



HILLINGDON
LONDON



Major Applications Planning Committee

Date: WEDNESDAY, 13 MAY 2015

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)

Ian Edwards (Vice-Chairman)

Peter Curling

Jazz Dhillon

Janet Duncan (Labour Lead)

Carol Melvin

John Morgan

Brian Stead

David Yarrow

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Contact: Ainsley Gilbert

Tel: 01895 250692

Fax: 01895 277373

democratic@hillington.gov.uk

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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 meetings held on 24 March 2015 and 14 April 2015 1 - 14
- 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	The Old Vinyl Factory, Blyth Road, Hayes 59872/APP/2015/665	Botwell	Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe), of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application ref. 59872/APP/2012/1838 for a mixed use development of the Old Vinyl Factory site). Recommendation: Approval	15 - 34 78- 108

7	Vyners School, Warren Road, Ickenham 4514/APP/2015/1241	Ickenham	Erection of a temporary single classroom unit with associated external works. Recommendation: Approval	35 - 48 109- 113
8	Bourne Primary School, Cedar Avenue, Ruislip 4328/APP/2015/1018	South Ruislip	Erection of a 10.5m X 8.65m mobile classroom unit with associated external works. Recommendation: Approval	49 - 68 114- 118
9	33-37 Belmont Road, Uxbridge 45222/APP/2015/1005	Uxbridge North	Reserved matters (Landscaping) in compliance with conditions 2 and 7 of permission 45222/APP/2009/379 (Additional two storeys to existing building to provide 9 residential units, three storey side stairwell extension and alterations to existing detached outbuilding, involving demolition of part front entrance/gym (Outline application for approval of access, appearance, layout and scale). Recommendation: Approval	69 - 76 119- 122

PART I - Plans for Major Applications Planning Committee

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

24 March 2015

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



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	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Carol Melvin, John Morgan, David Yarrow and Raymond Graham</p> <p>Also Present: Cllr Jonathan Bianco and Cllr Duncan Flynn (Item 8)</p> <p>LBH Officers Present: James Rodger, Head of Planning and Enforcement, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
149.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Brian Stead with Cllr Raymond Graham substituting.</p>
150.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Peter Curling declared a pecuniary interest in item 5 as he was an employee of Brunel University, and left the room during the consideration thereof.</p> <p>Cllr Ian Edwards declared non-pecuniary interests on items 10 and 11 as he was a trustee of the neighbouring occupier and remained in the meeting and took part in the decision of this item.</p>
151.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>The Chairman highlighted that a petition had been received in support of item 5 of the published agenda.</p>
152.	<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 4</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>
153.	<p>SITES 1 AND 2, UXBRIDGE CAMPUS, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2012/670 (<i>Agenda Item 5</i>)</p>

Application for Extension of Time to Implement Outline Application for Brunel University Master Plan proposals (ref:532/APP/2002/2237) comprising erection of 48,064 sq.m of new academic floorspace, 69,840 sq.m of new student residential accommodation, ancillary floorspace and infrastructure, provision of 645 additional parking spaces, improved access from Kingston lane, new access from Cowley road, highway improvements to Cleveland road, improved pedestrian and cycle routes, landscaping and environmental improvements (involving demolition of 18,600 sq.m of existing floorspace).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

This application sought approval for a new planning consent to replace outline planning permission which had previously been approved in 2004. It was noted that the application was for an extension of time only, with no changes to any other aspects of the development approved in 2004. Members noted that staff and student numbers were to remain the same; the implementation of the outstanding academic floor space would lead to no additional vehicular trips, but would lead to improved teaching conditions at the University.

Members noted that the student residential accommodation approved in 2004 had been fully completed; however, an element of the academic floor space remained outstanding which equated to approximately 20,000 sq/m. Members noted that the application would allow sufficient time for the University to prepare and submit the remaining reserved matters applications, to enable the completion of the redevelopment of the Uxbridge Campus.

Members noted that since the outline planning permission was granted in 2004, the applicable policy framework had changed in certain areas. However, a review of the current policy had indicated that there have been no significant changes affecting the scheme and the proposals remained policy compliant.

Petitioners supporting the application were in attendance but did not wish to speak.

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

Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.

154. **HAREFIELD GROVE, RICKMANSWORTH ROAD, HAREFIELD - 28301/APP/2013/3104 (Agenda Item 6)**

Conversion of majority of historic main house into single dwelling unit, alteration and conversion of existing east and west wings and southern part of main house into 15 residential units and conversion of 'stable building' into 4 residential units. Demolition of glazed link and canopy including outbuilding to south. Restoration of historic landscape including reinstatement of garden wall, retention of cottage house, conversion & extension of existing conservatory and adjacent building to form single dwelling, conversion and extension of existing outbuilding/store to form single dwelling house and construction of new house

with garage to the southeast linked with garden wall reinstatement and reinstatement of former entrance lodge as two dwelling units. (Full Planning Application amended scheme).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

Members noted that full planning permission and listed building consent had been sought for the conversion of the original house to residential use; the conversion of the 1980's office wings and stable block from offices to residential apartments; reinstatement of entrance lodge house as 2 dwelling units; retention and refurbishment of the Cottage House; conversion and extension of existing conservatory and adjacent building into a single dwelling unit; conversion and extension of the southern outbuilding into a single dwelling house with garage; construction of a new house with garage to the southeast; demolition of glazed link and canopy including out building to the south and restoration of historic landscape, including reinstatement of garden wall, together with associated parking. The proposal included the demolition of an existing greenhouse, wall, gardener's store and garage.

Members noted that 64 surrounding occupiers had been consulted. 6 representations have been received (2 in favour and 4 against). The scheme constituted appropriate development in the Green Belt and the revised scheme had addressed a number of planning concerns, relating to previously refused schemes on this site, relating to the character, appearance and settings of the listed buildings, the ecological and landscape impacts.

It was not considered that the limited demolition and the new build element of the proposal would affect the listed building or its setting. It was considered that highway, ecological and flood related issues had been satisfactorily addressed, whilst the long term maintenance of the listed buildings and historic grounds could be secured by conditions and a legal agreement.

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

Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.

155. **HAREFIELD GROVE, RICKMANSWORTH ROAD, HAREFIELD - 28301/APP/2013/3105** (*Agenda Item 7*)

Conversion of majority of historic main house into single dwelling unit, alteration and conversion of existing east and west wings and southern part of main house into 15 residential units and conversion of 'stable building' into 4 residential units. Demolition of glazed link and canopy including outbuilding to south. Restoration of historic landscape including reinstatement of garden wall, retention of cottage house, conversion & extension of existing conservatory and adjacent building to form single dwelling, conversion and extension of existing outbuilding/store to form single dwelling house and construction of new house with garage to the southeast linked with garden wall reinstatement and reinstatement of former entrance lodge as two dwelling units. (Listed Building Consent Application amended).

Officers introduced the report and outlined details of the application.

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

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

156. **NORTHWOOD SCHOOL, POTTER STREET, NORTHWOOD - 12850/APP/2014/4492**
(Agenda Item 8)

Demolition of the existing Northwood School buildings and facilities and erection of a new three-storey six form of entry secondary school and single storey sports hall with associated facilities including playgrounds; sports pitches; car parking; landscaping; the creation of a pupil pick-up/drop-off area with access via Pinner Road; the provision of a secondary vehicular access via Potter Street; and ancillary development.

Officers introduced the report and referred members to the addendum sheet that had been circulated.

This application sought full planning permission for the complete redevelopment of the Northwood School site to provide a new six form of entry school capable of accommodating up to 1080 pupils. Members noted that the proposals would involve the demolition of the existing school buildings and the provision of a new three-storey school building and linked sports hall, with associated ancillary facilities such as artificial sports pitches, playing field and car parking.

Officers explained that the existing school buildings were in need of modernisation and were of extremely limited architectural merit. Accordingly, it was considered that the proposed development would enhance the visual amenities of the school site and surrounding area. The proposed school buildings would be well separated from surrounding properties and subject to appropriate conditions it would have no unacceptable impacts on the amenity of neighbouring residential occupiers by way of dominance, loss of light, loss of privacy or noise.

The proposal was supported by a detailed Transport Assessment and provided for mitigation measures to reduce its impact on the local highway network. The Council's Highway Engineer had reviewed this information in detail and confirmed that the proposed development would be acceptable in terms of traffic impact, pedestrian and highway safety.

Members noted that the proposal was considered to comply with relevant UDP and London Plan policies and, accordingly, it was recommended that delegated powers be given to the Head of Planning and Enforcement to approve the scheme, subject to the appropriate referrals to the GLA and the Secretary of State.

Local Ward Councillors also spoke in support of the proposals and made the following comments:

- Residents in Northwood were in favour of the proposals.
- The school was in need of desperate repair.

- The proposals would benefit pupils and future generations to come.
- An additional 180 school places would be created.
- Local residents did have some concerns regarding traffic and parking.
- Parking and traffic would be reviewed in neighbouring roads.
- There was no floodlighting proposed which has pleased the local community.
- Overall the local community was pleased.
- Northwood Hills did not have car park like other areas in the Borough.
- Hoped that consideration would be given to the access points.
- The local area was being regenerated and the school would complement the area.
- Concerned that Sport England was not supporting the proposals when the proposals were beneficial.

The Head of Planning and Enforcement informed Members that the Council disagreed with Sport England's negative comments concerning this proposal which were perhaps technically incorrect. Members noted that Northwood School was one of the smallest secondary schools in the Borough. Members were aware that Sport England was a statutory consultee and were concerned about what weight their objection carried as it seemed unreasonable and out of context.

Officers explained that the current sports hall was old and in need of repair and these new proposals would actually bring sporting facilities into use rather than not. Current football pitches based on the site were often unusable due to water logged pitches during the winter months.

Members discussed other school sites within the Borough that had benefited from regeneration and hoped that the strategic decision makers would be able to make their own view as the contradictive statement from Sport England had surprised them. Members were fully supportive of the proposals.

Members agreed for Delegated Authority to be given to the Head of Planning and Enforcement to amend the Heads of Terms and Conditions for the S106 agreement, the S278/S38 agreement, a contribution towards TfL bus contributions and construction training as required.

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

Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.

157. **555 STONEFIELD WAY, RUISLIP - 70454/APP/2015/383** (*Agenda Item 9*)

Demolition of an existing industrial building and the construction of a 3 storey industrial unit (use class b1b) and pedestrian link to unit 4 Bradfield road with ancillary warehouse and office space and car parking.

Officers introduced the report and outlined details of the application.

The application sought full planning permission for the redevelopment of the site to provide a three storey industrial building and pedestrian link to the adjacent building of

Unit 4 Bradfield Road (Use Class B2b) (total floor area of 4,480sqm together with car parking to the front.

26 local neighbours, businesses and local amenity groups had been consulted in February 2015. One letter was received, raising concern regarding the impact that construction may have on the local highway and that a condition should be attached requiring repairs where damage occurs. Members noted that it was not possible to secure such a condition on the permission but there were provisions within the Highways Act 1980 to deal with such matters. The comment also raised concern regarding traffic generation as an issue which had been assessed and was considered acceptable.

Members noted that the development was appropriately designed within the context of the industrial location and it was not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and was subject to the completion of a S106 Legal Agreement.

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

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

158. **FORMER WEST DRAYTON POLICE STATION, STATION ROAD, WEST DRAYTON - 12768/APP/2014/1870** (*Agenda Item 10*)

Demolition of the existing Police Station, outbuildings and concrete hardstandings, part retention of the listed walls and the construction of 12 semi detached houses, together with a 4 storey block of 31 flats, a with associated car and cycle parking and access road.

Officers introduced the report and referred members to the addendum sheet that had been circulated.

Planning permission was sought for residential development involving the demolition of all the existing buildings on the former West Drayton Police Station Site and the erection of a 4 storey block at the front of the site containing 31 flats, with 6 pairs of 3 storey semi detached houses at the rear of the site, together with associated car parking, access and landscaping.

The entire site was located within the West Drayton Green Conservation Area and within an Archaeological Priority Area. Drayton Hall, which abuts the site to the north, was a Grade II Listed building.

Members noted that the principle of housing on the site was acceptable given that the Mayor's Office for Policing and Crime had disposed of the site on the basis that it was surplus to its requirements and replacement facilities were being provided in the vicinity, which adequately met the policing needs of the local population. In addition, the site had been marketed since 2013, but no community based operators had expressed an interest in acquiring the site for these purposes.

106 surrounding property owners/occupiers had been consulted 6 letters have been received objecting to the proposal mainly on the grounds of inadequate services in the

area and impact on residential amenity. The proposed scheme would be within the London Plan density guidelines, providing good internal and external living space. The proposed layout would not have an adverse impact on the living conditions of surrounding occupiers in terms of over dominance, loss of privacy and loss of daylight/sunlight.

It was considered that the scale and layout of the proposed development would be compatible with sustainable residential quality, having regard to the specific Conservation Area constraints of this site. The proposed sustainability measures would enable a reduction in CO2 emissions and the provision of on-site renewable energy. Given the applicant's agreement in principle to provide renewable energy measures as part of the development, it was considered that this matter could be dealt with by a suitable planning condition in the event of planning permission being granted.

There were no adverse impacts upon ecology or archaeology and highway and pedestrian impacts were considered to be acceptable. The application was therefore recommended for approval, subject to conditions and a S106/278 Agreement. Members agreed to amend the heads of terms to state 35% affordable housing.

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

Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.

159. **FORMER WEST DRAYTON POLICE STATION, STATION ROAD, WEST DRAYTON - 12768/APP/2014/4071** (*Agenda Item 11*)

Alterations to the garden wall situated in the rear area of the former police station site including: existing bricked up opening to be re-opened; formation of two new openings to match existing opening; formation of new inner wall; and formation of a rooflight (Application for Listed Building Consent).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The rear of the site had been used as a car park since the 1960's and was mainly hard surfaced and bordered by high boundary fencing and a listed wall. Part of the southern boundary was formed by existing out buildings. The front boundary with Station Road was planted with large conifer trees. Trees on the site and nearby were not protected by TPO but were afforded protection by virtue of their location within the West Drayton Conservation Area.

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

Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.

160. **WEST DRAYTON STATION, STATION APPROACH, YIEWSLEY - 31592/APP/2015/186** (*Agenda Item 12*)

Application under Schedule 7 of the Crossrail Act 2008 for the approval of Plans and Specifications associated with the construction of a new footbridge with stairs and lift shafts to platforms 2/3 and 4/5; construction of a new station extension, covered walkway and footbridge; new entrance canopy; lift shaft; extensions to platforms 2/3 and 4/5 including new platform lighting and installation of new station lighting and associated minor works.

Officers introduced the report and outlined details of the application.

The principle of the development had been established under the Crossrail Act 2008, however Schedule 7 required the Local Planning Authority to approve details in relation to construction of a new footbridge with stairs and lift shafts to platforms 2/3 and 4/5; construction of a new station extension, covered walkway and footbridge; new entrance canopy; lift shaft; extensions to platforms 2/3 and 4/5 including new platform lighting and installation of new station lighting and associated minor works.

These construction arrangements would contribute to improving the linkages within London and the overall regeneration objectives of the area in compliance with London Plan (July 2011) Policies, and it was recommended that the Plans and Specification submission for permanent works under Crossrail Act 2008, Schedule 7 be approved.

Officers informed Members that the station would have step free access which would be accessible from both access points of the Station which included Warwick Road and Station Road.

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

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

The meeting, which commenced at 7.00 pm, closed at 8.16 pm.

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

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

14 April 2015

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery, Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Carol Melvin, John Morgan, Brian Stead and David Yarrow</p>
	<p>LBH OFFICERS PRESENT: James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Transportation Consultant), Jon Pitt (Democratic Services Officer) and Sarah White (Legal Advisor).</p>
161.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>No apologies for absence were received.</p>
162.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
163.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 5 MARCH 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 5 March 2015 were agreed as a correct record.</p>
164.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that there were no items notified in advance or urgent.</p>
165.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>
166.	<p>COMPOUND D HOTEL SITE, TERMINAL 5 HEATHROW AIRPORT, HOUNSLOW - 47853/APP/2015/33 (<i>Agenda Item 6</i>)</p> <p>Reserved matters (landscaping) in compliance with condition 9 of outline permission ref: 47853/APP/2008/3326 dated 9-3-2012 (Erection of 453 bedroom hotel with associated parking).</p> <p>Officers introduced the report and it was noted that the application related to reserved matters only. These were in relation to outline planning permission</p>

	<p>that had previously been granted for the construction of a 453 bedroom hotel.</p> <p>It was noted that the Council's Trees and Landscape Officer was satisfied with the proposals.</p> <p>The Committee questioned whether the location of trees and habitats of nesting birds had been fully considered. Officers confirmed that this had been included in the previously granted planning permission for the hotel.</p> <p>The recommendation for approval was moved, seconded and on being put to vote was agreed unanimously.</p> <p>Resolved - That the application be approved as per the Officer's report.</p>
167.	<p>428A VICTORIA ROAD, RUISLIP - 64445/APP/2014/2463 (Agenda Item 7)</p> <p>Variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit A, to allow for the sale of food and drink.</p> <p>Officers introduced the report and referred Members to the addendum sheet that had been circulated.</p> <p>The application related to 428A, Victoria Road, Ruislip. Planning permission was sought to allow a larger range of goods to be sold from a vacant retail warehouse.</p> <p>The application was one of three related applications for consideration by the Committee regarding 428A and 428B Victoria Road. It was noted that the approval of the application would enable a unit that had been vacant for six years to be brought back into use. The application site covered 1.57 hectares and comprised two retail units (Unit A and Unit B). There had been previous planning applications to use the site for retail use but these had not led to any development.</p> <p>Permission had been granted previously to allow the sale of a range of goods from the unit. The application under consideration sought to vary the existing condition to allow for the sale of food and drink from the retail unit. The proposal was considered to comply with Hillingdon Local Plan and with the National Planning Policy Framework.</p> <p>It was noted that the proposed refurbishment of Units A and B would involve extensive layout changes and alterations to parking at the site. 196 parking spaces would be provided in a car park at the front of the site, although it was noted that this figure could be reduced by landscaping provision.</p>

A sequential assessment had been undertaken in South Ruislip and nine other retail centres. This was required as the application related to premises outside an existing town centre. The assessment had concluded that there were no other suitable, available or viable sites or units that could accommodate the proposals. The application site was therefore the most suitable and viable option for the applicant.

The retail assessment submitted by the applicant had considered existing food store provision within the study area. Aldi was the proposed occupier of Unit A. Provision had been considered in line with neighbouring Arla Foods proposal that included the construction of an Asda store. The study concluded that there would be a 21.4% trade diversion from South Ruislip if both proposals went ahead in addition to an extension to the Sainsbury store within the study area. The majority of the impact of the proposals would be incurred by the Sainsbury store. Overall, it was considered that the impact on local centres would be relatively small and would be significantly detrimental.

It was considered that the proposals would not have a significant impact on traffic in the local area. They would increase energy efficiency and it was anticipated that 65 jobs would be created as a result.

The Committee's attention was drawn to the addendum sheet and it was noted that condition 10 had been removed. The condition would have imposed restrictions on the opening hours of the premises. However, the units were existing retail units that currently had no planning restrictions on opening hours. In this situation, it would have been unacceptable to impose such a condition.

The Committee sought clarification about the provision of motorcycle spaces as details had been included in the officer's report, but were not in the plans. It was also questioned whether there would be provision for bicycles. Officers advised that this had been an oversight but that it had been addressed in the addendum.

Members said that a Travel Plan would normally include the requirement for a bond and it was felt that this was a crucial element of a successful travel plan. It was requested that a bond be included as standard.

The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:

Amend Head of Term to include travel plan bond.

Amend condition 1 to add in an additional paragraph in the body stating:
'The net sales area shall not exceed 1,075 sq.m.'

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

Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.

168.	<p>428A VICTORIA ROAD, RUISLIP - 64445/APP/2014/2465 (<i>Agenda Item 8</i>)</p> <p>Variation of condition 1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit B, to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.</p> <p>Officers introduced the report and outlined the details of the application. The application was one of three related applications for consideration by the Committee regarding 428A and 428B Victoria Road.</p> <p>The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:</p> <p>Amend Head of Term to include travel plan bond.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.</p>
169.	<p>428A & 428B VICTORIA ROAD, RUISLIP - 64445/APP/2014/2467 (<i>Agenda Item 9</i>)</p> <p>Refurbishment of the existing retail units to provide revised floor layouts, including demolition of the garden centre, installation of new shop fronts, alterations to elevations, erection of entrance porch and canopy, installation of trolley bays, revisions to parking layout and associated landscaping.</p> <p>Officers introduced the report and outlined the details of the application. The application was one of three related applications for consideration by the Committee in relation to 428A and 428B Victoria Road.</p> <p>The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:</p> <p>Amend Head of Term to include travel plan bond.</p> <p>Amend condition 1 to add in an additional paragraph in the body stating: 'The net sales area shall not exceed 1,075 sq.m.'</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p>

	<p>Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.</p>
170.	<p>GRAND UNION OFFICE PARK, PACKET BOAT LANE, COWLEY - 1197/APP/2015/386 (<i>Agenda Item 10</i>)</p> <p>External alterations to units 1-8 including amendments to external materials, amendments to fenestration, insertion of rooflights/windows and addition of balconies and porticos.</p> <p>Officers introduced the report which proposed relatively minor alterations to the external appearance of the buildings including the provision of windows within the roof slopes, patio doors, balconies and render finish to the ground floor of the buildings. The application requested permission to make alterations to existing windows and balconies to improve the amenity.</p> <p>It was noted that a change of use to residential had previously been granted at appeal.</p> <p>The Committee queried whether the requested permission was for roof lights to be added to the existing roof. Officers confirmed that this was correct.</p> <p>The Committee agreed to delegate authority to the Head of Planning and Enforcement to add a condition to the Recommendation section of the Officer's report in relation to the balcony. This condition was as follows:</p> <p>'No development shall take place until plans showing full details of the balconies proposed to the buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be carried out other than in accordance with the approved details.'</p> <p>Reason</p> <p>To ensure that the development relates satisfactorily to existing properties and safeguards the amenity of adjoining residents in accordance with policies BE13 and BE24 of the Hillingdon Local Plan (November 2012).'</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That:</p> <ol style="list-style-type: none"> 1. The application be approved as per the officers' report and the changes to the report noted above. 2. The Head of Planning and Enforcement be granted delegated authority to add a condition to the Recommendation section of the Officer's report in relation to the balcony.
	<p>The meeting, which commenced at 6.00 pm, closed at 6.18 pm.</p>

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

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD VINYL FACTORY BLYTH ROAD HAYES

Development: Reserved matters (appearance and landscaping) in compliance with condition 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe), of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application ref. 59872/APP/2012/1838 for a mixed use development of the Old Vinyl Factory site).

LBH Ref Nos: 59872/APP/2015/665

Drawing Nos: 0225_SEW_PH_7002 Rev 2
0225_SEW_PH_7003 Rev 1
0225_SEW_PH_1303 Rev 8
0225_SEW_PH_1304 Rev 6
0225_SEW_PH_2200 Rev 2
0225_SEW_PH_0000_04
0225_SEW_PH_0100_0C
0225_SEW_PH_0101_0C
0225_SEW_PH_0106_0C
0225_SEW_PH_0301_01
0225_SEW_PH_0302_0C
0225_SEW_PH_0303_0C
0225_SEW_PH_0304_0C
0225_SEW_PH_1100_09
0225_SEW_PH_2201_0C
0225_SEW_PH_9000 - LMM Plar
null
6204-ESK500 - External CCTV Layout
Reserved Matters_DAS_Part 1 of 12_Section 1 to 2.:
Reserved Matters_DAS_Part 10 of 12_Section 5.3 to
Reserved Matters_DAS_Part 11 of 12_Section 5.5 to
Reserved Matters_DAS_Part 12 of 12_Section 6_7 at
Reserved Matters_DAS_Part 2 of 12_Section 2.:
Reserved Matters_DAS_Part 3 of 12_Section 2.3 to :
Reserved Matters_DAS_Part 4 of 12_Section 3.1 to :
Reserved Matters_DAS_Part 5 of 12_Section 3.3 to :
Reserved Matters_DAS_Part 6 of 12_Section 4.1 to :
Reserved Matters_DAS_Part 7 of 12_Section 4.:
Reserved Matters_DAS_Part 8 of 12_Section 4.4 to :
Reserved Matters_DAS_Part 9 of 12_Section 5.1 to :
0225_SEW_PH_1101 Rev 13
0225_SEW_PH_1102 Rev 13
0225_SEW_PH_1302 Rev 1C
0225_SEW_PH_1200 Rev 8
0225_SEW_PH_7004
0225_SEW_PH_9150 Rev 1
0225_SEW_PH_9151 Rev 1
0225_SEW_PH_9152
0225_SEW_PH_9153 Rev 1

0225_SEW_PH_9154
0225_SEW_PH_9001
0225_SEW_PH_1301 Rev 3
0225_SEW_DAS Addendum
0225_SEW_PH_1106 Rev 7
0225_SEW_PH_7001 Rev 5

Date Plans Received:	20/02/2015	Date(s) of Amendment(s):	21/04/2015
Date Application Valid:	20/02/2015		20/02/2015
			29/04/2015
			13/04/2015

1. SUMMARY

The application seeks to discharge the reserved matters relating to appearance and landscaping in compliance with conditions 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe).

