



HILLINGDON
LONDON



Major Applications Planning Committee

Date: TUESDAY, 7 OCTOBER
2014

Time: 6.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
John Hensley (Vice-Chairman)
Peter Curling
Jazz Dhillon
Janet Duncan (Labour Lead)
Ian Edwards
Henry Higgins
John Morgan
Brian Stead

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Contact: Danielle Watson
Tel: 01895 277488
Fax: 01895 277373
democratic@hillington.gov.uk

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<http://modgov-int.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting held on 16 September 2014
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

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.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	26-36 Horton Road, Yiewsley - 3507/APP/2014/2724	Yiewsley	Amendments to block B (including amendments to Bedroom 2 windows, reduced size rooflights, amendments to fenestration and internal alterations) and block C (amendments to entrance and circulation area) of planning permission 3507/APP/2013/2327 approved on 17-01-14 (Application for Minor Material Amendments under S73). Recommendation : Approval subject to a S106 Agreement.	5 - 30 130 - 142

7	Unit 3, The Argent Centre, Pump Lane, Northwood - 46218/APP/2014/2186	Townfield	<p>Change of use from cellular radio telephone exchange (sui generis) to wholesale (Class B8 - storage and distribution) and creation of mezzanine floor providing ancillary storage and office space.</p> <p>Recommendation - Approval - subject to no additional consultation responses</p>	<p>31 - 44</p> <p>143 - 150</p>
8	Ryefield House, Ryefield Avenue, Hillingdon - 11838/APP/2014/2350	Hillingdon East	<p>Amendment to condition 3 of planning permission 11838/APP/2013/2650 dated 31/12/2013 to amend the approved plans to adjust external openings, reconfigure the internal layout and alter the location, design and size of the basement (S73 Application).</p> <p>Recommendation : Delegated for Officer Approval</p>	<p>45 - 66</p> <p>151 - 159</p>
9	St Helens School, Eastbury Road, Northwood - 7402/APP/2014/2761	Northwood	<p>Development of a new part two-storey and part single-storey Junior School building with associated external works.</p> <p>Recommendation - Approval</p>	<p>67 - 98</p> <p>160 - 176</p>
10	2 Midcroft, Ruislip - 4918/APP/2014/1274	West Ruislip	<p>Demolition of existing petrol station with tanks and erection of a four storey building comprising 14 residential units, 2 commercial units at the ground floor with associated access, underground car parking and cycle storage.</p> <p>Recommendation : Delegated for Officer Approval</p>	<p>99 - 128</p> <p>177 - 188</p>

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

16 September 2014

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

	<p>Committee Members Present: Councillors John Hensley (Vice-Chairman), Peter Curling, Jazz Dhillon, Ian Edwards, Henry Higgins, John Morgan, Brian Stead, Jas Dhot and David Yarrow</p> <p>LBH Officers Present: James Rodger - Head of Planning, Environment & Green Spaces, Adrien Waite - Major Applications Team Manager, Manmohan Ranger - Highways Engineer, Nicole Cameron - Legal Adviser, Gill Oswell - Democratic Services Officer</p>
55.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Eddie Lavery and Janet Duncan with Councillors David Yarrow and Jas Dhot substituting.</p>
56.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
57.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 17 JULY, 6 AUGUST AND 27 AUGUST 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 17 July, 6 & 27 August 2014 were agreed as a correct record.</p>
58.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance or urgent.</p>
59.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part 1 would be considered in public and items marked Part 2 would be considered in private.</p>
60.	<p>EC HOUSE, SWALLOFIELD WAY, HAYES 38065/APP/2014/2143 (<i>Agenda Item 6</i>)</p> <p>Re-development of the site to provide 5 industrial units (Use Class B1(c), B2 and B8) with associated parking, servicing and landscaping (Involving demolition and refurbishment of existing units).</p> <p>Officers introduced the report providing the main details of the application; the amendments set out on the addendum sheet and advised that Condition 10 on the addendum sheet should read Condition 11.</p>

A member asked for clarification of the provision of electric points, cycle and motorcycle parking for the units.

Officers advised the Committee that that the provision of cycle storage was provided within the units. In relation to the motorcycle and electric points it was suggested that the wording of condition 8 - 2b be amended with the wording agreed by the Chairman and Labour Lead to ensure that the policy standard was achieved. This was agreed by the Committee.

The recommendation with the wording of condition 8 - 2b amended was moved, seconded and on being put to the vote was agreed.

Resolved -

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

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

- i) Air Quality Management contribution £12,500;**
- ii) Construction Training: £2500 per £1m of building costs + £9600 per phase of development for coordinator costs or an in kind scheme.**
- iii) Travel Plan including a £20,000.00 bond;**
- iv) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution;**

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) If the Legal Agreements have not been finalised by 17th September 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of employment, air quality management and Travel Plan). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

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

F) That if the application is approved, the conditions and informatives set out in the officer's report be imposed, subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision, with the wording of condition 8 - 2b amended as follows:-

	<p>'2.b.Car Parking Layouts (including 3 motorcycle parking spaces, 6 disabled parking spaces and demonstration that 5 parking spaces are served by electrical charging points - so far as practicable the disabled spaces and electrical charging points shall be evenly distributed between the units hereby approved.)'</p>
61.	<p>RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2014/2071 (<i>Agenda Item 7</i>)</p> <p>Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phases 2B and 3A of the 'Southern Area' (85 dwellings - 8 x 2-bed houses, 31 x 3-bed houses, 39 x 4-bed houses, and 7 x 5-bed houses), of outline planning permission ref: 585/APP/2009/2752 dated 18/01/2012, for the proposed mixed-use redevelopment of the former RAF Uxbridge site.</p> <p>Officers introduced the report setting out the main issues of the application.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be Approved, subject to the conditions and informatives set out in the officer's report.</p>
62.	<p>PACKET BOAT MARINA, PACKET BOAT LANE, COWLEY 53216/APP/2014/2300 (<i>Agenda Item 8</i>)</p> <p>Change of use of ten (10) existing leisure moorings to residential moorings.</p> <p>Officers introduced the report setting out the main issues of the application and the amendments set out in the addendum sheet circulated at the meeting.</p> <p>The Committee asked whether a condition to allocate and designate parking would be appropriate to ensure that the spaces were used for the purpose they were meant.</p> <p>Officers advised that as the plans showed parking spaces for the residential moorings a condition would be reasonable. The Committee agreed to the condition being added.</p> <p>A Member asked that as the proposal was for residential moorings, could a Community Infrastructure levy (CIL) be requested.</p> <p>Officers advised the Committee that the CIL only related to new floor space within buildings, so this application was not covered by the legislation.</p> <p>The recommendation for approval with an additional condition added in relation to allocated and designated parking was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be Approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting and an additional condition in relation to the allocation and designation of parking for each residential mooring as follows:-</p> <p>'Each of the residential moorings hereby approved shall be allocated 1 of the parking spaces coloured purple on drawing PBMR/001 prior to the residential use of the mooring commencing. Thereafter the parking shall remain allocated for the use of the mooring in accordance with the approved scheme and remain under this allocation for the life of the development.</p>

	<p>REASON To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).'</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.20 pm.</p>

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

Subject to appropriate conditions and a legal agreement, the application is recommended for approval.

2. RECOMMENDATION

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

(i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access.

(ii) Education: The applicant provides a financial contribution of £176,170 towards school places in the area, commensurate with the estimated child yield of the development

(iii) Health: The applicant provides a financial contribution of £23,068.85 towards health care in the area

(iv) Libraries: The applicant provides a financial contribution of £2,448.81 towards library provision in the area

(v) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £35,000

(vi) Air Quality: The applicant provides a financial contribution in the sum of £12,500.

(vii) Community Facilities/Public Realm, including towpath improvements: The applicant provides a financial contribution of £50,000

(vii) Affordable Housing review mechanism

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

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by 30th October 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, then the application may be referred back to the Committee for determination.

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

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

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of the initial permission (ref:3507/APP/2013/2327).

REASON

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

2 RES7 Materials (Submission)

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

- (i) fenestration and doors
- (ii) balconies including obscure screening
- (iii) boundary walls and railings (including the boundary area and interfaces with the canal)
- (v) external lighting
- (vi) comprehensive colour scheme for all built details

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

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

REASON

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

3 RES6 Levels

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

REASON

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

4 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:

A2353 100 REV. P1 -EXISTING SITE PLAN

A2353 220 REV. P1 - TRACKING

EAS 347 SK05 - SITE ACCESS

LA117 BLOCK B

LA118 BLOCK B - PLAN

LA125 - BLOCK C PLAN

LA171- SITE PLAN

LA172 - BLOCK A PLANS

LA173 - BLOCK A ELEVATIONS

LA174 - BLOCK B PLANS

LA175 - BLOCK B PLANS

LA176 - BLOCK B ELEVATIONS

LA177 - BLOCK C

TREE PROTECTION 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 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). and the London Plan (July 2011).

5 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

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

REASON

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

6 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7 NONSC Visibility Splays

The access for the proposed development shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and the visibility splays shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interest of highway safety in accordance with Policy AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

8 NONSC Details of Modified Access

Development shall not begin until details of the modified access off Horton Road, including details of the pedestrian crossing point (tactile paving) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

N1

~~9~~ Prior to reaching dam ~~Noise sensitive Buildings~~ level of specified measures and ventilation scheme for protecting the proposed development from road, air traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable internal noise design criteria. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic, air traffic and other noise, in accordance with Policy OE5 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 7.15 of the London Plan.

10 RES24 Secured by Design

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

REASON

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

11 RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to protect the ecological value of the area in accordance with Policy EC3.

12 RES15 Sustainable Water Management (changed from SUDS)

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

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

throughout its lifetime.

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

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

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

REASON

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

13 NONSC Surface Water Run Off

If surface water run-off and ground water is proposed to drain into the adjacent Grand Union Canal, details shall be submitted to and agreed in writing by the Local Planning Authority in prior to the commencement of development, and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.

REASON

To determine the potential for pollution of the waterway and likely volume of water. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site, and high volumes of water should be avoided to safeguard the waterway environment and integrity of the waterway infrastructure, in compliance with Policy OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and policy 5.12 of the London Plan.

14 RES8 Tree Protection

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 - 1.d Full details of the proposed hard and soft landscaping scheme for the waterside area

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 50 cycle parking spaces
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 54 car parking spaces of which 5 will be to disabled standards.(including details of 5 active and 6 passive electric vehicle charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)'including security measures for the play areas.

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

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

5. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage), 5.3 (sustainable travel) of the London Plan (July 2011).

16 NONSC Imported Soils

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval to the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

17 NONSC Parking Allocation

No part of the development shall be occupied until details of the method of control for the designation and allocation of parking spaces has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall demonstrate the allocation of 1 space for each unit. Thereafter, the parking spaces shall be retained for the sole use of the individual flats in accordance with the approved details.

REASON

In order to ensure that sufficient parking is provided, in accordance with Policies AM14 and AM15 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

18 NONSC Ecological Enhancement

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance roosting and foraging opportunities for bats including the incorporation of new roosting facilities within the fabric of the buildings. The scheme shall also demonstrate how the development will contribute to wider wildlife benefits which may include nectar rich green roofs and walls, habitat walls and wildlife specific landscaping. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). and Policy 7.28 of the London Plan (2011).

19 RES16 Code for Sustainable Homes

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

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

REASON

To ensure that the objectives of sustainable development identified in London Plan (July

2011) Policies 5.1 and 5.3.

20 NONSC Waterside Risk Assessment

Prior to the commencement of development hereby approved, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water (Grand Union Canal) shall be submitted and approved in writing by the local planning authority. The risk assessment shall also include details of the proposed safety equipment along the canal frontage, which shall be installed prior to first occupation of the development hereby permitted.

REASON

To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the Navigation.

21 NONSC Waterbourne Freight

Prior to the commencement of development hereby approved, a feasibility study shall be carried out to assess the potential for moving freight by water during the demolition and construction cycle (waste and bulk materials) and following occupation of the development (waste and recyclables). The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the Grand Union Canal is not physically or economically feasible.

REASON

To encourage the use of the canal for transporting waste and bulk materials in accordance with policy 7.26 of the London Plan.

22 NONSC Ingress of Polluted Air

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

REASON: To safeguard residential amenity in accordance with policy OE1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

23 NONSC Air Quality and Energy Provision

Before the energy provision is installed, details of any plant, machinery or fuel burnt, as part of the energy provision for the development shall be submitted to the LPA for approval. This shall include suitable pollutant emission rates with and without mitigation technologies, which needs to be considered as part of a wider air quality assessment if necessary, as set out in the EPUK CHP Guidance 2012 (September 2007). Details to limit and/or control air pollution for any CHP shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be provided prior to the occupation and thereafter implemented and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenity of the site and neighbouring properties in accordance with policy OE1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

24 NONSC Contamination

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

25 NONSC Japanese Knotweed Removal

The development permitted by this planning permission shall only be carried out in accordance with the approved Japanese Knotweed eradication programme 'In-situ Herbicidal Eradication Methodology'. Development shall be carried out in accordance with the approved statement.

REASON

(i) This is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act.

(ii) To benefit local wildlife and to help maintain the regions natural balance of flora, in compliance with Policies EC1 and EC5 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and policy 7.19 of the London Plan (July 2011).

26 RPD2 Obscured Glazing and Non-Opening Windows (a)

The east facing first and second floor secondary windows in Block A, serving units A 1.2, A 1.3, A 1.4, A 2.2, A 2.3 and A 2.4 facing 38A Horton Road and the north facing landing

windows in Block C facing 14-24 Horton Road shall be glazed with permanently obscured glass and non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional

R17	surface water run-off - requirement for attenuation measures Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.7	(2011) Renewable energy
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 7.3	(2011) Designing out crime
LPP 7.30	(2011) London's canals and other rivers and waterspaces
LPP 8.2	(2011) Planning obligations
NPPF	National Planning Policy Framework

3 I6 Property Rights/Rights of Light

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

4 I2 Encroachment

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

5 I1 Building to Approved Drawing

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

6 I11 The Construction (Design and Management) Regulations 1994

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

7 I12 Notification to Building Contractors

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

8 114C Compliance with Building Regulations Access to and use of

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

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

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

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

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

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

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

9 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

11 I19 Sewerage Connections, Water Pollution etc.

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

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 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.

14 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -

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

15 19 **Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition x you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

16

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hard standing shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

17

With regard to the external materials (condition 2), you are advised that it will be important to ensure that the materials match those older buildings in the locality. The drawings are annotated as being dark red/brown tiles and these are considered appropriate. The drawings also show stock brick, which should be a deep red, rather than the yellow/buff shown in the perspectives.

18

In seeking to discharge condition 17 (car parking), the applicant is advised that the preferred solution is to allocate 2 parking spaces each for the 3 bedroom flats and 1 space each for the smaller units.

19

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. With regard to water supply, this comes within the area covered by the Three Valleys Water Company.

20

Specific security needs identified for the application site include CCTV coverage of certain key areas within the development, namely the underground car park and the main vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system. You are advised to submit details to expedite the specified security needs. In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

21

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

22

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 Acts.

23

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

24

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £40,3550.00 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

25

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).

26

The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>)."

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

27

If surface water run-off and ground water is proposed to drain into the adjoining Grand

Union Canal waterway, details submitted pursuant to the discharge of conditions relating to drainage will be subject to consultation with the Canal & River Trust, in order to assess the potential for pollution of the waterway and likely volume of water.

The applicant is advised that surface water discharge to the Navigation will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk).

The applicant is also advised to ensure that potential contamination of the waterway (Grand Union Canal) and ground water from wind blow, seepage or spillage at the site, and high volumes of water be avoided, to safeguard the waterway environment and integrity of the waterway infrastructure.

28

You are advised that details submitted pursuant to the discharge of conditions relating to external lighting, CCTV scheme, the proposed hard and soft landscaping scheme/boundary treatment for the canal waterside area, Waterborne Freight Feasibility study and the Risk Assessment and Method Statement will be subject to consultation with the Canal & River Trust.

3. CONSIDERATIONS

3.1 Site and Locality

The site is a roughly 'T' shaped relatively flat plot of land, 1 acre or 0.42ha in area, situated to the south of Horton Road. The primary axis is north-south with a western spur. The Grand Union canal defines the southern boundary. There are currently a number of dilapidated industrial buildings within the site with a large service yard and parking area to the north of the buildings. The industrial buildings also directly abut the canal towpath to the south of the site.

The surrounding area is largely residential in nature with groups of terraced properties to the east and west of the site with a frontage onto Horton Road and terrace housing on the opposite side of the road. The site borders residential properties to the north fronting Horton Road and to the east, including a 1980's residential development, Knowles Close. Commercial development is located to the west.

The application site falls within the a Growth Area as defined in Hillingdon's Local Plan: Part 1- Strategic Policies. The site is located within the Yiewsley/West Drayton MajorTown Centre, but outside both the primary and secondary shopping areas.

There is a tree preservation order TPO No 365 to the east of the site. The site has a Public Transport Accessibility Level (PTAL) of 2-3.

3.2 Proposed Scheme

Planning permission ref:3507/APP/2013/2327 was originally granted for the erection of 3 residential apartment blocks, to provide 50 residential units, comprising 13 one bedroom, 35 two bedroom and 2 three bedroom apartments, together with associated parking, involving demolition of existing industrial buildings.

In working up the scheme, the applicants submit that a number of errors have been identified in the scale, levels and elevation drawings, including missing fenestration on the

fourth floor plan to bedrooms of Block B on the approved plans. Along with the need to rectify these planning matters, the applicants are also seeking to make further internal layout/circulation efficiencies to Block C, necessitating external alterations to the approved scheme. As such, consideration is limited to the following changes:

Block B (fronting canal) - Fourth Floor & Roof Fenestration Amendments

The amendments proposed to Block B, are listed below:

1. Additional 4th. floor flank windows

The approved drawing did not have any fourth floor flank windows serving the second bedroom, unlike that of the flats on the floors below, with the only source of natural light coming from oversized rooflights. The proposal is to insert three flank windows on either side, serving the second bedrooms and lounges where none are currently approved, to align with those of the same flats below. There has been a modest increase in roof height Of 0.66 m, to allow for appropriate spacing of windows and required floor to ceiling heights internally.

2. Reduced Size Rooflights

Following on from the additional flank wall windows, this now removes the requirement to have over-sized Rooflights as proposed in the approved scheme. Consequently the size of the rooflights have been reduced, although the number of roof lights remain the same.

3. Regularisation of Fenestration - Flank Elevations

The stair core and circulation area has been rationalised, which in turn has led to a handed stepped arrangement to the fenestration to the stairs and bedroom at fourth floor and below.

4. Internal Alterations / External Fenestration Alterations

The lounge and Bedroom 1 in the southern facing units have been handed to allow for a better layout and dual aspect lounges. This has in turn resulted in changes to the balcony fenestration with the double doors to the outer edge of the balconies.

Block C: Proposed Alterations to Entrance & Circulation Area

Amendments are sought to the approved entrance and stair core layout, to allow for a more efficient layout and flat layouts. The amendments to the position of communal stairs necessitates the handing of the stair core window to the other side of the centre line.

3.3 Relevant Planning History

3507/APP/2013/2327 26-36 Horton Road Yiewsley

Demolition of existing buildings and redevelopment to provide 50 residential units in 3 buildings with associated car parking and cycle parking spaces, communal amenity areas, landscaping, private gardens and balconies utilising existing access.

Decision: 16-01-2014 Approved

Comment on Relevant Planning History

Planning permission ref:3507/APP/2013/2327 was granted on 17-01-14, for the erection of 3 residential apartment blocks, to provide 50 residential units, comprising 13 one bedroom, 35 two bedroom and 2 three bedroom apartments together with associated parking, involving demolition of existing industrial buildings. The proposal includes parking

for 54 cars, 50 secure cycle spaces and integral bin stores, together with associated landscaping.

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.E5 (2012) Town and Local Centres
- PT1.EM3 (2012) Blue Ribbon Network
- PT1.EM6 (2012) Flood Risk Management
- PT1.H2 (2012) Affordable Housing

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE26 Town centres - design, layout and landscaping of new buildings
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- H8 Change of use from non-residential to residential
- LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.7	(2011) Renewable energy
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 7.3	(2011) Designing out crime
LPP 7.30	(2011) London's canals and other rivers and waterspaces
LPP 8.2	(2011) Planning obligations
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd September 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised as a development under article 13 of the Town and Country Planning (General Development Procedure) Order 1995. In addition, 28 nearby owners and occupiers were consulted. No comments have been received in respect of this consultation.

CANALS AND RIVERS TRUST - No objection.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

Whilst there are no objections in principle to the amended elevations, block B now appears to be taller than originally approved. In addition, given the new windows to the 4th floor, it is not clear as to what spaces the roof lights to block B now light.

(Officer note: There is only a marginal increase in height and no new space is being created. The roof lights will continue to serve the 4th. floor rooms).

FLOOD AND DRAINAGE OFFICER.

The proposed amendments do not affect drainage arrangements.

ACCESS OFFICER

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established under the original grant of planning permission (Ref:3507/APP/2013/2327).

7.02 Density of the proposed development

The density of the development has been established under the original grant of planning permission (Ref:3507/APP/2013/2327). There are no changes proposed with respect to the number of units or habitable rooms.

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

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

7.04 Airport safeguarding

The proposal would not have any additional impact on airport safeguarding over that considered within the original grant of planning permission (Ref:3507/APP/2013/2327).

7.05 Impact on the green belt

The application is not located within or in proximity to the Metropolitan Green Belt.

7.06 Environmental Impact

The proposal would not have any environmental impacts over those considered within the original grant of planning permission (Ref:3507/APP/2013/2327).

7.07 Impact on the character & appearance of the area

Part 1 Policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved Part 2 Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

Policy BE26 seeks to ensure that within town centres, the design, layout and landscaping of new buildings should reflect the role, overall scale and character of town centres as a focus for shopping and leisure activity. The supporting text to Policy BE26 states that the design of buildings and external spaces should increase the visual and functional attractiveness of town centres, in order to attract people and investment; and new buildings should maintain the feeling of bulk and scale of the town centres while creating variety and interest in themselves.

London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations.

With regard to the proposed amendments, it is noted that there are no changes to the total number of new residential units, the block positions, overall layout, the proposed access and parking arrangements.

It is considered that the proposed insertion of the additional flank windows in Block B at fourth floor level would result in a regularisation and balanced fenestration pattern, with no enlarged areas of brickwork as in the approved scheme.

Individually the proposed alterations to Block B are considered to be modest in the context

of the articulation of the approved elevations. Moreover, despite a slight increase in height of 660mm, to allow for appropriate spacing of windows and required floor to ceiling heights internally, cumulatively, the proposed amendments would have a minimal impact on the external appearance of the building, compared with the approved scheme.

With regard to Block C, the siting remains exactly the same and the proposed windows are not in a materially different position to the approved windows.

Overall, it is considered that the scheme as amended, will introduce a built form that is appropriate to its context and will improve the townscape character of the area, with a satisfactory built form, in compliance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires that new development benefit from adequate levels of privacy.

The proposed internal layout alterations and efficiencies of the revised layout to block B has led to the insertion of three flank windows at fourth floor level on both sides. With separation distances of 16.7m to adjoining commercial/industrial premises and 27.7m at an oblique angle to nearest residential properties in Knowles Close, these additional windows at 4th floor level are not considered to have any material adverse impact on amenities and living conditions of the neighbouring properties in terms of loss of privacy.

As a result of the additional flank wall windows in Block B, this now removes the requirement to have over-sized rooflights, as proposed in the approved scheme. Consequently, the size of the rooflights have been reduced, although the number of rooflights to bedrooms, kitchen/living and lounge remains unchanged. The reduced size and angle of the roof pitch will ensure that there is no adverse impact on amenities of neighbouring residents or commercial properties as a consequence of these amendments.

With regard to Block C, the repositioned north facing stair core windows will continue to be obscure glazed and non-opening below 1.7m and this is secured by condition. It is therefore considered that there will be no additional impact on the residential properties to the north, fronting Horton Road.

The proposals would not result in any loss of privacy to neighbouring properties and the scheme would accord with Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) in this respect.

In addition, it is not considered that the proposed changes would result in any other impacts on the amenity of neighbouring occupiers.

7.09 Living conditions for future occupiers

In terms of overall amenity provision for the future occupiers, the units within the proposed development would maintain compliance with the Council's internal floorspace standards. Overall, it is considered that the development as proposed would maintain an appropriate environment for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not alter any of the arrangement in respect of the number of parking spaces, cycle parking, or vehicular access, which were previously agreed within the original grant of planning permission (Ref:3507/APP/2013/2327).

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report. In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security. A condition would ensure that the scheme needs to comply with Secured by Design Standards.

7.12 Disabled access

The proposals would not alter the level of accessibility achieved within the development from that previously agreed within the original grant of planning permission (Ref:3507/APP/2013/2327). The scheme would retain appropriate internal layouts to comply with Lifetime Homes Standards and an appropriate number of disabled units would be provided.

7.13 Provision of affordable & special needs housing

The original grant of planning permission (Ref:3507/APP/2013/2327) did not secure any affordable housing, as it was demonstrated that this was not viable. The proposed amendments would not increase the viability of the development and accordingly the scheme would still provide no affordable housing, although an Affordable Housing review mechanism has been secured under the existing S106 Agreement. It is recommended that this review mechanism be carried forward to any future S106 Agreement, in the event of an approval.

7.14 Trees, Landscaping and Ecology

The proposal would not alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning permission (Ref:3507/APP/2013/2327). It is noted that that detailed landscaping and tree protection conditions are attached to the recommendation, which would enable the final details to be approved.

7.15 Sustainable waste management

The proposal would not alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission (Ref:3507/APP/2013/2327).

7.16 Renewable energy / Sustainability

The proposal would not alter the development in terms of renewable energy/sustainability from the scheme previously agreed within the original grant of planning permission (Ref:3507/APP/2013/2327).

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application, and the proposal would not alter the development in terms of drainage or flood risk.

7.18 Noise or Air Quality Issues

The proposal would result in no additional impacts on noise or air quality over those considered within the original grant of planning permission (Ref:3507/APP/2013/2327).

7.19 Comments on Public Consultations

No comments were received as a result of the public consultation.

7.20 Planning Obligations

The original grant of planning permission secured the following planning obligations by way of a legal agreement:

i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access.

(ii) Education: The applicant provides a financial contribution of £176,170 towards school places in the area, commensurate with the estimated child yield of the development

- (iii) Health: The applicant provides a financial contribution of £23,068.85 towards health care in the area
- (iv) Libraries: The applicant provides a financial contribution of £2,448.81 towards library provision in the area
- (v) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £35,000
- (vi) Air Quality: The applicant provides a financial contribution in the sum of £12,500.
- (vii) Community Facilities/Public Realm, including towpath improvements: The applicant provides a financial contribution of £50,000
- (vii) Affordable Housing review mechanism
- (viii) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

Subject to a legal agreement to ensure that these matters are delivered in relation to this application, the proposal would adequately mitigate the impacts of the development and would accord with Policy R17 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Planning Obligations SPD.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues relating to this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks minor material amendments to the planning permission which was granted on 17-01-14. The amendments would not result in any adverse impacts on the character of the area, the amenity of neighbouring residents or future occupiers of the development. Furthermore, the development would maintain compliance with all other policies as secured under the original permission.

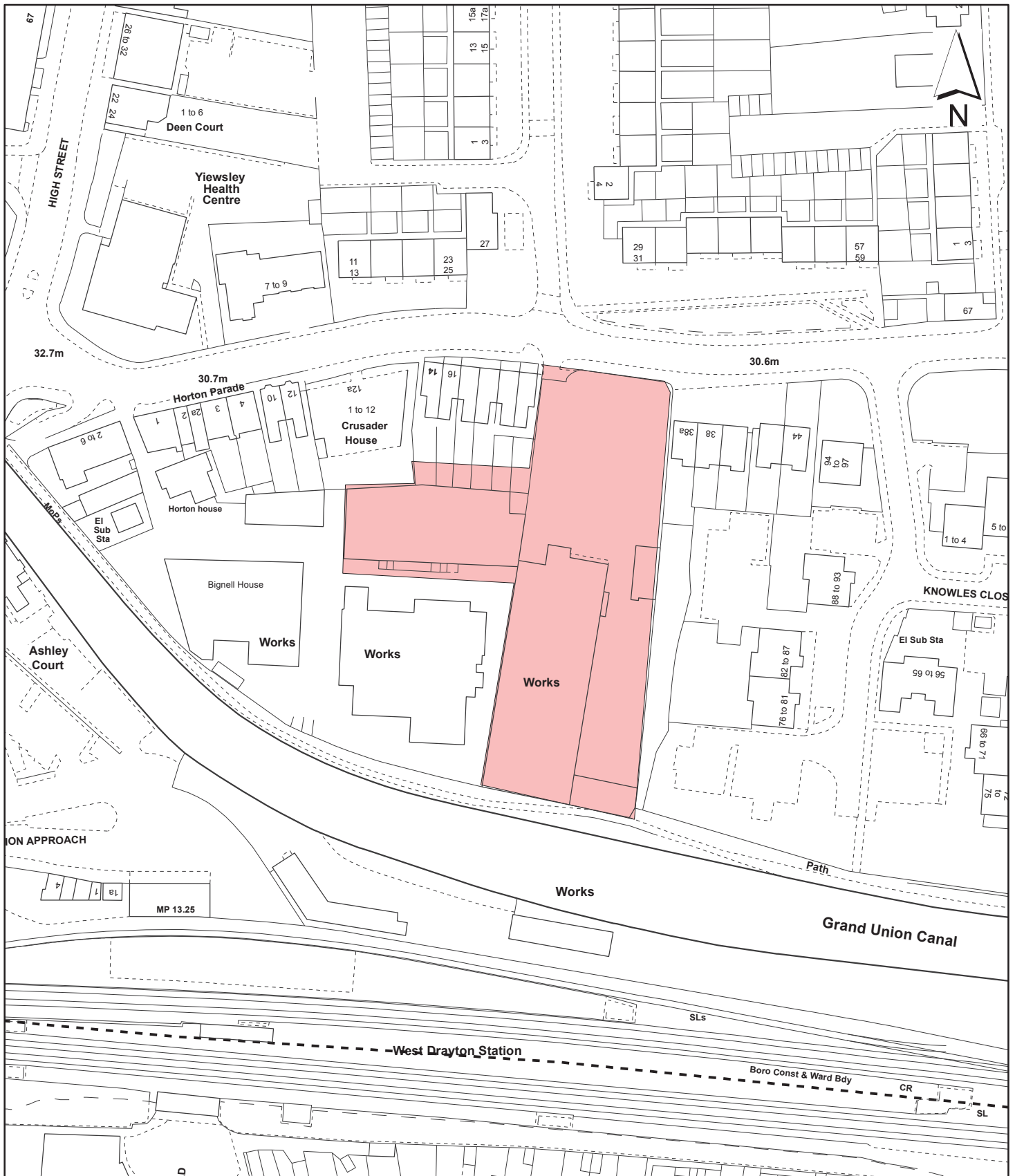
Subject to appropriate conditions and a legal agreement, the application is recommended for approval.

11. Reference Documents


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

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**26-36 Horton Road
Yiewsley**

**LONDON BOROUGH
OF HILLINGDON**

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

Planning Application Ref:
3507/APP/2014/2724

Scale
1:1,250

Planning Committee
Major Page 30

Date
October 2014



Report of the Head of Planning, Sport and Green Spaces

Address UNIT 3, THE ARGENT CENTRE PUMP LANE HAYES

Development: Change of use from cellular radio telephone exchange (sui generis) to wholesale (Class B8 - storage and distribution) and creation of mezzanine floor providing ancillary storage and office space.

LBH Ref Nos: 46218/APP/2014/2186

Drawing Nos: Addendum to Planning Statement dated 21/7/14
BSPEC/-/PL/C
BSPEC/-/EE/A
BSPEC/-/PE/B
BSPEC/-/SP/A (Location Plan)
BSPEC/-/SP/A (Site Plan)
Planning Statement V3 18-06-14
Transport Statement (M942-01) Final June 2014
Unit 3 Argent Centre Acoustic Report (as amended).
BSPEC/00-01/DL/A
Sustainability Statement

Date Plans Received: 20/06/2014 **Date(s) of Amendment(s):**
Date Application Valid: 21/07/2014

1. SUMMARY

This proposal is for the change of use of a vacant unit located within the Pump Lane Industrial and Business Area (IBA) from a former telephone exchange (sui generis) to a storage and distribution warehouse (Class B8) for a trade only wholesaler of air conditioning and refrigeration equipment. The proposal also involves the installation of a 122sqm mezzanine. A trade counter would also be provided at the rear of the unit accessed through re-positioned double doors.

The proposed use would revert back to one of the uses for which the Argent Centre was originally built and is acceptable in principle within an IBA. The Council's Highway Engineer advises that the retained parking and servicing facilities are acceptable to serve the proposed use and additional mezzanine floor space. The proposed external works to the building with the re-positioning of the doors on the rear elevation would not have any significant impact on the building's appearance. Furthermore, there are no surrounding residential occupiers that would be affected by the change of use and the proposal does not raise any accessibility, sustainability or flooding issues. The scheme would not generate the need for any S106 contributions, although the additional mezzanine floor space would be Mayoral and Council CIL liable.

The application is recommended for approval.

2. RECOMMENDATION

Approval, subject to no additional consultation responses being received which raise new material planning considerations that have not been considered in the officer's report.

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BSPEC/-/SP/A, BSPEC/-/PL/C and BSPEC/-/PE/B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Materials (Matching)

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.

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

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

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only for purposes within Use Classes B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM13 Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be extended without the prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990

(or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

The development shall not be occupied until details for the covered and secure storage of 5 cycle parking spaces have been submitted to and approved in writing by the LPA. Thereafter, the proposed cycle parking shall be provided before occupation and maintained and retained at all times for the use of the development.

REASON

To ensure that appropriate provision is made for cycle parking in accordance with Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

Before occupation, details of covered and secure facilities to be provided for the screened storage of refuse bins and recycling materials within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be retained and maintained for the life of the development.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF1	NPPF - Delivering sustainable development
LPP 4.4	(2011) Managing Industrial Land & Premises
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure

LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
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
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
LE7	Provision of planning benefits from industry, warehousing and business development
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.

3 I25 Consent for the Display of Adverts and Illuminated Signs

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

4

You are advised that the development hereby approved represents chargeable development under the Local and the Mayoral Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £610.00 and £4,538.07, respectively, 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 Argent Centre is located on the southern side of Pump Lane, to the west of its junction with Silverdale Road which also turns west to wrap around the southern side of the estate. It dates from the 1980s and comprises two storey, shallow pitched roof industrial/warehouse buildings containing 10 units grouped around a central servicing area accessed from Silverdale Road to the east. The building fronting Pump Lane comprises Units 1 to 3, with Unit 3 forming the corner plot at the eastern end of the building. Small car parking areas are provided at the front of these units, adjacent to their main entrances, with additional car parking / servicing areas at the rear, accessed from the central service road. Units 2 and 3 are currently vacant although they were previously used by Vodaphone (until March 2013), mainly providing a telephone exchange on the ground floor with ancillary office space on the first floor. Unit 1 is in use as a discount supermarket (B & M Stores), although the range of goods that can be sold has been

restricted.

The Argent Centre is generally surrounded to the east, south and west by similar industrial/ warehouse/ commercial units. To the east, on the opposite side of Silverdale Road is the Trinity Trading Estate whereas to the west, the Argent Centre is adjoined by a Matalan store which has a frontage onto Pump Lane. On the opposite side of Pump Lane is Silverdale House, a vacant industrial/commercial building, an overspill car park providing 49 spaces for the Argent Centre and a working men's club, to the north of which is a residential area.

The site has a PTAL score of 2 and is located within the Pump Lane Industrial and Business Area and forms part of the Hayes/West Drayton corridor.

3.2 Proposed Scheme

The proposal is to change the use of Unit 3 from a cellular radio telephone exchange (sui generis) to storage and distribution (Class B8) and installation of a mezzanine floor. The proposal would allow use of the premises by Kooltech, a trade only wholesaler of air conditioning and refrigeration equipment. There would be no sales to the general public. The mezzanine floor would be 6.6m wide and 18.4m long and extend the existing first floor area which runs along the front and side of the premises, increasing the 1,020sqm gross floor area of the current unit by 122sqm. The only other works would involve the creation of an internal ground floor office area at the rear of the unit which would also accommodate a trade counter. The only external works would be the re-siting of a pair of double doors on the rear elevation which would serve the office/trade counter.

The ground floor would mainly be used for stock storage with the first floor and mezzanine being used for the administration of the business. Up to 10 - 12 branch staff would be based at the site with around a further 6 external sales staff visiting the site from time to time. Staff would mainly enter the building via the front entrance, with the trade counter accessed at the rear. Current proposed hours of operation are 08:00 to 17:00 weekdays, with a possible extension to 06:00 to 20:00 in the future.

There are a total of 11 car parking spaces serving the site, 6 staff spaces at the front and 5 spaces at the rear including a single disabled space and a loading area. A 49 space overspill car park in the ownership of the applicant is also available to the Argent Centre on the opposite side of Pump Lane.

The application is supported by the following documents:-

Planning Statement, June 2014:

This provides an introduction to the proposal and goes on to describe the site and surroundings. Relevant planning history is assessed and the proposals are described. The statement goes on to evaluate relevant national, strategic and local planning policy and then assesses the key planning issues associated with the development. The statement concludes that the proposal will bring a vacant industrial unit within an IBA back into commercial use which would be fully compliant with relevant policy. Furthermore, it advises that the submitted documents demonstrate that the proposal would not generate any adverse highway impacts and is acceptable in terms of noise issues and that the energy efficiency of the building would be improved and that therefore, planning permission should be approved.

Transport Statement, June 2014 (as amended by Argent Consulting Engineers letter

dated 21/7/14:

This provides an introduction to the study and describes the existing site, the surrounding highway and the proposals. Trip generation between the previous and proposed uses is then assessed and the report concludes that in the absence of historical data for the telephone exchange, even taking a worse case scenario which assumes this use did not generate any peak hour trips and a general B8 use, the predicted increase in vehicle trip attraction during weekday peak hours for the proposed B8 use, together with the additional mezzanine floorspace is not significant and no further assessment is necessary. As such, no objection should be raised to the proposal on transport grounds.

Noise Assessment, June 2014:

This provides an introduction to the study, describes the site and relevant national noise assessment criteria and practice. Results of a noise measurement survey are presented. The report concludes that the proposed change of use will not increase daytime ambient noise levels and that no adverse effect will arise from the proposal and its noise impact is considered to be insignificant.

Sustainability Statement, dated 17/6/14:

This provides the background to the study, describes the site and assesses relevant policy. The report advises that this is a sustainable location for the proposal, being close to major roads and Hayes and Harlington Station. From an environmental perspective, the re-use of existing buildings makes sense, as it avoids the need for new development with construction based environmental impacts, including their embodied carbon emissions. The report goes on to identify indicative energy demands and suggests possible short, medium and long term energy improvements for the building. However, as this is a change of use application, energy improvements are not required although, this may be possible in the future, particularly as part of a wider plant replacement schedule, where a business case can be made for alternative energy systems, including renewables.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission for the redevelopment of the site to provide 10 industrial/warehouse units with ancillary floorspace, parking and loading/unloading facilities was initially approved on 2/8/84 (App. No. 2625AF/84/946 refers). Subsequently, planning permission was granted on 20/1/87 to change the use of unit 3 from industrial/warehouse to cellular radio telephone exchange and regional telephone sales centre (App. No. 39478/86/2099 refers).

