the living room currently enjoys and the current height of the existing structure on that side. What is now proposed is over two feet higher on the right side wall and will block out all light to my living room, significantly exacerbating the existing situation by blocking out a second window in my living room with a brick wall

- will contravene recommendations in the Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight 1991' (suitable daylight to habitable rooms is achieved where a 25 vertical angle taken from a point 2 metres above the floor of the fenestrated elevation is kept unobstructed).

Ickenham Residents Association: No comments received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues with the proposal are the impact on the street scene and surrounding area; the design in terms of scale, proportion etc. and the potential impacts on the amenities of the neighbouring occupiers. Parking, amenity space provision and landscaping are also taken into account.

DESIGN

Policy BE15 permits extension that are in harmony with the scale, form, composition and proportions of the original building and street scene. In order to achieve this, front extensions should not extend across the entire frontage (SPD, Hillingdon Design And Accessibility Statement - Residential Extensions, Section 8.0).

The Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

The wall proposed to extend across the front elevation of the building, would be of a design and scale subordinate and sympathetic to the detailing and character of the main house. The wall has been reduced in size from previous proposals and would extend the same depth from the front of the main house as the existing bay windows (considerably less than the original garage structure and previous scheme (16527/APP/2013/3454)). The height of the wall, respects the eaves height and proportions of the main house, and its rendered finish, would complement that of the host building. Overall, it is considered that the proposals would comply with the Council's adopted policies and guidance.

RESIDENTIAL AMENITY

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

No. 29 Halford Road contains three ground floor windows in the side elevation which face No. 27. The side window nearest the road is clear glazed and serves a bedroom. The middle window is obscurely glazed and serves a living room as does the rearmost side window which is already partly hidden by an existing structure at No. 27. The living area served by these side windows, also benefits from unobstructed rear facing windows and

internal windows between the kitchen, which provide some degree of natural light.

The main concern expressed by the neighbouring occupier is that the proposal would cause an unacceptable loss of light and over dominance.

The proposal is to retain the existing storage areas that exist on the site, with no alterations proposed to the height or materials/design of the roof or side walls of these existing structures. The wall, will effectively form a parapet wall section, at its right hand corner.

Despite the proximity to the boundary with No. 29, the proposed scheme would ensure that the current levels of light, when measured by a vertical angle of 25 degrees taken from the centre of these windows at a point 2 metres above floor level, would not be reduced beyond the existing site circumstances. The bedroom window is in front of the wall to be erected and the daylight received to the other windows would remain largely uninterrupted.

The other concern regarding noise is not considered to warrant a refusal as the replacement of garage doors (for instance, with different doors or a window) would ordinarily not require planning permission.

For the reasons given above regarding the relationship of the new garage frontage to No. 29, the impact on neighbour amenities is considered to be acceptable and the proposal therefore accords with Local Plan Policies BE20 and BE21 in these respects.

Overall, the proposed wall by reason of its acceptable design, scale, size and siting, is not considered to have a detrimental impact on the character and appearance of the host building, or its appearance within the surrounding street scene. Further, for these reasons also, the scheme is not considered to give rise to an unacceptable loss of light to the adjoining occupant, nor to appear unduly overbearing or visually obtrusive. Approval of the application is therefore recommended.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 NONSC Time limit

Within 3 months of the date of this decision the approved alterations and works to the building, shall be carried out and completed in strict accordance with the plan hereby approved, number 2894-02. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the alterations are rectified, in compliance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 HO4 Materials

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

REASON

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

INFORMATIVES

- 1 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 (2015). 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.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Standard Informatives

- 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 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street

	scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 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 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 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, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to

control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 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.

- 9 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.

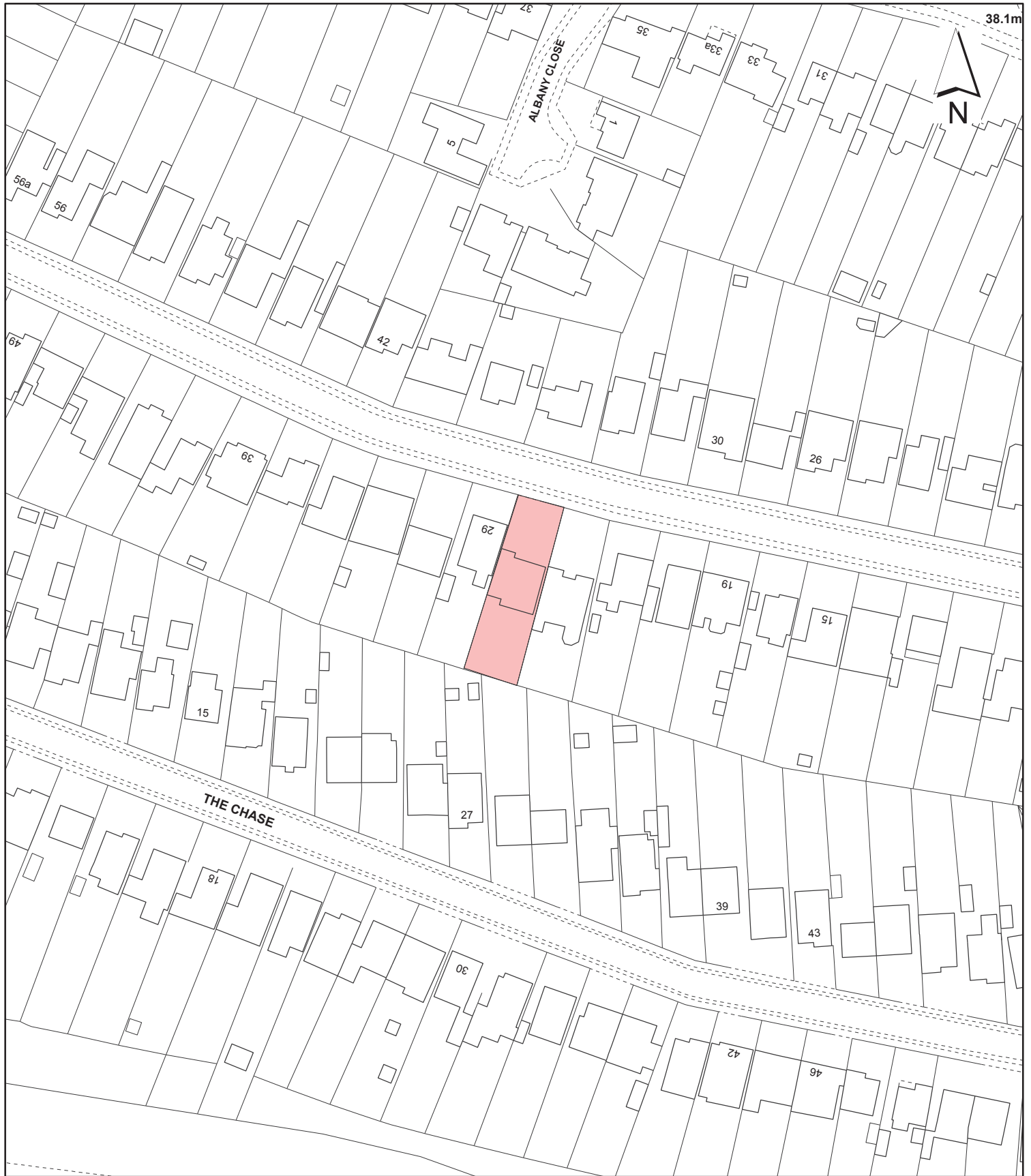
D) No bonfires that create dark smoke or nuisance to local residents.

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.

- 10 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.
- 11 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 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).

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**27 Halford Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
16527/APP/2015/339

Scale:
1:1,250

Planning Committee:
North Page 64

Date:
May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD NORTHWOOD

Development: Replacement of existing 17.1 metre high telecommunications monopole with a 17.5 metre high telecommunications monopole with associated equipment cabinet (application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 67084/APP/2015/1227

Drawing Nos: HGN025_THE IRON BRIDGE_70230_001
HGN025_THE IRON BRIDGE_70230_002
HGN025_THE IRON BRIDGE_70230_003
HGN025_THE IRON BRIDGE_70230_004
Supplementary Information Form
Declaration of Conformity with ICNIRP Public Exposure Guideline

Date Plans Received: 02/04/2015 **Date(s) of Amendment(s):**
Date Application Valid: 07/04/2015

1. SUMMARY

This application has been submitted by H3G and seeks to determine whether prior approval is required for the siting and design of a replacement 17.5m high mobile phone mast and one new ancillary equipment cabinet. The installation will replace an existing 17.1m high mast in the same location.

The proposed replacement mast will be of a similar appearance to the existing, albeit 0.4 metres higher, and it is therefore considered that the proposed location and the overall size and appearance of the replacement mast would not have a greater impact on the street scene than the existing telecommunications mast.

The addition of a further cabinet measuring 1.2 x 0.4 x 1 metre to the south west of the replacement monopole is considered acceptable. The cabinet has been sited to the rear of the pavement and by reason of its modest size and scale, it is not considered to have a detrimental impact on the overall character and appearance of the surrounding area, or add undue clutter to the street. Overall, it is considered that the net impact upon the visual amenity of the area as a result of these proposals, would be minimal so that the impact of the proposal on the character and appearance of the surrounding area would be acceptable.

Overall it is recommended that prior approval is required and approved.

2. RECOMMENDATION

It is recommended that prior approval is required and granted subject to the following conditions:

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 HGN025_THE IRON BRIDGE_70230_001; HGN025_THE IRON BRIDGE_70230_002; HGN025_THE IRON BRIDGE_70230_003; HGN025_THE IRON BRIDGE_70230_004 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Removal

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes and the land shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
NPPF5	NPPF - Supporting high quality communication infrastructure

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 147 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises the public footway on the south side of Pinner Road, where there is an existing 17.1 metres high monopole and associated equipment cabinets. A set of advertising hoardings are located to the north west. The proposed mast would be located towards the back of the pavement adjacent to the junction of Pinner Road with the High Street.

Pinner Road has a downward slope to the west, with the ground levels reducing by 2m between the junctions with Chestnut Avenue and High Street, and continuing to reduce towards the railway bridge.

The site falls within the developed area, as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

This application seeks to determine whether prior approval is required under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), for the siting and design of a replacement 17.5m monopole and equipment cabinet.

3.3 Relevant Planning History

Comment on Relevant Planning History

Whilst there is no relevant planning history for this specific site, it is of note that there have been three applications on a site to the west, for the erection of a new mast and cabinets for Vodafone/Telefonica. The reasons for refusal of these applications were related to the increase in street clutter as a result of the addition of further masts and cabinets within the area, and the proximity of these to the zebra crossing, and subsequent impact on highway and pedestrian safety.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th May 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

41 residents were notified of the application, in addition to Northwood and Northwood Hills Residents Associations, and no objections were received to these consultations.

Internal Consultees

There have been no internal consultations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed installation does not exceed the limits set out in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 16 of the Town and Country planning (General Permitted Development) Order 2015 (as amended), H3G is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

7.02 Density of the proposed development

Not applicable to this application.

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

The site does not form part of a conservation area or area of special local character and does not lie within the vicinity of a statutory or locally listed building. As such, the proposal would be unlikely to impact upon any historical asset.

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

The application has been assessed principally against the National Planning Policy Framework (NPPF) and Saved Policy BE37 of the Unitary Development Plan.

The NPPF stresses the importance of high quality communications infrastructure and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site.

Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities. Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

An existing mast 17.1 metres in height exists at the site and it is proposed to replace this in the same location with a mast 17.5 metres high. Four cabinets are already present adjacent to the mast, and it is proposed to retain these and add a further cabinet. Given that the proposed replacement mast will be of a similar appearance to the existing, albeit 0.4 metres higher, it is considered that the proposed location and the overall size and appearance of the replacement mast would not have a greater impact on the street scene than the existing telecommunications mast.

The addition of a further cabinet measuring 1.2 x 0.4 x 1 metre to the south west of the replacement monopole is considered acceptable. The cabinet has been sited to the rear of

the pavement and by reason of its modest size and scale, it is not considered to have a detrimental impact on the overall character and appearance of the surrounding area, or add undue clutter to the street.

The proposal therefore complies with Policy BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential properties are located on the opposite side of Pinner Road, approximately 30 metres from the application site. Given that this is a replacement on the same location and marginally higher than the existing, it is not considered that the proposal would have a detrimental impact on the visual amenities of these occupiers.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Given that this is an existing site for telecommunications, with no change in the location of the monopole and the proposed cabinet, located on the back edge of the pavement, no objection is raised to the proposal on highway grounds. It is therefore considered that the proposed scheme complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See section

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

There have been no representations received in relation to this application.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information

about the proposed installation is not considered relevant to the Council's determination of 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

Not applicable to this application.

10. CONCLUSION

This application has been submitted by H3G and seeks to determine whether prior approval is required for the siting and design of a replacement 17.5m high mobile phone mast with one ancillary equipment cabinet. The installation will replace an existing 17.1m high mast in the same location.

The proposed replacement mast will be of a similar appearance to the existing, albeit 0.4 metres higher, and it is therefore considered that the proposed location and the overall size and appearance of the replacement mast would not have a greater impact on the street scene than the existing telecommunications mast.

The addition of a further cabinet measuring 1.2 x 0.4 x 1 metre to the south west of the replacement monopole is considered acceptable. The cabinet has been sited to the rear of the pavement and by reason of its modest size and scale, it is not considered to have a detrimental impact on the overall character and appearance of the surrounding area, or add undue clutter to the street. Overall, it is considered that the net impact upon the visual amenity of the area as a result of these proposals, would be minimal so that the impact of the proposal on the character and appearance of the surrounding area would be acceptable

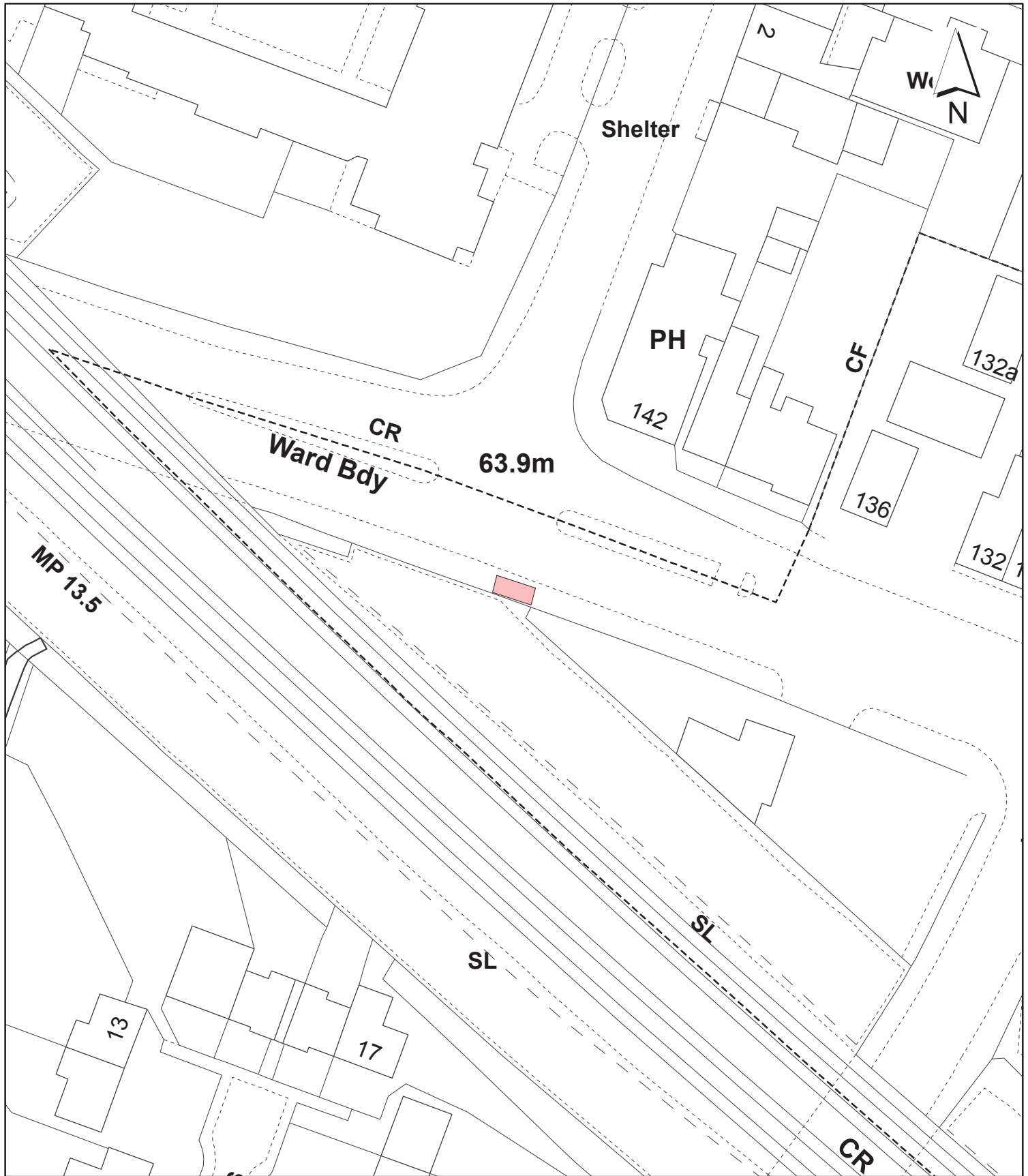
Overall it is recommended that prior approval is required and approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Footway adjacent to Autocentre
 Northwood
 Pinner Road**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
67084/APP/2015/1227

Scale:
1:600

Planning Committee:
North Page 73

Date:
May 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address THE WOODMAN PH JOEL STREET EASTCOTE PINNER
Development: Single Storey Rear Extension to replace timber lean to structure.
LBH Ref Nos: 19391/APP/2015/94
Drawing Nos: 5737-15-104 Rev A East Front Elevation Existing and Proposec
 5737-15-100 Rev A Ground Floor Layout Plan Existing and Proposec
 2300-06101 Rev B Rear and Side Elevations Existing and Proposec
 2300-06-103 Rev A North Side Elevation Existing and Proposec
 Heritage Statement
 Design and Access Statement
 5737-15-102 Location and Block Plan

Date Plans Received: 12/01/2015 **Date(s) of Amendment(s):** 09/02/2015
Date Application Valid: 09/02/2015 01/04/2015
 12/01/2015

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be completed six months 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,

5737-15-102 Location and Block Plan

5737-15-100 Rev A Ground Floor Layout Plan Existing and Proposed

2300-06101 Rev B Rear and Side Elevations Existing and Proposed

2300-06-103 Rev A North Side Elevation Existing and Proposed

5737-15-104 Rev A East Front Elevation Existing and Proposed

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 LB11 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) brick, tile and mortar mix samples; bonding style to match that of the existing addition
- (b) details of the materials and construction of the brick arches over doors
- (c) details of the design and materials of the external metal grills
- (d) roofing material for the flat roof
- (e) design and construction details of the doors and windows to provided at 1:1 and 1:5 scale, or as appropriate
- (f) colours and finishes of doors and windows; these are to be of painted timber
- (g) manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4

Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings show an opening between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This had not been executed when the Council's Conservation Officer was last on site. Details of this opening were covered by condition (5) and have not yet been discharged.

5

The applicant is advised that the existing signage on the front of the property requires Advertisement Consent.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Joel Street and comprises the Grade II Listed Woodman Public House and a car park. The site is bordered to the south by 2-6 Wentworth Drive, to the west by 8-14 Coniston Gardens and to the north by 1 Wiltshire Lane. The site is located within the Eastcote Village Conservation Area.

3.2 Proposed Scheme

Planning permission is sought for the erection of a single storey rear extension to replace an existing timber lean-to structure. The extension would measure 2.9m high with the existing brick parapet and tile crease detail extended along the roof. The extension would measure 8.5m wide and 2.3m deep with brickwork to match the existing building. The first floor windows to the street elevation would be replaced with timber traditional casement windows and new cast iron rainwater goods would be installed.

An application for Listed Building Consent is being dealt with under application ref: 19391/APP/2015/95.

3.3 Relevant Planning History

19391/ADV/2002/92 The Woodman Ph Joel Street Eastcote Pinner

INSTALLATION OF THREE REPLACEMENT SIGNS, TWO TO BE ILLUMINATED BY
DOWNLIGHTERS

Decision: 21-03-2003 Approved

19391/ADV/2013/39 The Woodman Ph Joel Street Eastcote Pinner

Replacement of existing signage to the front and side elevations

Decision: 12-05-2014 Approved

19391/APP/2002/1691 The Woodman Ph Joel Street Eastcote Pinner

CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REMOVAL AND REPLACEMENT OF EXISTING SIGNAGE (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 21-03-2003 Approved

19391/APP/2002/1692 The Woodman Ph Joel Street Eastcote Pinner

CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REBUILDING OF RETAINING WALL AND ERECTION OF A CLOSE BOARDED FENCE

Decision: 21-03-2003 Approved

19391/APP/2003/2946 The Woodman Ph Joel Street Eastcote Pinner

ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 05-08-2004 Approved

19391/APP/2003/2947 The Woodman Ph Joel Street Eastcote Pinner

ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING

Decision: 05-08-2004 Approved

19391/APP/2004/2599 The Woodman Ph Joel Street Eastcote Pinner

DETAILS OF NOISE CONTROL MEASURES IN COMPLIANCE WITH CONDITIONS 2, 8, 9, AND 10 OF PLANNING PERMISSION REF. 19391/APP/2003/2947 DATED 05.08.2004: ERECTION OF A SINGLE-STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING

Decision: 03-02-2012 NFA

19391/APP/2004/3406 The Woodman Ph Joel Street Eastcote Pinner

DETAILS IN COMPLIANCE WITH CONDITION 3 (DISABLED ACCESS), 4 (DISABLED PARKING), 6 (TREE PROTECTION), 7 (MATERIALS) AND 11 (BIN STORE) OF PLANNING PERMISSION REF:19391/APP/2003/2947, DATED 17/08/2004 (ERECTION OF A SINGLE

STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING)

Decision: 03-02-2012 NFA

19391/APP/2004/3407 The Woodman Ph Joel Street Eastcote Pinner

DETAILS IN COMPLIANCE WITH CONDITION 5 (MATERIALS), AND 6 (NEW WINDOWS, DOORS AND OTHER EXTERNAL JOINERY) OF LISTED BUILDING CONSENT REF:19391/APP/2003/2946, DATED 17/08/2004 (ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT))

Decision: 24-05-2005 Approved

19391/APP/2013/1111 The Woodman Ph Joel Street Eastcote Pinner

Erection of a new fence to enclose the car park and the erection of pedestrian and vehicular access gates.

Decision: 12-05-2014 Approved

19391/APP/2013/1113 The Woodman Ph Joel Street Eastcote Pinner

Replacement of existing service bar counters, creation of new structural opening between bar area and replacement signage to the front and side elevations (Listed Building Consent)

Decision: 12-05-2014 Approved

19391/APP/2015/95 The Woodman Ph Joel Street Eastcote Pinner

Single Storey Rear Extension to replace timber lean to structure (Listed Building Consent).

Decision:

19391/C/80/0985 The Woodman Ph Joel Street Eastcote Pinner

Listed building consent to dev/alter (P)

Decision: 24-07-1980 Approved

19391/E/92/0148 The Woodman Ph Joel Street Eastcote Pinner

General timber repairs to roof (Application for Listed Building Consent)

Decision: 26-06-1992 Approved

Comment on Planning History

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in January 2015. The enforcement notice related to unauthorised works to the Grade II Listed Building, including the existing timber lean-to structure, the installation of replacement first floor windows on the front elevation and the

installation of plastic guttering and drainpipes.

This planning application and the associated Listed Building Consent application (ref: 19391/APP/2015/95) seeks to replace the unauthorised timber lean-to structure with a brick built rear extension, replace the unauthorised windows with timber traditional casement windows, and to replace the plastic guttering and drainpipes with new cast iron rainwater goods.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

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

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 25th March 2015

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 12 local owners/occupiers and a site notice was displayed. Four responses were received:

- i) would result in increased permanent floor space and capacity
- ii) the wooden structure should be removed and not replaced
- iii) lack of parking for customers
- iv) residents have not been properly consulted
- v) already noise, disruption and litter issues

vi) currently used as a nightclub not a bar/restaurant

Northwood Hills Residents Association:
No response received.

Eastcote Residents Association:
No response received.

Eastcote Village Conservation Panel:
No response received.

English Heritage:

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

English Heritage (GLAAS):

The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although within an Archaeological Priority Area, the proposed development is too small-scale to be of concern in this location. No further assessment or conditions are therefore necessary.

Internal Consultees

Conservation Officer:

There are no objections to the revised proposal, as the addition is very small and discrete. It extends an existing flat roofed 20th century addition in the same style and with similar detailing, and removes an unsightly, recently constructed unauthorised addition. In my opinion, there will be no damage to any historic fabric or to the appearance and overall setting of this listed building.

If agreed, we will need to add conditions (prior to the start of that element of the works) covering:

- brick, tile and mortar mix samples to be agreed; bonding style to match that of the existing addition
- details of the materials and construction of the brick arches over doors to be agreed
- details of the design and materials of the external metal grills to be agreed
- roofing material for flat roof to be agreed
- design and construction details of the doors and windows to be provided at 1:1 and 1:5 scale, or as appropriate
- doors and windows to be of painted timber; colours and finishes to be agreed
- manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings show an opening between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This hadn't been executed when I was last on site. Details of this opening were covered by condition (5) and have not yet been discharged. Please add an informative.

Advertising consent for the signage is required

It would be appropriate to require the works to be undertaken within an agreed time frame given the situation re enforcement action and the need to remove the unauthorised addition.

Officer comments:

Following a discussion with the Conservation Officer it is considered that six months would be sufficient time for the works to be completed.

Environmental Protection Unit:

No objection to the planning application. Please add the 'Control of environmental nuisance from construction work' informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This proposal seeks to regularise a number of unauthorised works to the Grade II Listed Public House. An existing unauthorised timber structure located at the back of the building would be replaced with a new brick extension. The new extension would be used as a kitchen store room and boiler room, as per the use of the existing unauthorised structure. The proposal also includes replacing the existing first floor windows to the street elevation with timber traditional casement windows and the installation of new cast iron rainwater goods.

Subject to compliance with relevant policies of the Hillingdon Local Plan relating to the impact on the Grade II Listed Public House, the impact on the Eastcote Village Conservation Area and the impact on residential amenity, discussed elsewhere in this report, the proposed scheme is considered to be acceptable in principle.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site comprises the Grade II Listed Woodman Public House and is located within the Eastcote Village Conservation Area. Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of the Conservation Area and those features which contribute to the special architectural qualities.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The existing unauthorised (and unsightly) structure attached to the rear of the Grade II Listed Public House would be replaced with a new brick-built extension which is considered to be acceptable in terms of its size, design and materials and would not have a detrimental impact on the character and appearance of the Grade II Listed Public House or on the Eastcote Village Conservation Area.

The existing first floor windows on the front elevation and plastic rainwater goods are unauthorised works to the Grade II Listed Public House; the existing windows and rainwater goods would be removed and replaced with timber traditional casement windows and cast iron rainwater goods. It is considered that these works would improve the character and appearance of the Grade II Listed Public House and would improve the visual impact on the surrounding Eastcote Village Conservation Area.

The Council's Conservation Officer raises no objection in principle to the proposed works and considers that the works would not cause damage to any historic fabric or to the appearance and overall setting of this Grade II Listed Building.

The proposal complies with Policies BE4, BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect the character and appearance of the street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed extension would be located within the pub yard at the rear of the building and would be screened from the pub garden by timber fencing. The extension would not be visible from the street scene. The unauthorised first floor windows on the front elevation would be removed and replaced with timber traditional casement windows, thereby improving the visual impact of the building on the street scene.

The proposal complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Concerns were raised during the public consultation over the proposed replacement extension resulting in an increase in permanent floor space and capacity of the public house. The extension would be used as a store room for the kitchen and to house the boiler, as per the use of the existing unauthorised extension, which is to be removed. As such, the extension would not add to the 'front of house' commercial area of the public house.

The replacement single storey rear extension would have a limited impact on residential amenity due to the use of timber fencing around the pub yard and site boundaries to provide screening of the extension, along with the large rear gardens of neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There would be no change to the existing car parking layout and no increase in traffic to/from the site as a result of this application.

7.11 Urban design, access and security

Urban Design:
See Section 7.03 of this report.

Access and Security:

The proposed replacement extension would be located at the rear of the building and would not impact on access and security arrangements for the site.

7.12 Disabled access

The proposed replacement extension would not impact on disabled access arrangements for users of the Public House.

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

The proposal would replace an existing unauthorised timber structure with a new brick-built extension located at the back of the kitchen. Concerns were raised during the public consultation over historic and potential instances of noise, anti-social behaviour and littering. However, the application proposes no change of use and as such is not considered likely to alter the noise impacts arising from the use as a Public House. In addition, there is control over the matters of concerns raised under separate legislation.

7.19 Comments on Public Consultations

Four responses were received during the public consultation. Points i), ii), iii) and v) have been discussed elsewhere in this report. In regards to Point iv), public consultation has been carried out in accordance with statutory guidance. Point vi) refers to the building being used as a nightclub instead of a bar/restaurant; change of use of the Public House would require planning consent and such a proposal does not form part of this planning application.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

An enforcement notice requires removal of the timber lean-to structure to the rear, unauthorised window openings and plastic rainwater goods. The proposals do not seek consent for the retention of any of the features that are the subject of the enforcement notice. Instead consent is sought for suitable replacements.

7.22 Other Issues

None

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 to this application.

10. CONCLUSION

Planning permission is sought for the erection of a single storey rear extension to replace an existing timber lean to structure. The first floor windows to the street elevation would be replaced with timber traditional casement windows and new cast iron rainwater goods would be installed.

The proposed rear extension, the replacement first floor windows to the street elevation and new cast iron rainwater goods are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Public House or on the character and appearance of the street scene and the surrounding Eastcote Village Conservation Area.

The proposal complies with Policies BE4, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that the application is approved.

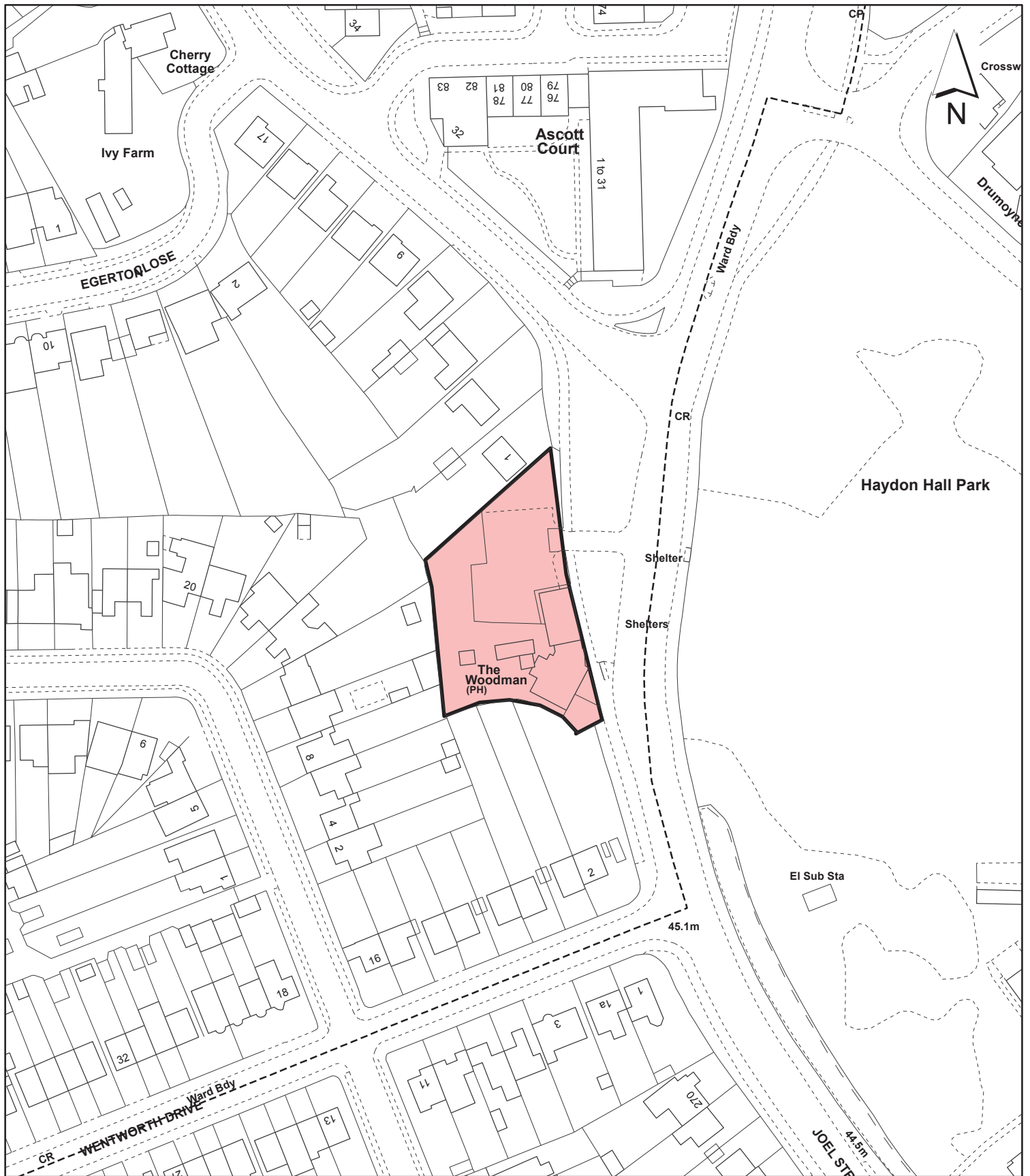
11. Reference Documents

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

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

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address: **The Woodman PH
 Joel Street
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
19391/APP/2015/94

Scale:
1:1,250

Planning Committee:
North Page 87

Date:
May 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address THE WOODMAN PH JOEL STREET EASTCOTE PINNER

Development: Single Storey Rear Extension to replace timber lean to structure (Listed Building Consent).

LBH Ref Nos: 19391/APP/2015/95

Drawing Nos: 5737-15-100 Rev A Ground Floor Layout Plan Existing and Proposed
2300-06101 Rev B Rear and Side Elevations Existing and Proposed
2300-06-103 Rev A North Side Elevation Existing and Proposed
5737-15-104 Rev A East Front Elevation Existing and Proposed
Heritage Statement
5737-15-102 Location and Block Plan
Design and Access Statement

Date Plans Received: 12/01/2015 **Date(s) of Amendment(s):** 12/01/2015
Date Application Valid: 09/02/2015 01/04/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the western side of Joel Street and comprises the Grade II Listed Woodman Public House and a car park. The site is bordered to the south by 2-6 Wentworth Drive, to the west by 8-14 Coniston Gardens and to the north by 1 Wiltshire Lane. The site is located within the Eastcote Village Conservation Area.

1.2 Proposed Scheme

Listed Building Consent is sought for the erection of a single storey rear extension to replace an existing timber lean-to structure. The extension would measure 2.9m high with the existing brick parapet and tile crease detail extended along the roof. The extension would measure 8.5m wide and 2.3m deep with brickwork to match the existing building. The first floor windows to the street elevation would be replaced with timber traditional casement windows and new cast iron rainwater goods would be installed.

An application for planning permission is being dealt with under application ref: 19391/APP/2015/94.

1.3 Relevant Planning History

19391/ADV/2002/92 The Woodman Ph Joel Street Eastcote Pinner
INSTALLATION OF THREE REPLACEMENT SIGNS, TWO TO BE ILLUMINATED BY
DOWNLIGHTERS

Decision Date: 21-03-2003 Approved **Appeal:**
19391/ADV/2013/39 The Woodman Ph Joel Street Eastcote Pinner
Replacement of existing signage to the front and side elevations

- Decision Date:** 12-05-2014 **Approved** **Appeal:**
19391/APP/2002/1691 The Woodman Ph Joel Street Eastcote Pinner
CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REMOVAL AND REPLACEMENT OF EXISTING SIGNAGE (APPLICATION FOR LISTED BUILDING CONSENT)
- Decision Date:** 21-03-2003 **Approved** **Appeal:**
19391/APP/2002/1692 The Woodman Ph Joel Street Eastcote Pinner
CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REBUILDING OF RETAINING WALL AND ERECTION OF A CLOSE BOARDED FENCE
- Decision Date:** 21-03-2003 **Approved** **Appeal:**
19391/APP/2003/2946 The Woodman Ph Joel Street Eastcote Pinner
ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT)
- Decision Date:** 05-08-2004 **Approved** **Appeal:**
19391/APP/2003/2947 The Woodman Ph Joel Street Eastcote Pinner
ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING
- Decision Date:** 05-08-2004 **Approved** **Appeal:**
19391/APP/2004/2599 The Woodman Ph Joel Street Eastcote Pinner
DETAILS OF NOISE CONTROL MEASURES IN COMPLIANCE WITH CONDITIONS 2, 8, 9, AND 10 OF PLANNING PERMISSION REF. 19391/APP/2003/2947 DATED 05.08.2004: ERECTION OF A SINGLE-STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING
- Decision Date:** 03-02-2012 **NFA** **Appeal:**
19391/APP/2004/3406 The Woodman Ph Joel Street Eastcote Pinner
DETAILS IN COMPLIANCE WITH CONDITION 3 (DISABLED ACCESS), 4 (DISABLED PARKING), 6 (TREE PROTECTION), 7 (MATERIALS) AND 11 (BIN STORE) OF PLANNING PERMISSION REF:19391/APP/2003/2947, DATED 17/08/2004 (ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING)
- Decision Date:** 03-02-2012 **NFA** **Appeal:**
19391/APP/2004/3407 The Woodman Ph Joel Street Eastcote Pinner
DETAILS IN COMPLIANCE WITH CONDITION 5 (MATERIALS), AND 6 (NEW WINDOWS, DOORS AND OTHER EXTERNAL JOINERY) OF LISTED BUILDING CONSENT REF:19391/APP/2003/2946, DATED 17/08/2004 (ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT))
- Decision Date:** 24-05-2005 **Approved** **Appeal:**
19391/APP/2013/1111 The Woodman Ph Joel Street Eastcote Pinner
Erection of a new fence to enclose the car park and the erection of pedestrian and vehicular access gates.

Decision Date: 12-05-2014 **Approved** **Appeal:**
19391/APP/2013/1113 The Woodman Ph Joel Street Eastcote Pinner
Replacement of existing service bar counters, creation of new structural opening between bar area and replacement signage to the front and side elevations (Listed Building Consent)

Decision Date: 12-05-2014 **Approved** **Appeal:**
19391/APP/2015/94 The Woodman Ph Joel Street Eastcote Pinner
Single Storey Rear Extension to replace timber lean to structure.

Decision Date: **Appeal:**
19391/C/80/0985 The Woodman Ph Joel Street Eastcote Pinner
Listed building consent to dev/alter (P)

Decision Date: 24-07-1980 **Approved** **Appeal:**
19391/E/92/0148 The Woodman Ph Joel Street Eastcote Pinner
General timber repairs to roof (Application for Listed Building Consent)

Decision Date: 26-06-1992 **Approved** **Appeal:**

Comment on Planning History

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in January 2015. The enforcement notice related to unauthorised works to the Grade II Listed Building, including the existing timber lean-to structure, the installation of replacement first floor windows on the front elevation and the installation of plastic guttering and drainpipes.

This application for Listed Building Consent, and the associated planning application (ref: 19391/APP/2015/94) seeks to replace the unauthorised timber lean-to structure with a brick built rear extension, replace the unauthorised windows with timber traditional casement windows, and to replace the plastic guttering and drainpipes with new cast iron rainwater goods.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 12 local owners/occupiers and a site notice was displayed. Five responses were received:

- i) would result in increased permanent floor space and capacity
- ii) the wooden structure should be removed and not replaced
- iii) lack of parking for customers
- iv) residents have not been properly consulted
- v) already noise, disruption and litter issues
- vi) currently used as a nightclub not a bar/restaurant
- vii) opposed to any extensions to the Listed Building

viii) there is an existing enforcement notice for breaches to the Listed Building

Officer comments:

Points i), ii), vii) and viii) have been discussed elsewhere in this report. Point iii) has been discussed as part of planning application ref: 19391/APP/2015/94. In regards to Point iv), public consultation has been carried out in accordance with statutory guidance. Regarding Point v) instances of noise, anti-social behaviour and littering would be subject to separate environmental legislation. Point vi) refers to the building being used as a nightclub instead of a bar/restaurant; change of use of the Public House would be subject to planning and does not form part of this Listed Building Consent application.

Northwood Hills Residents Association:

No response received.

Eastcote Residents Association:

No response received.

Eastcote Village Conservation Panel

No response received.

English Heritage:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions.

English Heritage (GLAAS):

No response received.

INTERNAL

Conservation Officer:

There are no objections to the revised proposal, as the addition is very small and discrete. It extends an existing flat roofed 20th century addition in the same style and with similar detailing, and removes an unsightly, recently constructed unauthorised addition. In my opinion, there will be no damage to any historic fabric or to the appearance and overall setting of this listed building.

If agreed, we will need to add conditions (prior to the start of that element of the works) covering:

- brick, tile and mortar mix samples to be agreed; bonding style to match that of the existing addition
- details of the materials and construction of the brick arches over doors to be agreed
- details of the design and materials of the external metal grills to be agreed
- roofing material for flat roof to be agreed
- design and construction details of the doors and windows to be provided at 1:1 and 1:5 scale, or as appropriate
- doors and windows to be of painted timber; colours and finishes to be agreed
- manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings show an opening

between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This hadn't been executed when I was last on site. Details of this opening were covered by condition (5) and have not yet been discharged. Please add an informative.

Advertising consent for the signage is required

It would be appropriate to require the works to be undertaken within an agreed time frame given the situation re enforcement action and the need to remove the unauthorised addition.

Officer comments:

Following a discussion with the Conservation Officer it is considered that six months would be sufficient time for the works to be completed.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed works would have on the Grade II Listed Public House and the surrounding Eastcote Village Conservation Area.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of the Conservation Area and those features which contribute to the special architectural qualities.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The proposed single storey rear extension would comprise of a store room and a boiler room, as per the existing use of the timber lean-to structure. The existing 'unsightly' structure (as described by the Council's Conservation Officer) is to be removed. The

proposed extension is considered to be acceptable in terms of its size, design and materials and would not have a detrimental impact on the character and appearance of the Grade II Listed Public House. The extension would be located within the pub yard at the rear of the building and would be screened from the pub garden by timber fencing. It is considered that the replacement single storey rear extension would not have a detrimental impact on the character and appearance of the surrounding Eastcote Village Conservation Area.

The existing unauthorised first floor windows on the front elevation would be removed and replaced with timber traditional casement windows whilst the unauthorised plastic rainwater goods would be removed and replaced with cast iron rainwater goods. It is considered that these works would improve the character and appearance of the Grade II Listed Public House and would improve the visual impact on the surrounding Eastcote Village Conservation Area.

The Council's Conservation Officer raises no objection in principle to the proposed works and considers that the works would not cause damage to any historic fabric or to the appearance and overall setting of this Grade II Listed Building.

The proposed scheme is considered to comply with Policies BE4, BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that Listed Building Consent is granted.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit - Listed Building Consent

The works hereby permitted shall be completed six months from the date of this consent.

REASON

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

2 LB2 Making good of any damage

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

REASON

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

3 LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

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

4 LB11 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) brick, tile and mortar mix samples; bonding style to match that of the existing addition
- (b) details of the materials and construction of the brick arches over doors
- (c) details of the design and materials of the external metal grills
- (d) roofing material for the flat roof
- (e) design and construction details of the doors and windows to provided at 1:1 and 1:5 scale, or as appropriate
- (f) colours and finishes of doors and windows; these are to be of painted timber
- (g) manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

REASON

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

INFORMATIVES

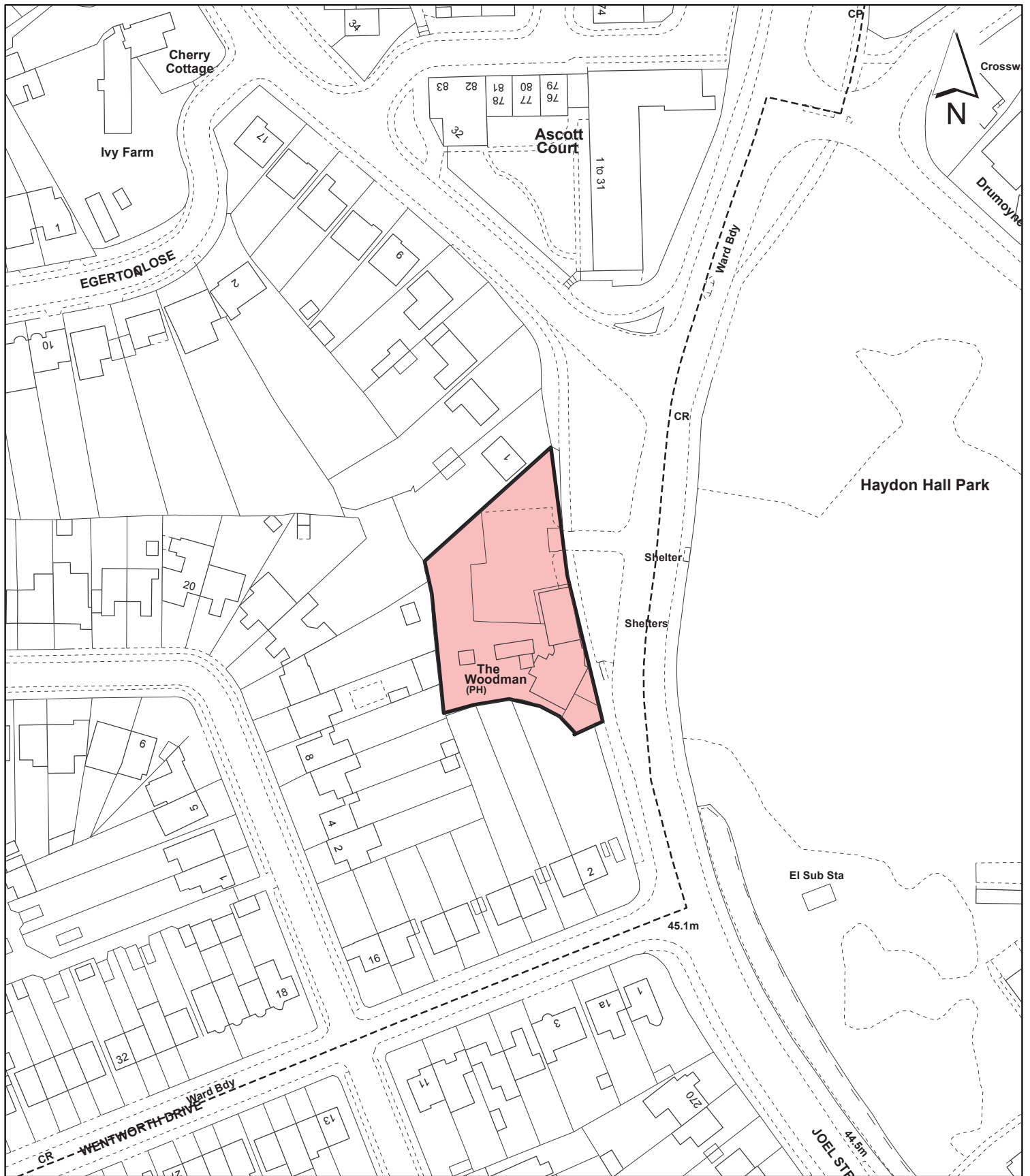
- 1** The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
 - 2** The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.
- BE4 New development within or on the fringes of conservation areas
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- 3** 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** Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings

show an opening between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This had not been executed when the Council's Conservation Officer was last on site. Details of this opening were covered by condition (5) and have not yet been discharged.