The application site forms part of The Old Vinyl Factory site for which outline consent was granted under application reference 59872/APP/2012/1838, and varied under application reference 59872/APP/2013/3775, for the mixed-use redevelopment of the site.

The Reserved Matters application site is located centrally within the site, directly fronting Blyth Road. The Power House (formerly known as the Neptune) is a locally listed building in a poor condition situated within the EMI Conservation Area. Historically, the Power House provided energy for the Old Vinyl Factory and it will continue its historical role as an energy provider for the site.

The proposed development has been designed in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the building is considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

The overall development is in accordance with the outline consent, therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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:

0225_SEW_PH_1303 Rev 8
0225_SEW_PH_1304 Rev 6
0225_SEW_PH_2200 Rev 2
0225_SEW_PH_0000_04
0225_SEW_PH_0100_00
0225_SEW_PH_0101_00
0225_SEW_PH_0106_00

0225_SEW_PH_0301_01
0225_SEW_PH_0302_00
0225_SEW_PH_1100_09
0225_SEW_PH_2201_00
0225_SEW_PH_7002
0225_SEW_PH_7003
0225_SEW_PH_9000 - LMM Plan
0225_SEW_PH_9150
0225_SEW_PH_9151
0225_SEW_PH_9152
0225_SEW_PH_9153
0225_SEW_PH_9154
6204-ESK500 - External CCTV Layout
0225_SEW_PH_1101 Rev 13
0225_SEW_PH_1102 Rev 13
0225_SEW_PH_1302 Rev 10
0225_SEW_PH_1200 Rev 8
0225_SEW_PH_1301 Rev 3
0225_SEW_DAS Addendum
0225_SEW_PH_1106 Rev 7
0225_SEW_PH_7001 Rev 5;

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

2 COM5 General compliance with supporting documentation

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

Design and Access Statement
Power House Fire Strategy Report

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

REASON

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

3 NONSC Non Standard Condition

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floorspace in the building hereby approved shall be used only for purposes within Use Classes A1, A2, A3, A4, A5 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and the London Plan (March 2015).

4 NONSC Non Standard Condition

Obstacle lights shall be placed on the new chimney. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk/srg/aerodrome).

Reason: Permanent illuminated obstacle lights are required on the new chimney to avoid endangering the safe movement of aircraft and the operation of Heathrow Airport and to ensure the development complies with Policy A6 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 (2015) and national guidance.

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE10	Proposals detrimental to the setting of a listed building

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.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OL11	Green Chains Replaced by PT1.EM2 (2012)
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.7	(2015) Outer London: economy
LPP 2.8	(2015) Outer London: Transport
LPP 4.1	(2015) Developing London's economy
LPP 4.4	(2015) Managing Industrial Land & Premises
LPP 4.6	(2015) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.10	(2015) Urban Greening
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.21	(2015) Contaminated land
LPP 5.3	(2015) Sustainable design and construction
LPP 5.6	(2015) Decentralised Energy in Development Proposals
LPP 5.7	(2015) Renewable energy
LPP 5.8	(2015) Innovative energy technologies
LPP 6.1	(2015) Strategic Approach
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.7	(2015) Better Streets and Surface Transport
LPP 6.9	(2015) Cycling
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.2	(2015) An inclusive environment

LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.7	(2015) Location and design of tall and large buildings
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.1	(2015) Implementation
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy

3

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

3. CONSIDERATIONS

3.1 Site and Locality

The whole of The Old Vinyl Factory (TOVF) site consists of approximately 6.6 hectares of land set in an irregular quadrilateral shaped site. The multi-phase site was originally constructed between 1907 and 1935 by the Gramophone Company and was later the production centre of EMI Ltd, producing the majority of vinyl records for distribution worldwide. Associated record production works had ceased by the 1980s after which time the site has been largely vacant with many buildings falling into disrepair.

The Reserved Matters application site is located centrally within the site, directly fronting Blyth Road. The Power House (formerly known as the Neptune) is a locally listed building in a poor condition situated within the EMI Conservation Area. Historically, the Power House provided energy for the Old Vinyl Factory.

The wider site is bounded by Blyth Road to the north and by the Great Western Mainline railway to the South, with Hayes and Harlington rail station 420 metres to the east of the site. Opposite the site on Blyth Road lies the Grade II Listed Enterprise House, an eight storey office building, together with a variety of industrial and office buildings. The wider area is a mixture of residential, industrial and office uses with Hayes Town Centre located to the northeast of the site.

Contained within the wider site proposals are seven main buildings which, from west to east are, The Marketing Suite, The Shipping Building, The Cabinet Building, The Record Store, The Powerhouse, Jubilee House and the Pressing Plant.

This application site comprises some 5ha and excludes the three largest employment buildings located to the south of the site, The Shipping Building, The Cabinet Building and The Record Store. This is because the refurbishment of these buildings has already been approved in earlier permissions.

Many of the existing building buildings are in a derelict condition arising from long term vacancy. They require a substantial investment to return them to a habitable and thus lettable state. The public realm is dominated by a large extent of tarmac surfacing providing for surface car parking.

Much of the application site, as well as The Record Store, The Cabinet Building and The Shipping Building, which lie immediately outside of the application boundary, is situated within a Developed Area, The Botwell: Thorn EMI Conservation Area and partly within a Industrial and Business Area, as identified in the Policies of the Hillingdon Local Plan (November 2012) and a Strategic Industrial Location (SIL) as designated within the London Plan (March 2015).

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to appearance and landscaping in compliance with conditions 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe).

The Power House will consist of a new energy centre, a multi-use venue space and cafe (use classes A1, A2, A3, A4, A5 or D2).

The Power House development was originally identified as being in Phase 4. However, it is proposed that the Power House will now be developed at an earlier stage to provide energy for the approved Boiler House development and the Record Store which is being refurbished to create a Central Research Laboratory, supported by GLA funding. In addition, the readjustment of the phasing will be critical for all the other phases coming forward in the future.

The existing locally listed building will be refurbished to provide a flexible open space that can be used as a music venue or a restaurant allowing public use of the building. The proposed new extension and existing water tower will host the energy centre which will service The Old Vinyl Factory site, whilst to the east of the extension a cafe is proposed that connects to the main hall of the existing building.

The new extension will incorporate large glazed openings on ground floor to create an active frontage along the Groove and to meet the scheme's active frontage requirement. Where technically feasible the energy centre's contemporary plant machinery will also be exposed to the public through glazed openings to celebrate the building's history as an energy provider.

The cafe will be surrounded by large double height glazing with retractable yellow fabric canopies. On the roof of the main building, to the east of the site, lettering spelling out the word 'POWER' will be installed to create a modern interpretation of the original pitch roof to bring back some of the original features of the building and to draw attention to the venue's main entrance.

With respect to the original Power House building, the external brickwork is to be repointed where necessary and painted white. The glazed tiled of the walls and door frames are key features to be retained together with the shaping cornices and pillars which will also be kept and restored where feasible.

The extension will be clad with expanded metal panels to contrast with the existing locally

listed brick building. The new extension will be finished in two contrasting green tones which relate back to the original tiling of the main hall.

3.3 Relevant Planning History

Comment on Relevant Planning History

The relevant history is listed above.

Application reference 59872/APP/2013/3640 granted permission for a non-material amendment to the scheme, due to the proposed revised phasing of the site, and some revisions to documents. This resulted in changes to the wording of conditions 6, 18, 27, and 32 of the original planning permission.

Application reference 59872/APP/2013/3775 granted a variation of the original outline permission to allow variations to phasing of the approved development.

This reserved matters application is therefore submitted as Phase 4 of the revised application, as allowed as per ref. 59872/APP/2013/3775.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.CI1 (2012) Community Infrastructure Provision
PT1.CI2 (2012) Leisure and Recreation
PT1.E1 (2012) Managing the Supply of Employment Land
PT1.E6 (2012) Small and Medium-Sized Enterprises (SME)
PT1.E7 (2012) Raising Skills
PT1.EM1 (2012) Climate Change Adaptation and Mitigation
PT1.EM4 (2012) Open Space and Informal Recreation
PT1.EM6 (2012) Flood Risk Management
PT1.EM7 (2012) Biodiversity and Geological Conservation

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

- A6 Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE10 Proposals detrimental to the setting of a listed building
- 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.
- BE25 Modernisation and improvement of industrial and business areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OL11 Green Chains Replaced by PT1.EM2 (2012)
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- LPP 2.6 (2015) Outer London: vision and strategy

- LPP 2.7 (2015) Outer London: economy
- LPP 2.8 (2015) Outer London: Transport
- LPP 4.1 (2015) Developing London's economy
- LPP 4.4 (2015) Managing Industrial Land & Premises
- LPP 4.6 (2015) Support for and enhancement of arts, culture, sport and entertainment provision
- LPP 5.1 (2015) Climate Change Mitigation
- LPP 5.10 (2015) Urban Greening
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.14 (2015) Water quality and wastewater infrastructure
- LPP 5.15 (2015) Water use and supplies
- LPP 5.2 (2015) Minimising Carbon Dioxide Emissions
- LPP 5.21 (2015) Contaminated land
- LPP 5.3 (2015) Sustainable design and construction
- LPP 5.6 (2015) Decentralised Energy in Development Proposals
- LPP 5.7 (2015) Renewable energy
- LPP 5.8 (2015) Innovative energy technologies
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- LPP 6.10 (2015) Walking
- LPP 6.13 (2015) Parking
- LPP 6.3 (2015) Assessing effects of development on transport capacity
- LPP 6.5 (2015) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.7 (2015) Better Streets and Surface Transport
- LPP 6.9 (2015) Cycling
- LPP 7.1 (2015) Lifetime Neighbourhoods
- LPP 7.15 (2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.2 (2015) An inclusive environment
- LPP 7.3 (2015) Designing out crime
- LPP 7.4 (2015) Local character
- LPP 7.5 (2015) Public realm
- LPP 7.6 (2015) Architecture
- LPP 7.7 (2015) Location and design of tall and large buildings
- LPP 7.8 (2015) Heritage assets and archaeology
- LPP 7.9 (2015) Heritage-led regeneration
- LPP 8.1 (2015) Implementation
- LPP 8.2 (2015) Planning obligations
- LPP 8.3 (2015) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th March 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 72 local owner/occupiers, the Hayes Village Conservation Panel and the Hayes Town Centre Residents Association on 24/02/2015. The application was also advertised by way of site and press notices. No responses have been received.

HEATHROW:

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the condition/s detailed below:

Permanent Obstacle Lighting Scheme

Obstacle lights shall be placed on the new chimney. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk/srg/aerodrome).

Reason: Permanent illuminated obstacle lights are required on the new chimney to avoid endangering the safe movement of aircraft and the operation of Heathrow Airport.

We would also make the following observation:

Cranes

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

We, therefore, have no aerodrome safeguarding objection to this proposal, provided that the above condition is applied to any planning permission.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Internal Consultees

ACCESS OFFICER:

Having had extensive involvement during the early stages of the design and planning process, and having reviewed these latest documents and plans, no concerns are raised in respect of conditions 2 and 3 concerning appearance and landscaping.

Conclusion: no objection is raised from an accessibility standpoint.

TREES AND LANDSCAPING:

The Design & Access Statement, by Studio Egret West, describes the existing site and explains the design evolution of the hard and soft landscape concept in chapter 5.0.

To the rear of the Power House, The Groove (5.3) forms the space connecting the major public buildings, including the residential and employment components.

On the Blyth Road frontage (5.4) the set back of the Power House from the carriageway will be punctuated by broad bands of soft landscape including mown grass, blocks of monoculture shrubs and rows of tree planting perpendicular to the carriageway. The bands of soft landscape will be interspersed with paved access to the building.

Vehicular access into the complex will be via Power House Lane. This features shared surfacing with flush finished kerbs to define the carriageway. Pedestrian priority has been emphasised through the continuation of the distinctive striped paving pattern of The Groove which crosses the Power House Lane. Telescopic bollards will restrict vehicular access to The Groove, for use by occasional maintenance, servicing and emergency access only.

Design & Access Statement: assessment of proposals

- The proposals reflect the original design concept as set out in documents submitted as part of the outline planning permission granted in April 2013. Design refinements have been considered through pre-application discussions.
- The green street frontage will provide a soft landscaped setting to the building and will have a significant beneficial impact on the Blyth Road street scene
- The verdant landscape setting has been carefully detailed to take into account pedestrian, servicing and emergency routes and provide uncluttered access to the building.
- At 5.8 the D&AS confirms that the landscape management of the public realm amenity spaces will remain under the ownership and control of Purpleplexed LLP. The external spaces will be managed and maintained through a management company. Maintenance operations and schedules are specified in Appendix 3, Landscape Maintenance and management Plan.

Supporting plans

Detailed landscape proposals are set out in drawings:

- 0225_SEW_PH_7001 Rev 5, Proposed Landscape
- 7102 Rev 01, Planting Plan,
- 7003 Rev 00, Outline levels
- 9150 and 9151, Landscape sections (1 and 2 of 2)
- 9152 and 9153, Landscape details (1 and 2 of 2)
- 9154, Groove paving detail

And in documents:

- 0225_SEW_PH_9001, Specification of planting and soft works
- 0225_SEW_PH_9000, Landscape maintenance and management plan

Recommendation

Following receipt of the amended drawings submitted on 21 April, there is no objection to the landscape proposals.

Officer's Comments:

Following further improvements to the landscaping proposals this plan list has since been updated and approved by the Council's Landscape Architect.

WASTE:

The Council's Waste Development Manager has reviewed the proposals and confirmed that the number of bins proposed is sufficient and that they are suitably accessible.

SUSTAINABILITY OFFICER:

I have no objections to the reserved matters proposals.

DESIGN AND CONSERVATION:

This application has been extensively discussed and developed with the architects. The works have been very carefully detailed to include the repair and restoration of this Locally Listed Building and its reuse with well designed modern additions that reflect the industrial history and character of the area

There are no objections in principle to the works, my only query is re the lighting of the "power" sign, ie internal or external? And also, whether the building is to be lit to highlight the gap between the dark green perforated over cladding and the lighter toned cladding below, and if so, how this will be done

There are no objections to the hard landscaping and external lighting proposals.

ENVIRONMENTAL PROTECTION UNIT:

EPU have no comment we wish to make regarding this application (reference 59872/APP/2015/665) as our concerns have been addressed by specific noise conditions at this site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As stated in the assessment of the original outline application, the existing site is largely vacant, with the exception of part of the Shipping Building which was refurbished following the granting of planning permission in 2001. The applicant has provided a detailed and confidential review of the measures taken to market the immediately available Shipping Building and the, still to be refurbished, Cabinet Building, with both offers struggling to attract tenants. The report concludes that including a mixed use residential, retail and leisure offerings alongside the employment land within the scheme would improve the attractiveness of the commercial offer to potential B1 occupiers.

The applicant has stated that the scheme will deliver up to 4000 jobs at the site and will also provide up to 510 dwellings, both of which accord with the objectives of the Heathrow Opportunity Area. In addition the proposal would result in a net increase of up to 10,800 square metres of B1 floor space (including 2,914 square metres in a separate application for the cabinet building) at TOVF site.

The proposed redevelopment of the Power House building with an energy centre, music venue/restaurant and cafe was approved within this area of the site as part of the outline consent for the redevelopment of the site. Approved as part of the outline consent was a parameter plan, which included the parameters within which the buildings should be located. The proposed building is in accordance with the parameter plan in terms of height and footprint.

As such, the use of the building would be in accordance with the approved parameter plan and no objection is raised in this regard.

7.02 Density of the proposed development

No residential units are proposed as part of this application. As such, density is not relevant to the application.

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

The impact on the heritage of the borough was considered as part of the originally approved outline application, and was considered acceptable, subject to conditions. The proposed refurbishment of the Listed Building is not considered to impact on this previous assessment.

7.04 Airport safeguarding

The proposed development is within the height parameters approved at outline stage. BAA and NATS Safeguarding have reviewed the application and raise no objection to the application from an airport safeguarding perspective, subject to the attachment of an appropriate condition to any consent requiring lighting on the retained chimney. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within the Green Belt, so there are no Green Belt issues relating to this application.

7.07 Impact on the character & appearance of the area

The objectives for the wider site included in the master plan, include amongst other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

The site lies in the Hayes Botwell: Thorn EMI Conservation Area, and forms part of the old EMI factory site, which played an important part in the history of Hayes. It retains a number of large historic industrial buildings from the 19th and 20th centuries, a number of which are Locally Listed. Directly to the north is Enterprise House, an early concrete clad metal framed structure, which dates from the early 20th century and is grade II listed. This building has a very distinct appearance and is considered as a local landmark, it was also part of the original EMI site when first constructed.

The proposed refurbishment and extension of the locally listed Power House building has been subject to extensive discussion with the Council's Conservation and Design Team. The design rationale for the project has been very much influenced by the history of the site; with the building's design and materials reflecting the history of the site in its industrial heyday. The height and footprint of the building are in accordance with the outline planning permission.

Whilst the Council's Design and Conservation Officer raised no objections in principle to the works, they have queried the lighting of the "power" sign and whether the building is to be lit to highlight the gap between the dark green perforated over cladding and the lighter toned cladding below. This query was passed onto the applicant who responded that the letters on the roof will not be internally lit but will be up-lit and that it is intended that the building will be up-lit, likely to be via spot lights installed in the pavements on the building edge and that the mesh would overhang the lighting. Following receipt of this information the Council's Conservation and Design Officer has confirmed they are happy with the proposals.

The overall development is considered to be a well designed building which will have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13 & BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

It should be noted that the consideration of potential impacts upon neighbours formed part of

the assessment of the outline application. Matters considered include the construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and overshadowing. The reserved matters are consistent with the details and principles considered at the outline stage which were considered acceptable on balance.

Phase 4 is located centrally to the northern edge of the site, opposite Enterprise House and residential properties to the east on the northern side of Blyth Road. The existing Listed Building would remain and the extensions proposed will be located to the south of the building, adjacent to 'The Groove' and within the body of the wider development site, so there is unlikely to be any impacts generated from this development that would affect neighbouring properties. In addition, the scale and location of the building was approved at outline stage, and the proposed building corresponds with the information provided at that stage.

Noise and air quality aspects were considered as part of the outline application. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

No additional or different issues have been identified as part of the consideration of this reserved matters application. As such, the scheme is considered to be acceptable. The scheme accords with the UDP policies and design guidance which seek to protect the amenity of neighbours.

7.09 Living conditions for future occupiers

No residential units are proposed as part of the application, accordingly there will be no future residential occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Part of the consideration of the outline application included means of access for the entire site. The Council's Highways Engineer and TFL have considered the traffic and parking impacts of the scheme on the surrounding area. The outline application was specifically supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). In addition, appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation for example were imposed on the outline consent.

It should be noted that matters relating to access and layout were approved under the outline consent. All potential transport impacts of the scheme were considered at the outline stage with details for on-site matters being secured as part of planning conditions, and no significant changes or differences posed in the current application, there are no further issues raised by this scheme.

As part of the application a temporary parking area providing up to 12 spaces will be provided adjacent to the Boiler House temporary parking area as a short term solution. In the medium term, permanent parking will be provided elsewhere on site within the Material Store and Assembly Building. Vehicle access will be provided from Blyth Road and through Powerhouse Lane. The Groove will form the main pedestrian thoroughfare and vehicular

access will be controlled for servicing only with the use of rising bollards.

The reserved matters application for landscaping and appearance for this phase accords with the outline permission.

7.11 Urban design, access and security

It is considered that there are no urban design or security issues arising from the proposal. Access is considered in other sections of the report.

7.12 Disabled access

The Council's Access Officer has had extensive involvement during the design and planning process of the proposals. They have considered the submitted reserved matters details and raise no concerns in respect of conditions 2 and 3 concerning appearance and landscaping. The proposed scheme is therefore acceptable from an accessibility standpoint.

7.13 Provision of affordable & special needs housing

No residential units are proposed as part of this application. As such, this is not relevant to the application.

7.14 Trees, landscaping and Ecology

To the rear of the Power House, The Groove forms the space connecting the major public buildings, including the residential and employment components. On the Blyth Road frontage the set back of the Power House from the carriageway will be punctuated by broad bands of soft landscape including mown grass, blocks of monoculture shrubs and rows of tree planting perpendicular to the carriageway. The bands of soft landscape will be interspersed with paved access to the building.

Vehicular access into the complex will be via Power House Lane. This features shared surfacing with flush finished kerbs to define the carriageway. Pedestrian priority has been emphasised through the continuation of the distinctive striped paving pattern of The Groove which crosses the Power House Lane. Telescopic bollards will restrict vehicular access to The Groove, for use by occasional maintenance, servicing and emergency access only.

The proposals reflect the original design concept as set out in documents submitted as part of the outline planning permission granted in April 2013. The green street frontage will provide a soft landscaped setting to the building and will have a significant beneficial impact on the Blyth Road street scene. The verdant landscape setting has been carefully detailed to take into account pedestrian, servicing and emergency routes and provide uncluttered access to the building. The landscape management of the public realm amenity spaces will remain under the ownership and control of Purplexed LLP. The external spaces will be managed and maintained through a management company.

The Council's Landscape Architect has reviewed the proposals, which have been amended and improved through the design process, and has raised no objections to the submitted details.

7.15 Sustainable waste management

The sustainable waste features of the proposed development were considered as part of the outline application. The application was supported by a Waste Strategy, Waste Management Plan as well as drawings describing waste vehicular access into the site. In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

The Council's Waste Development Manager has reviewed the proposals and confirmed that

the number of bins proposed is sufficient and that they are suitably accessible.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer has been involved with discussion through the design process of the development. They have reviewed the submitted plans and raise no objection to the scheme as proposed. As such the development is acceptable in terms of energy and sustainability.

7.17 Flooding or Drainage Issues

Flood risk and the drainage of the site, including sustainable drainage was considered as part of the originally approved outline application, and was considered acceptable, subject to conditions. The proposed development does not impact on this previous assessment.

7.18 Noise or Air Quality Issues

Noise and air quality aspects were considered as part of the outline application. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

7.19 Comments on Public Consultations

No public responses were received as a result of the consultation on this application.

7.20 Planning obligations

The planning obligations for the development of the site were secured as part of the Outline Planning Permission and the subsequent application to vary the phasing.

7.21 Expediency of enforcement action

No enforcement action is required in this instance.

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

None

10. CONCLUSION

The proposed development has been designed in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the refurbished building is considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

Therefore, the application is recommended for approval.

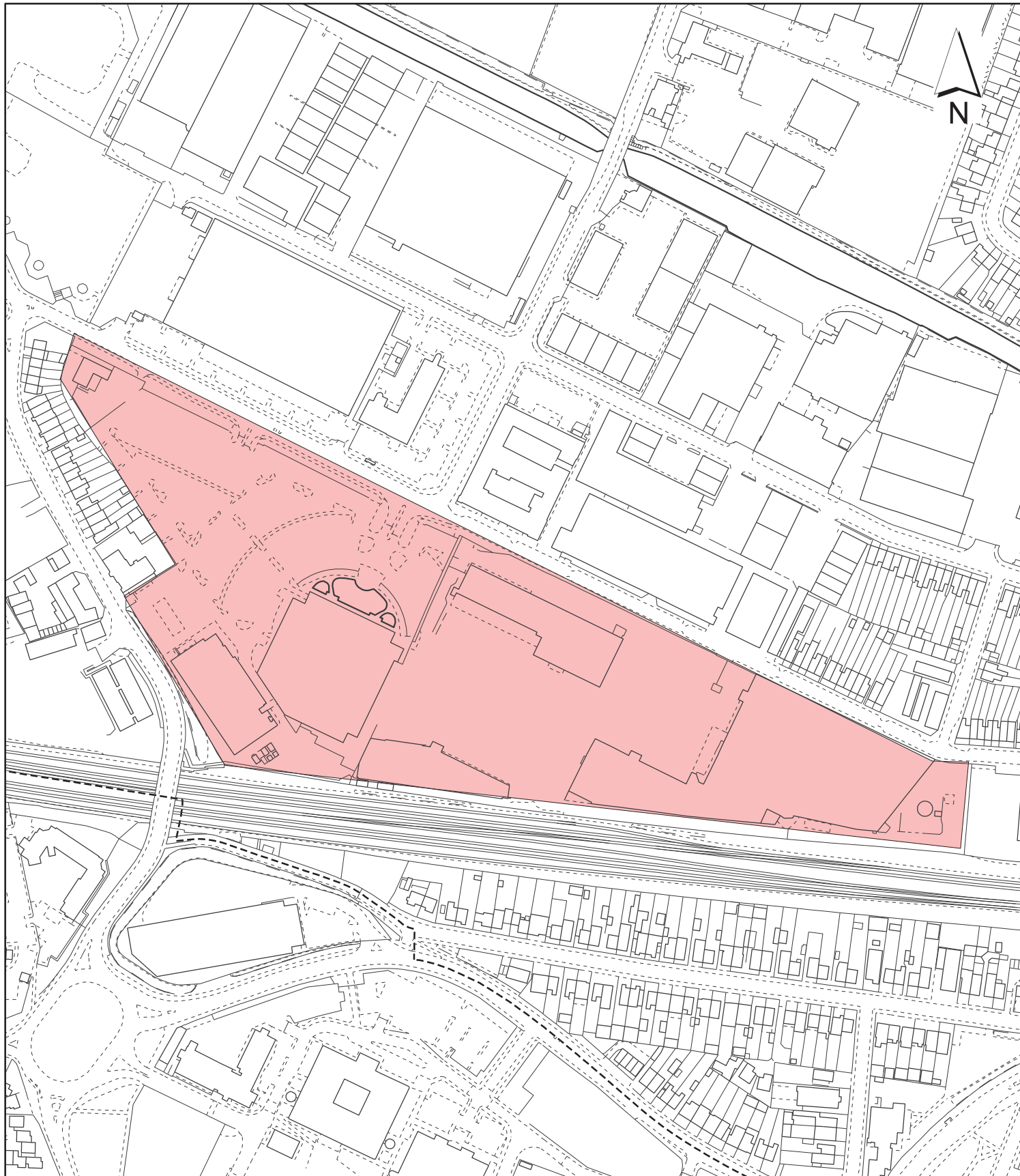
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
Revised Early Minor Alterations to the London Plan (October 2013)
National Planning Policy Framework

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

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Old Vinyl Factory
 Blyth Road
 Hayes**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

59872/APP/2015/665

Scale:

1:3,000

Planning Committee:

Major Page 34

Date:

May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address VYNERS SCHOOL WARREN ROAD ICKENHAM

Development: Erection of a temporary single classroom unit with associated external works

LBH Ref Nos: 4514/APP/2015/1241

Drawing Nos: 2015/D/149/P/03 (Proposed Plans and Elevations Design and Access Statement, Version 1, dated March 2015)
2015/D/149/P/01 (Site Location Plan)
2015/D/149/P/02 (Proposed Site Plan)
Green Belt Statement, Version 1, dated March 2015

Date Plans Received: 02/04/2015 **Date(s) of Amendment(s):** 02/04/2015
Date Application Valid: 02/04/2015 08/04/2015

1. SUMMARY

This application seeks planning permission for the erection of a temporary classroom unit at Vyners School in Ickenham.