An application has also been submitted for the change of use of part of Unit 2 from telephone exchange (sui generis) to Use Class A1 (Shops) for use as a furniture store involving internal alterations and alterations to front facade and installation of fencing (App. No. 36726/APP/2014/1247 refers), although to date, no decision has been made.

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.E1 (2012) Managing the Supply of Employment Land
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- LPP 4.4 (2011) Managing Industrial Land & Premises
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.5 (2011) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2011) Cycling
- LPP 6.13 (2011) Parking
- 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
- LE1 Proposals for industry, warehousing and business development
- LE2 Development in designated Industrial and Business Areas
- LE7 Provision of planning benefits from industry, warehousing and business development
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **28th August 2014**
- 5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbouring properties have been consulted on the application, the latest consultation period of which expires on 8/10/14, a site notice was been displayed on site on 7/8/14 (Closing date: 28/8/14) and the application was advertised in the local press on 13/8/14. No responses have been received to date.

Any additional responses will be reported via the addendum.

Internal Consultees

HIGHWAY ENGINEER:

The development is for the change of use from a cellular radio telephone exchange (sui generis) to a storage and distribution use (Use Class B8) at the site. As part of the proposals, a mezzanine floor will be constructed within the existing building that will provide ancillary storage and office space.

There are no proposals to provide additional car parking within the site. However, the existing parking provision of 11 spaces will be retained for the use of the development. In addition, the development will have the use of an existing shared overspill car park, which is located adjacent to the site and is under the control of the applicant. There are no proposals to provide additional cycle parking.

When reviewing the Transport Statement (TS) submitted in support of the development, an assessment of the likely trip generation has been undertaken using the TRICS Database. However, not all of the selected sample sites are considered representative due to their location and size. Nevertheless, it is considered that the trip generation associated with the proposals would not have a material impact along the adjacent highway network. In addition, an assessment of the adjacent overspill car park has been undertaken based on a parking survey, which has demonstrated that there is available parking capacity.

When assessing the PTAL index within the adjacent area, this has been identified as 3, which is classified as moderate. Furthermore, it is noted that the site is located within the recommended walking distances (as stated by Transport for London) to all public transport facilities, including Hayes and Harlington Rail Station. As a result, and notwithstanding the availability of the existing overspill car park, it is considered that the onsite car parking provision is acceptable to meet the needs of the development.

Therefore, subject to the details below being provided under a suitably worded planning condition/S106 Agreement, it is considered that the development would not be contrary to the policies of the adopted Hillingdon Local Plan, 2012, (Part 2).

Conditions/S106.

The development shall not be occupied until details of 5 cycle parking spaces have been submitted to and approved in writing by the LPA. Thereafter, the proposed cycle parking shall be provided before occupation and maintained and retained at all times for the use of the development.

ACCESS OFFICER:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal.

SUSTAINABILITY OFFICER:

I have no objections to this development.

FLOOD AND WATER MANAGEMENT OFFICER:

The site is outside flood zones 3 and 2 therefore there are no comments for a change of use.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed change of use from a telephone exchange (sui generis) to a storage and distribution use (Class B8) fully complies with Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) which designates Industrial and Business Areas for business, industrial and warehousing purposes (Use Classes B1 - B8) and seeks to promote and protect such industrial/warehousing uses in these areas. As such, there is no objection in principle to the application.

7.02 Density of the proposed development

Not applicable to this commercial development.

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

Not applicable to this proposal for a change of use and mezzanine floor.

7.04 Airport safeguarding

Not applicable to this proposed development.

7.05 Impact on the green belt

Not applicable to this proposed development.

7.07 Impact on the character & appearance of the area

The proposed use is appropriate within this IBA.

The re-siting of a double door on the rear elevation of the building would not have a material impact upon its appearance.

7.08 Impact on neighbours

There are no residential properties in the vicinity of the application site that would be affected by the proposed change of use which is also compatible with its industrial/commercial neighbours.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

The application site is located reasonably close to Hayes town centre and is within walking distances of all its public transport facilities, including Hayes and Harlington Rail Station. Although the site does have a PTAL score of 2, it does lie adjacent to an area with a PTAL score of 3.

The proposals would retain the existing 11 car parking spaces, including a disabled space, that currently serve the unit.

The application is supported by a Transport Statement. The Council's Highway Engineer has reviewed the document and advises that despite some of the selected sample sites not being representative of this site due to their size and location, the trip generation

associated with the proposal would not have a material impact on the adjacent highway network. Also, the Transport Statement, based upon a parking survey, demonstrates that the overspill car park on the opposite side of Pump Lane has spare parking capacity.

The proposal would revert the unit back to the use for which it was originally planned and built and with 11 car parking spaces, it would have satisfied the Council's car parking standards in place at that time. Currently, the most relevant parking standards are found within the London Plan (July 2011) which identifies an appropriate parking provision ranging from 2 to 12 spaces. The Highway Engineer advises that notwithstanding the availability of the existing overspill car park, given the PTAL scores and availability of public transport in the area, the existing onsite car parking provision is acceptable to meet the needs of the development.

The Highway Engineer does recommend a condition to ensure that details of 5 cycle parking spaces are provided, which would accord with the cycle parking standards of the London Plan (July 2011).

With the recommended imposition of the is condition, the proposal is considered to comply with Policies AM2, AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Relevant planning issues have been considered elsewhere in this report.

7.12 Disabled access

The Council's Access Officer advises that no accessibility issues are raised by the proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this commercial development.

7.14 Trees, landscaping and Ecology

Not applicable to this development for a proposed change of use.

7.15 Sustainable waste management

The proposed change of use from a telephone exchange to a storage and distribution warehouse could potentially give rise to a greater generation of waste and recycling material. Although no specific storage provision is indicated on the submitted plans, suitable space is available within the rear service yard and a condition has been added to ensure that suitable covered and screened provision is made for waste and recycled material.

7.16 Renewable energy / Sustainability

The measures suggested in the Energy and Sustainability Assessment to minimise energy consumption are welcomed. However, as no physical changes to the building are proposed and the proposed change of use is unlikely to have any implications for energy demand at the site as compared to the existing use, no conditions are recommended.

The Council's Sustainability Officer has assessed the change of use application and the submitted Sustainability Statement and advises that there are no objections to the proposal and in this case, there is no requirement for the imposition of energy efficiency conditions.

7.17 Flooding or Drainage Issues

The Council's Water and Flood Management Officer advises that the site is not prone to flooding and therefore the proposed change of use does not raise any flooding issues.

7.18 Noise or Air Quality Issues

Noise

The nearest residential property to the site is located on Copperdale Road, some 56m to the north of the site and separated from the site by Pump Lane and the overspill car park. The application is accompanied by a Noise Assessment which demonstrates that the noise likely to be generated by the proposed Class B8 storage and distribution use, when compared with the existing daytime noise levels, would not increase ambient noise levels within the IBA. As such, the proposal would not result in any adverse impacts upon nearby business or surrounding residential dwellings.

Air Quality

The proposal does not involve any increase in car parking on site and the mezzanine would be used to provide additional ancillary administrative floor space. As such, the proposals would not generate any significant adverse impacts for air quality.

7.19 Comments on Public Consultations

No public comments have been received.

7.20 Planning obligations

Due to the nature of the proposed development and previous use of the unit, the proposal does not generate a requirement for a S106 contribution, however, the additional B8 floorspace created by the proposal would be Mayoral and Council CIL liable.

7.21 Expediency of enforcement action

No enforcement issues are raised by this site.

7.22 Other Issues

No other planning issues are raised by 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

10. CONCLUSION

The proposed change of use for a distribution warehouse would revert the use of this unit back to one of the uses for which the Argent Centre was originally built.

No objections are raised to this use within an IBA and the proposals, including the installation of a 122sqm mezzanine is acceptable in planning terms.

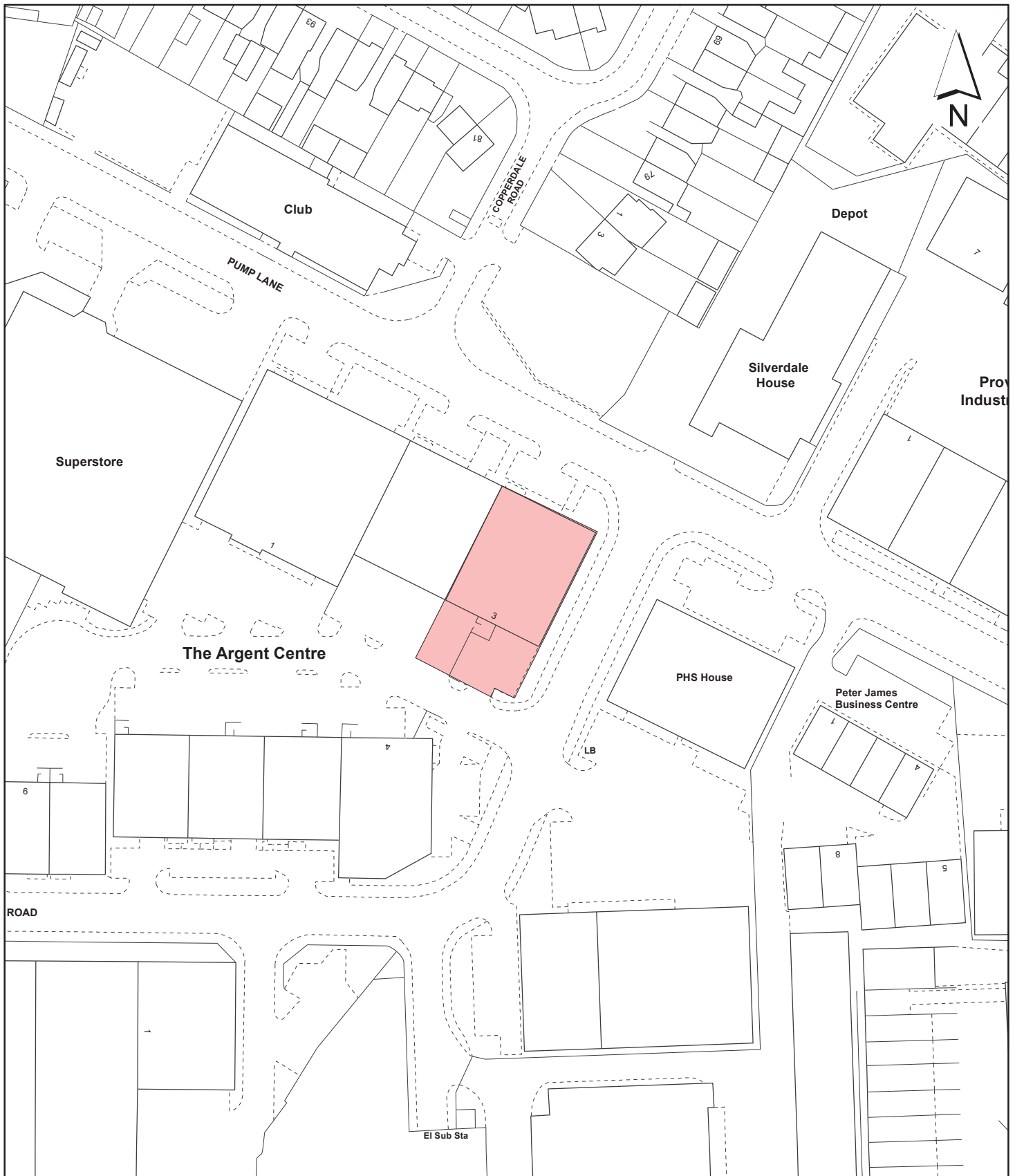
The application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
Hillingdon Local Plan SPD: Accessible Hillingdon, May 2013
Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Unit 3, The Argent Centre
 Pump Lane
 Hayes**

Planning Application Ref:
46218/APP/2014/2186

Planning Committee
Major Page 43

Scale
1:1,250

Date
October 2014

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address RYEFIELD HOUSE RYEFIELD AVENUE HILLINGDON

Development: Amendment to condition 3 of planning permission 11838/APP/2013/2650 dated 31/12/2013 to amend the approved plans to adjust external openings, reconfigure the internal layout and alter the location, design and size of the basement (S73 Application)

LBH Ref Nos: 11838/APP/2014/2350

Drawing Nos: 02
03
04
05
06
Planning Design Statement
L01
01

Date Plans Received: 02/07/2014 **Date(s) of Amendment(s):**

Date Application Valid: 14/07/2014

1. SUMMARY

This application seeks consent for the amendment of condition 3 (approved drawings) of planning permission 11838/APP/2013/2650 dated 31/12/2013, which granted consent for the erection of a three storey 58-bed Care home for residents requiring nursing, dementia and residential care with associated parking, landscaping and refuse/recycling store. The amendments proposed are alterations to the window sizes and locations, basement and internal layout of the building.

The scheme by reason of its acceptable design, scale and finish of the alterations proposed, is not considered to have a detrimental impact on the character and appearance of the building, nor the surrounding area. Further the proposed alterations are considered acceptable in terms of their impact on the amenities of surrounding occupiers and are not deemed to have an adverse effect on the approved parking layout or surrounding highway network.

2. RECOMMENDATION

1. That the application be determined by the Head of Planning, Sport and Culture under delegated powers, Subject to the completion of a Deed of Variation to the legal agreement associated with planning permission 11838/APP/2013/2650 for the following obligations:

i. Health: A contribution towards local health care facilities in the sum of £216.67 per person. Given that there are 58 beds proposed in this scheme and basing the calculation on one person per bedroom the level of the contribution will be in the sum of £12,566.86.

ii. Construction Training: A construction training contribution will be sought equal to £2,500 for every £1 million build cost.

iii. Libraries: £1,334 as contribution towards the local library.

iv. Project Management and Monitoring Fee: in line with the Planning Obligations SPD a contribution equal to 5% of the total cash contributions is required to enable the management and monitoring of the resulting agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) If the Legal Agreement/s have not been finalised by the 13th October 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of healthcare, construction training and libraries. The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPG.'

E) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the 31st December 2016

REASON

To comply with Section 73 and 91 of the Town and Country Planning Act 1990 and the terms and conditions of planning application 11838/APP/2013/2650.

2 RCU2 Use Within Same Use Class

The premises shall be used for a Care Home or Nursing Home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure an adequate level of amenity and parking provision for future occupiers and neighbouring properties in accordance with Policies BE24, AM7 and AM14 of the Hillingdon Local Plan (November 2012).

3 OM1 Development in accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

Location Plan

A102 01

A102 02

A102 03

A102 04

A102 05

A102 06

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan (November 2012).

4 M1 Details/Samples to be Submitted

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

REASON

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

5 OM2 Levels

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

REASON

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

6 OM14 Secured by Design

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

REASON

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

7 H7 Parking Arrangements (Residential)

The parking areas (including the marking out of parking spaces) shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants

prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012). and Chapter 3C of the London Plan (July 2011).

8 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be occupied until details of 12 covered and secure cycle storage for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

9 MCD10 Refuse Facilities

Prior to the occupation of the development, details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse and recycling waste at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012). and London Plan (February 2008) Policy 4B.1.

10 TL1 Existing Trees - Survey

Prior to the commencement of development, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan (November 2012).

11 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be

commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan (November 2012).

12 TL5 Landscaping Scheme

Prior to the commencement of development, a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

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

13 TL6 Landscaping Scheme - implementation

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

Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

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

14 TL7 Maintenance of Landscaped Areas

Prior to the occupation of the development, a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan (November 2012).

15 M3 Boundary treatment - details

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

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

16 NON2 plant noise

The rating level of noise emitted from any plant and/or machinery at the development shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE3 of the Hillingdon Unitary Development Plan.

17 DRC6 Contaminated Land - survey and remedial works

Development shall not begin until a site survey to assess contamination levels has been carried out to the satisfaction of the Local Planning Authority. The survey shall be undertaken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority and all works that form part of this scheme shall be completed before any part of the development is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan (November 2012). and Policy 5.21 of the London Plan (July 2011).

18 SUS5 Sustainable Urban Drainage

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

REASON

To ensure that surface water run off is handled as close to its source as possible/if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Local Plan (November 2012) and policy 5.12 of the London Plan (July 2011).

19 H1 Traffic Arrangements - submission of details

No part of the development hereby approved, shall be occupied until details of all traffic arrangements, including provision of emergency vehicle parking have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines, visibility splays and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012). and Chapter 6 of the London Plan (July 2011).

20 MCD13 Extraction Vent or Chimney

No air extraction system shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise and odour emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policies 7.1 and 7.14.

21 NONSC Imported soils

All soils used for gardens and landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON

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

22 NONSC plant/machinery

No plant and/or machinery including flues and kitchen extraction equipment shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policies 7.1 and 7.14.

23 NONSC Deliveries

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hrs to 1800 hrs Monday to Friday, the hours of 0800hrs to 1300 hrs on Saturdays. No deliveries or collections shall take place on Sundays, public and bank Holidays.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policies 7.1 and 7.14.

24 NONSC en-suite bathrooms

Prior to the occupation of the development, details showing access to all rooms by wheel chair users and electric wheel chair charging points, as well as ensuite bathrooms to the accessible bedrooms designed in accordance with BS 8300:2009 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall there after been implemented prior to occupation into the scheme and thereafter permanently retained.

Reason

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Local Plan (November 2012) and London Plan (February 2008) Policies 3.1, 3.8 and 7.2.

25 NONSC Energy

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved by the Local Planning Authority. The assessment shall clearly

demonstrate how a 20% reduction in CO2 emissions can be achieved from any proposed renewable technologies. The development shall proceed in accordance with the approved assessment unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development complies with London Plan (July 2011) Policy 5.1 and 5.4.

26 NONSC Travel Plan

Prior to the occupation of the development, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how a 10 year Travel Plan to meet the needs of the proposed development will be provided. The approved Travel Plan shall then be implemented in accordance with the agreed scheme.

REASON

To promote the use of sustainable means of transport and to accord with Policy AM7 of the adopted Hillingdon Local Plan (November 2012).

27 NONSC Parking Management Plan

Prior to the occupation of the development, a car parking management strategy, including provision of emergency vehicle parking, which seeks to ensure that the development does not result in any on street parking in neighbouring streets, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented for as long as the development remains in existence.

REASON

To ensure that an adequate level of parking provision is provided for the proposed use and to prevent inappropriate parking of vehicles associated with the use hereby approved in surrounding streets, and to accord with policy AM7 and AM14 of the adopted Hillingdon Local Plan (November 2012)).

28 SUS8 Electric Charging Points

Prior to the occupation of the development, plans and details of 1 electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan (July 2011) Policy 5.3.

29 NONSC Non Standard Condition

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected atop any of the buildings here by approved.

REASON

To ensure that apparatus do not detract from the visual amenities of the area in accordance with Policy BE37 of the Hillingdon Local Plan (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant

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

2 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
H10	Proposals for hostels or other accommodation for people in need of care
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 5.8	(2011) Innovative energy technologies
LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

3 11 Building to Approved Drawing

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

4 12 Encroachment

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

in any form of encroachment.

5 13 Building Regulations - Demolition and Building Works

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

6 16 Property Rights/Rights of Light

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

7 17 Design Guidance - Reserved Matters

You are advised to consult the Council's Design Guides for guidance on matters of design and layout prior to submitting details of reserved matters. These are available from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 110 Illustrative Drawings

You are reminded that the drawings submitted with the application are for illustrative purposes only and do not form part of the application for which permission is hereby granted.

9 111 The Construction (Design and Management) Regulations 1994

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

10 112 Notification to Building Contractors

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

11 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you

should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

12 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

13 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

14 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

15 I20 Land Drainage

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

16

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

linked to the Councils central CCTV system.

17 128 **Food Hygiene**

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

18

You are asked to consider installing a fire evacuation lift into the development.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located towards the south-eastern end of Ryefield Avenue and has an area of approximately 0.27 ha. With the exception of a truncated northern corner, it is rectangular in shape. It previously contained a part single storey, part two storey and part three storey flat-roofed brick building operated as the Ryefield House Nursing Home but is now cleared. There is an existing in/out drive to Ryefield Avenue.

The site is bounded to the north-west by two storey semi-detached houses in Ryefield Avenue, to the north by the rear gardens of two storey flats fronting Floriston Avenue and Lynhurst Crescent, to the north-east and south-east by the grounds of Ryefield Primary school and to the south-west by two storey flats and semi-detached houses located on the opposite side of Ryefield Avenue.

3.2 Proposed Scheme

This application seeks consent for the amendment of condition 3 (approved drawings) of planning permission 11838/APP/2013/2650 dated 31/12/2013, to allow for amendments to the approved scheme.

This application granted consent for the erection of a three storey 58-bed Care home for residents requiring nursing, dementia and residential care with associated parking, landscaping and refuse/recycling store.

The following amendments to the approved scheme are proposed:

- Two storey extension on the northern elevation removed and new entrance lobby created at ground floor level;
- Replacement of some of the windows on ground floor elevations with doors or full length windows;
- Enlargement of the windows on all elevations and subsequent reduction in the total number of windows;
- Windows added on the end of the eastern and northern elevations to serve the hallway;
- Alteration of the location, design and size of the basement, with the use of this space as staff offices, rest room, changing area, main kitchen, plant room and stores. The lightwells are proposed to be removed.

3.3 Relevant Planning History

11838/APP/2004/2478 Ryefield Residential Home Ryefield Avenue Hillingdon
ERECTION OF A THREE STOREY CARE HOME WITH ASSOCIATED PARKING
(INVOLVING DEMOLITION OF THE EXISTING BUILDING)

Decision: 09-11-2004 Refused **Appeal:** 12-05-2005 Allowed

11838/APP/2005/3481 Ryefield House Ryefield Avenue Hillingdon
ERECTION OF A THREE STOREY CARE HOME WITH ASSOCIATED PARKING
(INVOLVING DEMOLITION OF THE EXISTING BUILDING)

Decision: 06-06-2006 Approved

11838/APP/2010/1713 Ryefield House Ryefield Avenue Hillingdon
Erection of a three storey care home with associated parking.

Decision: 20-12-2010 Refused

11838/APP/2011/553 Ryefield House Ryefield Avenue Hillingdon
Erection of a three storey care home comprising 58 rooms with associated parking.

Decision: 27-10-2011 Approved

11838/APP/2013/2650 Ryefield House Ryefield Avenue Hillingdon
Section 73 Application for the Variation of Condition 2 and 3 of planning permission
11838/APP/2011/553 dated 1/12/2011 for the Erection of a three storey care home comprising
58 rooms with associated parking.

Decision: 12-12-2013 Approved

Comment on Relevant Planning History

11838/APP/2013/2650 - Consent granted for a section 73 application for the 'Variation of Condition 2 and 3' of planning permission 11838/APP/2011/553 dated 1/12/2011 for the erection of a three storey care home comprising 58 rooms with associated parking. This is an extant consent which expires on the 31st December 2015.

11838/APP/2011/553 - Consent granted for the erection of a three storey care home comprising 58 rooms with associated parking. This is an extant consent which expires on the 1st December 2014.

11838/APP/2010/1713 - Consent refused for the erection of a three storey care home with associated parking. This scheme was refused due to the failure to provide accessible facilities for the elderly and disabled, absence of any renewable energy measures and failure to provide a contribution towards the improvement of services and facilities.

11838/APP/2005/3481 - Consent granted for the erection of a three storey care home with associated parking (involving the demolition of the existing building).

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:

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
H10	Proposals for hostels or other accommodation for people in need of care
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 5.8	(2011) Innovative energy technologies
LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th August 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

42 surrounding residents and Oak Farm Residents Association were notified of the application. No objections were received from this consultation.

Councillor Wayne Bridges has requested that the application be referred to the planning committee for determination.

Internal Consultees

CONSERVATION OFFICER

There are no objections in design terms to the changes proposed to the originally approved scheme, in fact overall the elevational changes are felt to be a slight improvement on the design of the previous scheme

ACCESS OFFICER

No concerns are raised from an accessibility standpoint.

FLOOD AND WATER MANAGEMENT OFFICER

No comments on the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of redeveloping this site for a care home has been established through the previous applications on the site. Specifically applications 11838/APP/2011/553 and 11838/APP/2013/2650, which are both extant consents for the use of the site for a residential and nursing care home.

Given that both local and national policies have not changed significantly since the granting of these permissions, and that they could both still be implemented on site, it is considered that the principle of using this site for a care home is acceptable and no objection is raised to such.

7.02 Density of the proposed development

This is not relevant to this type of development.

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

The site is not located in a designated area and does not contain any listed buildings.

7.04 Airport safeguarding

There are no safeguarding issues arising from the proposed development.

7.05 Impact on the green belt

The site is not located in the Green Belt.

7.07 Impact on the character & appearance of the area

The scheme presented to the Council has acknowledged the site constraints and previous consents, and acknowledges that the most suitable location for the building is as approved scheme (11838/APP/2013/2650). The building will be located on the same lines as the approved application L shaped building, with parking between the front elevation and Ryefield Avenue.

The overall size, scale and design of the building is broadly similar to that proposed within the approved schemes to which no objection is raised, however it is noted that there are a number of changes proposed to the elevations of the building and location of the basement. The main changes to the design of the building are as follows:

- Two storey extension on the northern elevation removed and new entrance lobby created at ground floor level;
- Replacement of some of the windows on ground floor elevations with doors or full length

windows;

- Enlargement of the windows on all elevations and subsequent reduction in the total number of windows;
- Windows added on the end of the eastern and northern elevations to serve the hallway;
- Basement location altered and removal of lightwells at ground level.

On consideration of the alterations proposed to the windows and doors, these changes are considered to be of a design and scale appropriate to the character, appearance and finish of the building. Further the enlargement of the windows helps to break up the massing of the elevations of the building, and increase the amount of natural light to the proposed rooms. Overall no objection is raised to this alteration.

Given the subterranean nature of the basement, its proposed use, and that the lightwells associated with this are being removed, the basement would not appear highly prominent within the street scene. The scale of the basement is considered appropriate to the size of the site and overall, this aspect of the scheme is considered acceptable.

No objection is raised to the removal of the two storey element on the northern elevation of the building, and the proposed revisions to the entrance lobby are welcomed, with the design of this more appropriate to the elevations of the building.

7.08 Impact on neighbours

To the north- and south-west of the site are the residential properties within Ryefield Avenue. To the north of the site are the residential properties within Lynhurst Crescent and Floriston Avenue and to the north- and south-east of the site is Ryefield Primary School.

Within the 2011 and 2013 schemes, the impact of the scale, bulk and massing of the proposed building on the amenities of the other surrounding occupiers was considered and given the distance to these properties, it was deemed that they would be unduly affected by the proposals. Given that the size and scale of the building has not altered to any great degree from these previous consents, the principle, size and siting of the proposed building is considered acceptable with regards to its impact on the surrounding residential properties. The main issues for consideration with this application, are the impact that the proposed alterations to the elevations will have on the surrounding occupiers.

The closest residential property to the site is No. 211 Ryefield Avenue, which is sited approximately 5.5 metres from the flank wall of the proposed care home building. The 2011 and 2013 applications considered this relationship acceptable given that the building stepped down to two storeys in height adjacent to this property, and it being sited 5.5 metres from the flank wall with no windows proposed. This current submission retains the same separation distance between the buildings, however proposes two windows on the flank wall at ground and first floor level. These windows are proposed to serve the hallways to the building and it is noted in the submissions that they are to be obscurely glazed. Given their location and that they serve circulation areas within the building, the Council would have no objection to the addition of these windows, provided that they are obscurely glazed and non opening 1.8 metres from the finished floor level. Subject to the windows being obscurely glazed and non opening as described, and the distance between the flank wall of the buildings, the Council is of the view that the scheme would not give rise to unacceptable levels of overlooking or loss of privacy to this property.

Three windows are also proposed on the eastern elevation of the building which adjoins

the boundary with Ryefield Primary School and playing fields for the school. Given such, the addition of these windows is not considered to give rise to unacceptable levels of overlooking or loss of privacy.

7.09 Living conditions for future occupiers

With regards to the quality of accommodation provided to any future occupiers of the scheme, within the appeal scheme, the Inspector concluded that the appeal site was within an area that does not experience unacceptably high levels of noise pollution or poor air quality. On this basis, he was of the view that acceptable living conditions could be created for future residents of the development.

Further, this scheme proposes to increase the size of the windows in the elevations of the building to maximise the amount of natural light able to infiltrate the internal spaces and also provide direct access for a number of ground floor rooms to the communal garden areas. These alterations are overall considered to improve the quality of the accommodation for its occupants and no objection is raised in this regard.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Of relevance to the consideration of the impact of the proposed care home on the highway conditions of the surrounding roads are applications 11838/APP/2004/2478, 11838/APP/2013/2650 and 1138/APP/2011/553. The 2004 consent allowed on appeal, granted planning permission for a 48 bed care home providing 12 on site car parking spaces. This scheme was considered acceptable on traffic generation and car parking grounds. The 2011 and 2013 approvals were for a 58 bed care home with the level of on site car parking remaining at 12 (a maximum of 14 spaces are required to accord with the Councils parking standards).

The shortfall of on site car parking spaces was justified within the 2011 and 2013 schemes by the fact that the Inspector did not impose any condition on the 2004 planning permission limiting the number of bed spaces, and in view of the fact that it would not have been possible to increase the number of on site car parking spaces without a reduction in the size of the building. These schemes therefore accepted the level of car parking for the use to which no objection was raised by the Councils Highways Officer. Given such, the provision of 12 car parking spaces, which includes two disabled spaces is considered acceptable.

7.11 Urban design, access and security

These issues have been addressed within other sections of the report.

7.12 Disabled access

This was assessed and deemed acceptable under planning permission ref: 11838/APP/2011/553 dated 1 December 2012. Furthermore the Council's Access officer has raised no objections to the proposed scheme.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Whilst the site has been largely cleared of vegetation, there is a broken belt of vegetation and immature trees close to the southern and eastern boundaries of the site, which provide some screening.

The Design & Access Statement accompanying the application recognises that the

proposal provides the opportunity for comprehensive landscaping both to the road frontage and the rest of the site, and to reinforce the screen of existing off-site vegetation. On this basis no objection is raised to the scheme subject to the protection of the existing off-site vegetation during the course of development and the provision of a satisfactory landscaping scheme. These matters can be secured by appropriate conditions in the event of planning permission being granted. As such, the scheme would comply with Saved Policy BE38.

7.15 Sustainable waste management

The scheme is to be supported by a communal bin storage facility which identifies adequate space for waste and recycling bins. Full details of an appropriately screened, covered and sign posted enclosure can be secured by condition in the event of planning permission.

7.16 Renewable energy / Sustainability

Policy 5.7 of the London Plan requires major developments to show how the development would generate a proportion of the sites electricity or heat needs from renewables, wherever feasible.

The proposals remain identical to the extant consent in terms of energy reductions.

7.17 Flooding or Drainage Issues

The scheme has been reviewed by the Councils Flood and Water Management Officer and no objection is raised to the proposed scheme.

7.18 Noise or Air Quality Issues

With regard to the previous proposal considered at appeal, the Inspector concluded that the appeal site was within an area that does not experience unacceptably high levels of noise pollution or poor air quality. On this basis he was of the view that acceptable living conditions would be created for future residents of the development. The revised scheme is therefore considered acceptable in this respect.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning Obligations

There is an existing legal agreement associated with this site and it is recommended that a Deed of Variation is completed should the application be approved. Further details of the planning obligations can be found in Section 13 of the report.

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

There are no other issues for consideration 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

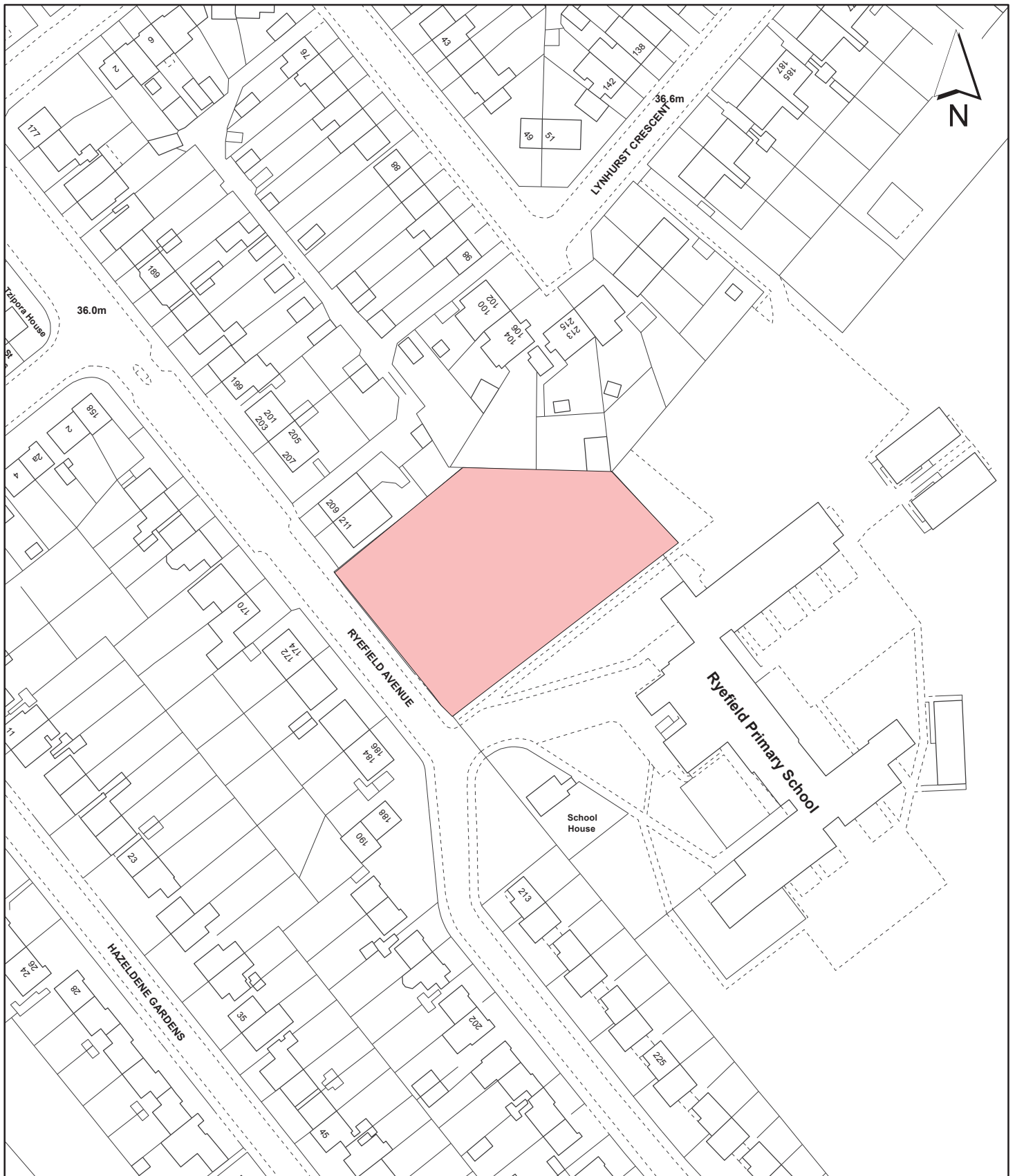
For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Design and Accessibility Statement - Residential Layouts (July 2006)
Accessible Hillingdon Supplementary Planning Document
Planning Obligations Supplementary Planning Document

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Ryefield House
 Ryefield Avenue
 Hillingdon**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

11838/APP/2014/2350

Scale

1:1,250

Planning Committee

Major Page 66

Date

October 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ST HELENS SCHOOL EASTBURY ROAD NORTHWOOD

Development: Development of a new part two-storey and part single-storey Junior School building with associated external works.

LBH Ref Nos: 7402/APP/2014/2761

Drawing Nos:

- 1284-301-01 (Site Location Plan)
- Appendix 10 - School Recycling policy Documents
- 1284-301-03 (Block Plan - Proposed)
- 1284-301-04 (Ground Floor - Proposed)
- 1284-301-05 (First Floor - Proposed)
- 1284-301-06 (Roof Plan - Proposed)
- 1284-302-01 (Elevations as Proposed - 01 & 02)
- 1284-302-02 (Elevations as Proposed - 03 & 04)
- 1284-302-03 (Elevations as Proposed - 05 & 06)
- 1284-302-04 (Elevations as Proposed - 07 & 08)
- 1284-303-01 (Site Sections - Existing)
- 1284-303-02 (Site Sections - Proposed)
- 1284-308-01 (3D Views 1)
- 1284-308-02 (3D Views 2)
- 532_GA_001 Rev.P04 (Site Wide Landscape GA Plan)
- D300 Rev.P1 (Swept Path Analysis)
- Planning Application Supporting Statement - Incorporating Design and Access Statement, prepared by IID Architects dated July 2014
- Appendix 1 - Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Heads of Terms for the Arboricultural Method Statement Rev.1, prepared by MJC Tree Services Ltd dated 24/09/14
- Appendix 2 - pre-application Planning Advice
- Appendix 3 - Consultation Material (Exhibition Boards)
- Appendix 4 - Phase 1 Habitat Survey Prepared by Arbtech
- Appendix 5 - School Travel Plan 2010 Review
- Appendix 6 - Rainwater Harvesting Feasibility Report for Planning (Rev.B), prepared by Couch Perry Wilkes dated 21/07/14
- Appendix 7 - Outline Energy Assessment for Planning (Rev.B), prepared by Couch Perry Wilkes dated 21/07/14
- Appendix 8 - landscape Strategy Rev.E dated July 2014
- Appendix 9 - Flood Risk Assessment and Surface Water Drainage Strategy prepared by Elliott Wood dated 28/07/14
- 1284-301-02 (Block Plan - Existing)
- Supplementary Parking Study Sheets 1 - 3
- Email from IID Architects dated 19/09/14 confirming pupil numbers

Date Plans Received:	04/08/2014	Date(s) of Amendment(s):	04/08/2014
Date Application Valid:	04/08/2014		27/08/2014
			11/09/2014
			19/09/2014
			24/09/2014

1. SUMMARY

This application seeks full planning permission for the erection of a new part two-storey part single-storey junior school building (Key Stage 2) at St Helen's School in Northwood.

St Helen's School is an independent day school for girls aged between 3 and 18 years. Founded in 1899 and originally a boarding school it has been a day school since 2009. The existing junior school currently occupies five buildings located towards the west of the site. These include a Victorian building, two pre-fabricated mobile classroom units, and two comparatively modern buildings. Some of these buildings were not purpose designed and, as such, offer poor teaching spaces and accessibility.

The school aspires to bring the school into the 21st century and "promote a more open and spacious environment which will provide the model for the future development of the school as a whole."

A number of shortcomings have been identified with the existing junior school accommodation, which inhibit the school's ability to achieve its aspirations. These include the following:

- Inconsistent class sizes;
- No direct views of grounds beyond;
- Accommodation scattered in different buildings;
- Poor accessibility to all floors;
- Claremont, the oldest of the buildings, has a particularly awkward layout resulting in poor circulation and ineffective teaching spaces;
- Poor relationship between class bases and external areas generally;
- Insufficient capacity in junior hall;
- Limited storage;
- No real defined Junior School identity;
- Lack of changing facilities linked to hall;
- Lack of good quality library and learning resources - these facilities are currently scattered across different buildings.