- 5 The applicant is advised that the existing signage on the front of the property requires Advertisement Consent.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address: **The Woodman PH
 Joel Street
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
19391/APP/2015/95

Scale:
1:1,250

Planning Committee:
North Page 97

Date:
May 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 44 HIGH STREET RUISLIP

Development: Change of use from retail (Use Class A1) to a dental clinic (Use Class D1)

LBH Ref Nos: 137/APP/2015/613

Drawing Nos: Proposed Section
Proposed Front Elevation
Proposed Ground Floor Plan
Location Plan/Existing Ground Floor Plan
Supporting Photo

Date Plans Received: 17/02/2015 **Date(s) of Amendment(s):**

Date Application Valid: 02/03/2015

1. **SUMMARY**

The application seeks planning permission for the change of use from retail (Use Class A1) to a dental clinic (Use Class D1).

The site is situated on the western side of High Street and is located within the Secondary Shopping Area of Ruislip Town Centre, as identified in the Policies of the Hillingdon Local Plan (November 2012).

The proposal would provide a valuable community facility within a highly accessible environment without compromising the viability or vitality of the centre.

Therefore, the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted Proposed Ground Floor Plan 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 (2015).

3 COM11 **Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 2015)**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the buildings shall be used only as a Dental Clinic and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure the building would not be used for a purpose which could prejudice the free flow of traffic in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM22 Operating Hours

The premises shall not be used except between the hours of 0700 and 2100.

REASON

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

INFORMATIVES

1 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 (2015). 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.

2 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3

The applicant's attention is drawn to the need to comply with the Hazardous Waste Regulations 2005.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of High Street and is a two storey building which is the second building in of a terrace of 7. The retail units around are all in use with the adjoining shops being a butchers to the south and a dry cleaners to the north. There are parking spaces all along the road and there is a bus stop directly opposite.

The High Street is very busy offering a mix of facilities, with a variety of commercial uses at ground floor with offices and residential above.

The application site lies within the Ruislip Town Centre and the Ruislip Secondary Shopping Centre. It is also within the Ruislip Village Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the for the change of use from retail (Use Class A1) to a dental clinic (Use Class D1) involving internal alterations only.

3.3 Relevant Planning History

Comment on Relevant 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.BE1 (2012) Built Environment

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.

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

BE26 Town centres - design, layout and landscaping of new buildings

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

S6 Change of use of shops - safeguarding the amenities of shopping areas

S12 Service uses in Secondary Shopping Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st April 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Five neighbouring owner/occupiers were consulted for a period of 21 days expiring on the 25 March 2015.

No responses have been received.

Ruislip Residents Association: No response

Ruislip Village Conservation Area: No response

Ruislip Chamber of Commerce: We object to this change of use from A1 to D1. If granted it would mean the loss of a retail outlet in the High Street and we are concerned that should it be granted it would enable the premises to be used for A3 at a later date without having to apply for a further change of use. The Chamber cannot afford to lose another A1 retail outlet.

Internal Consultees

Environmental Protection Unit: No objection

Access Officer: No accessibility issues

Conservation and Urban Design: No objection

Highways: An informative should be attached requiring the applicant to obtain a Highway Licence for the sign (600mm x 600mm) that is projecting over the Highway.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

Policy S12 states that in Secondary Shopping Areas applications will be granted where i) the remaining retail facilities are adequate to accord with the character and function of the shopping centre and ii) the proposed use will not result in a separation of Class A1 uses or a concentration on non retail uses which might harm the viability or vitality of the centre. Use as a Class D1 Dental Surgery use is regarded as acceptable at ground floor level within shopping frontages of secondary shopping areas.

The Council's most recent town centre survey indicates that 54.1% of the secondary frontage would remain in A1 use were permission granted. Therefore the proposal would comply with the criteria listed in Policies S6 and S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not relevant to this application

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

The Conservation Officer has raised no objection to the proposal.

7.04 Airport safeguarding

No objections are raised to the scheme in terms of airport safeguarding.

7.05 Impact on the green belt

Not relevant to this application as the site is not in the Green Belt.

7.07 Impact on the character & appearance of the area

There are no physical alterations proposed for the shop front as part of this application.

7.08 Impact on neighbours

The proposed development would replace the existing A1 Use Class with a proposed D1 unit for use as a Dental Practice. It should be noted that the unit has a floor space of only 97 square metres. The hours of operation are likely to be consistent with the existing use and as such, the proposal is considered to have no material impact on the residential amenity of the neighbouring occupiers, in compliance with Policy OE1 of the Hillingdon Local Plan (November 2012).

The Council's Environmental Protection Unit has raised no objections.

7.09 Living conditions for future occupiers

Not relevant to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development proposals are for the Change of use from Use Class A1 - Patisserie to Use Class D1 - Dental Clinic. As part of the proposals 5 full time staff and 10 part time staff will be employed at the site. There are no proposals to provide car or cycle parking for either staff or visitors.

When undertaking assessment of the development, it is noted that the PTAL index within the area of the site is 3, which is classified as moderate. In addition, the site is located directly adjacent to public transport facilities, including bus stops and the Ruislip Underground Station 400m to the south, all of which are within walking distance.

Additionally, it is noted that there is on street parking located immediately adjacent to the site along High Street, which has been observed to have available capacity. Furthermore, it is noted that the site is located within the Ruislip Town Centre boundary as designated within the adopted Hillingdon Local Plan.

As a result, it is considered that the proposed use at the site would be ancillary to the local area and the absence of off-street car parking would not have a detrimental impact along the adjacent highway network.

The D1 Use Class allows for a number of other uses which would have far higher implications for car parking requirements, such as Day Nurseries or Places of Worship. Therefore, a condition should be added to limit the use of the building to a Dental Surgery, as the application does not demonstrate that sufficient parking could be provided for these other uses.

7.11 Urban design, access and security

This is a highly accessible location and there are no issues relating to design, access and security.

7.12 Disabled access

The Planning Specialist Team, Access Officer has no objection.

7.13 Provision of affordable & special needs housing

Not relevant to this application

7.14 Trees, Landscaping and Ecology

Not relevant to this application

7.15 Sustainable waste management

Although the use would only generate small quantities of waste, it is important that the Hazardous Waste Regulations 2005 are complied with. An informative is recommended regarding this point.

7.16 Renewable energy / Sustainability

Not relevant to this application

7.17 Flooding or Drainage Issues

Not relevant to this application

7.18 Noise or Air Quality Issues

Environmental Health have no objections to the proposal.

7.19 Comments on Public Consultations

The Chamber of Commerce has raised concerns over the potential change of use to A3 without requiring a further permission. However the inclusion of a condition for the use of the premises as a Dental Clinic only should address that concern.

7.20 Planning Obligations

Not relevant to this application

7.21 Expediency of enforcement action

Not relevant to this application

7.22 Other Issues

None

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

The site is situated on the western side of High Street and is located within the Secondary Shopping Area of Ruislip Town Centre, as identified in the Policies of the Hillingdon Local Plan (November 2012).

The proposal would provide a valuable community facility within a highly accessible environment without compromising the viability or vitality of the centre.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2011).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**44 High Street
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
137/APP/2015/613

Scale:
1:1,250

Planning Committee:
North Page 106

Date:
May 2015



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HIGHWAYS VERGE 25M NORTH EAST OF AYLSHAM DRIVE HIGH ROAD ICKENHAM

Development: Radio base station comprising 25m Monopole with dual stacked antennas within shroud between 20 and 25m, 4 equipment cabinets and 1 slim line meter pillar

LBH Ref Nos: 70746/APP/2015/1032

Drawing Nos: 502 Issue C
501 Issue C
500 Issue C
Design and Access Statement
Supplementary Information
100 Issue C
400 Issue C
300 Issue C
200 Issue C

Date Plans Received: 19/03/2015

Date(s) of Amendment(s):

Date Application Valid: 19/03/2015

1. SUMMARY

Planning permission is sought for the installation of a radio base station comprising a 25m telecommunication monopole with dual stacked antennas (located within a shroud between 20m and 25m), four equipment cabinets and one slim line meter pillar. The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area.

The proposed scheme, due to its height and increase in street clutter, would result in a visually obtrusive form of development detrimental to the character and appearance of the street scene and the surrounding area and on residential amenity. Furthermore, the proposal fails to fully specify why the development is required in this area or why such a tall monopole is required, and other potential solutions have not been fully investigated.

The proposed development does not comply with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that planning permission is refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed telecommunications installation, due to its excessive height and increase in street clutter, would result in an incongruous and visually obtrusive form of development and so would have a detrimental impact on the character, appearance and visual amenity

of the street scene and the surrounding area and on the residential amenity of the future occupiers of the development of the adjoining site. Furthermore, the proposal fails to fully specify why the development, and a monopole of this height, is required in this area, and other potential solutions have not been fully investigated. The proposed development is therefore contrary to Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE details of siting and design 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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE15	Alterations and extensions to existing buildings
BE37	Telecommunications developments - siting and design
NPPF5	NPPF - Supporting high quality communication infrastructure

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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on a grass verge on the north-eastern side of High Road Ickenham, near to the junction with Aylsham Drive. Nos. 71-79 High Road are located on the opposite side of the road. The application site backs onto a construction site for a part three storey, part four storey retirement living/extra care apartment building which forms part of the former RAF West Ruislip site and which is currently under construction. Sentry House, another part of RAF West Ruislip development, is located approximately 44m to the south. The Ickenham Village Conservation Area is located some 300m south of the site.

3.2 Proposed Scheme

Planning permission is sought for the installation of a radio base station comprising a 25m telecommunication monopole with dual stacked antennas (located within a shroud between 20m and 25m), four equipment cabinets and one slim line meter pillar. The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area.

The four equipment cabinets would comprise of two Vulcan cabinets (dimensions of 1.9m wide x 0.8m deep x 1.65m high) and two Lancaster cabinets (dimensions of 1.9m wide x 0.8m deep x 1.65m high). Two equipment cabinets would be located either side of the telecommunications monopole.

The applicant has submitted details of four other discounted sites (Note: normally a greater number of alternative sites are considered and a more robust site selection undertaken than is submitted in this case).

3.3 Relevant Planning History

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE15 Alterations and extensions to existing buildings

BE37 Telecommunications developments - siting and design

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **28th April 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 30 local owners/occupiers and a site notice was displayed. Three responses have been received with the following objections:

- i) 25m is too high and would look out of place for this residential area
- ii) impact of equipment cabinets on pedestrian and vehicle safety

- iii) health and safety concerns
- iv) the mast would be located next to sheltered housing (currently under construction)
- v) it has not been demonstrated that there is a need for the development

Ickenham Residents Association:

This proposal is for an extra long mast of 25m height with 3 different levels of antennas plus 4 equipment cabinets in close proximity to existing residential housing and the new Ickenham Park Estate in addition to one existing mast sited close to West Ruislip Station (opposite TOTAL Garage?) see enclosed map siting.

We rely entirely on your expertise in this subject and raise the question whether an existing mast in the area could be updated/improved instead of building yet another one along this road.

Ward Councillor:

I believe this base station and mast would be visually intrusive, to the detriment of residential amenity and therefore contrary to our planning policies.

Internal Consultees

Highways Officer:

The monopole and associated cabinets should be located to the back of the highway verge to minimise obstruction to visibility sightlines from the junction of Aylsham Drive.

Officer Comments:

The equipment cabinets nearest the junction would be set right at the back of the highway verge.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area. Although the applicant has carried out a study of alternative sites within the area stating that no preferable alternative locations are available or acceptable, the proposal fails to adequately demonstrate the need for a new telecommunications

monopole of such a great height.

The proposed 25m high telecommunications monopole is a slim line street furniture style column designed to appear in keeping with surrounding street light columns. However, although there is no objection to the design of the monopole, it is considered to be excessive in height and would appear as a prominent and visually intrusive feature within the area.

This fairly large section of grass verge alongside the public highway already contains two equipment cabinets and is located opposite traffic light controlled pedestrian crossing and central island; the area therefore already has a fair amount of street clutter. The four proposed equipment cabinets would have a greater bulk than the existing cabinets and would significantly increase the amount of street clutter along this section of High Road Ickenham.

As such, the proposed installation would detrimentally impact on the appearance of the immediate and surrounding area. The proposal therefore fails to comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The proposed equipment cabinets would be widely visible from along High Road Ickenham and would result in additional street clutter along this section of public highway which would impact on the appearance of the street scene. The proposed height of the monopole is considered to be excessive at a height of 25m; the monopole would be highly visible along High Road Ickenham and would appear as a visually obtrusive addition to the street scene.

It is therefore considered that the proposed telecommunications installation would have a detrimental visual impact on the immediate and surrounding street scene and so fails to comply with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The application site is located opposite residential dwellings and backs onto a construction site for a part three storey, part four storey retirement living/extra care apartment building. It is considered that the excessive height of the monopole and the increase in the amount of equipment cabinets on the grass verge would result in a visually intrusive development which would have a detrimental impact on the residential amenity of neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety. The application site is located on a grass verge adjacent to the public footway on High Road Ickenham and near to the junction with Aylsham Drive.

The proposed mast and equipment cabinets would be set at the back of the grass verge and would not encroach onto the public footway. As such, there would be no impact on pedestrian safety. In regards to highway safety, the equipment cabinets nearest to the junction with Aylsham Drive would be set right at the back of the highway verge and so it is considered that minimise obstruction to visibility sightlines from the junction of Aylsham Drive.

The proposal therefore complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The telecommunications mast would be 25m high and would hold six antennae at the top within a 0.5m diameter shroud. The mast would be constructed from steel and coloured grey. Although the mast is considered to be acceptable in design terms, the proposed height would be excessive and out of keeping with the area.

The four equipment cabinets and the electric meter pillar would be coloured green. The proposed equipment cabinets and electric meter pillar would create a large amount of street clutter which would appear visually intrusive.

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

Three responses were received during the public consultation. The points raised have been discussed elsewhere in this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation

Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

Site Selection:

The applicant has submitted details of four other discounted sites (Note: normally a greater number of alternative sites are considered and a more robust site selection undertaken than is submitted in this case).

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 to this application.

10. CONCLUSION

Planning permission is sought for the installation of a radio base station comprising a 25m telecommunication monopole with dual stacked antennas (located within a shroud between 20m and 25m), four equipment cabinets and one slim line meter pillar. The proposed installation is required in order to provide new and improved 2G, 3G and 4G coverage to the area.

The proposed scheme, due to its height and increase in street clutter, would result in a visually obtrusive form of development detrimental to the character and appearance of the street scene and the surrounding area and on residential amenity. Furthermore, the proposal fails to fully specify why the development is required in this area or why such a tall monopole is required, and other potential solutions have not been fully investigated.

The proposed development does not comply with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that planning permission is refused.

11. Reference Documents

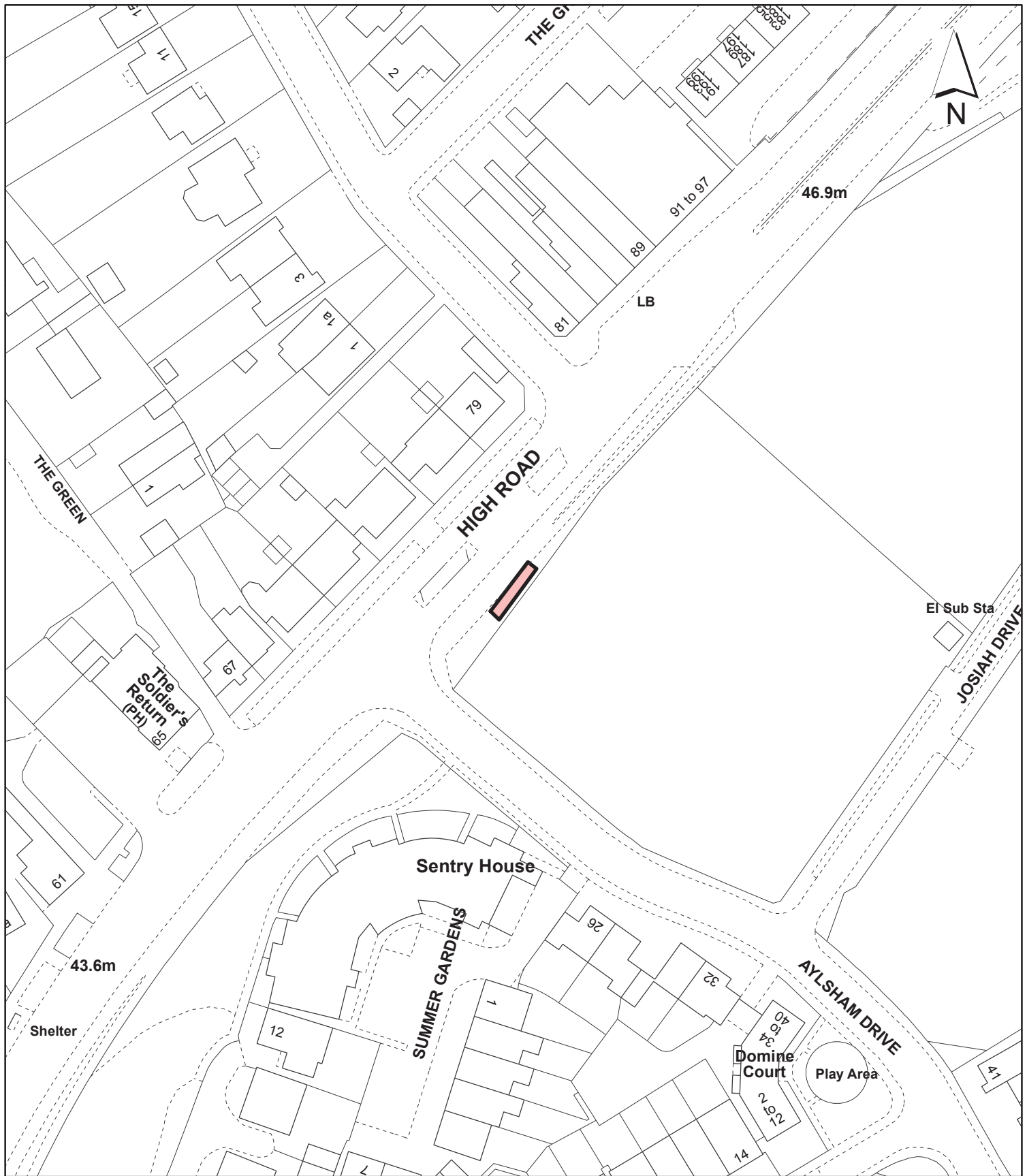
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address: **Highways Verge
 25m North East of Aylsham Drive
 High Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
70746/APP/2015/1032

Scale:
1:1,000

Planning Committee:
North Page 115

Date:
May 2015



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Report of the Head of Planning, Sport and Green Spaces

Address 148 SHARPS LANE RUISLIP

Development: Single storey side extension and a part two storey, part single storey rear extension.

LBH Ref Nos: 17251/APP/2015/100

Drawing Nos: SRB:002
SRB:004 Rev. A
SRB:003 Rev. P1
SRB:005
SRB:001 Rev. A
SRB:006 Rev. A

Date Plans Received: 13/01/2015 **Date(s) of Amendment(s):** 12/01/2015

Date Application Valid: 16/01/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached, two storey dwelling located on the south western side of Sharps Lane. The external walls of the property are covered by a traditional hipped roof to the rear with a small catslide element to the side and a projecting gable end to the front. The property has no existing extensions and a garage is attached to the northern elevation of the dwelling. The area to the front of the property is covered in hardstanding and provides space to park a minimum of two vehicles within the curtilage of the site.

The site is located within a developed area adjacent to the boundary of the Ruislip Village Conservation Area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks permission for the erection of a single storey side extension and a part two storey, part single storey rear extension.

The proposed side extension would have a width of 2.8m and a height of 3.4 metres.

The proposed rear extension would have a depth of 4m at ground floor level reducing to 3m at first floor level.

1.3 Relevant Planning History Comment on Planning History

None relevant to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 18th February 2015

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL

A total of 11 neighbouring properties and the Ruislip Residents Association were consulted on the application on 19th January 2015. By the close of the consultation period on 9th February 2015, 4 objections had been received with the following concerns raised:

- Overly dominant development
- Loss of light
- Loss of outlook
- Loss of privacy

OFFICER COMMENT: The issues raised above are discussed in the main body of the report.

A Ware Councillor has provided the following comments:

Does this meet the HDAS requirement that extensions should be subordinate to the main building? This would appear not to. Also I gather HDAS requires extensions to be set back from main face of building particularly on front elevations. Also two storey buildings should be set in one metre from side boundary.

INTERNAL

Conservation Officer: Originally considered the proposal to be unacceptable, due to the proposal including a two storey side extension.

OFFICER COMMENT: The applicant has since submitted amended plans which show the replacement of the proposed two storey side extension with a single storey element which would be subordinate in its appearance and is considered to address the concerns raised by the Conservation Officer.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Paragraph 3.1 of the supplementary planning document (SPD) HDAS: Residential Extensions, states: Rear extensions should always appear subordinate to the original house. At ground and first floor level, extensions up to 4m deep are acceptable for detached properties. The proposed single storey rear extension would project 4m beyond the rear elevation of the original property while the first floor element would have a rearward projection of 3m, which is in compliance the SPD.

Section 5.0 of HDAS states that in order to prevent harm to the visual amenity of a site and its wider setting, proposed single storey side extensions must be no more than two thirds the width of the original house and have a maximum height of 3.4m. The proposed single storey side extension to the property would be considerably less than two thirds the width of the original house and would have a maximum height of 3.4m conforming with the SPD.

As a result, the proposed side and rear extensions are considered to form proportionate additions that would have an acceptable impact to the character of the original property and the visual amenity of the surrounding street scene and would be sympathetic to the appearance of the adjacent Ruislip Village Conservation Area. Therefore the proposal in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted SPD HDAS: Residential Extensions.

Paragraph 6.4 of the HDAS Residential Extensions, states: Two storey rear extensions should not protrude out too far from the rear wall of the original house and should not extend beyond a 45 degree angle taken from the nearest habitable room of the neighbouring property.

The submitted block plan shows that the proposed first floor rear extension would not breach the 45 degree line of site taken from the nearest habitable room window of No.146 Sharps Lane. Furthermore, the distance between the side elevation of the rear extension and the rear elevations of the neighbouring properties at 150 Sharps Lane, 40 Ickenham Road and 42 Ickenham Road is considered sufficient enough to ensure no significant impact to the amenity of the neighbouring occupiers would occur as a result of the development. The proposal is therefore considered not to cause an undue loss of

residential amenity to any neighbouring properties in terms of loss of light, outlook and privacy in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Following the construction of the rear extension approximately 300 square metres of private amenity space would be retained for the occupiers of the dwelling which is in accordance with Paragraph 4.9 of the HDAS guidance and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension would not impact the parking provision to the front of the property and the development is considered to not materially increase the parking demand for the occupiers of the site.

Given the above the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SRB:001 Rev. A, SRB:004 Rev. A and SRB:006 Rev. A.

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 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 146 or 150 Sharps Lane.

REASON

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

INFORMATIVES

- 1 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.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Standard Informatives

- 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 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
LPP 3.5	(2011) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 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 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 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, Environment and Community Services, Building Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 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.
- 9 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.

- 10 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.
- 11 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 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).

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**148 Sharps Lane
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
17251/APP/2015/100

Scale:
1:1,250

Planning Committee:
North Page 125

Date:
May 2015



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Plans for North Applications Planning Committee

13th May 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address GARAGES ADJACENT TO 29-33 DOLLIS CRESCENT RUISLIP
Development: Two storey building to provide 2 x 2 bed self-contained flats with associated parking and landscaping works involving demolition of 9 no. existing garages
LBH Ref Nos: 45159/APP/2015/527

Date Plans Received:	12/02/2015	Date(s) of Amendment(s):	11/02/2015
Date Application Valid:	16/02/2015		23/04/2015
			16/02/2015

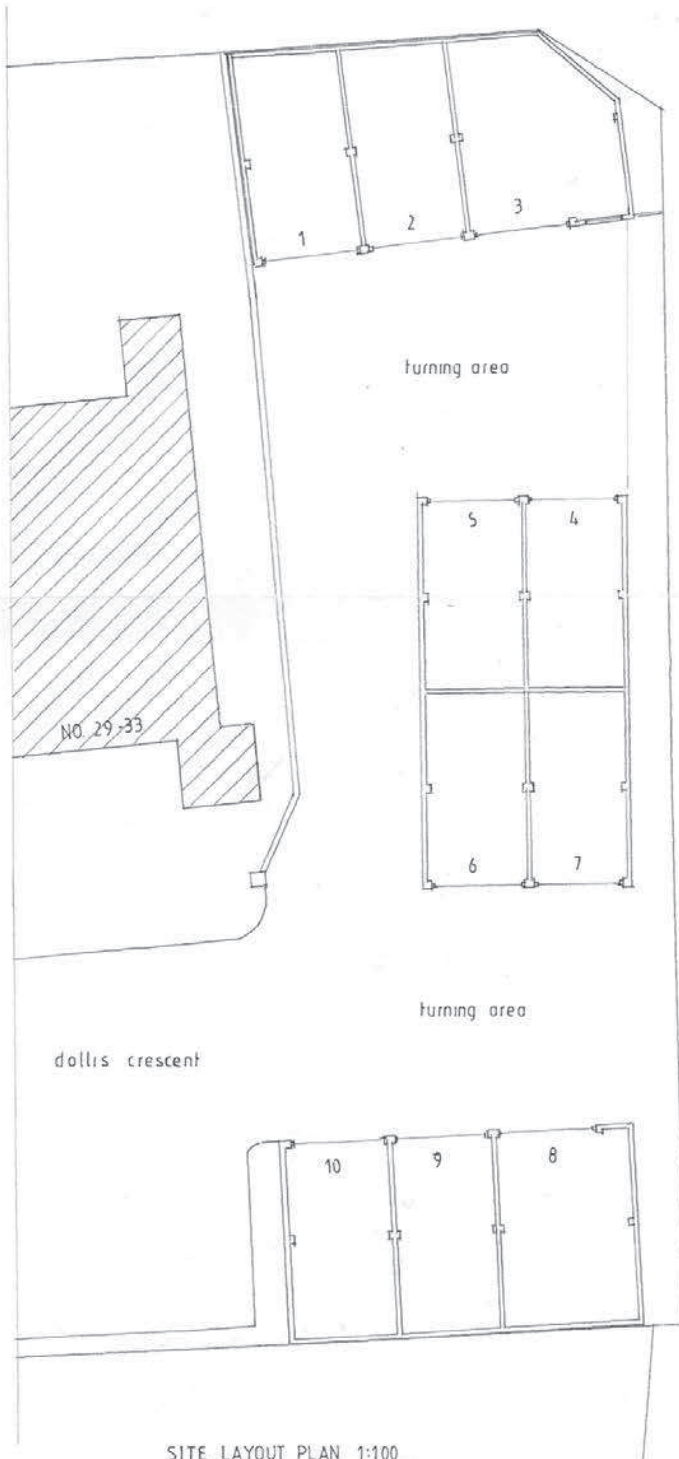


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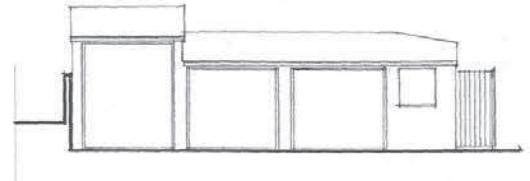




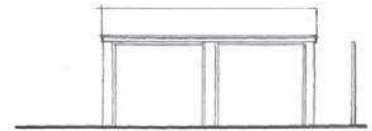
SITE SECTION | SIDE VIEWS



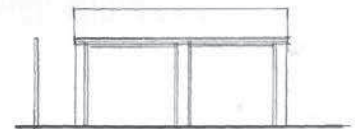
SITE LAYOUT PLAN 1:100



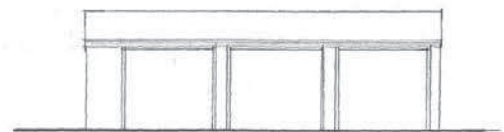
GARAGES 1-3



GARAGES 6-7



GARAGES 4+5



GARAGES 8-10

12 FEB 2015

homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU

T: 01895 822488
 E: patrick@homeplansharefield.com
 W: www.homeplansharefield.com



CLIENT: MR M D TOLIA

PROJECT: LAND ADJOINING 29-33 DOLLIS CRESCENT
 EASTCOTE HA4 9SN

TITLE: EXISTING SITE
 PLANS & ELEVATIONS

DRG NO:
 1817 | 1

DATE: DEC.2014

SCALE: 1:100 AT A1

DRAWN:

REVISION	DATE	NOTE
A	Feb 15	Front view oriented
B	Apr 15	Parking & garden layouts - bathrooms - levels

BOUNDARY TREATMENT

Fences
Existing fence lines to either side of new boundaries to be retained and repaired or replaced as appropriate.

Car Parks
Car parking areas to be constructed with Macadam. Tough Stone Aggregate Block Paving to be used for all car parking areas. Specifications and details to be provided to the contractor. All car parking areas to be constructed with a minimum of 100mm of compacted hardcore below the surface. All car parking areas to be constructed with a minimum of 100mm of compacted hardcore below the surface. All car parking areas to be constructed with a minimum of 100mm of compacted hardcore below the surface.

Paths
Paths and steps to be constructed with Macadam. Tough Stone Aggregate Block Paving to be used for all paths and steps. Specifications and details to be provided to the contractor. All paths and steps to be constructed with a minimum of 100mm of compacted hardcore below the surface. All paths and steps to be constructed with a minimum of 100mm of compacted hardcore below the surface.

LANDSCAPE AREA

Ground level to be a minimum of 100mm of granular fill over ground and levelled to the surface. All areas to be landscaped with Macadam. Tough Stone Aggregate Block Paving to be used for all areas to be landscaped. Specifications and details to be provided to the contractor. All areas to be landscaped with a minimum of 100mm of compacted hardcore below the surface. All areas to be landscaped with a minimum of 100mm of compacted hardcore below the surface.

MANIFESTATION

Painting
Open completion of painting is to be necessary to ensure good weathering during any period of prolonged work. Work should be completed as early as possible to avoid any weathering of the paint. All areas to be painted with Macadam. Tough Stone Aggregate Block Paving to be used for all areas to be painted. Specifications and details to be provided to the contractor. All areas to be painted with a minimum of 100mm of compacted hardcore below the surface. All areas to be painted with a minimum of 100mm of compacted hardcore below the surface.

Notes

All ground, finished and level areas to be worked explicitly throughout the project. Obtain an accurate contour survey of the site before commencement.



SITE LOCATION 1:1250

homeplans
Church Gardens, Church Hill, Herefield, Midsex UB9 9SU

T: 01895 822488
E: info@homeplansherefield.com
W: www.homeplansherefield.com

CLIENT: MR M. D. TOLIA

PROJECT: LAND ADJOINING 29-33 DOLLIS CRESCENT EASTCOTE HA4 9SN

TITLE: DESIGN PROPOSAL PLANS & ELEVATIONS

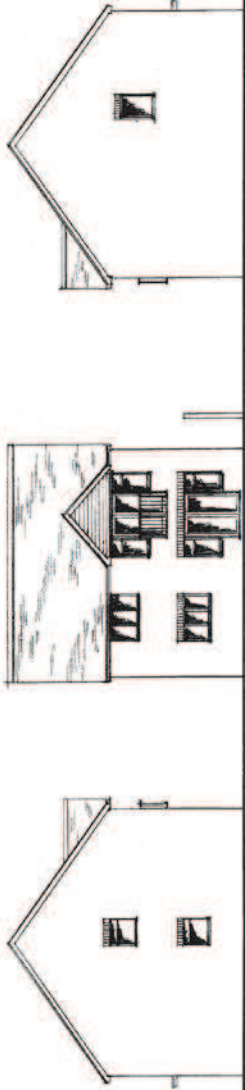
DATE: DEC 2014

SCALE: 1:100 AT A1

DRAWN: [Signature]

DWG NO: 181712

A B



SIDE VIEW TO NO. 29-33

REAR VIEW

SIDE VIEW TO BOUNDARY

PLANNING

All planning to be carried out in accordance with the relevant conditions of the planning permission. All planning to be carried out in accordance with the relevant conditions of the planning permission. All planning to be carried out in accordance with the relevant conditions of the planning permission. All planning to be carried out in accordance with the relevant conditions of the planning permission.

ROOF & EXTERIOR

All roofs to be constructed with Macadam. Tough Stone Aggregate Block Paving to be used for all roofs. Specifications and details to be provided to the contractor. All roofs to be constructed with a minimum of 100mm of compacted hardcore below the surface. All roofs to be constructed with a minimum of 100mm of compacted hardcore below the surface.

INTERNAL

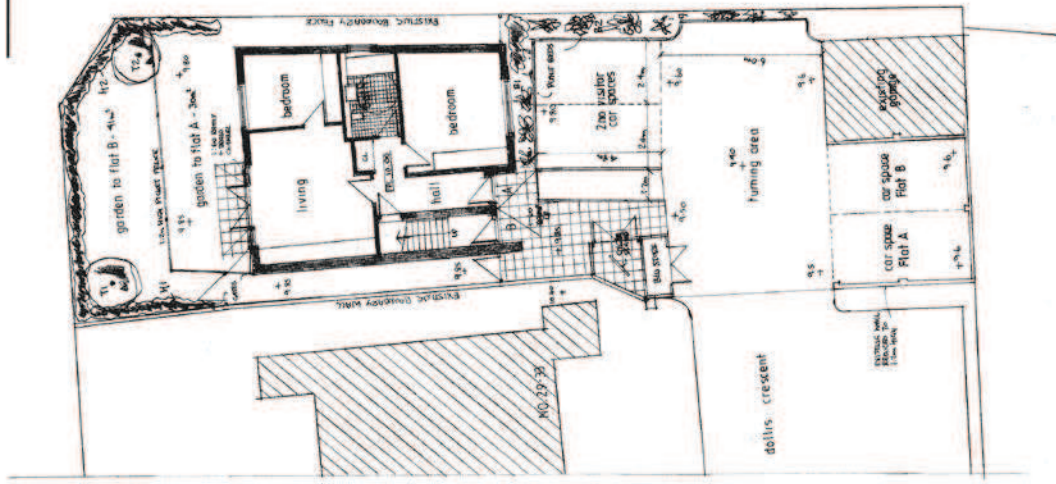
All internal walls to be constructed with Macadam. Tough Stone Aggregate Block Paving to be used for all internal walls. Specifications and details to be provided to the contractor. All internal walls to be constructed with a minimum of 100mm of compacted hardcore below the surface. All internal walls to be constructed with a minimum of 100mm of compacted hardcore below the surface.

FINISHES

All finishes to be carried out in accordance with the relevant conditions of the planning permission. All finishes to be carried out in accordance with the relevant conditions of the planning permission. All finishes to be carried out in accordance with the relevant conditions of the planning permission. All finishes to be carried out in accordance with the relevant conditions of the planning permission.

NOTES

All ground, finished and level areas to be worked explicitly throughout the project. Obtain an accurate contour survey of the site before commencement.

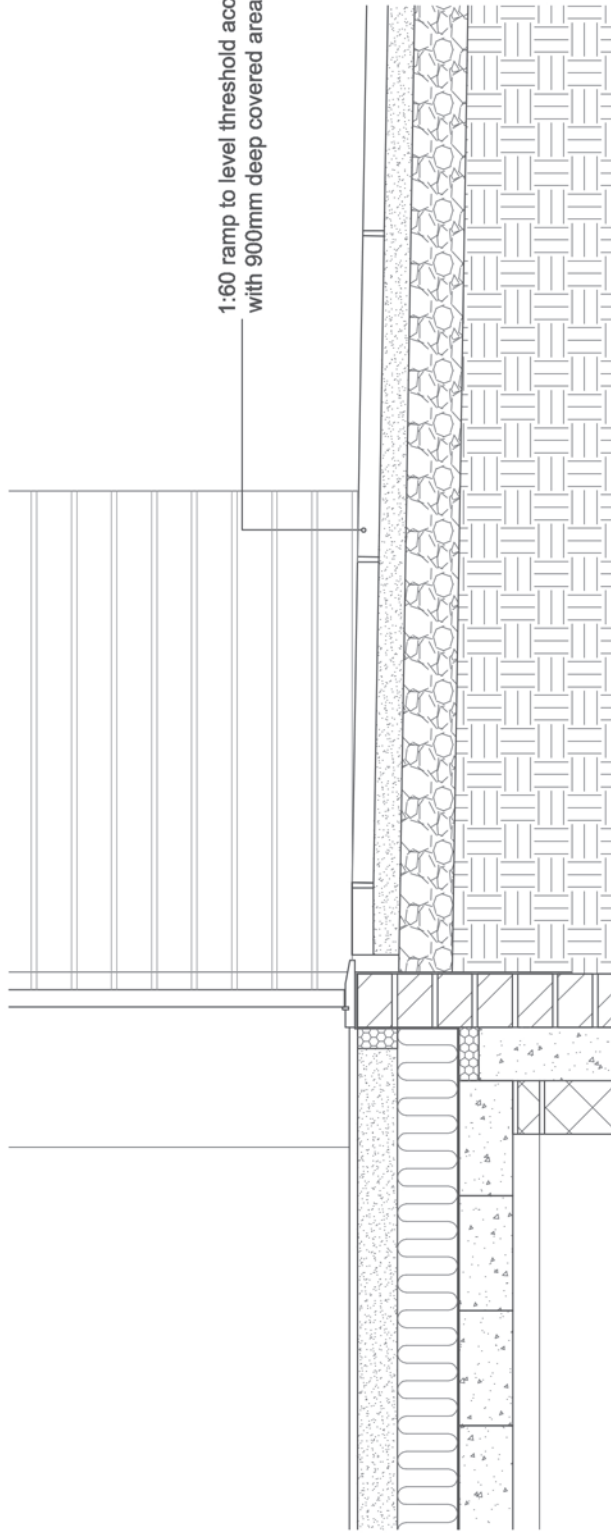


GROUND FLOOR - SITE LAYOUT PLAN 1:100



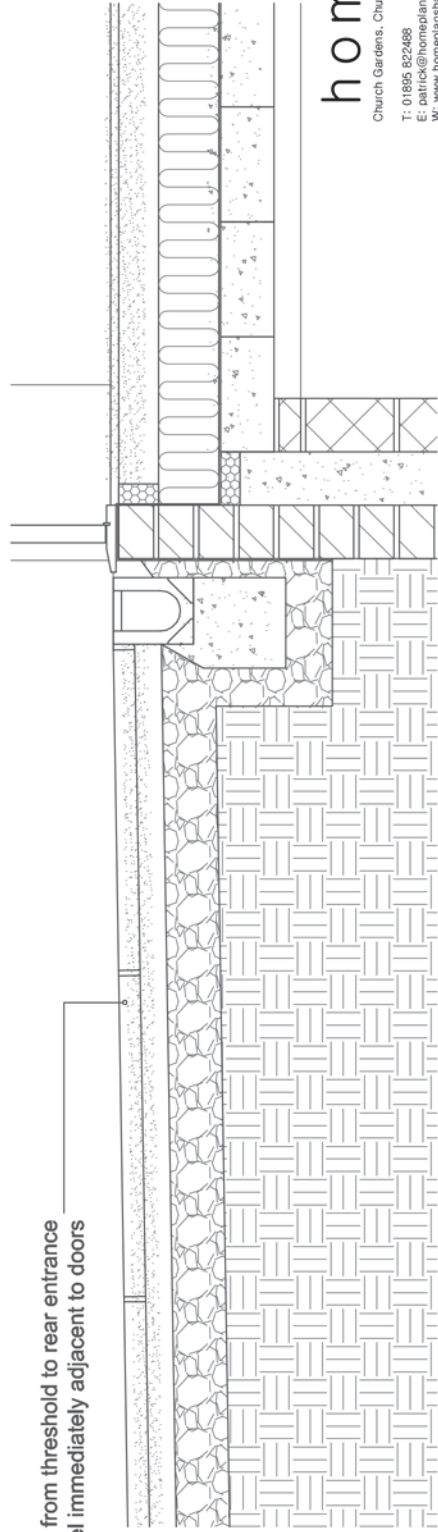
ACCEPTED FOR CONSTRUCTION BY THE LOCAL AUTHORITY ON THE CONDITION THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SERVICES AND UTILITIES TO THE DEVELOPMENT. ALL DIMENSIONS TO BE CHECKED ON SITE.

FRONT ENTRANCE THRESHOLD DETAIL



1:60 ramp to level threshold access at front entrance
with 900mm deep covered area immediately adjacent to door

REAR ENTRANCE THRESHOLD DETAIL



1:60 fall away from threshold to rear entrance
with drainage channel immediately adjacent to doors

homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU

T: 01895 82488

E: patrick@homeplansharefield.com

W: www.homeplansharefield.com



CLIENT: MR M D TOLIA

PROJECT: 25-29 DOLLIS CRESCENT
EASTCOTE

TITLE: DESIGN PROPOSAL
LEVEL THRESHOLD DETAILS

DATE: APRIL 2015
SCALE: 1:10 @ A3

DRAWN:

DRG NO:
1817 - D1



Notes:

 Site boundary

For identification purposes only.
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 Unless the Act provides a relevant exception to copyright.
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Site Address:

**Garages adjacent to 29-33
 Dollis Crescent
 Ruislip**

Planning Application Ref:

45159/APP/2015/527

Planning Committee:

North Page 133

Scale:

1:1,250

Date:

May 2015

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT JUNCTION OF FIELD END ROAD AND HIGH ROAD EASTCOTE

Development: Relocation and replacement of a 17.5 metre high telecommunications monopole with a 20 metre high telecommunications monopole, replacement of two existing cabinets and installation of one additional equipment cabinet.

LBH Ref Nos: 59310/APP/2015/767

Date Plans Received: 02/03/2015

Date(s) of Amendment(s):

Date Application Valid: 03/03/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 510588 N: 188638
 CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
 FROM M25 J18 EAST ON A404 TOWARDS
 NORTHWOOD. AT THE ROUNDABOUT TURN
 RIGHT ONTO JOEL STREET. CONTINUE DOWN
 THE ROAD TO THE MINI ROUNDABOUT. TURN
 RIGHT AND GO TO THE NEXT MINI
 ROUNDABOUT. THE SITE IS LOCATED ON THE
 R.H.S. OF THE ROUNDABOUT

NOTES:

REV	ISSUED FOR APPROVAL	BY	CH	DATE
A	Issued for Approval	BEL	LB	13.11.14

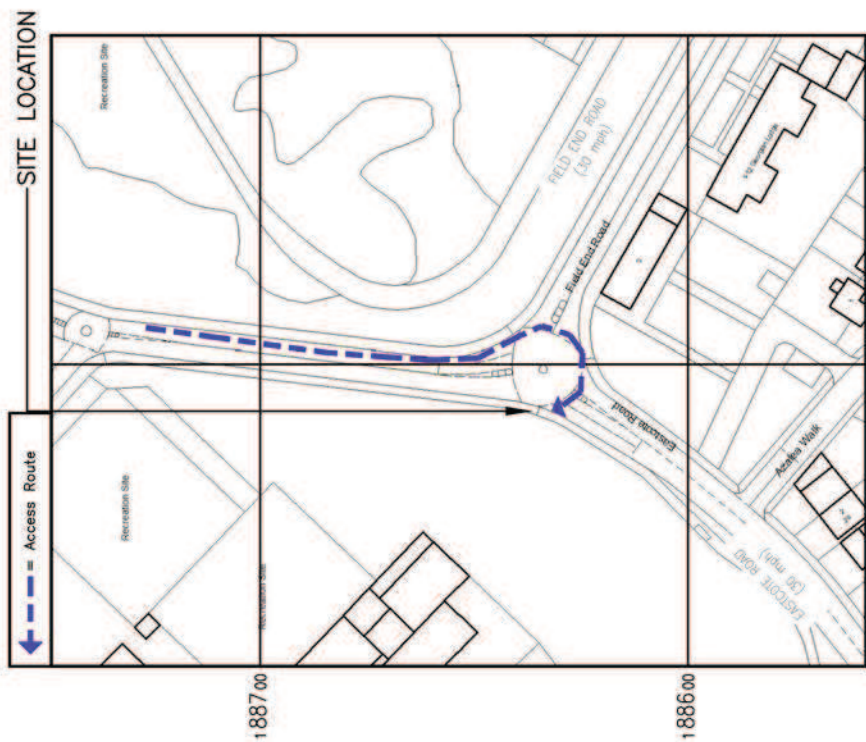


Cell Name	Opt.
EASTGATE ROAD SW	-
Cell ID No	
CTIL	VF
TEF	
147016	009076
	46999

Site Address / Contact Details
 EASTGATE ROAD
 EASTGATE VILLAGE
 HILLINGDON
 MIDDLESEX
 HA4 20W

Drawing Title: SITE LOCATION MAPS
 Purpose of Issue: PLANNING

Drawing Number:	100
Surveyed By:	CT
Drawn:	BEL
Date:	13.11.14
Checked:	LB
Date:	13.11.14
Issue:	A



DETAILED SITE LOCATION

(Scale 1:1250)

Based upon Ordnance Survey map extract
 with the permission of the Controller of
 Her Majesty's Stationary Office.
 Crown copyright.
 Licence No. 100020449

50 0 50 100 150
 ORIGINAL SCALE AT A3 - 1:1250
 ALL DIMENSIONS IN METRES



SITE LOCATION

(Scale 1:50000)

Ordnance Survey map extract
 based upon Landranger map series
 with the permission of the controller of
 Her Majesty's Stationary Office
 Licence No. 0100023487
 Crown copyright.



SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE	
N.C.R. E: 510588 N: 188638	
CONCESSION REQUIRED	NO
NOTES:	
REV	ISSUED FOR APPROVAL
	BY CH DATE
A	BEL LB 13.11.14

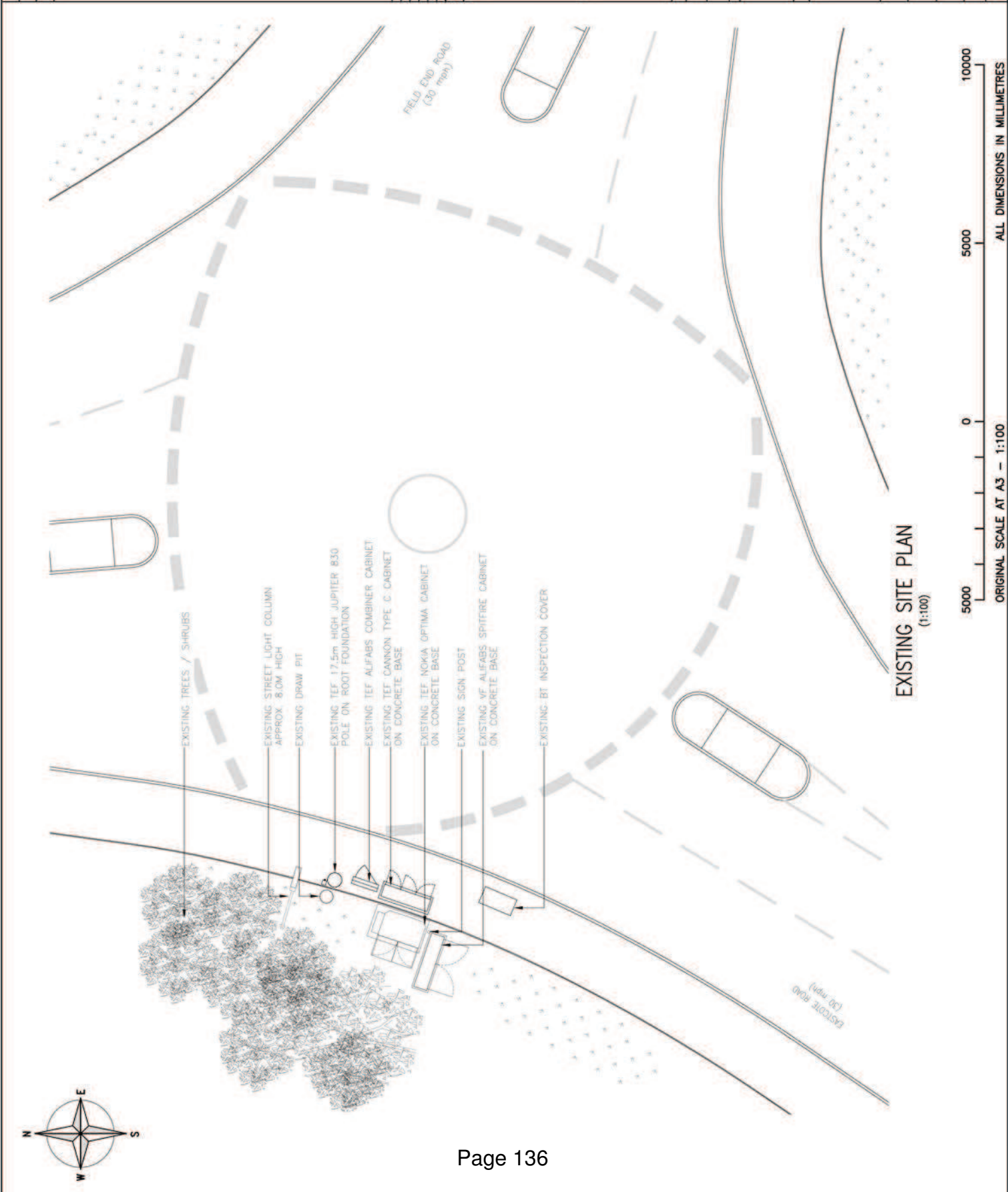
GallifordTry	
WOLVEY - HICKLEY - LEICESTERSHIRE - LE10 3JF	
Tel: +44 (0)1455 222752 Fax: +44 (0)1455 222758	
O ₂ CTIL	

Cell Name	Opt.
EASTGATE ROAD SW	-
Cell ID No	VF
CTIL	TEF
147016	009076
	46999

Site Address / Contact Details	
EASTGATE ROAD	
EASTGATE VILLAGE	
HILLINGDON	
MIDDLESEX	
HA4 2QW	

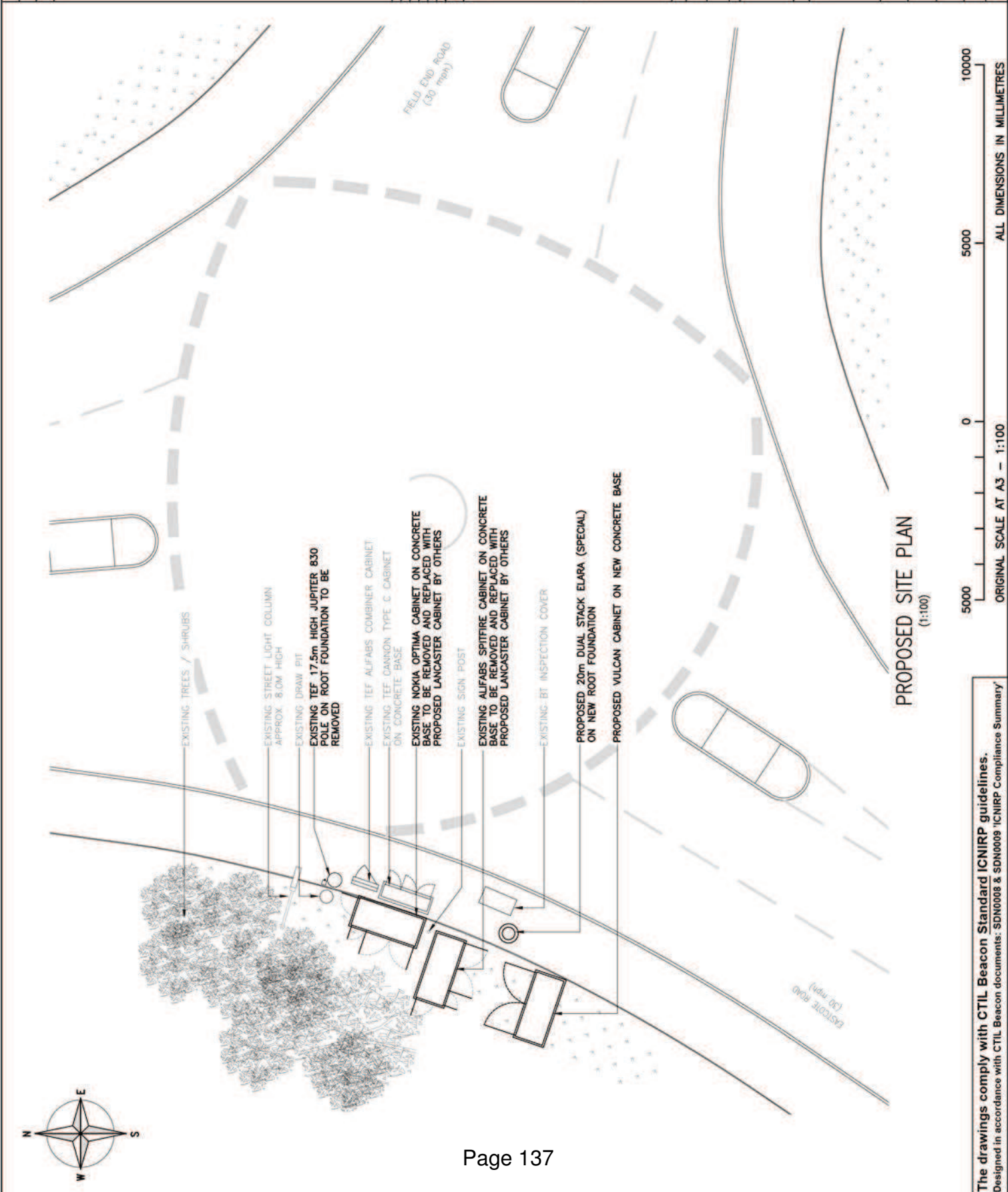
Drawing Title:	EXISTING SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	200

Survived By:	Original Sheet Size:
CT	A3
Date:	Date:
13.11.14	13.11.14
Drawn:	Check:
BEL	LB
	13.11.14
	Issue:
	A



EXISTING SITE PLAN
(1:100)

5000 0 5000 10000
ORIGINAL SCALE AT A3 - 1:100
ALL DIMENSIONS IN MILLIMETRES



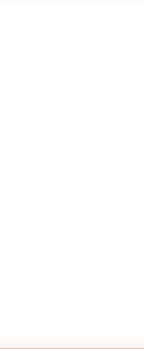
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.C.R. E: 510588 N: 188638

CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	BEL	LB	13.11.14



Cell Name	Opt.
EASTGATE ROAD SW	-

Cell ID No	VF
147016	009076
	46999

Site Address / Contact Details

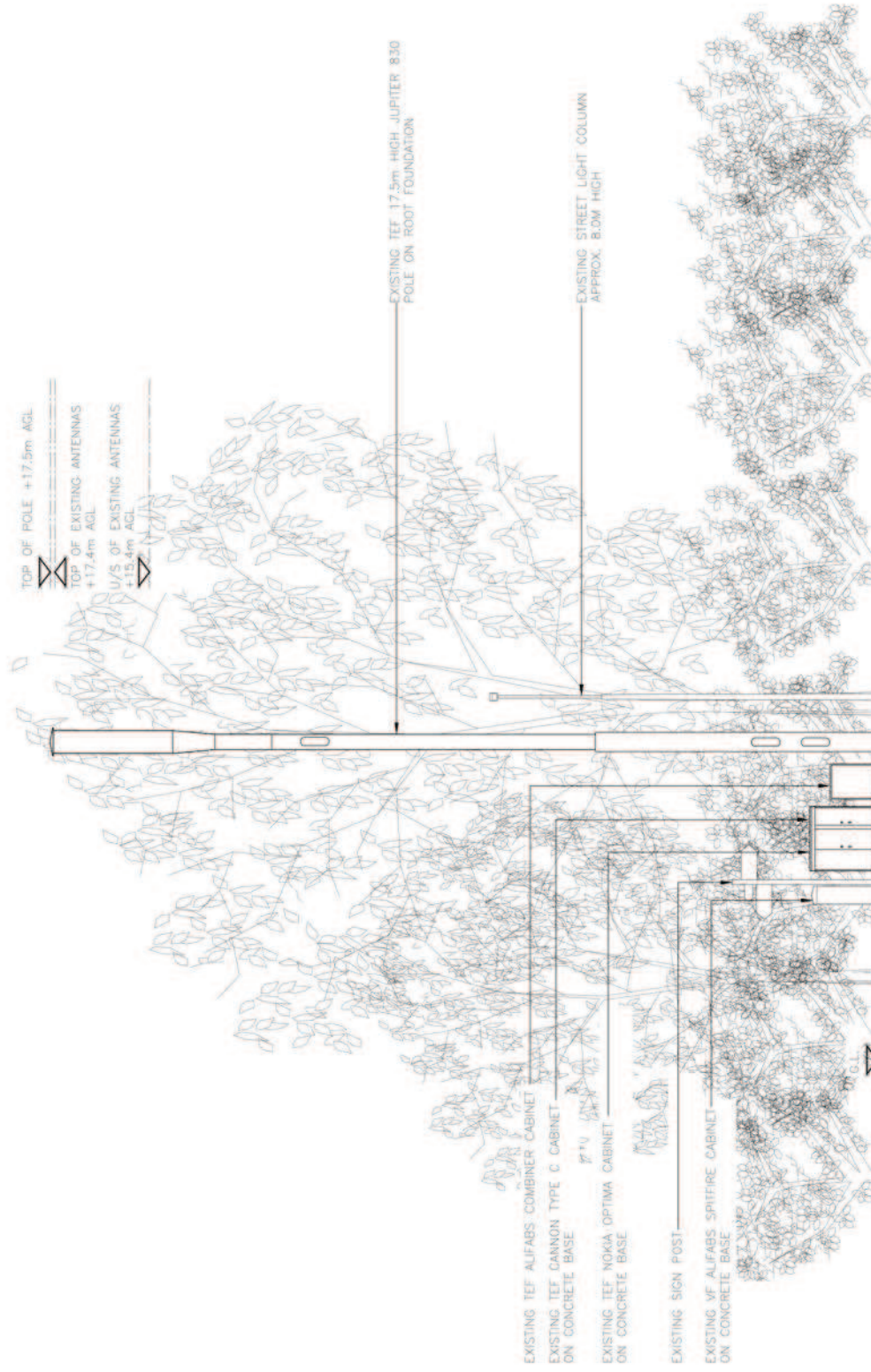
EASTGATE ROAD
 EASTGATE VILLAGE
 HILLINGDON
 MIDDLESEX
 HA4 2QW

Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue: PLANNING

Drawing Number: 300

Drawn By	Checked	Date	Original Sheet Size	Issue
CT			A3	
BEL		13.11.14		A



EXISTING WEST ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.C.R. E: 510588 N: 188638

CONCESSION REQUIRED NO

NOTES:

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	BEL	LB	13.11.14

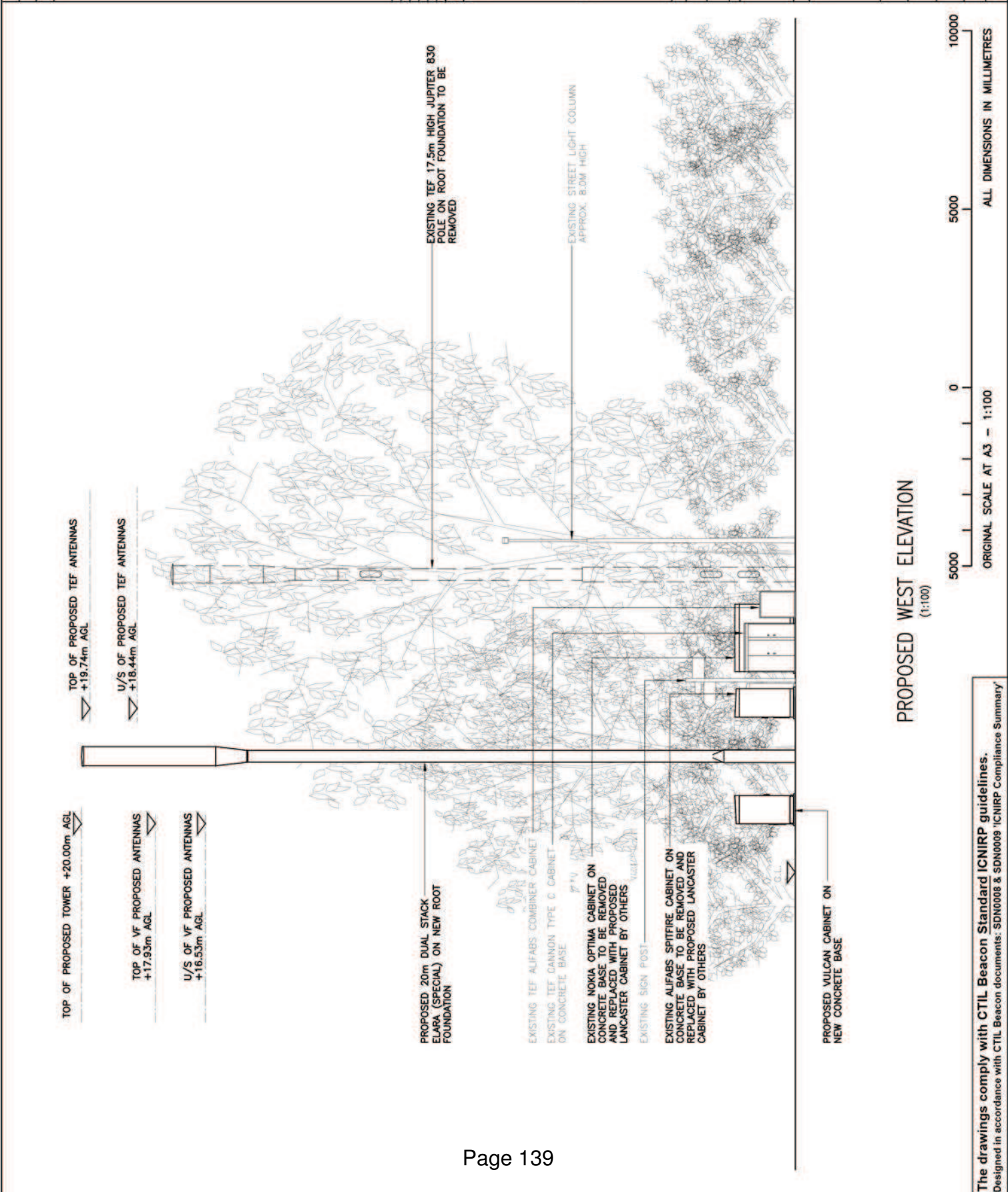


Cell Name	Opt.
EASTGATE ROAD SW	-
Cell ID No	
CTIL	VF
TEF	
147016	009076
	46999

Site Address / Contact Details
 EASTGATE ROAD
 EASTGATE VILLAGE
 HILLINGDON
 MIDDLESEX
 HA4 2QW

Drawing Title: PROPOSED SITE ELEVATION
 Purpose of Issue: PLANNING
 Drawing Number: 301

Drawn By	Checked	Date	Issue
CT	LB	13.11.14	A

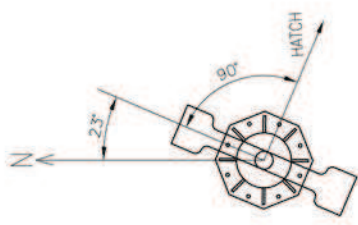


PROPOSED WEST ELEVATION
 (1:100)

5000 0 5000 10000
 ORIGINAL SCALE AT A3 - 1:100
 ALL DIMENSIONS IN MILLIMETRES

The drawings comply with CTIL Beacon Standard ICNIRP guidelines.
 Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'CNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 510588 N: 188638
 CONCESSION REQUIRED NO



REV	ISSUED FOR APPROVAL	BY	DATE
A	Issued for Approval	BEL	13.11.14

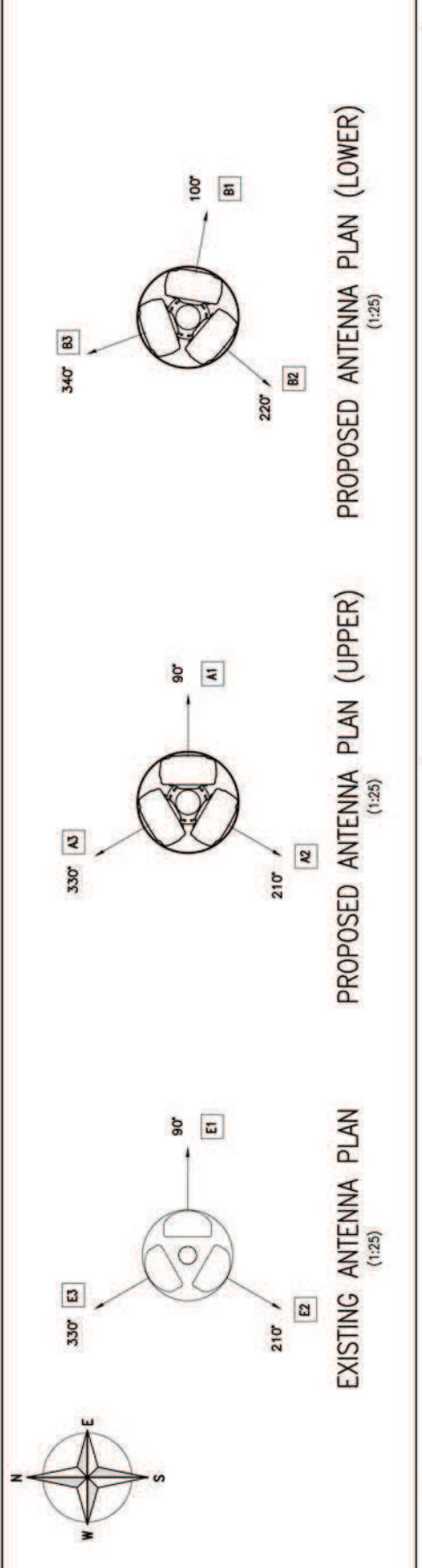


Cell Name	Opt.
EASTGATE ROAD SW	-
Cell ID No	VF
CTIL	TEF
147016	009076
	46999

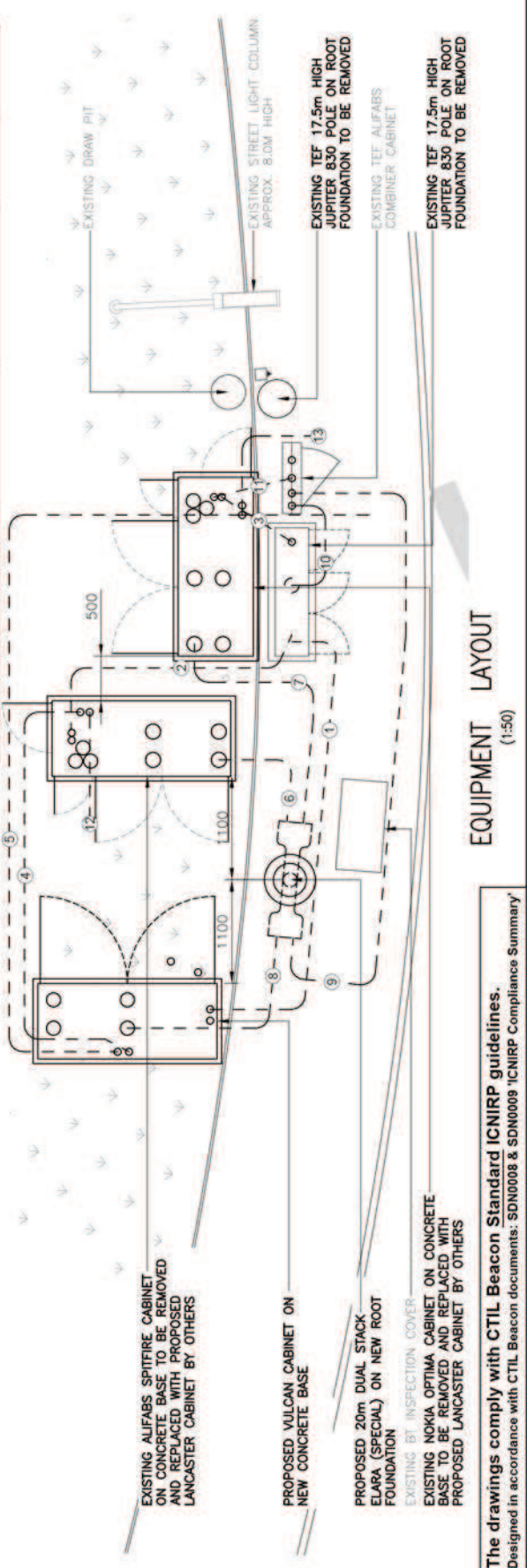
Site Address / Contact Details
 EASTGATE ROAD
 EASTGATE VILLAGE
 HILLINGDON
 MIDDLESEX
 HA4 2QW

Drawing Title: EXISTING ANTENNA LAYOUT
 Purpose of Issue: PLANNING
 Drawing Number: 400

Drawn By	Checked	Date	Original Sheet Size
BEL	LB	13.11.14	A3
Drawn	Checked	Date	Issue
BEL	LB	13.11.14	A



EQUIPMENT					
DUCT SIZE (mm)	END 'A'	END 'B'	DETAILS	DRAW ROPE	MARKER PEG
1	100	CANNON C	VULCAN	POWER DUCT	X
2	100	CANNON C	LANCASTER (1)	POWER DUCT	X
3	100	CANNON C	LANCASTER (2)	POWER DUCT	X
4	100	VULCAN	LANCASTER (1)	COMMS DUCT	X
5	100	VULCAN	LANCASTER (2)	COMMS DUCT	X
6	150	POLE	LANCASTER (1)	FEEDER CABLE DUCT	X
7	150	POLE	LANCASTER (2)	FEEDER CABLE DUCT	X
8	150	POLE	VULCAN	FEEDER CABLE DUCT	X
9	150	POLE	COMBINER	FEEDER CABLE DUCT	X
10	150	COMBINER	CANNON C	FEEDER CABLE DUCT	X
11	150	COMBINER	LANCASTER (1)	FEEDER CABLE DUCT	X
12	150	LANCASTER (1)	INCOMING	FEEDER CABLE DUCT	X
13	150	LANCASTER (2)	INCOMING	FEEDER CABLE DUCT	X



EQUIPMENT LAYOUT (1:50)

The drawings comply with CTIL Beacon Standard ICNIRP guidelines.
 Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'CNIRP Compliance Summary'

LONDON NORTH STREET FURNITURE 3 SECTOR VF CODE: LNsFH32GV03

EXISTING & PROPOSED ANTENNA SCHEDULE (EXISTING EQUIPMENT SHOWN GREY)

PROPOSED & EXISTING ANTENNAS	OPERATOR	FUNCTION	LENGTH & DIAMETER (SEE GUIDANCE NOTES BELOW)				FEEDER/DC/FIBRE		MHA's/RRU's/BIAS T's/JUMPERS/COMBINERS										COMMENTS							
			MF(J2)		TOTAL		TYPE (COAX OR DC/FIBRE)	FEEDERS QTY	DC/FIBRE QTY	DC/FIBRE LENGTH	MHA NSN QTY	MHA ESSON QTY	MHA NSN QTY	MHA ESSON QTY	MHA TO ANTENNA JUMPER LENGTH (RTOPS & OFRDS)	COMBINERS (HIGH LEVEL)	COMBINERS (LOW LEVEL IN CABINET, CABIN ETC)	ANT. MANUFACTURERS PART No.		BRG	HEIGHT TO TOP U/S (m)	HEIGHT TO C/L WITHIN SHROUD (m)	LOCATION (POLE MOUNTED, HEADFRAME, WITHIN SHROUD ETC)	STATUS		
			MF1	MF(J2)	MF(J2)	TOTAL																				
SECTOR 1																										
EXISTING ANTENNA	TEF	1U09	1-19m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	TYPE 5 +R0476	E1a	90	17.40	15.40	16.40	WITHIN GRP SHROUD	REMOVE	-
EXISTING ANTENNA	TEF	1G08	1-19m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	E1b	-	-	-	-	-	-	-
EXISTING ANTENNA	TEF/VF	1U21	1-25m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PROPOSED ANTENNA	TEF/VF	1U08	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A1a	90	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	1U09	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A1b	90	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	1G09	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A1c	90	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	VF	1U21	1-17m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	B1a	100	17.93	17.23	16.53	LOWER SHROUD	NEW	-
PROPOSED ANTENNA	VF	1G09	1-17m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	B1b	100	17.93	17.23	16.53	LOWER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	2U09	1-19m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	E2a	210	17.40	15.40	16.40	WITHIN GRP SHROUD	REMOVE	-
PROPOSED ANTENNA	TEF/VF	2U21	1-25m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	E2b	210	17.40	15.40	16.40	WITHIN GRP SHROUD	REMOVE	-
PROPOSED ANTENNA	TEF/VF	2U08	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A2a	210	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	2U09	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A2b	210	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	2G08	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A2c	210	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	VF	2U21	1-19m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	B2a	220	17.93	17.23	16.53	LOWER SHROUD	NEW	-
PROPOSED ANTENNA	VF	2G09	1-17m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	B2b	220	17.93	17.23	16.53	LOWER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	3U09	1-19m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	E3a	330	17.40	15.40	16.40	WITHIN GRP SHROUD	REMOVE	-
PROPOSED ANTENNA	TEF/VF	3U21	1-25m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	E3b	330	17.40	15.40	16.40	WITHIN GRP SHROUD	REMOVE	-
PROPOSED ANTENNA	TEF/VF	3U08	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A3a	330	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	3U09	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A3b	330	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	TEF	3G09	1-19m	1-8m	-	27m	COAX	2	-	-	-	-	-	-	-	-	-	-	A3c	330	19.74	19.09	18.44	UPPER SHROUD	NEW	-
PROPOSED ANTENNA	VF	3U21	1-19m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	B3a	340	17.93	17.23	16.53	LOWER SHROUD	NEW	-
PROPOSED ANTENNA	VF	3G09	1-17m	1-8m	-	25m	COAX	2	-	-	-	-	-	-	-	-	-	-	B3b	340	17.93	17.23	16.53	LOWER SHROUD	NEW	-

Cell Name EASTGATE ROAD SW

Cell ID No TEF

Cell ID No VF

Cell Name EASTGATE ROAD SW

Cell ID No TEF

Cell ID No VF

Site Address / Contact Details
EASTGATE ROAD
EASTGATE VILLAGE
HILLINGDON
MIDDLESEX
HA4 2W

Drawing Title: ANTENNA SCHEDULE

Purpose of Issue: PLANNING

Drawing Number: 500

Surveyed By: CT

Drawn: BEL Date: 13.11.14

Checked: Date: 13.11.14

Issue: A

ANTENNA REFERENCE KEY

A= ANTENNA GROUP (A-Z)

F= CELL No. (1, 2, 3)

B= UNIQUE BAND REFERENCE

DISH Dish (1-13)

FUNCTION KEY

1= SECTOR (2,3 etc)

U= UNITS (G=55M) (L=LIE)

21= 2100 BAND (39-0900,18=1800)

STATUS KEY

NEW = NEW ONTO SITE

EXISTING = ON SITE AND NOT BEING MOVED

RE-USE = ON SITE BUT BEING MOVED

REMOVE = REMOVED FROM SITE

OPERATOR KEY

VF = VODAFONE

TEF = TELEFONICA

FEEDER LENGTH & DIAMETER GUIDANCE NOTES

TOTAL DISTANCE MEASURED FROM MHA TO BITS CABINET. NOTE: FOR STREET POLES THE TOTAL IS TO INCLUDE THE FEEDER (TEF) & J FEEDER (MJ2). PRE-RIGGED IN THE POLE. IF FEEDER DIAMETER VARIES THE LENGTHS ARE TO BE DIMENSIONED TO FOLLOW. MAIN FEEDER, MAIN FEEDER JUMPER 1, MAIN FEEDER JUMPER 2, TOTAL LENGTH.

WOLVEY - HICKLEY - LEICESTERSHIRE - LE10 3JF
Tel: 44 (0)1455 222752 Fax: 44 (0)1455 222758

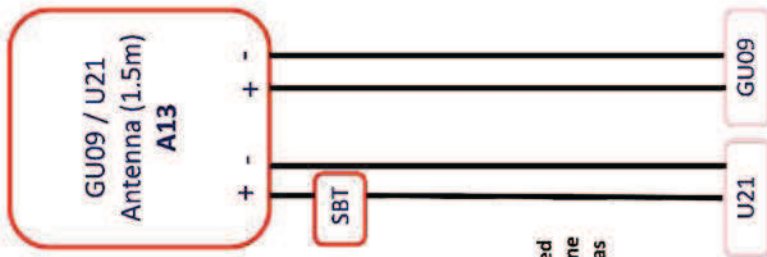
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.C.R E: 510588 N: 188638

CONCESSION REQUIRED NO

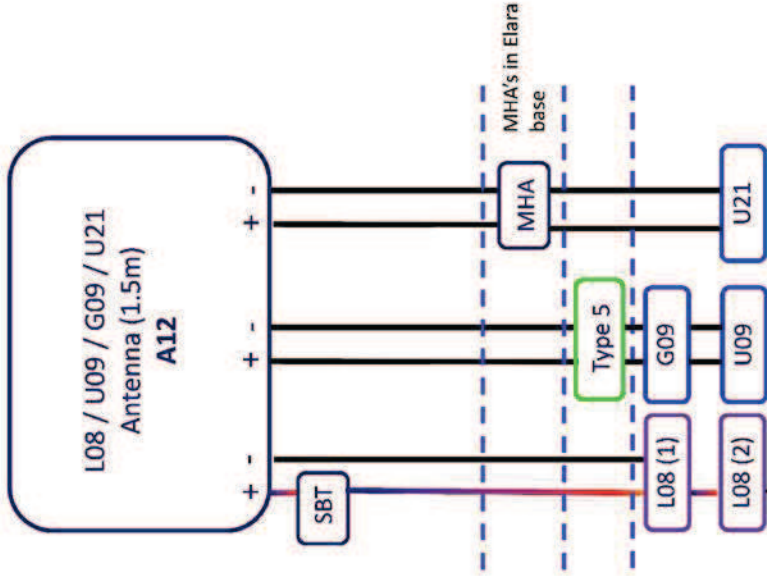
NOTES:

LNsfH32Gv03 London North Dual Stack Elara Street Furniture Design. 3 Sector U21



Second antenna required for provision of Vodafone provided Technologies as required

In Confidence - TUK and external partners less Vodafone



FRMA 2 connected to SBT on Antenna +Ve Port

A *Telefonica* company

RF SYSTEMS SCHEMATIC
NTS

REV	ISSUED FOR APPROVAL	BY	CH	DATE
A		BEL	LB	13.11.14



Cell Name	Opt.
EASTGATE ROAD SW	-
Cell ID No	VF
147016	009076
TEF	46999

Site Address / Contact Details
EASTGATE ROAD
EASTGATE VILLAGE
HILLINGDON
MIDDLESEX
HA4 2QW

Drawing Title: RF SYSTEMS SCHEMATIC
Purpose of Issue: PLANNING
Drawing Number: 501

Drawn By	Checked By	Original Sheet Size	Issue
BEL	LB	A3	A
Date	Date	Date	Date
13.11.14	13.11.14	13.11.14	13.11.14

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 510588 N: 188638
 CONCESSION REQUIRED NO

NOTES:
 REFER TO CTIL DOCUMENT SDN0001 SECTION 5.2 FOR A POPULATED EXAMPLE OF THE TABLE

DEPENDENCIES

CHERRY PICKER SURVEY NO
 STAT SEARCH ✓
 TRIAL DIG ✓
 GEOTECH NO
 GDC NO
 BOLT PULL-OUT TEST NO
 STRUCTURAL CALCULATIONS NO
 BUILDING REGULATIONS NO
 ELECTRICAL LOAD TEST NO
 REC SERVICE ALTERATION NO
 COMMS SERVICE ALTERATION NO
 ASBESTOS SURVEY NO

REV	A	Issued for Approval	13.11.14
		MODIFICATION	BY CH DATE



Cell Name Opt.
 EASTGATE ROAD SW -

Cell ID No V/F

CTIL TEF V/F

147016 009076 46999

Site Address / Contact Details
 EASTGATE ROAD
 EASTGATE VILLAGE
 HILLINGDON
 MIDDLESEX
 HA4 2QW

Drawing Title: EQUIPMENT SCHEDULE
 Purpose of Issue: PLANNING
 Drawing Number: 502

Drawn By: BEL	Date: 13.11.14	Checked: LB	Date: 13.11.14	Issue: A
Surveyed By: CT	Original Sheet Size: A3			

SUPPORT STRUCTURE KEY						
EXISTING/PROPOSED	HEIGHT	MANUFACTURER	TYPE	COLOUR (INCLUDE RAL CODE IF NON STANDARD) & FINISH (TIMBER ETC)	STATUS	COMMENTS
EXISTING	17.5m	HUTCHINSON	JUPITER 830	8500A05	REMOVE	
PROPOSED	20.0m	HUTCHINSON	DUAL STACK ELARA	8500A05	NEW	ON NEW ROOT (SPECIAL)

EQUIPMENT KEY							
EXISTING/PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE (WxDxH)	COLOUR (INCLUDE RAL CODE IF NON STANDARD)	STATUS	COMMENTS
EXISTING	TEF	NOKIA	DPTIMA	1200x790x1300	GREEN RAL6009	REMOVE	
EXISTING	TEF	DANNON	TYPE C	1360x352x1430	GREEN RAL6009	REMAIN	
EXISTING	TEF	ALIFABS	COMBIBOX CABINET	750x360x1330	GREEN RAL6009	REMAIN	
EXISTING	VF	ALIFABS	SPIFFIRE	1580x390x1350	GREEN RAL6009	REMOVE	
PROPOSED	TEF	ALIFABS	LANCASTER	1896x798x1645	GREEN RAL6009	NEW	BY OTHERS
PROPOSED	TEF	ALIFABS	LANCASTER	1896x798x1645	GREEN RAL6009	NEW	BY OTHERS
PROPOSED	TEF	ALIFABS	VULCAN	1900x800x1650	GREEN RAL6009	NEW	

POWER SUPPLY/SOURCE							
EXISTING/PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE (mm)	COLOUR	STATUS	COMMENTS
EXISTING	TEF	CANNON	TYPE C	1360x352x1430	GREEN RAL6009	EXISTING	SINGLE PHASE 100A REC SUPPLY

TRANSMISSION ENCLOSURE							
EXISTING/PROPOSED	ENCLOSURE	MICROWAVE ONLY/FIBRE ONLY (WITH PROVIDER NAME)/MICROWAVE+FIBRE (WITH PROVIDER NAME)	TRANSMISSION SOLUTION	U SPACE AVAILABLE	CURRENT TRANSMISSION KIT LOCATION	PROPOSED TRANSMISSION KIT LOCATION	COMMENTS
EXISTING	TYPE C		FIBRE ONLY (BT)	0	X		COMMS TO BE RELOCATED TO LANCASTER AS PART OF TEF L800 UPGRADE BY OTHERS
EXISTING	SPIFFIRE		FIBRE ONLY (BT)	0	X		
PROPOSED	LANCASTER		TBC	9U		X	

EQUIPMENT SCHEDULE
 NTS

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 510588 N: 188638

CONCESSION REQUIRED NO

NOTES:
REFER TO CTIL DOCUMENT SDN0001 SECTION 5.2 FOR A POPULATED EXAMPLE OF THE TABLE

DEPENDENCIES

CHERRY PICKER SURVEY NO

STAT SEARCH ✓

TRIAL DIG ✓

GEOTECH NO

GDC NO

BOLT PULL-OUT TEST NO

STRUCTURAL CALCULATIONS NO

BUILDING REGULATIONS NO

ELECTRICAL LOAD TEST NO

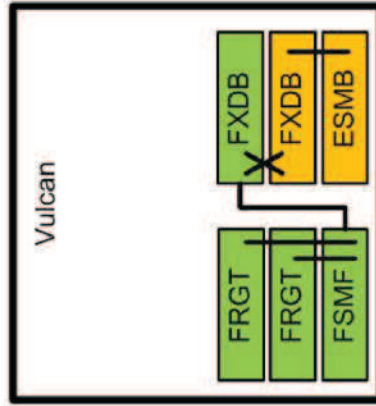
REC SERVICE ALTERATION NO

COMMS SERVICE ALTERATION NO

ASBESTOS SURVEY NO

M5 Macro – UK_SRB_304_260 - Vulcan

Option	BTS Req.	RRH's	VOD	Power MCB	Typical Elec. Load (W)
M5	1 x Vulcan	0	UK_SRB_304_260	DC 50Amp	3654W



EXPANSION CABINET LAYOUT

NTS



Cell Name	Opt.
EASTGATE ROAD SW	-
Cell ID No	
CTIL	VF
TEF	
147016	009076
	46999

Site Address / Contact Details

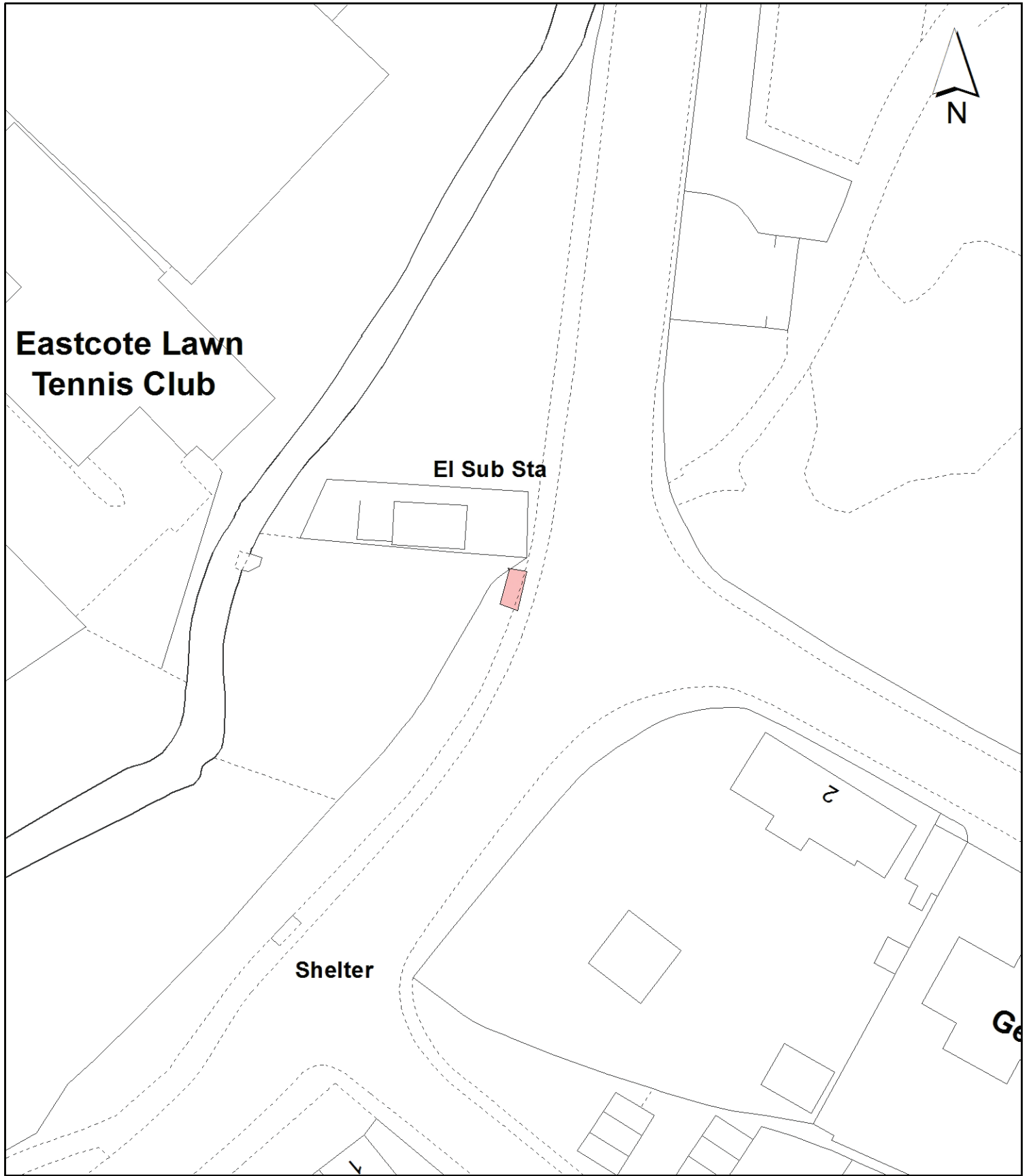
EASTGATE ROAD
EASTGATE VILLAGE
HILLINGDON
MIDDLESEX
HA4 2QW

Drawing Title: EXPANSION CABINET LAYOUT

Purpose of Issue: PLANNING

Drawing Number: 503

Drawn By: BEL	Date: 13.11.14	Checked By: LB	Date: 13.11.14
Survised By: CT	Original Sheet Size: A3		
			Issue: A



Notes:

 Site boundary

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Site Address:

Land at junction of Field End Road and High Road Eastcote

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

59310/APP/2015/767

Scale:

1:600

Planning Committee:

North Page 145

Date:

May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address OPPOSITE RECREATION GROUND MOORHALL ROAD HAREFIELD
Development: Replacement of existing 11.8m high telecommunications monopole with a 15n high telecommunications monopole
LBH Ref Nos: 60622/APP/2015/1092

Date Plans Received:	25/03/2015	Date(s) of Amendment(s):	25/03/2015
Date Application Valid:	25/03/2015		31/03/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 505194 N: 188817

CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
 AT JUNCTION 17 SOUTH (M25), TAKE THE A412 EXIT TO MAPLE CROSS. AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO A412/DENHAM WAY HEADING TO MAPLE CROSS. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO A412/DENHAM WAY/N ORBITAL RD. CONTINUE TO FOLLOW A412/N ORBITAL RD. GO THROUGH 1 ROUNDABOUT. TURN LEFT AT MOORFIELD RD. SLIGHT LEFT TO STAY ON MOORFIELD RD. CONTINUE STRAIGHT TO STAY ON MOORFIELD RD. CONTINUE ONTO MOORHALL RD. THE SITE IS LOCATED ON YOUR RIGHT HAND SIDE OPPOSITE THE BUSINESS PARK.