The Hearing Impaired Resource Base (HIRB) currently operates from the school but its existing facilities are inadequate for the expected September 2015 intake, which would see an increase of eight pupils. Accordingly, the existing facility within the main school building will be upgraded and an adjoining classroom refurbished and incorporated into the HIRB to provide a large enough and up to date facility. The classroom which would be lost to the HIRB is currently used to teach physical education and, as such, planning permission is sought for the provision of a temporary building to provide space for this displaced classroom.

Whilst the site falls within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt. The applicant has demonstrated the need for the proposed unit and it is considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

Given its temporary nature, it is not considered that the proposed classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that it would result in such an increase in traffic to/from the site that refusal could be justified. 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 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and

Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 T4 Temporary Building - Removal and Reinstatement

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

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2015/D/149/01, 2015/D/149/02 & 2015/D/149/03, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

4 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing school site in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

Prior to occupation of the development hereby approved, details demonstrating how five replacement car parking spaces shall be provided within the school's existing car park. Those car parking spaces shall be available for use throughout the lifetime of the development.

REASON

To ensure there is no loss of car parking as a result of the development, which could lead to additional on-street parking demand within the locality, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8

(right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

3 I1 Building to Approved Drawing

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

4 I11 The Construction (Design and Management) Regulations 1994

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

5 I12 Notification to Building Contractors

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 119 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).

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

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

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

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

These documents (which are for guidance) set minimum standards to allow residents,

workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

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

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

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

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

9

You are advised to note the following advice:

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+A1:2010, 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.

3. CONSIDERATIONS

3.1 Site and Locality

Vyners School occupies an approximately 4.2 hectare, irregularly shaped plot, located on the southern side of Warren Road in Ickenham.

The existing school buildings, which are located relatively centrally within the site, are predominantly three storeys high, although there are several single-storey and two-storey elements/blocks to the school. Tennis courts and car parking are located to the east and south east of the school buildings. Playing fields occupy the western side of the site.

The school is bounded to the north by residential properties, beyond which is Warren Road. To the east, south and west it is bounded by woodland. The A40 lies beyond the woodland to the south. Vehicular and pedestrian access to the site is via Warren Road.

The application site itself comprises an area of approximately 210m² of hardstanding, which currently forms part of the school's car park.

The entire school site falls within the Green Belt as designated in the Hillingdon Local Plan. The entire site is also covered by Tree Preservation Orders. Land bounding the school to the east, west and south is designated as a Nature Conservation Site of Borough Grade II or Local Importance.

3.2 Proposed Scheme

This application seeks planning permission for the erection of a temporary classroom unit, to accommodate teaching space for physical education, within the school's existing car park.

The single-storey flat roofed building would measure approximately 8.4m by 8.7m by 3.9m high and would accommodate a single 68.6m² classroom. It would be accessed via an external access ramp.

Five car parking spaces would be displaced by the proposed unit. However, the submitted Design and Access Statement confirms that these would be reprovided within the existing school car park through the remarking of spaces to provide a more efficient layout.

3.3 Relevant Planning History

Comment on Relevant Planning History

The school has an extensive planning history but none is 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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

BE13 New development must harmonise with the existing street scene.

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

OE1 Protection of the character and amenities of surrounding properties and the local area

R10 Proposals for new meeting halls and buildings for education, social, community and health services

R16 Accessibility for elderly people, people with disabilities, women and children

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th May 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 15 local owner/occupiers and the Ickenham Residents' Association. Site notices were also posted. No responses have been received.

Internal Consultees

HIGHWAY ENGINEER

The site has poor public transport accessibility (PTAL=1a). However, given the small scale of proposals, the corresponding traffic and transport impacts would also be minor and within the range of normal daily variations observed on the adjacent highways. The proposed replacement of the five car park spaces (affected by the siting of the new building) will minimise any potential for increasing demand for on-street car parking in the area.

There are no highway objections to these proposals.

ACCESS OFFICER

The application is for full planning permission to erect a temporary single storey modular classroom to make way for a new Hearing Impaired Resource Base within the existing physical education classroom, currently housed within the main school building.

The new modular classroom would be accessed via a 1:15 ramp up into what appears to be a single classroom, which would be used to accommodate the physical education classes. The main doors would provide a clear opening of 1650 mm, comprised of a leaf and a half.

Conclusion: no objection is raised from an accessibility viewpoint, however, standard informatives should be attached to any planning approval.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Local Plan Part 1 (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."

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

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

and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

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

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

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

The applicant's supporting information seeks to justify the need for the development in this location. It confirms that the school's existing facility lacks specialist fitments and teaching areas which are essential in teaching children with a hearing impairment. The additional demand for the facility to accommodate eight more children will put increased pressure on this already inadequate space. Various options were investigated as to how a suitable space could be provided within the existing school buildings but as the school is already operating at close to capacity this was considered to be the only viable solution.

The applicant also advises that the additional space is required for September 2015 and that due to this short timescale the provision of a temporary building is the only option which will allow the accommodation to be delivered in time.

The applicant also argues that the location of the proposed building, within the school car park and immediately adjacent to the school's main building means that it will have a negligible impact on the visual amenities and openness of the Green Belt in this location.

It is acknowledged that this is an existing facility which has operated from the school for some time and to relocate it to a completely different site would be impractical not only for operational reasons but due to the disruption and inconvenience it would cause to existing users of the facility. The inadequacy of the existing facility and the need to enlarge and modernise it is also not disputed. Furthermore, the very limited visual impact of the facility and its temporary nature are noted. These combined factors are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

7.02 Density of the proposed development

Not applicable to this type of development.

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

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

7.04 Airport safeguarding

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

7.05 Impact on the green belt

The proposed building would be located on an area of hardstanding within the school's existing car park. The school's existing two - three storey buildings are located immediately to the south and to the north the car park is bounded by fencing beyond which are residential properties. Accordingly, there are no open Green Belt views within this part of the site. Given the limited size and scale of the proposed unit and its location on an area of existing hardstanding where it would be seen in context with the existing much larger school buildings, it is considered that its impact on the openness and visual amenities of the Green Belt would be extremely limited.

7.07 Impact on the character & appearance of the area

There would be no views of the proposed building from public areas outside the school site. Given its location and its minor size and scale it is not considered that it would have any significant detrimental impact on the character or appearance of the school site or the surrounding area.

7.08 Impact on neighbours

The nearest residential properties to the proposed unit would be located approximately 50m away to the north. Given this distance, combined with the single-storey nature of the proposed building and significant boundary screening in the form of fencing and mature trees, it is not considered that the proposal would have any significant detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The development would enable space to be created within the main school building to accommodate eight additional pupils. It is considered that this small increase would lead to a negligible increase in traffic to/from the site.

Whilst the location of the building would result in the loss of five car parking spaces the applicant's Design and Access Statement confirms that these would be reprovided elsewhere within the school car park through the remarking of spaces to provide a more efficient layout. No details of this have been provided however officers are confident that

there is indeed sufficient space within the car park to accommodate the relocated spaces.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location. Given the building's temporary nature it is not considered that it would have any significant detrimental impact on the visual amenities of the school site or the surrounding area.

Security

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

7.12 Disabled access

Ramped access would be provided to the building and level thresholds would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010. Notably, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The proposed building would be located on an area of hardstanding currently comprising parking spaces. There are no trees or other landscaping features of merit which would be impacted by the application and it is not considered that any requirement for new planting could be justified in this location.

7.15 Sustainable waste management

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

7.16 Renewable energy / Sustainability

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

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Given the small scale and nature of the scheme it is not considered that it will have any material impact on noise or air quality issues at the site or in the locality.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location, which it is considered would have very limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties or result in any significant increase in traffic or parking demand in and around the site.

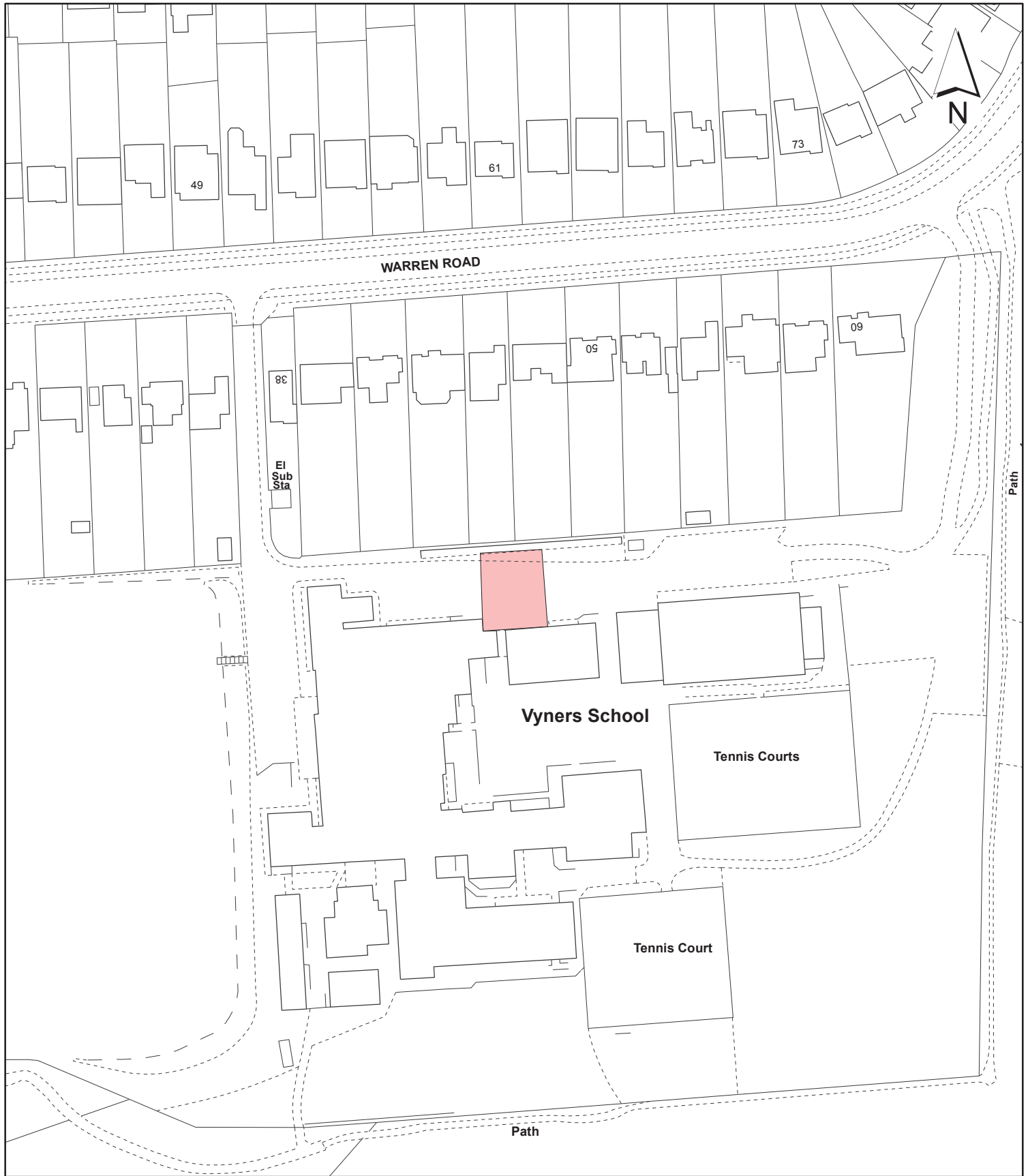
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

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

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Vyners School
 Warren Road
 Ickenham**

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

Planning Application Ref:
4514/APP/2015/1241

Scale:
1:1,250

Planning Committee:
Major Page 48

Date:
May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BOURNE PRIMARY SCHOOL CEDAR AVENUE RUISLIP

Development: Erection of a 10.5m x 8.65m mobile classroom unit with associated external works.

LBH Ref Nos: 4328/APP/2015/1018

Drawing Nos: 2015/D/145/01 Rev.A (Site Location Plan
2015/D/145/P/02 Rev.A (Proposed Site Plan
2015/D/145/P/03 Rev.A (Proposed Plans & Elevations
Design and Access Statement, Version 2, dated March 201
Green Belt Statement, Version 1A, dated March 201
Flood Risk Assessmen

Date Plans Received: 19/03/2015 **Date(s) of Amendment(s):** 10/04/2015

Date Application Valid: 19/03/2015

1. SUMMARY

This application seeks planning permission for the erection of a temporary classroom unit at Bourne Primary School in South Ruislip.

In addition to its recent permanent expansion Bourne Primary School has also taken on an additional two bulge classes (an additional 60 children) over the past few years to help cater for the high demand for primary school places within this part of the borough. This has put increased pressure on the school's existing facilities such that it is now experiencing operational difficulties. Accordingly, the unit is required to provide the school with a flexible learning space which can be used to help alleviate some of the pressure currently being put on the school hall.

Whilst the site falls within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt. The applicant has demonstrated the educational need for the proposed unit and it is considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

Given its temporary nature, it is not considered that the proposed classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that it would result in any increase in traffic to/from the site. 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 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and

Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 T4 Temporary Building - Removal and Reinstatement

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

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2015/D/145/01 Rev.A, 2015/D/145/P/02 Rev.A & 2015/D/145/P/03 Rev.A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

4 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing school site in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM8 Tree Protection

No site clearance or construction work shall take place until fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained is installed. 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 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).

6 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 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.

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 (2015) and national guidance.

EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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 I1 Building to Approved Drawing

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

4 I11 The Construction (Design and Management) Regulations 1994

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

5 I12 Notification to Building Contractors

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

6 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be

carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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

7 119 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).

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

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

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

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

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

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

The duty to make reasonable adjustments can be effected by the Building Regulation

compliance. For compliance with the DDA please refer to the following guidance: -

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

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

9

You are advised to note the following advice:

- 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+A1:2010, 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.

10

You are advised to note the following advice provided by the Metropolitan Police Designing

Out Crime Officer:

Temporary Classrooms: The difficulty arises that it may be disproportionately expensive to secure these types of buildings. Especially as it is possible that, having secured doors and windows, entry could be forced by breaking through the walls or possibly even the roof. (Unless the walls/roof/floor have been made from suitably robust materials or expanded metal sheet or other similarly have been used to reinforce them and so counter this risk).

It will probably be better to consider protecting the valuable items in the building rather than trying to physically secure the perimeter of the building. Rather than trying to delay entry to the building, build in a delay in the thieves' ability to remove the valuable items. It is obviously paramount that the intruder alarm system is maintained and provides a police response.

Our recommendation would be that any particularly valuable items would be better stored in the school.

Secure Room: Rather than secure the whole building, choose a suitable cupboard / storeroom and make this secure so that any valuable items can be placed here when the building is unoccupied (Observations have been made in regards to the open plan view of this proposed) unit. The use expanded metal sheet securely fixed to the walls and ceiling to reinforce the storeroom (If a store room is fitted). It will be necessary to ensure that the door, frame and locks are suitably robust. I.e. PAS 24 tested or Solid door 44mm thick minimum, 2 x BS3621 5 lever Mortise Deadlocks, Hinge Bolts and London & Birmingham Bar for frame reinforcement.

Alarm System: The classroom should be included in the school's monitored alarm system - so providing a police response.

The alarm system will need to be installed to PD 6662 and DD 243

Base: It is important that access cannot be gained to any void under the classroom to prevent fire setting. The base should be bricked-in or similarly secured.

Consideration should be given to protecting any computer items, if any, that remain in the classroom (Preferred I.T use would be a laptop that can be removed at the end of the day)

Computer Security: Computer security methods must be certified to Loss Prevention Certification Board standard LPS 1214: issue 2: 1996. Specification for testing and classifying physical protection devices for personal computers and similar equipment. There are devices available to secure the computer base units to the walls or floor of the building - providing they are suitably robust. Racks are available for laptops that allow them to be secured and left on charge overnight.

Software is available that can be loaded onto computers so that, if reported stolen, can transmit its location via the internet, so aiding in its recovery.

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You are advised that the school's emergency evacuation and warning procedures should be reviewed to consider the implications of flooding.

3. CONSIDERATIONS

3.1 Site and Locality

Bourne Primary School occupies an approximately 1.7 hectare, broadly rectangular shaped plot, which is located at the southern end of Cedar Avenue in South Ruislip. The site comprises the existing part single-storey/part two-storey school building and nursery, a modern single-storey classroom block, playgrounds, playing field, car parking and associated facilities.

The school is situated on the edge of a predominantly residential area and is bounded by residential properties to the north east. It is bounded to the north west by a recreation ground; to the south east by Yeading Brook, beyond which is farmland; and to the south west by residential properties in Masson Avenue and playing fields belonging to the Gaelic Athletic Association.

Cedar Avenue provides the only vehicular access to the school. Pedestrian access can be gained either via Cedar Avenue or via a footpath from Masson Avenue to the south west.

Mature tree belts bound the school's south east, south west and part of its north east boundary. A number of trees are also located in and around the school's grounds.

The proposed new classroom unit would be located on a part of the existing playground, adjacent to the school's south east boundary and to the south of a modern classroom block, which has been constructed within the last few years.

The entire school site falls within the Green Belt as designated in the Hillingdon Local Plan. It also falls within flood zone 2. The application site itself is also within an area known to experience surface water pooling and within 20m of an Environment Agency 'Bank Top Protection Area.'

3.2 Proposed Scheme

This application seeks temporary planning permission for the provision of a new classroom unit at Bourne Primary School.

The proposed building would be located in the southern corner of the school's existing playground, to the south of a relatively recently built permanent classroom block.

The building, which would measure approximately 10.5m by 8.6m by 3.8m high, would comprise a single classroom. It is understood that it would provide the school with a flexible teaching space to ease pressure on existing conflicting demands for the school hall and that there would be no resulting increase in pupils at the school.

3.3 Relevant Planning History

4328/APP/2012/2892 Bourne Primary School Cedar Avenue Ruislip

Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.

Decision: 23-01-2013 Approved

4328/APP/2013/1367 Bourne Primary School Cedar Avenue Ruislip

Variation of condition 2 (approved plans) of planning permission ref: 4328/APP/2012/2892 (Single storey extension to existing school) to change the location of the approved single storey extension to existing school.

Decision: 19-07-2013 Approved

4328/APP/2013/3121 Bourne Primary School Cedar Avenue Ruislip

Non material amendment to planning permission ref: 4328/APP/2013/1367 dated 19/07/13; Single storey extension to existing school to alter the landscaping details (amended scheme).

Decision: 05-12-2013 Approved

Comment on Relevant Planning History

The site has an extensive planning history. That most relevant to this application is summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

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

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:

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

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

BE13 New development must harmonise with the existing street scene.

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

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

OE1 Protection of the character and amenities of surrounding properties and the local area

OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 17 local owner/occupiers, the South Ruislip Residents' Association and site notices were posted. Following receipt of amended plans a second consultation was carried out. No responses have been received to either consultation.

METROPOLITAN POLICE

Temporary Classrooms: The difficulty arises that it may be disproportionately expensive to secure these types of buildings. Especially as it is possible that, having secured doors and windows, entry could be forced by breaking through the walls or possibly even the roof. (Unless the walls/roof/floor have been made from suitably robust materials or expanded metal sheet or other similarly have been used to reinforce them and so counter this risk).

It will probably be better to consider protecting the valuable items in the building rather than trying to physically secure the perimeter of the building. Rather than trying to delay entry to the building, build in a delay in the thieves' ability to remove the valuable items. It is obviously paramount that the intruder alarm system is maintained and provides a police response.

Our recommendation would be that any particularly valuable items would be better stored in the school.

Secure Room: Rather than secure the whole building, choose a suitable cupboard / storeroom and make this secure so that any valuable items can be placed here when the building is unoccupied (Observations have been made in regards to the open plan view of this proposed) unit. The use expanded metal sheet securely fixed to the walls and ceiling to reinforce the storeroom (If a store room is fitted). It will be necessary to ensure that the door, frame and locks are suitably robust. I.e. PAS 24 tested or Solid door 44mm thick minimum, 2 x BS3621 5 lever Mortise Deadlocks, Hinge Bolts and London & Birmingham Bar for frame reinforcement.

Alarm System: The classroom should be included in the school's monitored alarm system - so

providing a police response.

The alarm system will need to be installed to PD 6662 and DD 243

Base: It is important that access cannot be gained to any void under the classroom to prevent fire setting. The base should be bricked-in or similarly secured.

Consideration should be given to protecting any computer items, if any, that remain in the classroom (Preferred I.T use would be a laptop that can be removed at the end of the day)

Computer Security: Computer security methods must be certified to Loss Prevention Certification Board standard LPS 1214: issue 2: 1996. Specification for testing and classifying physical protection devices for personal computers and similar equipment.

There are devices available to secure the computer base units to the walls or floor of the building - providing they are suitably robust. Racks are available for laptops that allow them to be secured and left on charge overnight.

Software is available that can be loaded onto computers so that, if reported stolen, can transmit its location via the internet, so aiding in its recovery.

ENVIRONMENT AGENCY

There is no requirement to consult the Environment Agency on this application. The Environment Agency's standard Flood Risk Standing Advice (FRSA) should be used.

Internal Consultees

ACCESS OFFICER

No objection subject to standard informatives.

HIGHWAY ENGINEER

Given the small scale of this development proposal, the corresponding impacts of increased traffic and demand for car parking are not considered to be significant. Consequently, there are no highway objections.

TREES/LANDSCAPING OFFICER

Landscape Character/Context:-

Site description:

- The site is occupied by a primary school situated at the southern end of Cedar Avenue and South Park Way.
- To the north-west there is a recreation ground and at the southern end the residential area continues, with Masson Avenue.
- Immediately to the east of the site, lies the Yeading Brook beyond which is open land.
- All of the buildings and surfaces / formal play areas occupy the northern half of the site, with the southern half maintained as playing fields.
- There is an extensive line of trees along the eastern boundary and ornamental trees also line the northern boundary with the recreation ground.
- Aside from these there are incidental trees and planted areas within the school campus.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.
- The site lies within designated Green Belt.

Proposal:

The proposal is to erect a 10.5m X 8.65m mobile classroom unit with associated external works.

Landscape Considerations:

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

- No trees or other landscape features of merit will be affected by the proposal.
- The proposed siting of the classroom is in the south-east corner of the developed part of the site, within the existing tarmac area.
- At 3.8 metres in height, the rationale for the siting of the building is explained in the Design & Access Statement (1.2).
- The new building will be some distance from the public footpath along the north-west boundary. It will be partly screened by trees and should have little visual impact if viewed from the Green Belt land to the east.
- The siting also avoids the disturbance of formal play spaces near the building - and no loss of open green space.
- There is an existing area of planting to the north-east of the proposed building. This should be protected during the installation work.
- The routing of all necessary services to the building should avoid the existing planted areas.
- 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 COM8 and COM10.

SUSTAINABILITY OFFICER

I have reviewed the flood risk assessment and conclude that the risk of flooding is negligible to low as a result of the floor levels and land levels. The site is in a medium probability area and as a temporary classroom, the timeframe for the classroom being in situ reduces the risk further.

Nonetheless, any development in an area of medium or high probability of flooding should be treated accordingly and therefore the school's emergency evacuation and warning procedures should be reviewed to consider the implications of flooding. This should be attached as an informative to any subsequent approval.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Local Plan Part 1 (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."

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

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

It goes on to say that:

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

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

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

The applicant's supporting information seeks to justify the need for the development in this location. It confirms that although the school was expanded a few years ago it has since taken on an additional two bulge classes (60 children) to help meet the demand for pupil places in the area. In addition the Government has introduced Universal Free Meal entitlement for infant aged pupils. These combined factors have placed such additional

pressure on the school's existing facilities, and predominantly its hall, that the school is now experiencing operational difficulties.