In order to address these shortcomings through this application the school is seeking to provide an "inspirational and innovative new Junior School which relates well to and is integrated within the landscape and which enhances the character of the site." The proposals seek to:

- Create a clear identity for the Junior School with its own separate entrance and convenient drop-off access;
- Integrate the new building within the landscape;
- Keep the organisation and layout clear, simple and intelligible;
- Enhance and consolidate the links between the three lower school buildings and also between the junior and senior school;
- Minimise the impact on surrounding properties;
- Create a new shared social plaza and focus at the heart of the site;
- Generally improve the landscape character at the heart of the site as this currently lacks coherence;
- Improve traffic movement around the site.

It should be noted that the applicant has confirmed that there is no intention to increase pupil numbers as a result of the proposals and would be content to accept a cap on pupil numbers in order to allay any concerns there may be in this regard.

The proposed works form the first part of a site wide masterplan for the entire school site and this seeks to provide a strategic long-term approach to address the site's

shortcomings and to enhance the overall school. Whilst not forming part of this application an indicative masterplan has been provided within the Planning Statement/Design and Access Statement. This demonstrates that the long-term intention is to review the use of existing spaces within the school site to improve the cohesiveness of the school environment through the clear zoning of different parts of the school site to relate to different key stages and specialisms in addition to ancillary uses such as administration and sport. The school aspires to provide a new sixth form centre and learning resource centre, expand its drama and music facilities, enhance the administration areas and main entrance, provide additional informal social spaces and to improve vehicular and pedestrian access and circulation.

The two existing mobile classroom units, currently forming part of the junior school, would be removed from the site and this area would be relandscaped. The remaining vacated junior school buildings would become specialist teaching areas, a sixth form centre and a careers centre.

Whilst it must be acknowledged that the masterplan is indicative only at this stage and subject to change it should also be recognised that many of the changes proposed relate to better use of existing spaces and educational enhancements rather than the physical expansion of the school and would not therefore require planning permission.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities.

The proposed new building will be of a high quality design appropriate to its setting on the edge of a Conservation Area and would be visually acceptable in this location. Whilst some existing mature and attractive trees would be lost as a result of the proposals, extensive new planting and landscaping would be provided which would mitigate against their loss.

The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and there would be no increase in traffic associated with the development.

The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1284-301-01, 1284-301-02, 1284-301-03, 1284-301-04, 1284-301-05, 1284-301-06, 1284-302-01, 1284-302-02, 1284-302-03, 1284-302-04, 1284-303-01, 1284-302-02, 1284-308-01, 1284-308-02, 532_GA_001 Rev.P04 & D300 Rev.P1, and shall thereafter be retained/maintained for as

long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall be completed in accordance with the mitigation measures and recommendations within the following supporting documents:

- i) Planning Statement - Incorporating Design and Access Statement
- ii) School Travel Plan
- iii) Landscape Strategy Rev.E
- iv) Flood Risk Assessment prepared by Elliot Wood dated 28/07/14

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

REASON

To ensure that the development complies with the objectives of Local Plan Part 1 and 2 Policies, London Plan policies, the NPPF and relevant Supplementary Planning Documents and Guidance.

4 COM6 Levels

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

REASON

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

5 COM7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4 and BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Covered and secure cycle storage for 20 bicycles

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 20% of all parking spaces (10% active and 10% passive) are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

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

3. Living Roofs

3.a Full details of the proposed green roofs

4. Details of Landscape Maintenance

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

4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within

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

5. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

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

8 COM10 Tree to be retained

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

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

REASON

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

9 NONSC Ecological Enhancements

Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the

approved scheme.

REASON

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

10 NONSC Living Screens

Prior to commencement of development a scheme for the inclusion of living screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

REASON

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

11 NONSC Energy

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development, and the detailed measures to reduce CO2 emissions by 40%. The assessment shall provide detailed specifications of the measures and technology set out in the outline energy assessment. The assessment shall also include full details of the photovoltaics including type, specification, and a detailed roof layout which must be reflected in other plans.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO2 reductions are being met.

The development must proceed in accordance with the approved scheme.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

12 NONSC Cap on pupil numbers

The total number of pupils on roll at the school shall not exceed 1,192, unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to allow a full assessment of parking and traffic impacts should an increase in pupil numbers occur, in compliance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 NONSC Construction Traffic Management Plan

Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include measures to ensure the safety of children, access (vehicular and pedestrian) and parking provision for school and contacting staff and the delivery of materials during construction. These measures shall be complied with in accordance with the approved

details thereafter for the duration of construction works.

REASON

To ensure that the construction does not have an unacceptable impact on pedestrian and highway safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 NONSC Changing Places requirement

The staff/hygiene room shall be a designated 'Changing Places' cubicle and signed as such. The cubicle shall be locked by means of an access control system, with appropriate pass cards issued to individuals who need to use the room. The cubicles shall be designed and fitted in accordance with 'Changing Places' specifications.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part 2 and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

15 NONSC Fire Evacuation Plan

Prior to construction of the building hereby approved an emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted to and approved in writing by the Local Planning Authority. Provisions could include: a) a stay-put policy within a large fire compartment(e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part 2 and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

16 COM15 Sustainable Water Management

Prior to commencement of development, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Flood Risk Assessment produced by Elliot Wood dated 28th July 2014, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of

arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

iii. incorporate water saving measures and equipment.

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 (Flood Risk Management) of the London Plan (July 2011), the aims of the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). Also to ensure surface water is handled as close to its source as possible in compliance with Policy 5.13 (Sustainable Drainage) of the London Plan (July 2011), and conserves water supplies in accordance with Policy 5.15 (Water use and supplies) of the London Plan (July 2011).

17 COM31 Secured by Design

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

REASON

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

18 NONSC Japanese Knotweed

Prior to commencement of development a method statement detailing the safe and effective removal of Japanese Knotweed, as identified in the submitted Tree Survey, shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

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

19 NONSC Topsoil storage

If site won topsoil is to be re-used, then prior to its handling and storage a method statement shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that it will be handled and stored in an appropriate manner and to ensure that it is of sufficient quality to be used in landscape mitigation earthworks. Soil should be stored in accordance with British Standard 3882:2007.

REASON

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

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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
BE39	Protection of trees and woodland - tree preservation orders
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through

(where appropriate): -

- (i) Dial-a-ride and mobility bus services
- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

3 11 Building to Approved Drawing

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

4 13 Building Regulations - Demolition and Building Works

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

5 111 The Construction (Design and Management) Regulations 1994

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

6 112 Notification to Building Contractors

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

7 114 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High

Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

8 115 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.

9 119 Sewerage Connections, Water Pollution etc.

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

10 134 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.

11 158 Opportunities for Work Experience

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

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

12

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).

13

With regard to condition 10 it should be noted that living screens can be used on 'blank elevations' and can consist of affordable wire trellising systems which climbing plants can

be trained up. These living screens can also be used for the growth of 'vertical allotments' and food production.

14

You are advised to note the following:

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

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

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

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

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

15 I58 Opportunities for Work Experience

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

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

16

You are advised to note the following advise from the Council's Trees/Landscape Officer:

· The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

- New planting should seek to enhance biodiversity, by including species of known value to wildlife which produce berries and / or nectar.
- Japanese Knotweed is designated as an invasive species by the Environment Agency and is a structurally damaging plant able to penetrate a range of hard man-made surfaces and structures. All Japanese Knotweed identified on site should be accurately plotted on plan and the contaminated areas sealed off. No site clearance or development should be undertaken until Japanese Knotweed remediation works have been completed, and disposed of, by a specialist licensed contractor, in accordance with Environment Agency guidelines.

3. CONSIDERATIONS

3.1 Site and Locality

St Helen's School is an independent day school for girls aged between 3 and 18 years. It occupies an approximately 7.8 hectare irregularly shaped plot located on the east side of Eastbury Road in Northwood.

The site accommodates a number of buildings, largely located towards the periphery of the site, which make up the nursery, infant, junior and senior schools; sixth form and staff accommodation; specialist teaching blocks; and indoor sports facilities. It also accommodates sports pitches, tennis courts, car parks and associated facilities.

The buildings on site vary significantly in age and size, with some dating back to the turn of the 20th century, and the swimming pool building, the largest and newest building on site, having been granted planning permission in 2002.

Despite its proximity to Northwood Town Centre the site falls within a predominantly residential area. It is bounded to the north by Carew Road, beyond which are residential properties. To the east it is bounded directly by residential properties in Maycock Grove and Wildoaks Close. It is bounded to the south by retail units in Rowlands Place and by Green Lane, beyond which are residential properties. To the west it is bounded by Eastbury Road, beyond which are residential properties and retail units.

The application site itself comprises an area of approximately 1.7 hectares, located within the middle of the site, which currently accommodates landscaped areas, including a number of mature trees, and an area of car parking.

A large part of the school site, including the north west and south west corners and a large part of the eastern half of the site, falls within the Northwood, Frithwood Conservation Area as designated in the Hillingdon Local Plan, as does the eastern half of the application site. The remainder of the school site falls within the developed area. Several trees on the site are protected by Tree Preservation Order with trees located towards the northern part of the application site are covered by Order number 415. Green Lane, to the south of the school, is designated as a Local Distributor Road.

3.2 Proposed Scheme

This application seeks full planning permission for the construction of a new junior school (Key Stage 2) building, to be located relatively centrally within the site and towards the rear of the existing nursery building and car park.

The existing junior school currently occupies five buildings, located towards the west of

the site. These buildings, some of which were not purpose designed, fail to offer high quality modern teaching space, offer poor accessibility and, due to the nature and location of the buildings, they offer a fragmented junior school, which has a poor physical relationship with the infant and nursery schools, located towards the east of the site.

Through the provision of a new KS2 building the school seeks to give the junior school a clear identity, provide a better relationship between the different key stages and significantly improve accessibility to this part of the school.

The proposed building, which would provide approximately 2,200m² of floor space, would essentially comprise a two-storey core with single-storey parallel wings. The design concept is to provide 'fingers' which, at single-storey level, would merge into the landscape.

At ground floor level, the building would comprise several classrooms, in addition to a music room with associated practice rooms, a school hall, a library and ICT suite, a staff room, administration and office space, WCs, circulation space and ancillary facilities. At first floor level it would accommodate classrooms, WCs and circulation space.

Externally, the building would be of a high quality modern design with the landscape running up and over the single-storey elements of the building to create intensively planted roofs. Photovoltaic panels would be located on the two-storey roof.

'Learning courtyards' would be created around and between the 'fingers' of the building and would predominantly comprise hard communal areas for gathering, socialising, informal lessons and play. Moveable seating would be provided in these areas and existing mature trees would provide shade to these areas.

To the north of the proposed building informal soft landscaped play areas would be provided with turf mounds and valley pathways, punctuated with existing and proposed tree planting. This seeks to complement the roof form of the proposed building and help the building to sit comfortably within its landscaped setting.

The existing Little St Helen's Nursery play area (shown as 'Little Gables' on drawing no. 1284-301-02) would be relocated from the north to the east of that building. This enables the provision of a soft landscaped area, a wildlife pond and an outdoor classroom with canopy over for occasional use during warmer weather, to be provided to the south east of the new building. To the south west a formal entrance plaza would be created.

Access will be retained via Green Lane but internally the existing car park will be reconfigured to create a more rational layout, including a drop-off zone, to avoid congestion currently experienced when coaches are parked. Eight additional spaces will be provided for drop-off and pick-up. A central plaza would be created to provide an area for coach and minibus parking at the start and end of the school day and also an area for special school events.

The applicant has confirmed that there would be no increase in pupil numbers as a result of the proposals and that whilst the school wish to improve their existing facilities they have no desire to expand and would be willing to accept a reasonable cap on pupil numbers if considered necessary.

As part of a longer term master plan the vacated junior school buildings would be converted to provide specialist learning areas and would allow the reconfiguration of

spaces within the existing school buildings to provide improved links between different teaching areas and age groups. Any external alterations, extension or new buildings proposed as part of the longer term master plan would be the subject of a separate application.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history directly relevant to this proposal.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.EM1 (2012) Climate Change Adaptation and Mitigation
PT1.EM6 (2012) Flood Risk Management
PT1.EM7 (2012) Biodiversity and Geological Conservation
PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas
BE13 New development must harmonise with the existing street scene.
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
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.
BE39 Protection of trees and woodland - tree preservation orders
OE1 Protection of the character and amenities of surrounding properties and the local area
R10 Proposals for new meeting halls and buildings for education, social, community and health services

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd September 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 338 local owner/occupiers and the Northwood Residents' Association. Site and press notices were also posted. One letter of support, six letters of objection, including one from the Northwood Residents' Association, and one letter raising general comments were received.

The letters of objection raise the following concerns:

- i) The design is quite attractive but requires building in part of the Conservation Area.
- ii) Loss of many mature and significant trees including two with TPOs, although it's not clear which ones these are.
- iii) The documents online all have the same name making them difficult to consider.
- iv) There is a discrepancy in the location and numbers of trees between the tree surgeon's report and the summary document. 26 trees, not 23 will be removed. The applicant also needs to be clear which trees are to be felled and the numbers.
- v) The entrance to the site and new building would be via Carew Road which is already congested at school times. Adding further traffic would make the situation untenable and using Green Lane would offer little improvement.
- vi) Noise, disturbance and pollution during construction.
- vii) The proposed 'overflow courts' would be very disturbing to residents.
- viii) The application states that no increase in pupil numbers is planned but this is hard to believe.
- ix) Increase in traffic problems including congestion, queues at junctions and inconsiderate parking. This particularly impacts on more vulnerable residents needing to attend appointments.
- x) The building works will impede residents' enjoyment of their gardens. For some this is a major factor in coping with illnesses.
- xi) Green space in Northwood is limited and this will further reduce it.
- xii) Careful assessment of the impact of construction traffic on Eastbury Road, which has a history of serious accidents, needs to be carried out.
- xiii) Road markings at the junction of Carew Road and Eastbury Road are faded and poor and should be renewed and maintained to a high standard. The 'give way' sign should be replaced with a 'stop' sign.
- xiv) The school's Travel Plan identifies Carew Road as dangerous and refers to the provision of a pedestrian crossing, which has not been implemented. Carew Road remains a key pedestrian

access route to Frithwood School

xv) It is inadequate not to include any assessment of traffic impact on Carew Road.

Northwood Residents' Association raise the following concerns:

i) The development would not preserve or enhance the Conservation Area contrary to policy BE4 of the Local Plan.

ii) The development would not harmonise with the features of the area contrary to policy BE13 of the Local Plan.

iii) The loss of 23 trees, including 2 protected by TPOs and 10 in a Conservation Area, would be contrary to policies OL26, BE38 and BE39 of the Local Plan.

iv) An alternative location, as shown in the applicant's options appraisal, would be preferable.

v) Carew Road would be unsuitable for use for access and egress by construction related vehicles.

One general comment has been received which confirms that no objections are raised to the proposed development but that concerns are raised about construction traffic using Carew Road rather than Green Lane and that the hours quoted for access (9am - 3pm) would clash with peak school start/finish times. It also suggests the 'give way' sign at the junction of Carew Road and Eastbury Road is replaced with a 'stop' sign.

ENGLISH HERITAGE

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

There is no known archaeological interest on or in the immediate vicinity of this site.

No further assessment or conditions are therefore necessary.

Internal Consultees

FLOOD & WATER MANAGEMENT SPECIALIST

A Flood Risk Assessment has been undertaken and Sustainable Drainage Systems are proposed, including green roofs, permeable paving, cellular storage and an attenuation pond to control surface water drainage. A restriction is proposed to limit run off to green field run off rates. It is important any scheme is designed to meet National Sustainable Drainage standards to manage water quality as well as quantity.

A suitable condition to ensure this is undertaken is therefore requested.

CONSERVATION/URBAN DESIGN OFFICER

The site of the proposed new building falls in part within the Northwood Frithwood Conservation Area. The school site is quite large and comprises a number of 2 and 3 storey buildings from the late Victorian period onward. Many of the older buildings on the site are of architectural interest, although none are designated. Some of the newer buildings, for example, the swimming pool are large, although most are well designed. A particular feature of the site is the spacious landscaped grounds, with mature trees and grassed open areas. To the north of the school, along Carew Road, are a number of Locally Listed Buildings, mainly large late Victorian/Edwardian houses.

The new building has been subject to extensive pre-application discussion and the current design has evolved as a result of this process. Whilst the proposed building will be partially visible from Green Lane, it is unlikely to impact on other views into the site or wider views within the conservation area, and will not affect the setting of the adjacent Locally Listed Buildings.

The design of the proposed building is modern, innovative, carefully considered and of a very high quality. The careful choice of materials, attention to detail and the integration of the building with the existing and new landscape will ensure that this building enhances the site and does not detract from its open and green character.

No objections are raised in conservation or design terms subject to conditions relating to all external materials, details of the fenestration and roof light, canopies and external stairs.

ACCESS OFFICER

Situated close to the Northwood Commercial Centre, St Helens School is an independent establishment for girls aged 3 to 18. Planning permission is sought to construct a replacement during the school element. It is understood that the purpose is not to increase the number of pupils, but rather to improve the quality of the accommodation.

The proposal would include a hygiene room for pupils with a complex impairment, in addition to accessible toilets for staff and visitors. There is an aspiration to create an inclusive school environment.

The car park capacity would increase from 83 to 89 spaces, and the existing two accessible parking spaces would remain.

Whilst the details submitted with the application present an aspiration to create a fully inclusive learning environment, the following observations should be translated into suitable planning conditions attached to any grant of planning permission:

1. The staff/hygiene room should be a designated 'Changing Places' cubicle and signed as such. The cubicle should be locked by means of an access control system, with appropriate pass cards issues to individuals who need to use the room. The cubicles should be designed and fitted in accordance with 'Changing Places' specifications.
2. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to the occupation of the building. Provisions could include: a) a stay-put policy within a large fire compartment(e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Conclusion: acceptable, subject to suitable planning conditions which secure the above provisions.

Standard informatives should also be attached to any grant of planning permission.

TREES/LANDSCAPING OFFICER

Landscape Character/Context -

Site description:

The site is occupied by St Helen's School campus, which comprises school buildings and external spaces including sports facilities, play areas, car parks and landscaped areas. It is located immediately north-east of Northwood Town Centre and is bounded by residential streets, with Carew Road (to the north), Green Lane (south), Watford Road (east) and Eastbury Road (west). The development area lies within the centre of the site, to the north-east of the swimming pool and gym complex.

Landscape Planning designations:

- Parts of the development site lie within the Northwood Frithwood Conservation Area, a designation which protects trees. Specific trees within the site are also afforded protection by three separate Tree Preservation Orders. TPO No. 415 affects trees within the current development area.

Landscape constraints / opportunities:

- The landscape quality and appearance of the site is characteristic of this area, with fine trees and well-maintained external spaces, which should be retained and enhanced.
- The land is higher to the north and slopes down to Green Lane. The local topography should be respected and understood as it offers both opportunities and constraints with regard to the changes of levels, the effects on retained trees and the visual impact of proposed built development.

Proposal -

The proposal is to develop a new part two-storey and part single-storey Junior School building with associated external work.

Landscape Considerations -

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

- The proposal has been the subject of pre-application discussions with planning and landscape officers.
- A Tree Survey and Tree Constraints Plan, to BS5837:2012 has been prepared by MJC Tree Services. This is primarily intended to inform the architect and the design process, with a view to safeguarding the best trees.
- The survey acknowledges that the removal of 'A' and 'B' grade trees (particularly 'A2' and 'B2' grade trees), to facilitate development, will increase the risk of refusal, unless appropriate justification and replacement can be provided as part of the proposal.
- More than 100 trees have been assessed within the survey, including trees outside the red line of the application.
- An Arboricultural Implications Plan identifies approximately 25No. individual trees which will be removed to facilitate the development. This includes some 'B' grade trees, although most are 'C' or 'U' grade - of poor quality and value with limited useful life expectancy. Due to their location within the site few of the trees have a high visual amenity value from outside the site.
- This plan is annotated with much useful information regarding the site layout and areas of 'no dig'.
- A further plan provides Tree Protection measures, including root protection areas, a protective fencing specification and model site notices. This plan would have been clearer if it had omitted the trees 'to be removed' - or made the information clearer graphically.
- Finally, the report notes that a full Arboricultural Method Statement has yet to be prepared and will be submitted by condition.
- The Planning Statement, confirms (2.2) that several trees will be removed to accommodate the new buildings and notes that all are internal to the site and of limited public visual amenity.
- It also notes that two are protected by TPO and 10No. are within the Conservation Area.
- It is considered that the proposal to plant a substantial number of new trees and the other soft landscape work will contribute to the parkland quality of the school campus, providing renewal and succession for the tree cover on site. In time, the new planting will mitigate the effects of the tree removal.
- The submission is supported by an illustrative Landscape Strategy for the proposed development. The whole building concept has been designed to sit comfortably within the local topography and landscape setting.
- Specific landscape features include an intensive green roof, plaza, new play area, earth modelling, learning courtyards, roof terraces, an amphitheatre and wildlife garden and pond. New planting will include native species which will enhance local biodiversity.
- The submission is supported by a Phase 1 Habitat Survey, undertaken by Arbtech, in June 2014.

The survey raises no particular concerns based on the evidence on site. The conclusions and recommendations for further work are noted in Table 4.

- The tree survey notes the presence of Japanese Knotweed on site. A method statement with regard to its safe and effective removal is required, by condition.
- If site won topsoil is to be re-used, a method statement is required to ensure that it is handled and stored in an appropriate manner to ensure that it is of sufficient quality to be used in landscape mitigation earthworks. Soil should be stored in accordance with British Standard 3882:2007. Condition required.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations -

This application has been subject to pre-application discussions and the proposed tree retention and landscape proposals reflect the outcome of the discussions. No objection, subject to the above observations and COM6, COM7, COM8, COM9 (parts 1,2,3,4,5, and 6) and COM10.

HIGHWAY ENGINEER

The proposals are for the construction of a new Junior School building, which will replace the existing accommodation within the site. The existing school buildings will be either removed from the site or be retained and used for associated activities.

As part of the development, it is proposed to reconfigure the existing car park, drop off/pick up area and coach parking facilities, in order to provide improvements to the internal site circulation alongside the provision of 6 additional drop off/pick up parking spaces that will be used by parents/guardians. Access from the adjacent highway will remain as existing, from Green Lane.

When assessing the proposals, it is noted that there will not be an increase in the number of pupils or staff as a result of the development. In addition, the existing number of coach and car parking spaces within the site will be retained and a total of 20 cycle parking spaces will be provided for the use of staff and pupils, which is considered acceptable.

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

Conditions

In order to prevent the expansion of the school without a formal assessment, the number of staff and pupils shall not be increased without prior permission from the LPA.

Staff car parking within the school should be provided with 20% (active and passive) electrical charging points in accordance with the London Plan.

A Construction Traffic Plan is required to be submitted to and agreed in writing by the LPA before commencement of works at the site in order to minimise the impact along the adjacent highway network during construction. Thereafter, all works shall be carried out in accordance with the approved document.

Details of the proposed cycle parking shall be submitted to the LPA for approval in writing before occupation of the development. Thereafter, the cycle parking shall be maintained and retained at all times for the use of the Junior School. All cycle parking is required to be provided within a

secured location and undercover.

SUSTAINABILITY OFFICER

No objections are raised to the proposed development subject to the following:

Ecology Comments:

The ecology report submitted with the application provides an unhelpful assessment of the impacts of the proposed development. It fails to decouple the whole survey site from the proposed development. As a consequence, the recommendations seem unrelated to the proposals. For example, the reports states in reference to reptiles:

"If either of the long grass areas around P[ond]1 or to the North-East of the site is to be removed, Full Reptile Surveys will be needed."

Pond 1 and the long grass to the north east are not included within the red line application boundary.

The proposed development will actually have limited impacts on the ecology by virtue of development being proposed on heavily managed amenity grassland with limited need for the removal of vegetation. The recommendations requiring further surveys are deemed unnecessary and not linked to the proposals.

However, the development still needs to contribute to a net biodiversity improvement in accordance with the National Planning Policy Framework. The following condition is therefore necessary to provide final details of the proposed enhancement measures:

Condition: Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

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

Living Walls and Roofs:

Living walls and roofs can improve air quality, operate as carbon sinks and also be of importance for nature conservation. The following condition is therefore necessary:

Condition: Prior to commencement of development a scheme for the inclusion of living screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

Reason: To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

Nb: Living screens can be used on 'blank elevations' and can consist of affordable wire trellising systems which climbing plants can be trained up. These living screens can also be used for the growth of 'vertical allotments' and food production.

Energy Comments:

The energy assessment submitted with the application demonstrates the development can meet the necessary 40% reduction in CO2. The energy assessment alludes to the improvement of glazing at 'Claremont' [the neighbouring school] as a potential method of realising the 40% reduction.

The Council is satisfied that there is a suitable energy solution but that detailed designs need to be included in the final option. The following condition is therefore necessary:

Condition: Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development, and the detailed measures to reduce CO2 emissions by 40%. The assessment shall provide detailed specifications of the measures and technology set out in outline energy assessment. The assessment shall also include full details of the photovoltaics including type, specification, and a detailed roof layout which must be reflected in other plans.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO2 reductions are being met.

The development must proceed in accordance with the approved scheme.

Reason: To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

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

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

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

Whilst at national level the DCLG Policy Statement on Planning for Schools Development and the NPPF focus predominantly on provision of state funded education, the Local Planning Authority acknowledges that there may also be a demand for private provision and that this can also, to some degree, help to meet the increasing need for additional school places. Paragraph 72 of the NPPF confirms that great importance should be attached to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that great weight should be given to the need to create, expand or alter schools.

The site does not fall within the Green Belt, does not comprise school playing fields and has no other specific designations which would preclude development. Furthermore, it complies with current planning policy which seeks to enhance educational facilities. Accordingly, no objections are raised to the principle of the development in this location, subject to site specific criteria being met. The impact of the development on the Northwood Frithwood Conservation Area and on existing trees, particularly those afforded protection by their location with the Conservation Area or by way of Tree Preservation Orders, are however key policy considerations.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The site does not fall within an Archaeological Priority Area and no statutorily listed buildings fall within the vicinity of the site. A number of locally listed buildings are located on the opposite side of Carew Road to the school, but these are located in excess of 85m from the nearest part of the application site and due to screening provided by existing buildings and existing and proposed landscaping the development would have no impact on their setting.

The eastern part of the application site falls within the Northwood, Frithwood Conservation Area. However, limited views of the building would be available from outside the school site to the north, east and west. Whilst the building would be visible from Green Lane, careful consideration has been given to its design, the choice of materials and its landscape setting to ensure that it enhances rather than detracts from the site. Notably, the Council's Conservation and Urban Design Officer is supportive of the proposals and English Heritage have raised no objections.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

Limited views of the proposed building would be visible from Carew Road to the north or from Eastbury Road to the west due to screening provided by existing buildings and landscaping within the school grounds. The development would be visible from Green Lane, however, it would be set back some distance from the road, behind the car park and nursery building and, as such, would not appear as overly prominent or dominant when viewed from this location. The building would be of a high quality design, sympathetic to its location within and adjacent to a Conservation Area, and significant landscape enhancements are proposed. Accordingly, it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area.

7.08 Impact on neighbours

The nearest part of the proposed building would be located over 40m away from the nearest residential properties at Sentis Court. Given this distance, in addition to existing and proposed tree screening which would limit views available from outside the school site, it is not considered that the development would have any significant detrimental impact on residential amenity in terms of loss of outlook, overshadowing or loss of privacy.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the school's existing vehicular and pedestrian access points as a result of the development and the applicant has confirmed that there would be no increase in pupil numbers as a result of the proposals. At the request of the Council's Highway Engineer, the school has agreed to the imposition of a condition which would cap pupil numbers to provide the necessary assurance that no future increase will take place without the consent of the Local Planning Authority.

The school has advised that the maximum total number of pupils at the School will be 1,192 based on the following:

Nursery	-	48
Reception, Yr1 and Yr 2	-	60 (per year) = 180 total
Junior School (Yrs 3-6)	-	66 (per year) = 264 total
Senior School (Yrs 7-13)	-	100 (per year) = 700 total

This is considered to be reasonable based on existing pupil numbers and capacity and will be reflected in the condition.

On the basis of the above, there would be no increase in traffic and associated impacts on the local highway network as a result of the proposals.

Notwithstanding the above, it is proposed to reconfigure the existing car park, drop off/pick up area and coach parking facilities within the site, in order to provide improvements to the internal site circulation.

Coach and minibus parking would be relocated to a central plaza area, to be managed by the school to allow parking during start and finish times and alternative uses by the school during the day. The relocation of the coach/minibus bays allows for the reconfiguration and enhancement of the drop-off and pick-up area to ease congestion within this area.

Overall the reconfiguration of space would result in an increase of one minibus bay and six car parking spaces. No objections are raised to this small increase. Provision would also be made for 20 cycle parking bays, which is encouraged in order to promote more sustainable modes of travel to/from the school.

7.11 Urban design, access and security

The proposed building would feature four arms, splayed out in the centre of the site, on an approximately north-south axis. The centre arms would be two-storeys in height and their roofs would house photovoltaic panels. The two outer arms would be single-storey with intensive green roofs.

A key concept of the design is to integrate the building within the landscape and the intense green roofs on the single-storey wings would effectively merge into the ground level to the north.

The size, scale and height of the proposed building is considered to be appropriate for this location and no objections are raised to the overall design concept, which reflects the high quality landscape value of the site and is sensitive to the location of the development partly within, and adjoining, a Conservation Area. Furthermore, the suggested use of clay/earthy coloured materials is generally supported, subject to further details, and the 'green' design is welcomed.

The design successfully integrates safe and secure access to the single-storey roof

spaces, whilst ensuring that this does not detract from the visual amenities of the building through intensive planting. A large glazed rooflight would be provided within the two-storey element of the building to provide a bright and airy interior space.

The development is considered to be of an attractive high quality design which would effectively integrate into its landscape setting. The proposed use of soft red brick stock, natural mortar, terracotta rainscreen cladding and timber fascias and soffits, combined with large areas of glazing with aluminium curtain walling is considered to complement the green, almost parkland type setting of the building and is considered to be appropriate for this location.

Notably, the design reflects comments provided during pre-application discussions and the Council's Conservation/Urban Design Officer is supportive of the proposals.

7.12 Disabled access

The applicant's Supporting Statement confirms that the proposed development will be fully inclusive and will comply with the requirements of Part M of the Building Regulations and the Equality Act 2010. It confirms that level access would be provided throughout, accessible toilets would be provided for students, visitors and staff and that due regard has been given to those with visual and sensory impairments. Notably, the Council's Access Officer has raised no objections to the proposals subject to appropriate conditions.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

Trees/Landscaping:

The site is located partly within a Conservation Area and, as such, many of the trees on site are protected. A Tree Preservation Order protects some of the other trees which fall within the application site but outside the Conservation Area.

Several trees would be removed, including some B Grade trees, in order to enable the development. However, the majority of these are considered to be lower quality trees. Furthermore, due to the location of the trees central to the application site they have limited amenity value from publicly accessible locations outside the school grounds.

A high quality landscaping scheme is proposed which includes the planting of a substantial number of new trees, extensive planting, intensive green roof, earth modelling, a wildlife garden and pond, in addition to hard landscape measures. It is considered that this high quality landscaping scheme would contribute to the parkland quality of the school campus and provide renewal and succession for the tree cover on site which, in time, will mitigate the effects of the tree removal.

In this instance, given the high quality design of the building and extensive replacement tree planting and landscaping proposed, it is not considered that the tree loss would have such a detrimental impact on the visual amenities of the Conservation Area, school site or surrounding area that refusal could be justified. Notably, the Council's Trees/Landscape Officer has raised no objections subject to suitable conditions.

Ecology:

The applicant has provided a Phase 1 Habitat Survey, albeit that this would appear to relate to the entire school campus and it is unclear which recommendations are specific to the school site. Nevertheless, the Council's Sustainability Officer has confirmed that the proposed development will actually have limited impacts on the ecology by virtue of this part of the site being on heavily managed amenity grassland with limited need for the

removal of vegetation. Accordingly, the recommendations requiring further surveys are deemed unnecessary and not linked to the proposals.

In terms of ecological enhancements a wildlife area and pond are proposed in addition to native tree planting. The applicant's Planning Statement also gives mention to habitat creation through the selection of vegetation proposed. Whilst these measures are considered to be acceptable and are encouraged, it is recommended that a condition is attached to ensure opportunities to enhance wildlife habitats within the site are enhanced through the landscaping and the fabric of the buildings to include measures such as habitat walls, bird and bat boxes and nectar rich planting.

7.15 Sustainable waste management

The applicant has confirmed that the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted a Sustainability Statement and an Outline Energy Assessment to demonstrate how the London Plan objectives will be met. This confirms that through the incorporation of passive design measures, such as reducing the building's air permeability, ensuring high levels of natural daylight, use of a passive cooling strategy, use of high efficiency boilers, energy efficient lighting, etc, and the installation of photovoltaic panels on the roof of the building, a 40% reduction in carbon dioxide emissions above Part L of the Building Regulations would be achieved in compliance with London Plan requirements.

It is understood that the applicant intends to achieve the full 40% reduction in CO₂ emissions through passive design measures and the installation of photovoltaic panels on the proposed building only. However, notwithstanding this, the Energy Assessment alludes to improvements to another building on the school's campus, albeit that it is believed that this is referred to in error. Accordingly, whilst it is considered that there is a suitable energy solution, it is recommended that a condition is attached, should planning permission be granted, to require further details.

In compliance with London Plan policy 5.11 extensive accessible green roofs, which would provide roof gardens planted with drought tolerant species, would be provided.

Overall, the development is considered to provide for an appropriate level of sustainable design, which would accord with the requirements set out within Chapter 5 of the London Plan. Notably, the Council's Sustainability Officer has raised no objections subject to conditions.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified. A Flood Risk Assessment and Surface Water Drainage Strategy has been provided which confirms that a number of sustainable drainage systems will be incorporated into the development including green roofs, permeable paving, cellular storage and an attenuation pond, to ensure that there is no increase in runoff following development.

Whilst a Rainwater Harvesting Feasibility Report has been submitted which demonstrates that the incorporation of rainwater harvesting facilities would not be feasible, the applicant's Planning Statement nevertheless confirms a commitment to reducing potable water demand. Accordingly, a condition would be attached to encourage the incorporation of measures to reduce water usage.

Notably, the Council's Flood and Water Management Specialist has raised no objections to the scheme subject to the standard condition which seeks to minimise surface water run-off and potable water usage.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would give rise to any significant increase in noise or pollution over and above the existing use of the site.

Resident's concerns regarding noise, disturbance and pollution during construction are noted. However, the developer would be required to comply with strict environmental legislation relating to construction impacts and, as such, refusal could not be justified on these grounds. An informative would be attached to any grant of planning permission however to advise the application of the need to comply with relevant legislation. A condition would be attached to ensure traffic associated with construction does not have an adverse impact on the highway network.

7.19 Comments on Public Consultations

Points (i), (ii), (iv), (v), (vi), (viii), (ix), (x) and (xii) have been addressed in the report.

Point (iii) suggests that documents are not displayed clearly enough online. This is noted.

Point (vii) suggests that the 'overflow courts' would be disturbing to residents. It is unclear what this objection relates to as no 'overflow courts' are proposed within the application site. Any future alterations proposed to other parts of the site would require separate planning permission.

Point (ix) raises concerns over the loss of green space. The benefits of providing a high quality educational facility with landscape and ecological enhancements is considered sufficient to offset the loss of private green space which would occur as a result of the scheme.

Points (xiii), (xiv) and (xv) raise concerns over the traffic impact on Carew Road, suggesting that a Transport Assessment should be provided and mitigation measures implemented. As the proposal would result in no increase in pupil numbers and no alterations are proposed to the existing access arrangements the provision of a Transport Assessment is considered unnecessary and highway mitigation measures could not be justified as part of this scheme. A condition requiring the submission of a Traffic Management Plan would ensure that construction traffic using surrounding roads is appropriately managed.

Points (i), (ii), (iii) and (v) as raised by the Northwood Residents' Association are addressed in the report. Point (iv) suggests that an alternative location would be preferable. These views are noted, however, the merits of locating the building in its proposed location are considered to outweigh those of alternative locations on the school site for a number of reasons including those relating to the operation of the school, impact on sports facilities and impact on residential amenity.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would

not necessitate a contribution towards the Mayoral or Hillingdon Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

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.

10. CONCLUSION

The proposal is considered to fully comply with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities.

The proposed new building would be of a high quality design appropriate to its setting in and on the edge of a Conservation Area and it is considered that it would be visually acceptable in this location. Whilst some existing mature and attractive trees would be lost as a result of the proposals, extensive new tree planting and landscaping would be provided which it is considered would sufficiently mitigate against their loss.

The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and there would be no increase in traffic associated with the development.

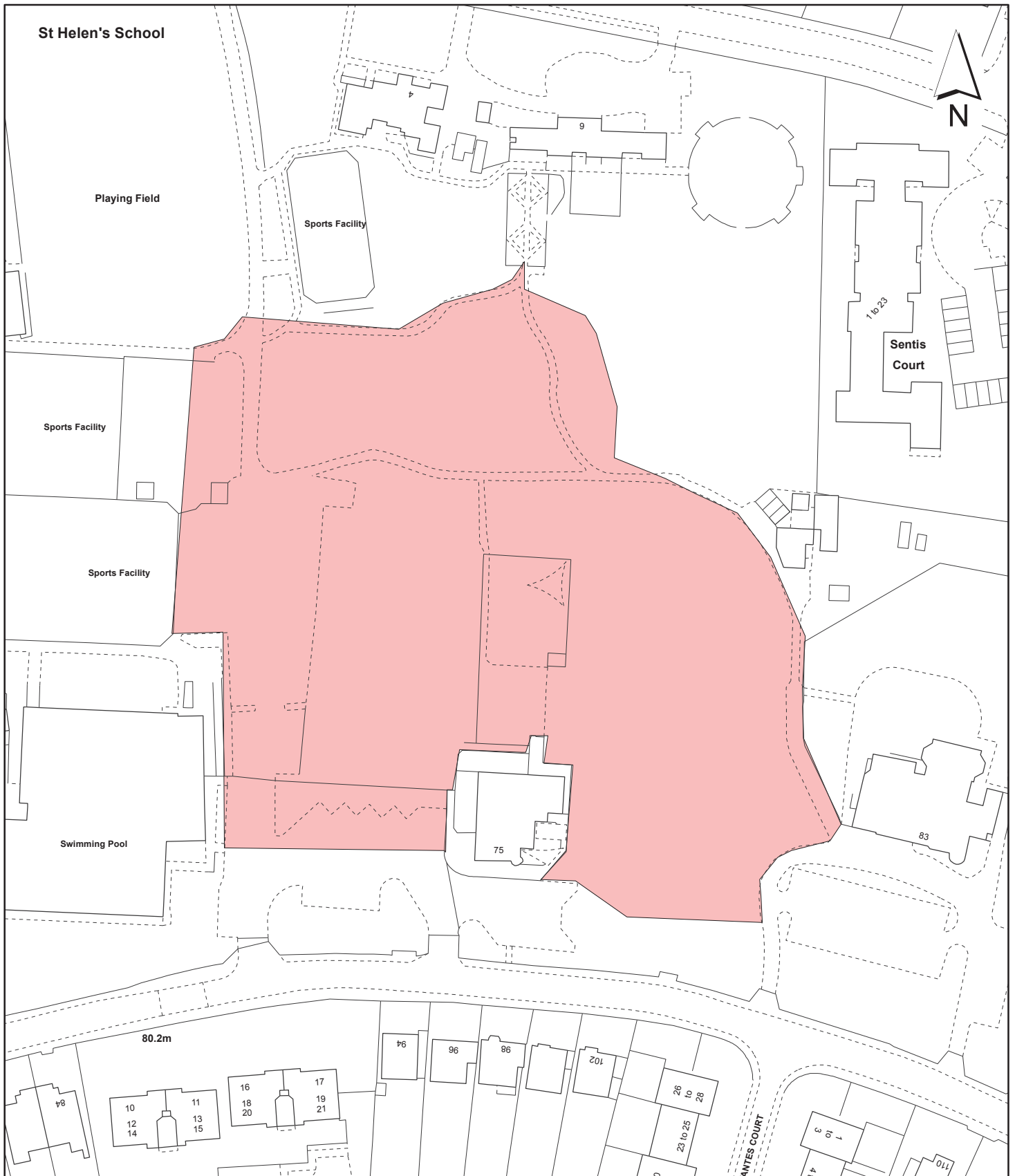
The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**St Helens School
 Eastbury Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

7402/APP/2014/2761

Scale

1:1,250

Planning Committee

Major Page 98

Date

October 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address	2 MIDCROFT RUISLIP		
Development:	Demolition of existing petrol station with tanks and erection of a four storey building comprising 14 residential units, 2 commercial units at the ground floor with associated access, underground car parking and cycle storage.		
LBH Ref Nos:	4918/APP/2014/1274		
Drawing Nos:	1329 - Design and Access Statement 1329 CIL Form P101 - Location Plan P203 Rev C Proposed Floor Plan P204 Rev B Visibility Splays P202 Rev D Proposed Floor Plan P201 Rev D Proposed Elevations		
Date Plans Received:	11/04/2014	Date(s) of Amendment(s):	11/04/2014
Date Application Valid:	04/09/2014		20/08/2014 26/09/2014

1. SUMMARY

This application proposes the demolition of an existing petrol station and the erection of a four storey building comprising 14 residential units, a commercial unit at the ground floor level and associated access, underground car parking and cycle storage.