NOTES:

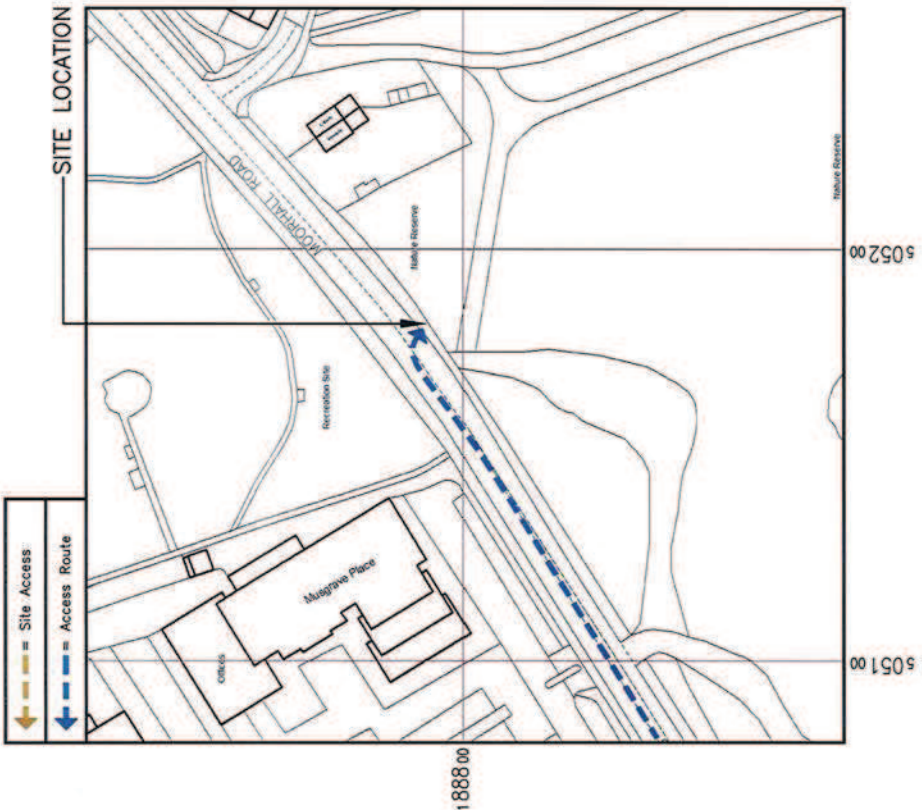
REV	MODIFICATION	BY	CH	DATE
1	Issued for Approval	BCL	LB	03.01.15

Cell Name	MOORHALL ROAD SW	Opt	-
Cell ID No	TEF	VF	
CTIL	145377	044623	76293



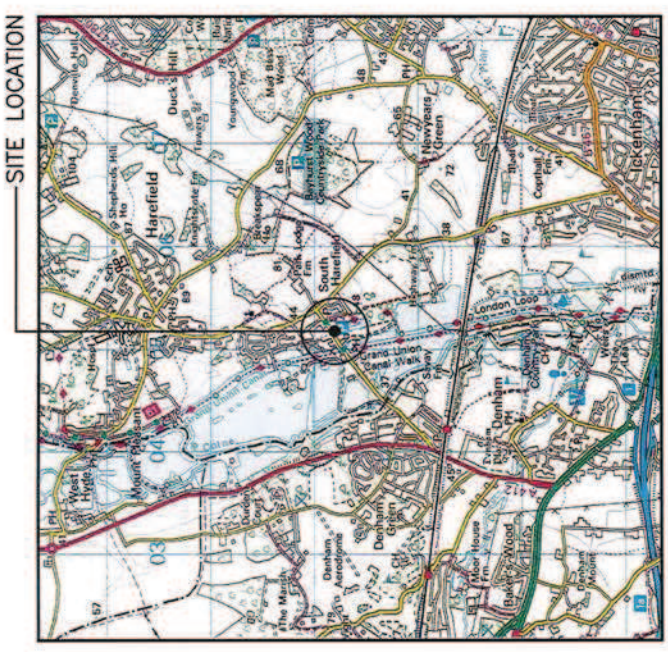
Site Address / Contact Details
 MOORHALL ROAD
 SOUTH HAREFIELD
 MIDDLESEX
 U89 6DF

Drawing Title	SITE LOCATION MAPS
Purpose of Issue	PLANNING
Drawing Number	100
Surveyed By	LB
Drawn	BCL
Date	03.01.15
Checked	LB
Date	03.01.15
Original Sheet Size	A3
Block	A



DETAILED SITE LOCATION
 (Scale 1:1250)

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SITE LOCATION
 (Scale 1:50000)

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SITE PHOTOGRAPH

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines. Designed in accordance with Cornerstone document: CORN09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 505194 N: 188817

CONCESSION REQUIRED NO

NOTES:

REV	Issued for Approval	BY	DATE
A	03.01.15	LB	03.01.15

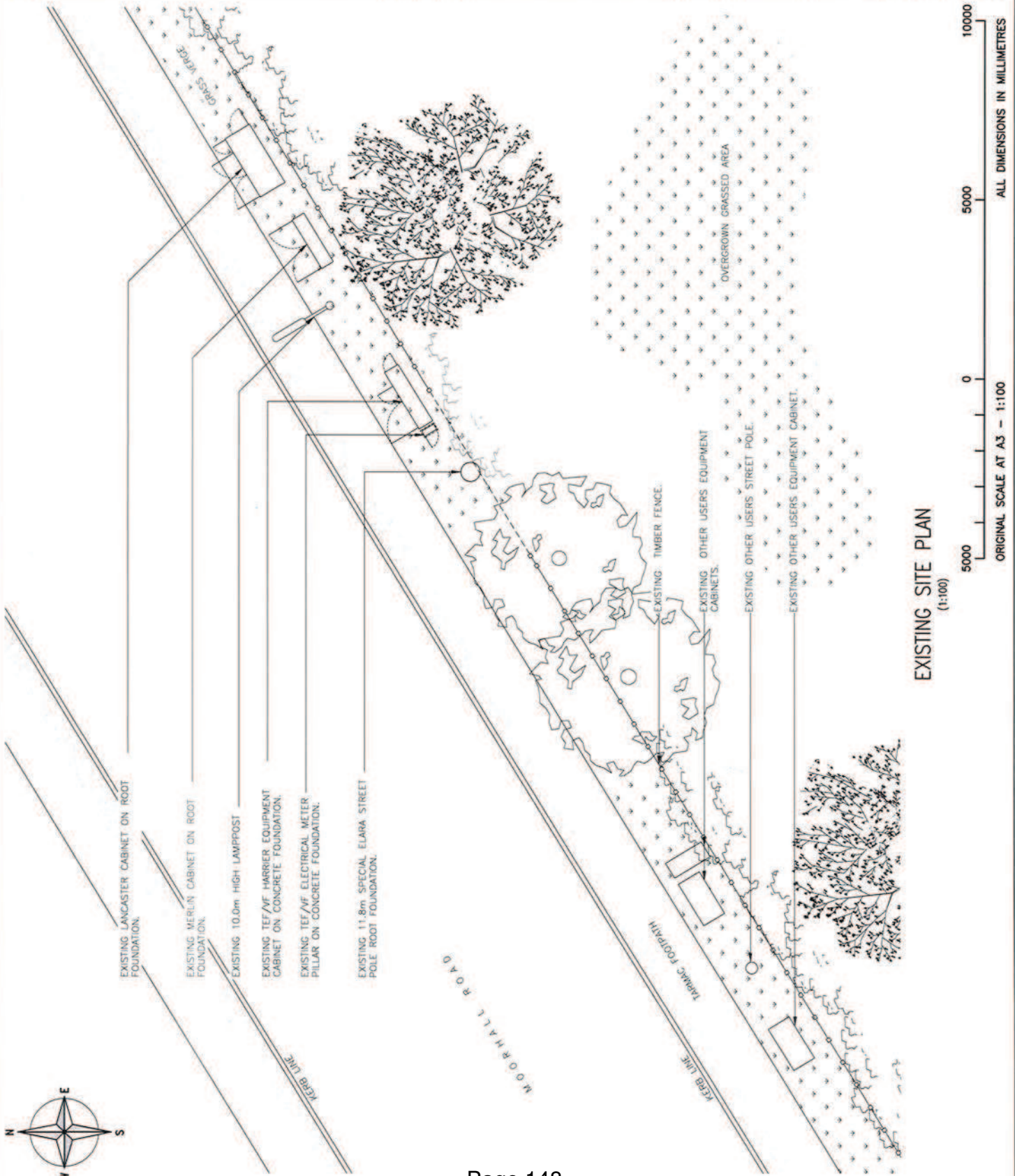


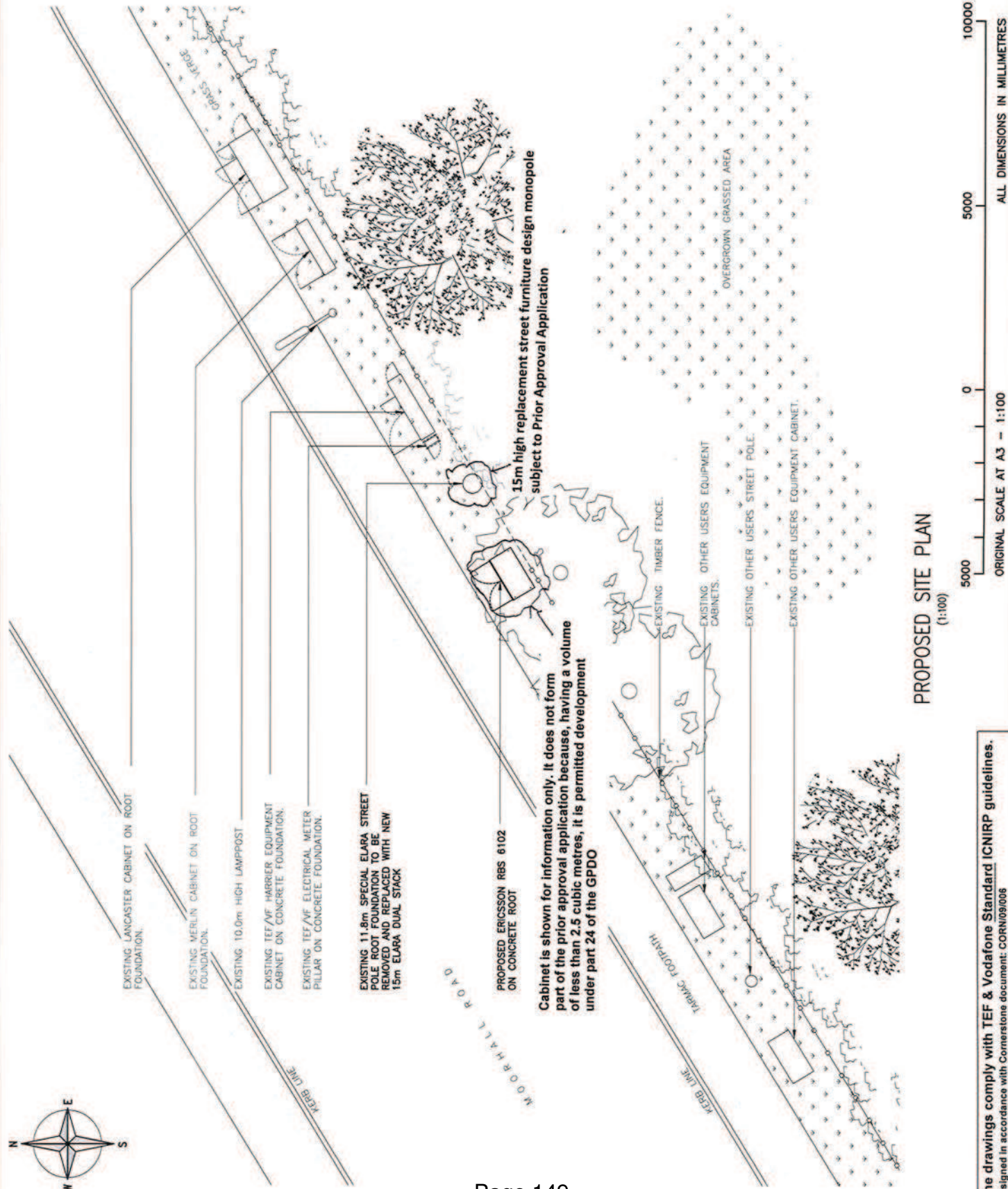
Cell Name	MOORHALL ROAD SW	Opt.	-
Cell ID No	TEF	VF	76293
CTIL	145377	044623	76293

Site Address / Contact Details

MOORHALL ROAD
SOUTH HAREFIELD
MIDDLESEX
UB9 6DF

Drawing Title	EXISTING SITE PLAN
Purpose of Issue	PLANNING
Drawing Number	200
Surveyed By	LB
Original Sheet Size	A3
Drawn	BCL
Date	03.01.15
Checked	LB
Date	03.01.15
Issue	A





PROPOSED SITE PLAN
(1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: CORN09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
N.G.R E: 505194 N: 188817
CONCESSION REQUIRED NO
NOTES:

REV	Issued for Approval	BY	CH
A	MODIFICATION	LB	CH

GallifordTr
VALLEY HIGHWAY TELECOMMUNICATIONS LIMITED
104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

O₂
CTIL

Cell Name	MOORHALL ROAD SW
Cell ID No	145377
TEF	044623
VF	7623

Site Address / Contact Details
MOORHALL ROAD
SOUTH HAREFIELD
MIDDLESEX
UB9 6DF

Drawing Title	PROPOSED SITE PLAN
Purpose of Issue	PLANNING
Drawing Number	201
Surveyed By	LB
Date	03.01.15
Checked	LB
Date	03.01.15
Drawn	BCL
Date	03.01.15
Original Sheet Size	A3

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 505194 N: 188817

CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	DATE
A	Issued for Approval	BCL	03.01.15

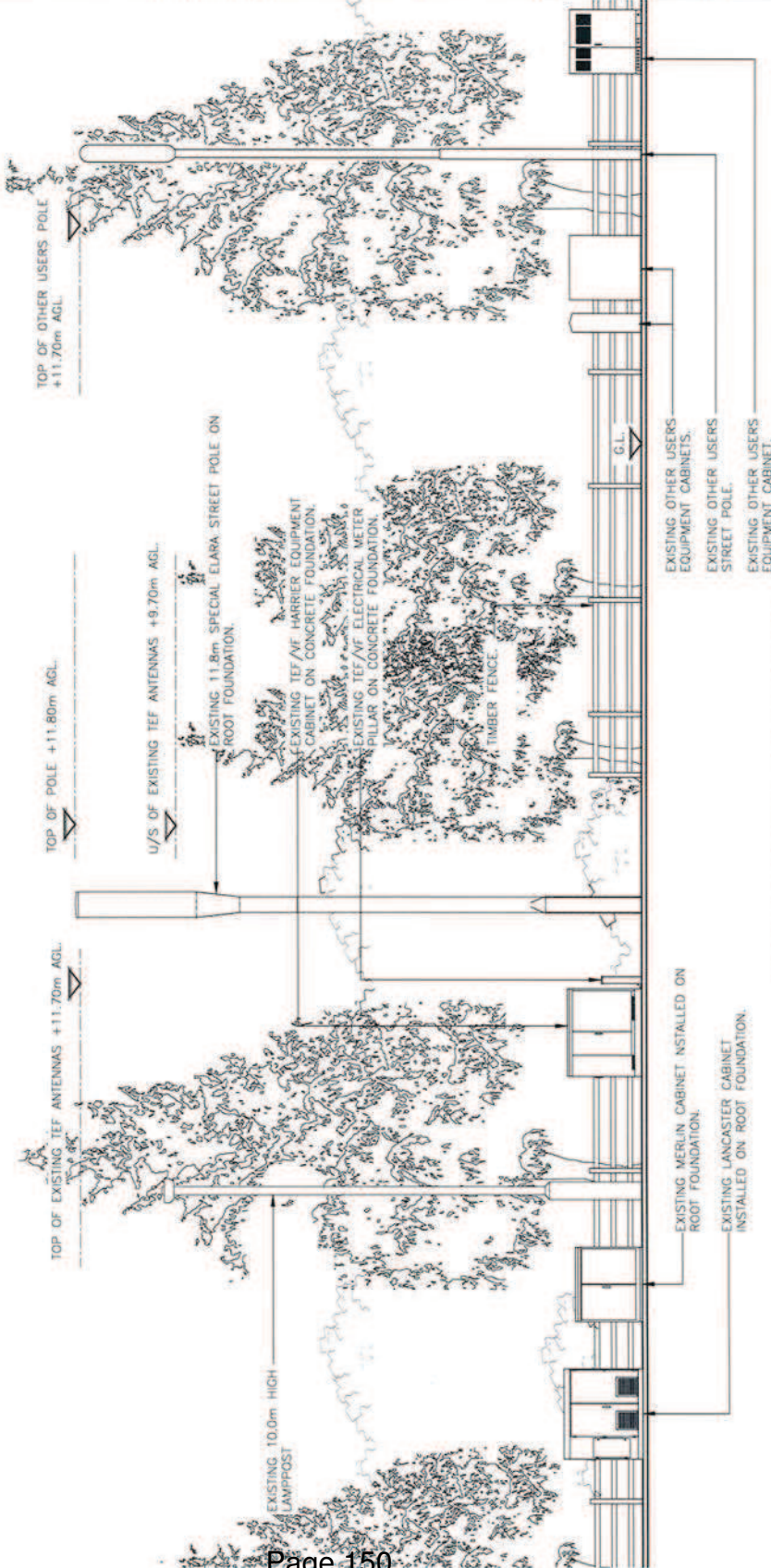


Cell Name	MOORHALL ROAD SW	Opt.	-
Cell ID No	TEF	VF	
CTIL	145377	044623	76293

Site Address / Contact Details

MOORHALL ROAD
SOUTH HAREFIELD
MIDDLESEX
UB9 6DF

Drawing Title	EXISTING SITE ELEVATION
Purpose of Issue	PLANNING
Drawing Number	300
Surveyed By	LB
Original Sheet Size	A3
Drawn	BCL
Date	03.01.15
Checked	LB
Date	03.01.15
Issue	A



EXISTING NORTH WEST ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 505194 N: 188817

CONCESSION REQUIRED NO

NOTES:

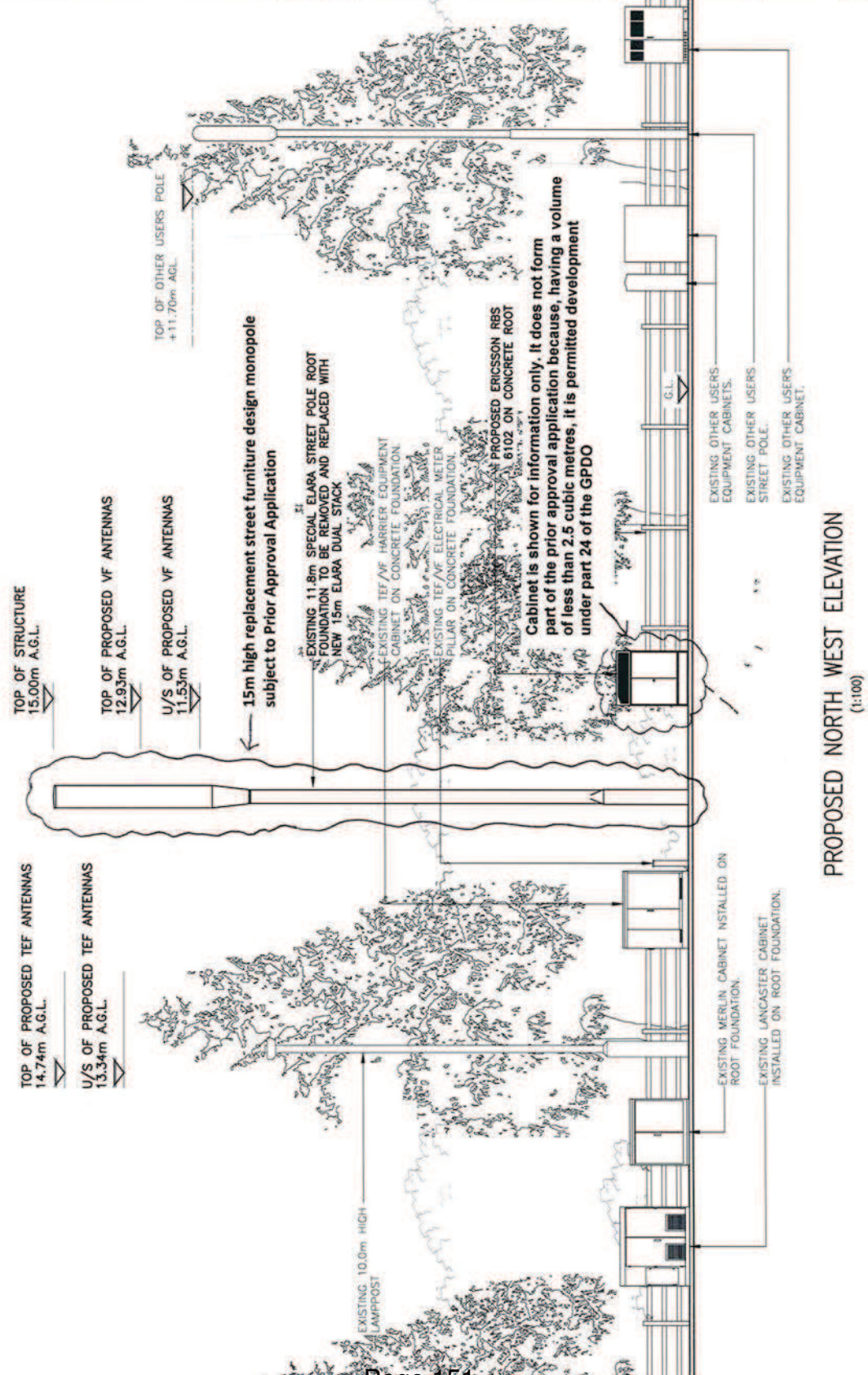
REV	Issued for Approval	MODIFICATION	BY	CH	DATE
A			BCL	LB	03.01.15



Cell Name	MOORHALL ROAD SW	Opt.	-
Cell ID No			
CTIL	VF		
145377	044623	76293	

Site Address / Contact Details
 MOORHALL ROAD
 SOUTH HAREFIELD
 MIDDLESEX
 UB9 6DF

Drawing Title	PROPOSED SITE ELEVATION
Purpose of Issue	PLANNING
Drawing Number	301
Surveyed By	LB
Drawn	BCL
Date	03.01.15
Checked	LB
Date	03.01.15
Original Sheet Size	A3
Issue	A



PROPOSED NORTH WEST ELEVATION
(1:100)

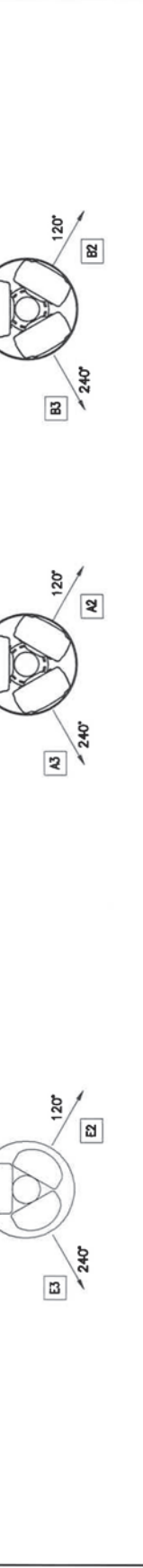
The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 505194 N: 188817
 CONCESSION REQUIRED NO

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 505194 N: 188817
 CONCESSION REQUIRED NO

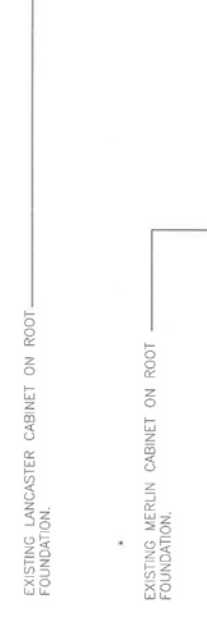
REV	Issued For Approval	BY	CH	DATE
A		BEL	LB	03.01.15

REV	Issued For Approval	BY	CH	DATE
A		BEL	LB	03.01.15



Cell Name	MOORHALL ROAD SW
Cell ID No	
CTIL	145377
TEF	044623
VF	76293

Site Address / Contact Details	MOORHALL ROAD SOUTH HAREFIELD MIDDLESEX UB9 6DF
Drawing Title	ANTENNA & EQUIPMENT LAYOUT
Purpose of Issue	PLANNING
Drawing Number	400
Surveyed By	LB
Drawn	BCL
Date	03.01.15
Cracked	LB
Date	03.01.15
Original Sheet Size	A3
Issue	A



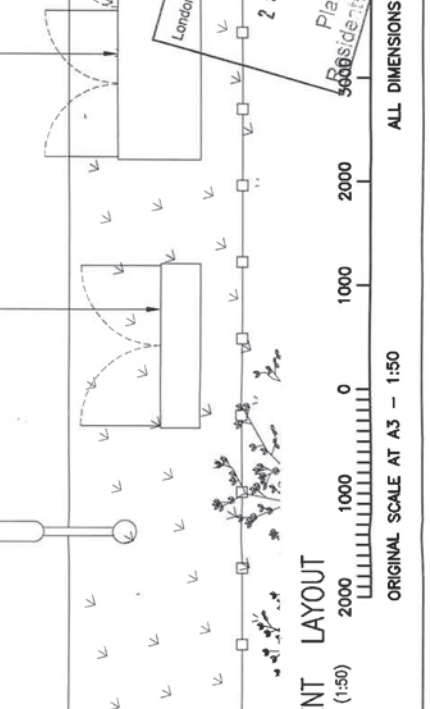
EXISTING ANTENNA PLAN (1:25)

PROPOSED ANTENNA PLAN (1:25)

EXISTING ANTENNA PLAN (1:25)

PROPOSED ANTENNA PLAN (1:25)

EQUIPMENT			
DUCT SIZE (mm)	END 'A'	END 'B'	MARKER PEG
1	MC	RBS 6102	
2	INCOMING	HARRIER	X
3	HARRIER	RBS 6102	X
4	POLE	RBS 6102	X
5	POLE	RBS 6102	X



EQUIPMENT LAYOUT (1:50)

EXISTING TEF/VF ELECTRICAL METER PILLAR ON CONCRETE FOUNDATION.
 EXISTING 11.8m SPECIAL ELARA STREET POLE ROOT FOUNDATION TO BE REMOVED AND REPLACED WITH NEW 15m ELARA DUAL STACK
 EXISTING TEF/VF HARRIER EQUIPMENT CABINET ON CONCRETE FOUNDATION.
 EXISTING MERLIN CABINET ON ROOT FOUNDATION.
 EXISTING LANCASTER CABINET ON ROOT FOUNDATION.
 PROPOSED ERICSSON RBS 6102 ON CONCRETE ROOT

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

LONDON NORTH STREET FURNITURE 3 SECTOR TEF CODE: LNH132GV03 & VOD E_VF_UK_SRM_303_260

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 505194 N: 188817
 CONCESSION REQUIRED NO
 NOTES:

OPERATOR	FUNCTION	LENGTH & DIAMETER (SEE GUIDANCE NOTES BELOW)		FEEDER/DC/FIBRE		EXISTING & PROPOSED ANTENNA SCHEDULE (EXISTING EQUIPMENT SHOWN GREY)										COMMENTS			
		MF1	MF(U1)	MF(U2)	TOTAL	DC/FIBRE QTY	DC/FIBRE LENGTH	MHA NSM QTY	MHA ESSON QTY	MHA TO ANTENNA LENGTH (RTOPS & GFIELDS)	COMBINERS (HIGH LEVEL)	COMBINERS (LOW LEVEL)	ANT. REF.	ANTENNA MANUFACTURER PART NO.	BRC		HEIGHT TO TOP (m)	HEIGHT TO C/L (m)	LOCATION (PILE MOUNTED, WITHIN GRP SHROUD ETC)
EXIST ANTENNA	TEF/AF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	TEF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	VF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	TEF/AF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	TEF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	VF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
PROPOSED ANTENNA	TEF/AF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	NEW
	TEF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	NEW
	VF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	NEW
	TEF/AF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	TEF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	VF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
EXIST ANTENNA	TEF/AF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	TEF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	VF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	TEF/AF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	TEF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	VF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
PROPOSED ANTENNA	TEF/AF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	TEF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	VF	10m	10m	20m	20m	2	2	1	1	1	1	1	1	1	0'	11.70	9.70	WITHIN GRP SHROUD	REMOVE
	TEF/AF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	TEF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW
	VF	13m	13m	18m	18m	2	2	1	1	1	1	1	1	1	0'	14.74	13.34	WITHIN GRP SHROUD	NEW

Cell Name MOORHALL ROAD SW Opt -
 Cell ID No TEF VF
 145377 044623 76293

Site Address / Contact Details
 MOORHALL ROAD
 SOUTH HAREFIELD
 MIDDLESEX
 UB8 6DF

Drawing Title: ANTENNA SCHEDULE
 Purpose of issue: PLANNING
 Drawing Number: 500

Surveyed By: Issue
 Drawn: UB Date: 03.01.15 Original Sheet Size: A3
 Checked: UB Date: 03.01.15

GalinfoDry
 VOD/VEY - HINDLEY - LEICESTERS - HRE - LE10 3JF
 Tel +44 (0)1455 227782 Fax +44 (0)1455 227438

O₂
 CTIL

REV A Issued for Approval BCL LB 03.01.15 BY CH DATE

London Borough of Hillingdon
 RECEIVED
 25 Nov 2013
 Planning
 Residents Services

FEEDER LENGTH & DIAMETER GUIDANCE NOTES
 TOTAL DISTANCE MEASURED FROM MHA TO BTS CABINET. NOTE: FOR STREET POLES THE TOTAL IS TO INCLUDE THE FEEDER (TEF) & J FEEDER (VF/J) PRE-ROGGED IN THE POLE. IF FEEDER DIAMETER VARIES THE LENGTHS ARE TO BE REASSED. CONSIDER THE COLLARS FROM THE ANTENNA MHA TO THE BTS AS FOLLOWS: MAIN FEEDER: MAIN FEEDER JUMPER 1, MAIN FEEDER JUMPER 2, TOTAL LENGTH

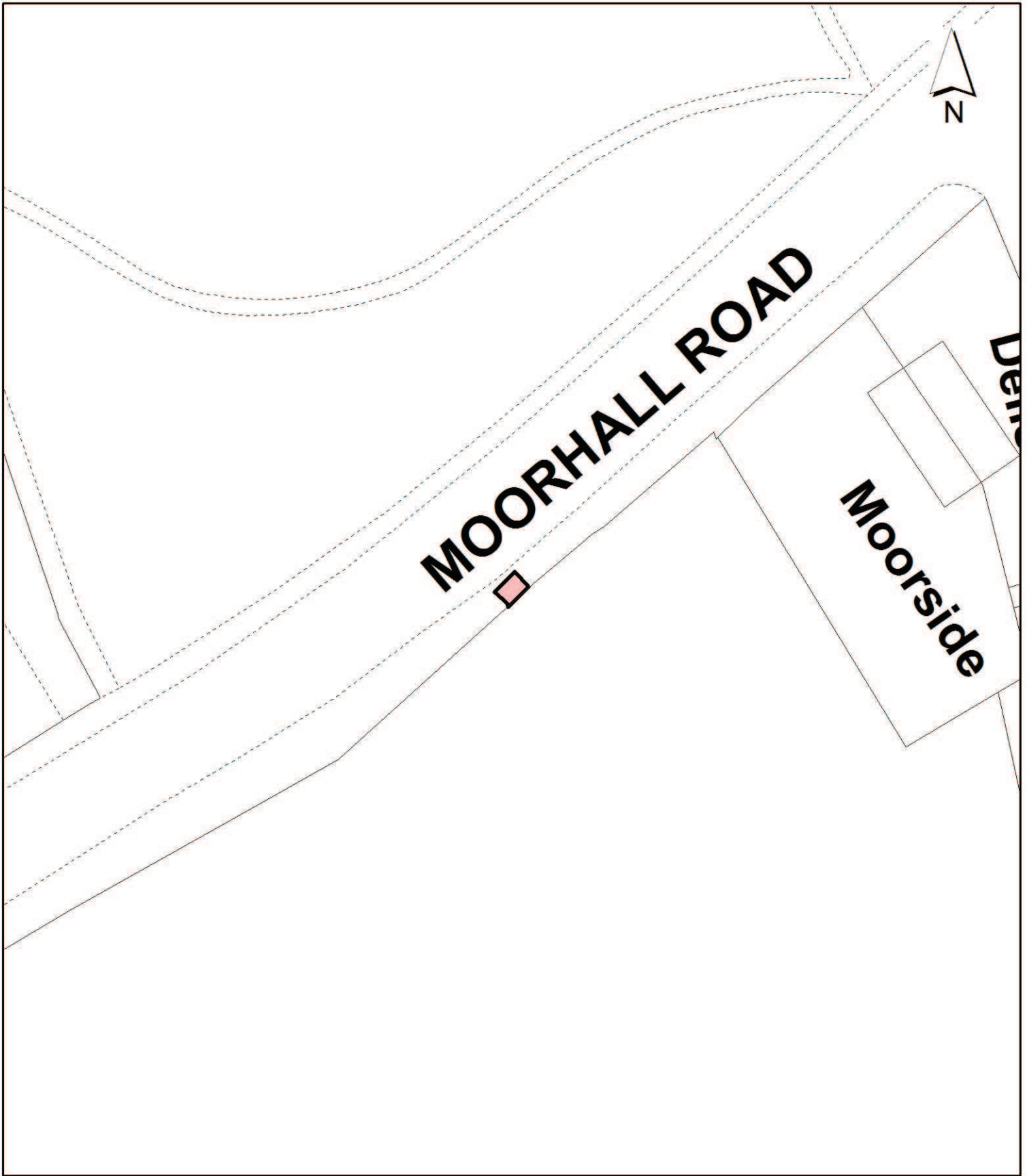
ANTENNA REFERENCE KEY
 A= ANTIENNA GROUP (A-Z)
 1= CELL No. (1, 2, 3)
 b= UNIQUE BAND REFERENCE
 DISH (1-13)



FUNCTION KEY
 1= SECTOR (2,3 etc)
 U= UMITS (G=GSMA) (1=LTE)
 21= 2100 BAND (09=0900,18=1800)

STATUS KEY
 NEW = NEW ONTO SITE
 EXISTING = ON SITE AND NOT BEING MOVED
 RE-USE = ON SITE BUT BEING MOVED
 REMOVE = REMOVED FROM SITE

OPERATOR KEY
 VF = VODAFONE
 TEF = TELEFONICA

Page 53

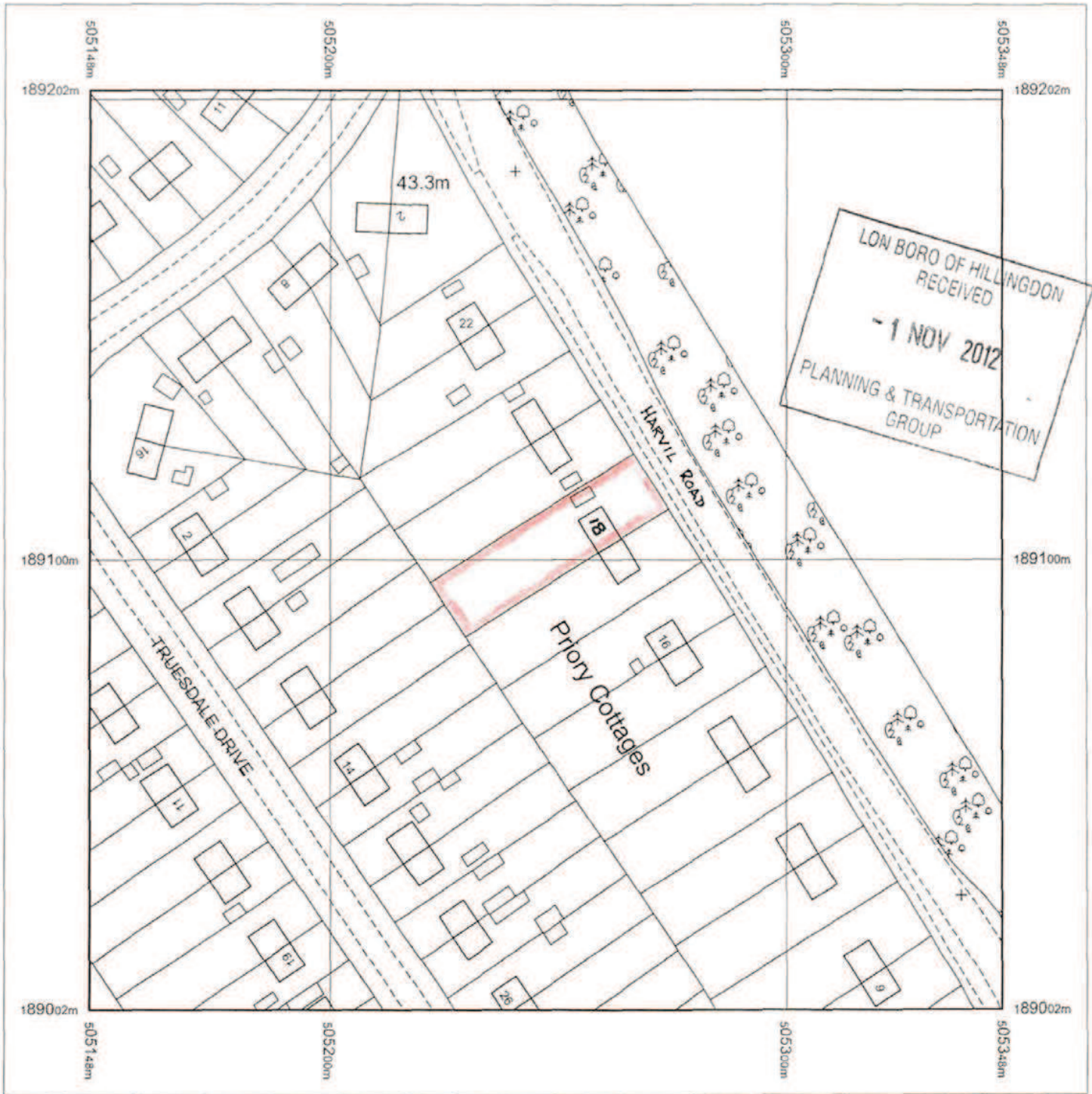


<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>Opposite Recreation Ground Moorhall Road Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p>HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>60622/APP/2015/1092</p>	<p>Scale:</p> <p>1:500</p>	
	<p>Planning Committee:</p> <p>North Page 154</p>	<p>Date:</p> <p>May 2015</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 18 PRIORY COTTAGES HARVIL ROAD HAREFIELD
Development: Retention of part of existing decking to rear of dwelling, retention of close boarded boundary fence adjacent to retained decking.
LBH Ref Nos: 2091/APP/2012/2706

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



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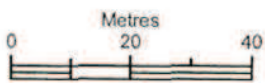
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The representation of features as lines is no evidence of a property boundary.

Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.



Scale 1:1250

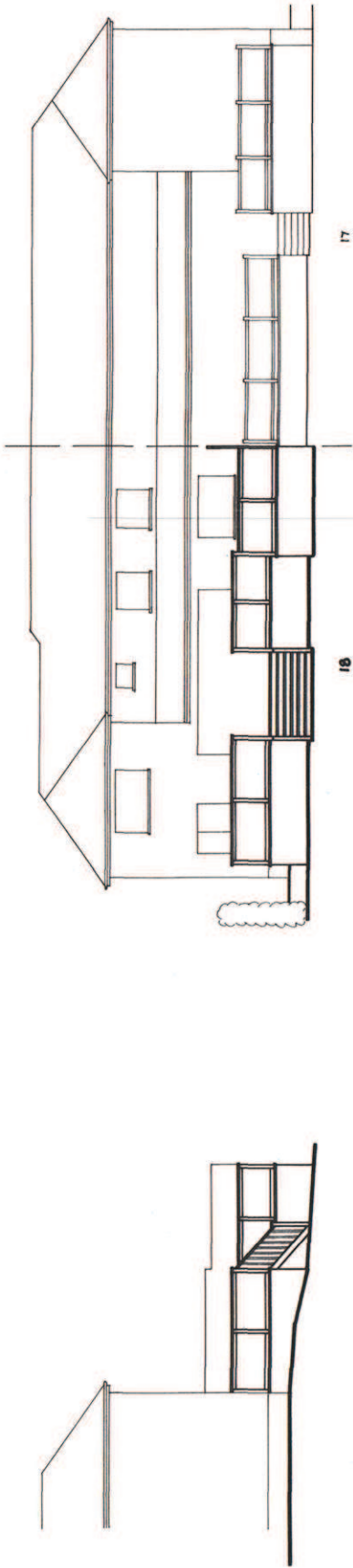
Supplied by: **National Map Centre**

Serial number: 02556500

Centre coordinates: 505247.5 189102

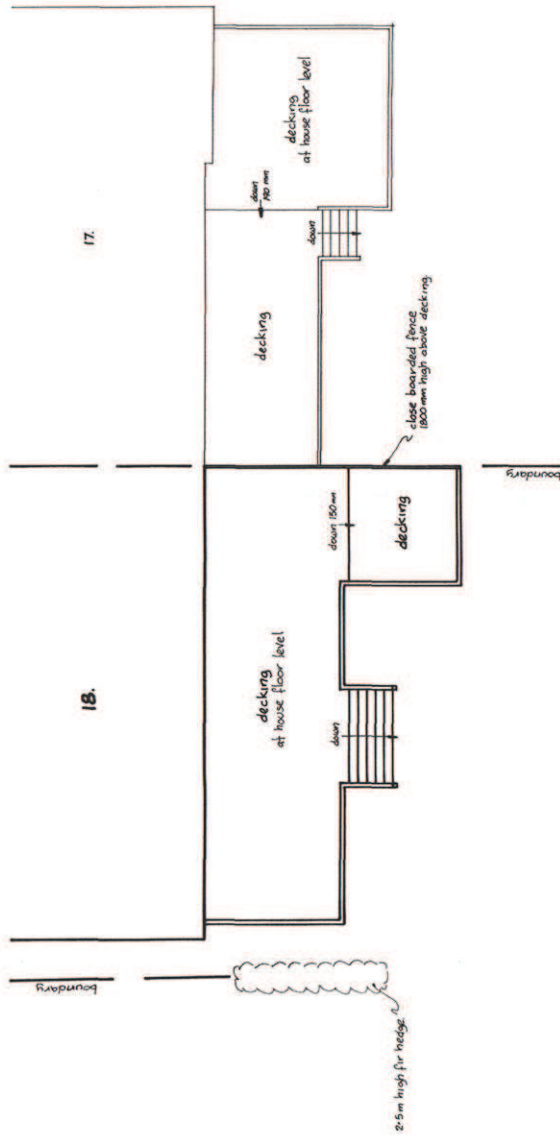
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey website
www.ordnancesurvey.co.uk

18 Priory Cottages
Harvil Road
Harefield
Middlesex, UB9 6AS



Side Elevation

Rear Elevation



Ground Floor Plan



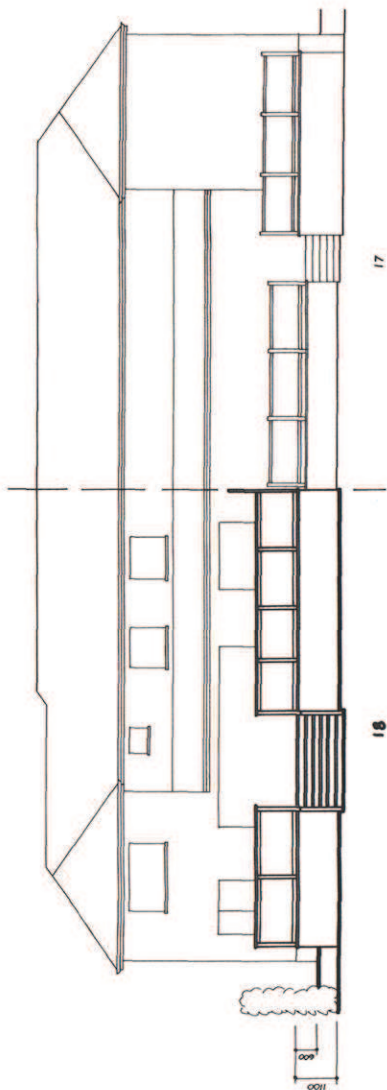
Scale Bar 1:100

Drawn	YHS
Date	Oct 2012
Scale	1:100
Dwg No	121010
Rev	

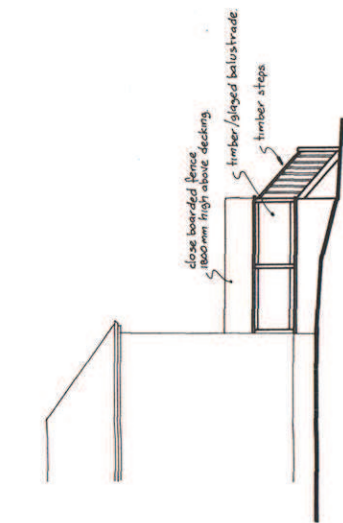
M. H. Seabrook Design Services.
4. Bradbery,
Maple Cross,
Rickmansworth,
Herts.

01923 774933

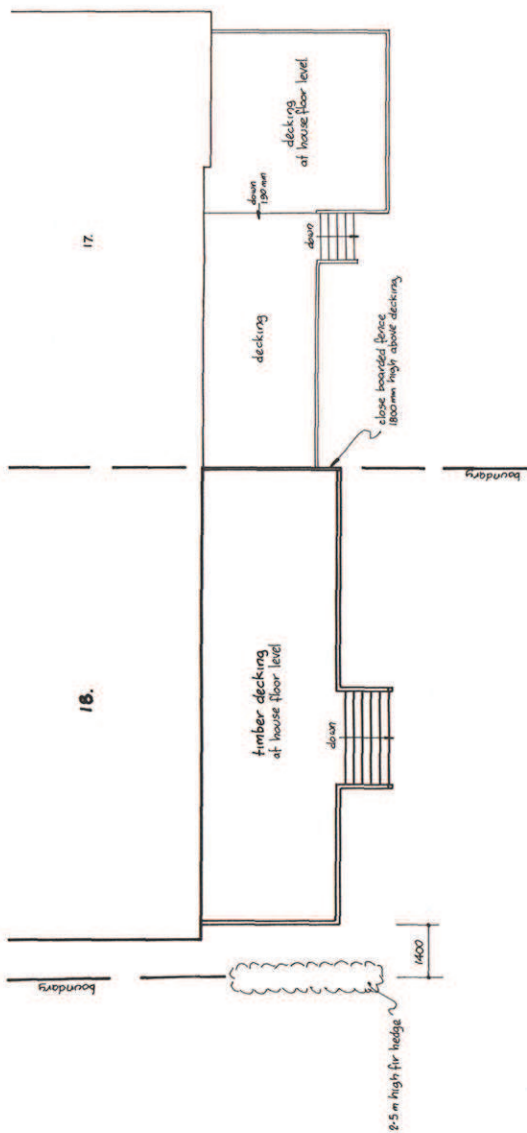
Existing decking at 18, Priory Cottages, Harvil Road, Harfield, Middx. UBS eas.