The school hall is used for dining at lunchtimes, for PE lessons and for music lessons in addition to other activities. The school is currently struggling to balance these conflicting demands for the space. Furthermore, the school lacks space for intervention work for pupils with additional needs. Accordingly, the proposed classroom unit is needed to provide a flexible teaching space to assist in meeting the above mentioned needs.

The applicant has advised that the school would refuse to take on additional pupils in September if additional space is not provided in time. Accordingly, given the short timeframes available to find additional accommodation, the provision of a temporary classroom unit was considered the only viable option. Taking on board the school's operational requirements combined with the need to minimise the visual impact of the building on the openness of the Green Belt, the proposed location was considered the only feasible option.

Notably, whilst this is not made clear in the submission, given that the reason given for the current strain on accommodation is as a result of the two bulge year classes the school has taken on, it is assumed that once these have worked their way through the school, that the building would no longer be required and could be removed. Accordingly, its impact would only be temporary in any case.

It is considered that the educational need for the proposal and the limited visual impact it would have on the Green Belt, particularly given its temporary nature, amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

7.02 Density of the proposed development

Not applicable to this type of development.

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

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

7.04 Airport safeguarding

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

7.05 Impact on the green belt

Whilst views of the proposed classroom unit would be screened to the north west and east due to the presence of the existing school buildings and boundary planting, it would nevertheless be visible in long distance views across the Green Belt from the west and south west. However, given its limited size and scale and its location on an area of existing hardstanding close to the school's existing buildings where it would be seen in context with the developed area of the school site, it is not considered that it would have any significant detrimental impact on the visual amenities or the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

Long distance views of the proposed unit would be available across the school playing fields from the adjoining recreation ground. However, the unit would be seen in context with the existing school buildings which are significantly taller and larger in scale and, as such, it is not considered that it would have any significant impact on the character or appearance of

the school site or surrounding area.

7.08 Impact on neighbours

Very limited views of the proposed building would be available from the nearest residential properties, which are located over 70m away to the north and over 125m away to the south west, due to screening provided by existing buildings and landscaping. Given this distance, it is not considered that the development would have any detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed building is required to assist the school in meeting its accommodation requirements for its existing pupil cohort. As such, there would be no increase in traffic or parking demand as a result of the proposals.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location. Given the building's temporary nature it is not considered that it would have any significant detrimental impact on the visual amenities of the school site or the surrounding area.

Security

Given the temporary nature of the proposed classroom unit and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case. However, an informative would be added to advise the applicant of the Metropolitan Police Designing Out Crime Officer's advice.

7.12 Disabled access

Ramped access would be provided to the building and level thresholds provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010. Notably, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

No trees or other planting of merit would be impacted by the proposals and given the site's location close to existing building and on a part of the school's playground it is not considered that the provision of new tree planting could be justified. Notably the Council's Trees/Landscape Officer has raised no objections in this regard.

7.15 Sustainable waste management

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

7.16 Renewable energy / Sustainability

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

7.17 Flooding or Drainage Issues

The site falls within Flood Zone 2 and is within an area known to suffer from surface water ponding. Accordingly, a Flood Risk Assessment has been submitted in support of the application. This confirms that, in accordance with the NPPF Technical Guidance this type

of development is considered to be appropriate with Flood Zone 2. It also confirms that in view of a recently installed sustainable drainage strategy in this part of the site, associated with extensions approved in 2013, that the risk of flooding is in reality low. As a mitigation measure the floor levels would however be set 300mm above ground level and the school would also be signed up to the Environment Agency's advance flood warning system.

The Council's Sustainability Officer has reviewed the scheme and has notably raised no objections on grounds of flood risk.

7.18 Noise or Air Quality Issues

Given the small scale and nature of the scheme it is not considered that it will have any material impact on noise or air quality issues to the site or locality.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties or result in any increase in traffic or parking demand in and around the site.

The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

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

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Bourne Primary School
 Cedar Avenue
 Ruislip**

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

Planning Application Ref:
4328/APP/2015/1018

Scale:
1:1,250

Planning Committee:
Major Page 67

Date:
May 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 33-37 BELMONT ROAD UXBRIDGE

Development: Reserved matters (Landscaping) in compliance with conditions 2 and 7 of permission 45222/APP/2009/379 (Additional two storeys to existing building to provide 9 residential units, three storey side stairwell extension and alterations to existing detached outbuilding, involving demolition of part front entrance/gyr (Outline application for approval of access, appearance, layout and scale.)

LBH Ref Nos: 45222/APP/2015/1005

Drawing Nos: 8007-P24 Landscaping Plan
Location Plan

Date Plans Received: 18/03/2015

Date(s) of Amendment(s):

Date Application Valid: 18/03/2015

1. SUMMARY

The proposal seeks approval of reserved matters of landscaping in respect of outline planning permission 45222/APP/2009/379 dated 29 March 2012 as it relates to the site at 33-37 Belmont Road.

The outline permission allowed the erection of 9 residential units in a two storey addition to the existing premises at 33-37 Belmont Road, incorporating alterations to an existing detached gym. Matters relating to access, appearance, layout and scale were approved as part of the outline permission. The outline application was for consideration of 'Means of Access', 'Layout', 'Scale' and 'Appearance' of the Development. The single matter which was reserved was 'Landscaping'.

The landscaping details have been reviewed by the Council's Trees and Landscape Officer and he has advised that these are acceptable, whilst noting that due to the site constraints and need for cycle storage there is no practicable opportunity for soft landscape enhancement. Accordingly, the proposals are considered acceptable.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 plan (Landscaping Plan) 8007-P24 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (March 2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

3

The applicant's attention is drawn to the fact that as part of this application no details of external lighting have been specified and additional permission will be necessary if external lighting is required within the site.

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises an area of approximately 0.08ha and is located on the north-west side of Belmont Road on the corner of Redford Way. A two storey flat roofed building located at the front of the site comprising a vacant video hire shop and betting office on the ground floor and offices above. There is very little external space within the site and to the rear of the site is a single storey building used as a health and fitness studio.

The site has a frontage to Belmont Road of approximately 27 metres and a depth of approximately 27.8 metres and lies within Uxbridge Town Centre and an Archaeological Priority Area as designated on the Proposals Map of the Hillingdon Unitary Development Plan Saved Policies. The site lies outside the primary and secondary shopping areas.

The area immediately surrounding the site is mixed in character comprising commercial premises to the south-east and north-east in Belmont Road and residential properties to the rear in Bennett's Yard.

Also to the rear of the site is Christ Church located in Redford Way. The site has a Public Transport Accessibility Level (PTAL) score of 6 on a scaled of 1 to 6, where 6 represents the highest level of accessibility.

3.2 Proposed Scheme

The proposal seeks approval of reserved matters of landscaping in respect of outline planning permission 45222/APP/2009/379 as it relates to the site at 33-37 Belmont Road.

The outline permission allowed the erection of 9 residential units in a two storey addition to the existing premises at 33-37 Belmont Road, incorporating alterations to an existing detached gym.

Matters relating to access, appearance, layout and scale were approved as part of the outline permission.

3.3 Relevant Planning History

45222/APP/2009/379 33-37 Belmont Road Uxbridge

Additional two storeys to existing building to provide 9 residential units comprising of 5 x one-bedroom, 3 x two-bedroom and 1 x three-bedroom flats, three storey side stairwell extension and alterations to existing detached outbuilding, involving demolition of part front entrance/gym (Outline application for approval of access, appearance, layout and scale.)

Decision: 24-11-2009 Approved

Comment on Relevant Planning History

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: 45222/APP/2009/379 granted 29 March 2012), reserving matters of Landscaping

Condition 2 of this consent relate to the approval of Landscaping 'Reserved Matters' whilst Condition 7 requires the approval of the details and information of the landscaping of the development.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE1 Development within archaeological priority areas

BE13 New development must harmonise with the existing street scene.

BE23 Requires the provision of adequate amenity space.

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd April 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in a local newspaper on the 02nd April 2015. In addition to this, some 109 neighbouring households, amenity groups, and local businesses were notified of the proposal on 31st March 2015, by the close of the consultation period, one objection has been received on the grounds of additional parking demand. Two comments have been received concerning parking and adherence to the "Considerate Builders' Code of Practice".

Case Officer Comment: The parking impacts were considered under the grant of the outline application and are not relevant to this application for reserved matters approval. Construction matters, such as working hours, are subject to control under separate legislation.

Internal Consultees

TRESS AND LANDSCAPING

Cassidy+ Ashton's drawing No.8007-P24, Landscaping Plan, specifies a buff coloured tarmac and bike storage lockers for the restricted external space between the converted building and the existing gym.

Due to the site constraints and need for cycle storage there is no practicable opportunity for soft landscape enhancement. No external lighting has been specified unless this has been presented elsewhere?

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established under the grant of outline planning permission.

7.02 Density of the proposed development

Matters relating to residential density were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

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

Matters relating to archaeology, and other heritage assets were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Matters relating to green belt are not relevant to this application for reserved matters approval.

7.07 Impact on the character & appearance of the area

Matter relating to appearance, layout and scale were considered under the grant of the outline application. The landscape issues will be addressed within the Trees, landscaping and Ecology section of this report.

7.08 Impact on neighbours

Matters relating to neighbour impacts were considered under the grant of the outline application and it is noted that there are no residential occupiers in the vicinity of the site. Accordingly, these matters are not relevant to the consideration of this reserved matters application.

7.09 Living conditions for future occupiers

The appropriateness of the design and layout of the flats were considered under the outline

consent.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Matters relating to highway impacts and pedestrian safety were considered under the grant of the outline application and should not be revisited as part of this application. It is noted that the landscaping proposals accord with the outline consent in respect of highways layout, parking provision and in all other respects.

7.11 Urban design, access and security

Issues relating to design, layout and access were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

The proposed landscaping is not considered to give rise to any security concerns.

7.12 Disabled access

Issues relating to accessibility were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

7.13 Provision of affordable & special needs housing

Issues relating to affordable housing and special need housing were considered under the grant of the outline permission and the proposed landscaping details do not raise any additional issues in these respects.

7.14 Trees, landscaping and Ecology

This application seeks approval of the landscaping which was part of the reserved matters under condition 2 of the original planning permission. Approval of the details of the landscaping and appearance of individual aspects of the development were required as part of condition 7, which also prescribed the extent of the information required.

The proposed landscaping proposals are considered to fully comply with the concepts and design objective indicated at outline stage. Opportunities for tree planting and soft landscaping are very limited due to the size of the site, as such the proposal consists of hardstanding which is primarily buff tarmac.

Overall, the development would provide for an appropriate landscape setting. The Council's Trees/Landscape Officer considers the proposed landscaping to be acceptable.

7.15 Sustainable waste management

Matters relating to waste management were considered under the grant of the outline application and should not be revisited as part of this application.

7.16 Renewable energy / Sustainability

Matters relating to renewable energy and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.17 Flooding or Drainage Issues

Matters relating to flooding and drainage and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.18 Noise or Air Quality Issues

Matters relating to noise and air quality and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Necessary planning obligations were secured in granting outline planning permission for the development. Accordingly, no further obligations are necessary to mitigate development impacts.

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

10. CONCLUSION

Conditions 2 and 7 of the outline planning consent (ref: 45222/APP/2009/379) required the provision of details of the landscaping of the development. This Reserved Matter application considers the Landscaping to be acceptable, and in compliance with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
The London Plan (March 2015)
National Planning Policy Framework 2012

Contact Officer: Tiago Jorge

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**33-37 Belmont Road
 Uxbridge**

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

Planning Application Ref:

45222/APP/2015/1005

Scale:

1:1,250

Planning Committee:

Major Page 76

Date:

May 2015



HILLINGDON
 LONDON

Plans for Major Applications Planning Committee 13th May 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD VINYL FACTORY BLYTH ROAD HAYES

Development: Reserved matters (appearance and landscaping) in compliance with condition 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe), of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application ref. 59872/APP/2012/1838 for a mixed use development of the Old Vinyl Factory site).

LBH Ref Nos: 59872/APP/2015/665

Date Plans Received:	20/02/2015	Date(s) of Amendment(s):	21/04/2015
Date Application Valid:	20/02/2015		20/02/2015
			29/04/2015
			13/04/2015

General Notes

We warrant that this drawing is a true and correct representation of the information provided to us for the purposes of planning. Do not mark this drawing. All dimensions to be taken from this drawing. All work must comply with relevant Statute, Subordinate and Planning Regulations. Measurements, drawings and annotations to be reported by the architect.

Notes

— Planning Application Boundary

Rev Date Reason for Issue CHK

Scale Bar



The Strategic East
100 St Albans Road
London SE19 2AP
0207 448 1735

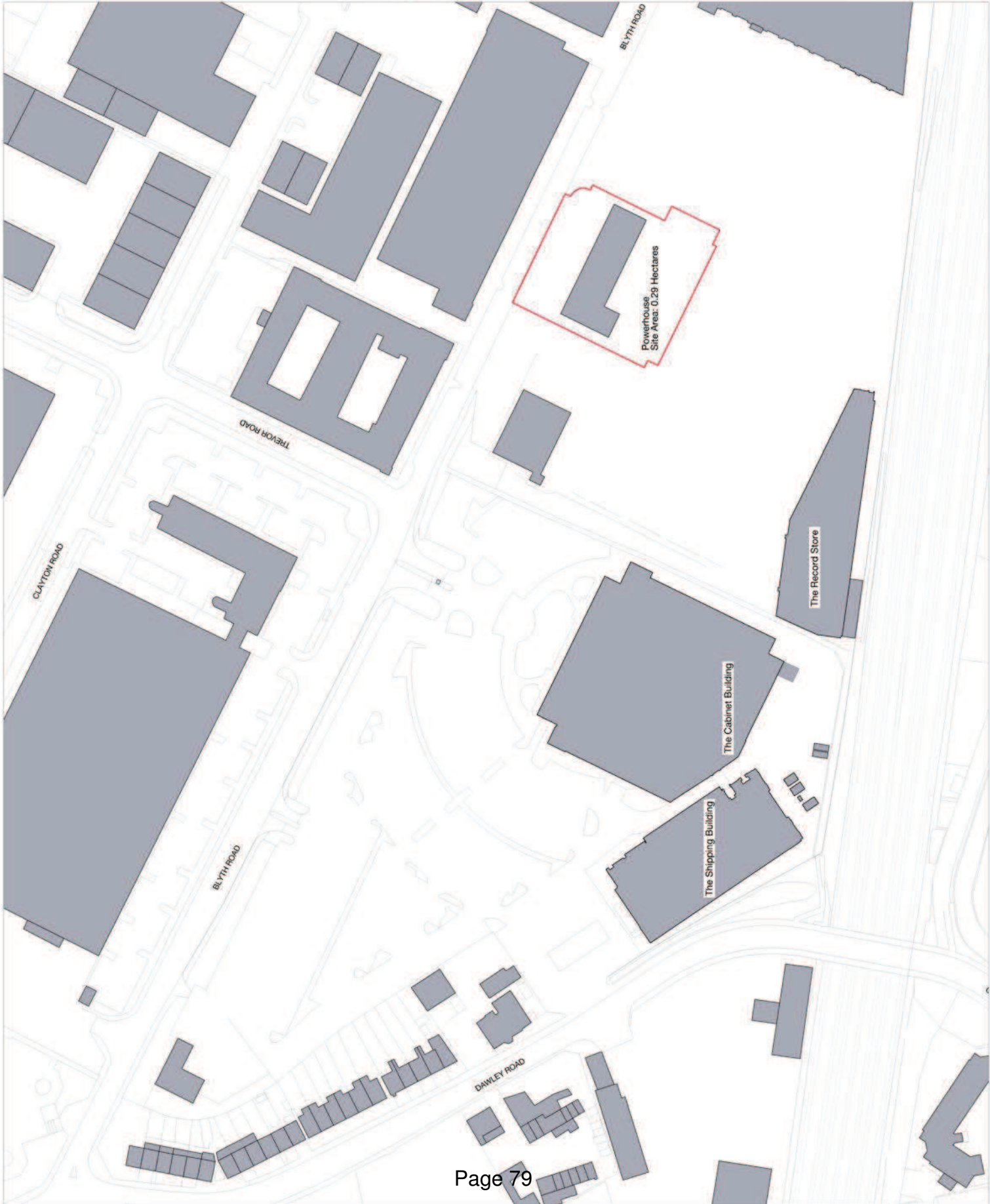
Client
PURPLEXED LLP

Project
POWERHOUSE

Drawing Title
Site Location Plan

Project Number	Status
0225	Planning
Scale at A3	Date
1:1250	18.02.15
Drawn by	Checked by
BM	SEW

Drawing Number	Revision
0225_SEW_PH_0000	04



General Notes

We warrant that the drawings are prepared by a registered professional engineer for the purposes of construction. Do not work the drawings. All Contractors to be employed shall comply with relevant Statutes, Subordinate and Safety Regulations. Measurements, drawings errors and omissions to be reported to the architect.

Notes

**DESIGN INTENT ONLY.
NOT FOR CONSTRUCTION**

1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, DRAWINGS & SPECIFICATIONS (INCLUDING AS WELL BUT NOT LIMITED TO: BREEM, PRE-ASSESSMENT REPORT, FIRE REPORT, AND THE ARCHITECTURAL OUTLINE SPECIFICATION.
3. ALL DIMENSIONS ARE MILLIMETRES
4. ALL LEVELS ARE IN METRES ABOVE ORIGINANCE DATUM
5. ALL DIMENSIONS TO BE CHECKED ON SITE
6. ALL WORK TO COMPLY WITH THE BUILDING REGULATIONS
7. ALL WORK TO COMPLY WITH RELEVANT PLANNING CONSENT
8. ALL EXPOSED STEEL TO BE PAINTED WITH INTUMESCENT PAINT (PT-102)
9. THE STAIR IN THE ENERGY CENTRE IS TO BE PAINTED WITH AN ANTI-SLIP SURFACE UP A GENERAL ACCESS STAIR AS SET OUT IN THE AD PART K

Rev	Date	Landscape Officer Comments	SEW	CHK
01	20.04.15			

Scale Bar



Mr T. Gurnea, Contact: t.gurnea@purplex.com
 85 DUBLIN ST
 LONDON EC1A 2AP
 0207 448 1735

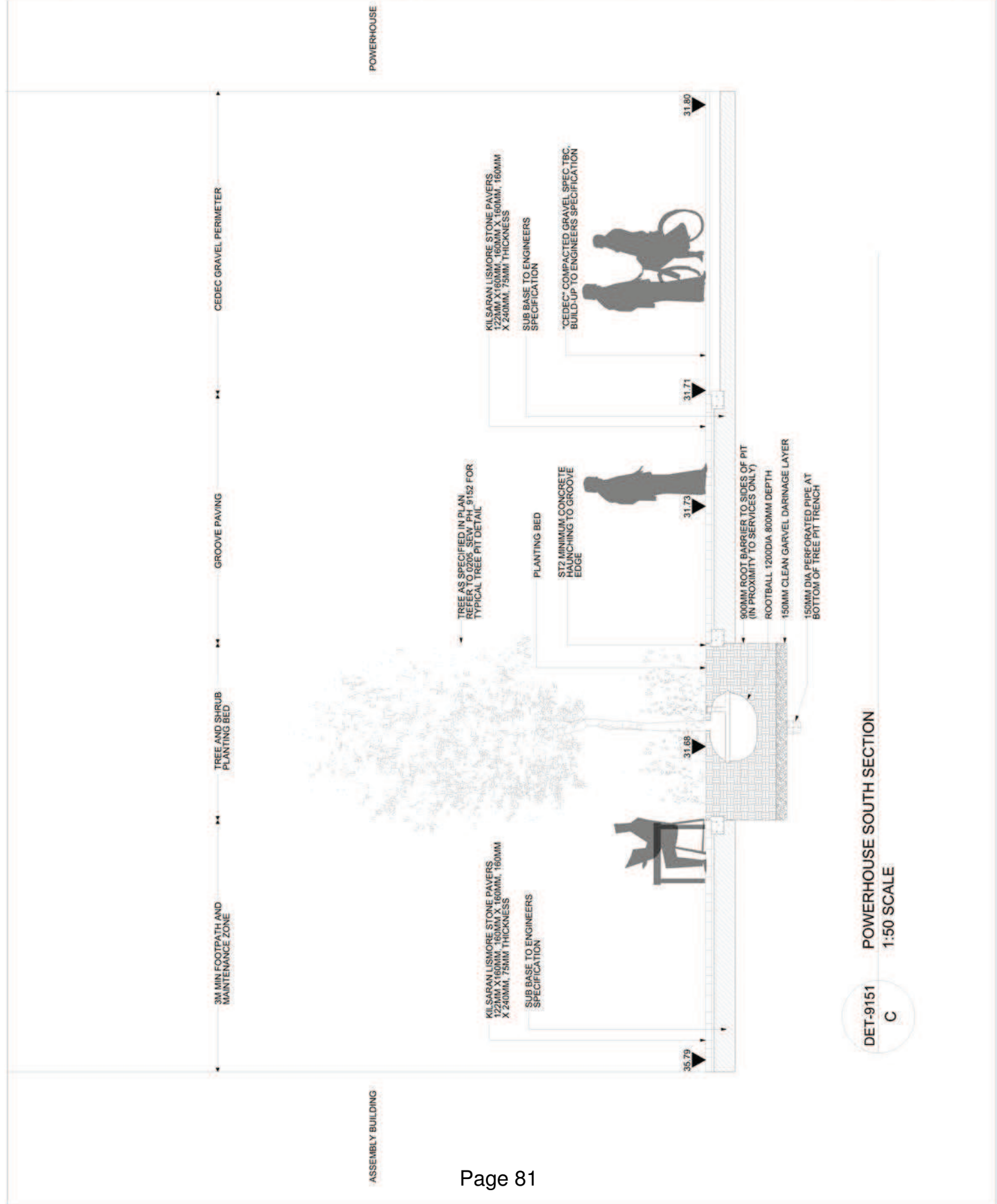
Client
PURPLEX LLP

Project
POWERHOUSE

Drawing Title
**LANDSCAPE SECTIONS
SHEET 2 OF 2**

Project Number	Status
0225	PLANNING
Scale at A3	Date
1:50	18.02.15
Drawn by	Checked by
TC	SEW

Drawing Number	Revision
0225_SEW_PH_9151	01



General Notes

We warrant that this drawing shall be used for the purposes intended for the purposes of the contract. Do not work to this drawing. All dimensions to be taken from the drawing. All work must comply with relevant Statute, Subordinate and Building Regulations. Measurements, drawings, notes and conditions to be reported to the architect.

Notes

- Proposed intervention
- Existing building
- Energy Centre
- Flexible Space
- Cafe
- Plant

Internal layout shown for illustrative purposes only.

Rev	Date	Reason for Issue	BM	CHK
13	10.04.15	Revised for Planning		

Scale Bar



Mr T. Gorman, Contact: t.gorman@sew.com
 15 St. George's Street, London EC1A 3DP
 0207 448 1735

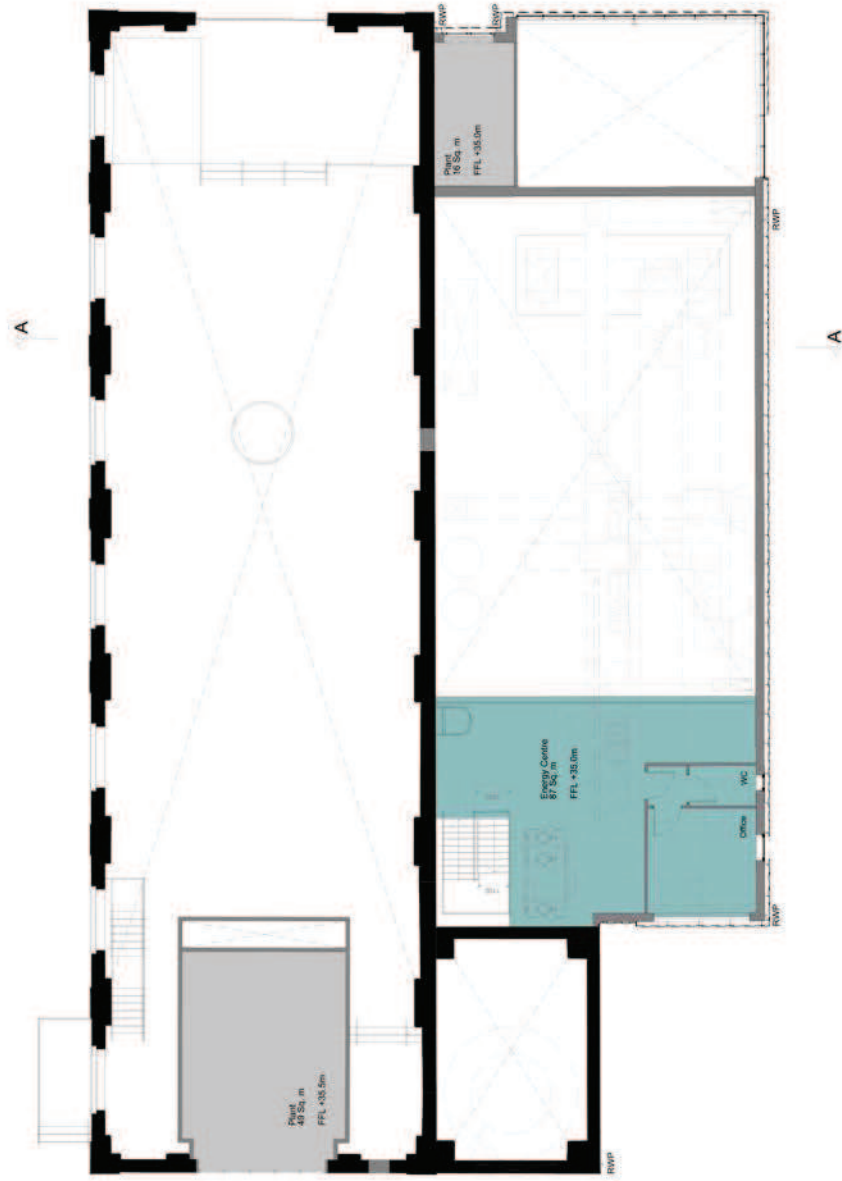
Client: PURPLEXED LLP

Project: POWERHOUSE

Drawing Title: Proposed First Floor Plan

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_1102	13



General Notes

We warrant these plans. This activity should not be used to provide basis for the purposes of an action. Do not work the plans. All Contractors to be used must be licensed in the State of California. All work must comply with relevant State, Substate and Federal Regulations. Drawings were prepared and submitted to be approved by the architect.