It is considered that the proposed development would provide an acceptable use on the ground floor in this location and residential units of an acceptable standard for future occupiers. The design, layout, parking and scale of the proposal are deemed to conform with the requirements of the Hillingdon Local Plan (2012) and the London Plan (2011).

Therefore, subject to conditions, the application is recommended for approval.

2. RECOMMENDATION

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

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

- i) Air Quality Management contribution £12,500;**
- ii) Construction Training: £2500 per £1m of building costs + £9600 per phase of development for coordinator costs or an in kind scheme.**
- iii) Travel Plan including a £20,000.00 bond;**
- iv) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution.**
- v) Affordable Housing Review Mechanism.**

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278

Agreements and any abortive work as a result of the agreement not being completed.

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

D)If the Legal Agreements have not been finalised by 4th December 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of employment, air quality management and Travel Plan). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

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

F)That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

1 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 P201 Rev C, P202 Rev C, P203 Rev C and P204 Rev B.

REASON

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

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
Lifetime Home Standards and Accessibility (Design and Access Statement)

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

REASON

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

Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 RES7 Materials (Submission)

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

- i) Render- colour, texture and finish
- ii) Brick sample to be provided for agreement
- iii) Design and materials for balconies, railings and screening, including high level enclosures
- iv) Design details, colour and finish for external doors and windows

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 14 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 1 parking space will be served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs or
 - 3.b Justification as to why no part of the development can include living walls and roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

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

6 RES12 No additional windows or doors

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

REASON

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

7 RES16 Code for Sustainable Homes

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

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

REASON

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

8 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

9 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both

directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES24 Secured by Design

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

REASON

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

11 RES26 Contaminated Land

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) All soils imported or used for the development shall be clean and free of

contamination. Site derived soils and imported soils shall be inspected and tested for chemical contamination.

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

12 RES15 Sustainable Water Management (changed from SUDS)

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

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

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

iii incorporate water saving measures and equipment.

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

Reason:

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

13 COM17 Control of site noise rating level

The rating level of noise emitted from the plant and/or machinery hereby approved shall

be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

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

14 NONSC Non Standard Condition

The ground floor commercial premises shall not be used for loading and unloading including rubbish collections outside the hours of 08:00 and 18:00, Monday to Friday, and between the hours of 08:00 and 01:00 on Saturdays and not at all on on Sundays or Bank Holidays.

Reason: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

15 H7 Parking Arrangements (Residential)

The parking areas (including the marking out of parking spaces) shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012). and Chapter 3C of the London Plan (July 2011).

INFORMATIVES

1

Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

2

The applicant/developer is advised to review the Environment Agency's Pollution Prevention Guidelines (PPG) 7 'The safe operation of refuelling facilities'.

3 152 Compulsory Informative (1)

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

4 153 Compulsory Informative (2)

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
BE26	Town centres - design, layout and landscaping of new buildings
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 2.15	(2011) Town Centres
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments

LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area

5 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is located within Ruislip Town Centre, Ruislip Village Conservation Area, and within an archaeological priority area. It is also adjacent to an Area of Special Local Character and located opposite a locally listed building at No. 63 High Street.

There is a good quality public park and a cemetery to the north of the site (Church Field Gardens public open space). It is therefore a sensitive context in which to bring forward redevelopment. The site currently comprises of a petrol filling station that is not currently operational and a car wash facility that does not benefit from planning permission as a planning unit operating in isolation.

The site fronts onto Midcroft, a residential street comprising good quality two storey suburban housing. It is positioned immediately to the rear of No 53 - 61 High Street. This comprises a 1970s three storey building (including mansard roof) that has commercial/retail units at ground floor with office use above. Surface car parking lines its rear courtyard area, immediately abutting the site. To its east lies an important pedestrian route, leading into the expansive open space of Church Field Gardens, with good quality two storey family houses lining Midcroft beyond. The nearest house, No 4 Midcroft, abuts the pedestrian route and is a two storey single family dwelling with flank windows at ground and first floor level together with a long and large rear garden (all of which are sensitive to issues of overlooking). To the more immediate north of the site lie a series of service yards associated with uses to businesses in 43-51 High Street. These uses have considerable parking and servicing associated with them and which are accessed via the road/right of way that forms the site's eastern edge. On the south side of Midcroft the site faces onto the return two storey flank and service yard of the locally Listed Building at No 63 High Street.

The site is on the border of PTAL score areas of 3 & 4 and within a developed area as designated by the policies contained within the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The proposed development relates to the demolition of the existing petrol station and removal of petrol storage tanks with the construction of a four storey building with a commercial unit on the ground floor and three storeys of residential use above to provide a total of 14 units (11 x 2 bed units and 3 x studios. Also proposed is a basement car park with 14no. spaces and one surface level disabled parking space and an additional standard space. Cycle parking for 14 units and bin storage is also located within the building at ground floor level.

3.3 Relevant Planning History

4918/AD/83/0633 Jr Inwards Midcroft Ruislip

Alterations to elevations of sales building.

Decision: 07-06-1983 Approved

4918/AE/89/3615 R/O 53-61 Fronting Midcroft High Street Ruislip

Installation of an internally illuminated pole sign, shop fascia, wall mounted promotional sign and canopy sign

Decision: 27-02-1990 Approved

4918/AG/94/1574 Midcroft Self-Serve, Midcroft High Street Ruislip

Installation of underground fuel storage tank and erection of jet wash facility

Decision: 29-03-1995 Approved

4918/APP/2001/482 Midcroft Self Service Midcroft Ruislip

INSTALLATION OF A 10,000 LITRE ABOVE GROUND DIESEL TANK TO THE REAR OF THE SERVICE STATION

Decision: 17-07-2001 Approved

4918/APP/2008/805 Jet Petrol Station Midcroft Ruislip

Erection of a 60-bedroom hotel (involving demolition of existing petrol station) (outline application).

Decision: 29-08-2008 Withdrawn

4918/PRE/2006/36 Jet Petrol Station Midcroft Ruislip

T P PRE - CORRES: RESIDENTIAL DEVELOPMENT

Decision:

Comment on Relevant Planning History

The site has been subject to a number of applications relating to its former use as a petrol station, such as the installation of fuel tanks. In relation to the current proposal an application was made in 2008 (ref. 4918/APP/2008/805) for a 60 bedroom hotel. This

application was withdrawn however prior to a determination on the schemes acceptability being made.

4. Planning Policies and Standards

No additional policies.

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:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- BE26 Town centres - design, layout and landscaping of new buildings
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- H8 Change of use from non-residential to residential
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 2.15	(2011) Town Centres
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th June 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 neighbouring occupiers were consulted on the proposal on the 28/05/14 and a site notice was displayed. By the end of the consultation period thirteen comments or letters of objection had been received. These can be summarised as:

- Inappropriate use
- Out of scale
- Out of character
- Overlooking/loss of privacy
- Health and safety
- Impact of shop displays
- Delivery concerns
- Overdevelopment
- Poor design for the area
- Loss of light
- Insufficient parking
- Do they have the legal right to build over the rear access road?
- Insufficient height and width for refuse collection and delivery vehicles
- Detrimental impact on access to Churchfield Gardens
- Neighbouring properties would all be seriously inconvenienced by the construction
- The proposed structure comes too far towards the pavement
- Could set precedent for future proposals damaging to the quiet residential nature of the street
- Impact on outlook
- Potential youth problems and anti social behaviour
- The fence on the West side of the pedestrian access to Churchfield Gardens must be maintained and should be a condition of any consent
- Development is not environmentally friendly
- Strain on the waterworks and sewage system

- Oversight of playground (or not) and any attendant risks
- Fails to provide sufficient green areas that would make it compatible with its setting
- The proposed front and rear building lines do not follow the existing building lines.
- Devalue of property

RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY

I am writing on behalf of the society to express our grave concerns about the application to demolish the garage and car wash at 2 Midcroft and replace them with a four storey block of flats.

The proposed development of four full storeys will be higher than the surrounding buildings and the monolithic solid looking design will make it obtrusive and over-dominant. The flat roof will not be in keeping with the predominant pitched roofs of all the surrounding properties especially the locally listed building opposite (the NatWest bank).

The site is very sensitive as it sits within the Ruislip Village Conservation Area and adjacent to an Area of Special Local character. When the Conservation Area was extended in 2008 to include the High Street it was to protect a remarkably intact Metroland suburban shopping centre with its two storey buildings in an attractive brickwork with pitched roofs and gables. The centre of Ruislip was planned as a garden suburb and the Area of Special Local Character has retained this feel with its good quality housing and mature gardens and tree-lined streets.

The site is also within an archaeology priority area and we are concerned that the necessary evaluation and assessments must be taken into account when making a planning decision.

We think that this proposed development will be detrimental to an important historical site and have a negative impact on the Ruislip Village Conservation Area and should be refused.

WARD COUNCILLOR

A local Ward Councillor also raised concerns regarding the scale of the development and an objection to the proposal on the grounds that it would be over dominant.

RUISLIP CONSERVATION PANEL

I am writing on behalf of the Ruislip Village Conservation Area Panel because of the effect such a development would have upon the Conservation Area, which it adjoins, and the High Street, upon which the Council has spent so much money in recent years, not to mention the lives of people living in the houses in Midcroft.

The main objections are to the height of the building and its monolithic appearance. It would be quite out of keeping with the High Street, which generally provides a pleasing townscape of low-rise buildings in brick, characterised by hipped roofs and gables, many with Arts and Crafts details, complementing the Garden Suburb principles of the 1914 Ruislip-Northwood Town Plan that guided Ruislip's suburban development.

If such a development were allowed to proceed, it would appear to residents that Conservation Areas are not valued in this Borough.

Case Officer's Comments:

The Conservation Panels comments relate to the original plans. The proposal has since been reduced in height to match the adjacent building.

ENVIRONMENT AGENCY

As potentially contaminating activities have previously been conducted at this site, an assessment of risks to controlled waters from the land should be carried out in accordance with the National Planning Policy Framework (NPPF) (Reference ID: 33-007-20140306).

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that, after remediation, land should not be capable of being determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990.

Responsibility for the safe development and secure occupancy of the site rests with the developer/landowner. Any visibly contaminated or odorous material encountered on the site during the development work, must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present.

We also recommend that developers:

- Apply the risk- based framework set out in the Model Procedures for the Management of Land Contamination (CLR 11) and follow the guidance in that document so that you can make the best decisions for your site.
- Refer to the Environment Agency guidance on requirements for land contamination reports.
- Should the level of contamination exceed the Generic Risk assessments, a detailed Quantitative risk assessment should be carried in accordance with Environment Agency Remedial Targets Methodology (2006).
- Use MCERTS accredited methods for testing contaminated soils at the site.

Surface Water and foul drainage

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach giving preference to the use of infiltration. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. We would like to refer the applicant/enquirer to our groundwater positions in Groundwater Protection: Principles and Practice (August 2013), this sets out our position for a wide range of activities and developments including:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Drainage

Pollution Prevention Guidance

The applicant is advised to review our Pollution Prevention Guidelines (PPG), in particular PPG 27 on the Installation, Decommissioning and Removal of Underground Storage Tanks.

Case Officer's Comments:

The condition requested by the Council's Water and Flood Management Officer is designed to ensure both issues raised by the EA will be implemented.

GREATER LONDON ARCHEALOGICAL ADVISORY SERVICE (GLAAS)

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Despite several unreliable or questionable assertions (see below), the applicant's desk-based assessment has helped clarify the site's archaeological potential. Most valuably it has shown that although adjacent to the High Street and close to the village's medieval core, the site lay just within Ruislip's the medieval open fields and so is unlikely to have significant remains of that period.

Assertions that there is no evidence for the motte & bailey castle at Ruislip (4.2.3) is of course absurd - it is a scheduled monument situated c 400m to the north of the application site. It is stated that the site is not in an Archaeological Priority Area - this is incorrect as a simple reading of my pre-application advice letter would have shown, and if in doubt could have been checked. The assumption that the archaeological interest would have been removed by use as a petrol station is too sweeping a generalisation to be acceptable without further site-specific evidence - whilst some disturbance will have occurred examples are known of sites which nevertheless have significant surviving interest.

Overall however despite these technical flaws the relatively modest scale of the development, location outside the known extent of the medieval village and modern ground disturbance overall do taken together support an assessment of low potential. No further assessment or conditions are therefore necessary.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

This Phase 1 report follows the correct procedure in assessing the site for a desk study. The report details a conceptual model showing the potential pollutant linkages and classifies the site as 'Medium to High' risk. The main potential problems are anticipated to be from the fuel tanks (above and below ground tanks), the fuel interceptors, any other associated pipework and spillage of fuel affecting the soil or ground water. The ground water under the site appears to be in an unproductive aquifer with 300 metres to a more sensitive secondary A aquifer.

The tanks and infrastructure are not removed and the application is at the stage of the desk study only. A remediation strategy cannot be proposed until the site investigation and risk assessment is completed.

For this application I would ideally like sufficient ground investigation information to confirm what likely level of remediation is required at the site including the removal of all tanks and infrastructure. I cannot currently assess whether or not there is likely to be a problem with a sensitive residential use. It is possible that the building of the basement (523 m²) may remove most of the contaminated soil if found below the site.

If the past contamination investigations and assessments can be obtained from the developer or current owner (if the site is not yet purchased) these may help clarify the likely pollution levels below the site. I appreciate that the site is full of cars so new boreholes by a rig or even window sampling may be difficult prior to the application being considered.

We have a number of residential developments mainly flats on former petrol stations in the borough. These have been remediated but at each site a precautionary gas/vapour membrane has been installed. I would anticipate a similar membrane at this site.

Should a decision be taken to allow a planning permission for residential flats with some commercial units it is essential to apply our full contaminated land condition below to the consent.

Contaminated Land Condition

RES26 - Contaminated Land

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

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

Please attach the following conditions:

Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

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

Loading/unloading/deliveries

The premises shall not be used for loading and unloading including rubbish collections outside the hours of 08:00 and 18:00, Monday to Friday, and between the hours of 08:00 and 01:00 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

INF 20 Control of environmental nuisance from construction work (~ Informative 20)

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

TREES AND LANDSCAPING

The site is occupied by a small petrol station and forecourt to the rear of Ruislip High Street. The site is situated at the interface of the Town Centre and a residential street, whose character and visual amenity is enhanced by front gardens and street trees.

The site lies within the Ruislip Village Conservation Area. However, there are no trees, protected or otherwise, within the curtilage.

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

- No trees or other landscape features of merit will be affected by the proposal.
- The Design & Access Statement proposes that the entrance forecourt will feature hard and soft landscape, providing pedestrian access and two off-street parking spaces (including one disabled access space).
- The visualisations and Location Plan: Proposed Floor Plans drawing No. 1329_P202 indicate the provision of a specimen tree on the frontage, which will benefit both the setting of the building and the street scene.
- Planting in the form of low hedges / shrubs will define the site boundaries and wrap around the building. This layout drawing indicates one (disabled) parking space only.
- Drawing No. 1329_P901 (aerial view) indicates the provision of photovoltaic cells and a green roof on the flat roof structure.
- With appropriate hard and soft landscape detailing the development could enhance this site and provide an enhanced transition between the High Street and the neighbouring residential street.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

No objection, subject to the above observations and COM9 (parts 1,2,3,4,5, and 6).

ACCESS OFFICER:

Located within Ruislip Town Centre the site consists of a disused fuel filling station and car wash facility. Planning permission is sought to form two commercial units on the ground floor, with 14 flats above over three floors. It is understood from the Design and Access Statement that the development would be constructed to comply with the Lifetime Homes Standards.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should comply with the Wheelchair Home Standards.

The proposed building would be of a contemporary design with a flat roof, an entrance forecourt with hard and soft landscaping. Two parking spaces are proposed on the forecourt, including one accessible bay.

The design incorporates a basement car park with 14 spaces, accessed via a 12.7% car ramp. Access to the residential units from the car park would be via a stair case and lift. The entrance to the residential core is in the middle of the layout, stepped back and facing Midcroft Road. Each floor typically comprises one studio flat and four, two bedroom units. All units have a private balcony leading from the living room.

It would appear that the proposed design does not include the requisite one unit which has been designed to meet the Wheelchair Home Standards.

The following access observations are provided:

1. A minimum of one bathroom in every flat should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow a minimum of one bathroom in every flat to be used as a wet room in future, plans should indicate floor gulley drainage.
3. The development is required to incorporate a minimum of one dwelling which has been designed to meet the Wheelchair Home Standards. To ensure that the flat is designed to the correct specifications, reference should be made to the 'Accessible Hillingdon' SPD.

Case Officer's Comments:

The above issues have been addressed through revised plans and the attachment of an appropriate condition.

FLOODING AND WATER MANAGEMENT OFFICER

The site already has underground tanks and a desktop study has been undertaken indicating the site should have a low risk of groundwater issues. Therefore please can I request the following condition be placed on the permission. A detailed site investigation should be submitted to support any drainage proposals, and the site should as a minimum meet the requirements of a 50% reduction in surface water discharge from the site ideally aiming for greenfield run off rates.

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

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
 - iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii incorporate water saving measures and equipment.
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.

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

Reason:

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

In response to comments received from the Environment Agency - there are two issues which they raise, firstly that of contamination and what the standard the site will be remediated too after development, and second is how the developer will manage water on site to ensure that controlled waters are not polluted and that sustainable drainage systems are utilised where ever possible. The condition I have requested is designed to ensure both will be implemented.

SUSTAINABILITY OFFICER

I have no objections to the proposed development subject to a roof plan showing the required m2 of PVs as set out in the energy report.

Case Officer's Comments:

The applicant has provided this detail in plan reference number P203 Revision C.

CONSERVATION AND URBAN DESIGN OFFICER

This site lies opposite a Locally Listed Building (The Natwest Bank), close to the village centre and within the Ruislip Village Conservation Area. It is also adjacent the Midcroft, Ruislip, Area of Special Local Character - all heritage assets. The existing building on the site is a petrol garage

and associated shop which has no architectural merit. The area can otherwise be characterised by the commercial post-War office premises relating to the High Street to one side and the inter-War semi-detached properties to the other. A public facing site, within and surrounded by heritage assets, the proposal should be of a quality that sustains and enhances the appearance of the area.

Comments: There is no objection to the demolition of the existing building; it is of no heritage merit. The site was formerly the rear garden/yard to 61 High Street, redeveloped as a garage in late 70s. A gap site, it is in need of careful redevelopment.

Position: The new building would be set back from the established building line and the plan-form generally integrates well within the plot. However, because it fills the plot, there is little by way green amenity space for the occupants and little by way of green buffering to the side and rear. A smaller scheme would of course enable the incorporation of more green space as part of the development.

Scale/bulk: It would be hard to resist a building of a substantial size on this site given the scale of the existing commercial office blocks to the High Street and the existing petrol garage. However, I am concerned about the overall height, as it is higher than 61 High Street. Ideally, it could be reduced in height and width.

Design: A contemporary design is proposed, and to the Midcroft frontage, it could certainly be said to sustain the appearance of the area - especially if high quality materials are used. The revised drawings locate bike storage and bins to the front of the ground floor. This creates a less active frontage, but does not harm the overall appearance of the front elevation. However, to the sides and rear, the square pilotis make the building look as if it is floating, albeit less visible to the streetscene. The side elevation is lacking in any articulation and the main entrance could be made more prominent, increasing legibility. There is simple hard and soft landscaping.

Materials: There is no objection to the proposed materials, but the overall design could be let down if not of quality.

Conclusion: Acceptable in principle. on balance, it would be difficult to argue the building does not sustain appearance of the streetscene.

Case Officer's Comments:

Amendments have been made to the proposed plans following receipt of these comments, including the introduction of a 'green wall' in the front elevation and a reduction in the total height of the development.

S106 OFFICER

The S106 Heads of Terms sought are:

1. Construction Training: Training costs - £2500 per £1m build cost - £2500 x 5 = £12,500 + £9600 coordinator costs = £22,100 or an in-kind scheme.
2. Air Quality Monitoring: £12,500
3. Project management & Monitoring fee equal to 5% of total cash contributions.

HIGHWAYS OFFICER

No adverse comments received

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

The London Plan (July 2011) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure. In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021.

The form of such housing should provide a mix of dwelling types in different locations with those at higher densities providing for smaller households focused on areas with good public transport accessibility.

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 also located in a conservation area and the building is not listed. There are no policies which prevent the redevelopment of the site, in principle. The principle for redevelopment of the site is thus accepted.

Redevelopment of the site is not opposed and the opportunity to enhance the Conservation Area, support the town centre, and upgrade the quality of the pedestrian entrance to the park in this location is welcomed. Given the site is located in a town centre the Council's first preference in policy terms would be for a mixed use development with ground floor commercial units and residential above, as currently proposed.

Hillingdon Local Plan (November 2012) Policy H4 states that wherever practicable a mix of housing units of different sizes should be provided in schemes of residential development including in particular units of one or two bedrooms. Within town centres predominantly one and two bedroom development will be preferable, as proposed.

The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H4 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

7.02 Density of the proposed development

Table 3.2 of the London Plan (July 2011) recommends that developments on urban sites with a PTAL score of 3/4 should be within the ranges of 45 - 185 u/ha or 200 - 700 hr/ha. The application proposes 11 x 2 bedroom, 3 x studio units, with the site area being approximately 775 sqm. This equates to a development density of 180 units per hectare and 645 habitable rooms per hectare which is within the density range for dwelling numbers and the habitable room density thresholds contained within Table 3.2 of the London Plan (July 2011).

It is considered that the density of the development is acceptable and the site can accommodate the proposed level of development whilst maintaining a satisfactory environment within and around the site.

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

The Greater London Archeological Advisory Service (GLAAS) has reviewed the development and concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. GLASS conclude that 'the relatively modest

scale of the development, location outside the known extent of the medieval village and modern ground disturbance overall do, taken together, support an assessment of low potential. No further assessment or conditions are therefore necessary. The impact of the development on the Archaeological Priority Area is therefore deemed acceptable.

The site lies opposite a Locally Listed Building, close to the village centre and within the Ruislip Village Conservation Area. It is also adjacent the Midcroft/Ruislip Area of Special Local Character - all heritage assets. However the existing building on the site is a petrol garage and associated shop which has no architectural value or heritage merit. The Council's Conservation and Urban Design Officer has reviewed the proposal and determined that the scheme is acceptable in principle and that it would be difficult to argue the building does not sustain the appearance of the streetscene as required by policy.

The proposed development is therefore deemed in accordance with Policies BE1, BE3 and BE4 of the Hillingdon Local Plan (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

As stated above the existing building on the site is a petrol garage which has no architectural merit. The area can otherwise be characterised by the commercial post-War office premises relating to the High Street to one side and the inter-War semi-detached properties to the other.

Notwithstanding that the site is located in a designated conservation area and adjacent to a designated area of special local character, there is no objection to the principle of a contemporary architectural design as proposed. The site sits in a transitional position in townscape terms from the relative scale associated with the commercial High Street of Ruislip that lies to its west and the residential neighbourhood to its east. It is also directly opposite a 2 - 3 storey locally listed building.

To the Midcroft frontage, it is considered to sustain the appearance of the area, subject to the use of high quality materials. The proposal locates bike storage and bins to part of the front of the ground floor. This creates a less active frontage, but does not harm the overall appearance of the front elevation. The developer has agreed to introduce a green wall in this location, to be agreed by the Council's Landscape Team, so as to improve the appearance of the frontage.

The Council's Conservation and Urban Design Officer has reviewed the proposal and states that 'The new building would be set back from the established building line and the plan-form generally integrates well within the plot.'

With regards to the scale of the development they go on to say 'It would be hard to resist a building of a substantial size on this site given the scale of the existing commercial office blocks to the High Street and the existing petrol garage. However, I am concerned about the overall height, as it is higher than 61 High Street. Ideally, it could be reduced in height and width.'

Concerns regarding the height of the scheme were brought to the attention of the applicant during the planning process and the height of the development has now been reduced to match that of the adjacent property No. 61 High Street.

The Council's Conservation and Urban Design Officer has therefore considered the proposal as submitted and determined that the design of the scheme is acceptable and that on balance, it would be difficult to argue that the proposed building would not sustain the appearance of the streetscene. The proposed mass and height of the building, with a step down in height to the east, is considered to be acceptable in this location, responding to the existing transition in the townscape.

7.08 Impact on neighbours

The nearest residential properties to the development site are located to the north on the opposite side of the access path for the adjacent Church Field Gardens public open space. The nearest house, No 4 Midcroft, abuts the pedestrian route and is a two storey single family dwelling with flank windows at ground and first floor level together with a long and large rear garden, all of which are sensitive to issues of overlooking.

Concerns have been raised throughout the pre-application process regarding what impact the scheme would have on the amenity of adjacent occupiers. As a result the proposed scheme has been through a number of redesigns in order to achieve an acceptable solution. The current proposal incorporates the units in a manner that allows them to benefit from acceptable levels of outlook and natural daylight without detrimentally impacting on the amenity of adjacent occupiers. The use of only high level windows in the side elevations is considered to have resolved concerns regarding overlooking. There is a roof garden proposed, however it will be set back from the edge of the building to again prevent issues of overlooking. Given the constraints on the site in terms of the proximity of adjacent buildings, the proposal is deemed to achieve an acceptable solution.

7.09 Living conditions for future occupiers

Floor Space

The proposed flats are 3 x studios with a stated floor area of 47.6sq.m flats and 11 x 2 bedroom 4 person flats with a stated floor area range of between 73.7sq.m and 86.7sq.m.

The standards required by Policy 3.5 of the London Plan 2011, are a minimum floor area of 70sq.m for a 2 bedroom 4 person flat and 39sq.m for a studio flat in order to ensure the development would be considered good quality housing stock. All of the proposed flats meet these standards and therefore the proposal provides an acceptable standard of living accommodation in accordance with Policy 3.5 of the London Plan.

External Amenity Space

The Council is committed to ensuring that new residential developments provide an acceptable standard of living accommodation for future occupiers, including the provision of acceptable levels of external amenity space. Policy H4 of the Hillingdon Local Plan (November 2012) states that in town centre locations predominantly one and two bedroom development will be preferable, as proposed. Council standards normally require 20sq.m of amenity space for 1 bedroom/studio flats and 25 sq.m for 2 bedroom flats. However Hillingdon Design and Accessibility Statement: Residential Layouts document goes on to state:

'Exceptions to garden area requirements will only apply in special circumstances such as the provision of small non-family housing, predominantly made up of 1 bedroom units, in town centres or the provision of small nonfamily housing above shops. However, even in these areas, care should be taken to provide some usable and reasonable private outdoor amenity space, perhaps in the form of balconies.'

The proposed development includes the provision of balconies for 12 of the proposed units and a roof garden of 50.8sq.m. On balance, given the location of the site within a

Town Centre, above a commercial unit on the ground floor and within close proximity to the adjacent Church Field Gardens public open space, the development is considered to provide sufficient levels of external amenity space. The proposal is therefore deemed in accordance with Policies H4 and BE23 of the Hillingdon Local Plan (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts SPD.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Traffic Impact

The highways officer has reviewed the proposal and raised no objection in terms of traffic generation. Therefore, the development is considered to comply with Policy AM2 of the Hillingdon Local Plan (November 2012).

Car Parking

The development proposes the creation of 14 basement car parking spaces and 2 surface level parking spaces, one of which will be a disabled access space, to service the 14 flats. The highways officer has reviewed the proposal and considers that the provision of more than 1 space per flat is acceptable in this location and in accordance with Policy AM14 of the Hillingdon Local Plan (November 2012) and the Council's adopted car parking standards.

Cycle Storage

The submitted plan shows the creation of a secure internal cycle storage room with space for 14 bicycles. This provision is considered acceptable and appropriate given the scale of the development.

7.11 Urban design, access and security

Security

Should the application be approved, a condition is recommended to ensure that the scheme meets all Secured By Design Criteria.

Contamination

The Environment Agency and the Council's Environmental Protection Unit have reviewed the proposal. In terms of potential contamination concerns regarding the former use of the site as a petrol filling station neither the Environment Agency nor the Council's Environmental Protection Unit raised any objections to the proposal, subject to the attachment of appropriate conditions to any planning consent. As such the development is considered in accordance with policy OE11 of the Hillingdon Local Plan (November 2012).

7.12 Disabled access

The Council's Access Officer has reviewed the development and raised no objection to the development subject to it being in compliance with Lifetime Homes standards. To ensure this requirement is met it is recommended to be covered by way of a condition.

7.13 Provision of affordable & special needs housing

The development would introduce a total of 14 residential units, therefore triggering the affordable housing requirement threshold of 10 units as set out in Policy 3.13 of the London Plan.

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

of tenure needs in different parts of the borough as well as the viability of schemes.

Whilst no affordable housing has been included within the proposed scheme a Financial Viability Assessment has been submitted with the application which has been independently assessed by a specialist third party contractor. They have confirmed that, with an obligations package of £236,430 accepted together with a review mechanism, the current proposal is deemed acceptable.

7.14 Trees, landscaping and Ecology

The site lies within the Ruislip Village Conservation Area. However, there are no trees, protected or otherwise, within the curtilage.

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

The Council's Trees and Landscape Officer has reviewed the proposal and determined that no trees or other landscape features of merit will be affected. The visualisations and proposed floor plan indicate the provision of a specimen tree on the frontage, which will benefit both the setting of the building and the street scene. It is considered that with appropriate hard and soft landscape detailing the development could improve this site and provide an enhanced transition between the High Street and the neighbouring residential street.

A landscape condition is recommended to be attached to any approval to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. As such the development is considered to accord with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

The proposal makes adequate provision for refuse/recycling storage.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design and construction to be achieved. To ensure the development complies with this policy a condition would be added to any approval for the development to be built to Code for Sustainable Homes Level 4, with an interim certificate and specification provided before the commencement of works.

The Council's Sustainability Officer has reviewed the submitted plans and raised no objections to the development subject to a roof plan showing the required m² of PVs as set out in the energy report. The applicant has provided this detail in plan reference number P203 Revision C.

7.17 Flooding or Drainage Issues

The Environment Agency and the Council's Flooding and Water Management Officer have reviewed the development and raised no objection to the proposal subject to the attachment of an appropriate condition to any consent. As such the development is considered to accord with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and Policy 5.12 Flood Risk Management of the London Plan (July 2011).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The matters raised in submissions have been either been dealt with by amendments made to the proposed plans, conditions attached to any approval, covered in the body of the report or are not material planning considerations.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

As of 1st August 2014, the Council's CIL would become effective which replaces a number of S106 requirements. In this instance new floorspace is CIL liable, which would require a payment calculated as:

627 x £35 = £21,945

1174 x £95 = £111,530

Total = £133,475

The new floorspace would also be liable for the Mayoral CIL at a payment calculated as: Mayoral CIL = £66,992.35 (this is an approximate figure as it needs to be adjusted for inflation).

The S106 Heads of Terms sought are:

1. Construction Training: Training costs - £2500 per £1m build cost - £2500 x 5 = £12,500 + £9600 coordinator costs = £22,100 or an in-kind scheme.
2. Air Quality Monitoring: £12,500
3. Project management & Monitoring fee equal to 5% of total cash contributions.

Subject to the payment of the above by the applicant, the scheme complies with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

No further 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

None

10. CONCLUSION

It is considered that the proposed development would provide an acceptable use on the ground floor in this location and residential units of an acceptable standard for future occupiers. The design, layout, parking and scale of the proposal are deemed to conform with the requirements of the Hillingdon local Plan (2012) and the London Plan (2011).

The application, subject to appropriate conditions, is therefore recommended for approval.

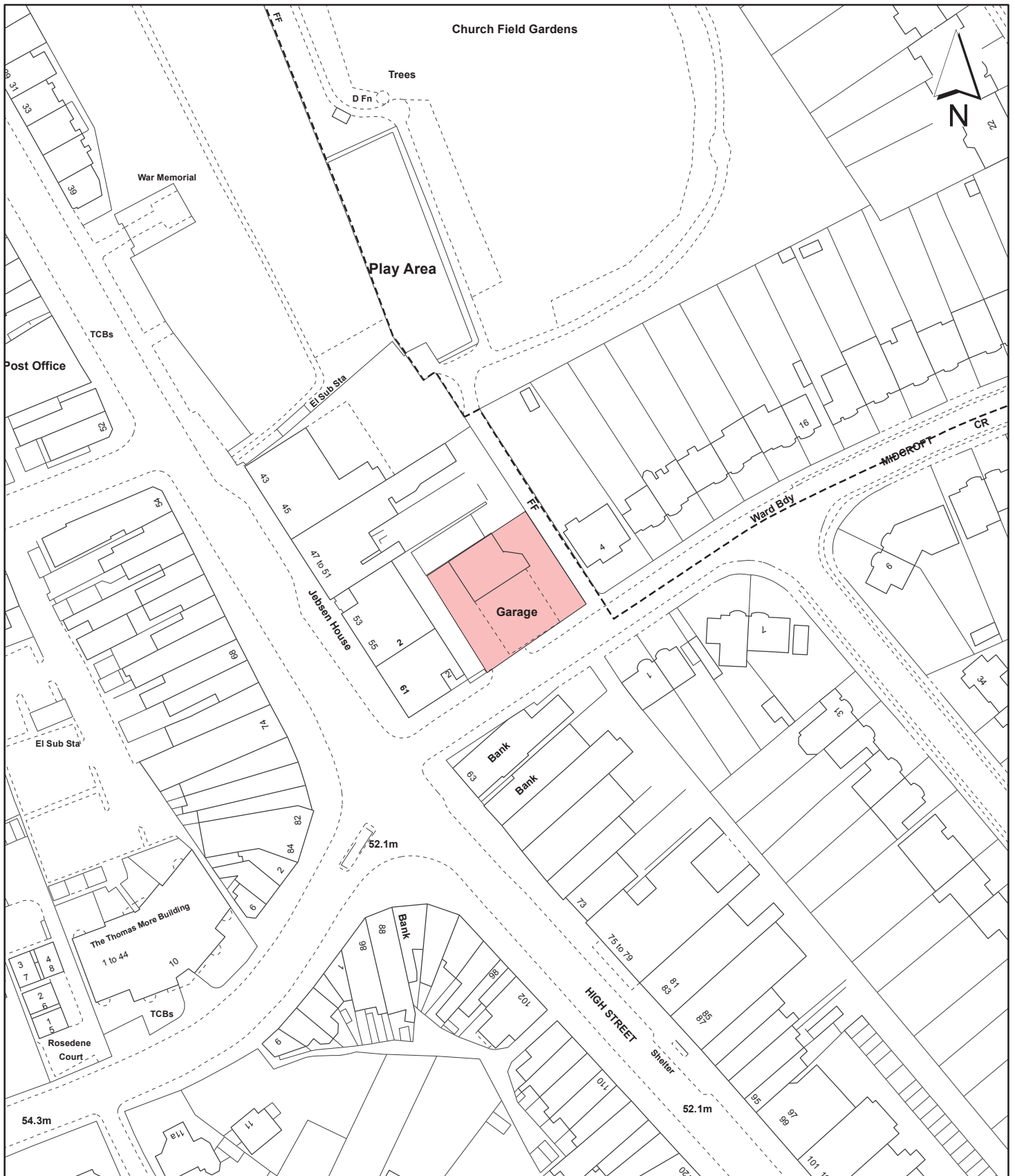
11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
National Planning Policy Framework.
Hillingdon Design and Access Statement 'Residential Layouts'.

Supplementary Planning Document 'Accessible Hillingdon'.
Supplementary Planning Document Noise.
Supplementary Planning Guidance Planning Obligations.
Supplementary Planning Guidance Planning Obligations - Revised Chapter 4 Education Contributions.
The London Plan 2011.
GLA's Supplementary Planning Guidance - Housing.

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**2 Midcroft
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

4918/APP/2014/1274

Scale

1:1,250

Planning Committee

Major Page 127

Date

October 2014



HILLINGDON
LONDON

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Plans for Major Applications Planning Committee

7th October 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 26-36 HORTON ROAD YIEWSLEY

Development: Amendments to block B (including amendments to Bedroom 2 windows, reduced size rooflights, amendments to fenestration and internal alterations) and block C (amendments to entrance and circulation area) of planning permission 3507/APP/2013/2327 approved on 17-01-14 (Application for Minor Material Amendments under S73).

LBH Ref Nos: 3507/APP/2014/2724

Date Plans Received: 31/07/2014

Date(s) of Amendment(s):

Date Application Valid: 31/07/2014

GENERAL NOTES

1. The site is located on the east side of Horton Road, between Norton Road to the north and High Street to the south.
2. The site is bounded to the east by the Grand Union Canal and to the south by the railway line.
3. The site is bounded to the west by Norton Road and to the north by Horton Road.
4. The site is bounded to the east by the Grand Union Canal and to the south by the railway line.
5. The site is bounded to the west by Norton Road and to the north by Horton Road.
6. The site is bounded to the east by the Grand Union Canal and to the south by the railway line.
7. The site is bounded to the west by Norton Road and to the north by Horton Road.
8. The site is bounded to the east by the Grand Union Canal and to the south by the railway line.
9. The site is bounded to the west by Norton Road and to the north by Horton Road.
10. The site is bounded to the east by the Grand Union Canal and to the south by the railway line.