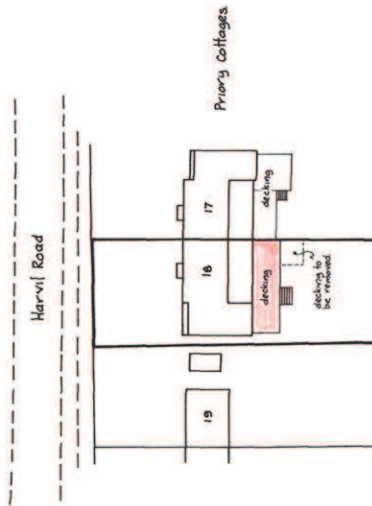
Rear Elevation



Side Elevation



Ground Floor Plan



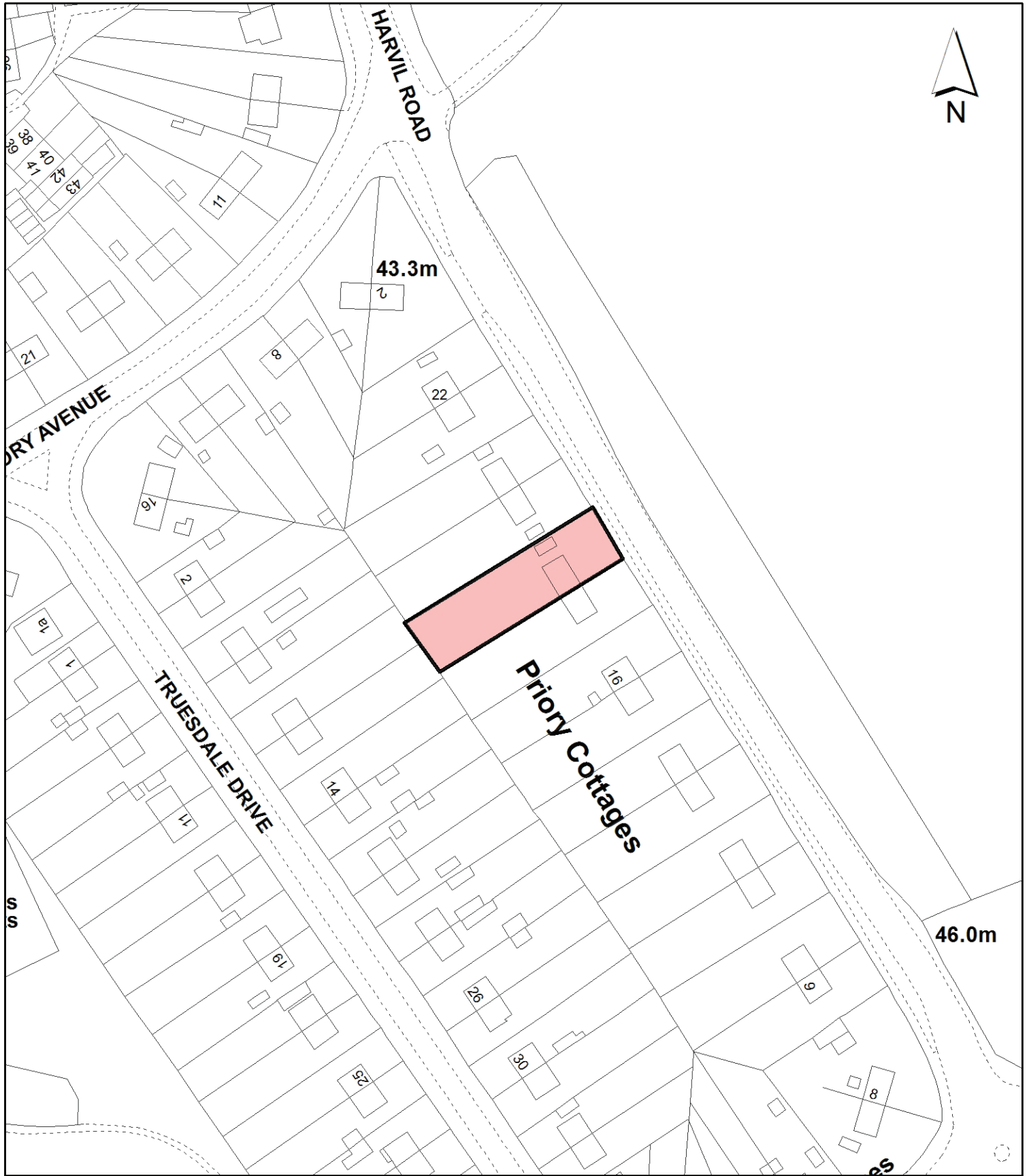
Block Plan 1:500



Scale Bar 1:100



<p>M.H. Seabrook Design Services 4, Bradbery, Maple Cross, Rickmansworth, Herts.</p>		<p>Decking as proposed at 18, Priory Cottages, Harvil Road, Harefield, Middx. UB9 6AB.</p>	
<p>Drawn MHS</p>	<p>Date Oct 2012</p>	<p>Scale 1:100</p>	<p>Drwg No</p>
<p>01923 774935</p>		<p>121011</p>	
<p>Rev</p>		<p>Rev</p>	



Notes:

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Site Address: **18 Priory Cottages
 Harvil Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
2091/APP/2012/2706

Scale:
1:1,250

Planning Committee:
North Page 159

Date:
May 2015



Report of the Head of Planning, Sport and Green Spaces

Address 27 HALFORD ROAD ICKENHAM

Development: Alterations and reconstruction of the front wall of the garage including the installation of a new roller shutter door

LBH Ref Nos: 16527/APP/2015/339

Date Plans Received: 29/01/2015

Date(s) of Amendment(s):

Date Application Valid: 30/01/2015



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The representation of features as lines is no evidence of a property boundary.

27 Halford Road
Ickenham
UB10 8PY



Scale 1:1250

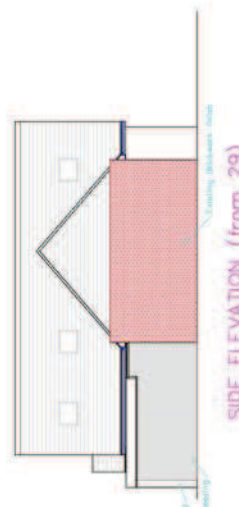
Supplied By: National Map Centre Herts

Serial number: 001144756

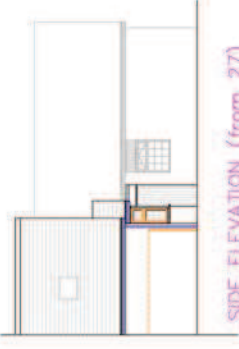
Plot Centre Coordinates: 507510, 185276



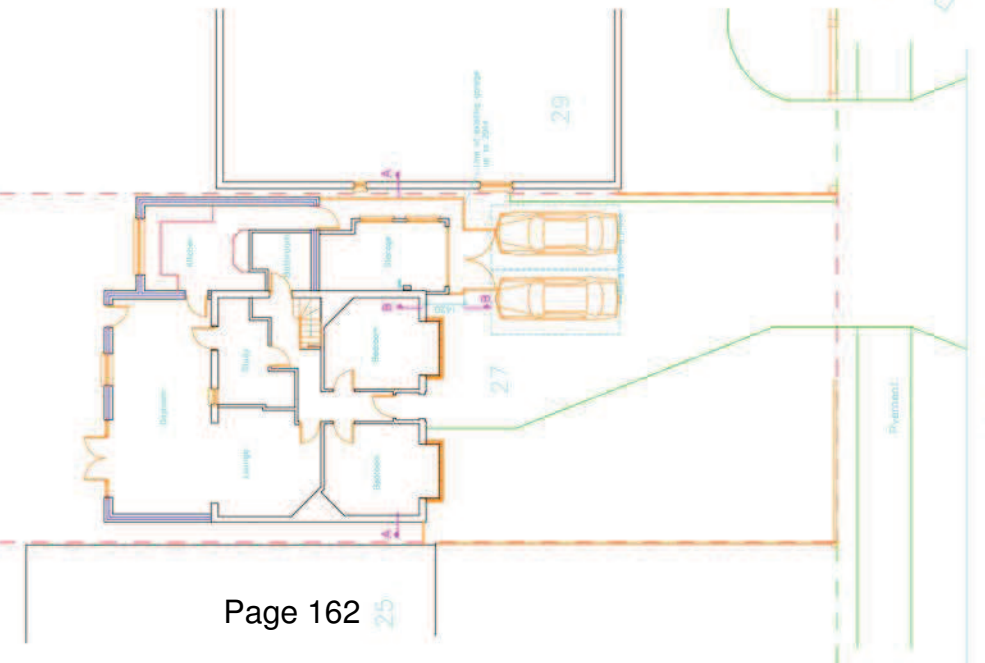
FRONT ELEVATION



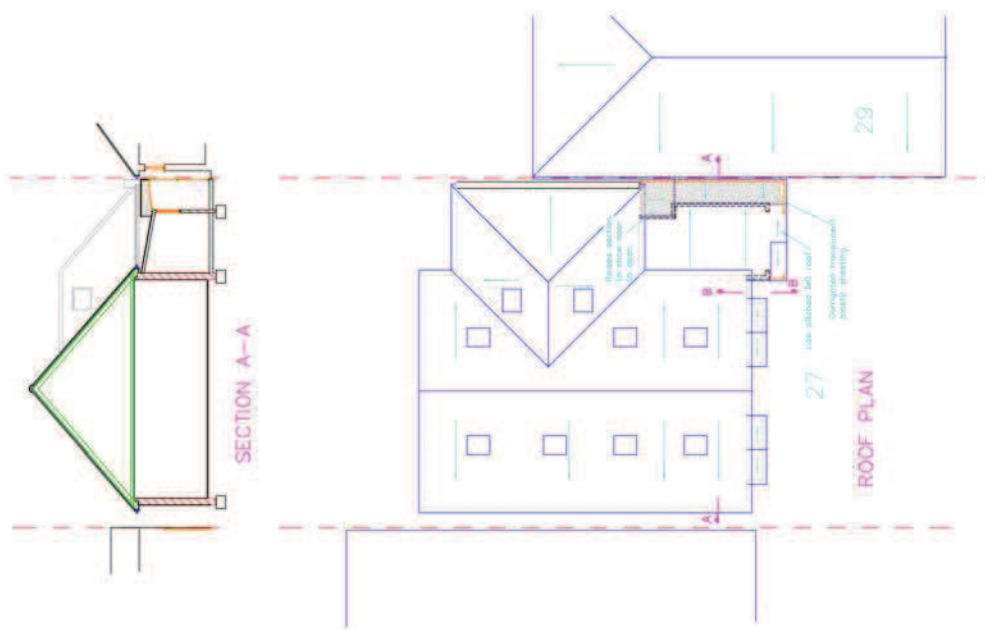
SIDE ELEVATION (from 29)



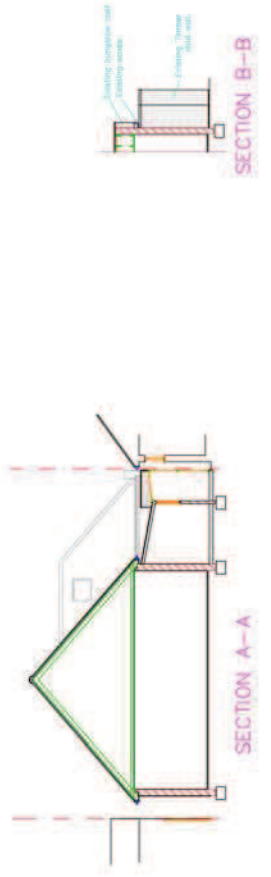
SIDE ELEVATION (from 27)



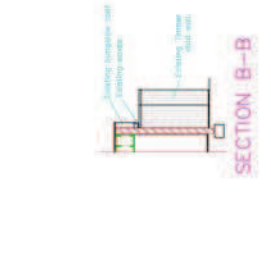
GROUND FLOOR LAYOUT



ROOF PLAN



SECTION A-A



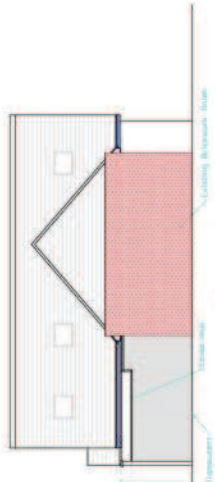
SECTION B-B

1. The client retains the copyright in the drawings.
2. All contractors to be provided with the drawings in accordance with the contract.
3. The drawings are to be used for the construction of the works only.
4. The drawings are to be used for the construction of the works only.
5. The drawings are to be used for the construction of the works only.
6. The drawings are to be used for the construction of the works only.
7. The drawings are to be used for the construction of the works only.
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10. The drawings are to be used for the construction of the works only.

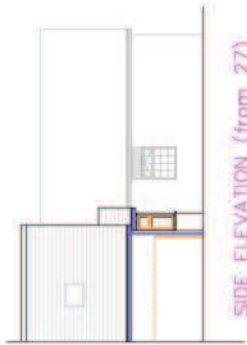
REV	DATE	DESCRIPTION
JOB 27 Halford Road, ICKENHAM		
TITLE ORIGINAL LAYOUT		
DRG. No. 2894-01		REV.
DATE 1/00	DESIGNED BY JTD	DATE Nov 14
	CHECKED BY JTD	DATE Nov 14
TOWERS DRAWING SERVICES Harefield 011 7690001 Harvil 011 7690002 01895 812822		



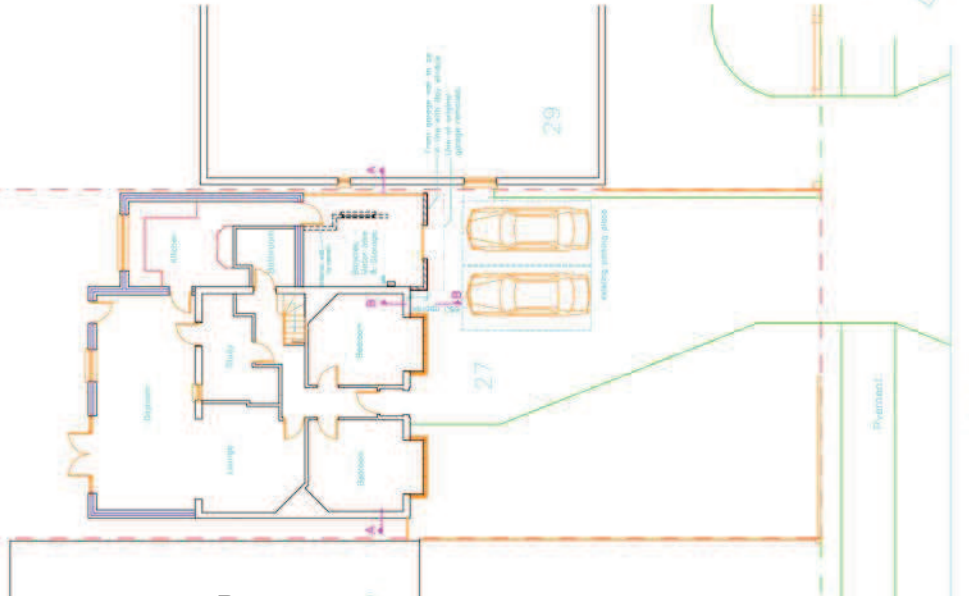
FRONT ELEVATION



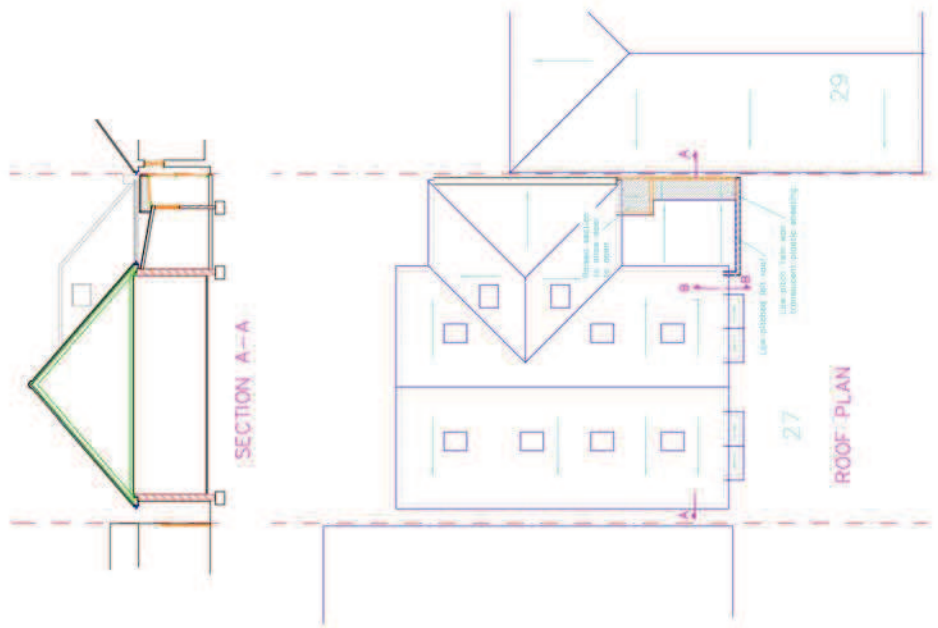
SIDE ELEVATION (from 29)



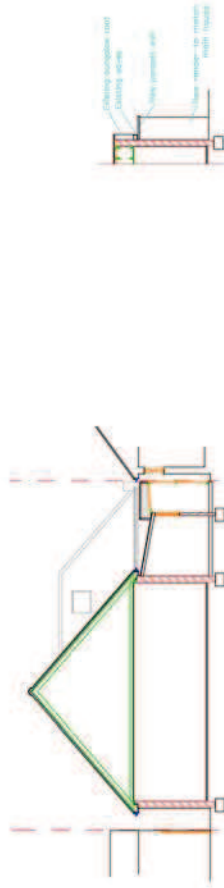
SIDE ELEVATION (from 27)



GROUND FLOOR LAYOUT



ROOF PLAN



SECTION A-A

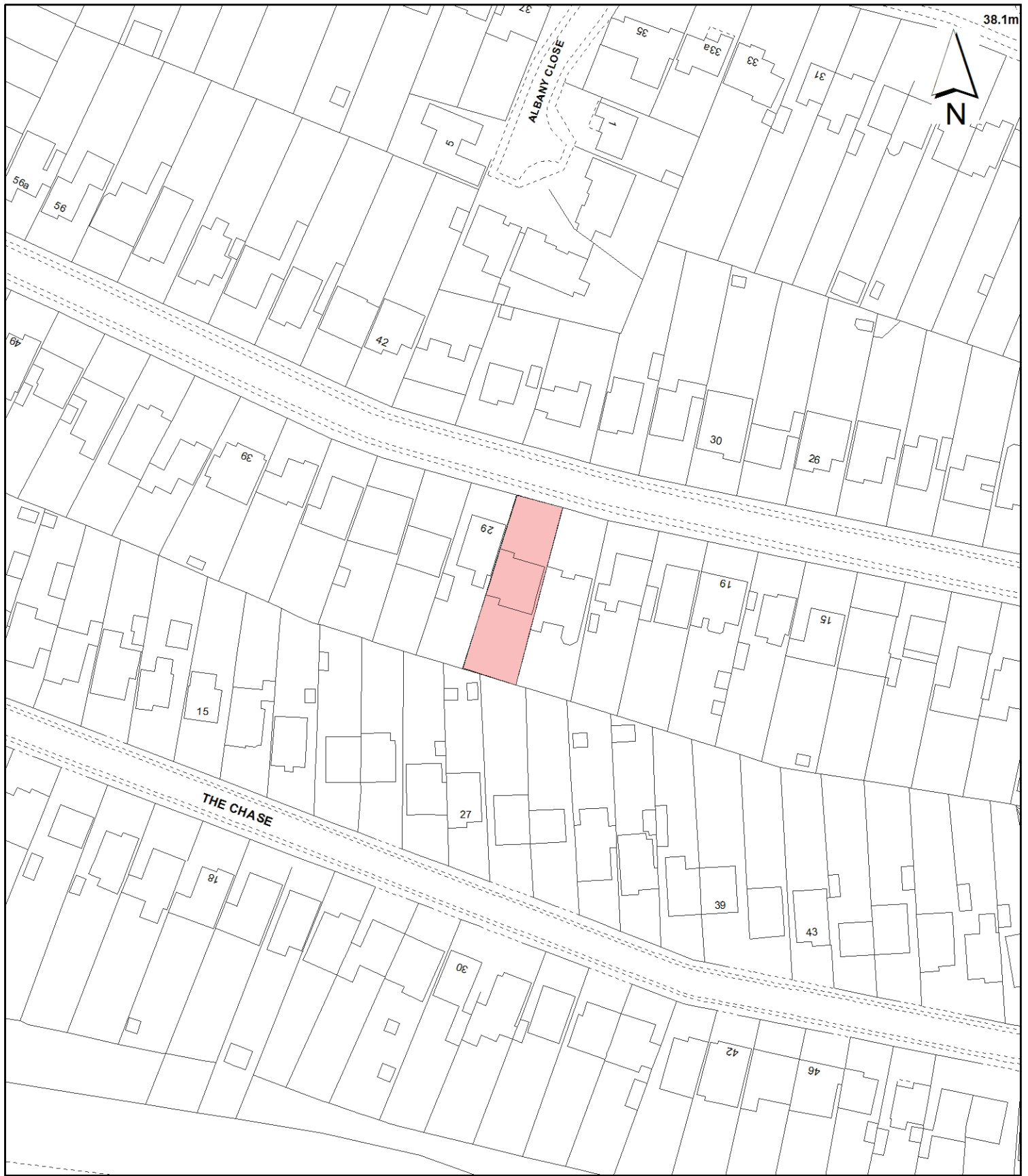


SECTION B-B

- 1. The architect retains the liability for the accuracy of the information provided on this drawing, including the accuracy of any quantities.
- 2. The architect is not responsible for the accuracy of the information provided on this drawing, including the accuracy of any quantities, if such information is provided by others, unless the architect is specifically instructed to check such information.
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- 7. The architect is not responsible for the accuracy of the information provided on this drawing, including the accuracy of any quantities, if such information is provided by others, unless the architect is specifically instructed to check such information.
- 8. The architect is not responsible for the accuracy of the information provided on this drawing, including the accuracy of any quantities, if such information is provided by others, unless the architect is specifically instructed to check such information.

REV.	DATE	DESCRIPTION
JOB 27 Halford Road, ICKENHAM		
TITLE PROPOSED LAYOUT		
DRG. No. 2894-02		REV.
SCALE: 1:100	Drawn by: JTD	Date: Nov 14
	Checked: PCN	Date: Nov 14
TOWERS DRAWING SERVICES. Harefield 011 Terminal, Harvil Drive, Harefield, Bucks HP89 0LL. 01895 812822		





Notes:

 Site boundary

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Site Address:

**27 Halford Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
16527/APP/2015/339

Scale:
1:1,250

Planning Committee:
North Page 164

Date:
May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD
NORTHWOOD

Development: Replacement of existing 17.1 metre high telecommunications monopole with a 17.5 metre high telecommunications monopole with associated equipment cabinet (application under Part 24 of schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 67084/APP/2015/1227

Date Plans Received: 02/04/2015

Date(s) of Amendment(s):

Date Application Valid: 07/04/2015



SITE LOCATION

SITE LOCATION
(E: 509660, N: 190737)



GENERAL LOCATION PLAN

Ordnance Survey map extract
Grid Reference TQ0966090737
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SITE LOCATION PLAN

Ordnance Survey map extract
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 3. DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE
 4. SIGHT ROUTES ARE SHOWN INDICATIVELY. ACTUAL ROUTES TO BE DETERMINED ON SITE
 5. ALL DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER

Issue	Description	Date	NW	MV
A	DESIGN UPGRADE	25/03/15	Drawn	Approved



BEACONCOMMS
 UNIT 3 RITTS CLEAVE INDUSTRIAL ESTATE, TAUNTON, DEVON, PL19 6PW
 sales@beaconcomms.co.uk Tel: +44 (0)1323 410619

Site Name & Address:
THE IRON BRIDGE
 RICKMANSWORTH ROAD
 NORTHWOOD
 HILLINGSDON
 LONDON
 HA6 1QP

SITE LOCATION

Purpose of Issue:
UPGRADE OF EXISTING SITE

Drawing No:
HGN025 THE IRON BRIDGE 70230_001

Issue	Scale of AS	Drawn	Date	Checked	Date
A	NW	AS SHOWN	25/03/15	TGC	25/03/15
				MV	25/03/15

Drawn: **70230** Checked: **HGN025**

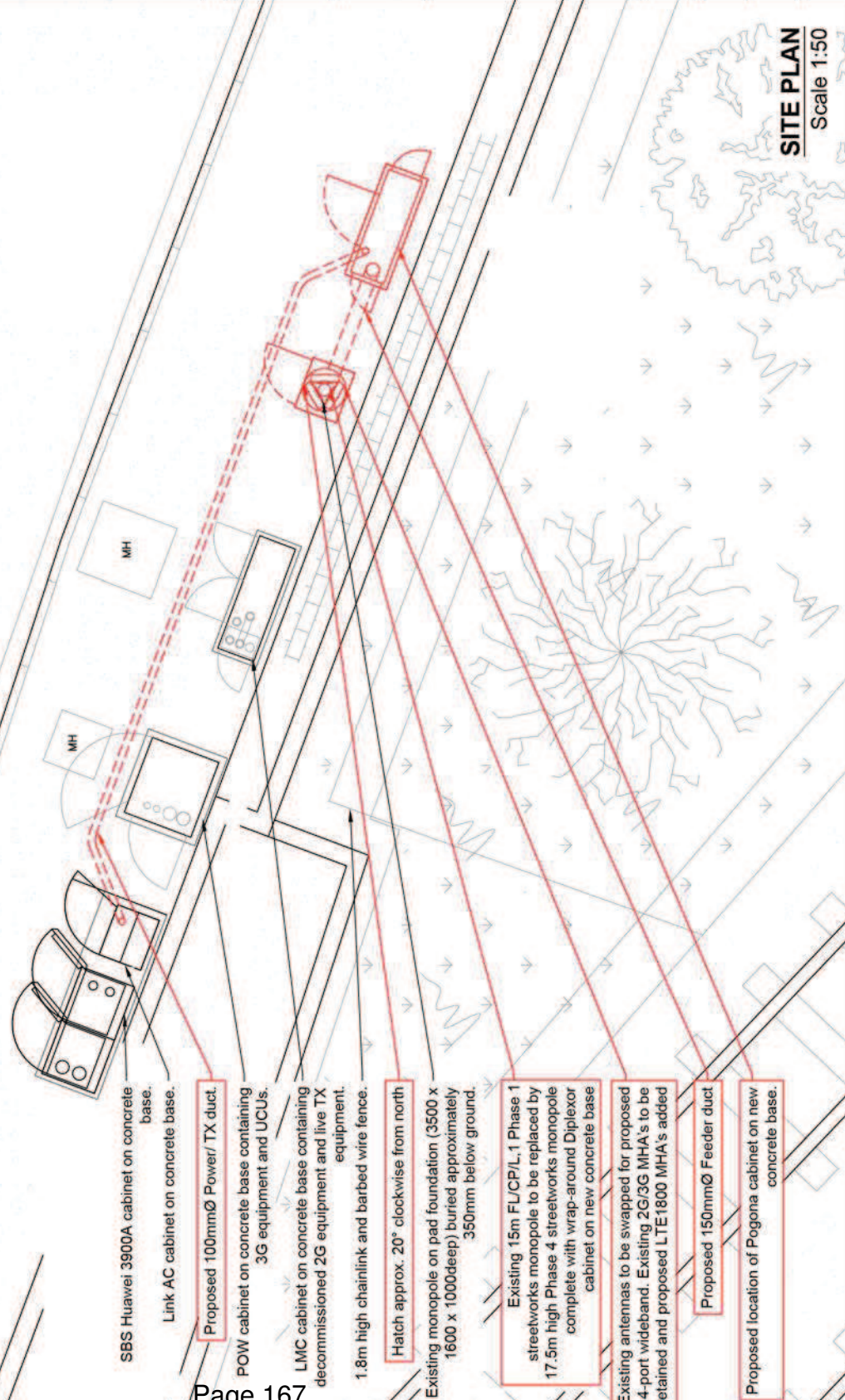


ELEVATION
↑

GDC Survey required to check stability of existing structure's foundation with proposed extra loadings.

RICKMANSWORTH ROAD
(30 MPH LIMIT)

Tarmac pavement



- NOTES:**
- DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
 - DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE
 - SITE ROUTES ARE SHOWN INDICATIVELY. ACTUAL ROUTES TO BE DETERMINED ON SITE
 - ALL DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER

KEY: ■ INDICATES PROPOSED / REPLACEMENT EQUIPMENT

WORKS DETAIL:

CABINET	POGONA - 1200W x 400D x 1020H
ANTENNAS	REPLACE FOR PROPOSED 4-PORT WIDEBAND
MHA'S	RETAIN EXISTING 2G/3G & ADD PROPOSED LTE1800
POWER	AC - BREAKER (EOP/PE)
COOLING	N/A (OUTDOOR CABINET)
OTHER	REPLACE EXISTING MONOPOLE WITH PHASE 4 DIPLEXOR CABINET AND NEW FEEDERS / NEW DUCTING / BMS FEES / GDC SURVEY

Issue	Comment	Date	Drawn	Approved
A	DESIGN UPGRADE	25/03/15	NW	MV



BEACONCOMMS
UNIT 3 FITS CLEAVE INDUSTRIAL ESTATE, TAUNTON, DEVON, PL19 6PW
sales@beaconcomms.co.uk Tel: +44 (0)1323 410610

Site Name & Address:
THE IRON BRIDGE
RICKMANSWORTH ROAD
NORTHWOOD
HILLINGSDON
LONDON
HA6 1QP

SITE LAYOUT

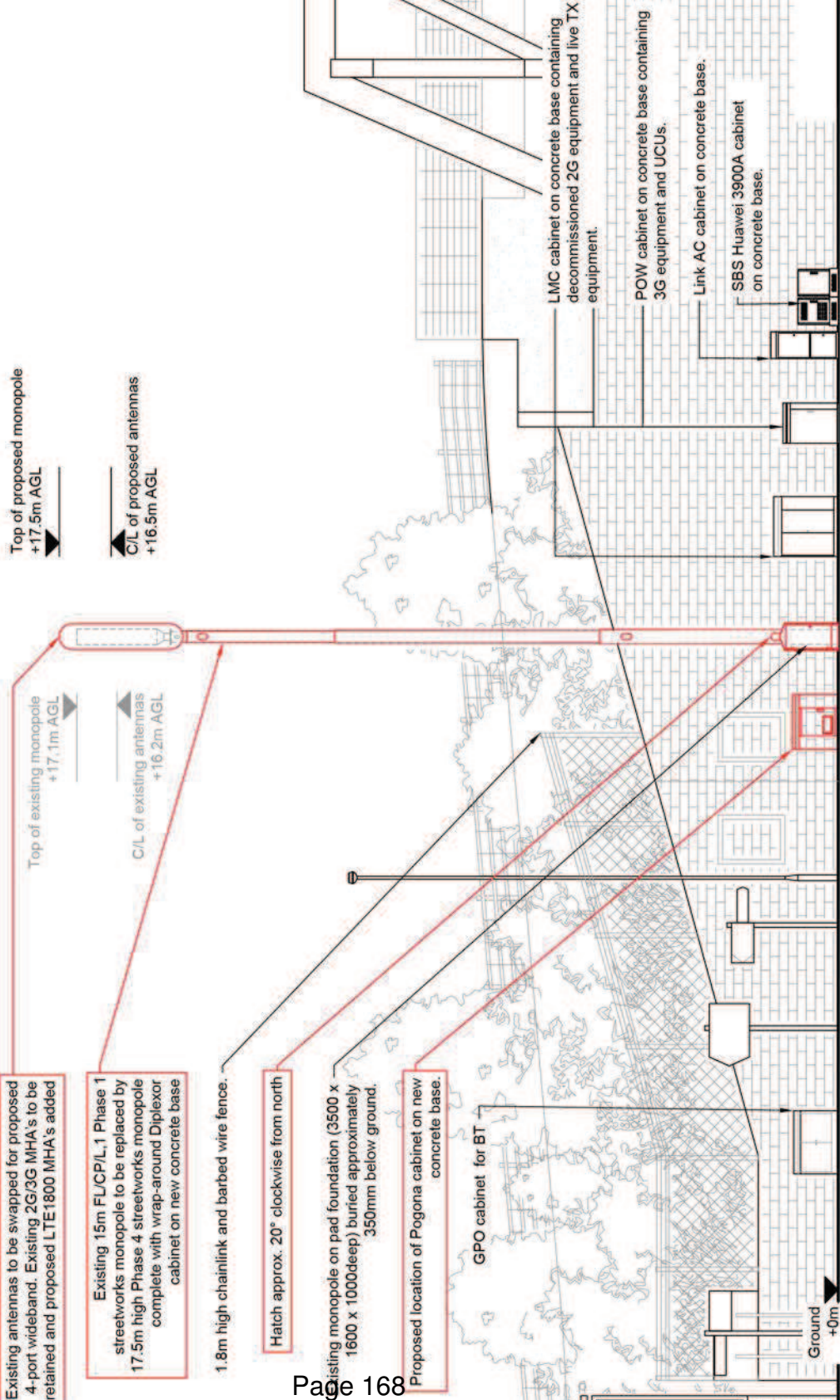
Purpose of Issue:
UPGRADE OF EXISTING SITE

Drawing No:
HGN025 THE IRON BRIDGE 70230_002

Issue No:	70230	Client Ref ID:	HGN025
Scale at AS:	AS-SHOWN	Issue Date:	25/03/15
Issue Date:	25/03/15	Issue Date:	25/03/15
Issue Date:	25/03/15	Issue Date:	25/03/15

SITE PLAN
Scale 1:50

GDC Survey required to check stability of existing structure's foundation with proposed extra loadings.



- NOTES:**
- DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
 - DO NOT SCALE DRAWINGS, ALL DIMENSIONS TO BE CHECKED ON SITE
 - DUCT ROUTES ARE SHOWN INDICATIVELY, ACTUAL ROUTES TO BE DETERMINED ON SITE
 - ALL DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER
- KEY:** --- INDICATES PROPOSED / REPLACEMENT EQUIPMENT

WORKS DETAIL:

CABINET	POGONA - 1200W x 400 x 1020H
ANTENNAS	REPLACE FOR PROPOSED 4-PORT WIDEBAND
MHA'S	RETAIN EXISTING 2G/3G & ADD PROPOSED LTE1800
POWER	AC - BREAKER (DZEPKEL)
COOLING	NA (OUTDOOR CABINET)
OTHER	REFLECTOR FEEDERS (REVERSE) REFLECTOR FEEDERS (FORWARD) CABINET / AND NEW FEEDERS / NEW DUCTING / BMS TEES / GDC SURVEY

Issue	A	Comment	DESIGN UPGRADE	Date	25/03/15	NW	MV
Drawn							
Approved							



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 UNIT 81 PITTS CLEAVE INDUSTRIAL ESTATE, TAYLORSTOCK, DRIFTON, PA 19 6PW
 sales@beaconcomms.co.uk Tel: +44 (0)1322 418610

Site Name & Address:
THE IRON BRIDGE
 RICKMANSWORTH ROAD
 NORTHWOOD
 HILLINGSDON
 LONDON
 HA6 1QP

SITE ELEVATION

Purpose of Issue:
UPGRADE OF EXISTING SITE

Drawing No:
HGN025_THE IRON BRIDGE_70230_003

Host Ref ID:	70230	MAIN CRE ID:	HGN025
Scale of AS:	AS SHOWN	Checked:	TGC
Scale of MV:	NW	Approved:	25/03/15
Scale of MV:		Approved:	25/03/15

ELEVATION
 Scale 1:100

EXISTING ANTENNA TABLE

ANTENNA REF	BEARING (°)	MID ANTENNA HEIGHT (m)	OVERALL FEEDER LENGTH (m)		MAIN FEEDER TYPE	MHA	ANTENNA MANUFACTURER	MODEL NUMBER	RET
			2G/3G	LTE					
C1A1/UA1	90	16.2	28	20	LCF 12-50	Wideband	Kathrein	742215	-
C2A1/UB1	210	16.2	28	20	LCF 12-50	Wideband	Kathrein	742215	-
C3A1/UC1	330	16.2	28	20	LCF 12-50	Wideband	Kathrein	742215	-

NOTE: ALL BEARINGS MEASURED EAST OF GRID NORTH

FEEDER LENGTH SHOWN IS ONLY APPROXIMATE AND SHOULD BE CHECKED BY RIGGING CONTRACTOR PRIOR TO WORK COMMENCING

PROPOSED ANTENNA TABLE

ANTENNA REF	BEARING (°)	MID ANTENNA HEIGHT (m)	OVERALL FEEDER LENGTH (m)		MAIN FEEDER TYPE	MHA	ANTENNA MANUFACTURER	MODEL NUMBER	RET
			2G/3G	LTE					
C1A1/UA1/HAA1	90	16.5	28	20	LCF 12-50	Wideband	Kathrein	742-236	Yes
C2A1/UB1/HAB1	210	16.5	28	20	LCF 12-50	Wideband	Kathrein	742-236	Yes
C3A1/UC1/HAC1	330	16.5	28	20	LCF 12-50	Wideband	Kathrein	742-236	Yes

NOTE: ALL BEARINGS MEASURED EAST OF GRID NORTH

FEEDER LENGTH SHOWN IS ONLY APPROXIMATE AND SHOULD BE CHECKED BY RIGGING CONTRACTOR PRIOR TO WORK COMMENCING

- NOTES:**
- DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS
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 - DUCT ROUTES ARE SHOWN INDICATIVELY, ACTUAL ROUTES TO BE DETERMINED ON SITE
 - ALL DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER
- KEY:**
- INDICATES PROPOSED / REPLACEMENT EQUIPMENT

Issue	Comment	Date	Drawn	Approved
A	DESIGN UPGRADE	25/03/15	NW	MV



BEACONCOMMS
 UNIT 81 FITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 6PW
 sales@beaconcomms.co.uk Tel: +44 (0)1322 418610

Site Name & Address:
THE IRON BRIDGE
 RICKMANSWORTH ROAD
 NORTHWOOD
 HILLINGSDON
 LONDON
 HA6 1QP

ANTENNA DETAILS

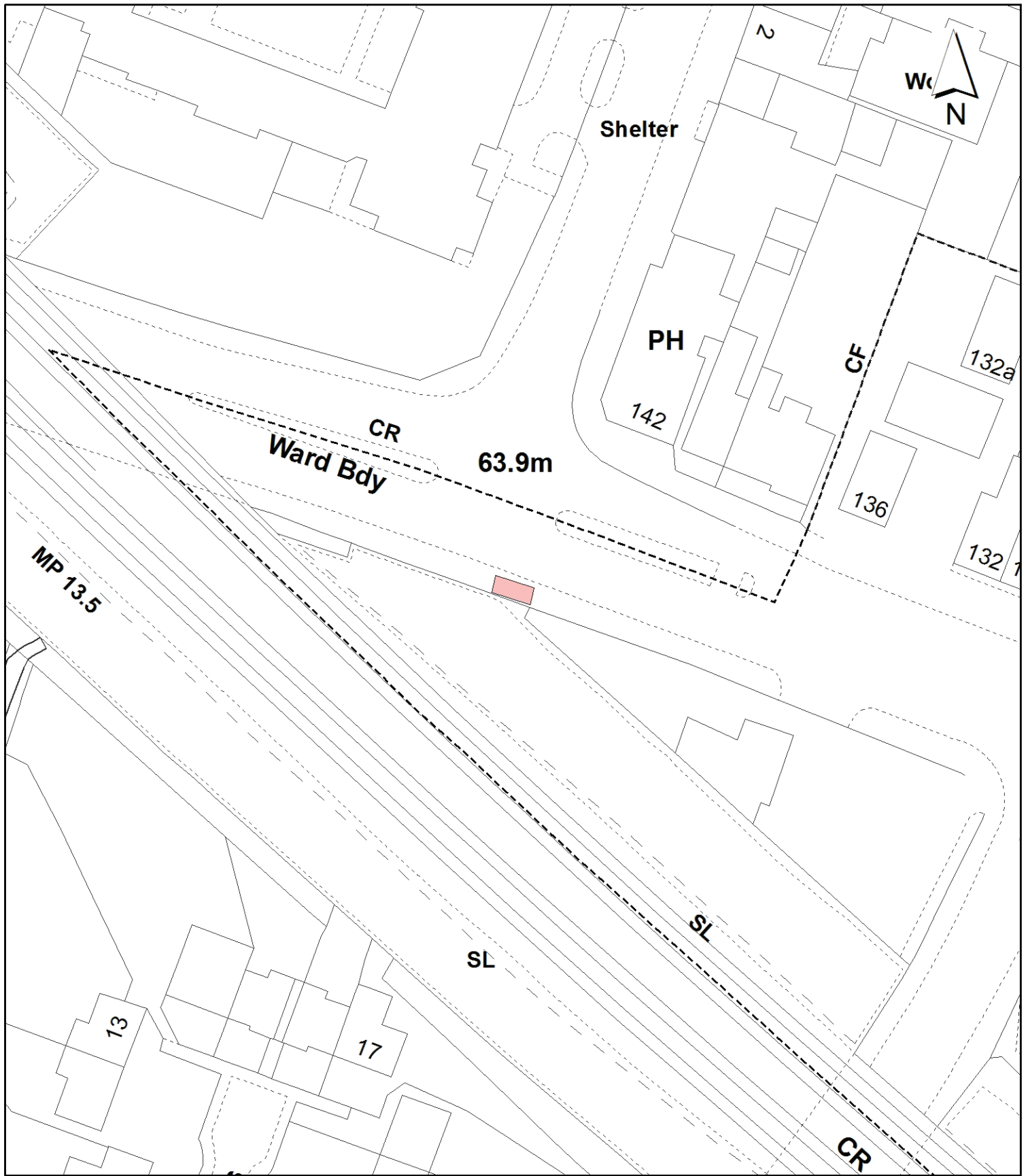
Purpose of Issue:
UPGRADE OF EXISTING SITE

Drawing No:
HGN025_THE IRON BRIDGE_70230_004

Host CRN ID:	Scale of AS:	AS SHOWN:	Issue No.:	Issue Date:
70230	AS SHOWN	TGC	25/03/15	25/03/15
	INW	MV	25/03/15	25/03/15

93596





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Site Address:

**Footway adjacent to Autocentre
 Northwood
 Pinner Road**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
67084/APP/2015/1227

Scale:
1:600

Planning Committee:
North Page 170

Date:
May 2015

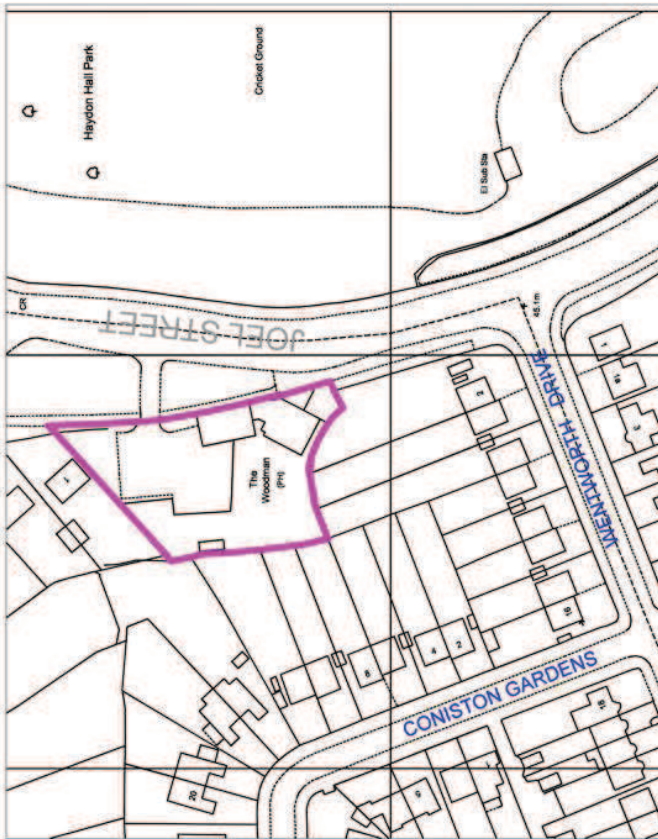
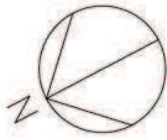


Report of the Head of Planning, Sport and Green Spaces

Address THE WOODMAN PH JOEL STREET EASTCOTE PINNER
Development: Single Storey Rear Extension to replace timber lean to structure.
LBH Ref Nos: 19391/APP/2015/94

Date Plans Received: 12/01/2015 **Date(s) of Amendment(s):** 09/02/2015
Date Application Valid: 09/02/2015 01/04/2015
12/01/2015

LOCATION PLAN

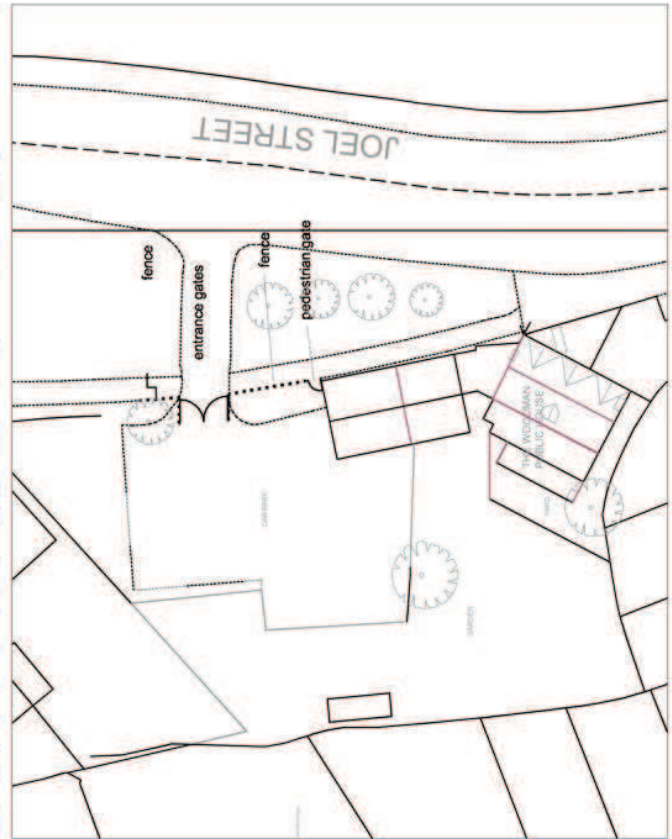


BLOCK PLAN

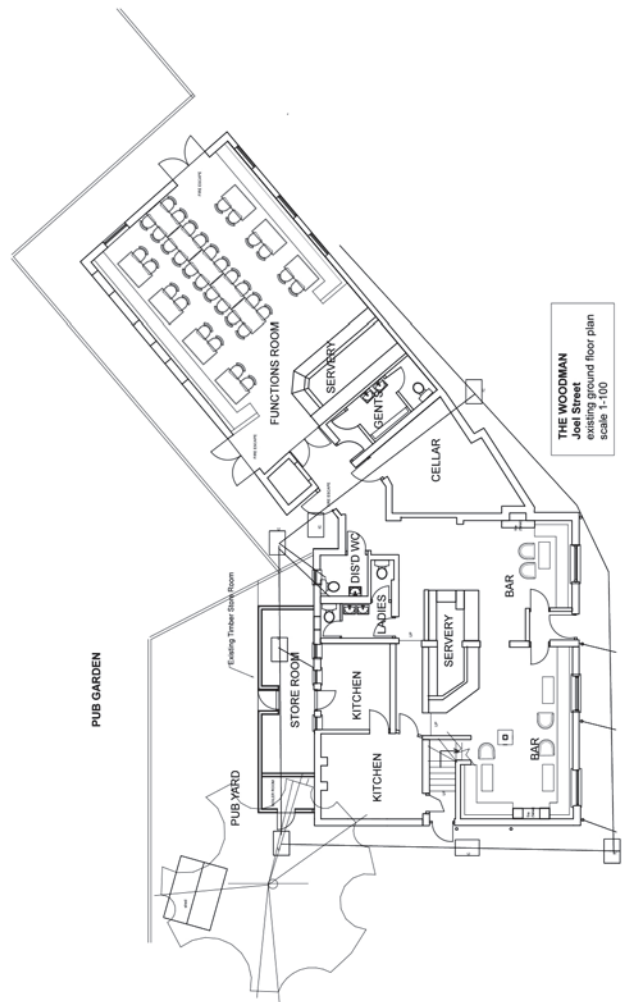
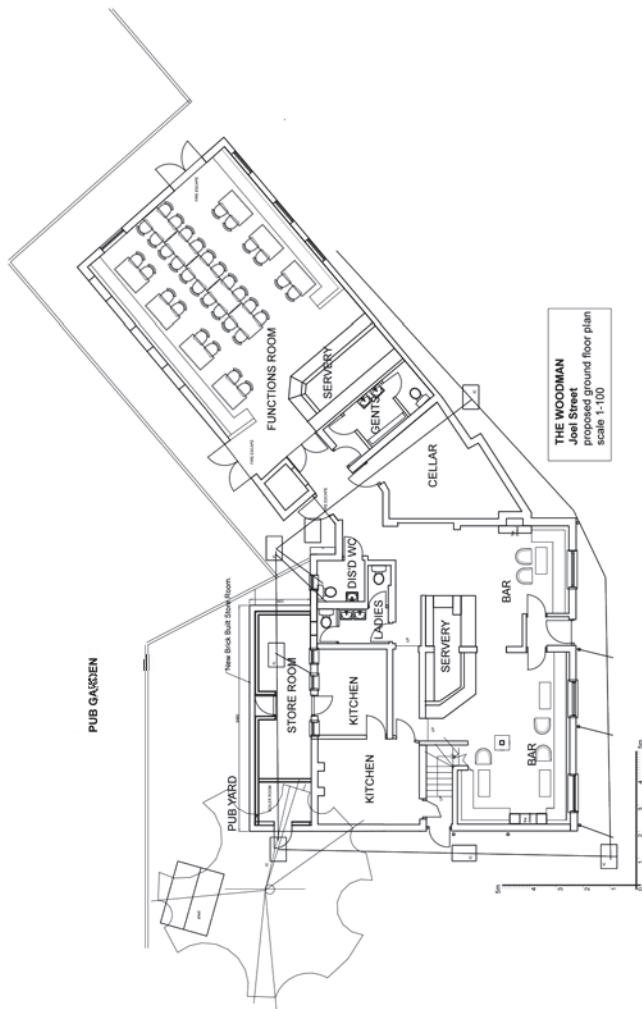
The Woodman
Joel Street
Old Eastcote

Location Plan & Block Plan

SCALE
1:1250 and
1:500 @ A3

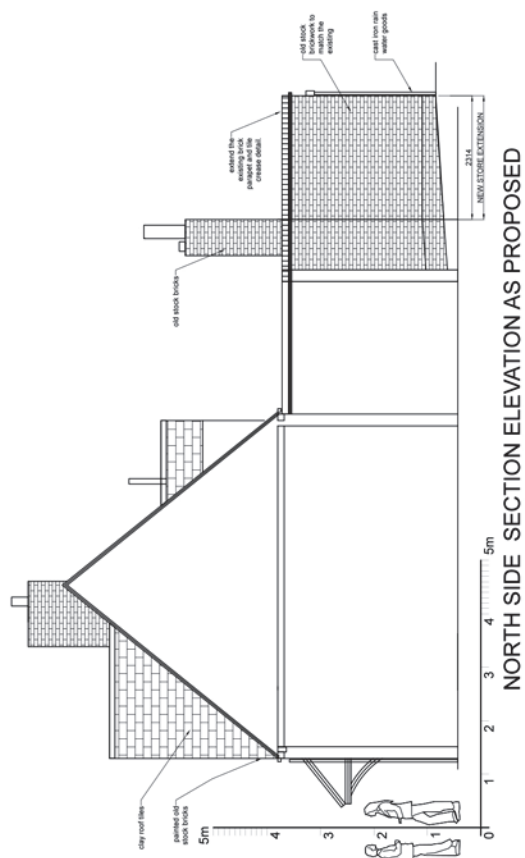


NO.	NOTES	DATE	BY
	<small>THIS PLAN IS UNFORFEITABLE AND IS THE PROPERTY OF SMITH COLDHAM DESIGN LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. IT IS TO BE RETURNED TO THE ARCHITECT IMMEDIATELY UPON COMPLETION OF THE PROJECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SMITH COLDHAM DESIGN LTD.</small>		
Enterprise Inns			
Project Title Aren's Bar @ The Woodman Joel Street Eastcote HAS 2PR			
Location and Block Plan			
Scale 1:1250 and 1:500 @A3		Reference No 5737-15-102	
Drawn by PS		Project No 5737-15-102	
smith coldham design ltd 55 LAKE DRIVE, RUSHPUR, MIDDLESEX, HA8 8RL MOBILE: 07779 475 579 PHONE & FAX: 020 8807 9631 E-MAIL: info@smithcoldham.com			
<small>design - architecture - brand development - project management</small>			

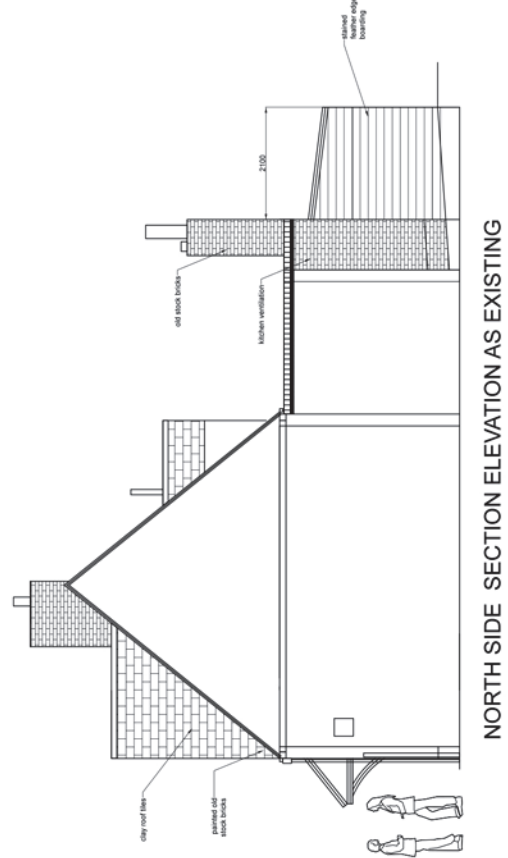


Rev.A Plans revised to reflect on site survey details and clarify scope of new works PS 01-04-2015.