Notes

Rev	Date	Reason for Issue	CHK

Scale Bar



10111 E. Garfield Court | Home@sewgroup.com
10111 E. Garfield Court | Home@sewgroup.com
London, SCTX 78601 | Phone: 512-338-1111
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Client
PURPLEXED LLP

Project
POWERHOUSE

Drawing Title
**Roof Plan
Existing Building**

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_0106	00



General Notes

We warrant these plans. This activity should not be used to substitute plans for the purposes of construction. Do not work the plans. All Contractors to be used must be licensed and bonded. All work must comply with relevant State, Substate and Federal Regulations. Measurements, drawings, notes and conditions to be reported to the architect.

Notes

Rev	Date	Reason for Issue	CHK

Scale Bar




Sew Engineering & Construction
 10000 16th Avenue S.E.
 Bellevue, WA 98008
 Phone: 206.452.1735
 Fax: 206.452.1736
 Email: info@seweng.com
 Website: www.seweng.com

Client: PURPLEXED LLP

Project: POWERHOUSE

Drawing Title: North Elevation Existing Building

Project Number	0225	Status	Planning
Scale at A3	1:200	Date	18.02.15
Drawn by	BM	Checked by	SEW

Drawing Number	0225_SEW_PH_0301	Revision	01
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General Notes

We warrant that this activity should be used to provide a basis for the purposes of a contract. Do not rely on this drawing. All dimensions to be shown on this drawing are in millimetres unless otherwise stated. All work must comply with relevant State, Subnational and National Requirements. Drawing errors and omissions to be reported to the architect.

Notes

Existing chimney to be replaced by new chimney with similar structure, painted white with a gray top, with a high performance glass finish with long term exterior gloss and colour retention characteristics.



- 1. Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Light Green (RAL 100 60 20)
- 2. Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Dark Green (RAL 6007)
- 3. PPC Aluminium Curtain Walling
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
- 4. Aluminium Framed Double Glazed Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
- 5. Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
- 6. Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Light Green (RAL 100 60 20)
- 7. Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
- 8. Extruded Aluminium Bank Louvres
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
- 9. Corrugated Insulated panel
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
- 10. Silicate Masonry Paint to Existing Brickwork
Colour: White (RAL 9010)
- 11. Retractable Victorian Awning
Colour: Yellow
- 12. Steel Frame Double Glazed Window
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
- 13. Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
- 14. Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Cladding: Expanded Aluminium to match external cladding
- 15. Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Light Green (RAL 100 60 20)
Cladding: Expanded Aluminium to match external cladding
- 16. Aluminium Framed Door with Solid Infill
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
- 17. Glass Reinforced Plastic Lettering
Colour: White (RAL 9010)
- 18. Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
- 19. Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: White (RAL 9010)
- 20. Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
- 21. Louvred Insulated Panel
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)

Rev	Date	Reason for Issue	CHK

Scale Bar



Client
PURPLEXED LLP

Project
POWERHOUSE

Drawing Title
**North Elevation
Proposed**

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
BM	SEW

Drawing Number	Revision
0225_SEW_PH_1301	03

General Notes

We warrant these plans. This drawing should not be used to indicate areas for the purposes of valuation. Do not mark the plans. All dimensions to be shown on drawings are in millimeters unless otherwise stated. All work must comply with relevant British Standards and Building Regulations. Existing works and conditions to be reported to be verified.

Notes

Rev	Date	Reason for Issue	CHK

Scale Bar



sew
 Sewerage Consultants
 45-51 Cambridge Court London EC2A 4DU
 London EC2A 4DU
 0207 448 1735

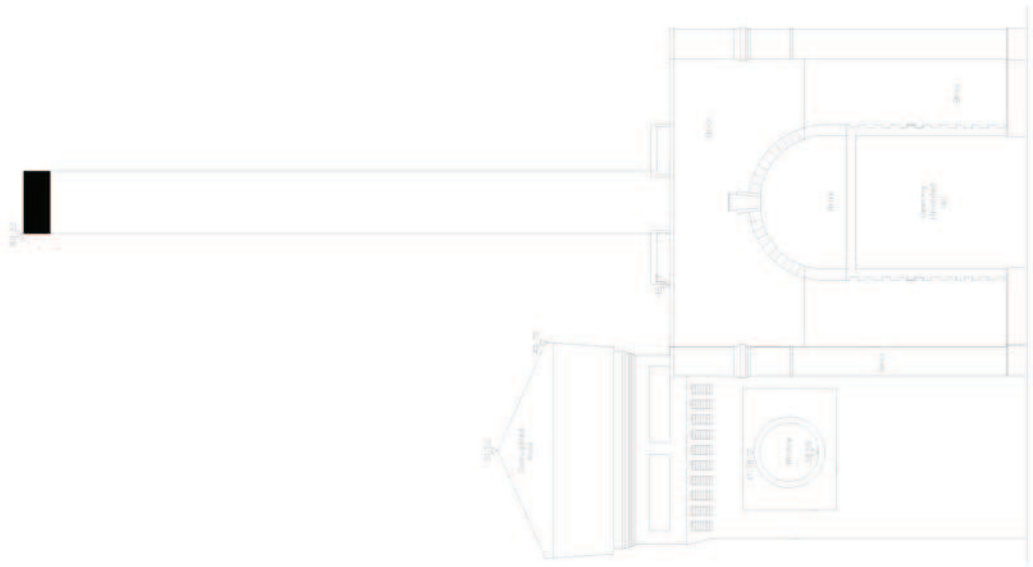
Client
PURPLEXED LLP

Project
POWERHOUSE

Drawing Title
**East Elevation
Existing Building**

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_0302	00



General Notes

We hereby declare that this drawing (which is) for use by the client for the purposes of construction. Do not work from this drawing. All dimensions to be shown are to be taken from this drawing. All work must comply with relevant British Standards and Building Regulations. Measurements, drawings notes and annotations to be reported to the architect.

Notes

The green colours of the external cladding are for information only and do not match the proposed colours. Please refer to the material key for information on proposed colours.

Rev	Date	Reason for Issue	CHK

Scale Bar



Client
PURPLEXED LLP

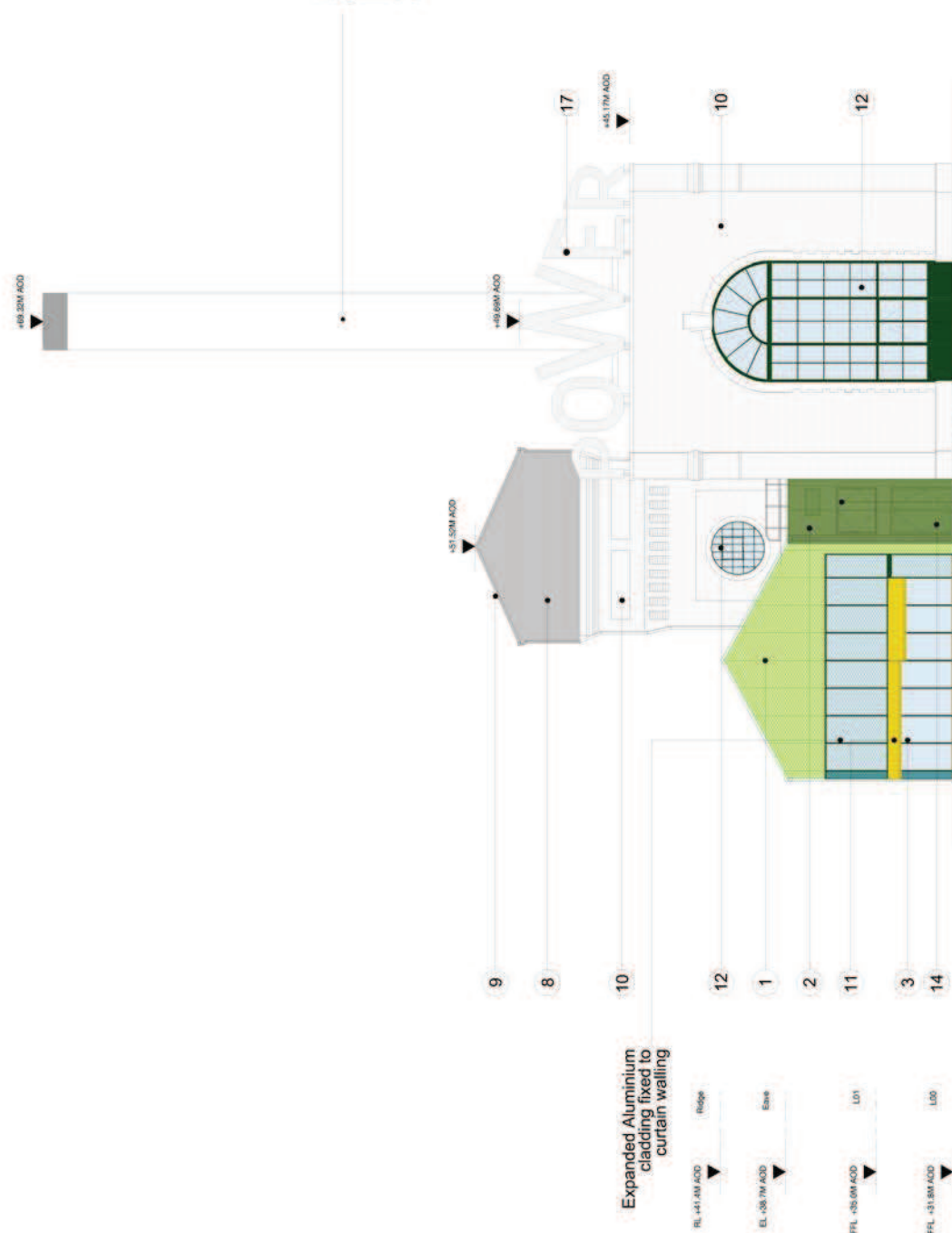
Project
POWERHOUSE

Drawing Title
**East Elevation
Proposed**

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_1302	10

Existing chimney to be replaced by new chimney with similar structure, painted white with a gray top, with a high performance glass finish with long term exterior glass and colour retention characteristics.



Demountable panels

- | | | | |
|-----|--|-----|---|
| 1. | Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Light Green (RAL 100 60 20) | 16. | Aluminium Framed Door with Solid Infill
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007) |
| 2. | Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Dark Green (RAL 6007) | 17. | Glass Reinforced Plastic Lettering
Colour: White (RAL 9010) |
| 3. | PPC Aluminium Curtain Walling
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007) | 18. | Extruded Aluminium Framed Weather Louvres
Colour: Light Gray (RAL 7000) |
| 4. | Aluminium Framed Double Glazed Door
Colour: Dark Green (RAL 6007) | 19. | Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: White (RAL 9010) |
| 5. | Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007) | 20. | Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000) |
| 6. | Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Light Green (RAL 100 60 20) | 21. | Louvred Insulated Panel
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000) |
| 7. | Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007) | | |
| 8. | Extruded Aluminium Bank Louvres
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000) | | |
| 9. | Corrugated Insulated panel
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000) | | |
| 10. | Silicate Masonry Paint to Existing Brickwork
Colour: White (RAL 9010) | | |
| 11. | Retractable Victorian Awning
Colour: Yellow | | |
| 12. | Steel Frame Double Glazed Window
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007) | | |
| 13. | Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007) | | |
| 14. | Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007) | | |
| 15. | Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Light Green (RAL 100 60 20) | | |

General Notes

We warrant these notes. This drawing should not be used to calculate areas for the purposes of valuation. Do not mark the drawing. All dimensions to be taken from the drawing. All work must comply with relevant State, Subnational and Industry Regulatory Requirements. Drawing errors and omissions to be reported to the architect.

Notes

The south elevation of the existing building has been drawn based on assumptions due to the existing building abutting it. An additional survey will be required post demolition.

Rev	Date	Reason for Issue	CHK

Scale Bar



100 T. Corporate Court | www.sewgroup.com
100 T. Corporate Court | 100 T. Corporate Court
London SE19 2AP | Telephone: +44 (0)20 7466 1735
0207 446 1735 | www.sewgroup.com

Client
PURPLEXED LLP

Project
POWERHOUSE

Drawing Title
**South Elevation
Existing Building**

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_0303	00



General Notes

The client has noted that this drawing should not be used to facilitate access for the purposes of an asbestos survey. Do not work on the panels. All connections to the roof structure should be made in accordance with the relevant standards and Building Regulations. All work must comply with relevant British Standards and Building Regulations. Repairs must be made in accordance with the original design and materials.

Notes

The green colours of the external cladding on the existing building are to be replaced with similar structure, painted white and don't match the proposed colours. Please refer to material key for information on proposed colours.

The south elevation of the existing building has been drawn based on assumptions due to the existing building abutting it. An additional survey will be required post demolition.

Rev	Date	Reason for Issue	CHK

Scale Bar



Client
PURPLEXED LLP

Project
POWERHOUSE

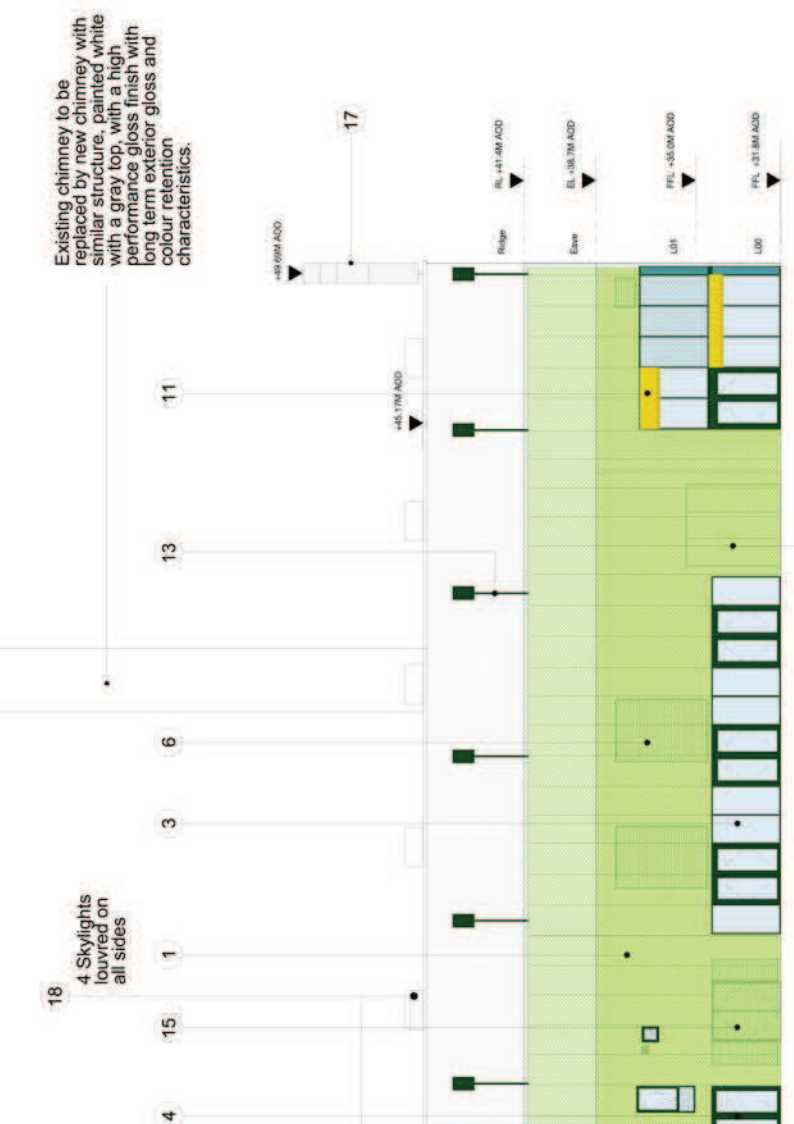
Drawing Title
**South Elevation
Proposed**

Project Number	Status
0225	Planning

Scale at A3	Date
1:200	18.02.15

Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_1303	08



- Existing chimney to be replaced by new chimney with similar structure, painted white with a grey top, with a high performance glass finish with long term exterior gloss and colour retention characteristics.
- Demountable panels
- Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Light Green (RAL 100 60 20)
 - Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Dark Green (RAL 6007)
 - PPC Aluminium Curtain Walling
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Aluminium Framed Double Glazed Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Light Green (RAL 100 60 20)
 - Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Extruded Aluminium Bank Louvres
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
 - Corrugated Insulated panel
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
 - Aluminium Framed Double Glazed Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Retractable Victorian Awning
Colour: Yellow
 - Steel Frame Double Glazed Window
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Cladding: Expanded Aluminium to match external cladding
 - Aluminium Framed Louvre Door
Finish: Light Green (RAL 100 60 20)
Cladding: Expanded Aluminium to match external cladding
 - Aluminium Framed Door with Solid Infill
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
 - Glass Reinforced Plastic Lettering
Colour: White (RAL 9010)
 - Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
 - Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: White (RAL 9010)
 - Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)
 - Louvre Insulated Panel
Finish: Polyester Powder Coated
Colour: Light Gray (RAL 7000)

General Notes

We warrant these notes. This drawing should not be used to calculate areas for the purposes of valuation. Do not work the drawing. All dimensions to be taken from the drawing. All work must comply with relevant State, Subnational and Federal Regulations. Measurements, drawings notes and comments to be reported by the architect.

Notes

The west elevation of the existing building has been drawn based on assumptions due to the existing building abutting it. An additional survey will be required post demolition.

Rev	Date	Reason for Issue	CHK

Scale Bar



100-1 Corporate Court | Toronto, Ontario M5G 1S7
416-593-8888 | www.sewgroup.com
LAWSON SECURITIES GROUP | 416-593-8888

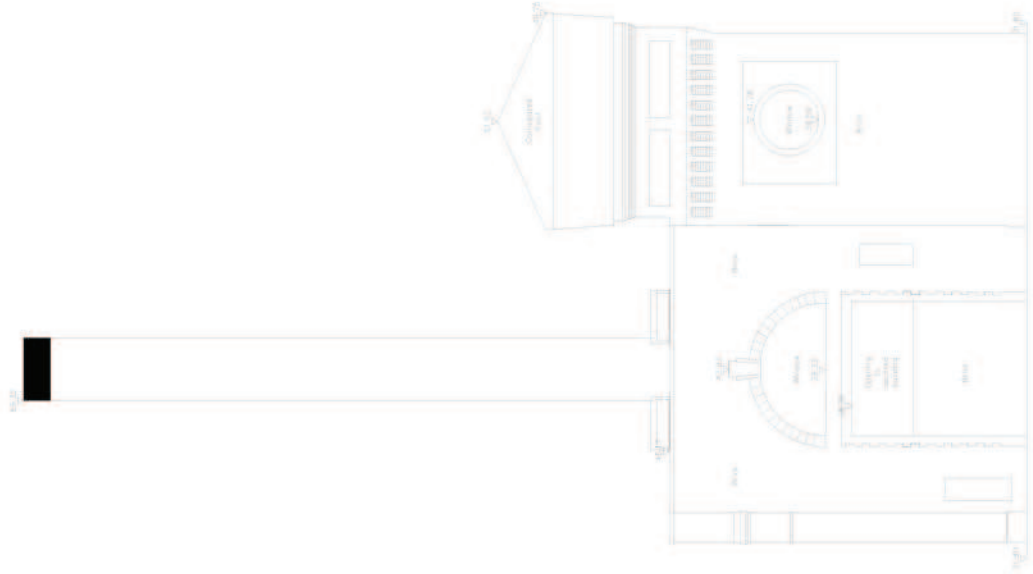
Client
PURPLEXED LLP

Project
POWERHOUSE

Drawing Title
**West Elevation
Existing Building**

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_0304	00



General Notes

The client has requested that the external cladding of the structure be replaced with a similar structure, painted white with a grey top, with a high performance glass finish with long term exterior gloss and colour retention characteristics. Existing works are intended to be replaced by the architect.

Notes

The green colours of the external cladding are for information only and do not match the proposed colours. Please refer to material key for information on proposed colours.

The west elevation of the existing building has been drawn based on assumptions due to the existing building abutting it. An additional survey will be required post demolition.

Rev	Date	Reason for Issue	CHK

Scale Bar

0 5m



Client
PURPLEXED LLP

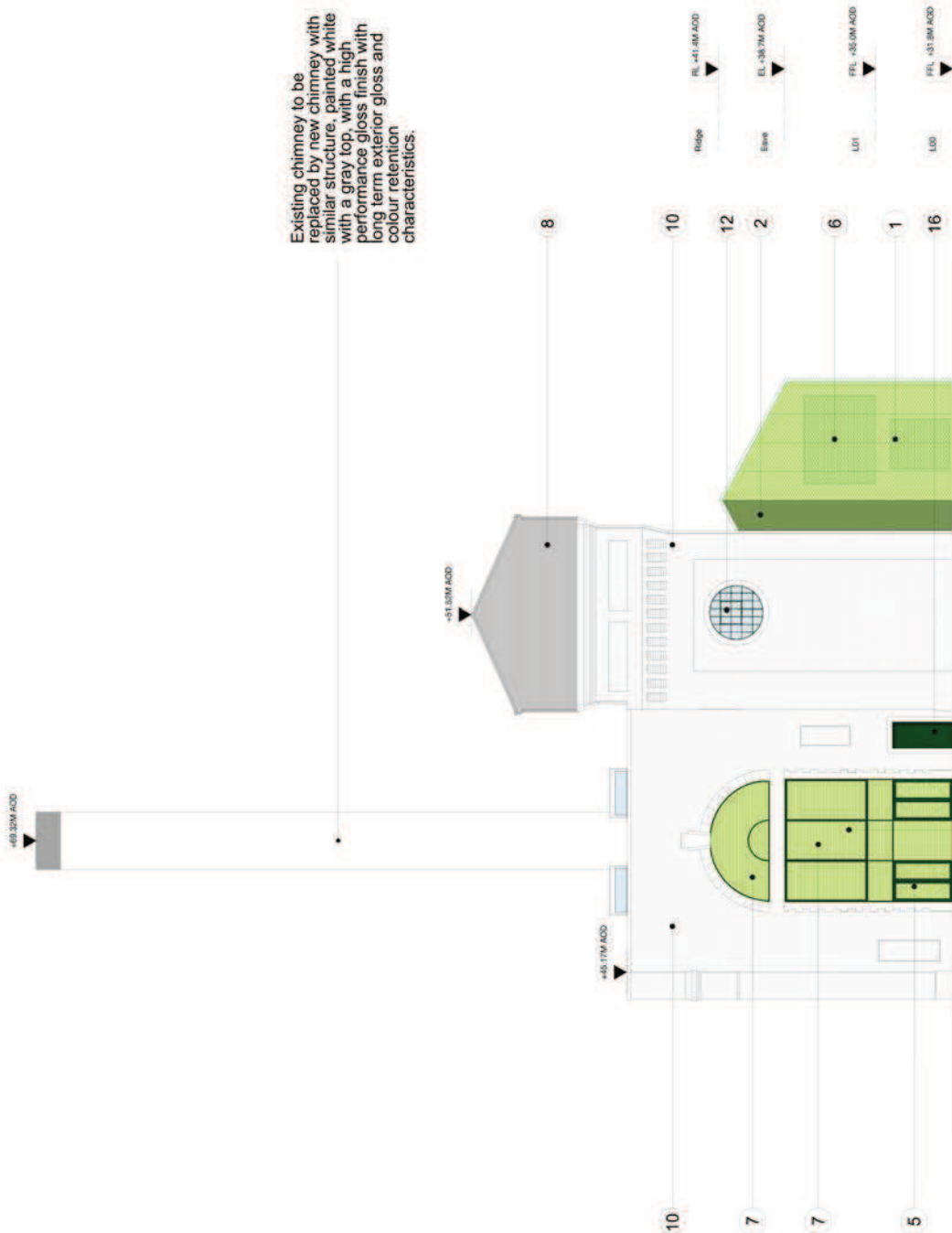
Project
POWERHOUSE

Drawing Title
**West Elevation
Proposed**

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_1304	06

Existing chimney to be replaced by new chimney with similar structure, painted white with a grey top, with a high performance glass finish with long term exterior gloss and colour retention characteristics.