EXISTING SITE PLAN

Client: **Clearview Homes**

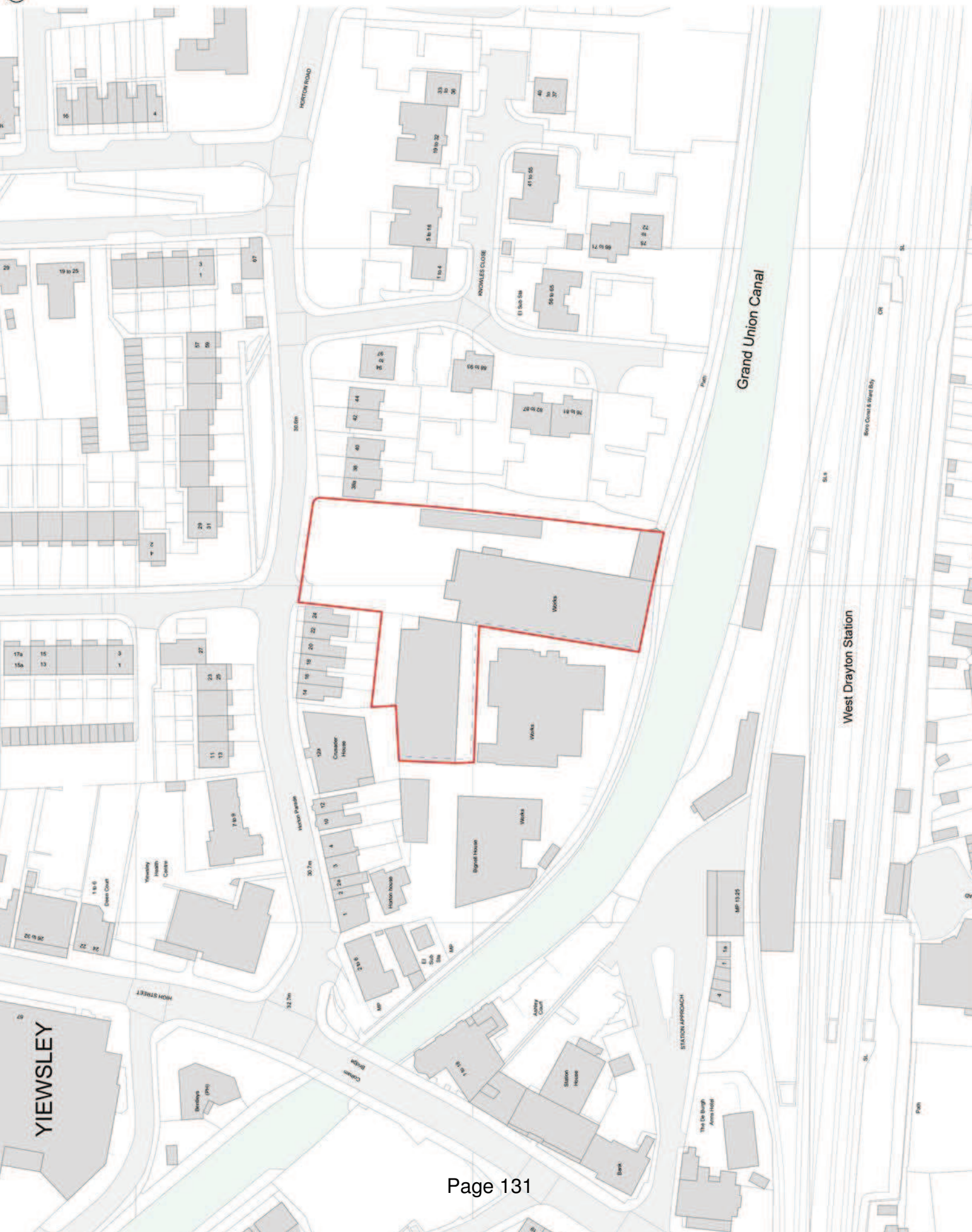
Project Title: **Horton Road, West Drayton**

Scale: 1:500

Date: **June '13**

Drawn by: **A2353 100**

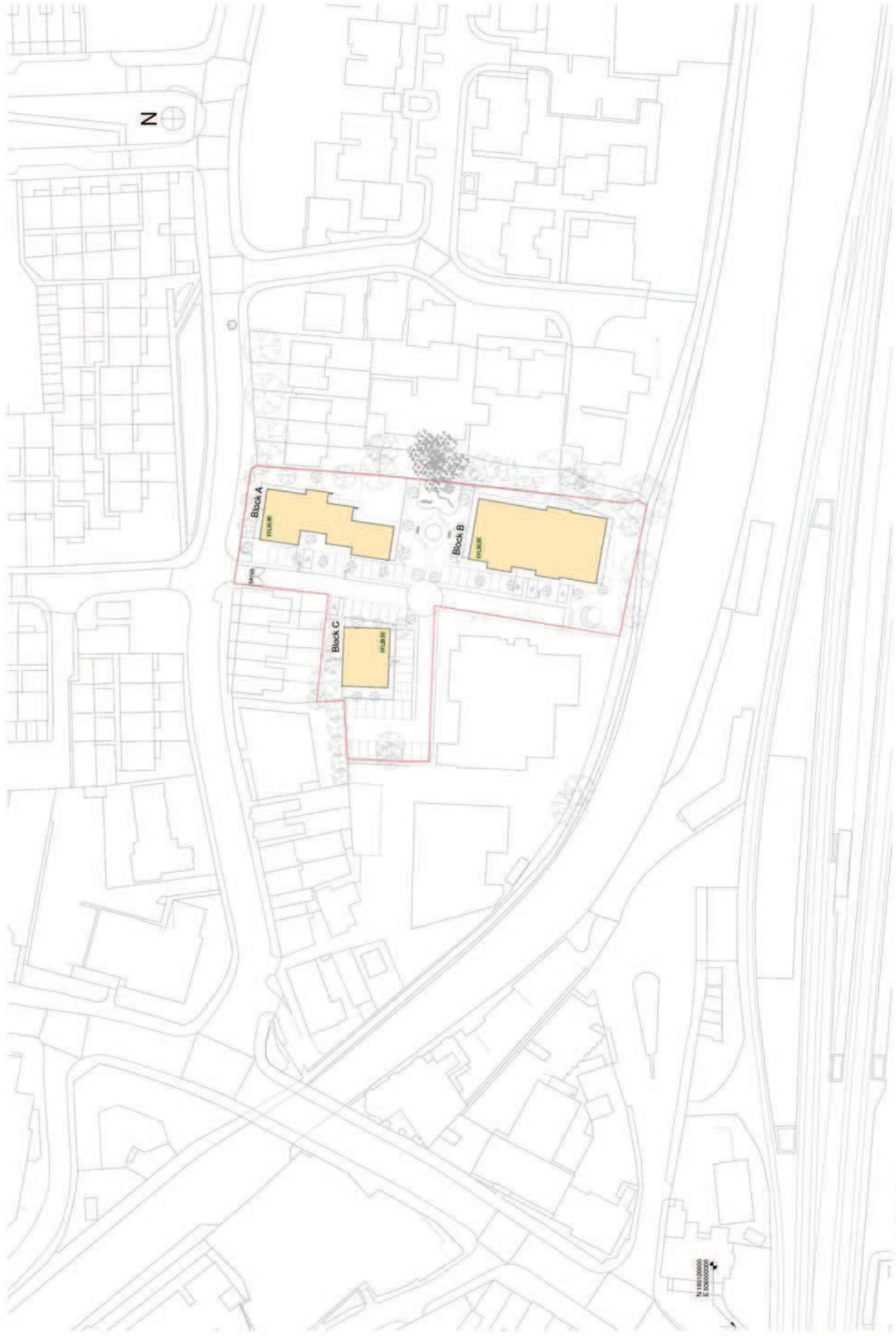
Checked by: **PT**



Assael

Architects

10, Cavendish Road
 West Drayton, Middlesex
 Uxbridge, Middlesex UB8 3PH
 Tel: +44 (0) 20 7796 2244
 Fax: +44 (0) 20 7796 2277
 www.assael.co.uk

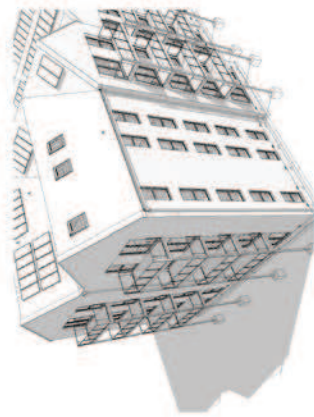


1 LA - Site Plan
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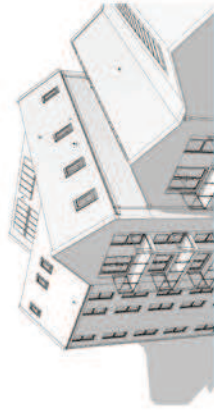
vistaarchitecture <small>ARCHITECTURE</small> 2 Vale Road Cheltenham Gloucestershire GL50 2JY www.vistaarchitecture.com Tel: 01372 464575	Client Clearview Homes	Project Name Horton Rd, West Drayton	Drawing Title Site Plan	Scale @ A1	1 : 500
	Write dimensions on these drawings that take precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions at conditions as the project and this office must be notified of any discrepancies. It is the responsibility of the contractor to ensure that all dimensions are correct prior to commencement of any work. All contractors are deemed to have made themselves aware of the conditions prior to entering into any contract. This drawing is the property of Vista Architecture Ltd. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Vista Architecture Ltd.	Description	Date	Planning Submission Project Number 212	Date Drawn Sep '14
				Drawn by	OA
				Checked by	GE
				Drawing Number	Revision



5 LA - Perspective 01



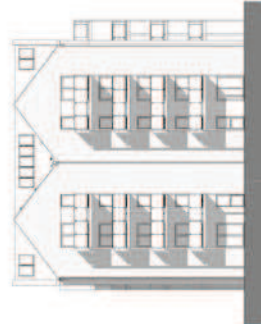
6 LA - Perspective 02



7 LA - Perspective 03



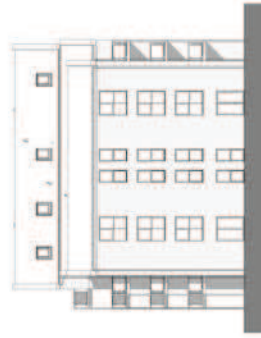
1 LA - Front (West)
1 : 200



2 LA Side 1 (South)
1 : 200



3 LA - Rear (East)
1 : 200



4 LA Side 2 (North)
1 : 200



vistaarchitecture <small>ARCHITECTURE</small> 2 Vale Road Cityville K10 0JY www.vistaarchitecture.com Tel: 01372 444575	Client Clerview Homes	Rev. Description Date Project Name Horton Rd, West Drayton	Drawing Title Block B - Planning Amendments (2 of 2)	Scale # A1	1 : 200
	Write dimensions on these drawings that take precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions at conditions as the project and this office must be notified of any discrepancies. Dimensions shall be verified by the contractor prior to commencement of any work. All contractors are deemed to have made themselves aware of the conditions prior to entering into any contract. This drawing is the property of Vista Architecture Ltd. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Vista Architecture Ltd.	Project Status 212	Project Number 212	Checked By LA118	Drawn By LA118



Third Storey
Scale: 1 : 100



First Storey
Scale: 1 : 100

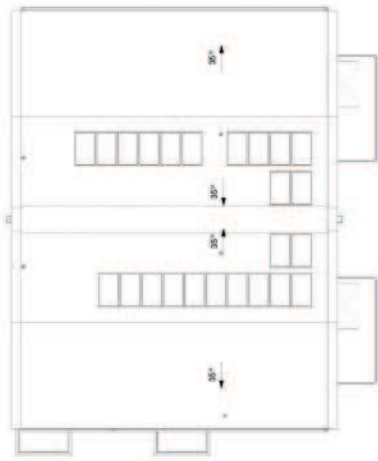


Second Storey
Scale: 1 : 100



Ground Storey
Scale: 1 : 100

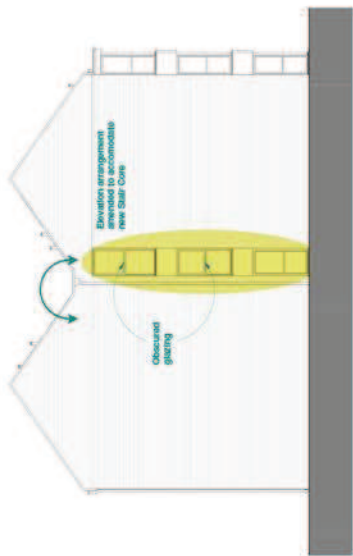
vistaarchitecture <small>ARCHITECTURE INTERIORS DESIGN</small> 2 Vale Road Cityville K13 0JY www.vistaarchitecture.com Tel: 01372 44575	Client Clearview Homes <small>Writes dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on site. The project and this office must be notified of any changes to the drawings. No liability is accepted by Vista Architecture Ltd for any errors or omissions. All contractors are deemed to have made themselves aware of the conditions prior to entering into any contract. This drawing is the property of Vista Architecture Ltd. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorized person, either wholly or in part without the consent in writing of Vista Architecture Ltd.</small>	Date Date Drawn Sep '14	Project Name Horton Rd, West Drayton	Drawing Title Block B - Plans	Scale @ A1	1 : 100
	Project Number 212	Checked by LA174	Drawing Number LA174	Planning Submission 212	Drawn by LA174	OA GE Revision



3 LA - Roof
1 : 100



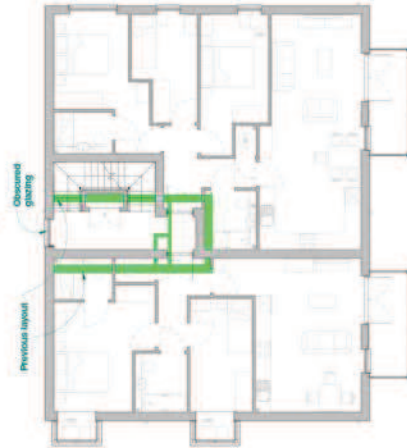
2 Perspective
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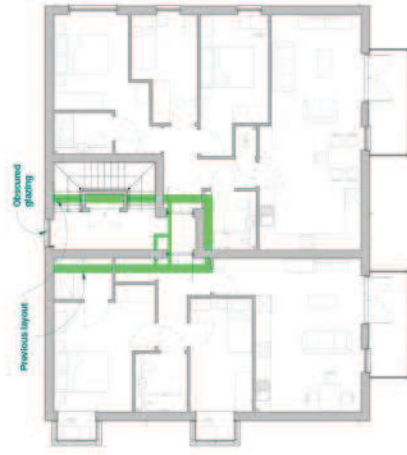
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4 Ground Storey
1 : 100



5 First Storey
1 : 100



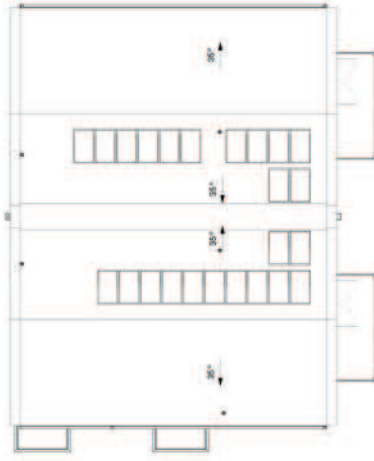
6 Second Storey
1 : 100



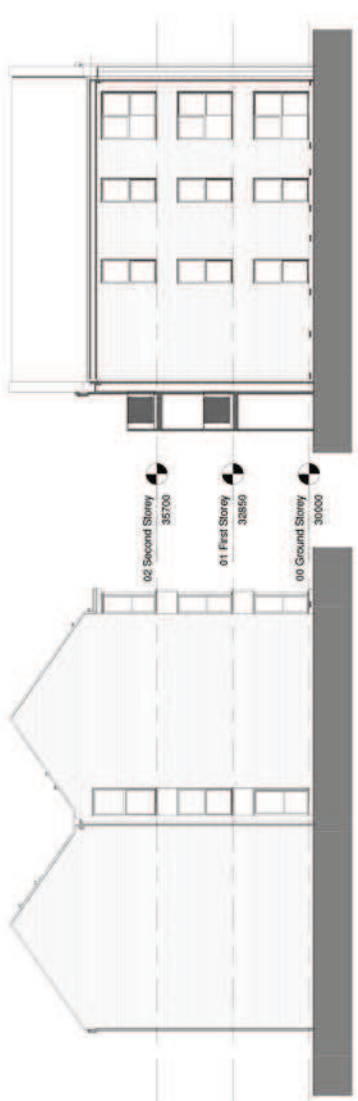
vistaarchitecture 2 Vale Road Cityville K10 0JY www.vistaarchitecture.com Tel: 01372 444575	Client Clearview Homes	Project Name Horton Rd, West Drayton	Drawing Title Block C - Planning Amendments	Scale # A1	1 : 100
	Write dimensions on these drawings that take precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions on site. We are not responsible for any errors or omissions in this drawing. This drawing is the property of Vista Architecture Ltd. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorized person, either wholly or in part without the consent in writing of Vista Architecture Ltd.	Date _____	Description _____	Project Number 212	Drawn By _____
			Project Status 212	Checked By LA125	GE
			Drawing Number LA125	Date Drawn _____	Revision _____



3 Second Storey
1 : 100



4 LA - Roof
1 : 100



5 Rear (North)
1 : 100

02 Second Storey 35700
01 First Storey 32850
00 Ground Storey 30000

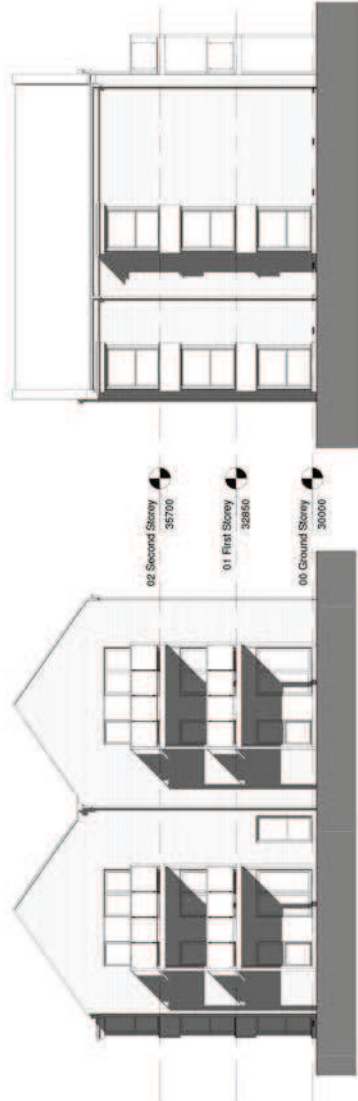
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1 Ground Storey
1 : 100



2 First Storey
1 : 100

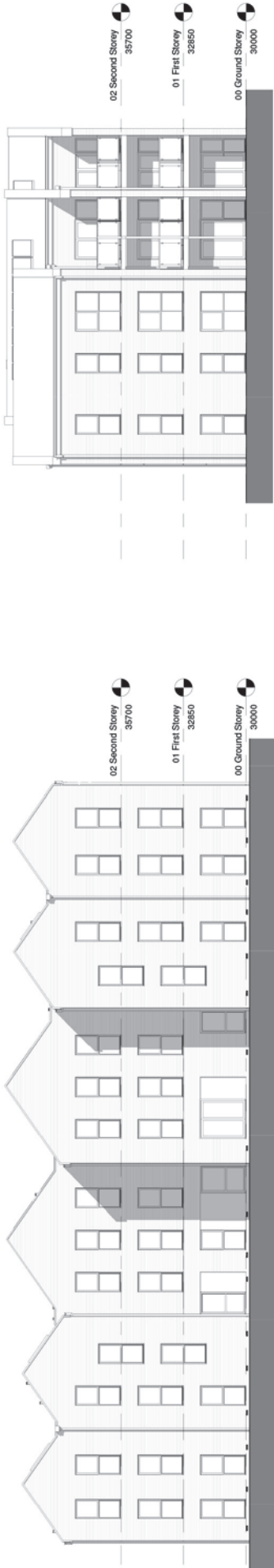


6 Front (South)
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02 Second Storey 35700
01 First Storey 32850
00 Ground Storey 30000

8 Side (West)
1 : 100

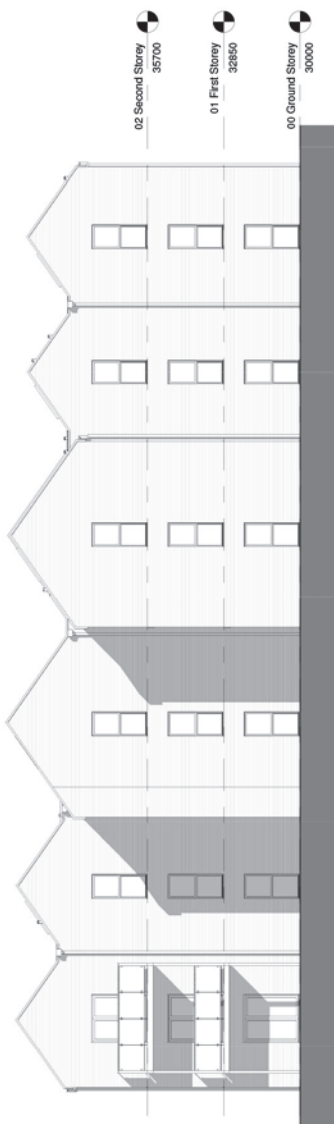
vistaarchitecture <small>ARCHITECTS</small> 2 Vale Road Cheltenham Gloucestershire GL50 2JY www.vistaarchitecture.com Tel: 01372 464575	Client Clearview Homes <small>Write dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on site. All contractors are deemed to have made themselves aware of the conditions prior to entering into any contract. This drawing is the property of Vista Architecture Ltd. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Vista Architecture Ltd.</small>	Rev. Description Date _____ _____ _____	Project Name Horton Rd, West Drayton	Drawing Title Block C - Plans & Elevations	Scale @ A1 Drawn by Checked by Drawing Number LA177	Planning Submission Project Number 212	Date Drawn Sep '14	Revision 1 : 100 OA GE
	Date Sep '14	Date Drawn Sep '14	Drawing Number LA177	Project Number 212	Drawing Title Block C - Plans & Elevations	Scale @ A1 Drawn by Checked by Drawing Number LA177	Planning Submission Project Number 212	Date Drawn Sep '14



1 LA - Front (West) 1 : 100



2 LA - Side 1 (South) 1 : 100



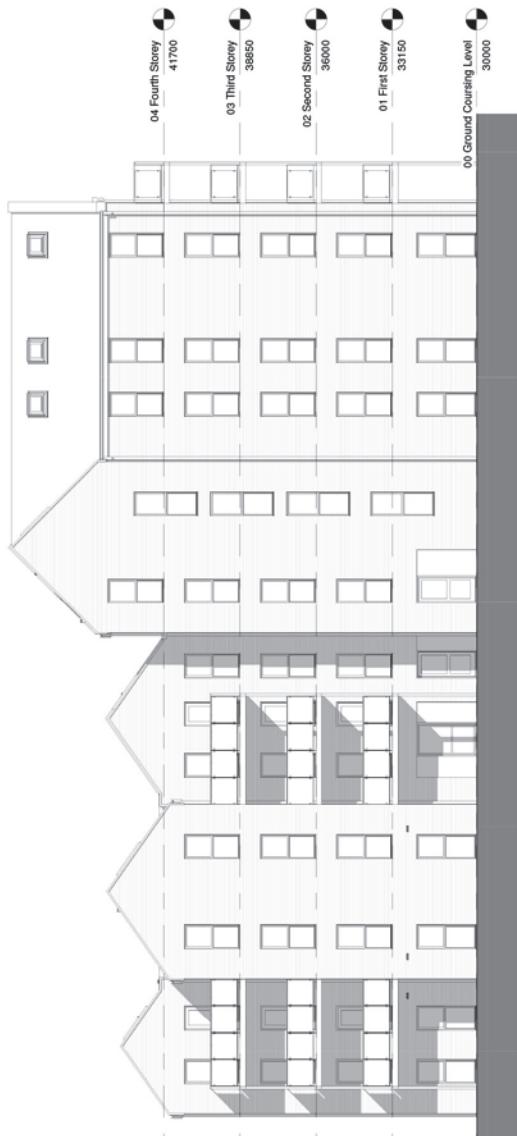
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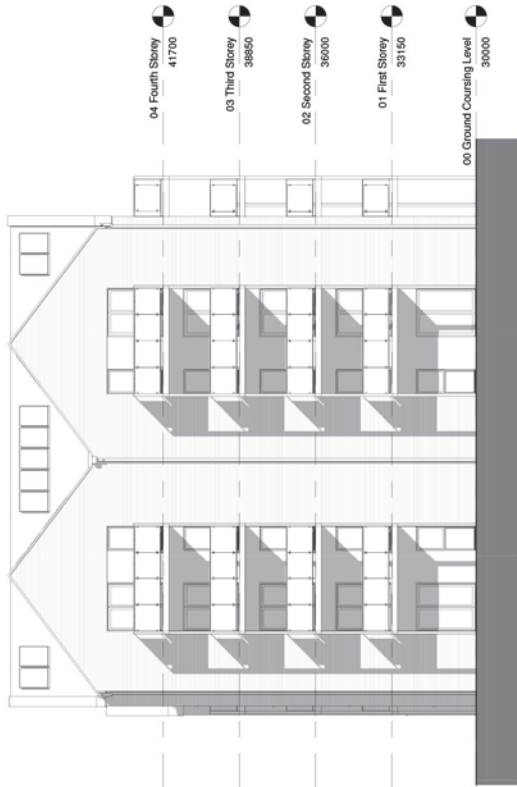
4 LA - Side 2 (North) 1 : 100



vistaarchitecture london cape town belgrade montenegro 2 Vale Road Clarendon Park K9 0NU www.vistaarchitecture.com Tel: 01372 464575	Client Clearview Homes <small>Writes dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on the project and this office must be notified of any discrepancies. All dimensions shall be confirmed by the client prior to commencement of any work. All contractors are deemed to have made themselves aware of the conditions prior to work. This drawing is the property of Vista Architecture Ltd. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Vista Architecture Ltd.</small>	Rev Description Date	Project Name Horton Rd, West Drayton	Drawing Title Block A - Elevations	Scale @ A1	1 : 100
	Drawn by Checked by Drawing Number LA173	Planning Submission Project Number 212	Date Drawn Sep '14	Drawing Submission Drawing Number LA173	Drawn by Checked by Drawing Number LA173	Scale @ A1



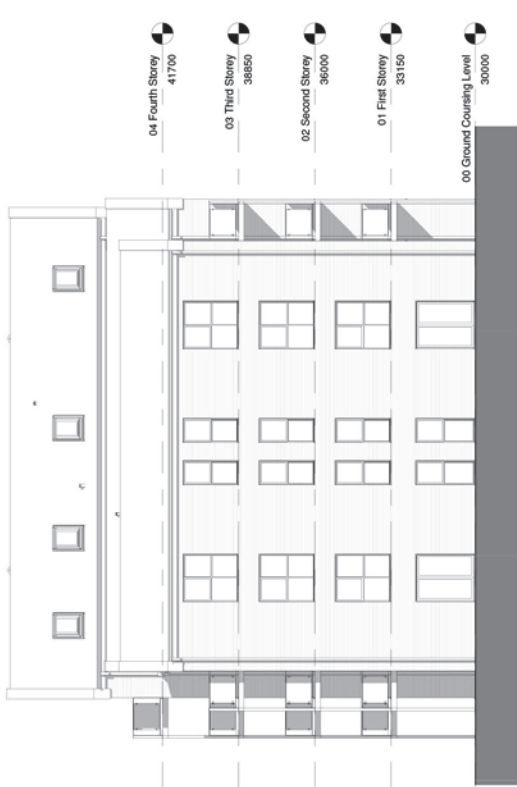
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2 LA Side 1 (South)
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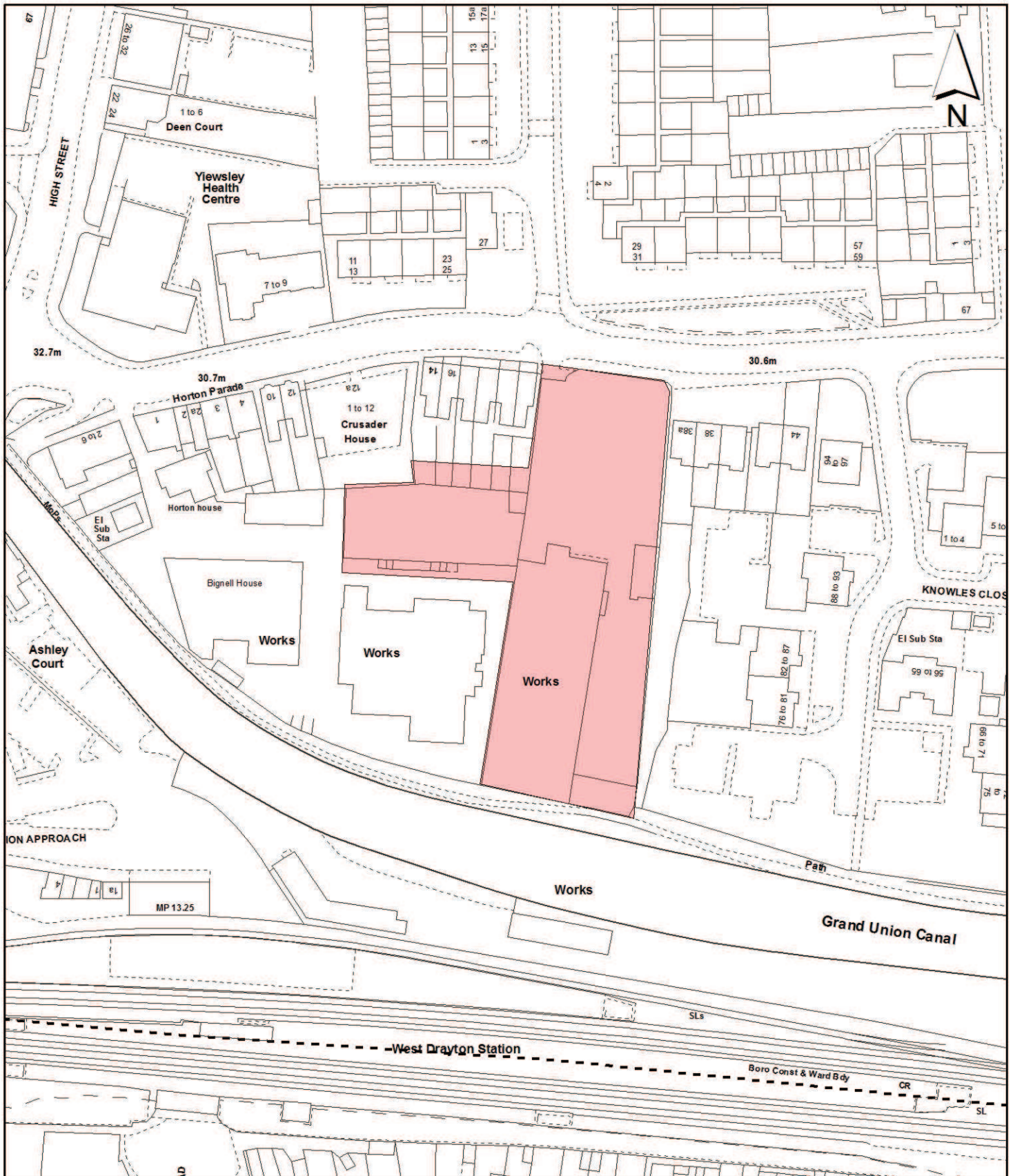
3 LA - Rear (East)
1 : 100



4 LA Side 2 (North)
1 : 100



vistaarchitecture london cape town belgrade montenegro 2 Vale Road City Centre, Cape Town South Africa 7700 Tel: 01372 464575 www.vistaarchitecture.com	Client Clearview Homes <small>Writes dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on the project and this office must be notified of any discrepancies. The client shall be responsible for any errors or omissions. No liability is accepted for any work commencing after the date of issue of this drawing. This drawing is the property of Vista Architecture Ltd. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Vista Architecture Ltd.</small>	Review Description Date	Project Name Horton Rd, West Drayton	Drawing Title Block B - Elevations	Scale @ A1	1 : 100
	Drawn by Checked by Drawing Number LA176	Planning Submission Project Number 212	Date Drawn Sep '14	Revision	GE	OA



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Site Address

**26-36 Horton Road
 Yiewsley**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

3507/APP/2014/2724

Scale

1:1,250

Planning Committee

Major Page 142

Date

October 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 3, THE ARGENT CENTRE PUMP LANE HAYES

Development: Change of use from B1(a) cellular radio telephone exchange to B8 (storage and distribution) wholesale and creation of mezzanine floor providing ancillary storage and office space.

LBH Ref Nos: 46218/APP/2014/2186

Date Plans Received: 20/06/2014

Date(s) of Amendment(s):

Date Application Valid: 21/07/2014

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REV	DATE	CLIENT	REVISION
A	05-06-14		ISSUES LAYOUT CHANGED AND GEOMETRIC LINE AMENDED ACCORDINGLY

GMPF
 SITE ADDRESS
UNIT 3
ARGENT CENTRE
HAYES

DRAWING NAME:
SITE PLAN

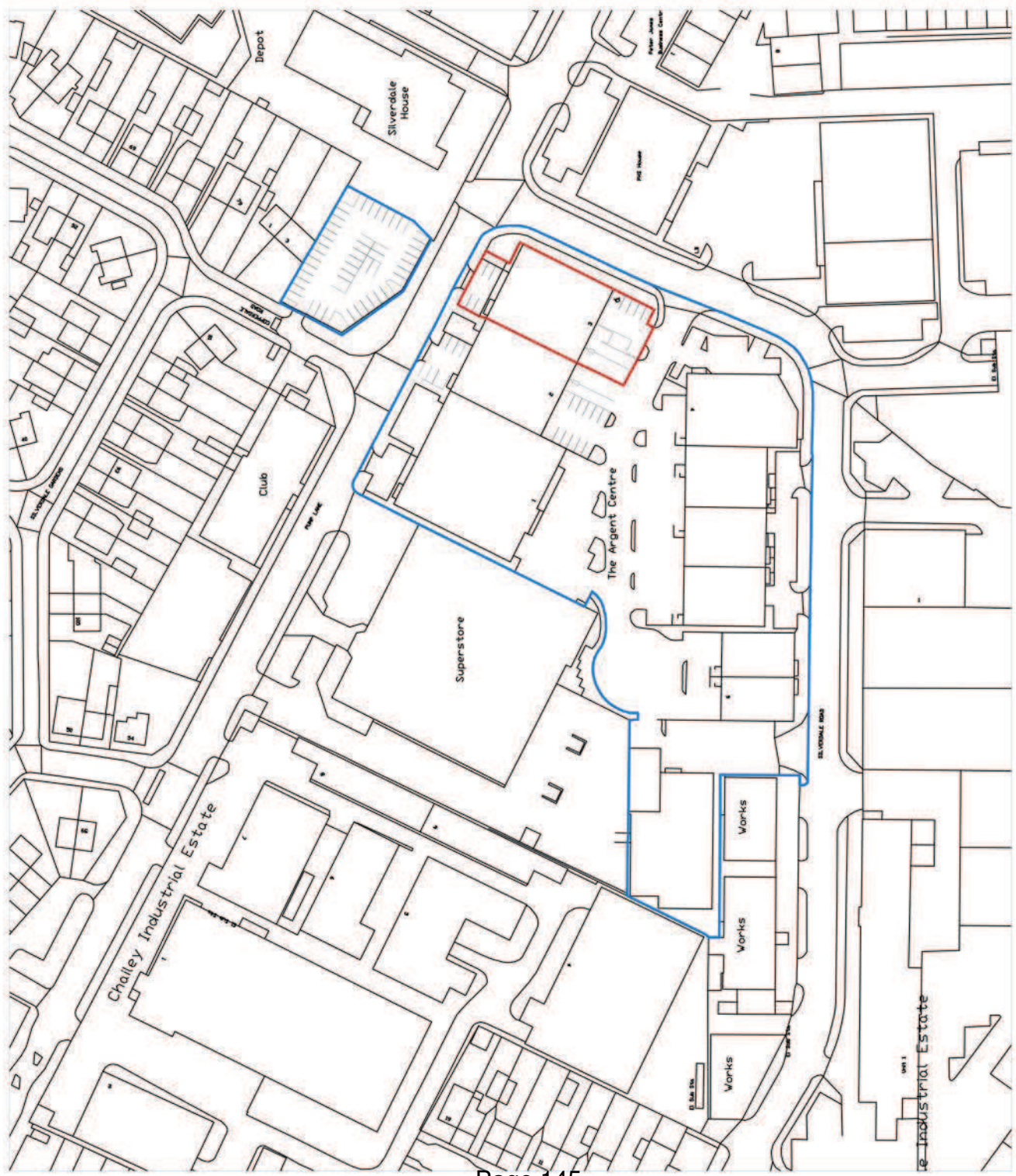
Drawn:	EAM	Scale:	1:1250 @ A3
Checked by:	EAM	Date:	03/06/14

CAPITA
 65 Gresham Street
 London
 EC2V 7NG
 T: 020 7709 4500
 W: <http://www.capita.co.uk/realestate>

Drawing Reference:	Project No.	Floor No.	Level	Rev.
BSPEC				SP A



SITE PLAN



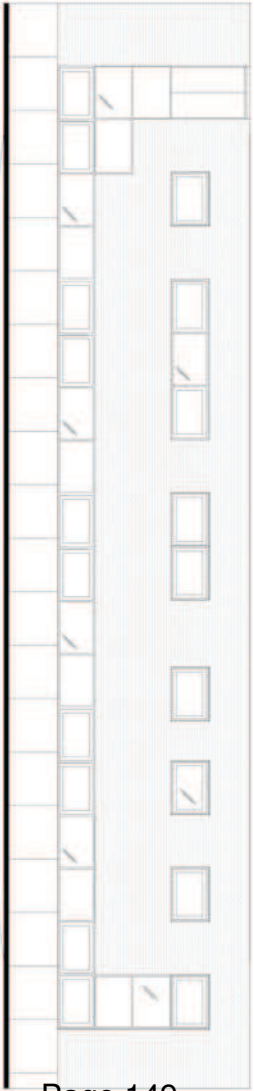
SITE PLAN
 SCALE 1:1250 @ A3

0m 1m 2m 3m 4m 5m



ELEVATION A - PROPOSED
SCALE 1:150@A3

0m 1m 2m 3m 4m 5m



ELEVATION B - PROPOSED
SCALE 1:150@A3

0m 1m 2m 3m 4m 5m



ELEVATION C - PROPOSED
SCALE 1:150@A3



LOCATION PLAN
SCALE 1:1500@A3

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REV	DATE	REVISION
B	15-06-14	NOTE DOOR ADDED TO LOCATION PLAN
A	09-06-14	TRADE DOOR ADDED TO REAR OF DEWASE