NO	REVISED	DATE	BY
PROJECT NAME: ARENS BAR AT THE WOODMAN, JOEL STREET, EASTCOTE, MIDDLESEX, HA5 2PR DRAWING NO: 5737-15-100 DRAWING TITLE: GROUND FLOOR LAYOUT PLAN EXISTING AND PROPOSED			
Enterprise Inns ARENS BAR AT THE WOODMAN JOEL STREET EASTCOTE, MIDDLESEX, HA5 2PR			
DRAWING TITLE: Ground Floor Layout Plan Existing and Proposed			
SCALE:	1:100 @ A1	DRAWING NO:	5737-15-100
DATE:	January 2015	REVISION:	A
DRAWN BY:	PS	CHECKED BY:	
 smith coldham design ltd 81 LIME GROVE, FULBROOK, MIDDLESEX, HA14 1EL TEL: 01882 500000 FAX: 01882 500001 E: info@smithcoldham.com design - architecture - brand development - project management			



NORTH SIDE SECTION ELEVATION AS PROPOSED



NORTH SIDE SECTION ELEVATION AS EXISTING

Rev A. Elevations revised to reflect on site survey details and clarify scope of new works PS: 01-04-2015.

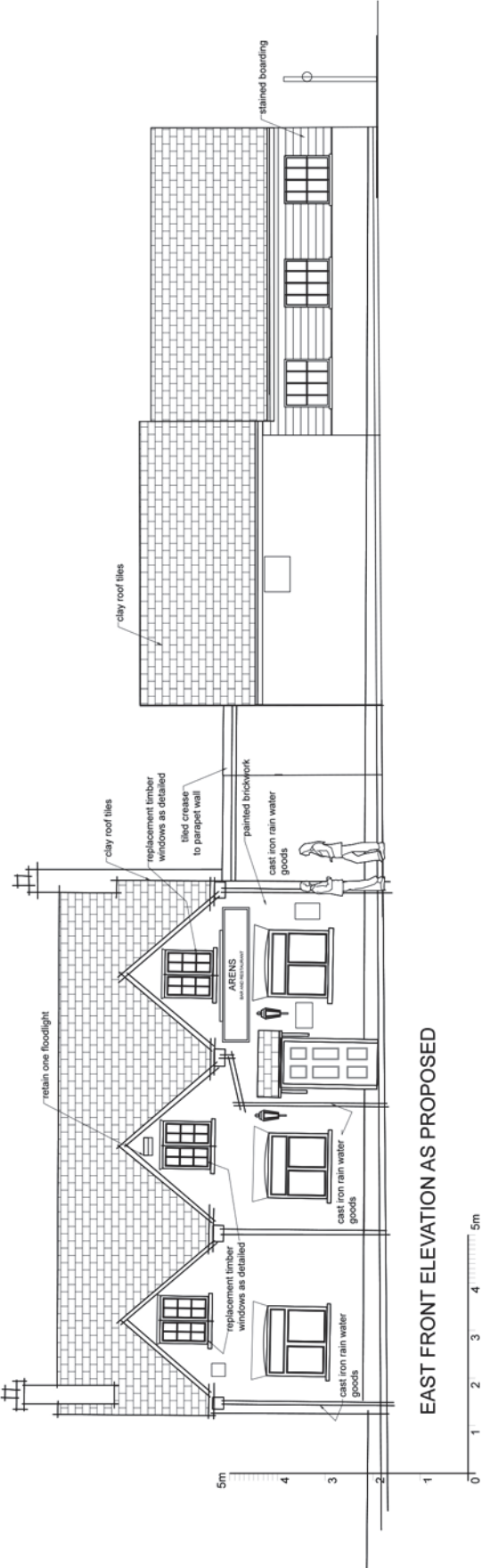
NO	DATE	BY	CHK
1	01/04/2015	AS	AS
PROJECT: ARENA BAR, 2314, WOODMAN JOEL STREET, EASTCOTE, MIDDLESEX, HA5 2PR DRAWING: ARCHITECTURAL ELEVATIONS AND SECTION DRAWINGS DRAWING NO: 2314-06-103 DRAWING TITLE: NORTH SIDE ELEVATION DRAWING DATE: 01/04/2015 DRAWING SCALE: 1:50 @ A1 DRAWING SHEET: 1 OF 1 DRAWING STATUS: PS			
Enterprise Inns ARENA BAR at The Woodman Joel Street Eastcote, Middlesex, HA5 2PR			
DRAWING TITLE: North Side Elevation Existing and Proposed			
SCALE: 1:50 @ A1		DRAWING NO: 2300-06-103	
DATE: February 2015		REVISION: A	
DRAWING BY: AS		CHECKED BY: AS	
 sca smith coldham design ltd 81, LANE GROVE, HALESHAM, MIDDLESEX, HA5 1NL TEL: 01882 500000 FAX: 01882 500001 E: info@scaarchitects.com			

Rev A Elevation revised to reflect on site survey details and clarify scope of new works PS: 01/04/2015.

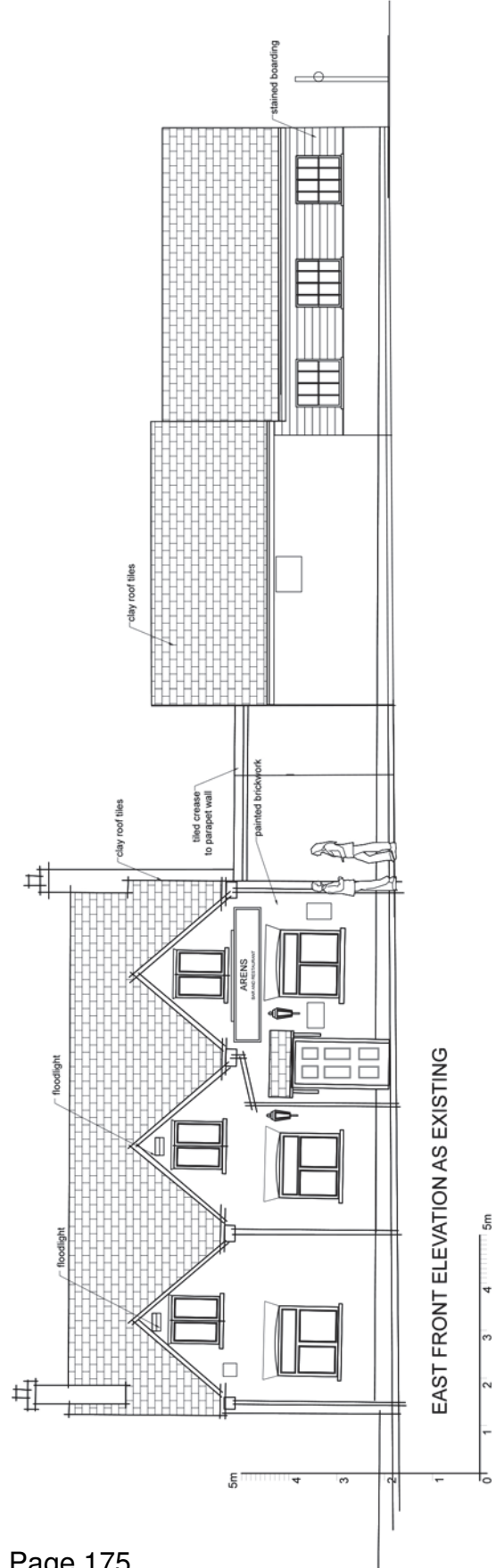
NO	DATE	BY	CHK
PROJECT DATA: ARENS BAR, WOODMAN STREET, EASTCOTE, MIDDLESEX, M20 8LJ DRAWING NO: A1 - ELEVATIONS TO THE EAST FRONT OF ARENS BAR AT WOODMAN STREET, EASTCOTE DRAWING TITLE: EAST FRONT ELEVATION AS EXISTING			
Enterprise Inns ARENS BAR at The Woodman Joel Street Eastcote, Middlesex, M20 8LJ			
DRAWING TITLE: East Front Elevation Existing			
SCALE	DRAWING NO.	DATE	REVISION
1:50 @ A1	2300-06-104	FEBRUARY 2015	A
PROJECT	NO	DATE	BY
PS			



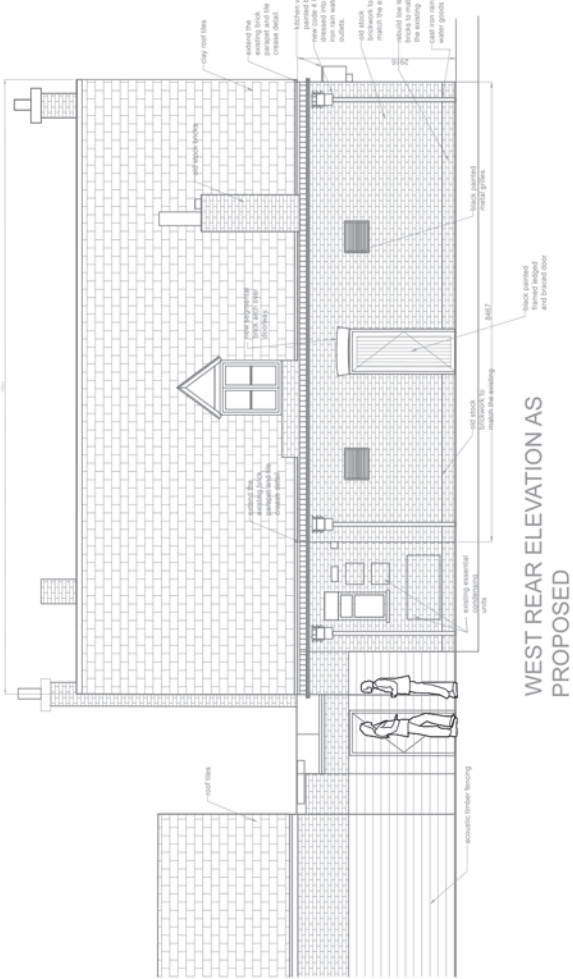
emlin colquhoun design ltd
 81, LIME GROVE, HALESHAM, MIDDLESEX, HA4 8LJ
 TEL: 01882 507800
 FAX: 01882 507801
 E: info@colquhoun.com
 design - architecture - brand development - project management



EAST FRONT ELEVATION AS PROPOSED



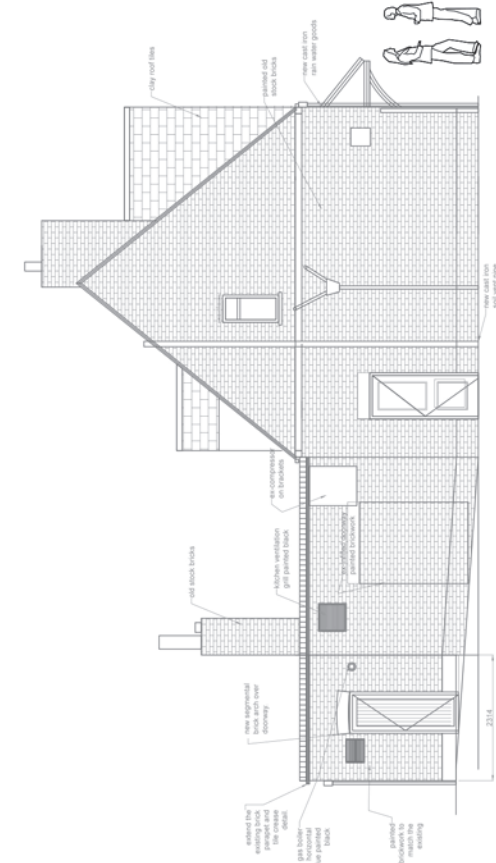
EAST FRONT ELEVATION AS EXISTING



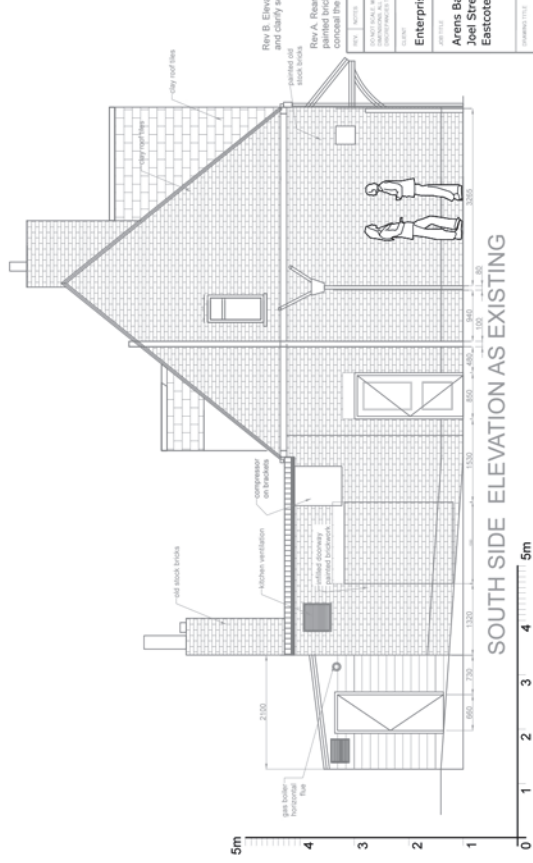
WEST REAR ELEVATION AS PROPOSED



WEST REAR ELEVATION AS EXISTING



SOUTH SIDE ELEVATION AS PROPOSED



SOUTH SIDE ELEVATION AS EXISTING

Rev B Elevations revised to reflect on site survey details and clarify scope of new works PS: 07-04-2016.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

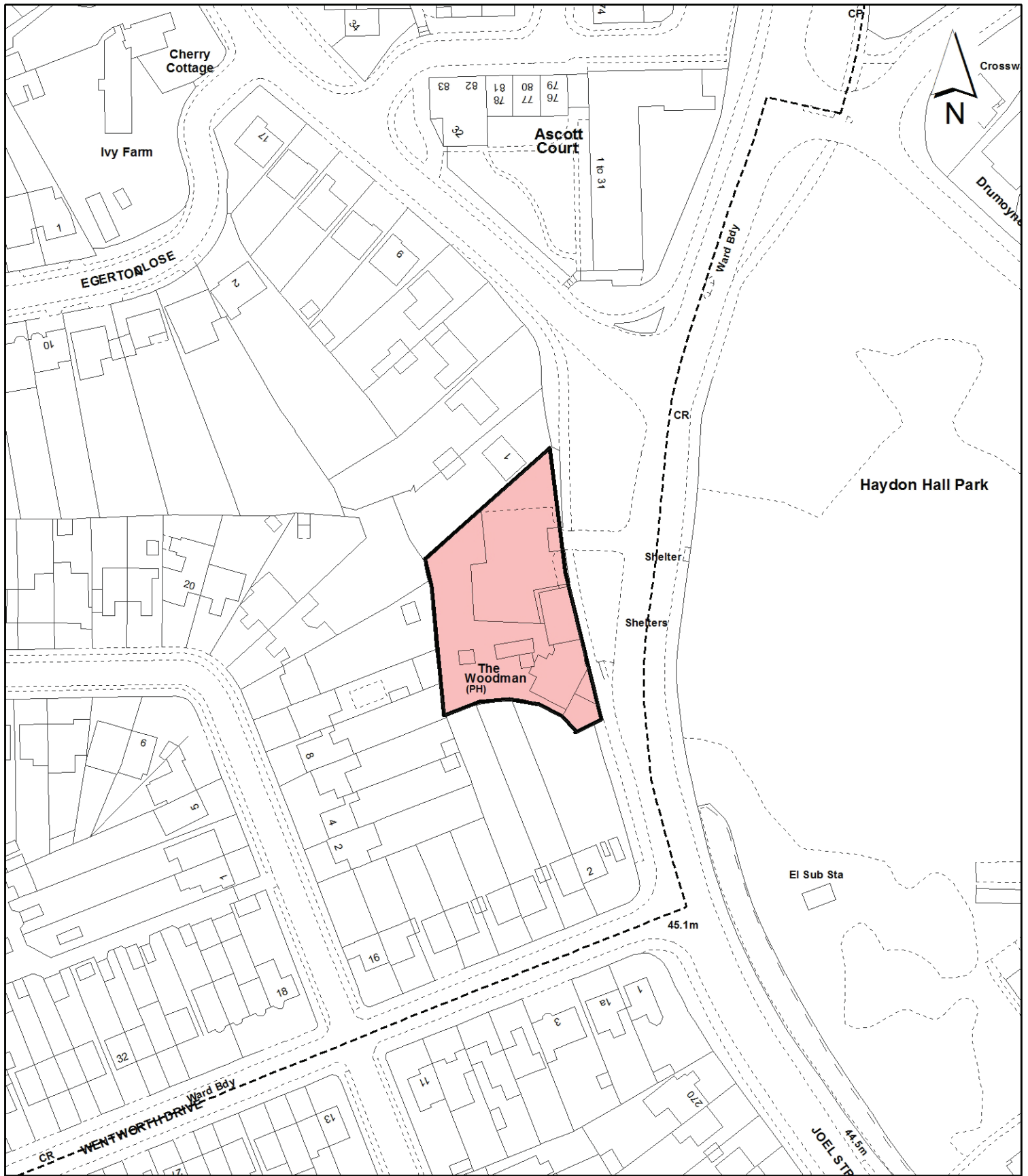
Rev A. Rise timber extension upgraded with existing roof details to match existing details to conceal the full roof. PS: 02-12-2014.

Enterprise Inns
Arena Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

DRAWING NO.		2300-06-101	
DATE		November 2014	
PROJECT		PS	
SCALE		1:50 @ A1	
DRAWN BY		B	

smith coldham design ltd
 81, MARSH LANE, MARSH, MIDDLESEX, HA6 1BB.
 TEL: 01882 520800 FAX: 01882 520801
 www.smithcoldham.com
 E: info@smithcoldham.com

design - architects - brand development - project management



Notes:

 Site boundary

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Site Address: **The Woodman PH
 Joel Street
 Eastcote**

Planning Application Ref:
19391/APP/2015/94

Planning Committee:
North Page 177

Scale:
1:1,250

Date:
May 2015

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

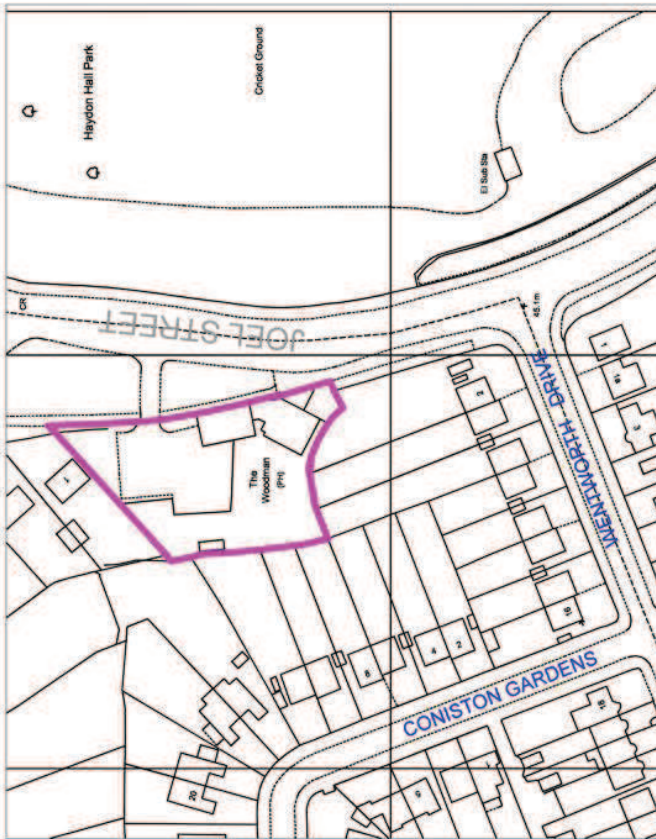
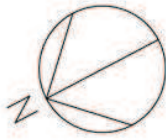


Report of the Head of Planning, Sport and Green Spaces

Address THE WOODMAN PH JOEL STREET EASTCOTE PINNER
Development: Single Storey Rear Extension to replace timber lean to structure (Listed Building Consent).
LBH Ref Nos: 19391/APP/2015/95

Date Plans Received:	12/01/2015	Date(s) of Amendment(s):	12/01/2015
Date Application Valid:	09/02/2015		01/04/2015
			09/02/2015

LOCATION PLAN

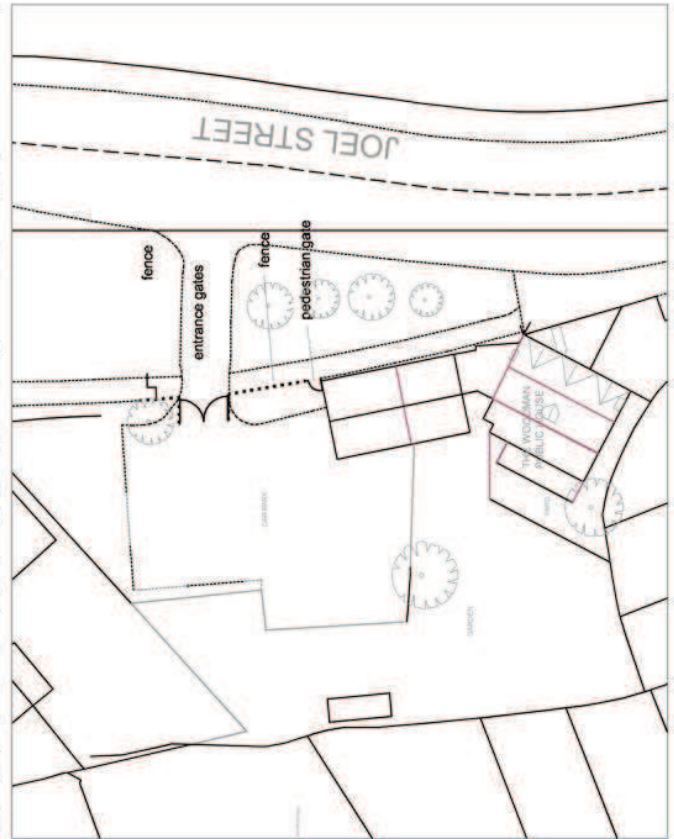



BLOCK PLAN

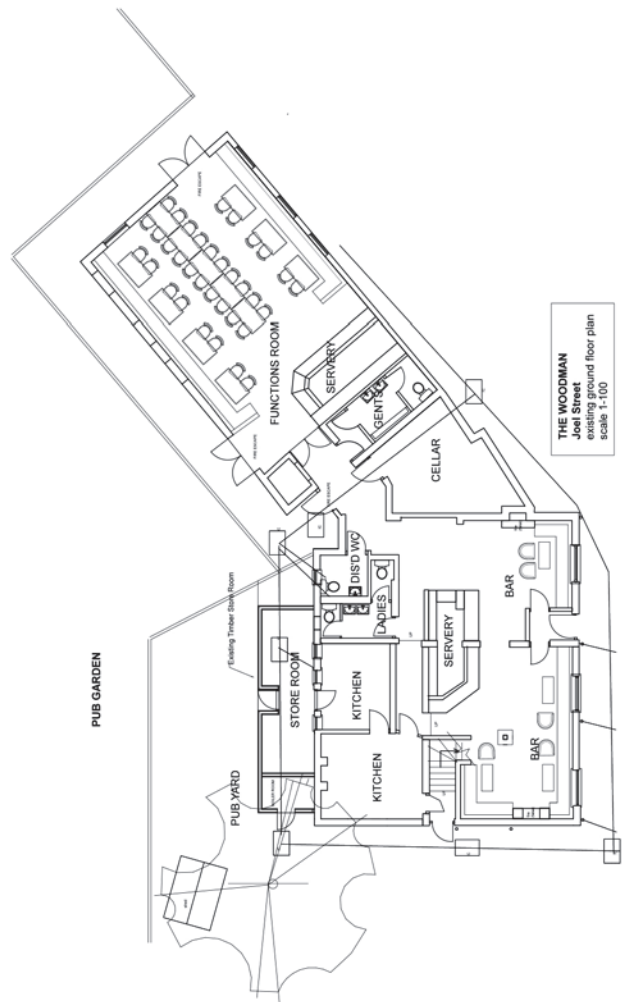
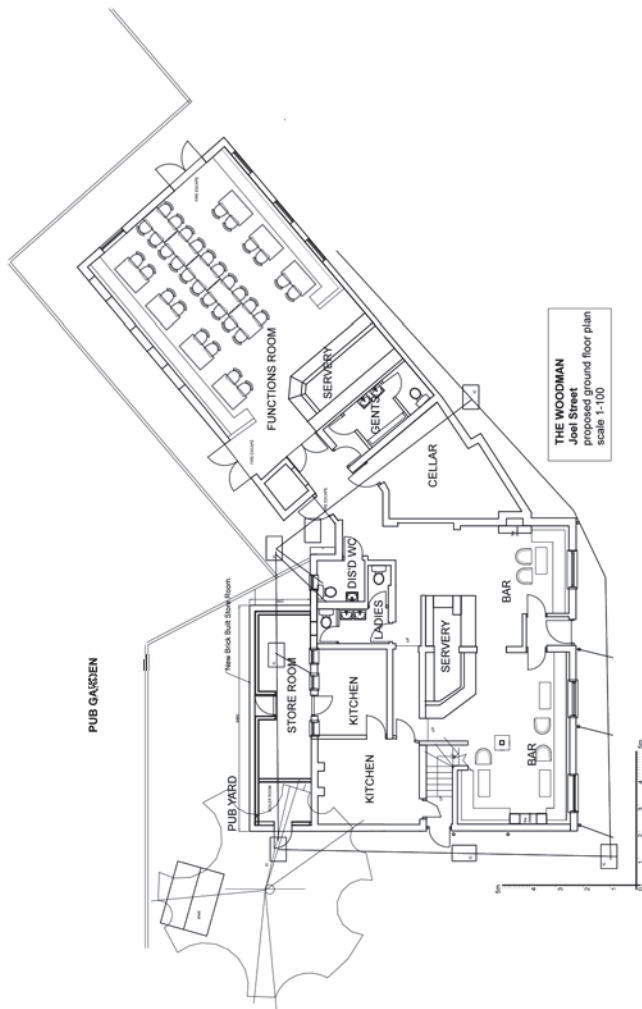
The Woodman
Joel Street
Old Eastcote

Location Plan & Block Plan

SCALE
1:1250 and
1:500 @ A3



NO.	NOTES	DATE	BY
<small>THIS PLAN IS UNFORWARDED TO THE LOCAL AUTHORITY UNLESS IT IS ACCOMPANIED BY A COMPLIANCE STATEMENT. THE LOCAL AUTHORITY WILL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES OR OMISSIONS IN THIS PLAN. THE INFORMATION IS PROVIDED TO YOU WITHOUT LIABILITY.</small>			
Enterprise Inns			
Aren's Bar @ The Woodman Joel Street Eastcote HA5 2PR			
Location and Block Plan			
SCALE	1:1250 and 1:500 @A3	PROJECT NO.	5737-15-102
DATE		DESIGNER	
DESIGNED BY	PS	 smith coldham design ltd <small>35 LAKE DRIVE, RUSHPUR, MIDDLESEX, HA8 8RL MOBILE: 07779 475 479 PHONE & FAX: 020 8807 9631 E-MAIL: info@smithcoldham.com</small>	
<small>design - architecture - brand development - project management</small>			



Rev.A Plans revised to reflect on site survey details and clarify scope of new works PS 01-04-2015.

NO	REVISED	DATE	BY

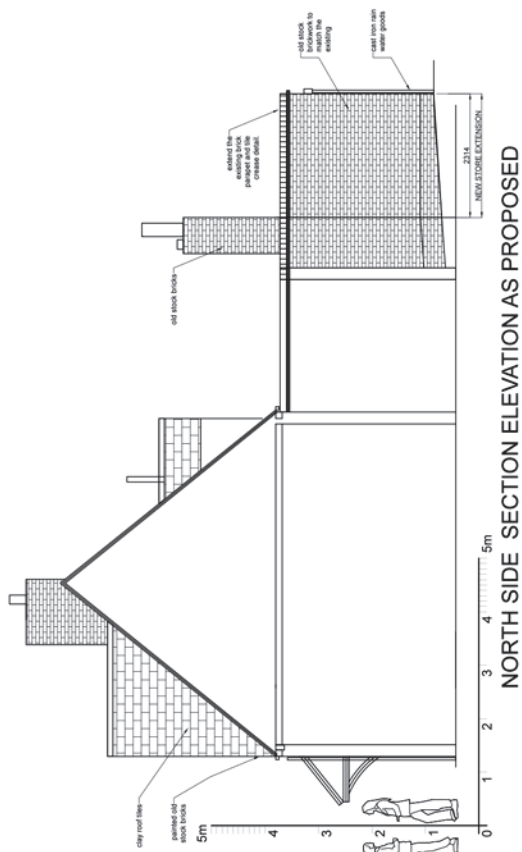
PROJECT NO: 15000001
 PROJECT NAME: ARENA BAR AT THE WOODMAN
 PROJECT ADDRESS: JOEL STREET, EASTCOTE, MIDDLESEX, HA5 2PR
 CLIENT: THE WOODMAN
 ARCHITECT: SCDD
 DATE: 01/04/2015

Enterprise Inns
 ARENA BAR AT THE WOODMAN
 JOEL STREET
 EASTCOTE, MIDDLESEX, HA5 2PR

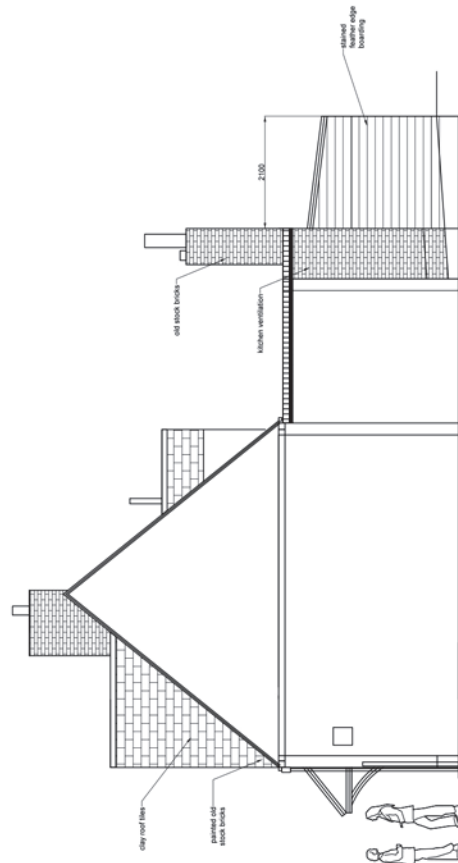
DRAWING TITLE:
**Ground Floor Layout Plan
 Existing and Proposed**

SCALE: 1:100 @ A1
 DATE: January 2015
 DRAWING NO: PS
 REVISION: A

scdd
 smith coldham design ltd
 81 LIME GROVE, FULBRO, MIDDLESEX, HA1 1RL
 TEL: 01882 500000
 FAX: 01882 500001
 E: info@scdd.co.uk
 design - architecture - brand development - project management



NORTH SIDE SECTION ELEVATION AS PROPOSED



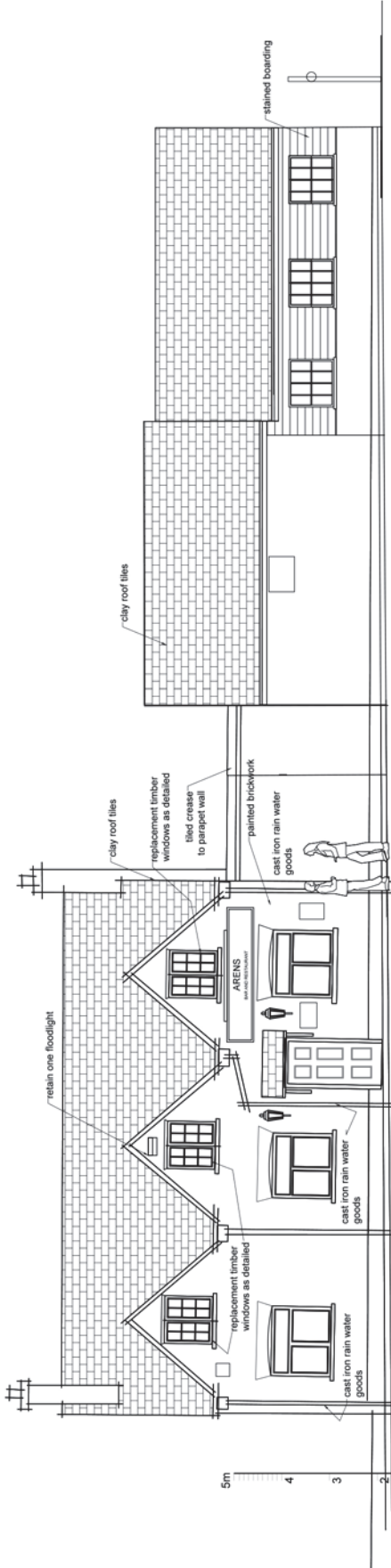
NORTH SIDE SECTION ELEVATION AS EXISTING

Rev A. Elevations revised to reflect on site survey details and clarify scope of new works PS: 01-04-2015.

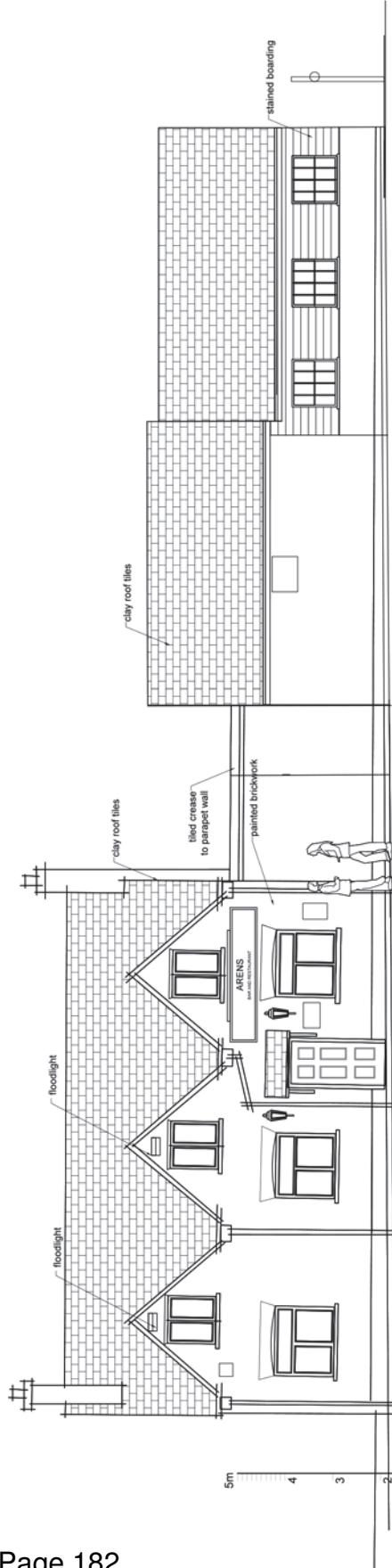
NO	DATE	BY	CHK
1	01/04/15	EM	EM
<p>PROJECT: ARENA BAR AT THE WOODMAN, 31-33, WOODMAN STREET, EASTCOTE, MIDDLESEX, HA5 2PR</p> <p>CLIENT: ENTERPRISE INNS</p> <p>ARCHITECT: scd</p>			
<p>Enterprise Inns</p>			
<p>ARENA BAR AT THE WOODMAN 31-33, WOODMAN STREET EASTCOTE, MIDDLESEX, HA5 2PR</p>			
<p>DESCRIPTION: North Side Elevation Existing and Proposed</p>			
SCALE	DATE	REVISION	BY
1:50 @ A1	February 2015	2300-06-103	A
<p>scd emiliah coldham design ltd 31-33, WOODMAN STREET, EASTCOTE, MIDDLESEX, HA5 2PR TEL: 01882 501111 WWW.SCDDESIGN.CO.UK E: emiliah@scddesign.co.uk</p>			

Rev A. Elevation revised to reflect on site survey details and clarify scope of new works PS: 01/04/2015.

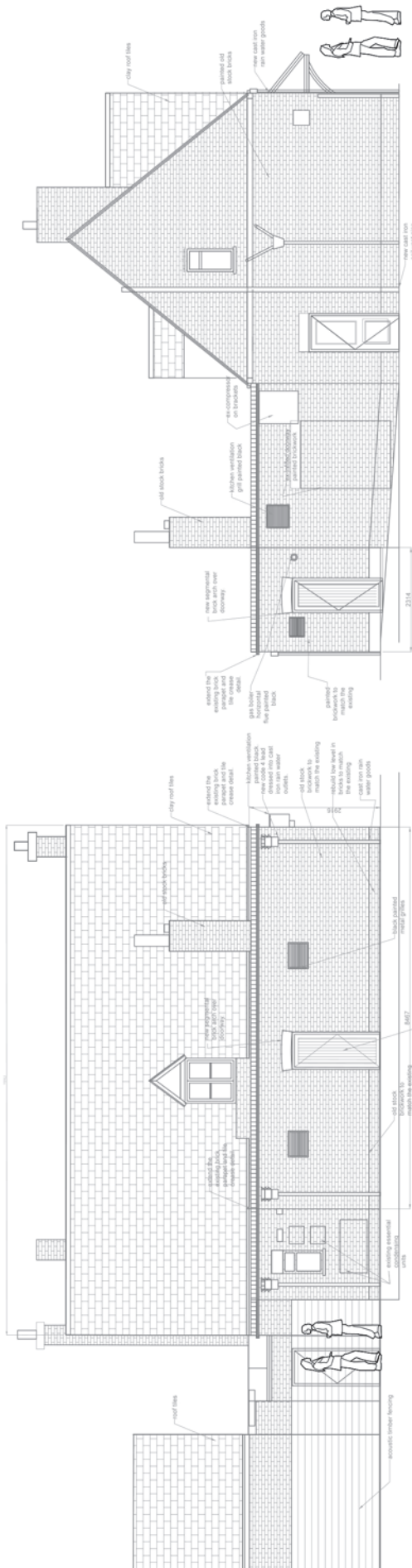
NO	DATE	BY	CHK
<p>PROJECT NAME: ARENS BAR, WOODMAN JOEL STREET, EASTCOTE, MIDDLESEX, HA5 2PR DRAWING NO: 2300-06-104 DRAWING TITLE: EAST FRONT ELEVATION DRAWING DATE: FEBRUARY 2015 DRAWING SCALE: 1:50 @ A1 DRAWING REVISION: PS</p>			
<p>CLIENT: Enterprise Inns PROJECT: Arens Bar at The Woodman JOEL STREET EASTCOTE, MIDDLESEX, HA5 2PR</p>			
<p>ARCHITECT: emlin coldham design ltd 81 LIME GROVE, FULBRO, MIDDLESEX, HA4 8EL TEL: 0181 809 3000 WWW: emlincoldham.com E: info@emlincoldham.com</p>			
SCALE	1:50 @ A1	DATE	FEBRUARY 2015
DRAWING NO.	2300-06-104	REVISION	A



EAST FRONT ELEVATION AS PROPOSED

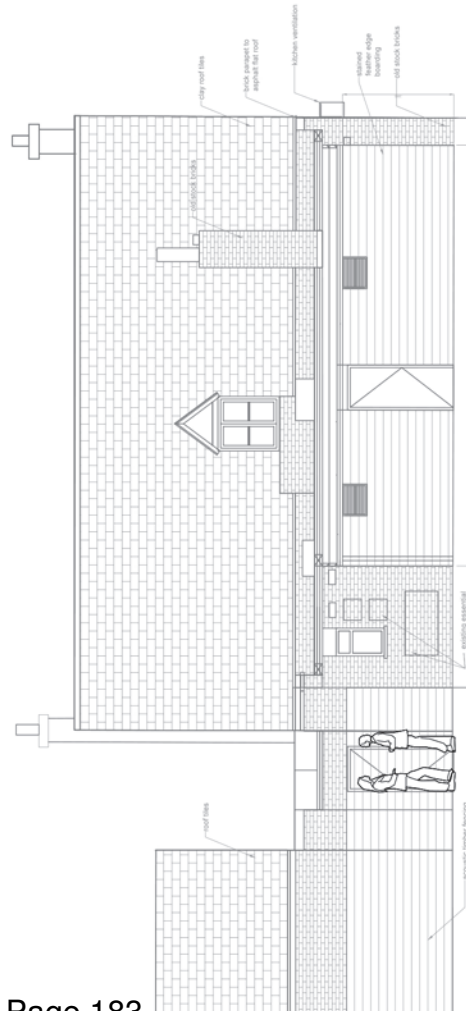


EAST FRONT ELEVATION AS EXISTING

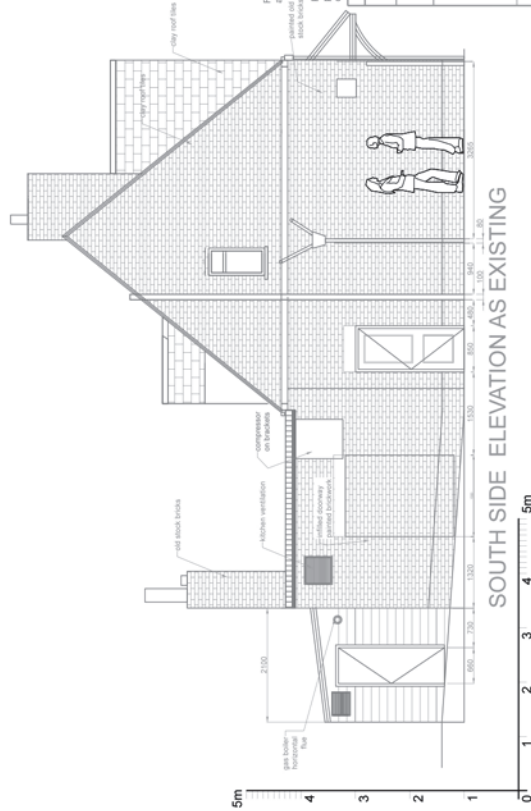


WEST REAR ELEVATION AS PROPOSED

SOUTH SIDE ELEVATION AS PROPOSED



WEST REAR ELEVATION AS EXISTING



SOUTH SIDE ELEVATION AS EXISTING

Rev B Elevations revised to reflect on site survey details and clarify scope of new works PS: 07-04-2015.