Demountable panels

- | | | | |
|---|--|--|--|
| <p>1. Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Light Green (RAL 100 60 20)</p> <p>2. Expanded Aluminium
Finish: Anodised
Colour: Dark Green (UA-170-0)
Backing Material:
Insulated Wall/Roof Panel
Colour: Dark Green (RAL 6007)</p> <p>3. PPC Aluminium Curtain Walling
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)</p> <p>4. Aluminium Framed Double Glazed Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)</p> | <p>5. Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)</p> <p>6. Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Light Green (RAL 100 60 20)</p> <p>7. Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)</p> <p>8. Extruded Aluminium Bank Louvres
Finish: Polyester Powder Coated
Colour: Light Grey (RAL 7000)</p> <p>9. Corrugated Insulated panel
Finish: Polyester Powder Coated
Colour: Light Grey (RAL 7000)</p> <p>10. Silicate Masonry Paint to Existing Brickwork
Colour: White (RAL 9010)</p> | <p>11. Retractable Victorian Awning
Colour: Yellow</p> <p>12. Steel Frame Double Glazed Window
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)</p> <p>13. Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)</p> <p>14. Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)
Cladding: Expanded Aluminium
to match external cladding</p> <p>15. Aluminium Framed Louvre Door
Finish: Polyester Powder Coated
Colour: Light Green (RAL 100 60 20)
Cladding: Expanded Aluminium
to match external cladding</p> | <p>16. Aluminium Framed Door with Solid Infill
Finish: Polyester Powder Coated
Colour: Dark Green (RAL 6007)</p> <p>17. Glass Reinforced Plastic Lettering
Colour: White (RAL 9010)</p> <p>18. Extruded Aluminium Framed Weather Louvres
Finish: Polyester Powder Coated
Colour: Light Grey (RAL 7000)</p> <p>19. Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: White (RAL 9010)</p> <p>20. Aluminium Rainwater Pipe
Finish: Polyester Powder Coated
Colour: Light Grey (RAL 7000)</p> <p>21. Louvred Insulated Panel
Finish: Polyester Powder Coated
Colour: Light Grey (RAL 7000)</p> |
|---|--|--|--|

General Notes

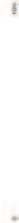
No other notes apply. This drawing should not be used to calculate areas for the purposes of valuation. Do not work this drawing. All dimensions to be taken from the finished work. All work must comply with relevant State, Subnational and Federal Regulations. Existing works and structures to be retained by the architect.

Notes

- Proposed Intervention
- Existing building
- Energy Centre
- Flexible Space
- Cafe
- Plant

08	10/04/15	Revised for Planning	BM
Rev	Date	Reason for Issue	CHK

Scale Bar



100 St Georges Street
 1000 Argos Road
 Level 10
 London SE11 8AP
 0207 448 1735

Client
PURPLEXED LLP

Project
POWERHOUSE

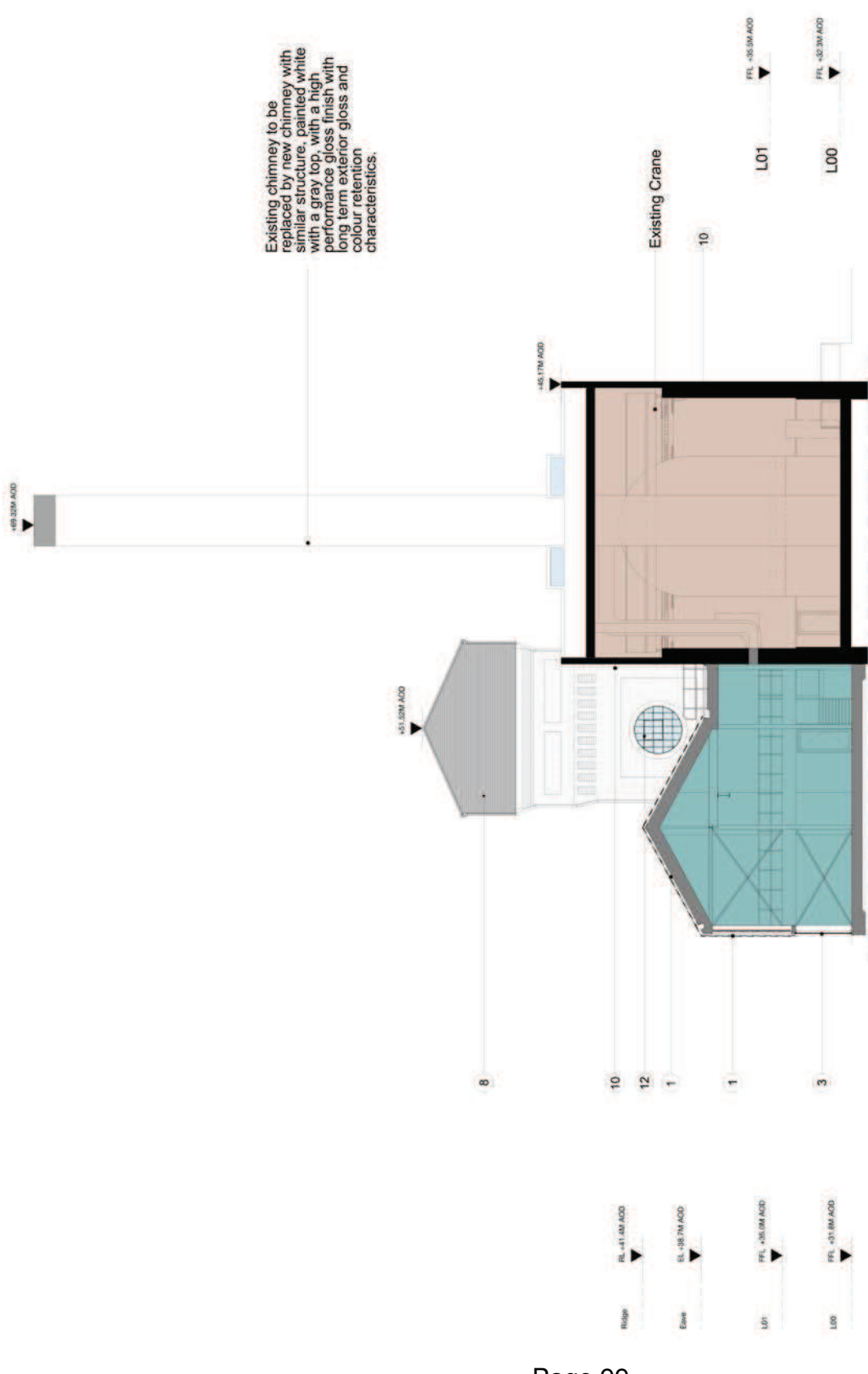
Drawing Title
Section A
 Energy Centre and Flexible Space

Project Number	Status
0225	Planning
Scale at A3	Date
1:200	18.02.15
Drawn by	Checked by
CP	BM

Drawing Number	Revision
0225_SEW_PH_1200	08

Existing chimney to be replaced by new chimney with similar structure, painted white with a gray top, with a high performance glass finish with long term exterior gloss and colour retention characteristics.

Existing Crane



1. Expanded Aluminium
 Finish: Anodised
 Colour: Dark Green (UA-170-0)
 Backing Material:
 Insulated Wall/Roof Panel
 Colour: Light Green (RAL 100 60 20)
2. Expanded Aluminium
 Finish: Anodised
 Colour: Dark Green (UA-170-0)
 Backing Material:
 Insulated Wall/Roof Panel
 Colour: Dark Green (RAL 6007)
3. PPC Aluminium Curtain Walling
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
4. Aluminium Framed Double Glazed Door
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
5. Aluminium Framed Louvre Door
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
6. Extruded Aluminium Framed Weather Louvres
 Finish: Polyester Powder Coated
 Colour: Light Green (RAL 100 60 20)
7. Extruded Aluminium Framed Weather Louvres
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
8. Extruded Aluminium Bank Louvres
 Finish: Polyester Powder Coated
 Colour: Light Gray (RAL 7000)
9. Corrugated Insulated panel
 Finish: Polyester Powder Coated
 Colour: Light Gray (RAL 7000)
10. Silicate Masonry Paint to Existing Brickwork
 Colour: White (RAL 9010)
11. Retractable Victorian Awning
 Colour: Yellow
12. Steel Frame Double Glazed Window
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
13. Aluminium Rainwater Pipe
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
14. Aluminium Framed Louvre Door
 Finish: Polyester Powder Coated
 Cladding: Expanded Aluminium
 to match external cladding
15. Aluminium Framed Louvre Door
 Finish: Polyester Powder Coated
 Colour: Light Green (RAL 100 60 20)
 Cladding: Expanded Aluminium
 to match external cladding
16. Aluminium Framed Door with Solid Infill
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
17. Glass Reinforced Plastic Lettering
 Colour: White (RAL 9010)
18. Extruded Aluminium Framed Weather Louvres
 Finish: Polyester Powder Coated
 Colour: Light Gray (RAL 7000)
19. Aluminium Rainwater Pipe
 Finish: Polyester Powder Coated
 Colour: White (RAL 9010)
20. Aluminium Rainwater Pipe
 Finish: Polyester Powder Coated
 Colour: Light Gray (RAL 7000)
21. Louvred Insulated Panel
 Finish: Polyester Powder Coated
 Colour: Light Gray (RAL 7000)

General Notes
 No other trade work. This activity should be left to the contractor for the purposes of completion. Do not work the panels. All connections to be made in accordance with the manufacturer's instructions. All work must comply with relevant State, Subnational and Federal Regulations. Materials, drawings and connections to be approved by the architect.

Notes

Rev	Date	Reason for Issue	BM	CHK
02	10.04.15	Revised for Planning		

Scale Bar



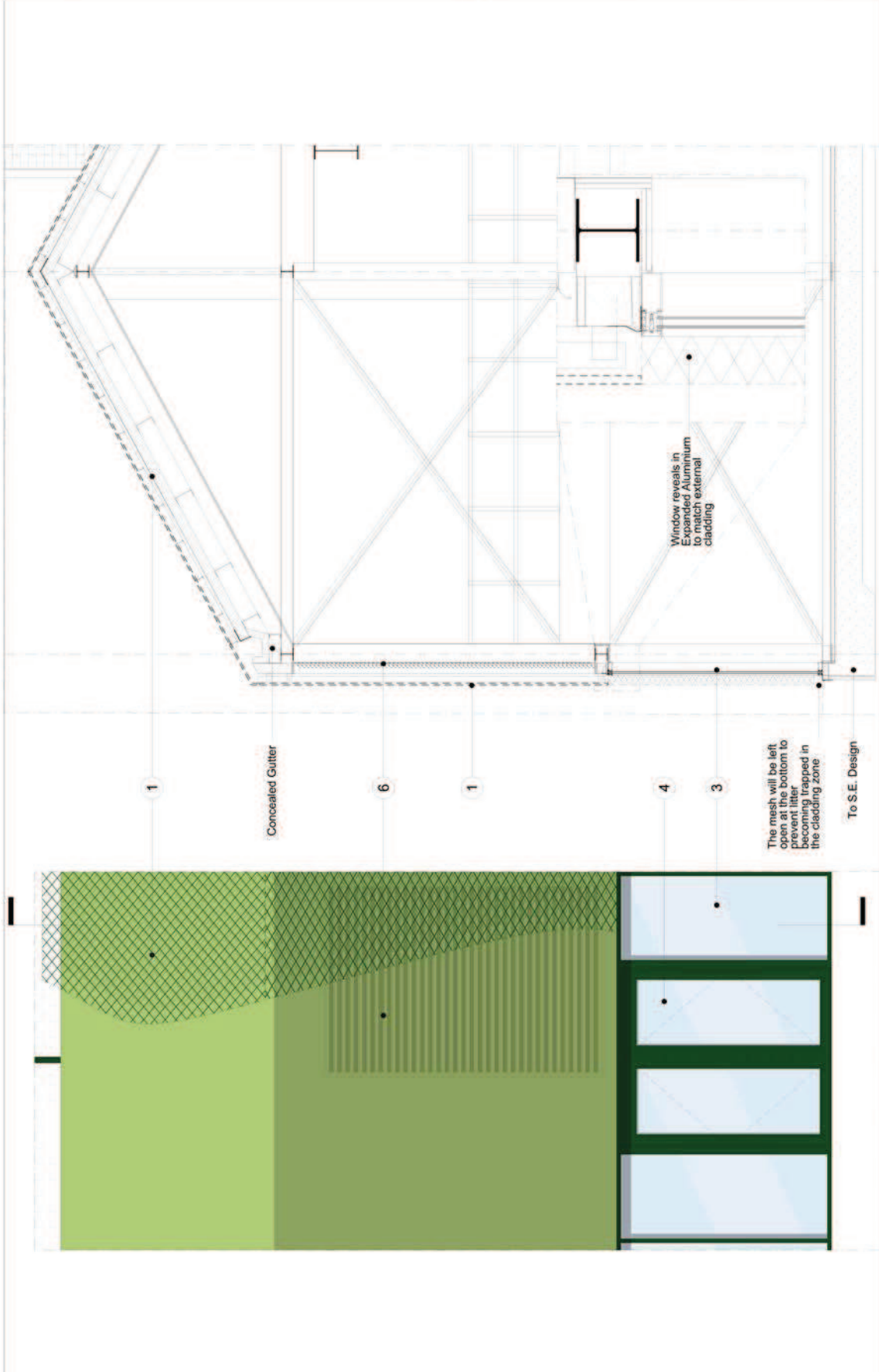
Client
PURPLEXED LLP

Project
POWERHOUSE

Drawing Title
**Energy Centre
 Typical Louvre & Cladding Detail**

Project Number	Status
0225	Planning
Scale at A3	Date
1:50	18.02.15
Drawn by	Checked by
BM	SEW

Drawing Number	Revision
0225_SEW_PH_2200	02

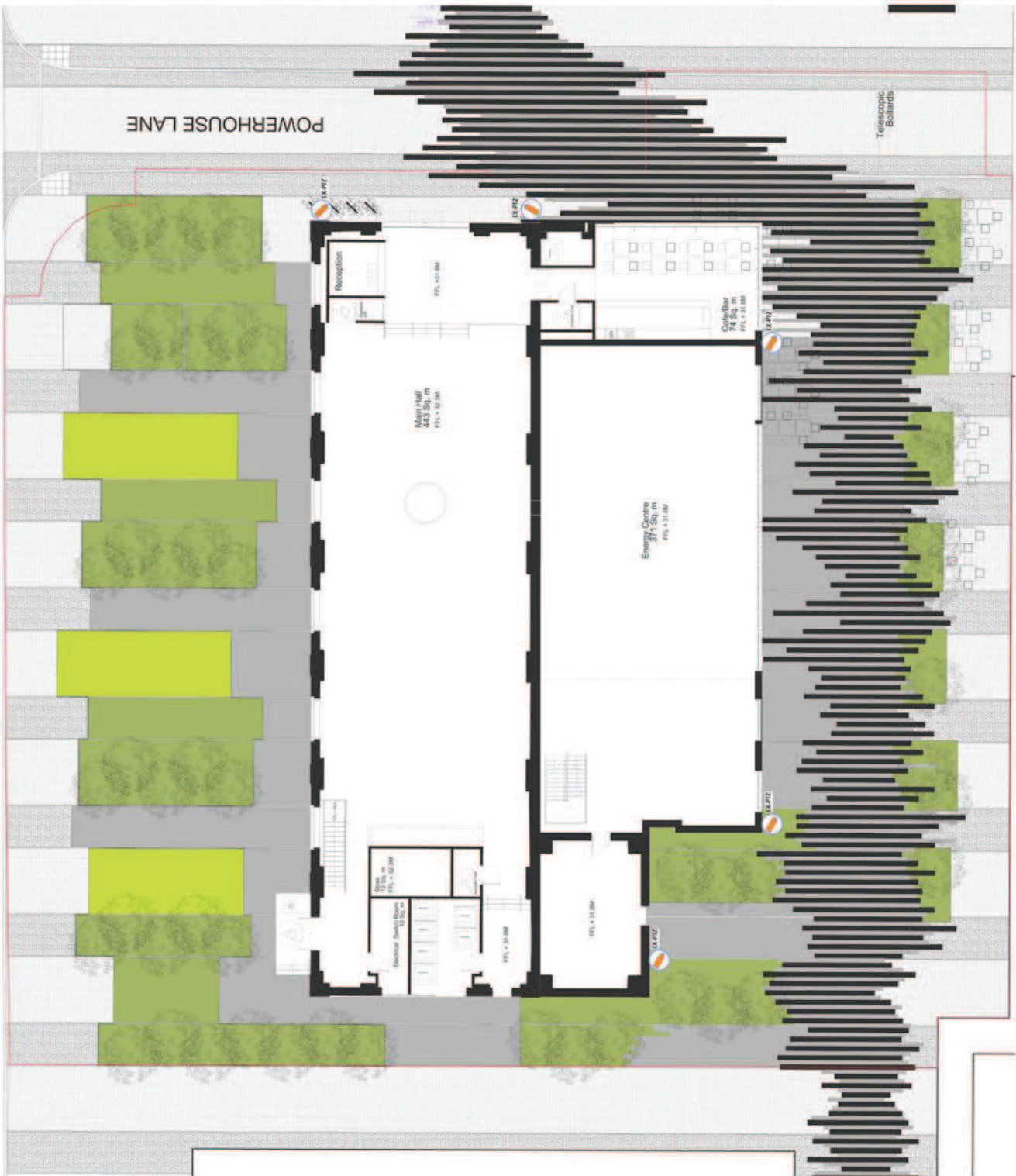


- 1. Expanded Aluminium
 Finish: Anodised
 Colour: Dark Green (UA-170-0)
 Backing Material:
 Insulated Wall/Roof Panel
 Colour: Light Green (RAL 100 60 20)
- 2. Expanded Aluminium
 Finish: Anodised
 Colour: Dark Green (UA-170-0)
 Backing Material:
 Insulated Wall/Roof Panel
 Colour: Dark Green (RAL 6007)
- 3. PPC Aluminium Curtain Walling
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
- 4. Aluminium Framed Double Glazed Door
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
- 5. Aluminium Framed Louvre Door
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
- 6. Extruded Aluminium Framed Weather Louvres
 Finish: Polyester Powder Coated
 Colour: Light Green (RAL 100 60 20)
- 7. Extruded Aluminium Framed Weather Louvres
 Finish: Polyester Powder Coated
 Colour: Dark Green (RAL 6007)
- 8. Extruded Aluminium Bank Louvres
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 Colour: Light Gray (RAL 7000)
- 9. Corrugated Insulated panel
 Finish: Polyester Powder Coated
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 Colour: White (RAL 9010)
- 20. Aluminium Rainwater Pipe
 Finish: Polyester Powder Coated
 Colour: Light Gray (RAL 7000)
- 21. Louvred Insulated Panel
 Finish: Polyester Powder Coated
 Colour: Light Gray (RAL 7000)

NOTES

1. This drawing is for engineering services only and is to be used in conjunction with all relevant drawings, specifications, and the Contract documents.
2. THIS IS NOT AN INSTALLATION DRAWING.
3. All service routes and equipment locations are shown for information only. The contractor is to be responsible for confirming the locations with the contractor design and coordination.
4. Camera locations as per CPD requirements.
5. Automatic CCTV system will be provided in accordance with the contract. The system is a pan/tilt/zoom colour system with 24 day recording facilities.

KEY



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 Date: 01.02.2015
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Author: [Signature]
 Date: 01.02.2015
 Issue: 1
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Checked: DK
 Drawn: M.B. 2015
 Scale: M:1
 Date: 01.02.2015
 Issue: 1
 Drawn for reproduction: [Signature]

Project: TOVF POWERHOUSE
 Drawing: Electrical Services External CCTV Layout
 Revision: B
 Status: INFORMATION

BLYTH ROAD

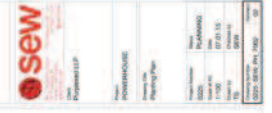
POWERHOUSE LANE

BOILER HOUSE

MATERIAL STORE

ASSEMBLY BUILDING

TREES	ABBR	COMMON NAME	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Acer platanoides 'Crown of Gold'	AG	Common Name	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Betula pendula 'Erythronium'	BE	Betula pendula	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Malus 'Crimson Tipton'	MA	Malus 'Crimson Tipton'	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Prunus serotina	PR	Prunus serotina	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Salix viminalis	SV	Salix viminalis	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Specimen						
SPERGES	ABBR	COMMON NAME	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Berberis aquifolium 'Nana'	BA	Berberis aquifolium 'Nana'	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
Boxwood 'Common'	BO	Boxwood 'Common'	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
Yucca 'Filifera'	YU	Yucca 'Filifera'	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
PERENNIALS	ABBR	COMMON NAME	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Alchemilla 'Purpurea'	AL	Alchemilla 'Purpurea'	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
Geranium 'Crispum'	GE	Geranium 'Crispum'	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
Hosta 'Blue Spotted'	HO	Hosta 'Blue Spotted'	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
GRASSES	ABBR	COMMON NAME	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Carex comans	CA	Carex comans	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
Stachys recta	ST	Stachys recta	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY
BULBS	ABBR	COMMON NAME	TYPE SIZE	HEIGHT	CLASH STOK	QUANTITY
Chionodoxa	CH	Chionodoxa	TYPE SIZE <td>HEIGHT</td> <td>CLASH STOK</td> <td>QUANTITY</td>	HEIGHT	CLASH STOK	QUANTITY



General Notes
 No other notes apply. This drawing should not be used to calculate areas for the purposes of valuation. Do not mark this drawing. All dimensions to be shown on this drawing are in feet and inches. All work must comply with relevant state, federal, and local regulations. Measurements, drawings, notes and conditions to be specified by the architect.