CLIENT
GMPF

SITE ADDRESS
**UNIT 3
ARGENT CENTRE
HAYES**

DRAWING NAME:
**ELEVATIONS A, B & C
PROPOSED**

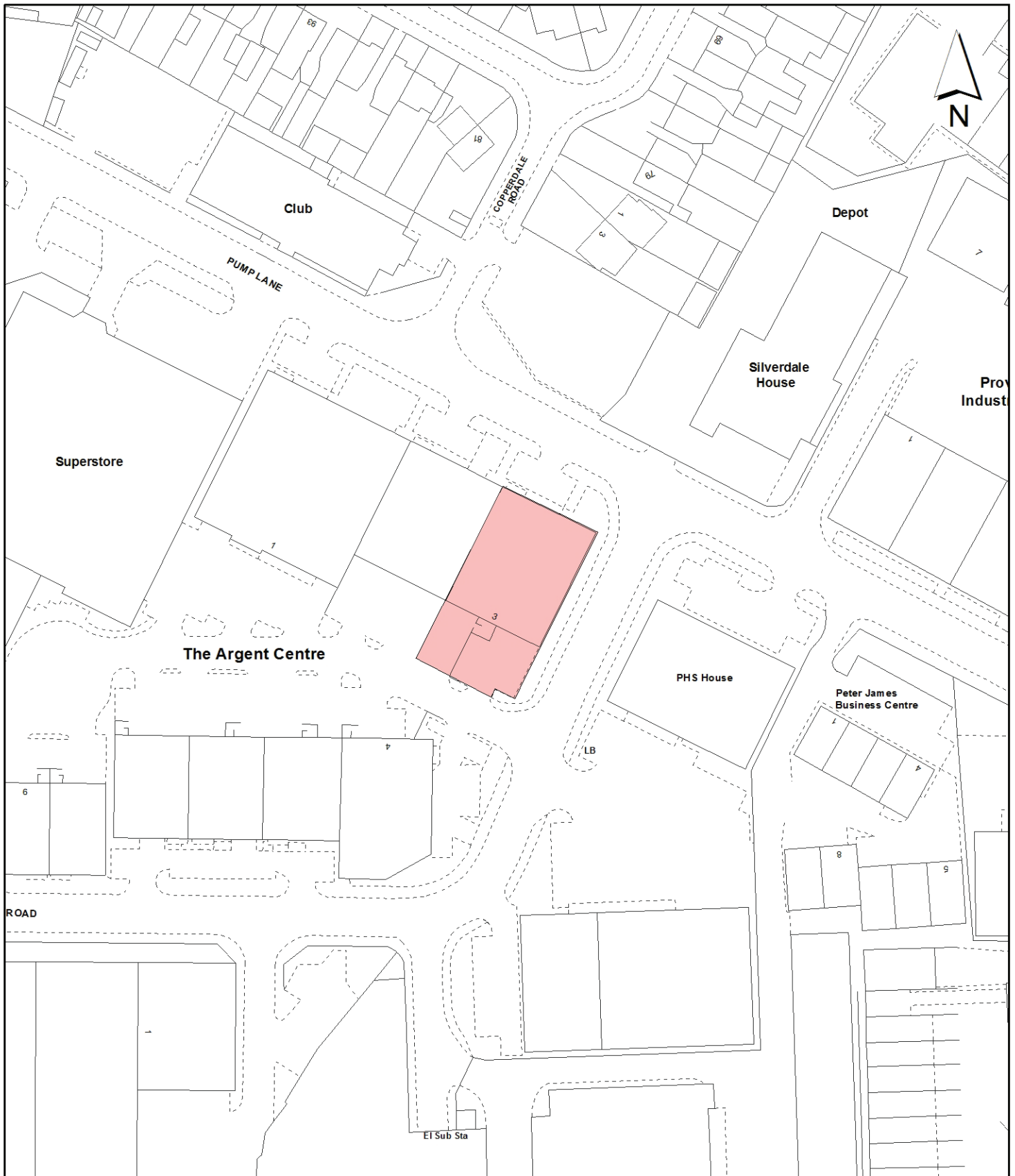
Drawn:	EAM	Scale:	1:150 @ A3
Checked by:	EAM	Date:	03/06/14

CAPITA


65 Gresham Street
London
EC2V 7NG
T: 020 7709 4500
W: <http://www.capita.co.uk/realstate>

Drawing Reference:	Project No.	Floor no.	Layout	Rev
	BSPEC	-		PE B

PROPOSED



Notes

 Site boundary

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Site Address

**Unit 3, The Argent Centre
Pump Lane
Hayes**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

46218/APP/2014/2186

Scale

1:1,250

Planning Committee

Major Page 150

Date

October 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address RYEFIELD HOUSE RYEFIELD AVENUE HILLINGDON

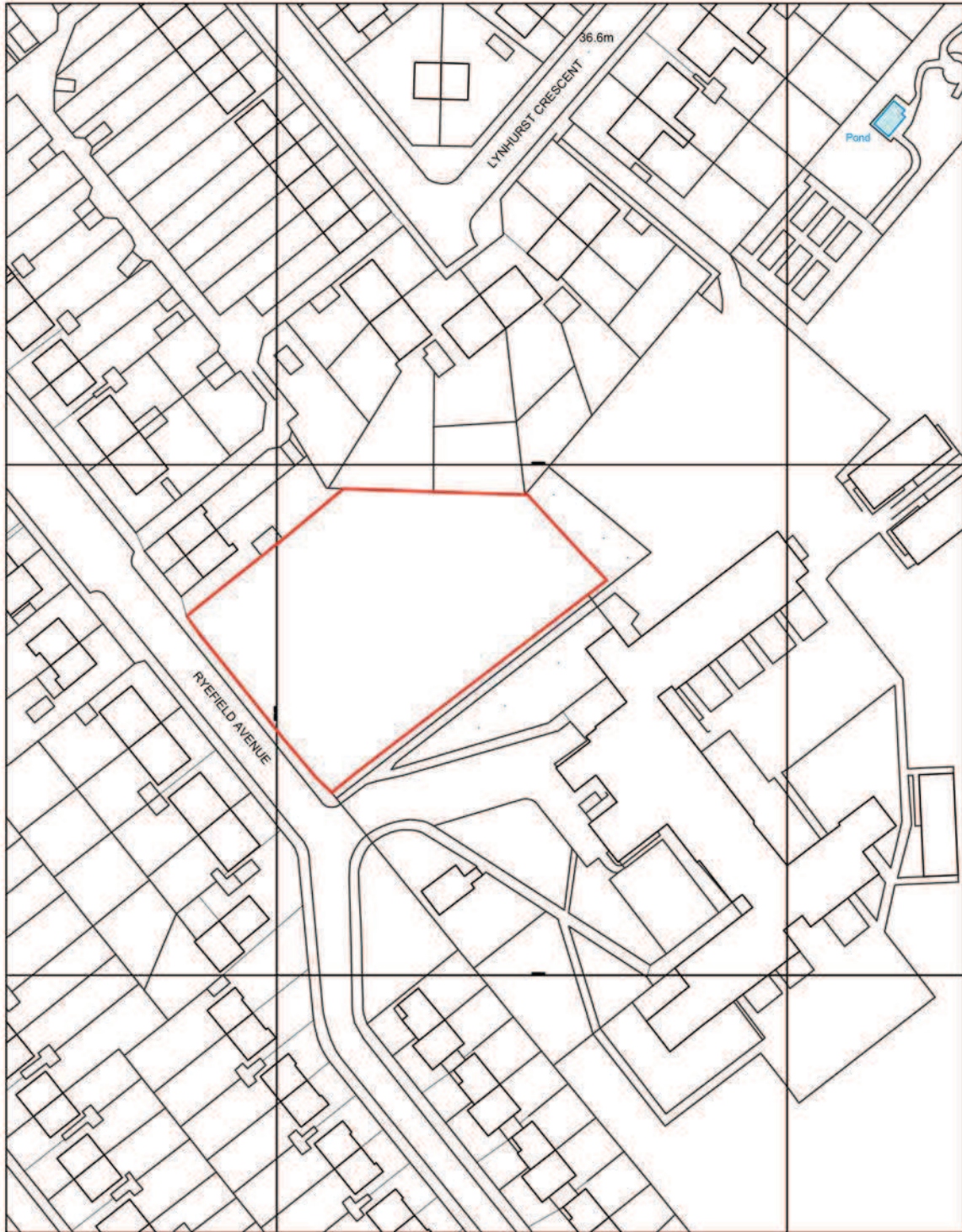
Development: Amendment to condition 3 of planning permission 11838/APP/2013/2650 date 31/12/2013 to amend the approved plans to adjustment external openings, reconfigure the internal layout and alter the location, design and size of the basement. (S73 Application).

LBH Ref Nos: 11838/APP/2014/2350

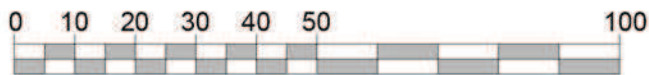
Date Plans Received: 02/07/2014

Date(s) of Amendment(s):

Date Application Valid: 14/07/2014



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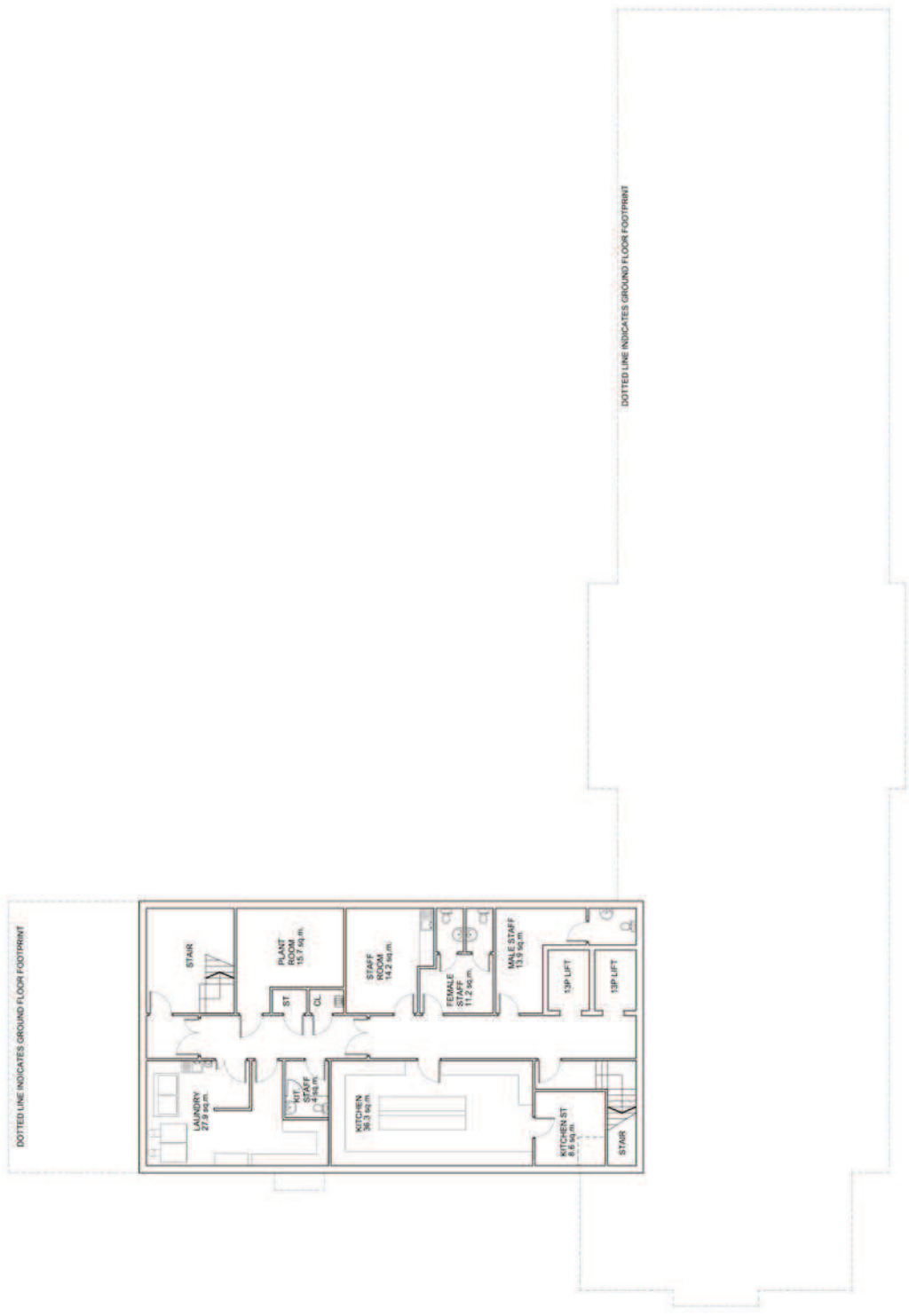


hay associates limited
 a: 1 The Holmes - Skipwith
 North Yorkshire - YO8 5SL
 t: 01757 282547
 e: info@thehayassociates.co.uk
 w: www.thehayassociates.co.uk



Page 152

client	Active Lives Care Ltd.				
project	Care Home at Ryefield Avenue, Hillingdon, UB10 9DE				
title	Location Plan				
spec	1521250@A4	date	Apr '14	drawn	mh
checked	mh	job no.	A102	drawing no.	L01
revision	-				



DOTTED LINE INDICATES GROUND FLOOR FOOTPRINT

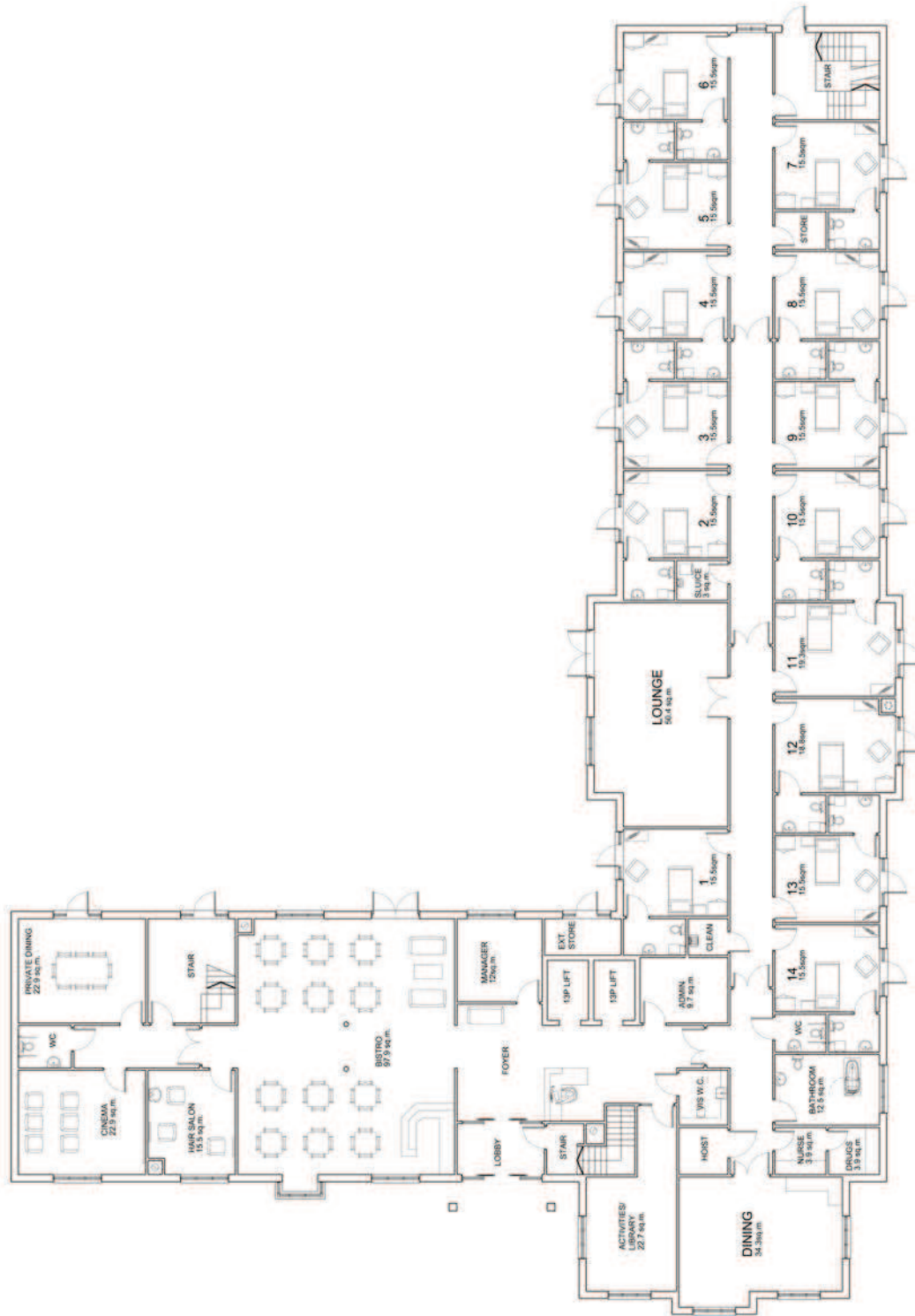
BASEMENT FLOOR PLAN

External Floor Area: 262.8 sq.m

Notes:
 1. This drawing is to be read in conjunction with all other drawings.
 2. Dimensions to the centerline of walls and columns are shown.
 3. All dimensions are in meters unless otherwise stated.
 4. All dimensions are to the centerline of walls and columns unless otherwise stated.
 5. All dimensions are to the centerline of walls and columns unless otherwise stated.
 6. All dimensions are to the centerline of walls and columns unless otherwise stated.
 7. All dimensions are to the centerline of walls and columns unless otherwise stated.
 8. All dimensions are to the centerline of walls and columns unless otherwise stated.
 9. All dimensions are to the centerline of walls and columns unless otherwise stated.
 10. All dimensions are to the centerline of walls and columns unless otherwise stated.



Client	ACTIVE LIVES CARE Ltd
Project	Care Home at Ryeland Avenue, Hillingdon UB8 3BE
Site	PROPOSED - Basement Floor
Scale	1:100 @ A1
Date	June '12
Drawn	010
Checked	010
Proj No.	A102
Sheet No.	01



GROUND FLOOR PLAN

External Floor Area: 3007.5 sq.m.

14 BID UNIT
 Bedroom Floor Space: min. 15.5 sq.m.
 Category per Resident: 18.0 sq.m. (21.7 sq.m./14)



ha
 HILLINGDON ARCHITECTS
 100 Ryeland Avenue
 HILLINGDON, MIDDLESEX, UB8 3BE
 T: 01895 532000
 E: info@hillingtonarchitects.co.uk

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FIRST FLOOR PLAN
 Internal Floor Area - 881.1 sq.m
 External Floor Area - 332.6 sq.m

23 BED UNIT
 Bedrooms Floor Space - men - 15.6 sq.m
 Dayspace per Resident - 5.4 sq.m (124.3sq.m (23))



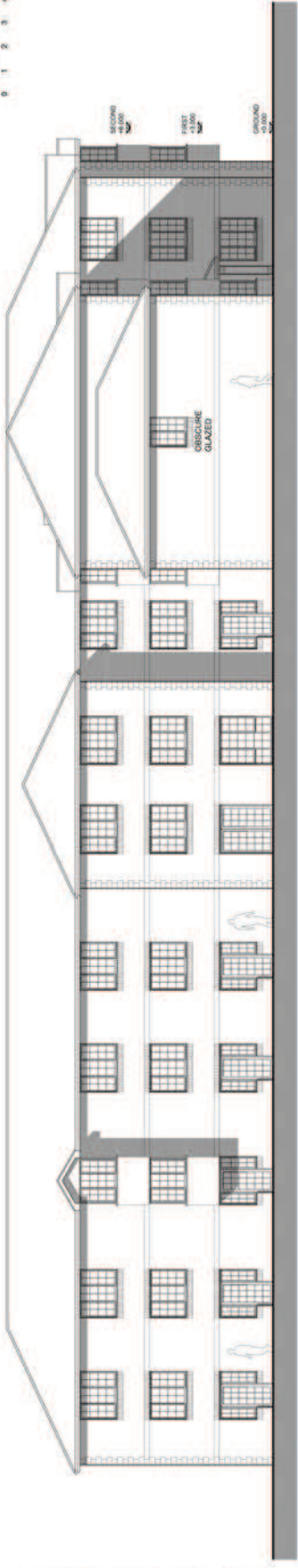


SECOND FLOOR PLAN

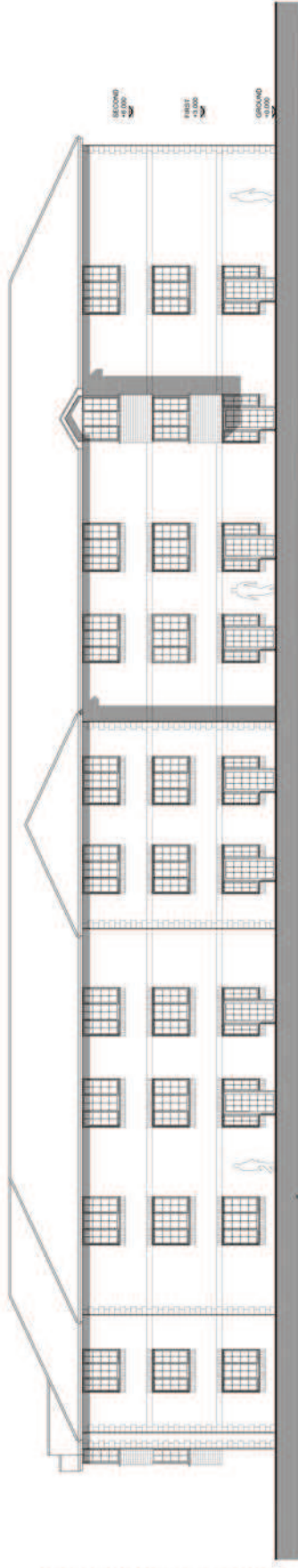
Internal Floor Area - 4021.4 sq.m
External Floor Area - 4716.6 sq.m

21 BED UNIT
Maximum Floor Space - min. 15.5 sq.m
Dayspace per Resident - 5.9 sq.m (124.3sq.m/21)

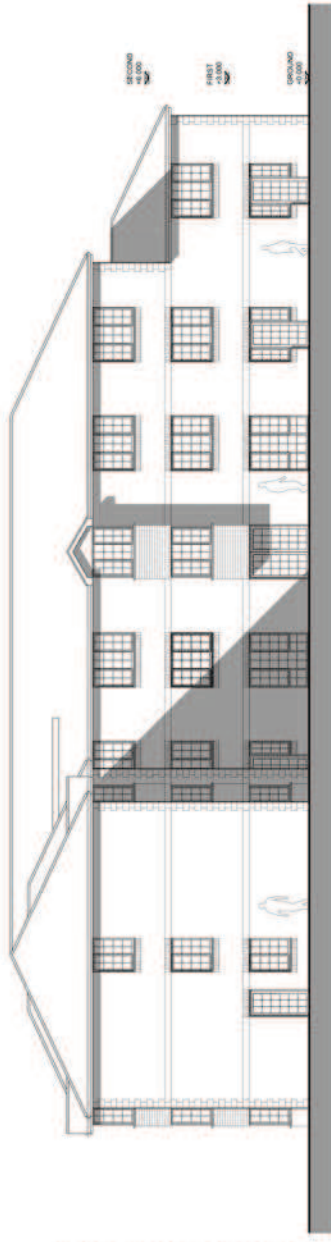




ELEVATION A-A - SOUTH ELEVATION



ELEVATION B-B - NORTH ELEVATION

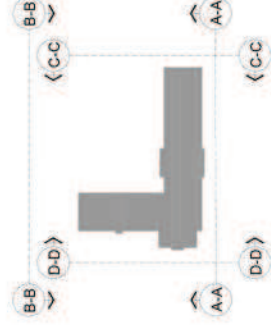


ELEVATION C-C - EAST ELEVATION



ELEVATION D-D - WEST ELEVATION

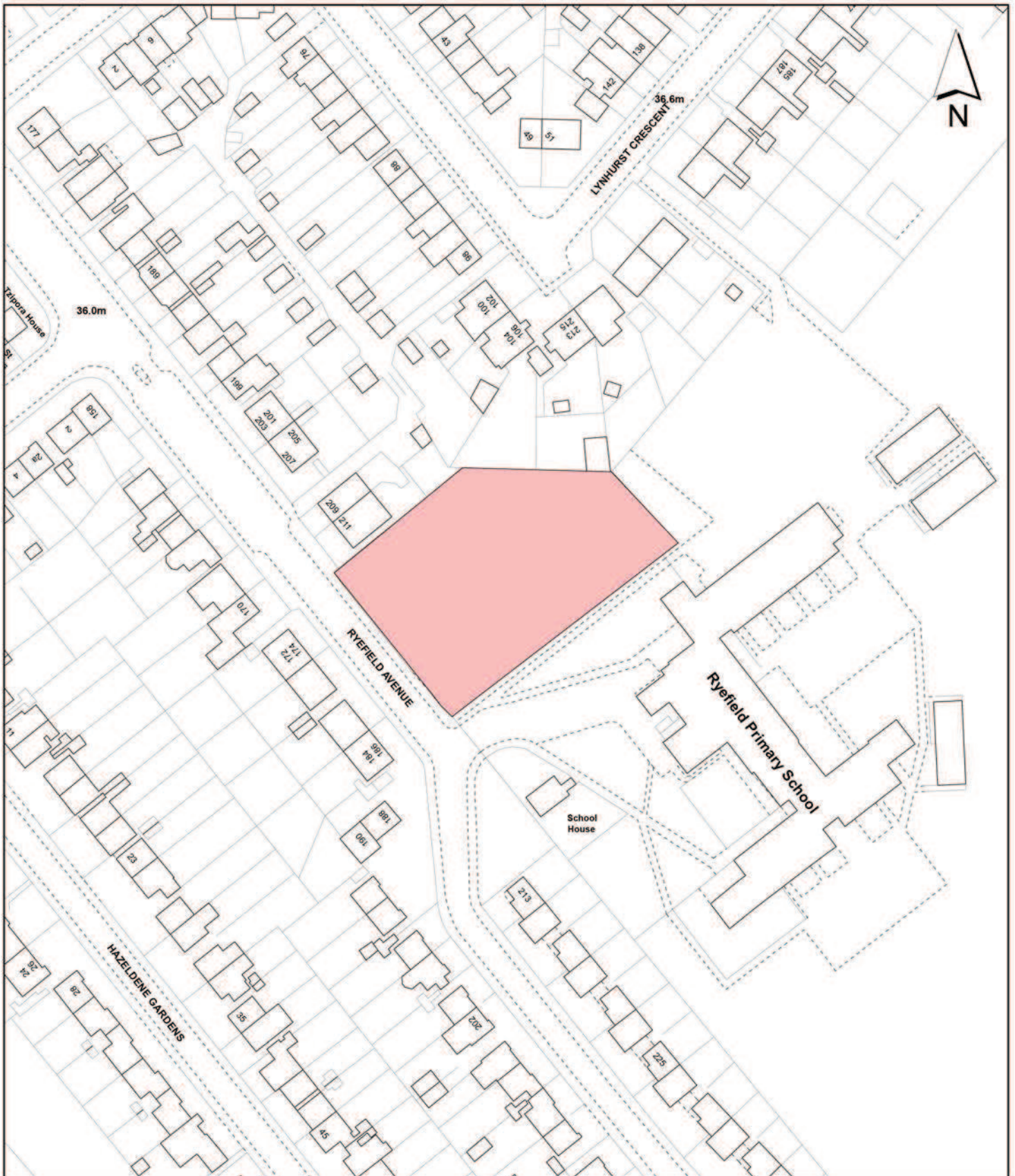
KEY PLAN
NOT TO SCALE




na
 ARCHITECTS
 1000 10th Street, NW
 Atlanta, GA 30309
 Phone: 404.525.1000
 Fax: 404.525.1001
 www.naarchitects.com

ACTIVE LIVES CARE LLC
 Senior Care Home at Ryland Avenue, Hittington UB ID 252E
 PROPOSED Elevations
 Date: 11/20/2021 Date: May 13, 2021
 Scale: 1/8" = 1'-0" Drawing No: 05
 Job No: A102

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Notes

 Site boundary

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Site Address

**Ryefield House
 Ryefield Avenue
 Hillingdon**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

11838/APP/2014/2350

Scale

1:1,250

Planning Committee

Major Page 159

Date

October 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ST HELENS SCHOOL EASTBURY ROAD NORTHWOOD

Development: Development of a new part two storey and part single storey Junior School building with associated external works.

LBH Ref Nos: 7402/APP/2014/2761

Date Plans Received: 04/08/2014

Date(s) of Amendment(s):

Date Application Valid: 04/08/2014

- Land owned by applicant
(overall site area = 8.4 hectares)
- Application site
- Proposed building footprint



Ref Revision Date



IID ARCHITECTS

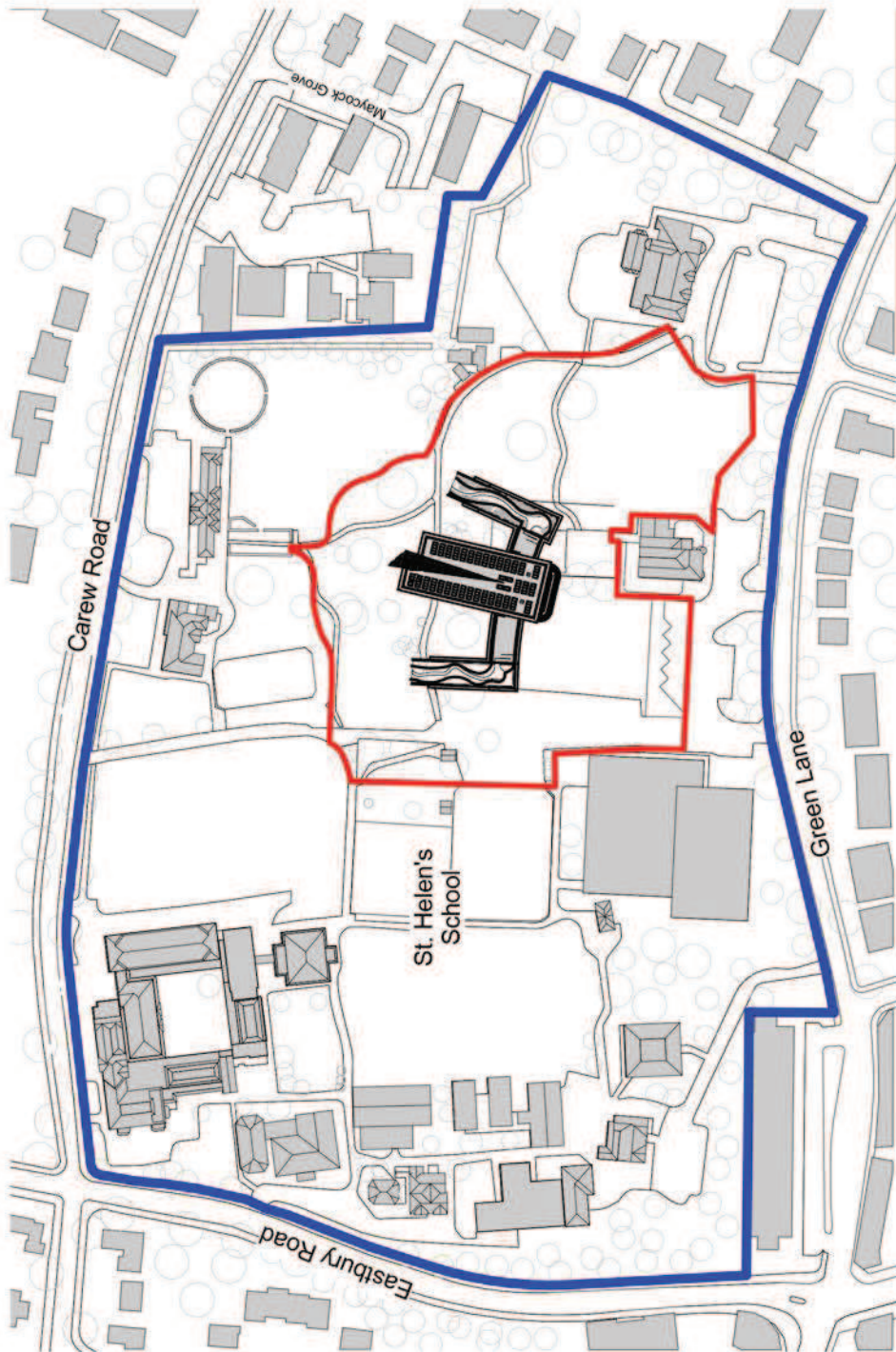
1 VICTORIA VILLAS
RICHMOND
SURREY
TW9 2GW

T 020 3274 1000
F 020 3274 1001
E info@iid.co.uk

www.iid.co.uk

INITIATIVES IN DESIGN

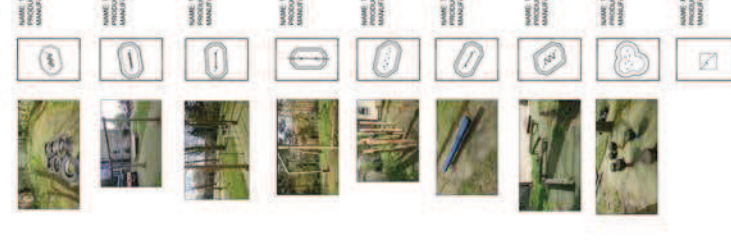
PROJECT	ST HELEN'S NEW JUNIOR SCHOOL
DRAWING TITLE	Site Location Plan
SCALE 1 : 2500	DATE 31/07/14
DRAWING No	REV
1284-301-01	



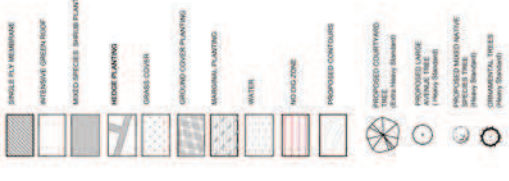
KEY - PROPOSED Play Equipment



KEY - EXISTING Play Equipment (to be relocated*)



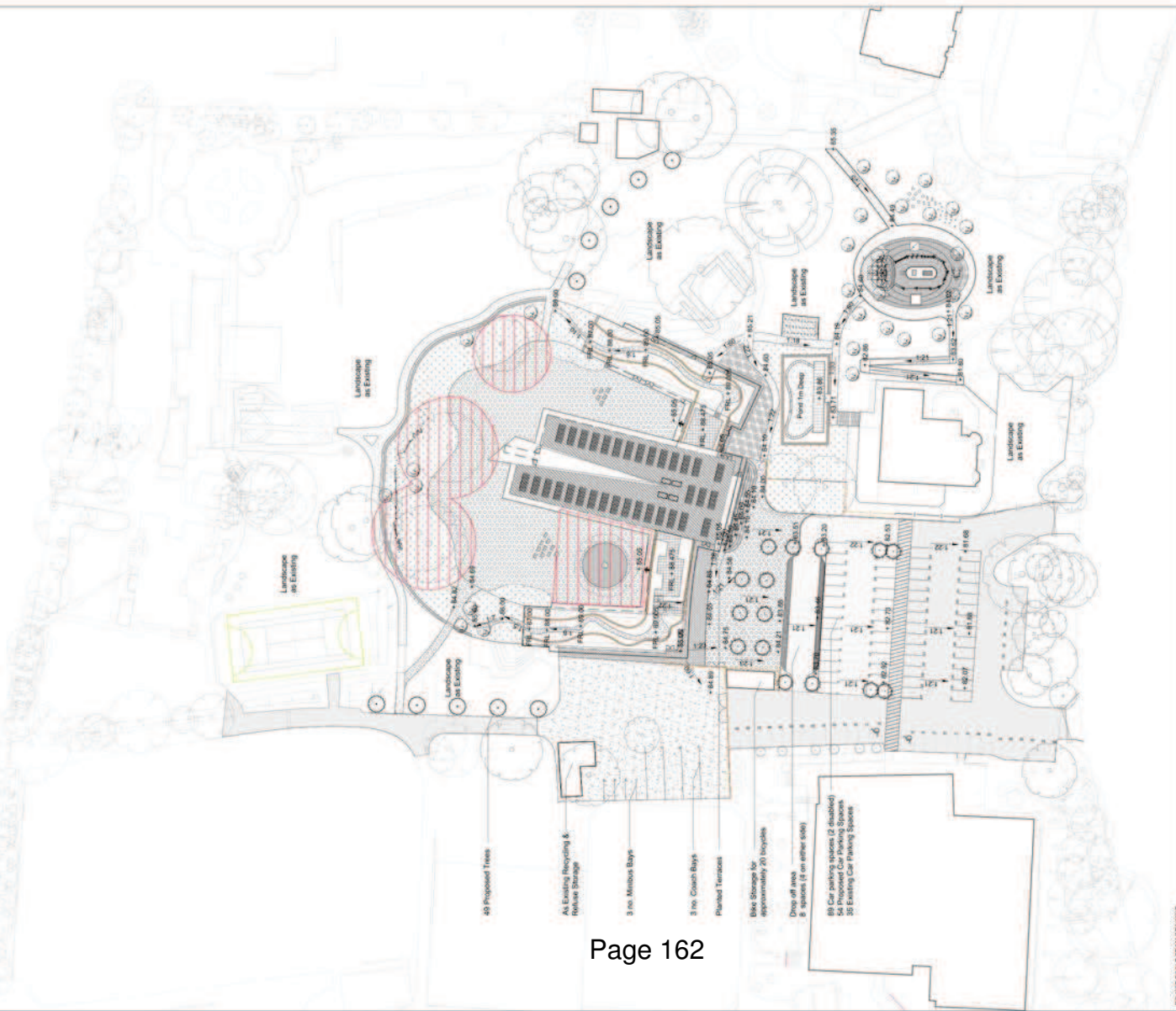
KEY - Soft Landscape



KEY - Hard Landscape



NOTE: Detail drawings will be furnished on the Proposed Grading Schedule.



- 49 Proposed Trees
- As Existing Recycling & Reuse Storage
- 3 in. Mesh Bays
- 3 in. Chain Bays
- Planted Terrace
- Bike Storage for approximately 20 Bicycles
- Drop off area
- 89 Car parking spaces (2 disabled)
- 54 Proposed Car Parking Spaces
- 25 Existing Car Parking Spaces

St. Helen's Northwood
 Client Address: [Redacted]

St. Helen's Junior School
 Client Address: [Redacted]

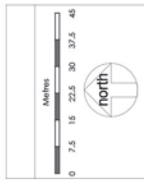
PLACE
 Design + Planning
 1500 7th St. N.
 Atlanta, GA 30309
 Tel: 404.487.1100
 Fax: 404.253.1100

Project Name: Planning
 Date: 5/21/2018
 Scale: 1" = 100'

Sheet: P02

10/06/18 11:00 AM

NOTE: These sheets are to be reviewed from other sheets of this set of drawings. No part of these sheets shall be used in isolation. All dimensions are in feet and inches unless otherwise noted.