Rev A: Rear timber extension upgraded with new roof PS: 02-12-2014. Rev A: Rear timber extension upgraded with new roof PS: 02-12-2014.

Enterprise Inns
Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

Enterprise Inns
Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

Enterprise Inns
Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

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Eastcote, Middlesex, HA5 2PR

Enterprise Inns
Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

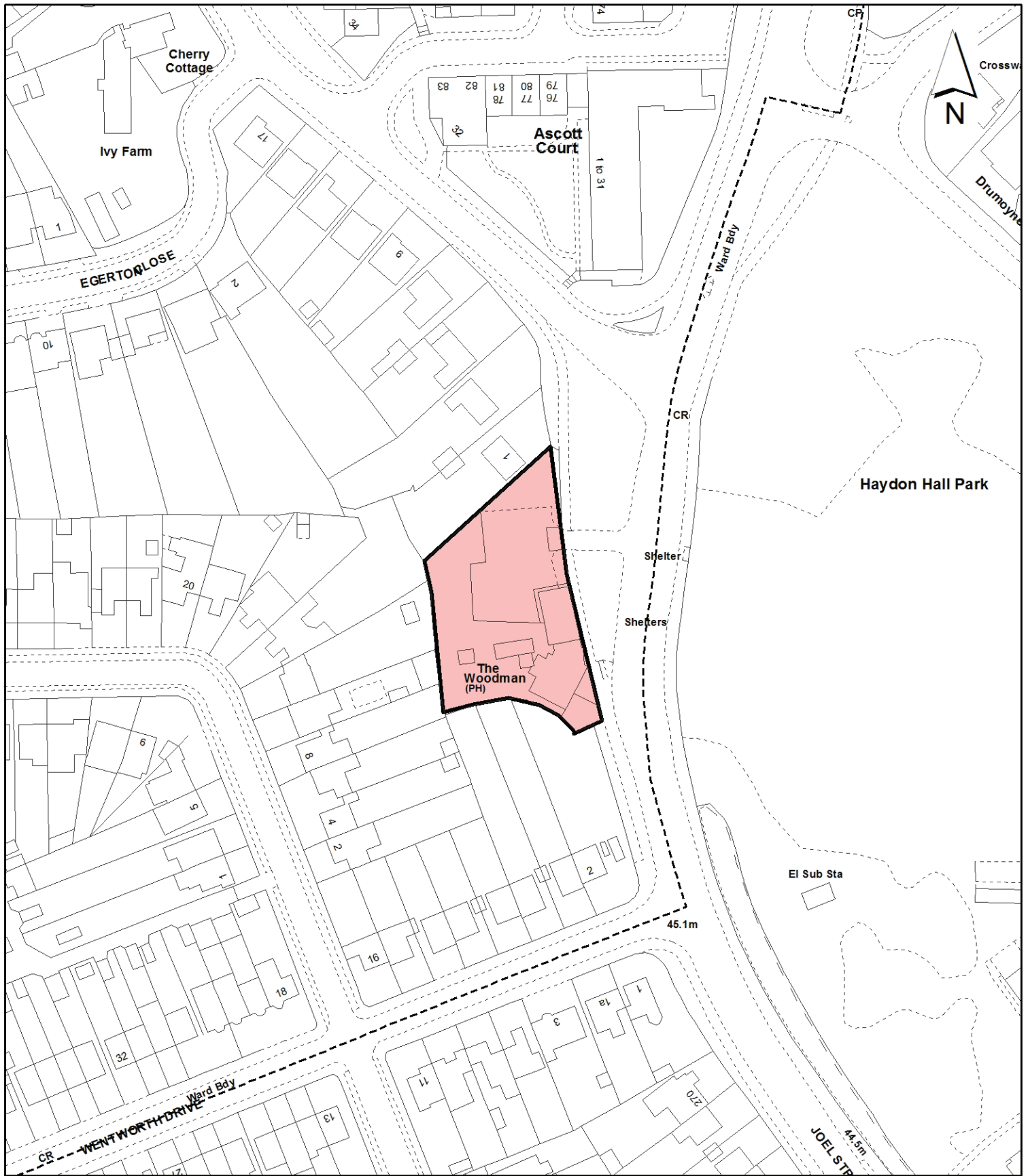
Enterprise Inns
Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

Enterprise Inns
Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

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Joel Street
Eastcote, Middlesex, HA5 2PR

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Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR

Enterprise Inns
Arens Bar at The Woodman
Joel Street
Eastcote, Middlesex, HA5 2PR



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Site Address: **The Woodman PH
 Joel Street
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
19391/APP/2015/95

Scale:
1:1,250

Planning Committee:
North Page 184

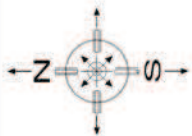
Date:
May 2015



Report of the Head of Planning, Sport and Green Spaces

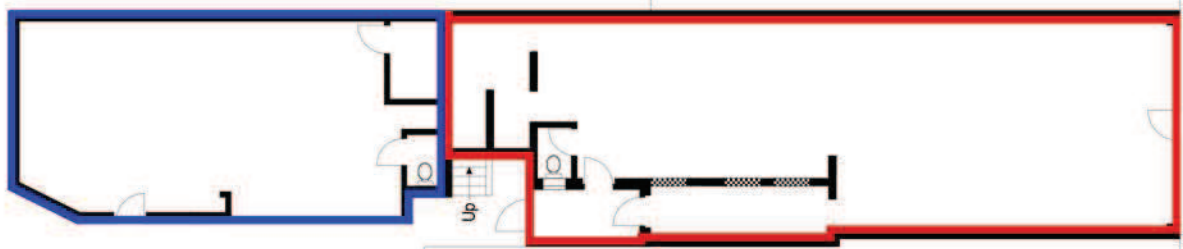
Address 44 HIGH STREET RUISLIP
Development: Change of use from Use Class A1 (Shops) to a Dental Clinic (Use Class D1. Non Residential Institutions)
LBH Ref Nos: 137/APP/2015/613

Date Plans Received: 17/02/2015 **Date(s) of Amendment(s):** 02/03/2015
Date Application Valid: 02/03/2015 17/02/2015



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Site Location Plan scale 1:1250



Ground Floor Plan scale 1:200

Colouring Schedule



Project:
44 High Street
Ruislip
Middlesex HA4 7AN

Approximate Gross Internal Area

Shop - 97 sq m / 1044 sq ft
 Garage - 56 sq m / 603 sq ft
 Total - 153 sq m / 1647 sq ft

Scale
1:200, 1:1250

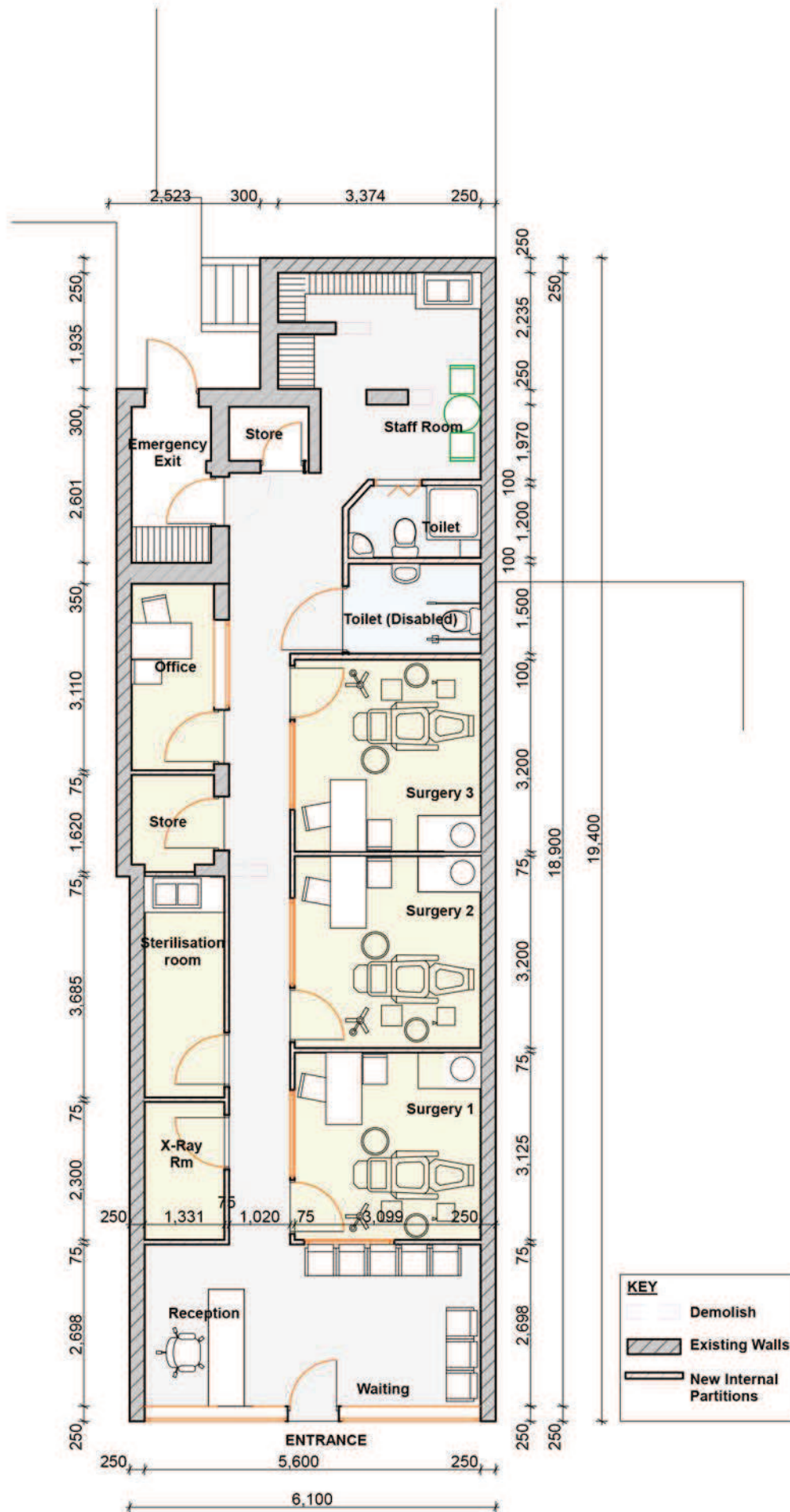
Sheet Size
A4

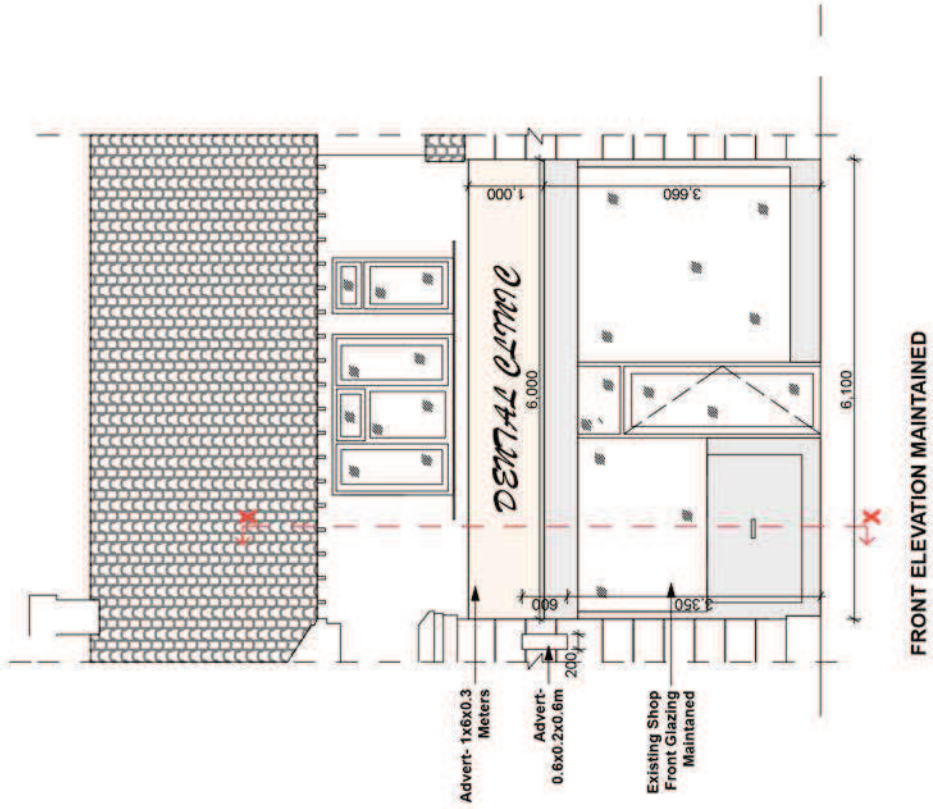
Floorplan Job Ref. No

119578

Floorplan Ltd

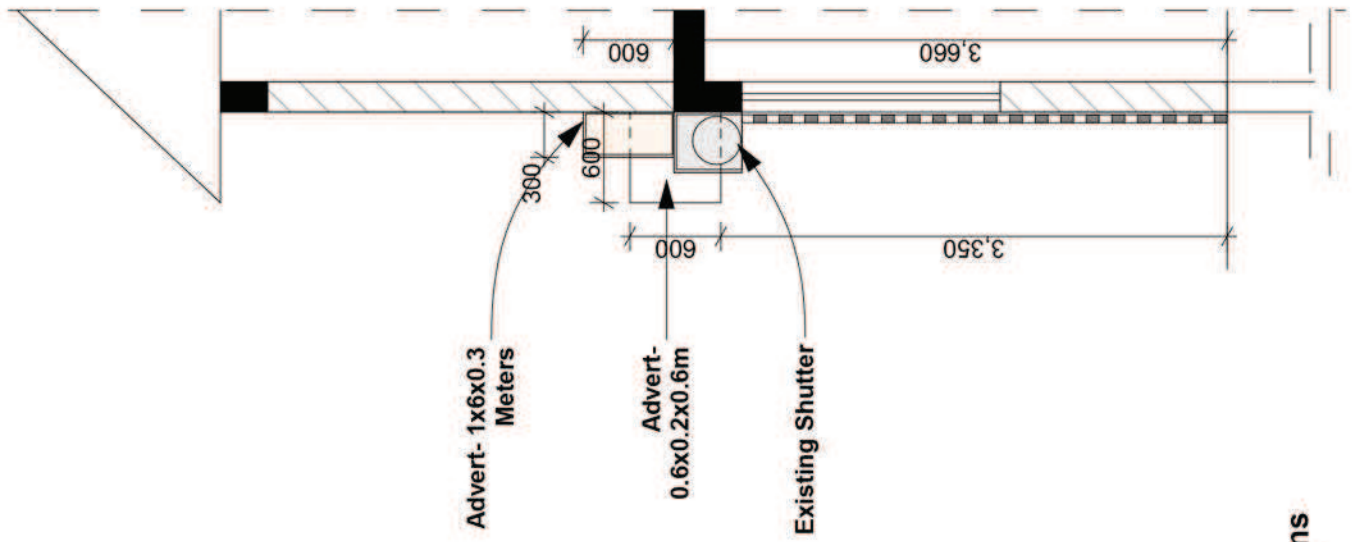
Deepcut Business Centre,
 123-127 Deepcut Bridge Road,
 Deepcut, Surrey, GU16 6SD
 T: 0845 6344099 F: 0845 6344090
 E: info@floorplanz.co.uk
 W: www.floorplanz.co.uk



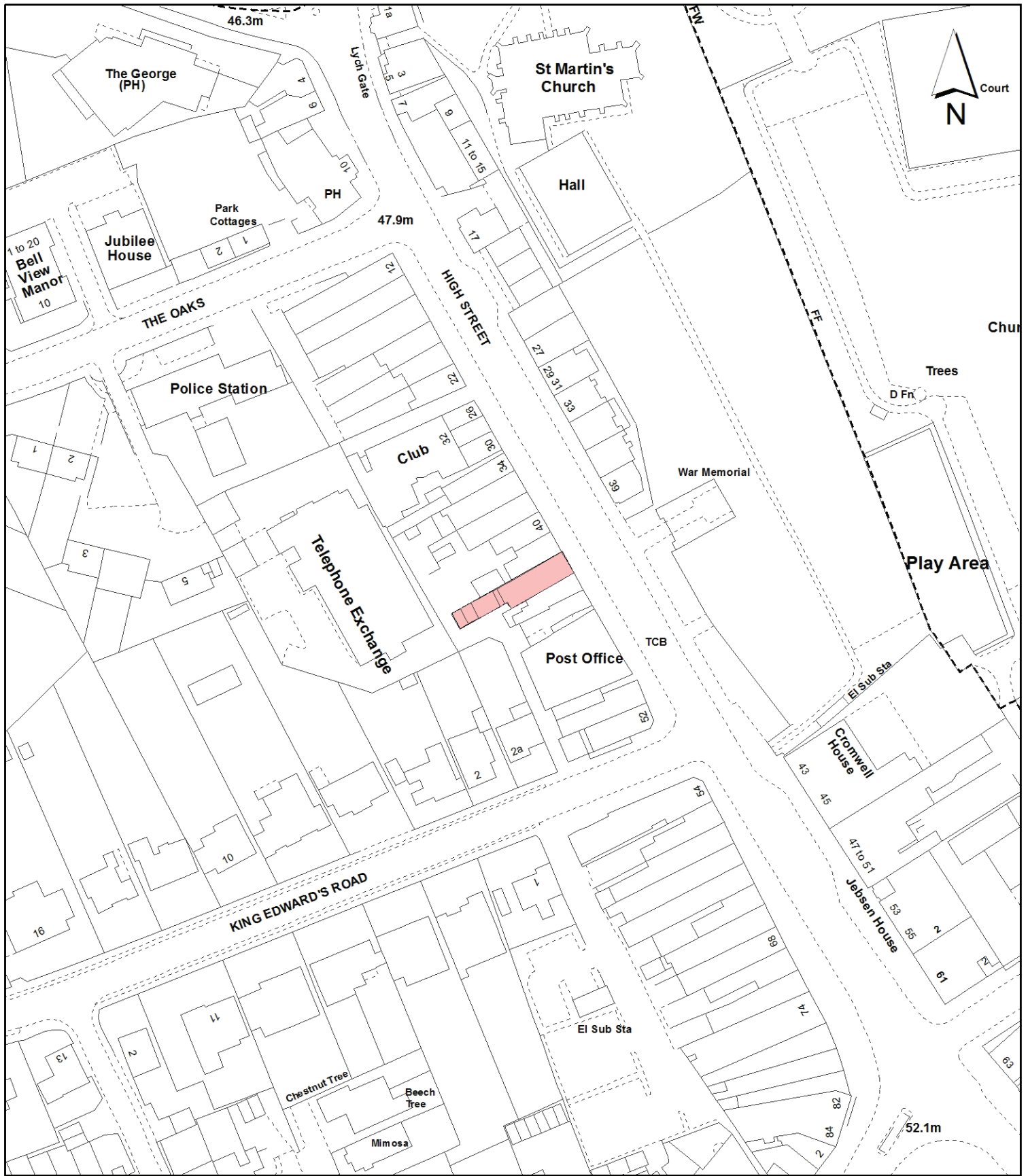


FRONT ELEVATION MAINTAINED

Jasdip Sagoo Proposed Clinic- Elevations
 Scale 1:100 @ A4



Jasdip Sagoo Proposed Clinic- Section through Signs
 Scale 1:50 @ A4



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Site Address:

**44 High Street
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
137/APP/2015/613

Scale:
1:1,250

Planning Committee:
North Page 190

Date:
May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HIGHWAYS VERGE 25M NORTH EAST OF AYLSHAM DRIVE HIGH ROAD
ICKENHAM

Development: Radio base station comprising 25m Monopole with dual stacked antennas
within shroud between 20 and 25m, 4 equipment cabinets and 1 slim line met
pillar.

LBH Ref Nos: 70746/APP/2015/1032

Date Plans Received: 19/03/2015

Date(s) of Amendment(s):

Date Application Valid: 19/03/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 508212 N: 186648

CONCESSION REQUIRED NO

DIRECTIONS TO SITE: FOLLOW THE M40 SOUTH TO IT'S END, CONTINUE ONTO WESTERN AVE/M40, TAKE THE B467 EXIT TOWARD UXBIDGE/HAREFIELD/RUISLIP/ICKENHAM. AT SWAKELEYS ROAD/B467 AT THE ROUNDABOUT TAKE THE SECOND EXIT TO STAY ON SWAKELEYS ROAD/B467. TURN LEFT ONTO HIGH ROAD, ICKENHAM/B466. THE SITE IS LOCATED ON THE RIGHT AFTER JUNCTION WITH AYLSHAM DRIVE

NOTES:

REV	MODIFICATION	BY	CH	DATE
C	Address amended	BH	UT	03.03.15
B	TEF code added	BH	UT	28.01.15
A	Issued for Approval	BH	UT	12.12.14



Cell Name	Opt.
HIGH ROAD ICKENHAM	-
Cell ID No	
CTIL	VF
151219	44602
	76307

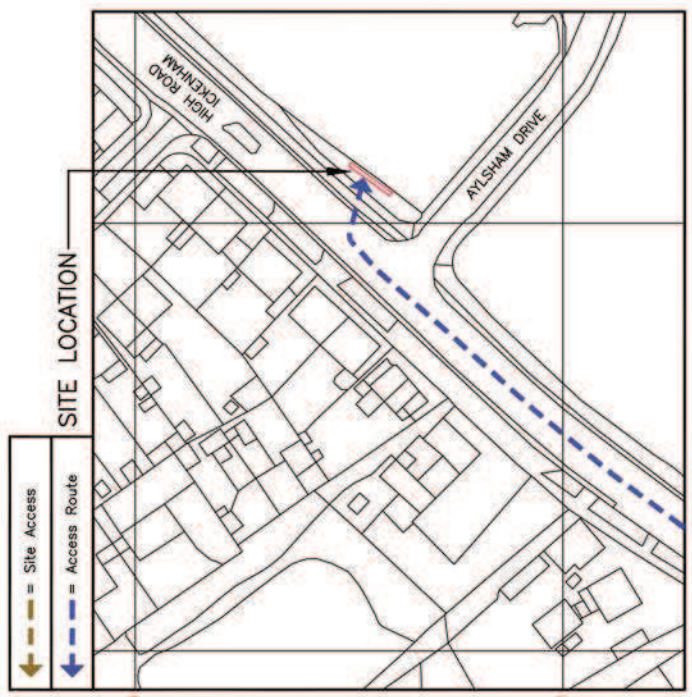
Site Address / Contact Details
 OPPOSITE 75-77 HIGH ROAD
 ICKENHAM
 UXBIDGE
 LONDON
 EB10 8LQ

Drawing Title: SITE LOCATION MAPS

Purpose of issue: PLANNING

Drawing Number: 100

Surveyed By: RB	Original Sheet Size: A3	Block
Drawn: BH	Date: 12.12.14	Checklist: UT
	Date: 12.12.14	WT
		C



DETAILED SITE LOCATION
 (Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationary Office. Crown copyright. Licence No. 100020449



SITE LOCATION
 (Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationary Office. Licence No. 0100023487. Crown copyright.

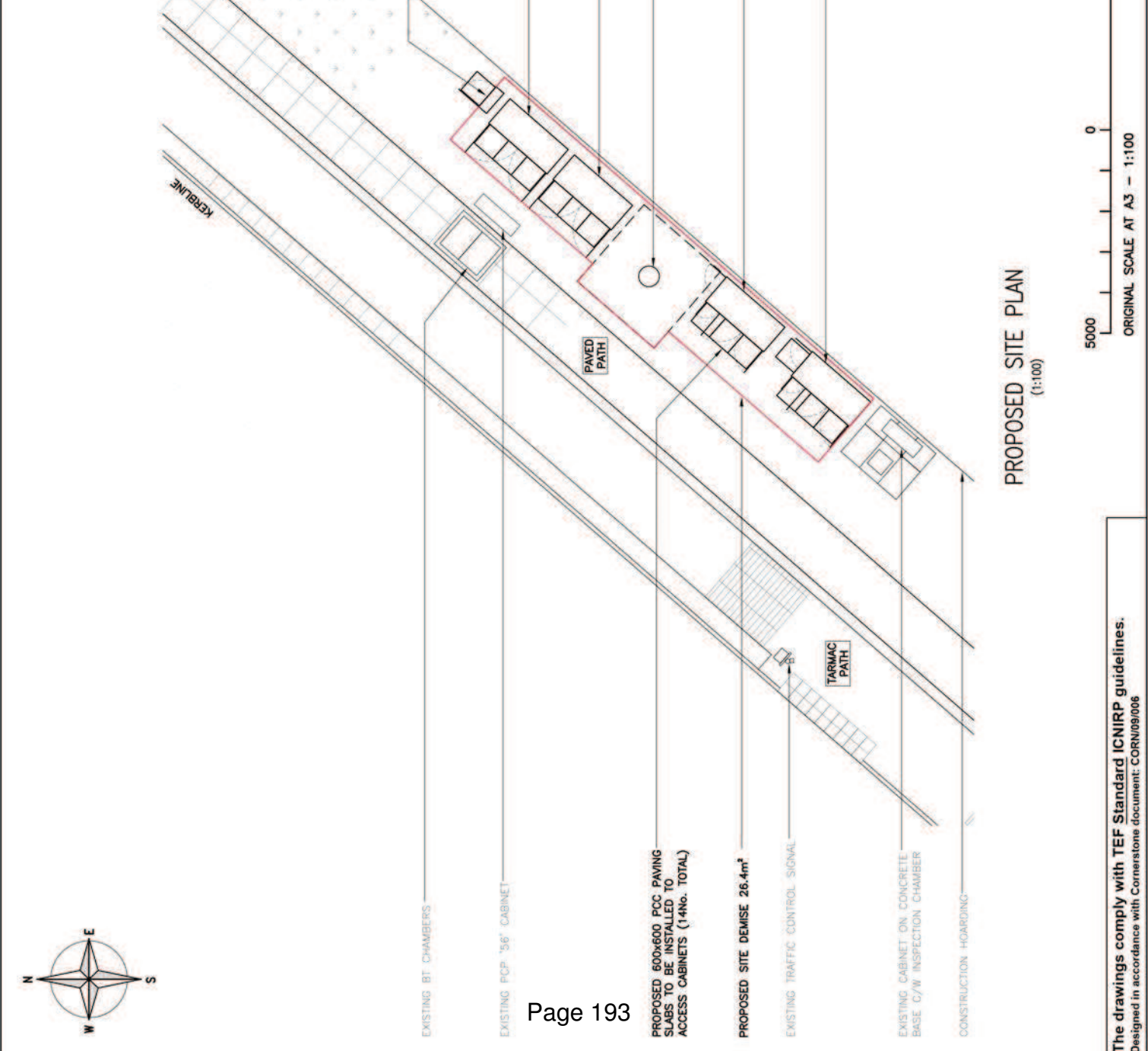


SITE PHOTOGRAPH

The drawings comply with TEF Standard ICNIRP guidelines. Designed in accordance with Cornerstone document: CORN09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 508212 N: 186648
 CONCESSION REQUIRED NO
 NOTES:

Notes:
 All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)
 The proposed column location shown on this drawing is subject to the receipt of Statutory Authority searches, a CAT scan and a trial dig of the proposed column location.



The drawings comply with TEF Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

REV	MODIFICATION	BY	CH	DATE
C	Address amended	BH	MT	03.03.15
B	TEF scope added	BH	MT	29.01.15
A	Issued for Approval	BH	MT	14.12.14



Cell Name	Opt.
HIGH ROAD ICKENHAM	-
Cell ID No	VF
CTIL	TEF
151219	44602
	76307

Site Address / Contact Details
 OPPOSITE 75-77 HIGH ROAD
 ICKENHAM
 UXBRIDGE
 LONDON
 EB10 8LQ

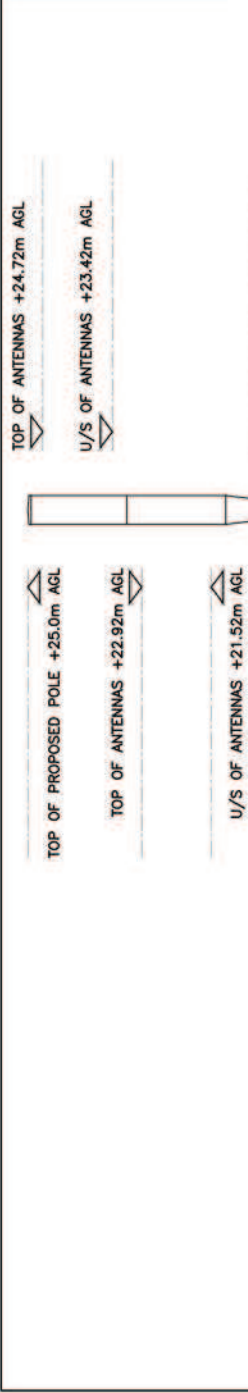
Drawing Title:	PROPOSED SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	200
Surveyed By:	CP
Original Sheet Size:	A3
Drawn:	BH
Date:	12.12.14
Checked:	MT
Date:	12.12.14
Scale:	C

PROPOSED SITE PLAN
 (1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 508212 N: 186648
 CONCESSION REQUIRED NO
 NOTES:

Notes:
 All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)
 The proposed column location shown on this drawing is subject to the receipt of Statutory Authority searches, a CAT scan and a trial dig of the proposed column location.
 The final column location is to be determined by Galliford Try based on the above information using the relevant Statutory Authority guidelines



REV	MODIFICATION	BY	CH	DATE
C	Address amended	BH	MT	03.03.15
B	TEF logo added	BH	MT	29.01.15
A	Issued for Approval	BH	MT	14.12.14



Cell Name	Opt.
HIGH ROAD ICKENHAM	-
Cell ID No	
CTIL	VF
TEF	
151219	44602
	76307

Site Address / Contact Details
 OPPOSITE 75-77 HIGH ROAD
 ICKENHAM
 UXBRIDGE
 LONDON
 EB10 8LQ

Drawing Title: PROPOSED SITE ELEVATION
 Purpose of Issue: PLANNING
 Drawing Number: 300

Surveys By	CP	Original Sheet Size	A3	Sheet	C
Drawn	BH	Date	12.12.14	Checked	MT
		Date	12.12.14		

PROPOSED 25m HIGH HUTCHINSON S-RANGE COLUMN ON 2.5x2.5m CONCRETE PAD FOUNDATION BELOW GROUND LEVEL AND EXISTING GROUND FINISHES TO BE REINSTATED

PROPOSED ALIFABS VULCAN (1) CABINET ON NEW CONCRETE BASE

EXISTING PCP '56" CABINET

PROPOSED ALIFABS VULCAN (2) CABINET ON NEW CONCRETE BASE

PROPOSED ALIFABS SMLINE METER CABINET ON NEW CONCRETE BASE

EXISTING CABINET ON CONCRETE BASE C/W INSPECTION CHAMBER

CONSTRUCTION HOARDING

PROPOSED ALIFABS LANCASTER (1) CABINET ON NEW CONCRETE BASE

PROPOSED ALIFABS LANCASTER (2) CABINET ON NEW CONCRETE BASE

PROPOSED ELEVATION A (1:100)

ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

The drawings comply with TEF Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 508212 N: 186648

CONCESSION REQUIRED NO

DUCT KEY

EXISTING 100# POWER	EXISTING 100# COMMS	EXISTING 150# FEEDER	EXISTING 100# INCOMING*	PROPOSED 100# POWER	PROPOSED 100# COMMS	PROPOSED 150# FEEDER	PROPOSED 100# POKE-OUT*
---------------------	---------------------	----------------------	-------------------------	---------------------	---------------------	----------------------	-------------------------

*INCOMING AND POKE-OUT DUCTS TO BE COLOURED BY DUCT TYPE (POWER/COMMS/FEEDER)

EXISTING U/G SERVICES KEY

HW	POWER LINE HV
LV	POWER LINE LV
U	POWER LINE UNIDENTIFIED
GLP	GAS LOW PRESSURE
GLM	GAS MEDIUM PRESSURE
GLH	GAS HIGH PRESSURE
PW	POTABLE WATER
FW	FULL SEWER
CSW	COMBINED SEWER
SW	SURFACE WATER SEWER
TU	TELECOM
CV	CABLE
CA	ABANDONED PIPE
?	UNIDENTIFIED

REV	MODIFICATION	BY	CH	DATE
C	Address amended	BH	MT	08.03.15
B	TEF code added	BH	MT	29.07.15
A	Issued For Approval	BH	MT	14.12.14

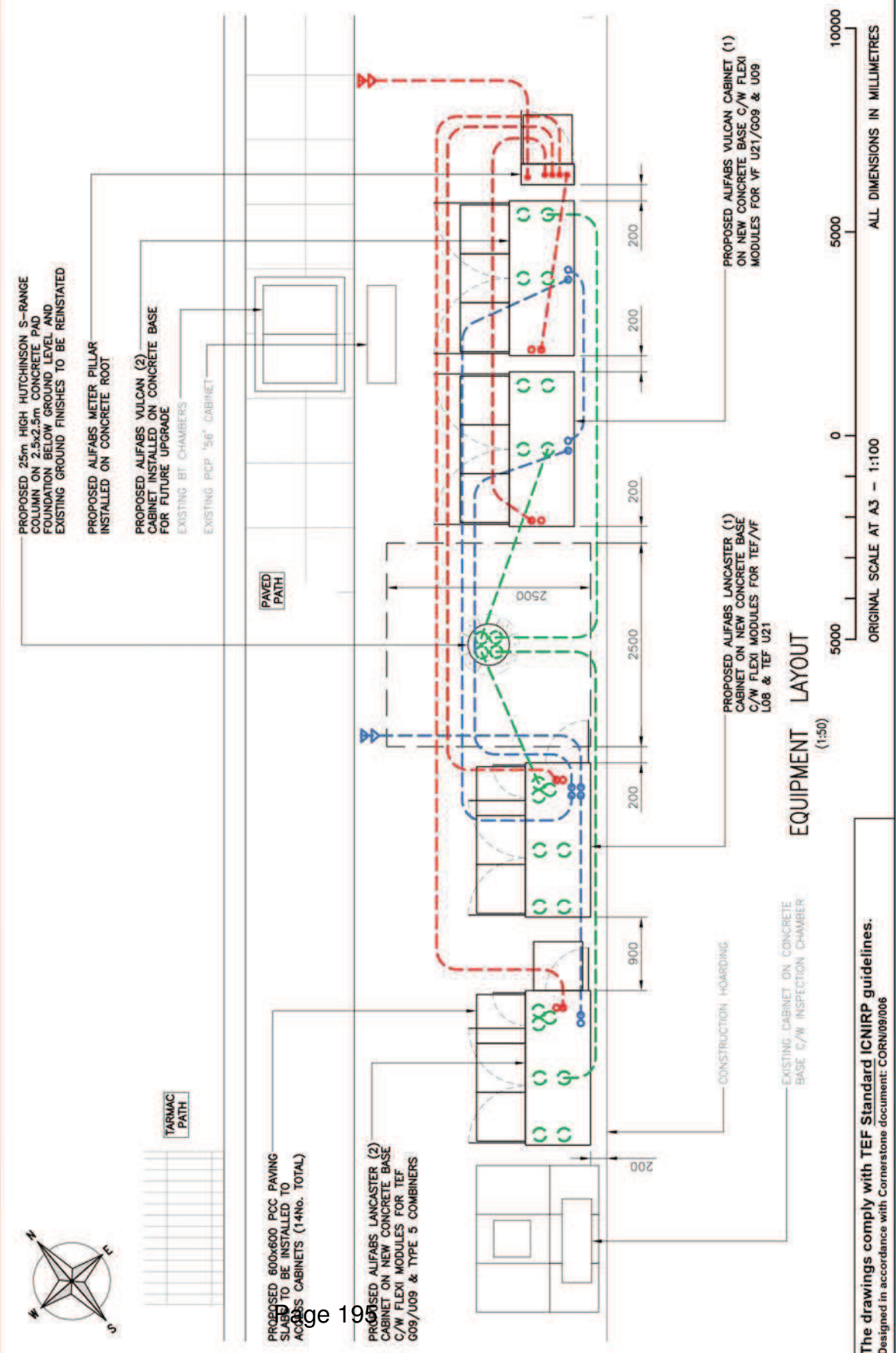
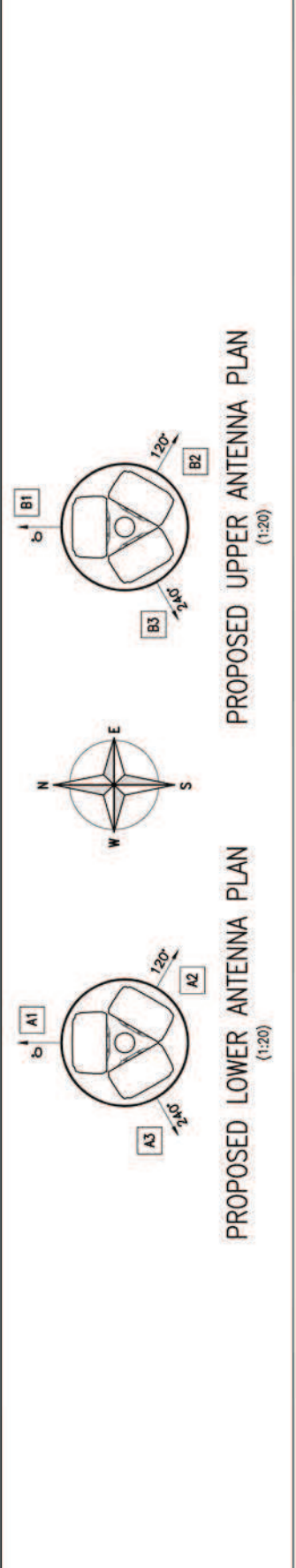


Cell Name	Opt.
HIGH ROAD ICKENHAM	-
Cell ID No	VF
CTIL	TEF
151219	44602
	76307

Site Address / Contact Details
OPPOSITE 75-77 HIGH ROAD
ICKENHAM
UXBRIDGE
LONDON
EB10 8LQ

Drawing Title: ANTENNA & EQUIPMENT LAYOUT
Purpose of Issue: PLANNING
Drawing Number: 400

Surveyed By	CP	Original Sheet Size	A3	Scale	C
Drawn	BH	Date	12.12.14	Checked	MT
		Date	12.12.14	Date	12.12.14



PROPOSED 800x600 PCC PAVING SLABS TO BE INSTALLED TO ACCESS CABINETS (14No. TOTAL)

PROPOSED ALIFABS LANCASTER (2) CABINET ON NEW CONCRETE BASE C/W FLEXI MODULES FOR TEF G09/U09 & TYPE 5 COMBINERS

PROPOSED ALIFABS LANCASTER (1) CABINET ON NEW CONCRETE BASE C/W FLEXI MODULES FOR TEF/VF L08 & TEF U21

PROPOSED ALIFABS VULCAN (2) CABINET INSTALLED ON CONCRETE BASE FOR FUTURE UPGRADE EXISTING BT CHAMBERS EXISTING PCP "56" CABINET

PROPOSED 25m HIGH HUTCHINSON S-RANGE COLUMN ON 2.5x2.5m CONCRETE PAD FOUNDATION BELOW GROUND LEVEL AND EXISTING GROUND FINISHES TO BE REINSTATED

PROPOSED ALIFABS METER PILLAR INSTALLED ON CONCRETE ROOT

CONSTRUCTION HOARDING

EXISTING CABINET ON CONCRETE BASE C/W INSPECTION CHAMBER

ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

The drawings comply with TEF Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 508212 N: 186648
 CONCESSION REQUIRED NO

NOTES:

C	Address amended	BR	MT	03.03.15
B	TEF cable added	BR	MT	29.07.15
A	Issued for Approval	BR	MT	14.12.14
REV	MODIFICATION	BY	CH	DATE

Cell Name: HIGH ROAD ICKENHAM												Opt.
Cell ID No												VF
CTIL	TEF	TEF	VF	TEF	VF	TEF	VF	TEF	VF	TEF	VF	
151219				44602						76307		
Site Address / Contact Details												
OPPOSITE 75-77 HIGH ROAD ICKENHAM UXBRIDGE LONDON EB10 8LQ												
Drawing Title: ANTENNA SCHEDULE												
Purpose of Issue: PLANNING												
Drawing Number: 500												
Surveyed By: CP												
Original Sheet Size: A3												
Drawn: BH												
Date: 12.12.14												
Checked: MT												
Date: 12.12.14												

EXISTING & PROPOSED ANTENNA SCHEDULE (EXISTING EQUIPMENT SHOWN GREY)

MHA_s/RRU_s/BIAS T_s/JUMPERS/COMBINERS

FEEDER/DC/FIBRE		FEEDERS/DC/FIBRE				MHA _s /RRU _s /BIAS T _s /JUMPERS/COMBINERS							ANTENNAS																
OPERATOR	FUNCTION	LENGTH & DIAMETER (SEE GUIDANCE NOTES BELOW)		TYPE (COAX OR DC/FIBRE)	FEEDERS QTY	DC/FIBRE QTY	DC/FIBRE LENGTH	MHA QTY	NSN QTY	MHA QTY	ESSON QTY	MHA QTY	RRU BIAS QTY	BIAS QTY	RRU TO ANTENNA JUMPER LENGTH (RTOFS & G-FIELDS)	MHA TO ANTENNA JUMPER LENGTH (RTOFS & G-FIELDS)	COMBINERS (HIGH LEVEL) IN CABINET	COMBINERS (LOW LEVEL) IN CABINET	ANT. REF.	ANTENNA MANUFACTURERS PART No.	BRC	HEIGHT TO TOP (m)	TO TOP (m)	U/S (m)	C/L (m)	TO C/L (m)	LOCATION (POLE MOUNTED, HEADFRAME WITHIN SHROUD ETC)	STATUS	COMMENTS
		MF1	MF(J2)																										
TEF/VF	1U08	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1	A1c	TYPE 5	A1c	KATHREIN 80010697	0'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
TEF	1U09	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1	A1c	TYPE 5	A1c	KATHREIN 80010697	0'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	
TEF	1U21	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B1b	-	B1b	KATHREIN 80010664	120'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
VF	1U21	I=20m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B1b	-	B1b	KATHREIN 80010664	120'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	
VF	1G09	I=20m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B1b	-	B1b	KATHREIN 80010664	120'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
TEF/VF	2L08	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	A2c	TYPE 5	A2c	KATHREIN 80010697	120'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	
TEF	2G09	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B2b	-	B2b	KATHREIN 80010664	120'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
TEF	2U21	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B2b	-	B2b	KATHREIN 80010664	120'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	
VF	2U21	I=20m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B2b	-	B2b	KATHREIN 80010664	240'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
VF	2G09	I=20m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B2b	-	B2b	KATHREIN 80010664	240'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	
VF	3L08	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	A3c	TYPE 5	A3c	KATHREIN 80010697	240'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
TEF	3G09	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B3b	-	B3b	KATHREIN 80010664	240'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	
TEF	3U21	I=22m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B3b	-	B3b	KATHREIN 80010664	240'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
VF	3U21	I=20m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B3b	-	B3b	KATHREIN 80010664	240'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	
VF	3G09	I=20m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B3b	-	B3b	KATHREIN 80010664	240'	24.72	23.42	24.07	24.07	UPPER SHROUD	NEW	-	
VF	3G09	I=20m	I=8m	COAX	2	2	1	1	1	1	1	1	1	1	1	1.0m	B3b	-	B3b	KATHREIN 80010664	240'	22.92	21.52	22.22	22.22	LOWER SHROUD	NEW	-	

PROPOSED DISH KEY

STATUS	OPERATOR	DISH REF	DISH DIA	BEARING	HEIGHT TO CENTRE (AGL)	LINK No.	COMMENTS
PROPOSED	VF/TEF	DISH 1	300#	TBC	20.0m	TBC	
PROPOSED	VF/TEF	DISH 2	300#	TBC	20.0m	TBC	