Notes

LEGEND

- 1. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
- 2. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
- 3. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
- 4. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
- 5. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
- 6. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
- 7. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
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- 9. ALL CIVIL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION DOCUMENTS.
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Rev	Date	Reason for Issue	CHK

Scale Bar



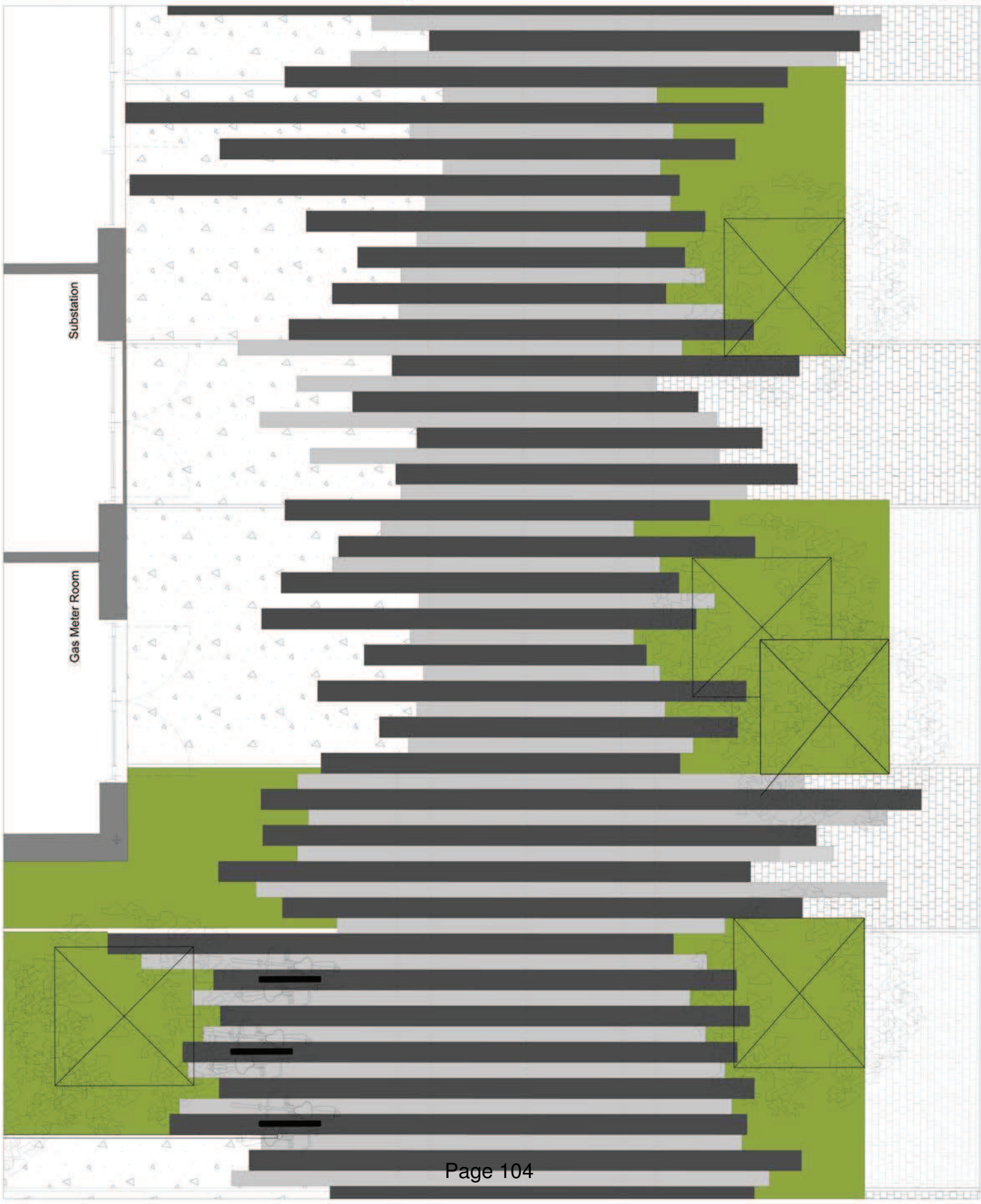
Client: **PURPLEXED LLP**

Project: **POWERHOUSE**

Drawing Title: **GROOVE PAVING DETAIL**

Project Number	Status
0225	PLANNING
Scale at A3	Date
1:50	18.02.15
Drawn by	Checked by
TC	SEW

Drawing Number	Revision
0225_SEW_PH_9154	00



Symbol	Description
[Green hatched]	Green hatched area
[Grey hatched]	Grey hatched area
[Diagonal lines]	Diagonal lines area
[Dotted]	Dotted area
[Cross-hatched]	Cross-hatched area
[White]	White area

Scale	1:500
Date	20/10/2024
Drawn by	[Name]
Checked by	[Name]
Project No.	[Number]
Sheet No.	105

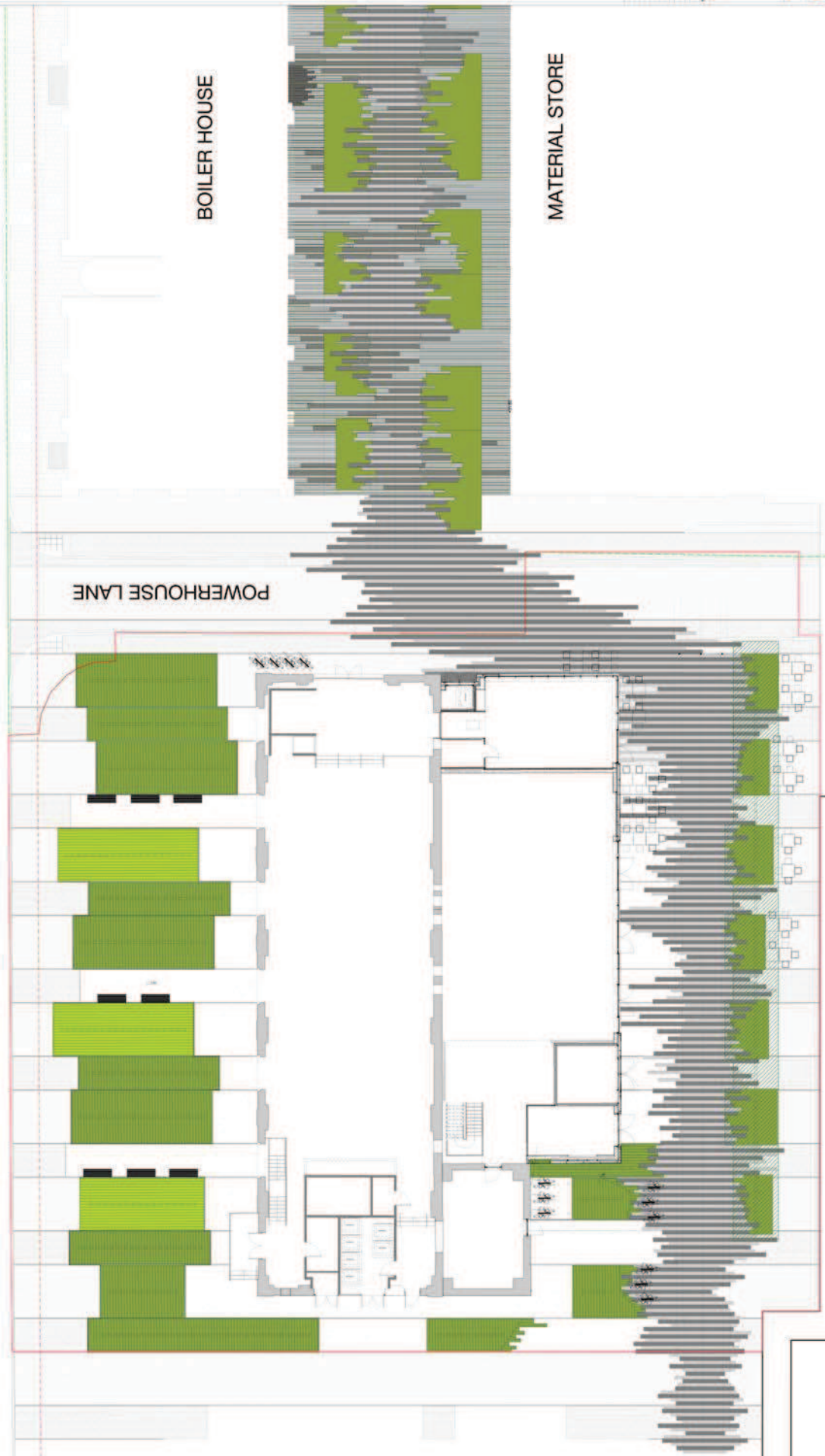
BLYTH ROAD

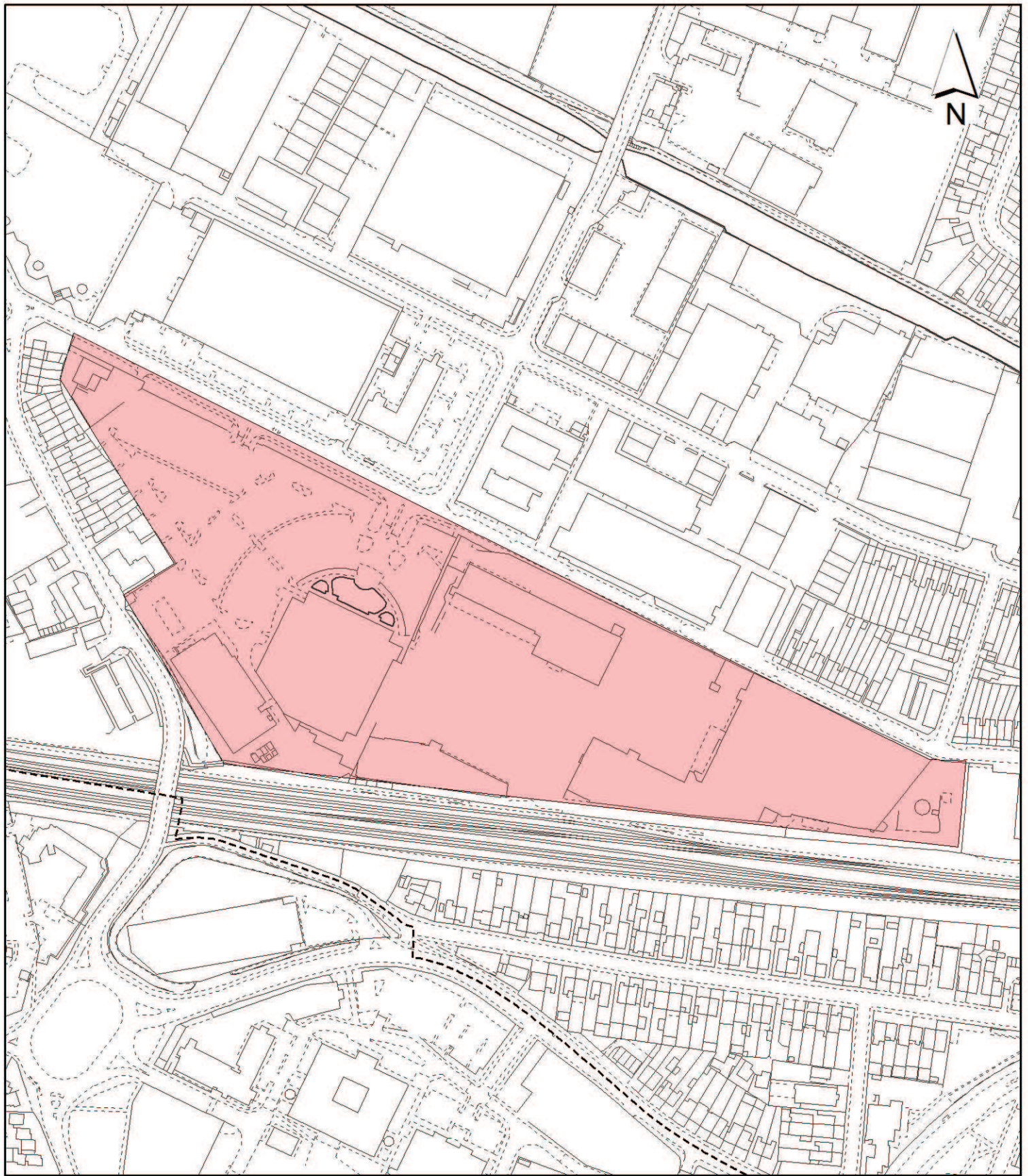
POWERHOUSE LANE

BOILER HOUSE

MATERIAL STORE

ASSEMBLY BUILDING





Notes:

 Site boundary

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Site Address:

**The Old Vinyl Factory
 Blyth Road
 Hayes**

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

Planning Application Ref:

59872/APP/2015/665

Scale:

1:3,000

Planning Committee:

Major Page 108

Date:

May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address VYNERS SCHOOL WARREN ROAD ICKENHAM
Development: Erection of a temporary single classroom unit with associated external works
LBH Ref Nos: 4514/APP/2015/1241

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

NOTES:
 No guarantee is made as to the accuracy of the information provided, and the user is advised to verify the information with the relevant authorities. The user is responsible for ensuring that the information is up to date and for any errors or omissions.



SITE AREA = 210m²

Revision	Number	Date

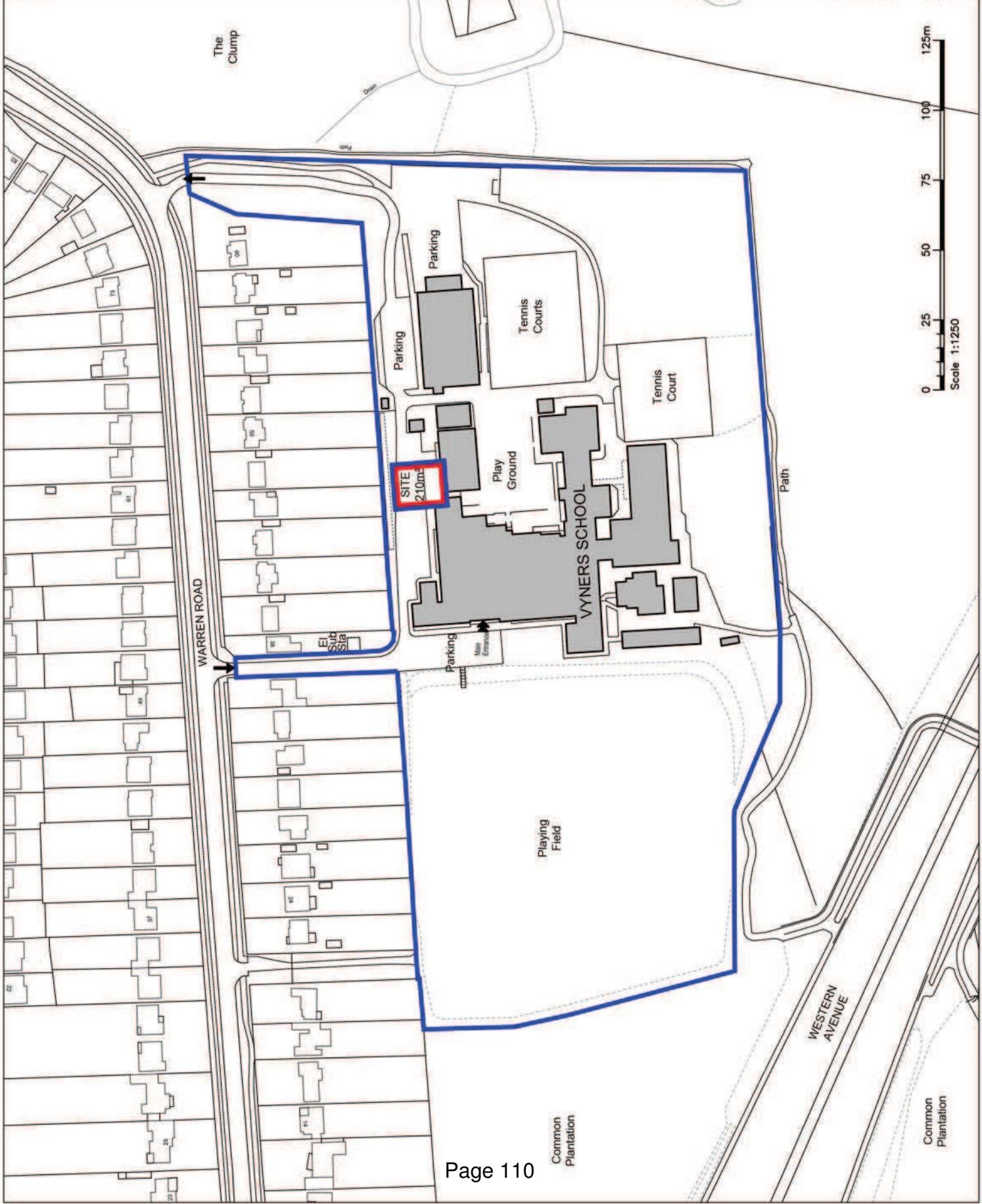
HILLINGDON
LONDON

RESIDENTS SERVICES
 CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, URBAN BRIDGE, WINDLESEX, UB8 3JW
 TEL: 01895 251 111 FAX: 01895 251 112
 MOB: 01895 277 224

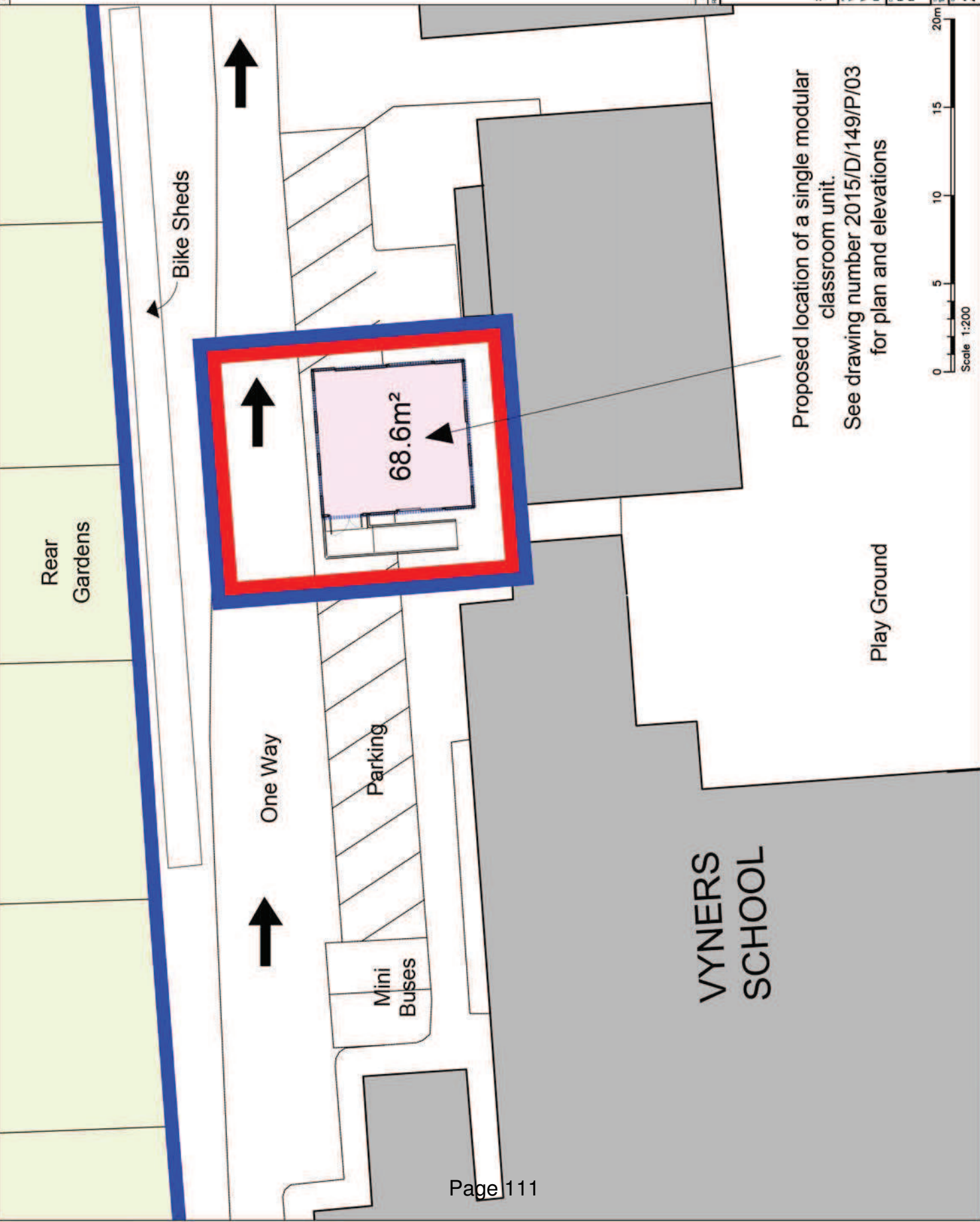
PROJECT: VYNERS SCHOOL
 WARREN ROAD
 ICKENHAM, UB10 8AB

SCALE: 1:1250 @ A3
 DATE: 10/03/15

2015/D/149/P/01



NOTES:
 The Contractor must verify all dimensions on the site before starting work.
 All dimensions shall be taken to the face of the structure unless otherwise stated.
 All dimensions shall be taken to the face of the structure unless otherwise stated.
 All dimensions shall be taken to the face of the structure unless otherwise stated.



Proposed location of a single modular classroom unit.
 See drawing number 2015/D/149/P/03 for plan and elevations



VYNNERS SCHOOL

Mini Buses

Parking

One Way

Bike Sheds

Rear Gardens

Play Ground

Revision	Number	Date

HILLINGDON
LONDON

RESIDENTS SERVICES
 CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, WINDLESS ROAD, WINDLESS COMMON, UXTON, MIDDLESEX, UB8 3PH
 TEL: 01895 251 111
 FAX: 01895 277 224

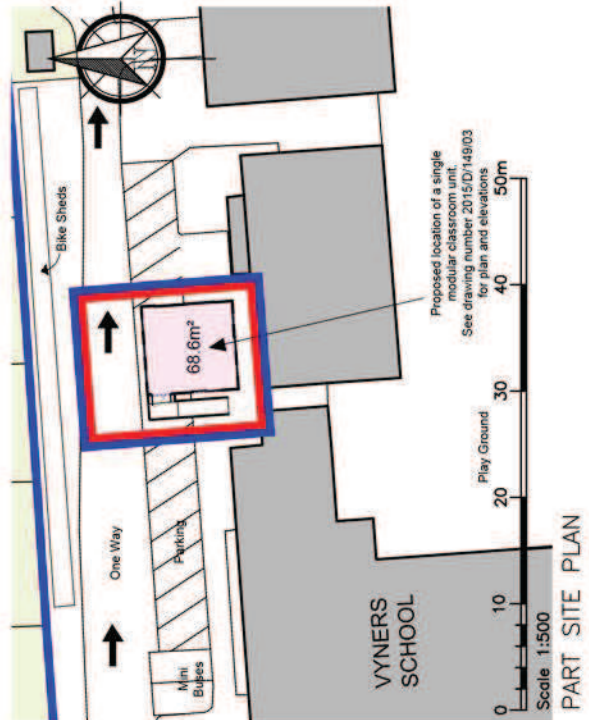
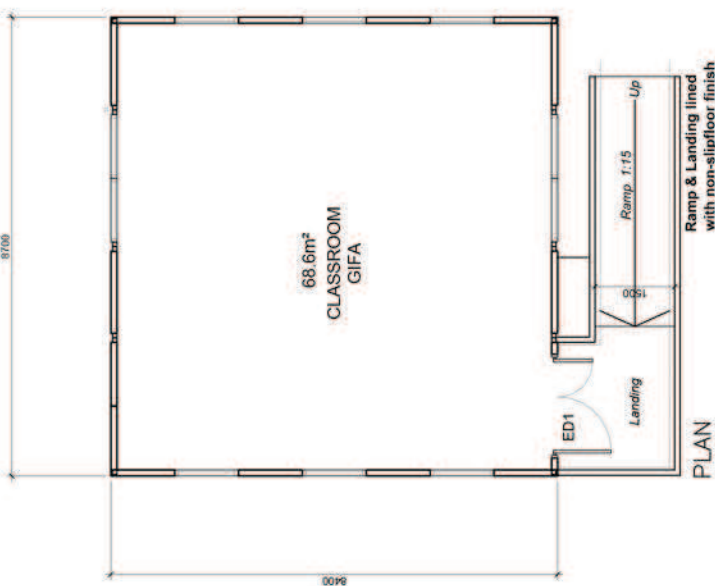
PROJECT:
 VYNNERS SCHOOL
 WARREN ROAD
 ICKENHAM, UB10 8AB

PROPOSED SITE PLAN
 FOR MODULAR CLASSROOM UNIT

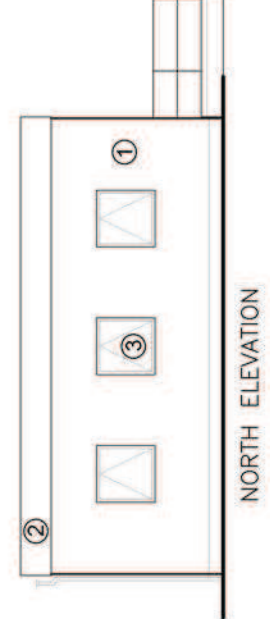
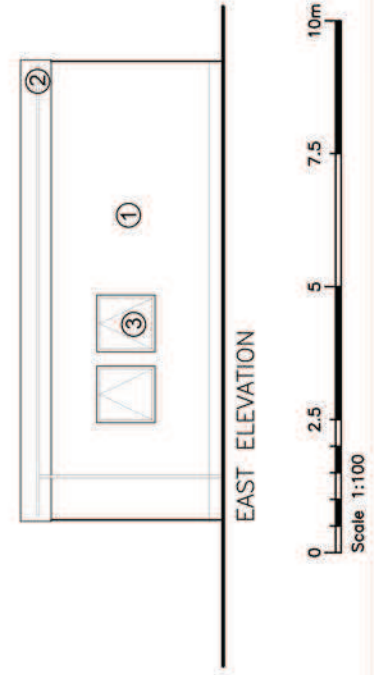
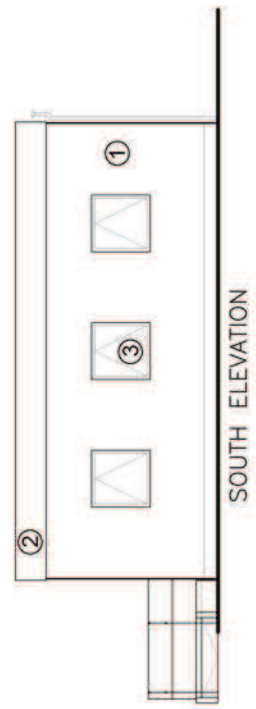
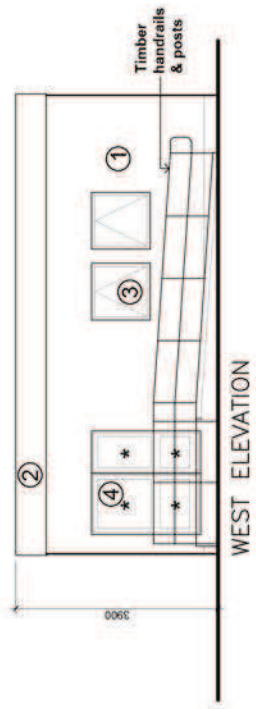
DATE:
 12/03/15
 DRAWN BY:
 SV
 10/03/15

2015/D/149/P/02

NOTES:
 The Contractor must verify all dimensions on the site before installation, commencing with the marking of any shop drawings. Any discrepancies must be reported immediately to the architect for resolution.
 © Hillingdon School / Hillingdon Trust (2015)



- ① FACTORY FINISHED TEXTURED CLADDING
- ② FLAT ROOF IN FELT FINISH
- ③ ALUMINIUM POWDER COATED WHITE WINDOW FRAMES
- ④ ALUMINIUM POWDER COATED WHITE DOOR FRAMES



Rev	Revision notes	Issue	Date

HILLINGDON LONDON	
CORPORATE LANDSCAPE GROUP 40/11, CHIC COTTAGE, HAYWOOD, WOODLES, URB LUM TEL: 01892 250 111 FAX: 01892 277 224	
PROJECT: VYNER'S SCHOOL WARREN ROAD ICKENHAM, UB10 8AB	
DRAWING TITLE: PROPOSED PLAN & ELEVATIONS FOR MODULAR CLASSROOM UNIT	
DRAWN BY: 1:100 @ A3	CHECKED BY: ST
DATE: 11/03/15	SCALE: SV
DRAWING NO: 2015/D/145/P/03	



Notes:

 Site boundary

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Site Address:

**Vyners School
 Warren Road
 Ickenham**

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

Planning Application Ref:

4514/APP/2015/1241

Scale:

1:1,250

Planning Committee:

Major Page 113

Date:

May 2015

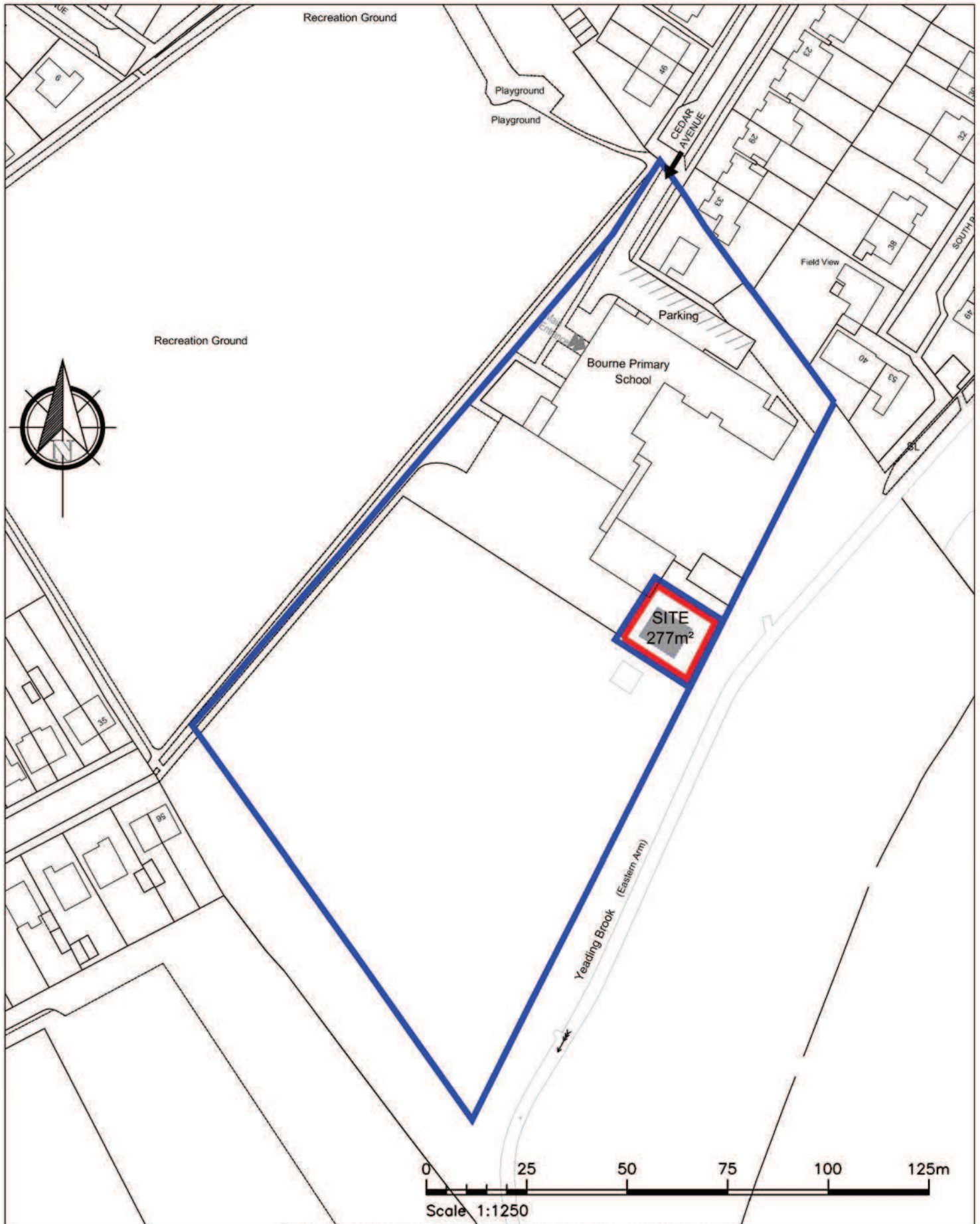


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BOURNE PRIMARY SCHOOL CEDAR AVENUE RUISLIP
Development: Erection of a 10.5m X 8.65m mobile classroom unit with associated external works.
LBH Ref Nos: 4328/APP/2015/1018

Date Plans Received: 19/03/2015 **Date(s) of Amendment(s):**
Date Application Valid: 19/03/2015



CORPORATE LANDLORD GROUP
 4N/11, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
 Tel: 01895 250111
 Fax: 01895 277224

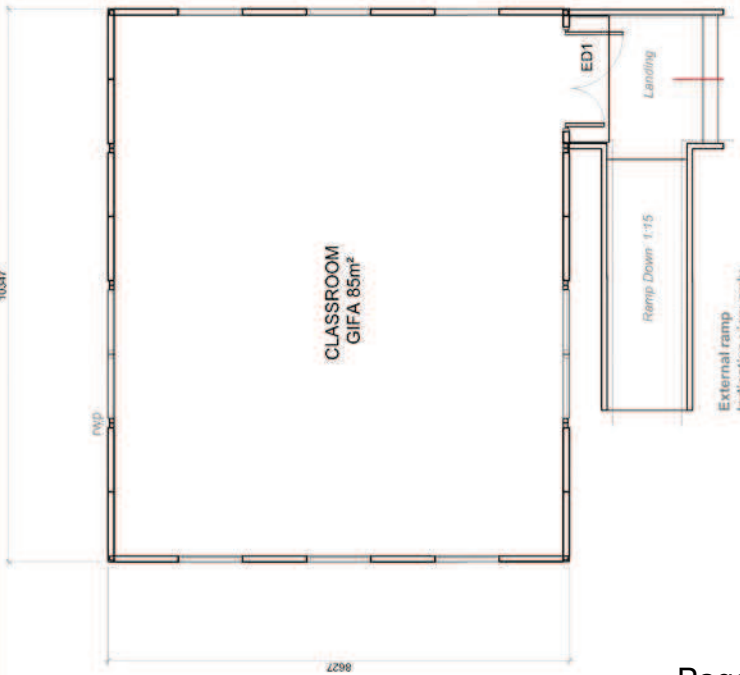
NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	A	Modular class unit position and school extension position amended	ST	09/04/15
Revision notes			Initials	Date
Project		BOURNE PRIMARY SCHOOL CEDAR AVENUE, RUISLIP HA4 6UJ	Scale 1:1250 @ A4	
Description		SITE LOCATION	Date 09/04/15	
Page 115			Checked by SV	
			Drawing No. 2015/D/145/01	
			Rev. A	





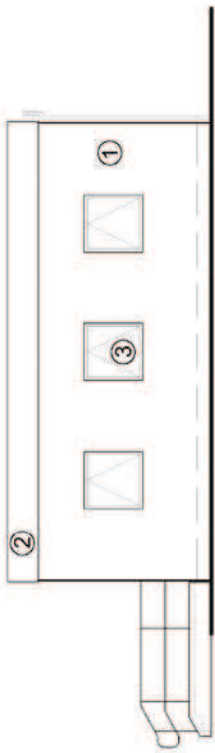
NOTES
 The contractor shall be responsible for the submission of all drawings to the relevant authorities for approval. The contractor shall be responsible for the submission of all drawings to the relevant authorities for approval.
 DO NOT SCALE DRAWINGS



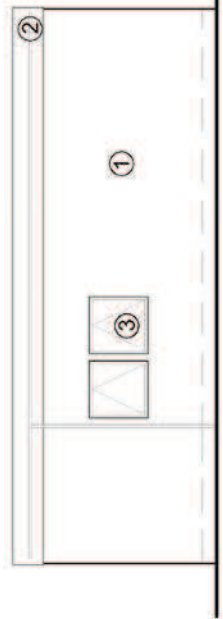
- ① FACTORY FINISHED TEXTURED CLADDING
- ② FLAT ROOF IN FELT FINISH
- ③ ALUMINIUM POWDER COATED WHITE WINDOW FRAMES
- ④ ALUMINIUM POWDER COATED WHITE DOOR FRAMES



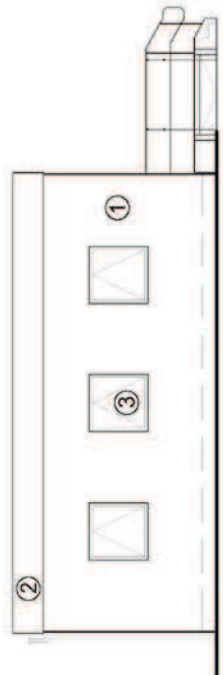
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

Client	Bourne Primary School	ST	000115
Project	Proposed site plan	Revision	001
Drawn		Scale	1:100
Checked		Date	08/11/15

HILLINGDON
LONDON

COMMERCIAL SERVICES
 80/715, 815/715, 825/715, 835/715, 845/715, 855/715, 865/715, 875/715, 885/715, 895/715, 905/715, 915/715, 925/715, 935/715, 945/715, 955/715, 965/715, 975/715, 985/715, 995/715

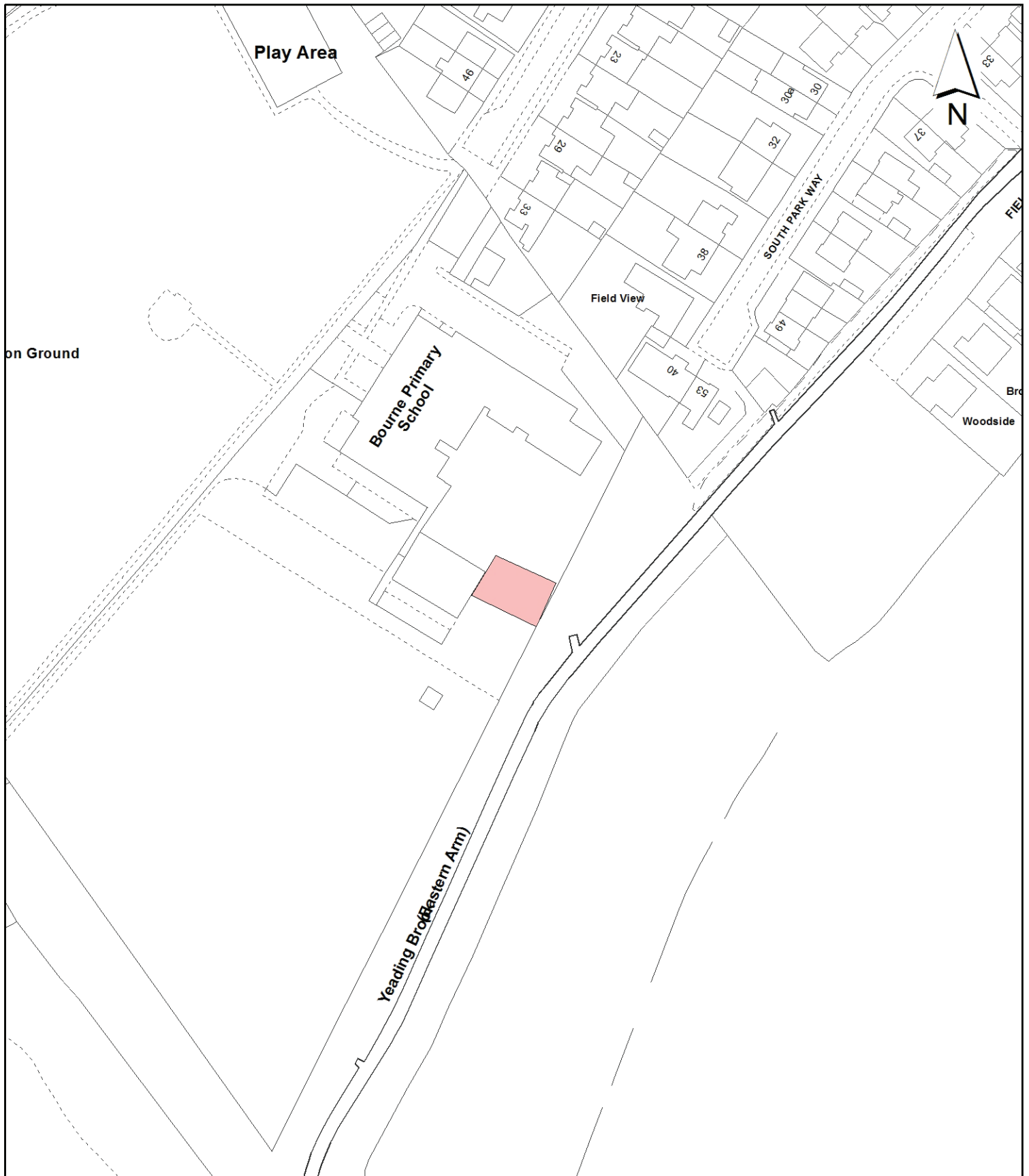
TEL: 01925 255 111
 FAX: 01925 277 234

PROPOSED FOR:
BOURNE PRIMARY SCHOOL
 CEDAR AVENUE
 RUSSUP HA4 6JJ

PROPOSED PLAN & ELEVATIONS
 FOR MODULAR CLASSROOM UNIT

DATE: 08/11/15
 DRAWN BY: SV
 CHECKED BY: BEH/HTS

PROJECT NO: 2015/D/145/P/03
 SHEET NO: A



Notes:

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Site Address:

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 Cedar Avenue
 Ruislip**

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

Planning Application Ref:

4328/APP/2015/1018

Scale:

1:1,250

Planning Committee:

Major Page 118

Date:

May 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 33-37 BELMONT ROAD UXBRIDGE

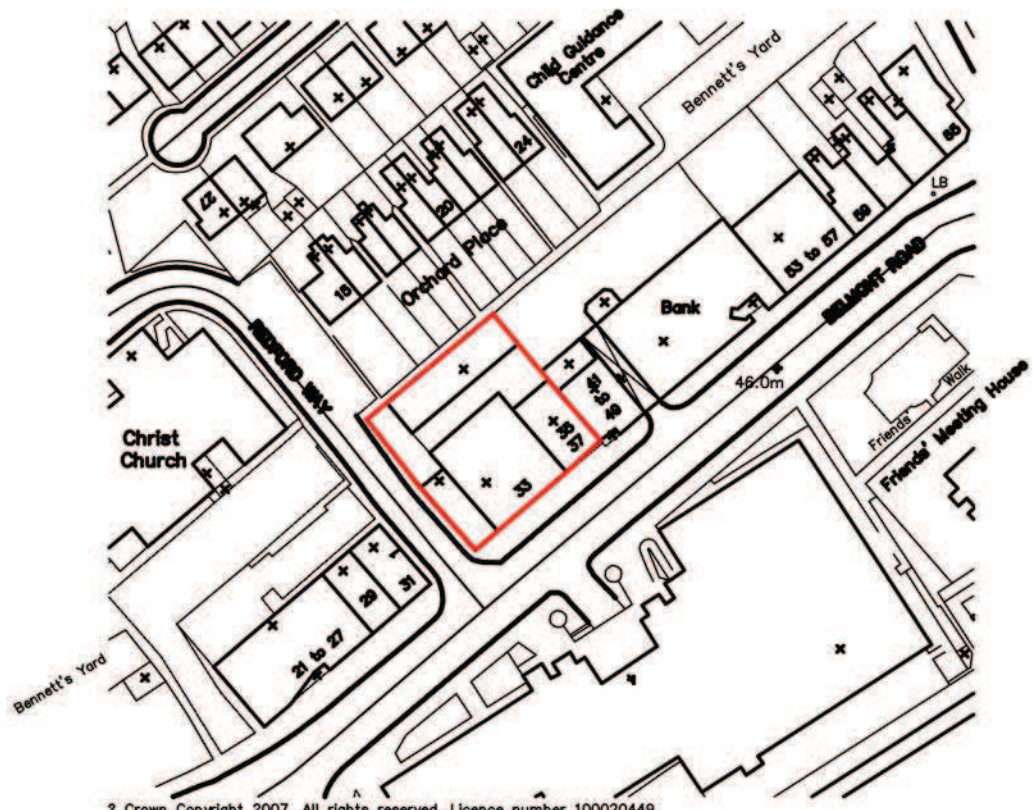
Development: Reserved matters (Landscaping) in compliance with conditions 2 and 7 of permission 45222/APP/2009/379 (Additional two storeys to existing building to provide 9 residential units, three storey side stairwell extension and alterations to existing detached outbuilding, involving demolition of part front entrance/gym (Outline application for approval of access, appearance, layout and scale.)

LBH Ref Nos: 45222/APP/2015/1005

Date Plans Received: 18/03/2015

Date(s) of Amendment(s):

Date Application Valid: 18/03/2015



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Rev.	Initials	Date

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 2. Do not scale this drawing – Check all dimensions on site.

Checked by

Project
Residential Development, Belmont Road, Uxbridge

Client **Dahlia Properties (Jersey) Ltd.**

Dwg Title
Location Plan

Drawn **AH**
 Date **MAR 2009**
 Scale@A4 **1:1250**

Dwg No.	Rev.
L01	1

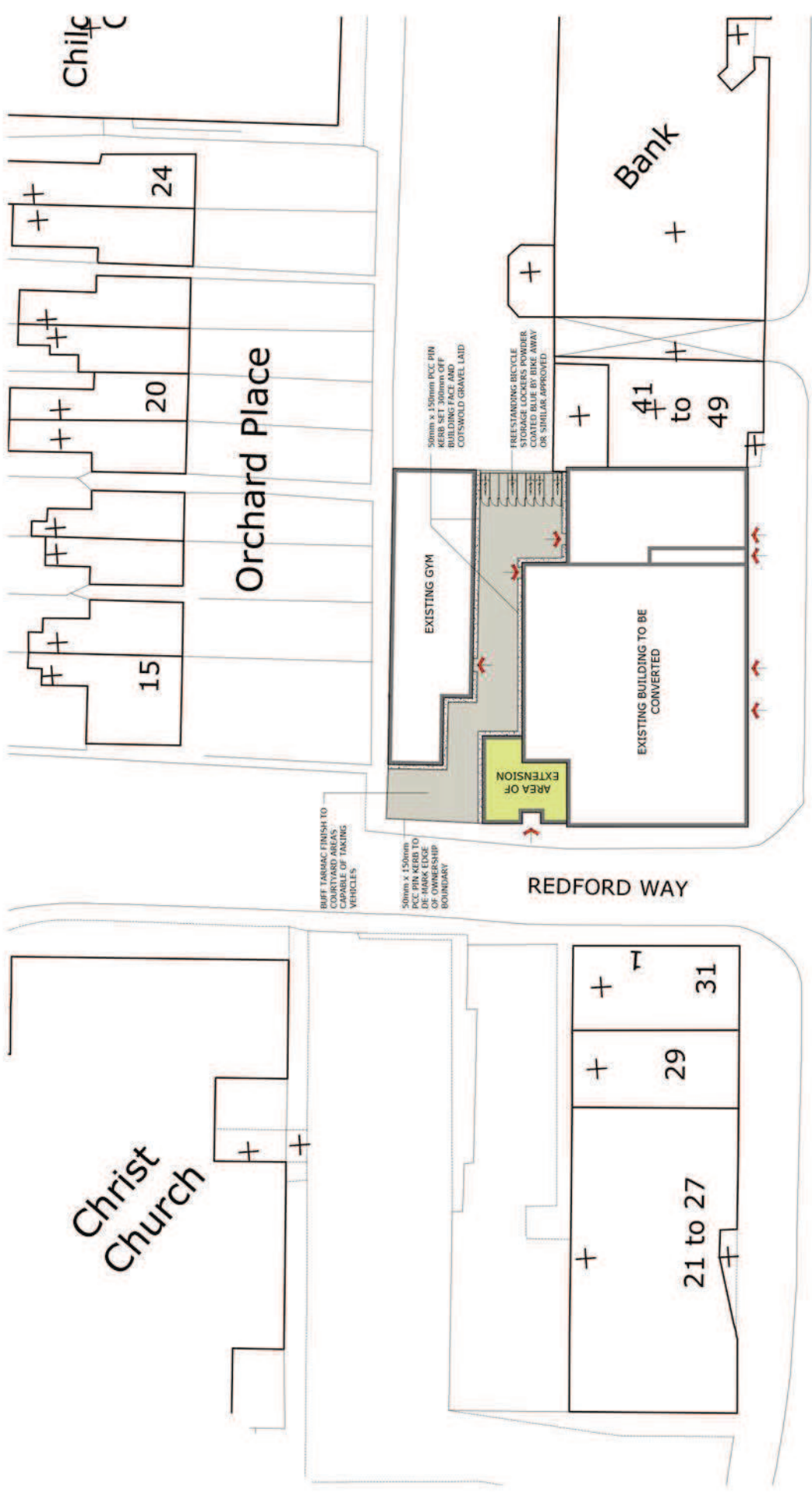
CASSIDY + ASHTON
 Architects Building Surveyors Planners Designers
 www.cassidyashton.co.uk caabs@cassidyashton.co.uk

7 East Cliff
 Preston Lancashire PR1 3JE
 Tel: 01772 825000 Fax: 01772 825000

1 Regency Chambers
 Jubilee way Bury Greater Manchester BL9 0JW
 Tel: 0161 762 5800 Fax: 0161 762 5801

Cheshire House
 Gorsey Lane Widnes WAB 0RP
 Tel: 0151 4236914 Fax: 0151 4236915





**BELMONT ROAD - UXBRIDGE
LANDSCAPING PLAN**

8007 - P24
SCALE - 1:200 @ A3



Cassidy+Ashton

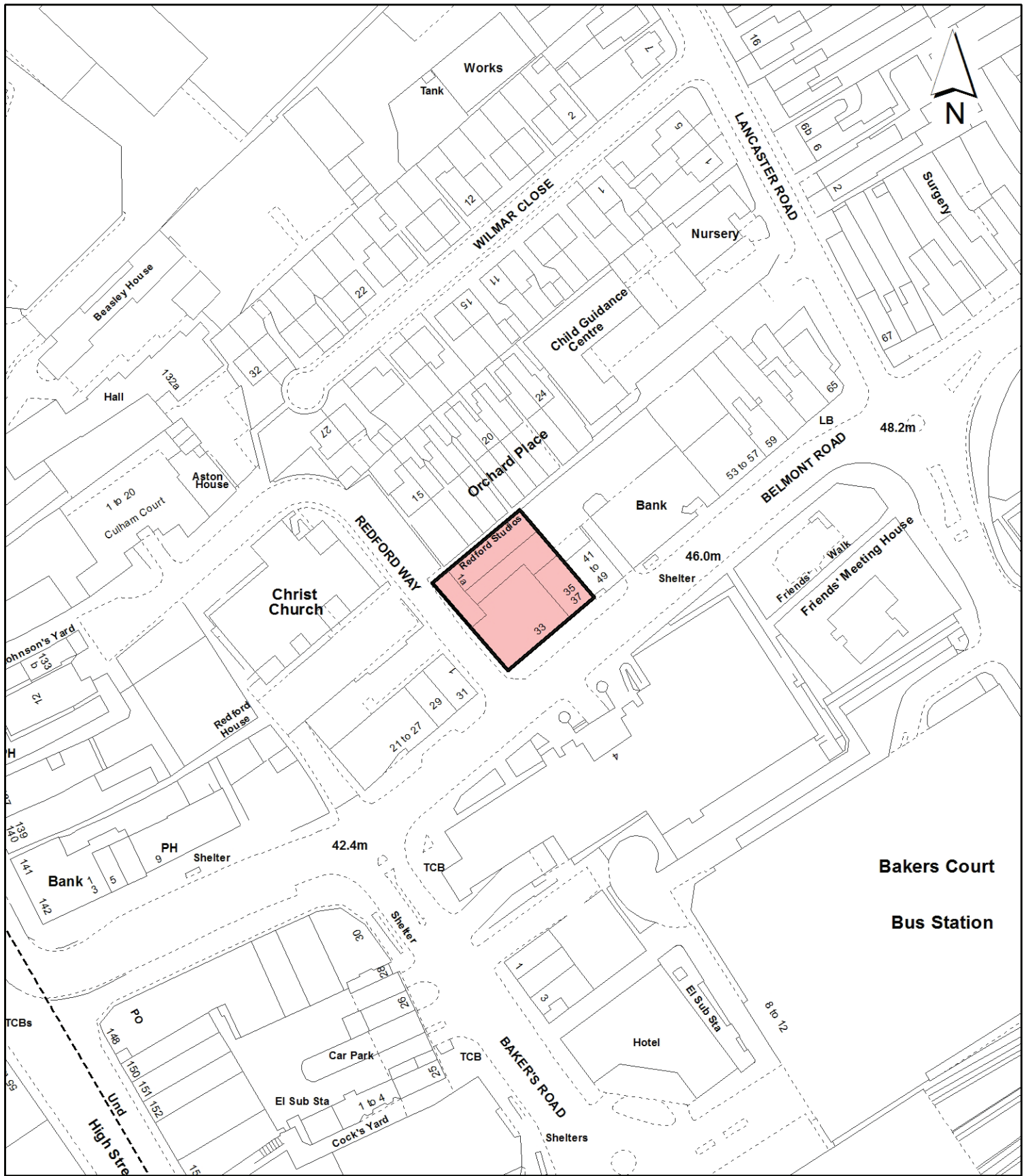
www.cassidyashton.co.uk

ARCHITECTURE BUILDING SURVEYING TOWN PLANNING

Preston Office: 7 East Cliff, Preston, Lancashire, PR1 3JE
 Chester Office: Cassidy House, Station Road, Chester, CH1 3DW

T: 01772 258356
 F: 01244 402900

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Site Address:

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

Planning Application Ref:
45222/APP/2015/1005

Scale:
1:1,250

Planning Committee:
Major Page 122

Date:
May 2015



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