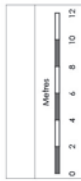
Ref: Revision: Date:
ID ARCHITECTS
 100, WINDY HILLS
 BUCKINGHAM
 TW9 1JY
 T: 020 3274 1000
 F: 020 3274 1001
 www.id.co.uk

CLIENT:
 ST HELENS SCHOOL, HORTWOOD
 ST HELENS NEW JUNIOR SCHOOL
 DRAWING TITLE:
 Block Plan - Existing
 SCALE: 1:750 @ A1 DATE: 31/07/14
 DRAWING No: 1284-301-02
 REV:

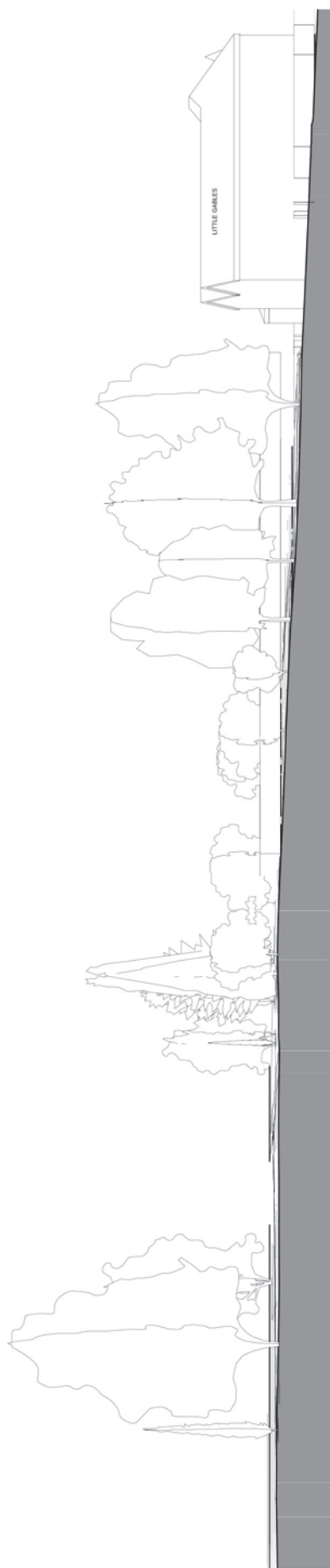




<p>ID ARCHITECTS 100, WINDY HILL BURNWOOD WARRINGTON CHeshire, WA10 2JW T: 01274 2274 1000 F: 01274 2274 1001 www.id-arch.co.uk</p>	<p>CLIENT ST HELENS SCHOOLS NORTHWOOD ST HELENS NEW JUNIOR SCHOOL ST HELENS NEW JUNIOR SCHOOL</p> <p>DRAWING TITLE Block Plan - Proposed</p> <p>SCALE 1:100 @ A1 (MAY 2016)</p> <p>DRAWING No. 12884-301-03</p>
---	--



Ref	Revision	Date
ID ARCHITECTS		
10000000 VILLAS BUCKINGHAM TWICKENHAM MIDDLESEX TW9 1DF T 020 3274 1000 F 020 3274 1001 www.id.co.uk		
CLIENT ST HELENS SCHOOL HORTHWOOD ST HELENS NEW JUNIOR SCHOOL		
DRAWING TITLE Site Sections - Existing		
SCALE	1:200	DATE 31/07/14
DRAWING No	1284-303-01	
REV		



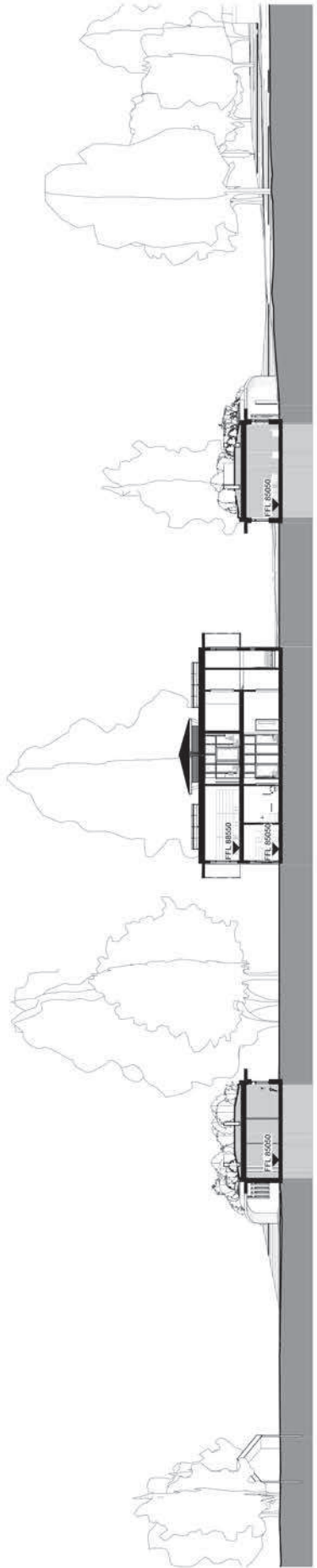
01 Site Section 01 as Existing
1:200



02 Site Section 02 as Existing
1:200

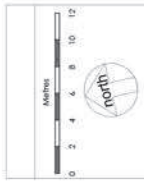


01 Site Section 01 as Proposed
1 : 200

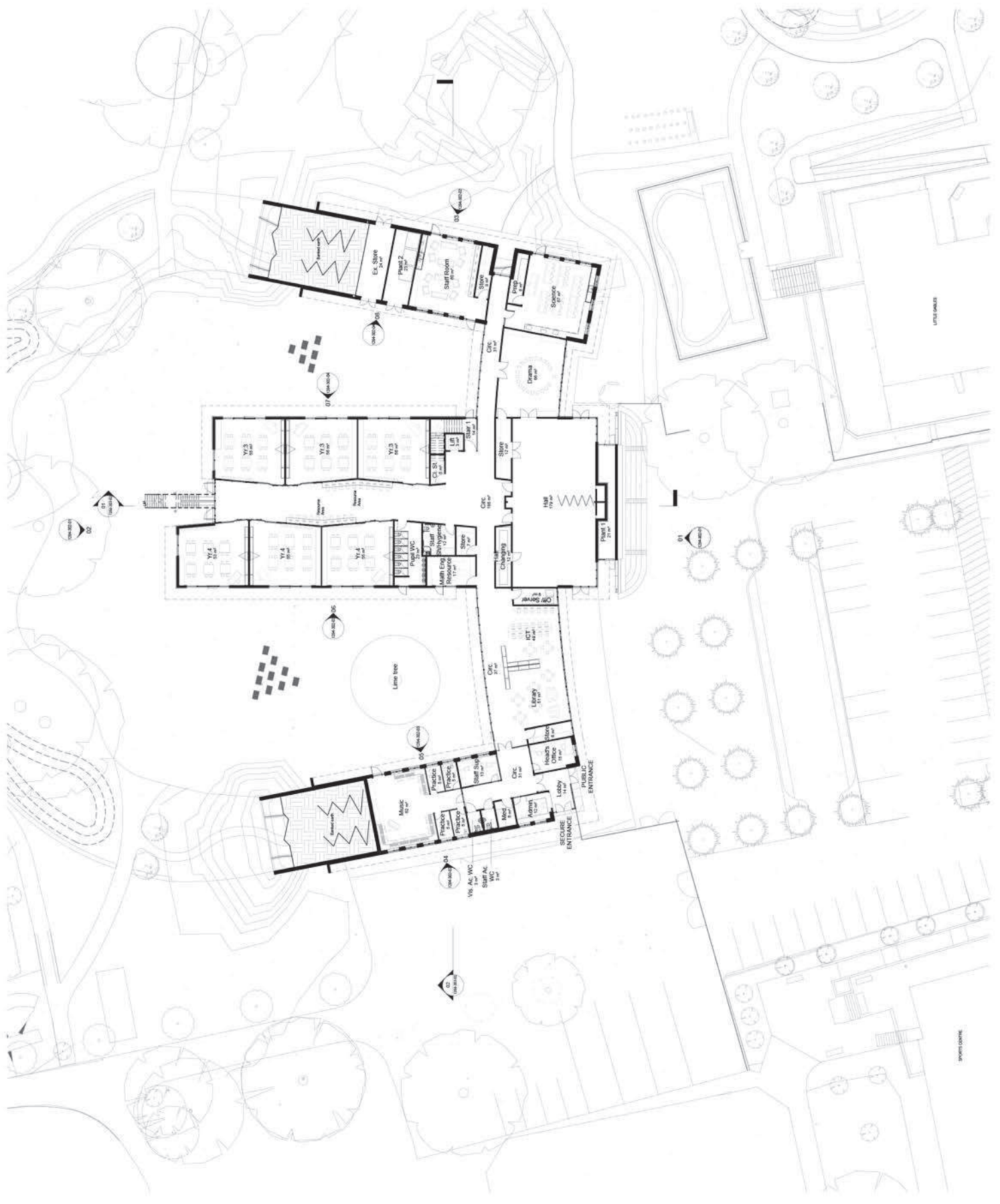


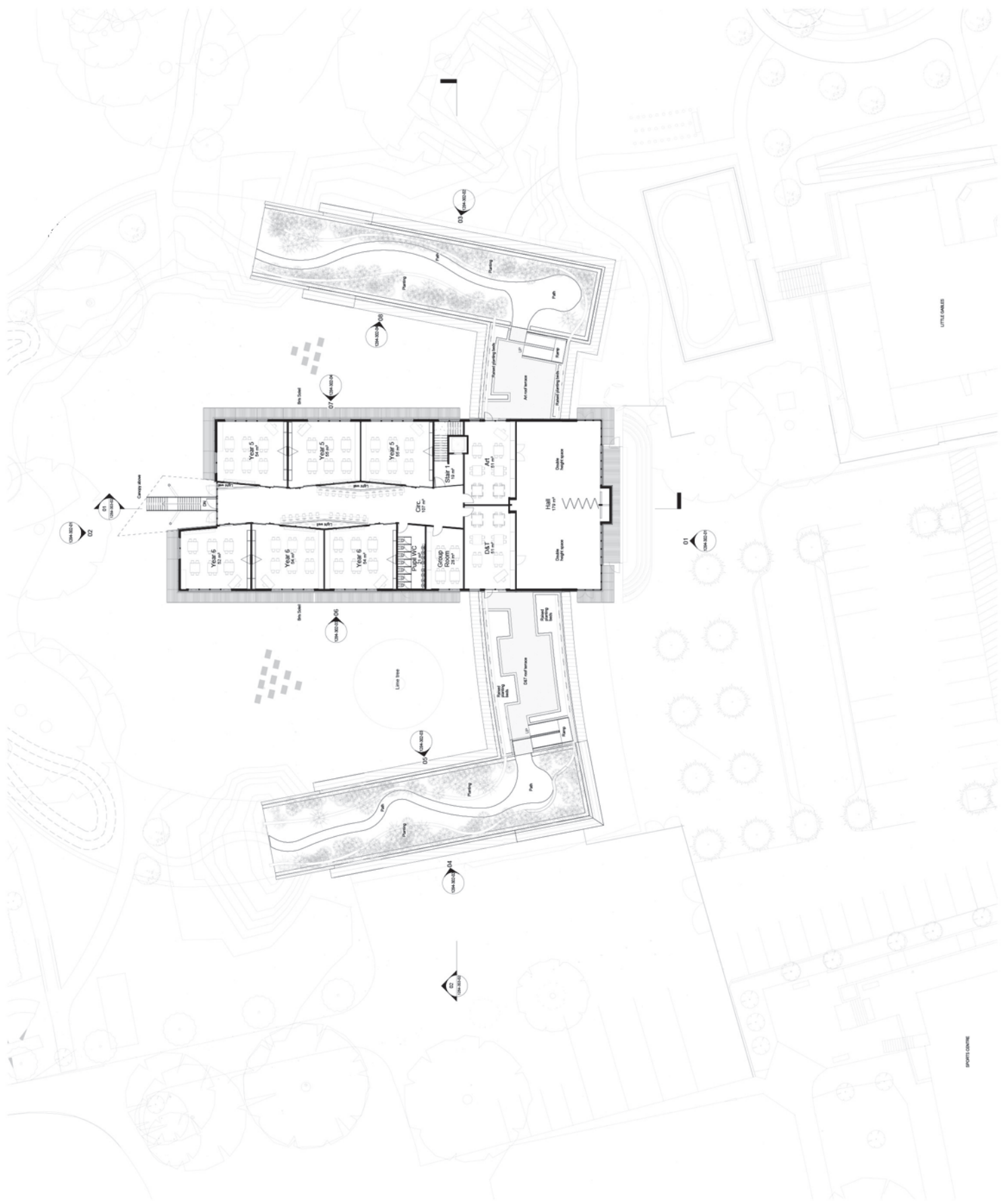
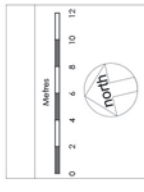
02 Site Section 02 as Proposed
1 : 200

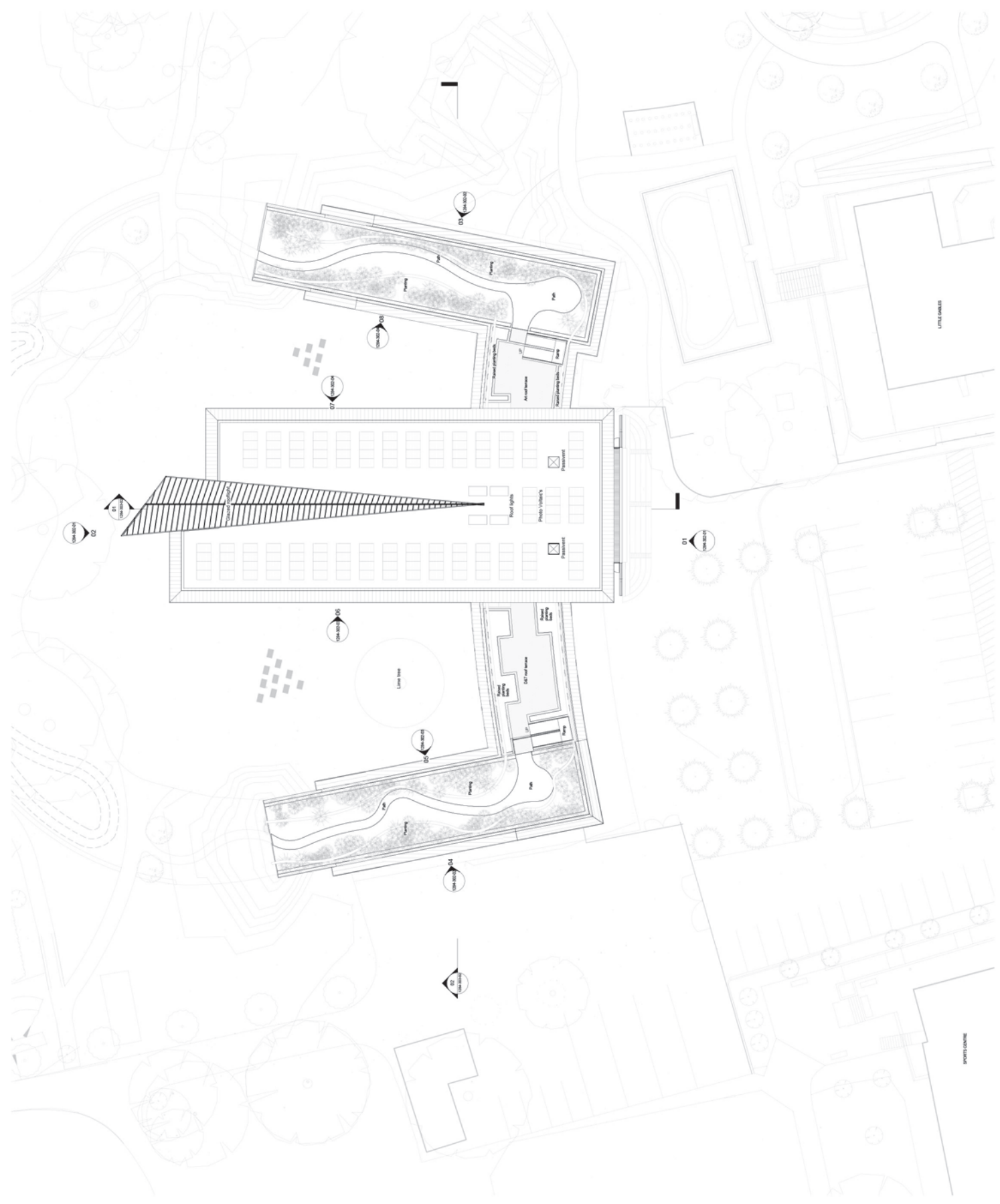
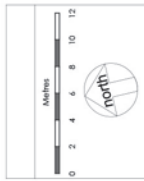
Rev.	Revisions	Date
ID ARCHITECTS 11000 WOODVILLE BUCKINGHAM TWYFORD TWYFORD T 020 2274 1000 F 020 2274 1001 www.id.co.uk		
CLIENT ST HELENS SCHOOL HORTWOOD ST HELENS NEW JUNIORS SCHOOL		
DRAWING TITLE Site Sections - Proposed		
SCALE 1 : 200 @ A1 DATE 31/01/14		
DRAWING No. 1284-303-02		
REV.		

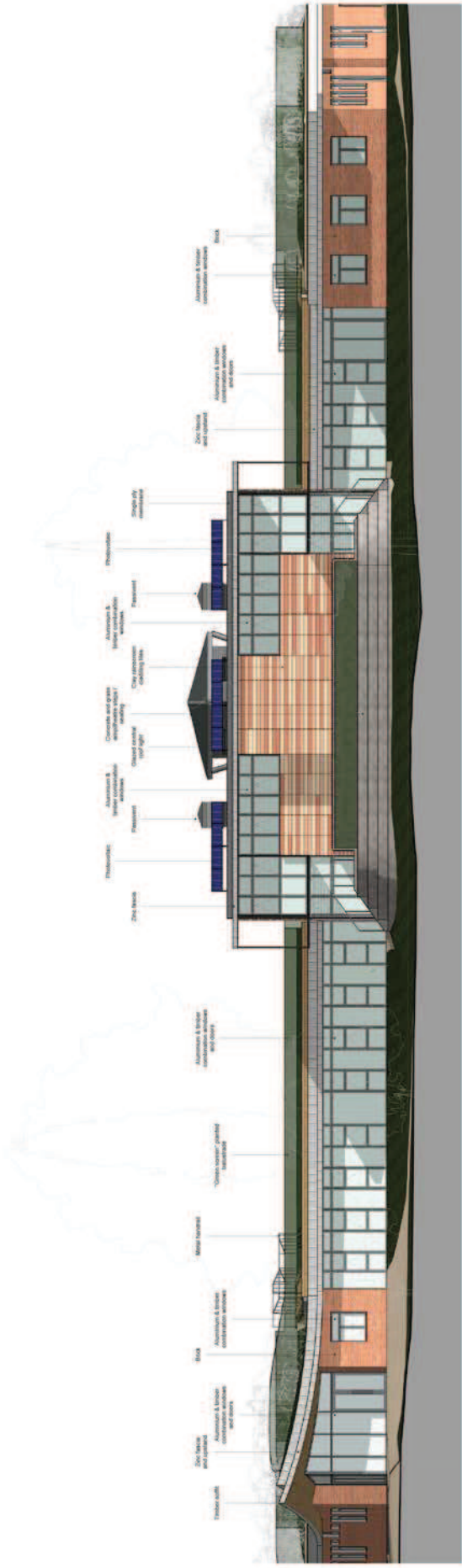


Ref: _____ Revision: _____ Date: _____
ID ARCHITECTS
 115, THE WILLOW, WILLOW VILLAGE, BIRMINGHAM, B37 7YU
 T: 0121 3274 1000 F: 0121 3274 1001
 www.id-architects.co.uk
 CLIENT: ST HELENS SCHOOL, HERTINGWOOD
 DRAWING TITLE: ST HELENS NEW JUNIORS SCHOOL
 Ground Floor - Proposed
 SCALE: 1:200 @ A1 DATE: 30/04/14
 DRAWING No: 1284-301-04
 REV: _____









01 South 1:100



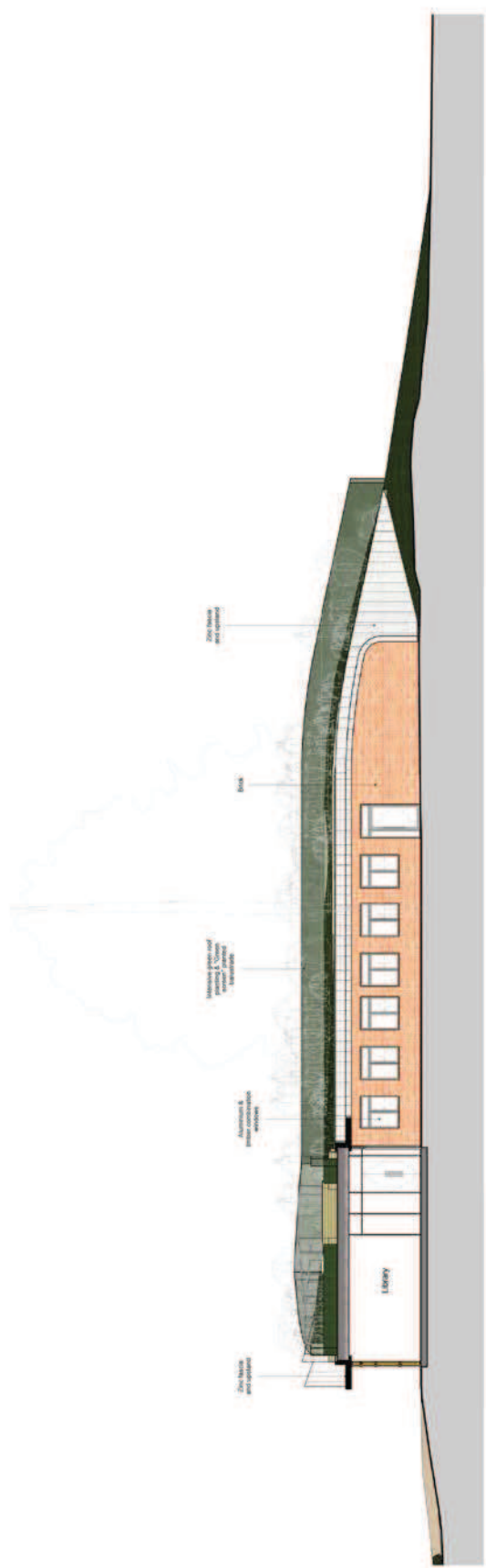
02 North 1:100



03 East 1:100



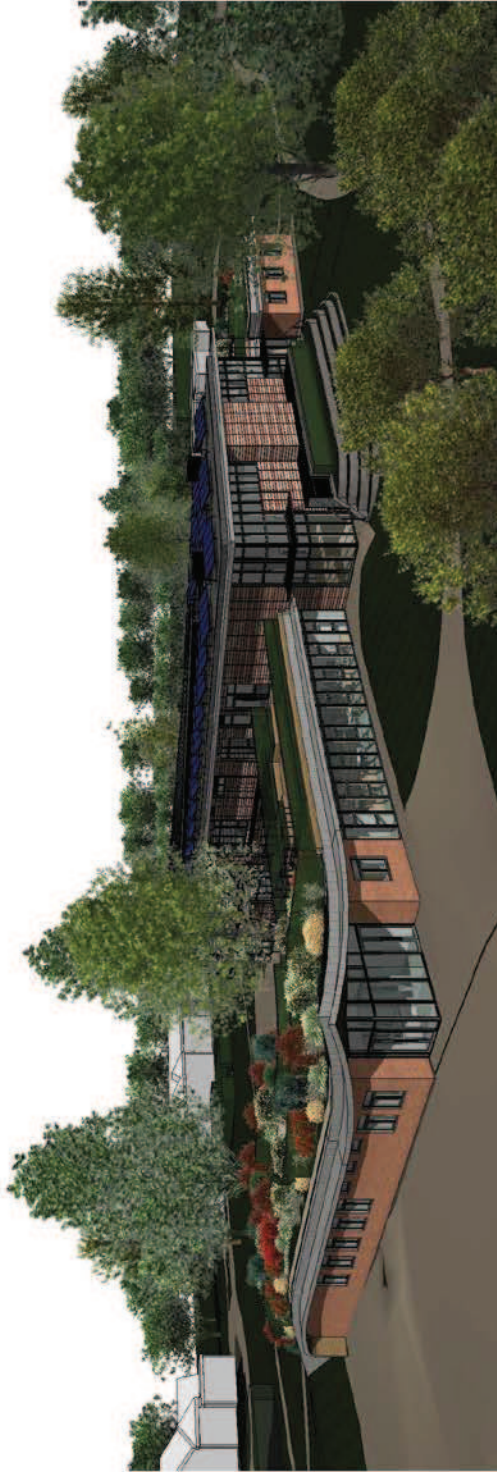
04 West 1:100



05 East Internal to Main Courtyard
1:100



06 West Internal to Main Courtyard
1:100



SOUTH WEST BIRDSEYE



SOUTH WEST EYE LEVEL



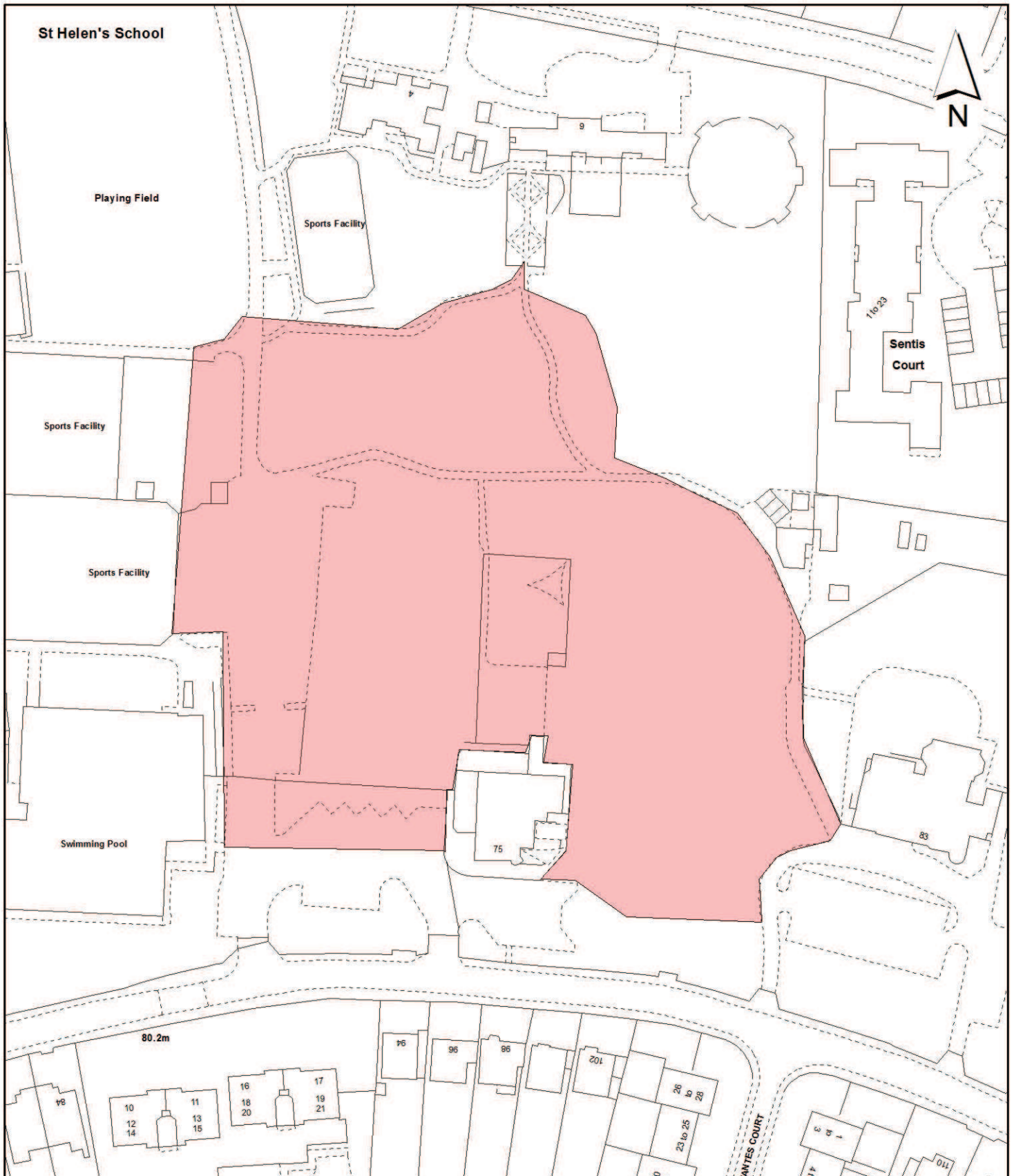
WEST EYELEVEL




NORTH BIRDSEYE



EAST EYE LEVEL



Notes

 Site boundary

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Site Address

**St Helens School
Eastbury Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

7402/APP/2014/2761

Scale

1:1,250

Planning Committee

Major Page 176

Date

October 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 MIDCROFT RUISLIP

Development: Demolition of existing petrol station with tanks and erection of a four storey building comprising 14 residential units, 2 commercial units at the ground floor with associated access, underground car parking and cycle storage.

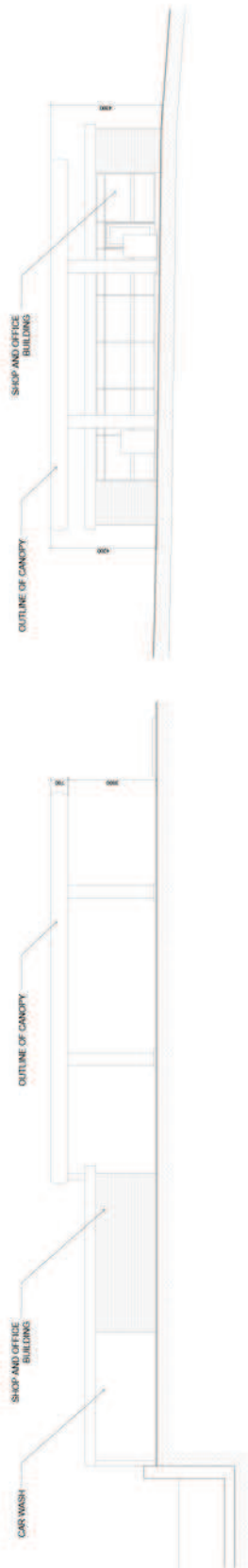
LBH Ref Nos: 4918/APP/2014/1274

Date Plans Received: 11/04/2014

Date(s) of Amendment(s): 11/04/2014

Date Application Valid: 04/09/2014

20/08/2014



FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



LOCATION PLAN
SCALE 1:1250



EXISTING ROOF PLAN
SCALE 1:100

EXISTING GROUND FLOOR PLAN
SCALE 1:100

Client	Mr JAGU SINGH
Project No	1329
Revision	P210
Project Name	2 MIDCROFT, RUGBY - PHASES
Project Location	2 MIDCROFT, RUGBY - PHASES
Project Date	April 2018
Project No	P210
Revision	

ES&P ARCHITECTS LTD
 ARCHITECTS
 2001, STREETS
 MCGEEVILLE, CO. DUBLIN
 TEL: 01 854 6000
 FAX: 01 854 6001
 www.esandp.com

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PLANNING ISSUE



KEY:

FLAT TYPE 1
FLAT TYPE 2
FLAT TYPE 3
FLAT TYPE 4
FLAT TYPE 5
COMMERCIAL UNIT

C	31.07.14	SCHEMATIC APPROVED	BY
B	14.05.14	MARK GRANGER APPROVED	BY
A	06.05.14	REFUSE AND CYCLE STORAGE	BY
A	06.05.14	SCHEMATIC APPROVED	BY
Rev	06.05.14	Change	BY

MR JAG SINGH
 PROPOSED APARTMENTS BUILDING
 2 MIDCROFT, RUSLIP, HA4 8ES
 PROPOSED FLOOR PLANS
 LOCATION PLAN
 Scale: 1:200
 Date: 06.05.14
 Project No: 1329
 Drawing No: P202
 C

SCP ARCHITECTS LTD
 ARCHITECTS
 40EL STREET
 WOODHALL, HA4 7AA
 TEL: 0208 844 1000
 FAX: 0208 844 0008

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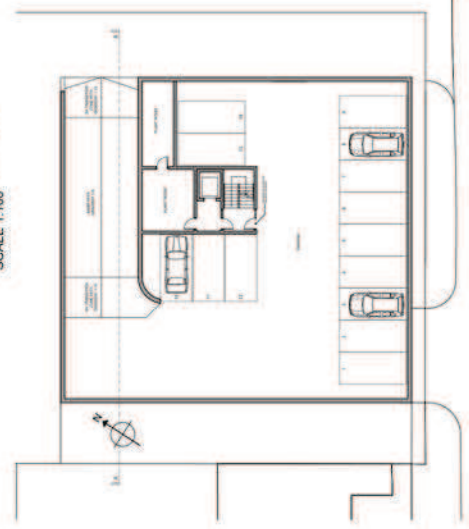
PLANNING ISSUE

SCHEDULE OF AREAS

FLAT TYPE / UNIT	NUMBER	PLAN AREA (sqm)	TOTAL AREA (sqm)
FLAT TYPE 1 (4+2 BED)	3	70.0m ²	86.7m ²
FLAT TYPE 2 (3 BED)	3	37.0m ²	47.0m ²
FLAT TYPE 3 (4+2 BED)	3	70.0m ²	73.7m ²
FLAT TYPE 4 (4+2 BED)	3	70.0m ²	73.7m ²
FLAT TYPE 5 (4+2 BED)	2	70.0m ²	76.1m ²
COMMERCIAL UNIT	1	137 m ²	

AREAS EXCLUDING BALCONIES	203.3 m ²
GROSS GROUND FLOOR AREA	416.0 m ²
GROSS FIRST FLOOR AREA	416.0 m ²
GROSS SECOND FLOOR AREA	336.8 m ²
TOTAL GROSS FLOOR AREA	1372 m²
EXCLUDED UNDERGROUNDS	522 m ²
SITE AREA	777 m ²

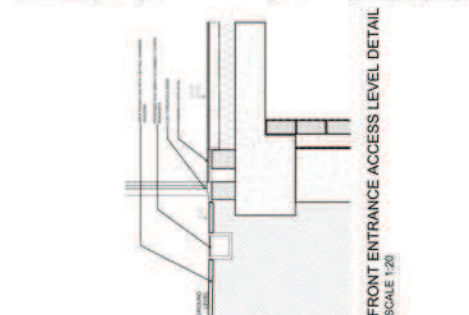
1ST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



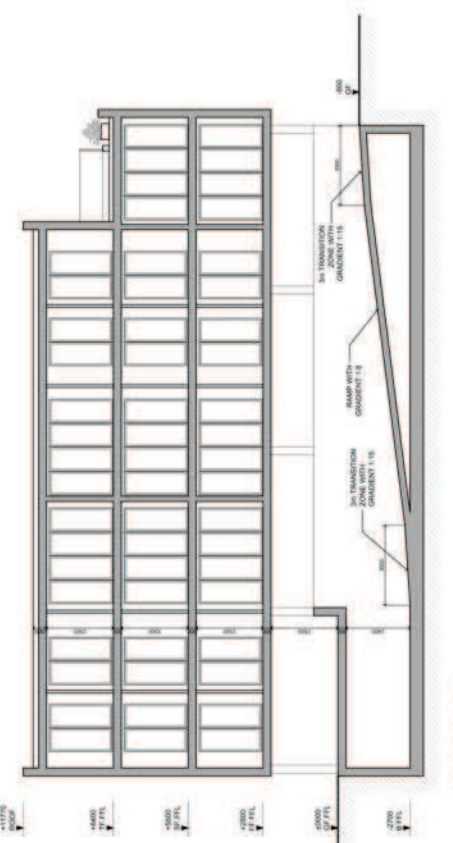
SITE PLAN
SCALE 1:500



FRONT ENTRANCE ACCESS LEVEL DETAIL
SCALE 1:20



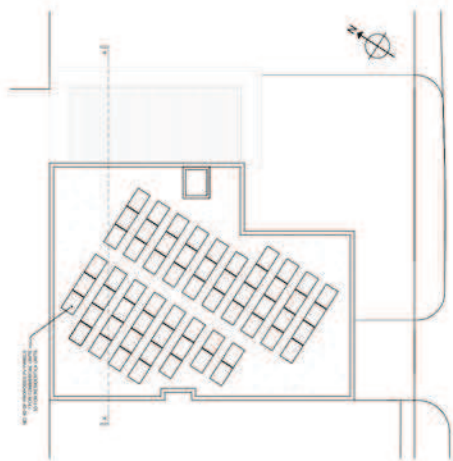
2ND FLOOR PLAN
SCALE 1:100



SECTION A-A
SCALE 1:100



3RD FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:200

SCHEDULE OF AREAS

FLAT NAME	NUMBER	TYPE	PLAN AREA	TOTAL AREA
FLAT TYPE 1	3	4-P-BED	70.0m ²	86.7m ²
FLAT TYPE 2	3	3-BED	37.0m ²	47.0m ²
FLAT TYPE 3	3	4-P-BED	70.0m ²	73.7m ²
FLAT TYPE 4	3	4-P-BED	70.0m ²	73.7m ²
FLAT TYPE 5	2	4-P-BED	70.0m ²	76.1m ²

COMMERCIAL UNIT	TOTAL AREA
UNIT 1	137 m ²

AREAS EXCLUDING BALCONIES
 GROSS GROUND FLOOR AREA 203.3 m²
 GROSS FIRST FLOOR AREA 416.0 m²
 GROSS SECOND FLOOR AREA 416.0 m²
 GROSS THIRD FLOOR AREA 336.8 m²

TOTAL GROSS FLOOR AREA 1372 m²
 EXCLUDING UNDERCROFT 592 m²
 SITE AREA 777 m²

C	SI 07 14	SCHEME AMENDED	SI
B	16 08 14	SCHEME AMENDED	SI
A	16 05 14	SCHEME AMENDED	SI
Rev	04 06 14	REVISION	SI
Rev	04 06 14	REVISION	SI

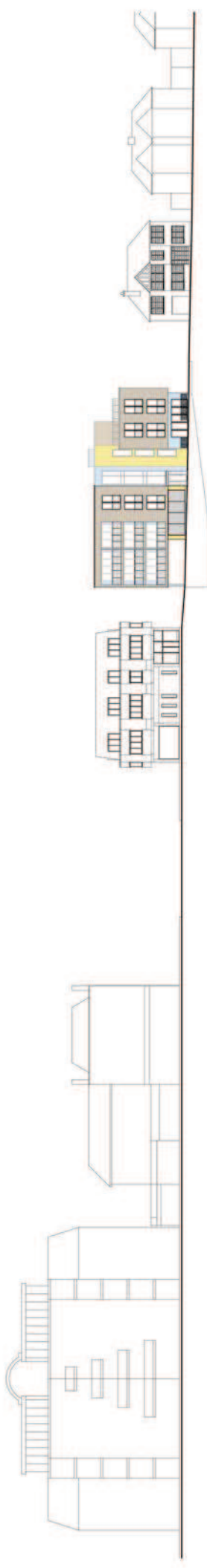
MR JAG SINGH
 PROPOSED APARTMENTS BUILDING
 2 MIDCROFT, BUSLIP, HA4 8ES

LOCATION PLAN
 PROPOSED FLOOR PLANS
 3RD FLOOR PLAN
 DATE: 16/08/14
 PROJECT NO: A1
 AS NOTED
 PROJECT NO: A1
 DATE: 16/08/14
 PROJECT NO: A1
 PROJECT NO: 1329
 PROJECT NO: P203
 PROJECT NO: C

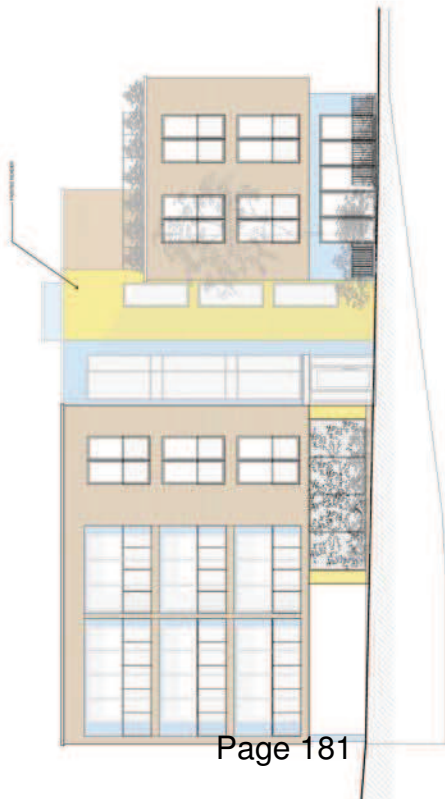
SCP ARCHITECTS LTD
 ARCHITECTS
 4011 STREET
 MABLETHORPE, HA4 7WA
 TEL: 0203 340078
 FAX: 0203 340078