ANTENNA REFERENCE KEY	FUNCTION KEY	STATUS KEY		OPERATOR KEY		FEEDER LENGTH & DIAMETER GUIDANCE NOTES				
		NEW =	EXISTING =	VF =	TEF =	TOTAL DISTANCE MEASURED FROM MHA TO BITS CABINET NOTE: FOR STREET POLES THE FEEDER DIAMETER VARIES THE LENGTHS ARE TO BE DIMED IN SEQUENTIALLY IN THE COLUMNS FROM THE ANTENNA MHA TO THE BITS AS FOLLOWS: MAIN FEEDER, MAIN FEEDER JUMPER 1, MAIN FEEDER JUMPER 2, TOTAL LENGTH	DATE	DATE		
A= ANTENNA GROUP (A-Z)	1= SECTOR (2,3 etc)	NEW =	EXISTING =	VF =	TEF =	TOTAL DISTANCE MEASURED FROM MHA TO BITS CABINET NOTE: FOR STREET POLES THE FEEDER DIAMETER VARIES THE LENGTHS ARE TO BE DIMED IN SEQUENTIALLY IN THE COLUMNS FROM THE ANTENNA MHA TO THE BITS AS FOLLOWS: MAIN FEEDER, MAIN FEEDER JUMPER 1, MAIN FEEDER JUMPER 2, TOTAL LENGTH			DATE	DATE
B= CELL No. (1, 2, 3)	U= UNITS (G=65M) (L=1EE)	NEW =	EXISTING =	VF =	TEF =	TOTAL DISTANCE MEASURED FROM MHA TO BITS CABINET NOTE: FOR STREET POLES THE FEEDER DIAMETER VARIES THE LENGTHS ARE TO BE DIMED IN SEQUENTIALLY IN THE COLUMNS FROM THE ANTENNA MHA TO THE BITS AS FOLLOWS: MAIN FEEDER, MAIN FEEDER JUMPER 1, MAIN FEEDER JUMPER 2, TOTAL LENGTH			DATE	DATE
C= UNIQUE BAND REFERENCE	21= 2109 BAND (09-0900,18-1800)	NEW =	EXISTING =	VF =	TEF =	TOTAL DISTANCE MEASURED FROM MHA TO BITS CABINET NOTE: FOR STREET POLES THE FEEDER DIAMETER VARIES THE LENGTHS ARE TO BE DIMED IN SEQUENTIALLY IN THE COLUMNS FROM THE ANTENNA MHA TO THE BITS AS FOLLOWS: MAIN FEEDER, MAIN FEEDER JUMPER 1, MAIN FEEDER JUMPER 2, TOTAL LENGTH			DATE	DATE
DISH (1-13)		NEW =	EXISTING =	VF =	TEF =	TOTAL DISTANCE MEASURED FROM MHA TO BITS CABINET NOTE: FOR STREET POLES THE FEEDER DIAMETER VARIES THE LENGTHS ARE TO BE DIMED IN SEQUENTIALLY IN THE COLUMNS FROM THE ANTENNA MHA TO THE BITS AS FOLLOWS: MAIN FEEDER, MAIN FEEDER JUMPER 1, MAIN FEEDER JUMPER 2, TOTAL LENGTH			DATE	DATE

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 508212 N: 186648
 CONCESSION REQUIRED NO
 NOTES:

Cell Name: HIGH ROAD ICKENHAM
 Cell ID No: TEF
 Opt: -

Site Address / Contact Details
 OPPOSITE 75-77 HIGH ROAD
 ICKENHAM
 UXBRIDGE
 LONDON
 EB10 8LQ

Drawing Title: EQUIPMENT SCHEDULE
 Purpose of Issue: PLANNING
 Drawing Number: 502

Surveys By: CP
 Date: 12.12.14
 Checked: MT
 Date: 12.12.14
 Issue: C

Address amended
 TEF code added
 BH MT 03.03.15
 BH MT 29.07.15
 BH MT 14.12.14
 REV MODIFICATION BY CH DATE



SUPPORT STRUCTURE KEY

EXISTING/ PROPOSED	HEIGHT	MANUFACTURER	TYPE	COLOUR/ FINISH	STATUS	COMMENTS
PROPOSED	25.0m	HUTCHINSON	S-RANGE	RAL7035	NEW	NEW 2.5x2.5 CONCRETE PAD

EQUIPMENT KEY

EXISTING/ PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE (WxDxH)	COLOUR	STATUS	COMMENTS
PROPOSED	TEF	ALFABS	SUMLINE METER	655x255x1015	RAL6009	NEW	-
PROPOSED	TEF	ALFABS	LANCASTER (1)	1896x798x1645	RAL6009	NEW	C/W FLEXI MODULES
PROPOSED	TEF	ALFABS	LANCASTER (2)	1896x798x1645	RAL6009	NEW	C/W FLEXI MODULES & TYPE 5 COMBINERS
PROPOSED	VF	ALFABS	VULCAN (1)	1900x800x1650	RAL6009	NEW	C/W FLEXI MODULES
PROPOSED	VF	ALFABS	VULCAN (2)	1900x800x1650	RAL6009	NEW	FOR FUTURE UPGRADE
PROPOSED	TEF/VF	NSN	FLEXI L08 FRMA 2	490x560x133	GREY	NEW	WITHIN LANCASTER (1)
PROPOSED	TEF/VF	NSN	FLEXI L08 FRMA 1	490x560x133	GREY	NEW	WITHIN LANCASTER (1)
PROPOSED	TEF/VF	NSN	FLEXI L08 FSMF	490x560x133	GREY	NEW	WITHIN LANCASTER (1)
PROPOSED	TEF	NSN	FLEXI U21 FRGT	490x560x133	GREY	NEW	WITHIN LANCASTER (1)
PROPOSED	TEF	NSN	FLEXI U21 FSMF MAIN	490x560x133	GREY	NEW	WITHIN LANCASTER (1)
PROPOSED	TEF	NSN	FLEXI U09 FX0B	490x560x133	GREY	NEW	WITHIN LANCASTER (2)
PROPOSED	TEF	NSN	FLEXI U09 FSMF	490x560x133	GREY	NEW	WITHIN LANCASTER (2)
PROPOSED	TEF	NSN	FLEXI G09 FX0B	490x560x133	GREY	NEW	WITHIN LANCASTER (2)
PROPOSED	TEF	NSN	FLEXI G09 ESMC	490x560x133	GREY	NEW	WITHIN LANCASTER (2)
PROPOSED	VF	NSN	FLEXI U21 FRGT	490x560x133	GREY	NEW	WITHIN VULCAN (1)
PROPOSED	VF	NSN	FLEXI U21 FSMF MAIN	490x560x133	GREY	NEW	WITHIN VULCAN (1)
PROPOSED	VF	NSN	FLEXI U09 FX0B	490x560x133	GREY	NEW	WITHIN VULCAN (1)
PROPOSED	VF	NSN	FLEXI U09 FSMF	490x560x133	GREY	NEW	WITHIN VULCAN (1)
PROPOSED	VF	NSN	FLEXI G09 FX0B	490x560x133	GREY	NEW	WITHIN VULCAN (1)
PROPOSED	VF	NSN	FLEXI G09 ESMC	490x560x133	GREY	NEW	WITHIN VULCAN (1)

BASES/ROOTS KEY

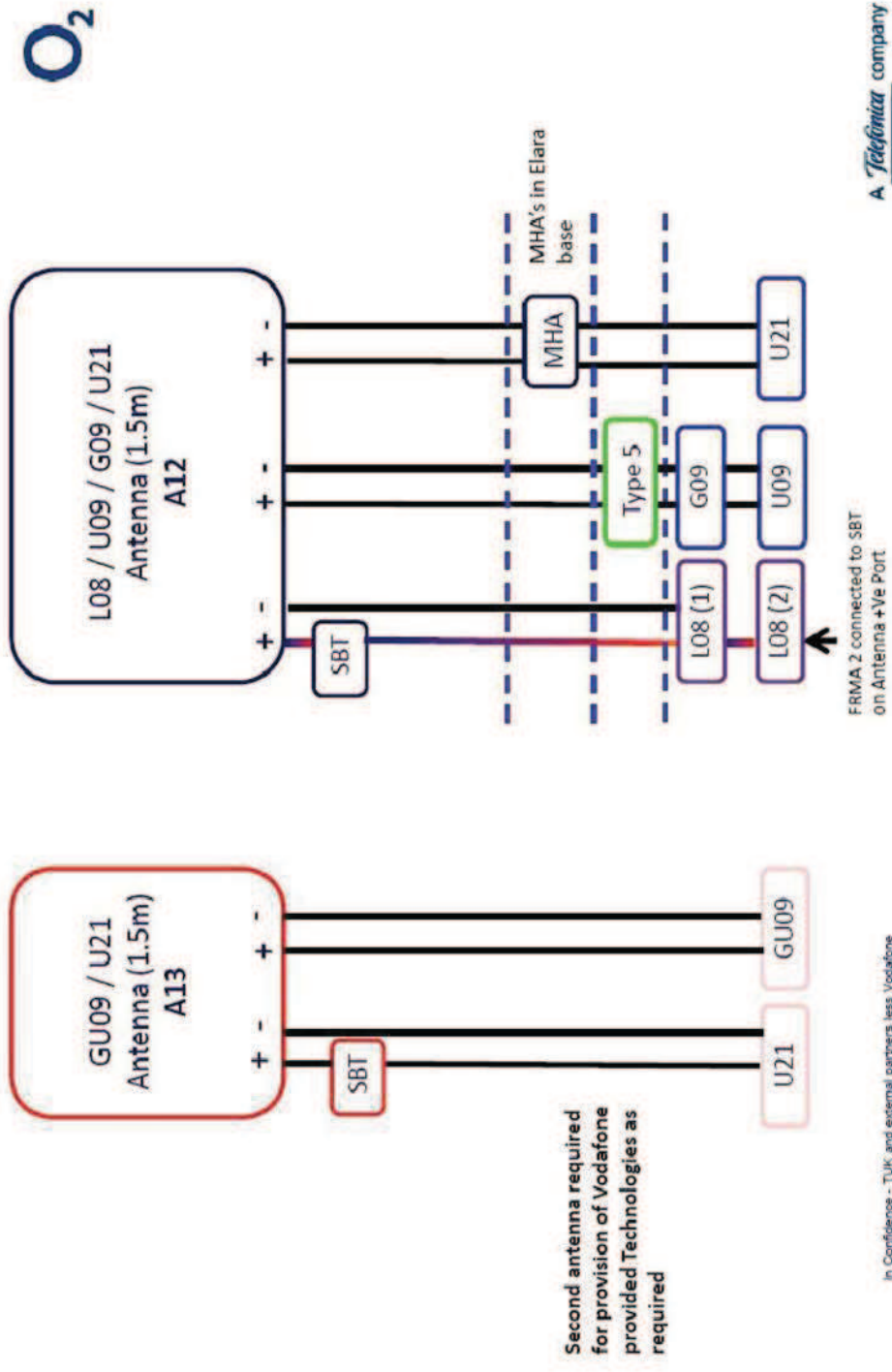
EXISTING/ PROPOSED	OPERATOR	TYPE	SIZE	MAX DEPTH	EQUIPMENT	STRUCTURE	COMMENTS
PROPOSED	TEF/VF	CABINET BASE	655x255	400	SUMLINE METER	-	-
PROPOSED	TEF/VF	CABINET BASE	1896x798	400	LANCASTER (1)	-	-
PROPOSED	TEF/VF	CABINET BASE	1896x798	400	LANCASTER (2)	-	-
PROPOSED	VF	CABINET BASE	1900x800	400	VULCAN (1)	-	-
PROPOSED	VF	CABINET BASE	1900x800	400	VULCAN (2)	-	-
PROPOSED	TEF/VF	COLUMN BASE	2500x2500	TBC	-	25m S-RANGE	-

POWER SUPPLY/SOURCE

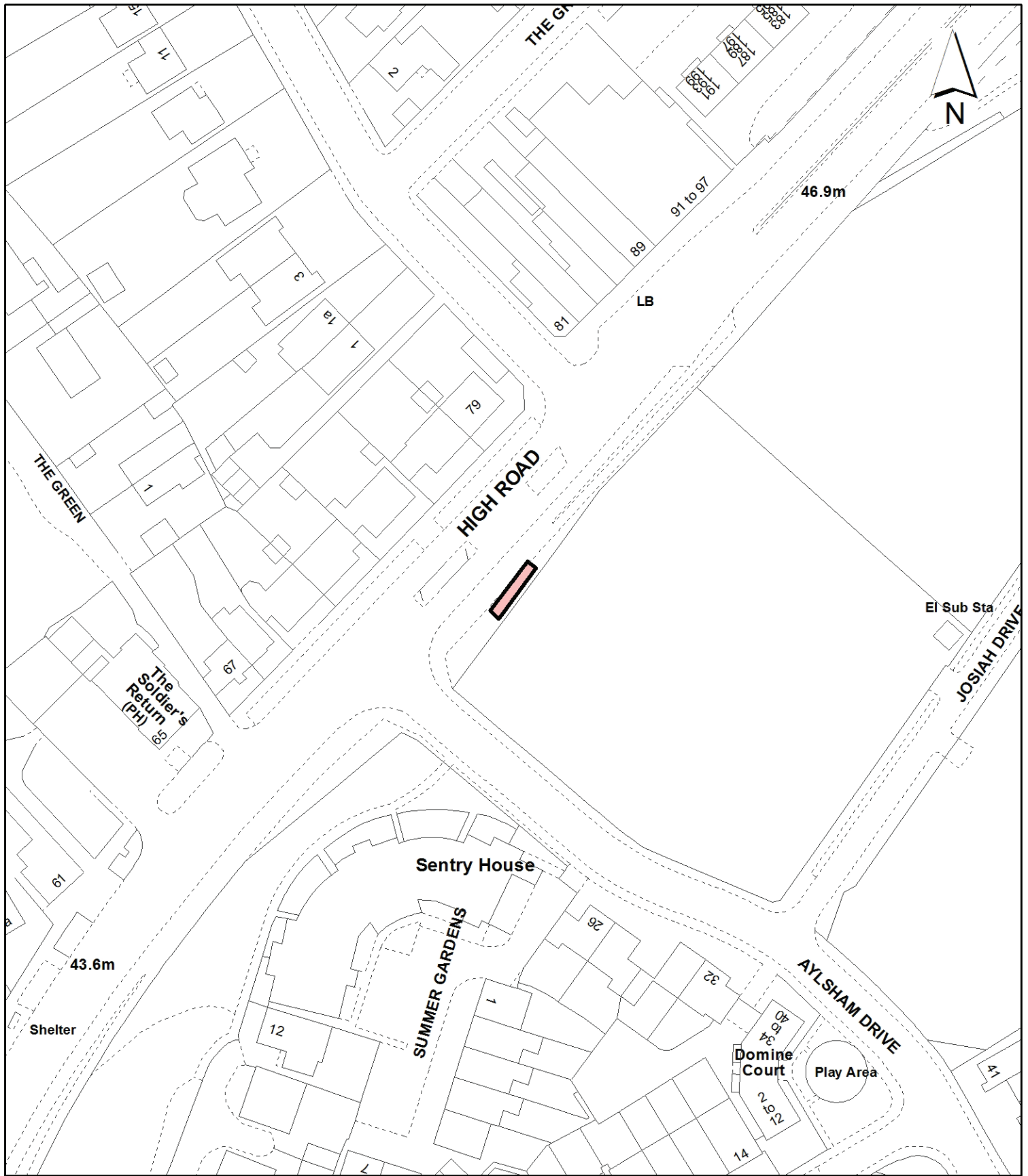
EXISTING/ PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE (mm)	COLOUR	STATUS	COMMENTS
PROPOSED	TEF/VF	ALFABS	SUMLINE METER	655x255x1015	RAL6009	NEW	NEW REC SUPPLY

TRANSMISSION ENCLOSURE

EXISTING/ PROPOSED	ENCLOSURE	TRANSMISSION SOLUTION MICROWAVE ONLY/FIBRE ONLY (WITH PROVIDER NAME)/MICROWAVE+FIBRE (WITH PROVIDER NAME)	U SPACE AVAILABLE	CURRENT TRANSMISSION KIT LOCATION	PROPOSED TRANSMISSION KIT LOCATION	COMMENTS
PROPOSED	LANCASTER (1)	MICROWAVE & FIBRE	9u	-	X	-



RF SYSTEMS SCHEMATIC
 NTS



Notes:

 Site boundary

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Site Address: **Highways Verge
 25m North East of Aylsham Drive
 High Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
70746/APP/2015/1032

Scale:
1:1,000

Planning Committee:
North Page 199

Date:
May 2015



Report of the Head of Planning, Sport and Green Spaces

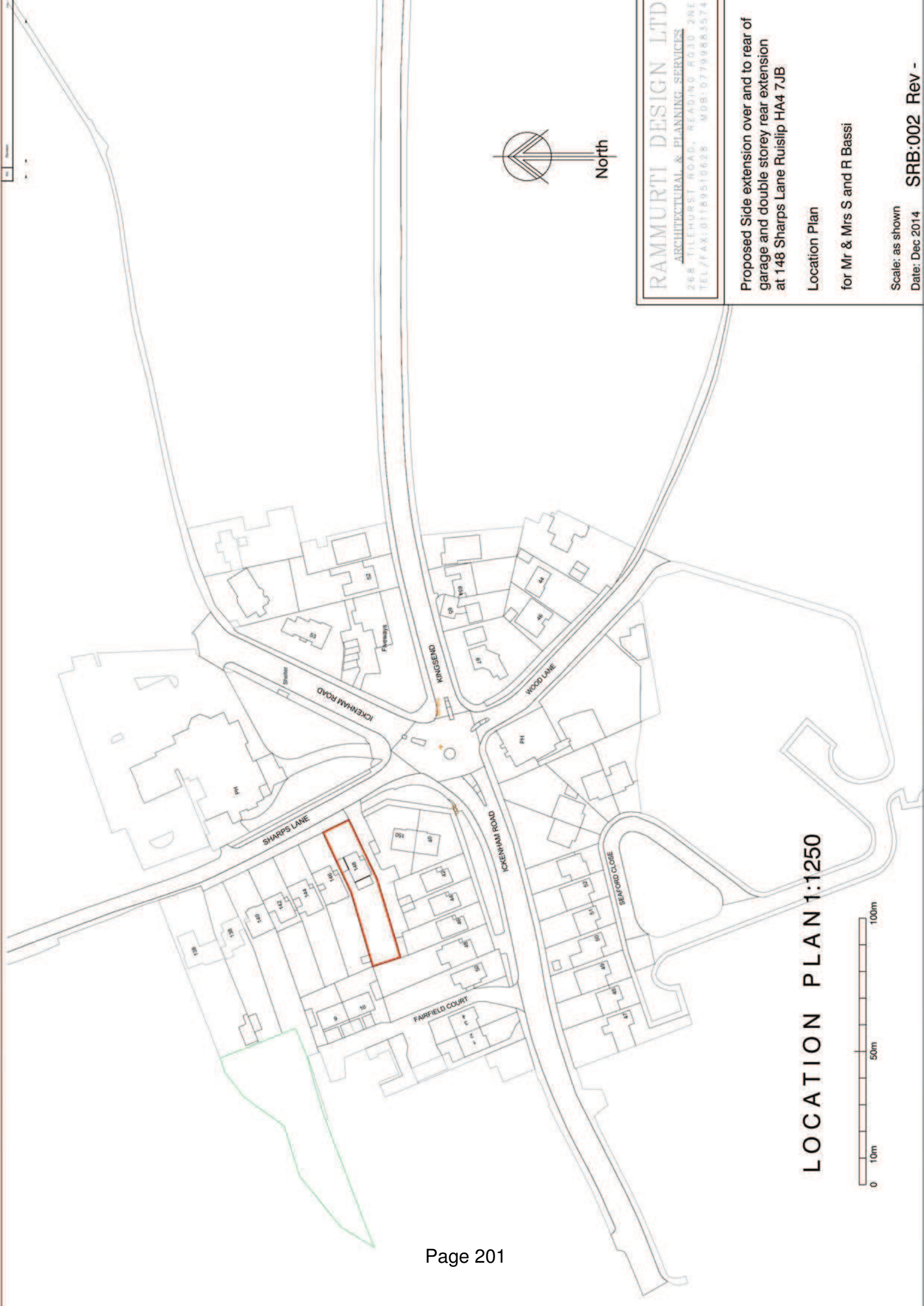
Address 148 SHARPS LANE RUISLIP

Development:

Single storey side extension and a part two storey, part single storey rear extension.

LBH Ref Nos: 17251/APP/2015/100

Date Plans Received: 13/01/2015 **Date(s) of Amendment(s):** 12/01/2015
Date Application Valid: 16/01/2015



RAMMURTI DESIGN LTD
 ARCHITECTURAL & PLANNING SERVICES
 268 TILGHURST ROAD, READING RG30 2NE
 TEL/FAX: 01189510628 MOB: 07799883574

Proposed Side extension over and to rear of
 garage and double storey rear extension
 at 148 Sharps Lane Ruislip HA4 7JB

Location Plan

for Mr & Mrs S and R Bassi

Scale: as shown

Date: Dec 2014 **SRB:002 Rev -**

LOCATION PLAN 1:1250



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TEL/FAX: 01189510628 MOB: 07799885574

Proposed Side extension over and to rear of garage and double storey rear extension at 148 Sharps Lane Ruislip HA4 7JB

Block Plan

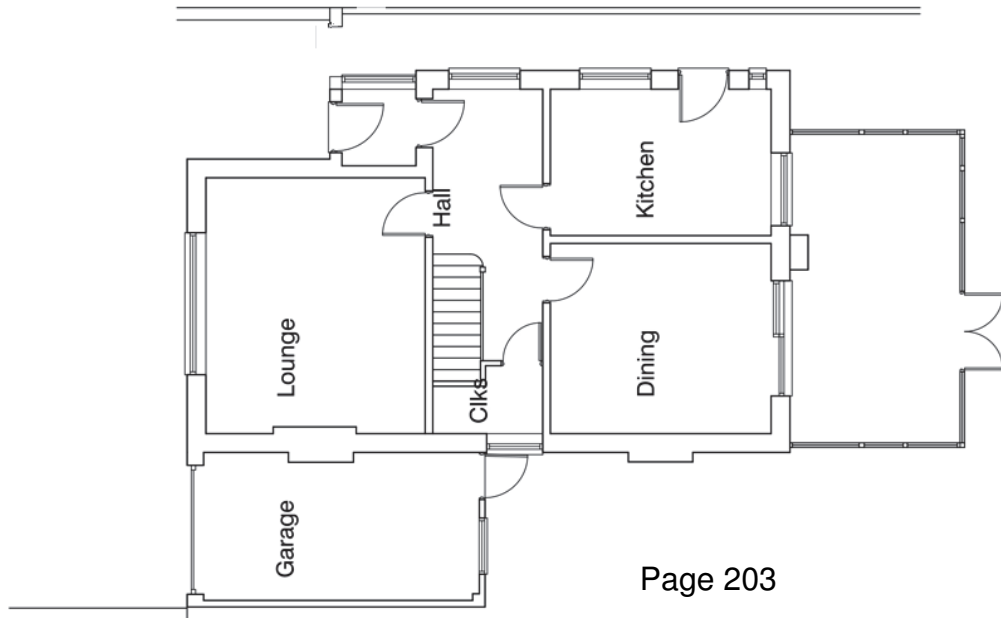
for Mr & Mrs S and R Bassi

Scale: as shown
Date: Dec 2014

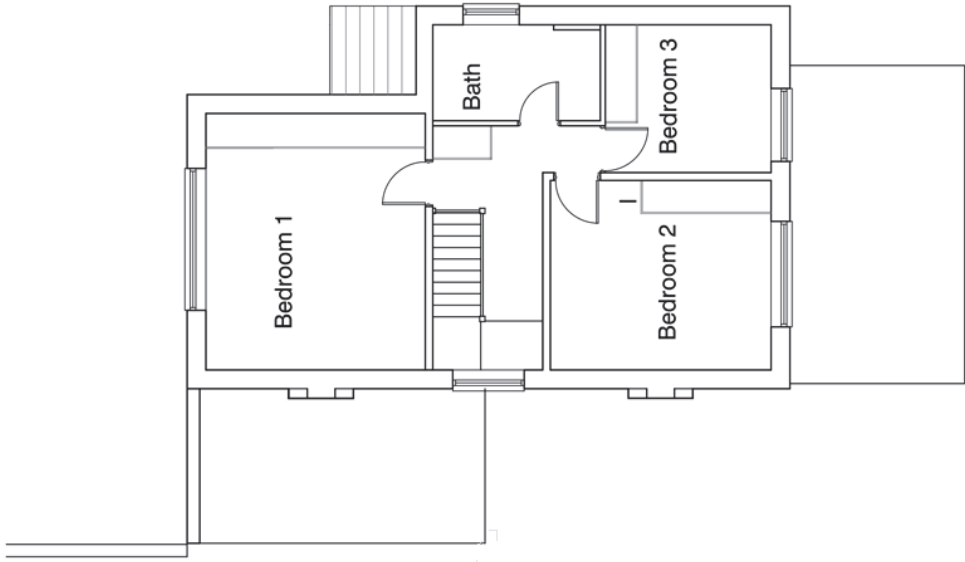
SRB:001 Rev A



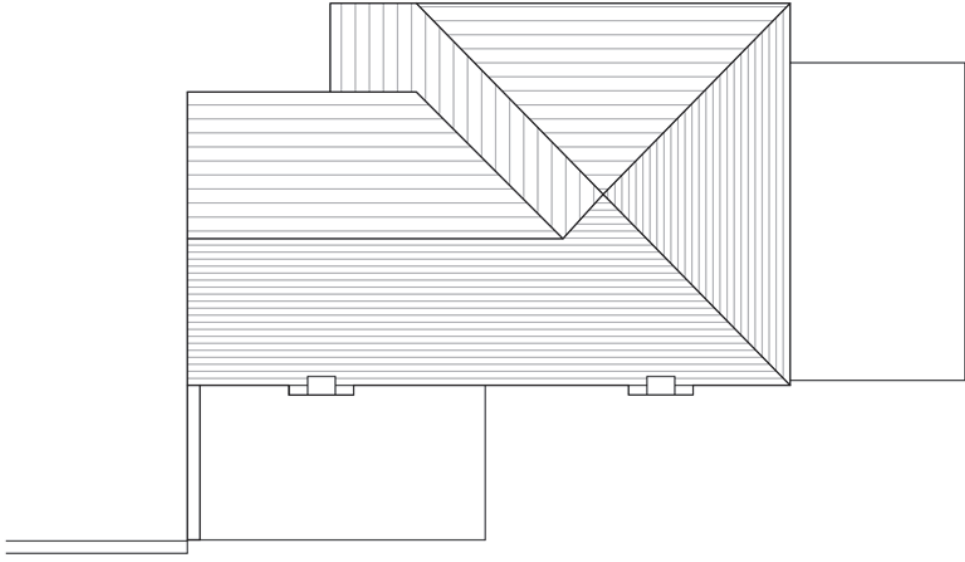
No.	Revision	Date



Ground Floor Plan



First Floor Plan



Roof Layout

EXISTING PLANS 1:100



Proposed Side extension over and to rear of garage and double storey rear extension at 148 Sharps Lane Ruislip HA4 7JB

Existing Floor Plans

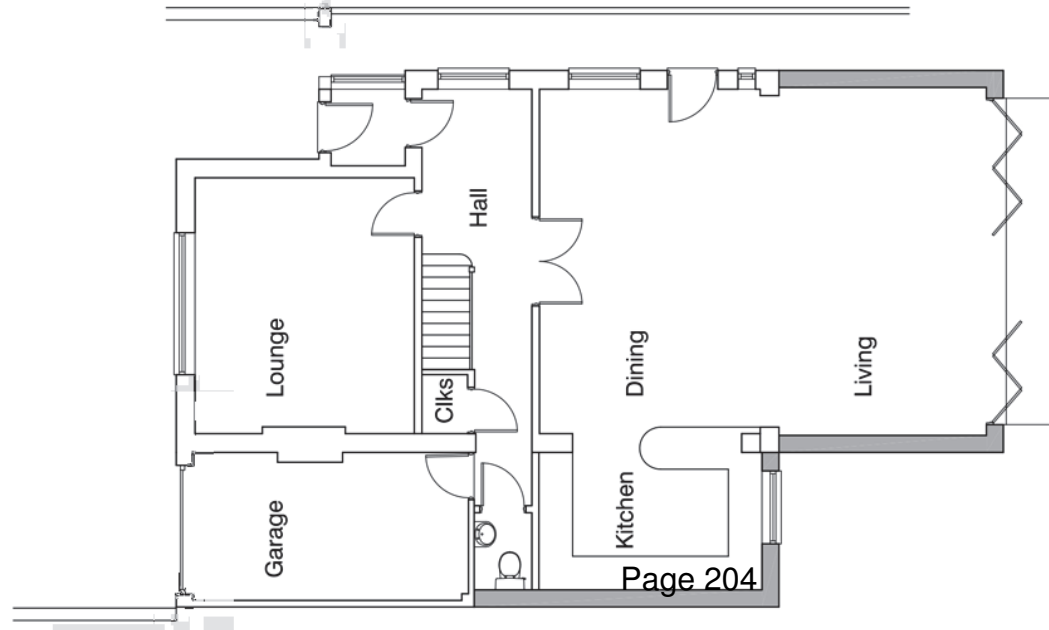
for Mr & Mrs S and R Bassi

Scale: as shown

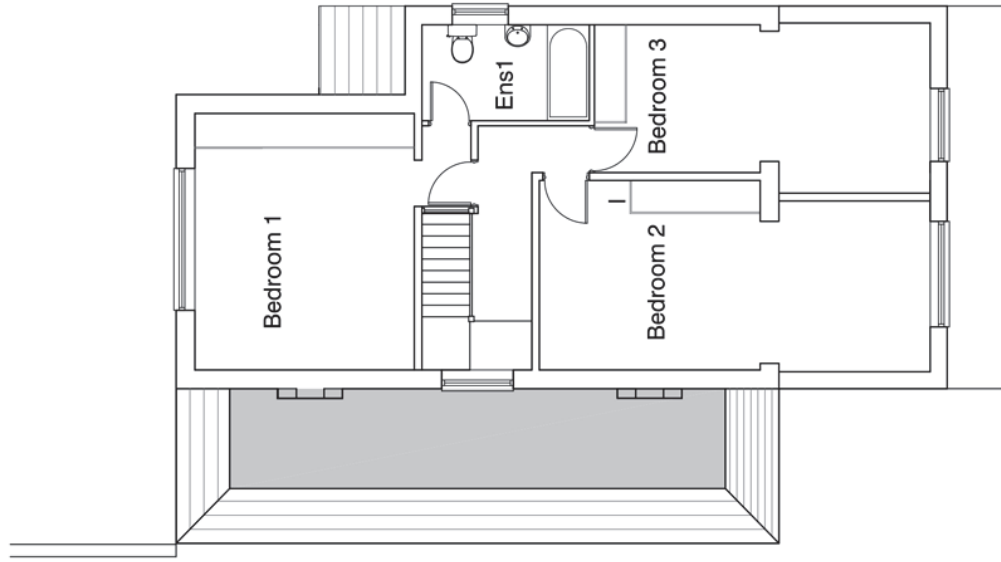
Date: Nov 2014

SRB:003 Rev P1

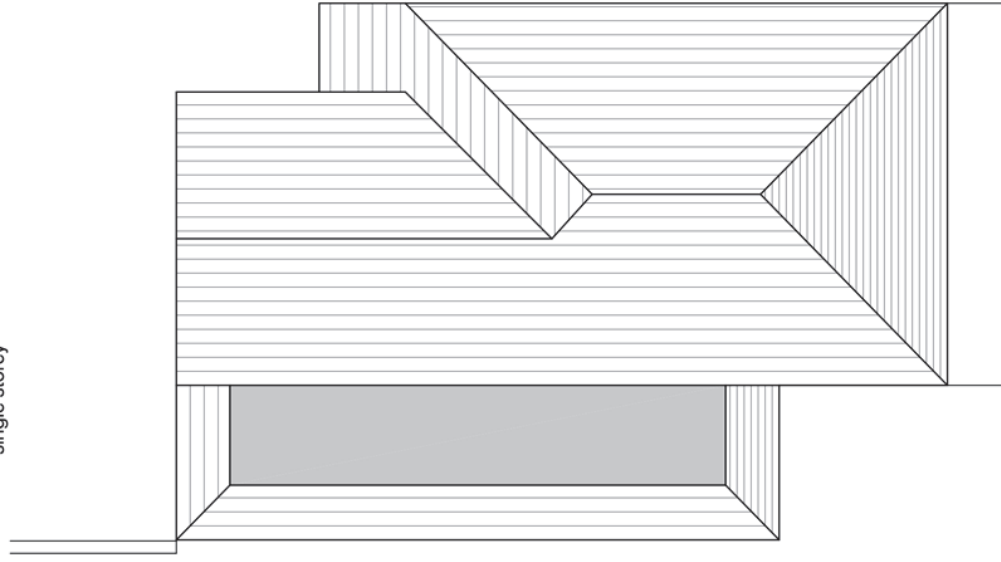
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Ground Floor Plan



First Floor Plan



Roof Layout

PROPOSED PLANS 1:100



Proposed Side extension over and to rear of garage and double storey rear extension at 148 Sharps Lane Ruislip HA4 7JB

Proposed Plans

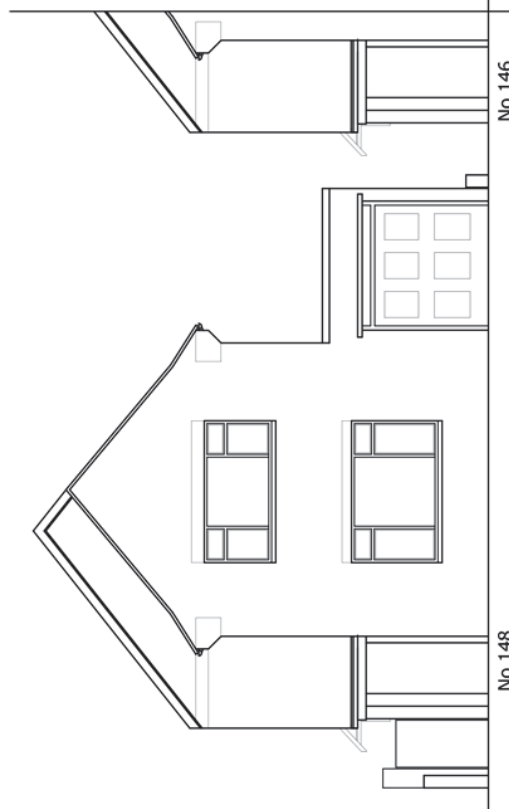
for Mr & Mrs S and R Bassi

Scale: as shown

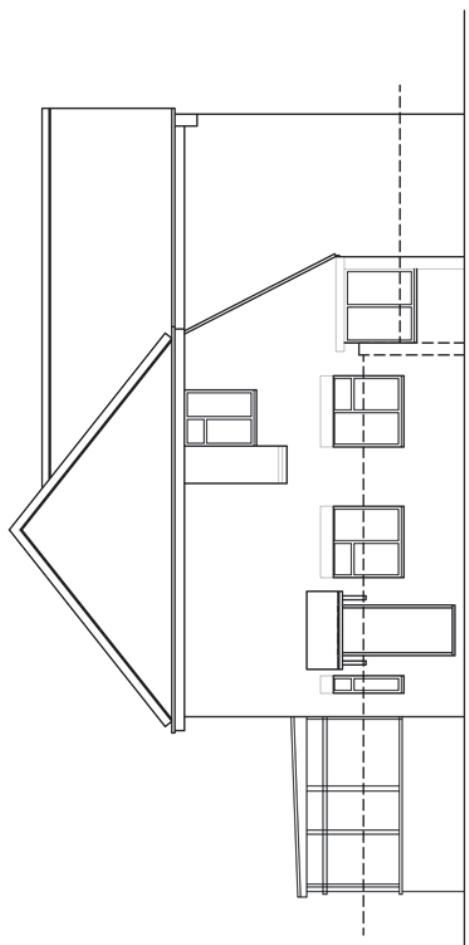
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SRB:004 Rev A

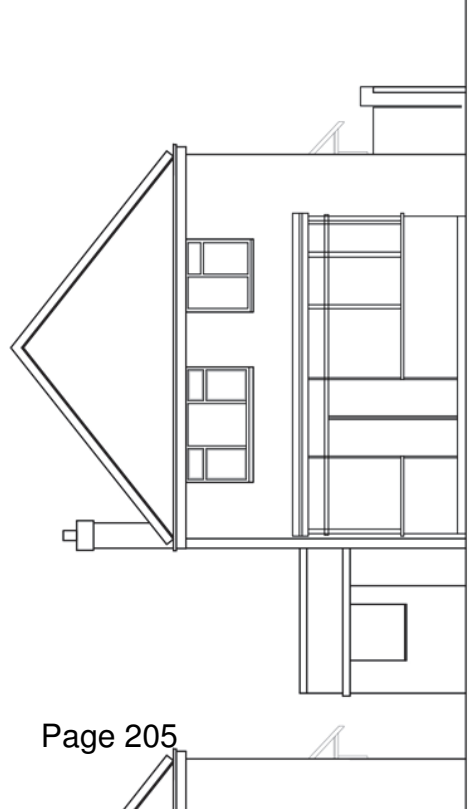
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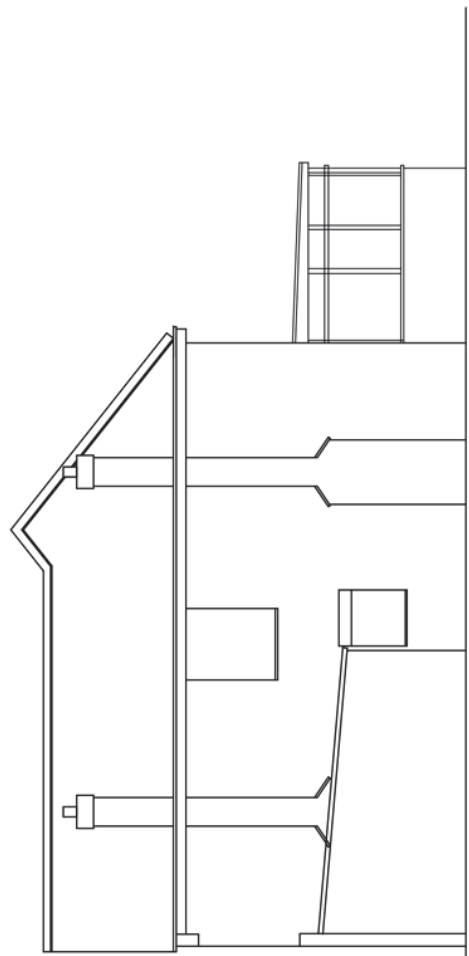
elevation to front



elevation to side



elevation to rear



elevation to side

EXISTING ELEVATIONS 1:100



Proposed Side extension over and to rear of
garage and double storey rear extension
at 148 Sharps Lane Ruislip HA4 7JB

Proposed Elevations

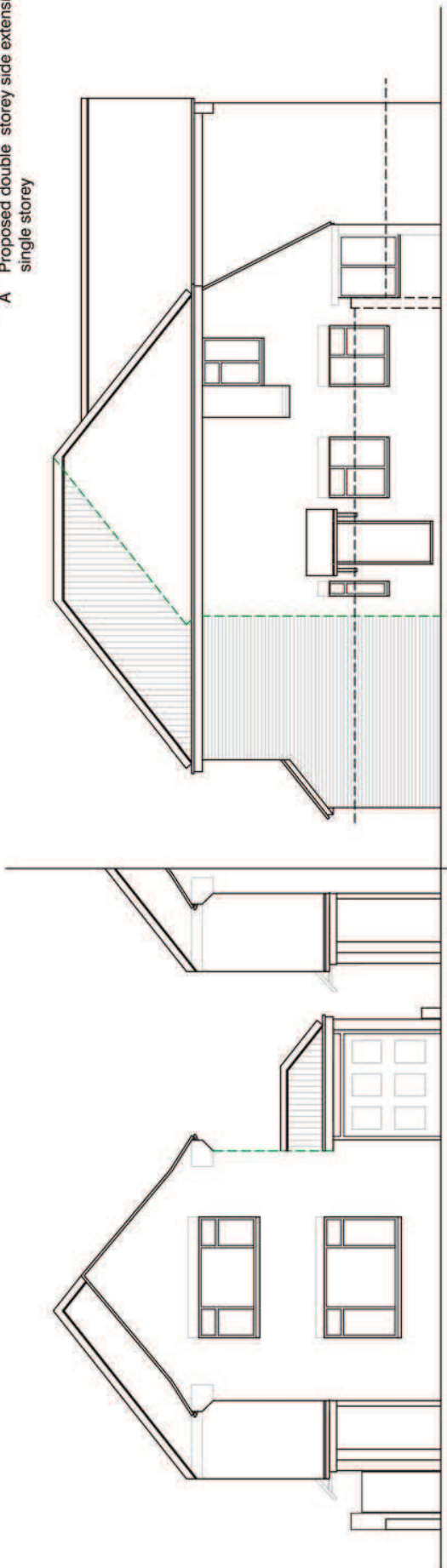
for Mr & Mrs S and R Bassi

Scale: as shown

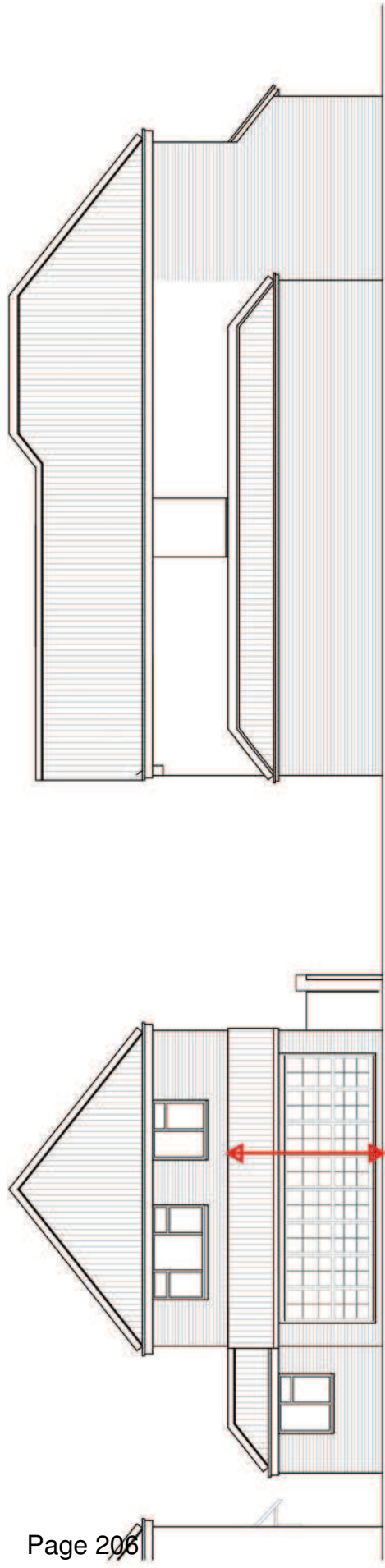
Date: Nov 2014

SRB:005 Rev -

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elevation to side



elevation to side

elevation to rear

PROPOSED ELEVATIONS 1:100



Proposed Side extension over and to rear of garage and double storey rear extension at 148 Sharps Lane Ruislip HA4 7JB

Proposed Elevations

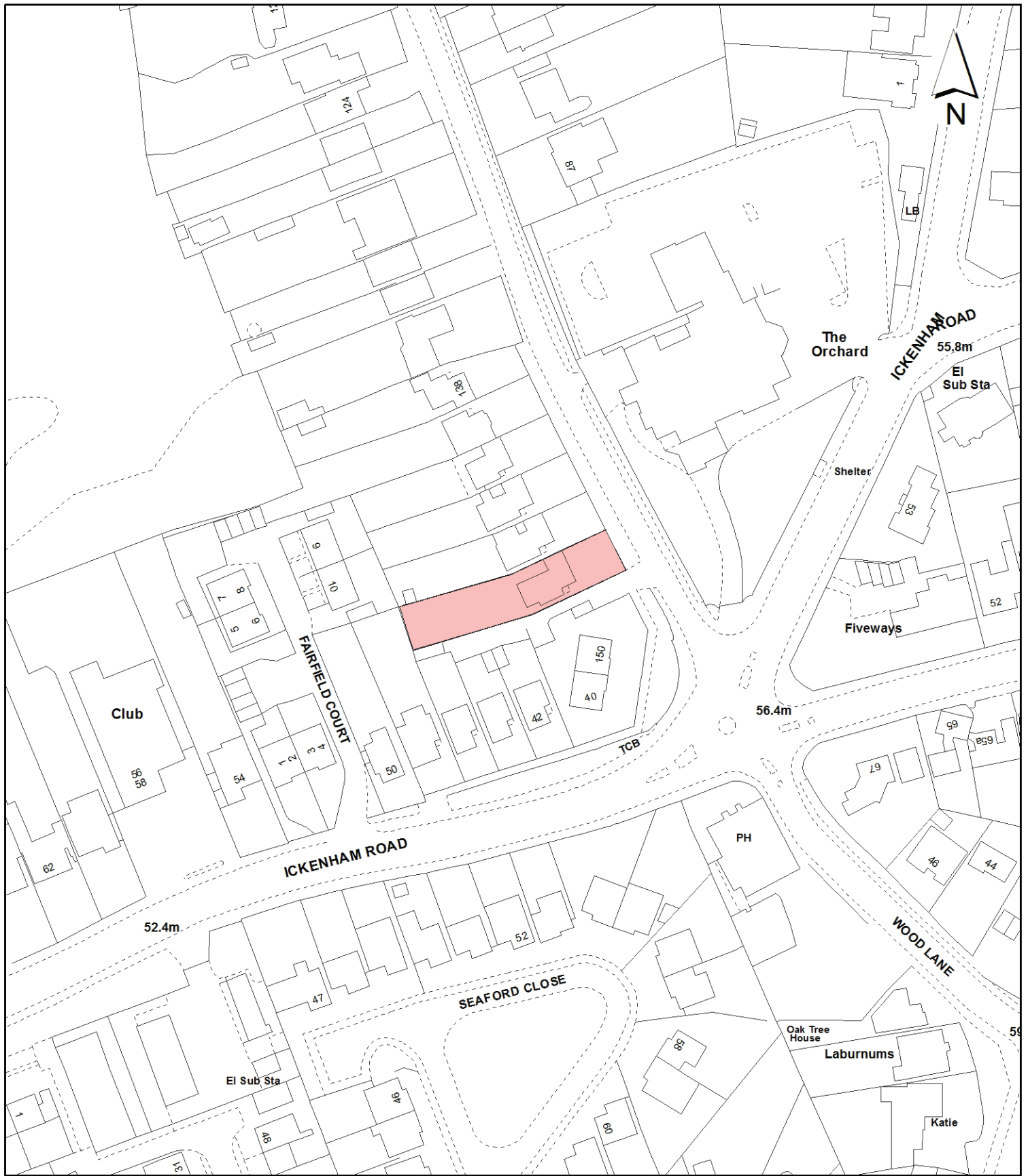
for Mr & Mrs S and R Bassi

Scale: as shown

Date: Nov 2014

SRB:006 Rev A

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Notes:

 Site boundary

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Site Address:

**148 Sharps Lane
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
17251/APP/2015/100

Scale:
1:1,250

Planning Committee:
North Page 207

Date:
May 2015



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