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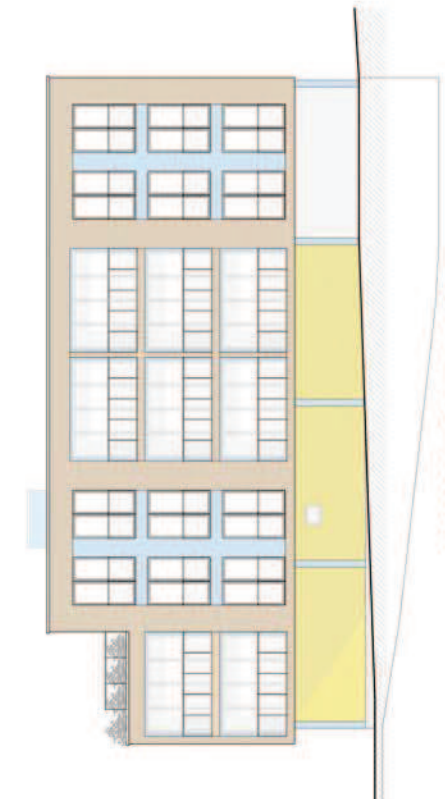
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SCALE 1:250



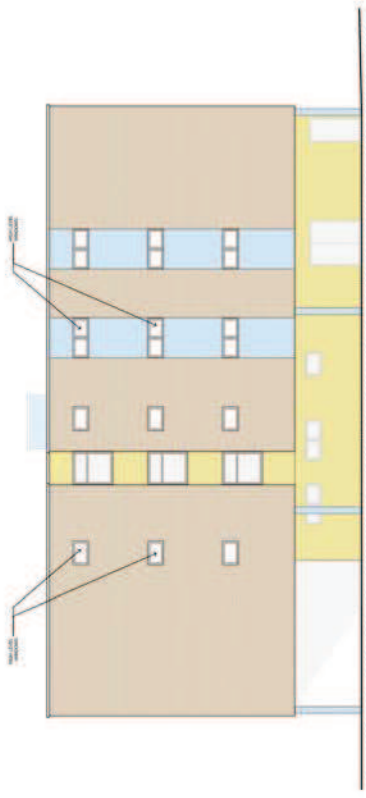
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



LOCATION PLAN
SCALE 1:1250

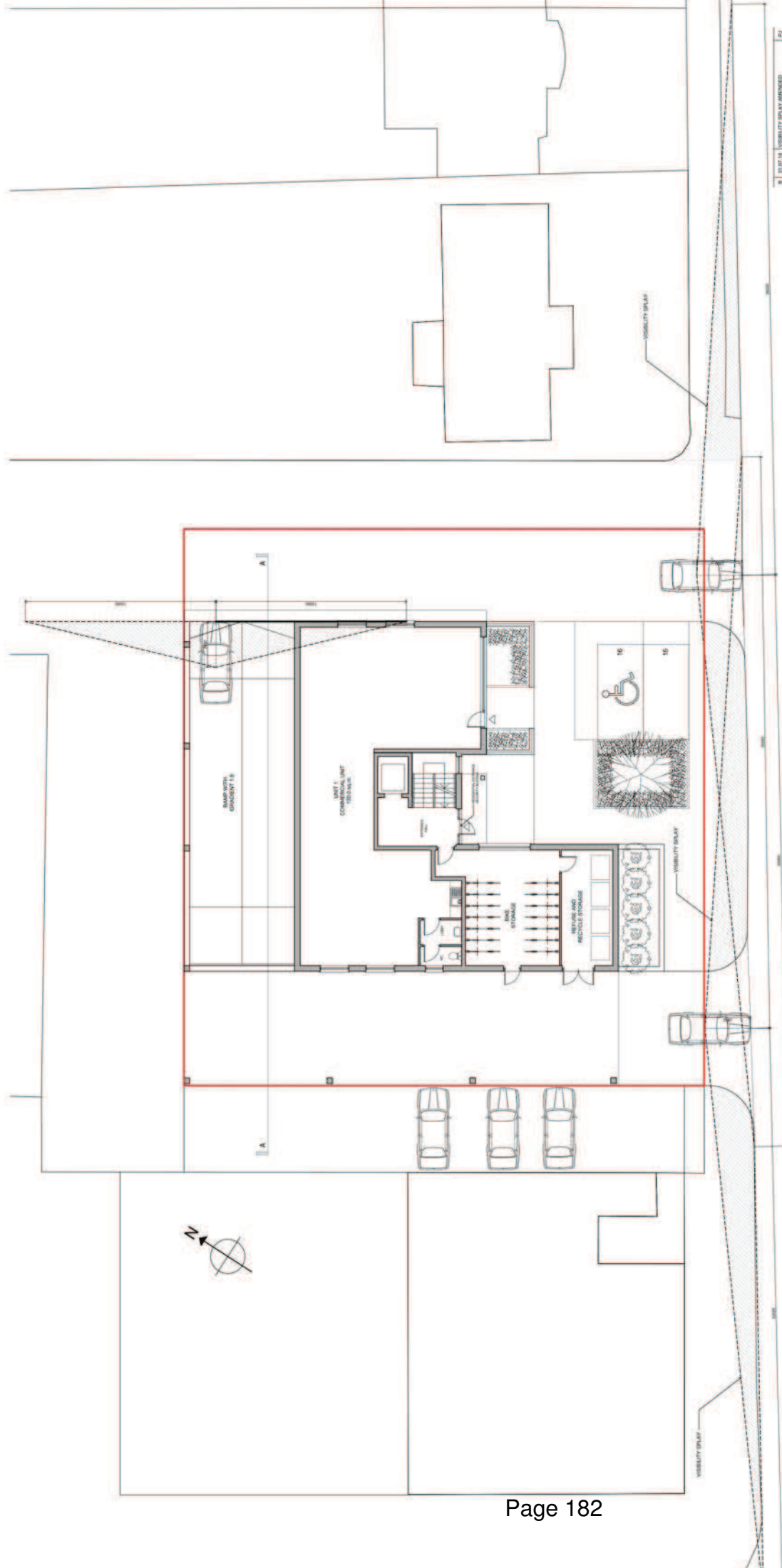
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B	10/05/14	ADD 10 STORES TO INCLUDE STORAGE AMENDMENTS	PA
A	10/05/14	INCORPORATE AMENDMENTS	PA
Rev	Date	Description	By

MR JAG SINGH
 PROJECT NO: 1329
 DRAWING NO: P201
 REVISION: C

SCP ARCHITECTS LTD
 ARCHITECTS
 100, WINDYBUSH ROAD
 WINDYBUSH, DURHAM, ENGLAND
 TEL: 0191 2762000
 FAX: 0191 2762001

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PLANNING ISSUE



8	10/21/18	VISIBILITY SPLAY MARKERS	2/1
A	10/11/18	VISIBILITY SPLAY FROM PARKING SPACES	2/1
Rev	Date	Description	By

MR. JAG SINGH

PROPOSED APARTMENTS BUILDING
 2 MCCROFT, RUSLIP, HA4 8ES
 Drawing Title

VISIBILITY SPLAYS

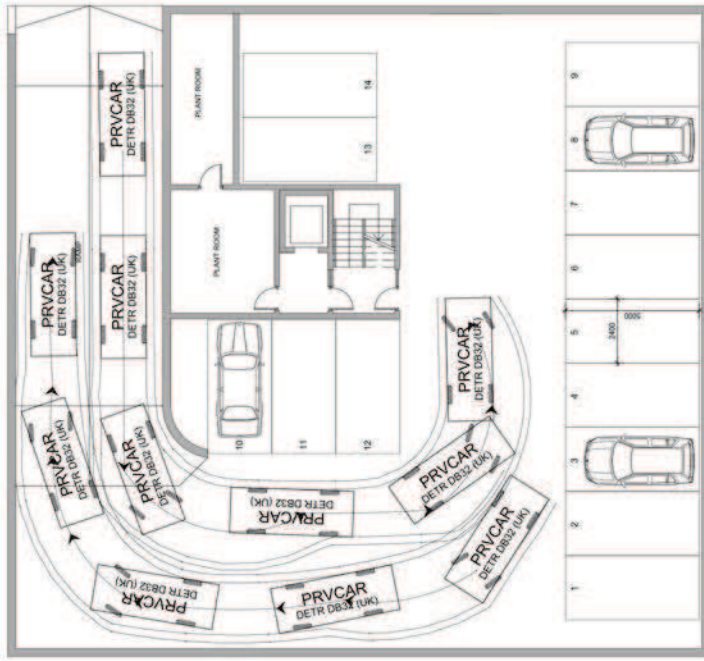
Client	Scale
PROJ. NO. 1329	1:100
DATE: APR. 2018	DATE:
PROJECT NO. P204	REVISION:
1329	B

SCP ARCHITECTS LTD
 ARCHITECTS
 405, STREET
 MIDDLETON, HAMMERSMITH
 W8 7PH
 TEL: 0203 240078
 FAX: 0203 240079

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PLANNING ISSUE

VISIBILITY SPLAYS
 SCALE 1:100



AUTO TRACK FOR CAR PARK IN BASEMENT
SCALE 1:100

Ref	Date	Description	By

MR JAG SINGH

PROPOSED APARTMENTS BUILDING

2 MIDCROFT, BUSLIP, HA4 8ES

Issue No

AUTO TRACKS

Client Name

PROJ AUTO TRACKS

Scale

1:100

Project No

1329

Issue No

P205

1329

P205

SCP ARCHITECTS LTD

ARCHITECTS

405, STREET

WINDLEDALE, LEEDS

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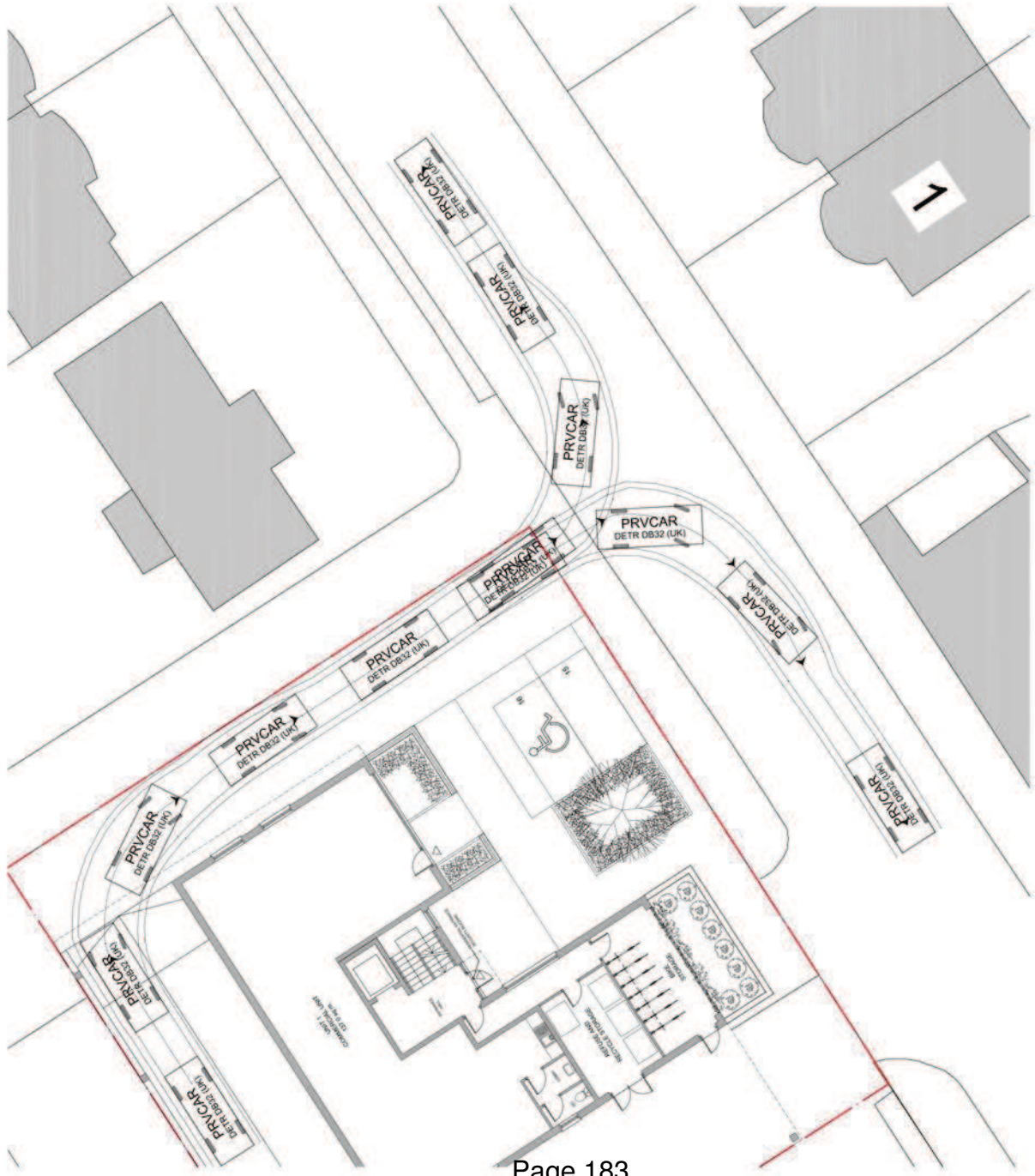
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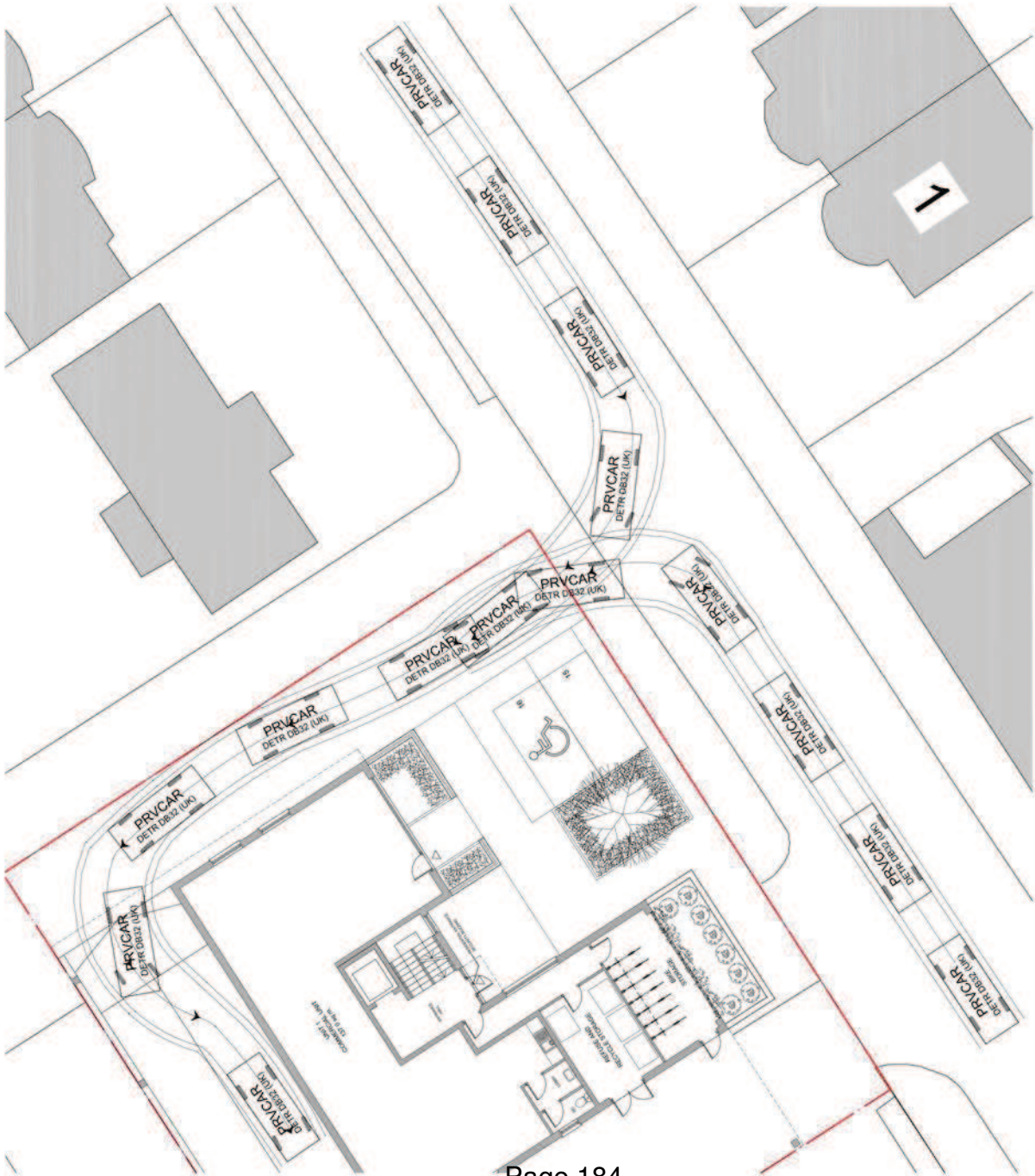
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AUTO TRACK FOR CAR EXITING BASEMENT PARKING
SCALE 1:100



AUTO TRACK FOR CAR ENTERING BASEMENT PARKING
SCALE 1:100

Ref	Date	Description	By

MR JAG SINGH

PROPOSED APARTMENTS BUILDING

2 MIDCROFT, BUSLIP, HA4 8ES

Planning No.

1329

P206

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ARCHITECTS

100, WINDYBUSH

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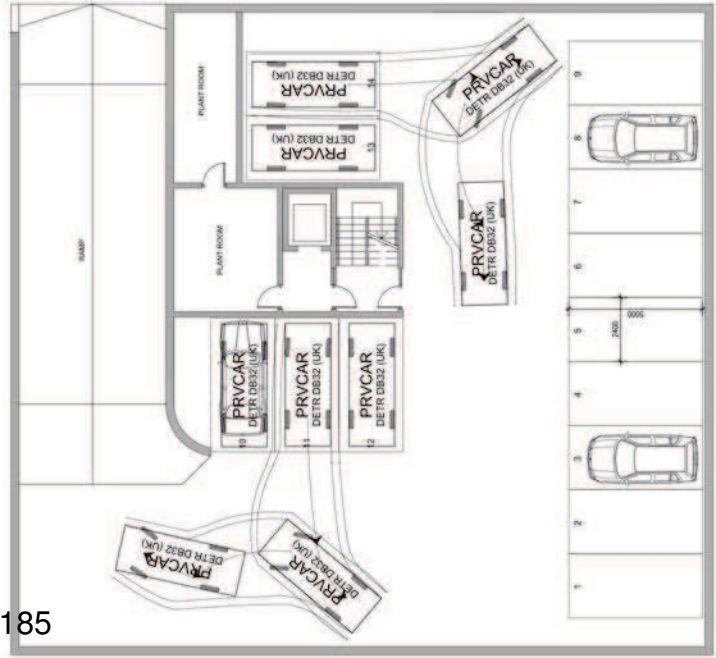
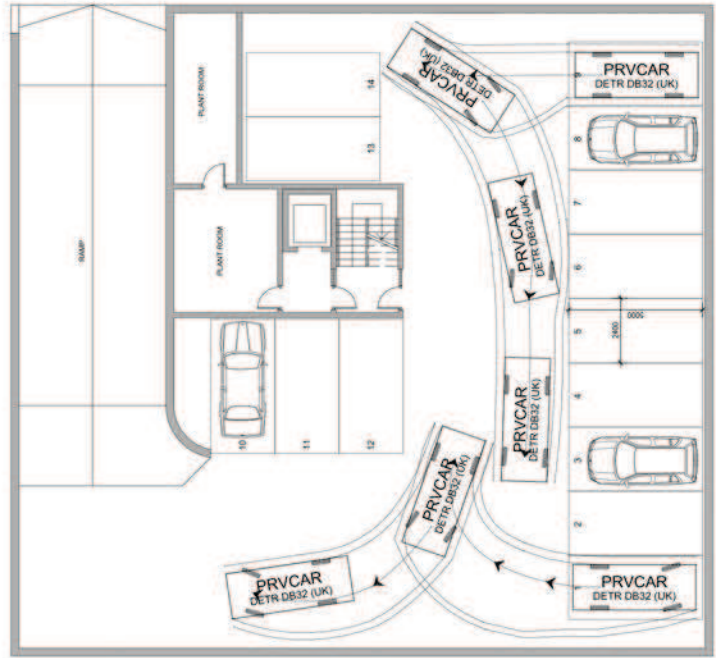
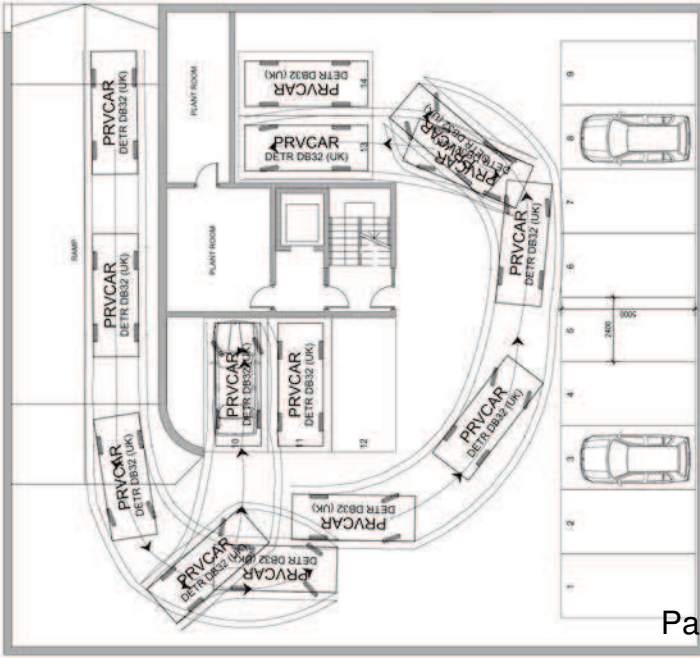
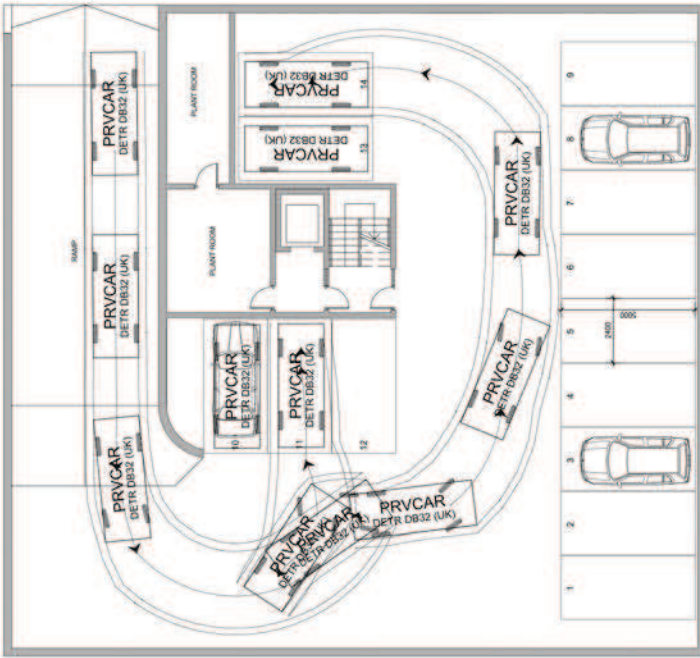
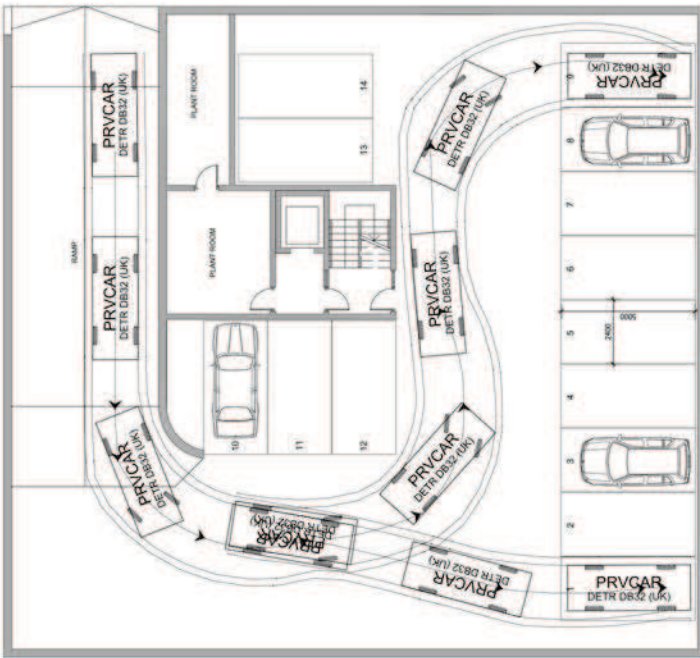
WINDYBUSH

WINDYBUSH

WINDYBUSH

WINDYBUSH

PLANNING ISSUE



Author	Mr JAG SINGH
Project Name	PROPOSED APARTMENTS BUILDING
Location	2 MIDCROFT, RUSLIP, HA4 8ES
Client	Auto Tracks for Car Park
Scale	1:100
Drawn By	SCAP ARCHITECTS LTD
Checked By	SCAP ARCHITECTS LTD
Date	13/05/2016
Project No	1329
Sheet No	P207

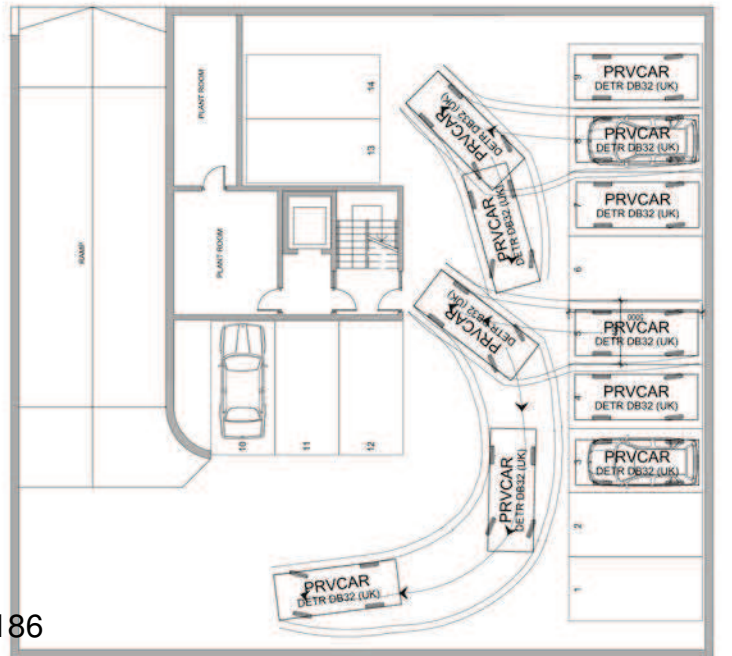
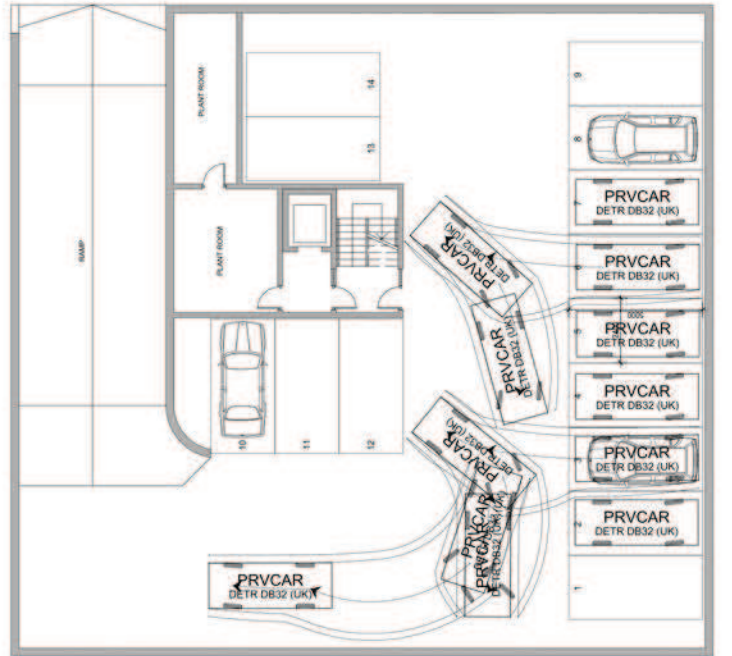
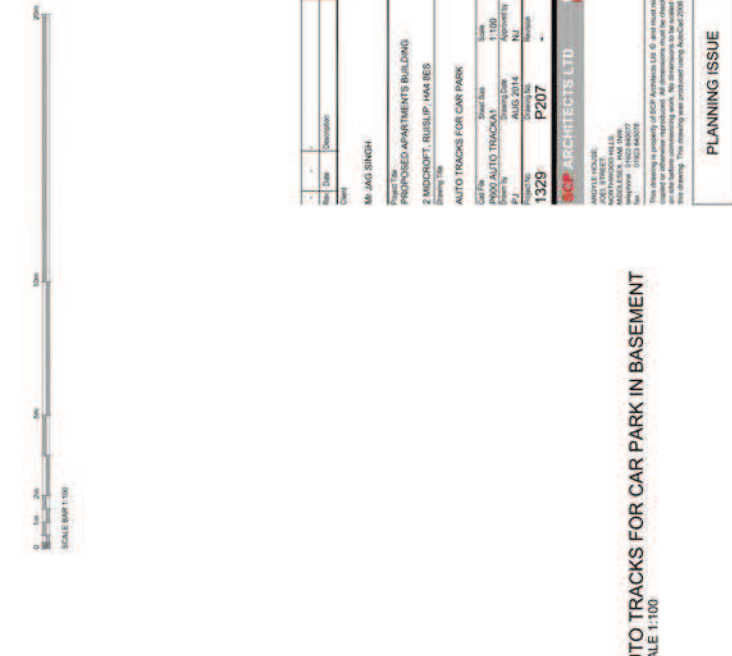
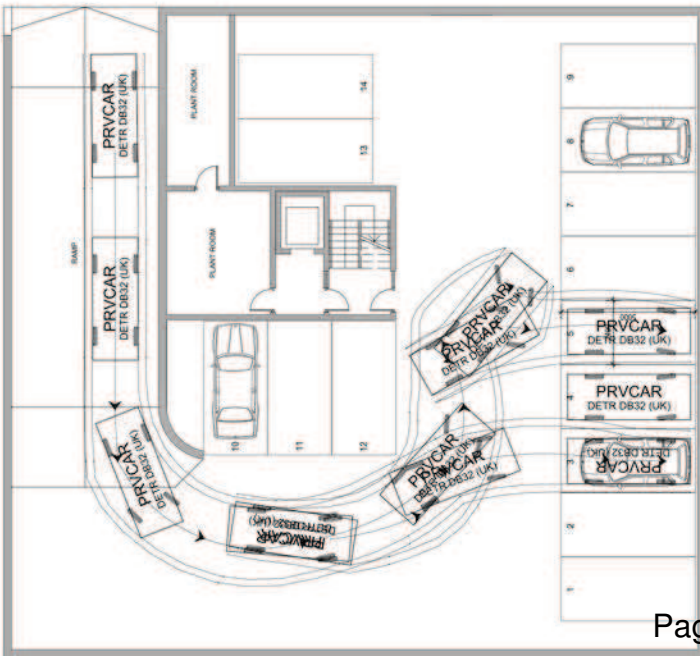
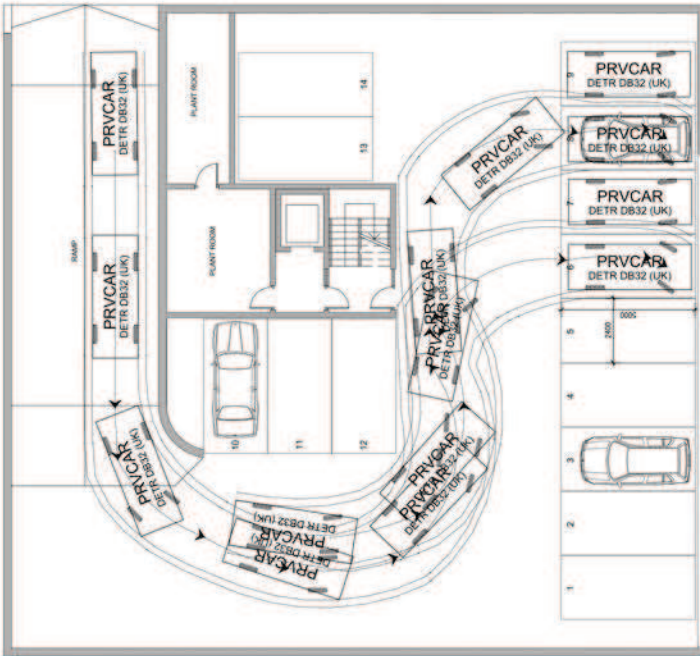
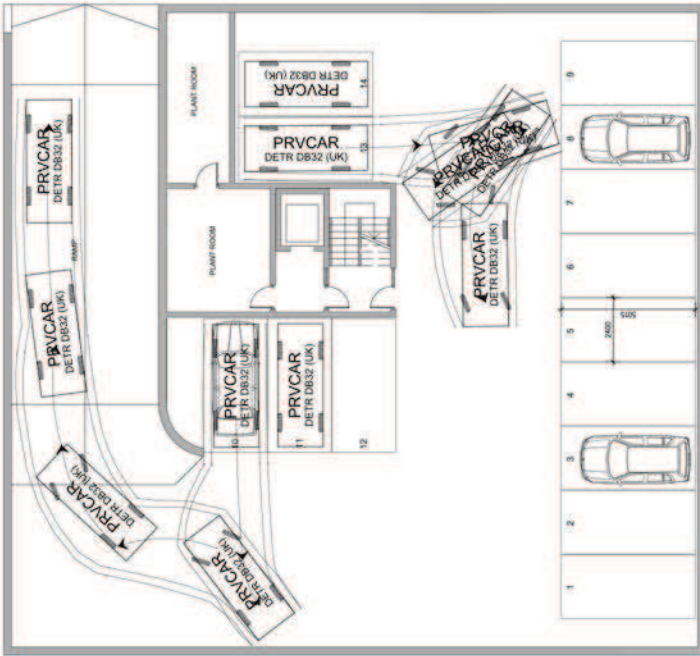
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 MIDDLESEX, HA4 7NS
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AUTO TRACKS FOR CAR PARK IN BASEMENT
SCALE 1:100

PLANNING ISSUE



Author	MR JAG SINGH
Project	PROPOSED APARTMENTS BUILDING 2 MIDCROFT, RUSLIP, HA4 8ES
Client	AUTO TRACKS FOR CAR PARK
Date	13/05/2016
Scale	1:100
Drawn by	MR JAG SINGH
Checked by	MR JAG SINGH
Project No	1329
Revision	P207

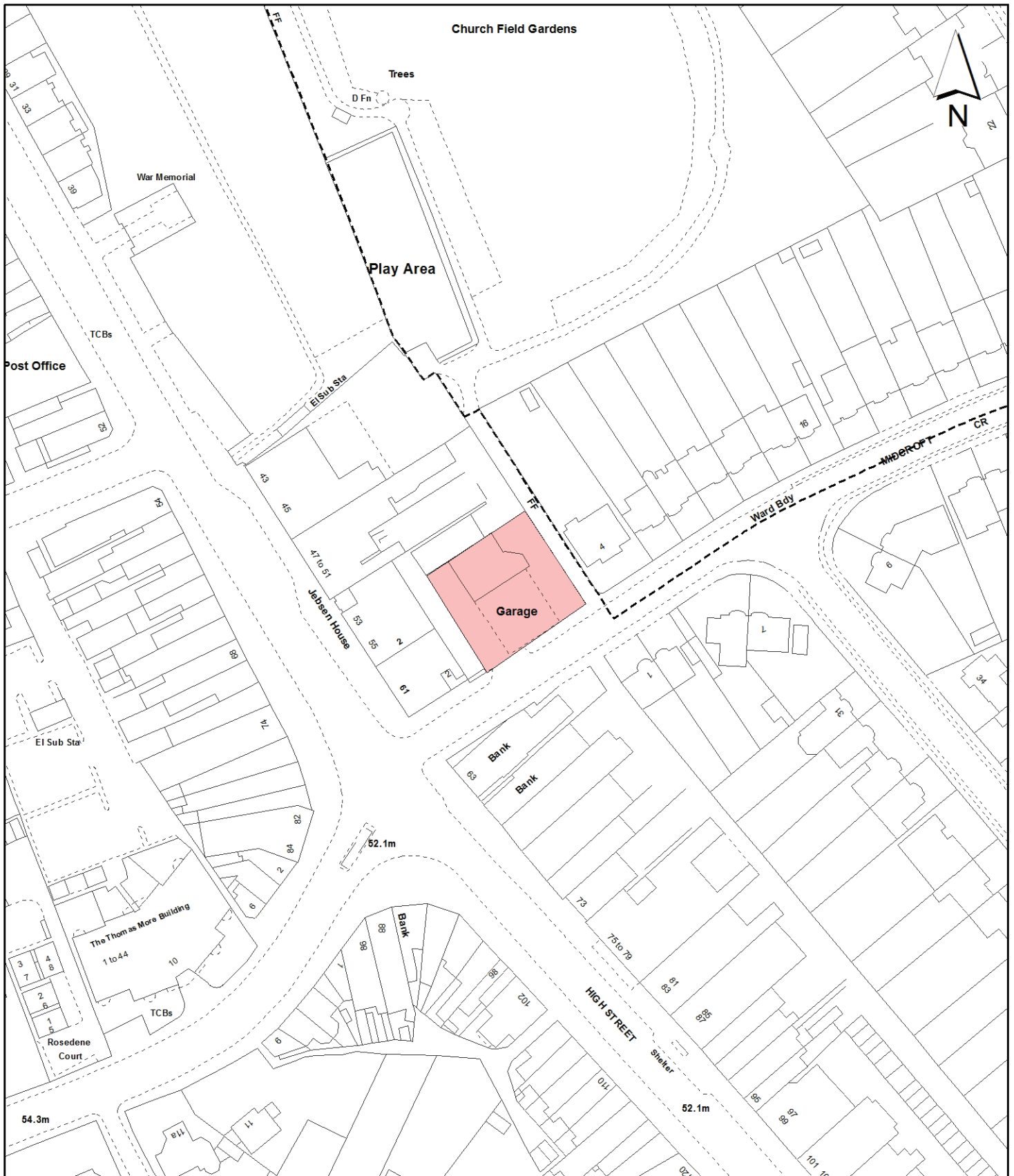
SCP ARCHITECTS LTD

ARCHITECTS
 408, STREET LEVEL
 MARLBOROUGH, WIMBORNE
 WIMBORNE, DORSET BH20 4JH
 Tel: 01202 840018
 Fax: 01202 840019

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AUTO TRACKS FOR CAR PARK IN BASEMENT
SCALE 1:100

PLANNING ISSUE



Notes



Site boundary

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OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

4918/APP/2014/1274

Scale

1:1,250

Planning Committee

Major Page 187

Date

October 2014



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