



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

To be determined

Date: THURSDAY, 12 JUNE 2014

Time: 6.00 PM

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

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

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This Agenda is available online at:

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

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INVESTOR IN PEOPLE

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Please enter from the Council's main reception where you will be directed to the Committee Room.

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A useful guide for those attending Planning Committee meetings

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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 Matters that have been notified in advance or urgent
- 4 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 with a Petition

	Address	Ward	Description & Recommendation	Page
5	Garage Block Site Culvert Lane Uxbridge 69659/APP/2013/3796	Uxbridge South	Demolition of existing garage block and construction of bungalow with associated parking and external works. Recommendation : Approval	1 - 18 114 - 121

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Unit 4 4 Longwalk Road Stockely Park 61233/APP/2014/1145	Botwell	Extensions, refurbishment, and alterations to existing office building, together with associated works, including landscaping and alterations to car parking. Recommendation : Approval subject to a S106 Agreement.	19 - 42 122 - 142

7	Brunel University Kingston Lane Uxbridge 532/APP/2014/30	Brunel	Construction of a research building, together with associated substation, stores, car parking access and landscaping. Recommendation : Approval subject to a S106 Agreement	43 - 86 143 - 153
8	103, 105 & 107 Ducks Hill Road Northwood 64345/APP/2014/1044	Northwood	Variation of conditions 12 (approved plans), 20 (cycle storage) and 26 (car parking) of planning permission ref. 64345/APP/2011/1945 dated 11/01/2012 to allow alterations of the external appearance of the building and relocation of the cycle store. Recommendation : Approval subject to a S106 Agreement	87 - 112 154 - 162

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Report of the Head of Planning, Sport and Green Spaces

Address	GARAGE BLOCK SITE CULVERT LANE UXBRIDGE		
Development:	Demolition of existing garage block and construction of bungalow with associated parking and external works.		
LBH Ref Nos:	69659/APP/2013/3796		
Drawing Nos:	Arboricultural Impact Survey (revised) Design & Access Statement Flood Risk Assessment Dates of Use of Garages 2013-D119-P-06 Rev B Typical Section 2013-D119-P-05 Rev B Proposed Elevations 2013-D119-P-04 Rev B Proposed Floor & Roof Plan 2013-D119-P-01 Rev A Site Location Plan 2013-D119-P-02 Rev B Existing Site Plan Topographical and Tree Survey 2013-D119-P-03 Rev D Proposed Site Plan		
Date Plans Received:	19/12/2013	Date(s) of Amendment(s):	19/12/2013
Date Application Valid:	19/12/2013		19/03/2014 24/12/2013 07/05/2014

DEFERRED ON 25th March 2014 FOR SITE VISIT .

The application was deferred at the Major Applications Committee on 25th March 2014 to allow for a member site visit which took place on Friday 4th April and for officers to address two queries/concerns raised by the committee Members:

1. Concerns were raised relating to waste collection works in the area.

Officer Response: The Council's Waste Strategy Team has provided the following comments:

I have checked with the Refuse Supervisor and although Culvert Lane is narrow we do use a normal sized RCV for collections there.

Our suggestion would be for the resident of the proposed development to leave the waste and recycling at the top of their drive, near the access point from Culvert Lane. We are now asking for 'curtilage' collections (namely top of the drive abutting the road) as standard, so this is in line with our usual requirements/request.

To conclude, the proposal would not cause significant disruption to the current waste collection arrangements.

2. Concerns were raised over the ownership of the trees on the site.

Officer Response: The Council's Corporate Property & Construction Team have submitted a copy of the title deeds and revised plans confirming the locations and ownership of the trees. A Certificate B Notice has been served on the owners of the adjoining land.

The land is Bono Vacanta as it was previously in the ownership of a dissolved company

registered in England; accordingly the land is dealt with/under the control of the Treasury Solicitor. The Treasury Solicitor has written granting consent for the removal of trees which could be dangerous and this criteria applies to all trees shown for removal on the latest submission.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

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

2013/D119/P/01 Rev A Site Location Plan
2013/D115/P/02 Rev B Existing Site Plan Topographical and Tree Survey
2013/D115/P/03 Rev D Proposed Site Plan
2013/D115/P/04 Rev B Proposed Floor & Roof Plan
2013/D115/P/05 Rev B Proposed Elevations
2013/D115/P/06 Rev B Typical Section

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

REASON

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

3 RES7 Materials (Submission)

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

- i) Bricks
- ii) Rooflight (conservation type)
- iii) Roof and hip tiles
- iv) Windows and doors
- v) Paving stones
- vi) Front boundary treatment (to include piers, gate and railings).

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

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

REASON

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

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

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

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

2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts for two vehicles
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting

3. Schedule for Implementation

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

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

REASON

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

5 RES10 Tree to be retained

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

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape

Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

6 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

7 NONSC Soil Contamination

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

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

REASON

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

8 RES15 Sustainable Water Management (changed from SUDS)

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

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

The scheme shall also demonstrate the use of methods to minimise the use of potable

water through water collection, reuse and recycling and will:

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

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

REASON

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

9 RES16 Code for Sustainable Homes

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

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

REASON

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

10 RES18 Lifetime Homes/Wheelchair Units

The development hereby approved shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

11 NONSC Handrails

Prior to occupation of the development, details of handrails for the access footpath (gradient 1:15) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter they shall be installed and retained in accordance with the approved details.

REASON

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

12 RES24 Secured by Design

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

REASON

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

13 NONSC Access/Parking Layout

Prior to commencement of works, details of the access and parking layout shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of highway and pedestrian safety in accordance with policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
LPP 3.5	(2011) Quality and design of housing developments
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
NPPF	

3 I6 Property Rights/Rights of Light

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

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

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5 147 Damage to Verge

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

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

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

6

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

7

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require

further information please refer to the Council's Website, www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an existing garage block located at the rear of 31-35 Culvert Lane. The site is bordered to the east by the Grand Union Canal and to the south and south-west by the rear gardens of 19, 20 and 21 Church Close. Uxbridge Moor Conservation Area is located along the northern site boundary. The application site is located within Flood Zone 2.

3.2 Proposed Scheme

Planning permission is sought for the demolition of an existing garage block and construction of a bungalow with associated parking and external works. The dwelling would comprise of a kitchen, lounge/dining room, bathroom, two bedrooms and en-suite shower/WC. No additional floorspace is proposed within the roofspace. A gently sloping path with a 1:15 gradient would be provided to ensure level access into the dwelling. A covered driveway along the north elevation of the proposed dwelling would provide two on-site parking spaces.

3.3 Relevant Planning History

Comment on Planning History

There is no previous planning history on this site.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

H4	Mix of housing units
LPP 3.5	(2011) Quality and design of housing developments
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th February 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 47 local owners/occupiers. Six responses were received:

- i) concern over access to rear of 19 Church Close
- ii) insufficient access/turning space from Culvert Lane
- iii) impact on access to canal towpath and public footpath
- iv) building is not in keeping with existing houses
- v) access and deliveries during construction - no turning space for large vehicles
- vi) overcrowding of the site
- vii) the access report is flawed and makes no account of the area in front of the garages being the only turning point
- viii) the tree report is incorrect - trees to be removed are not dead or dying as stated in tree report
- ix) applicant needs to consider and address impact on ecology/local wildlife
- x) consultation letter was received late, so had less time to respond
- xi) impact on rights of access to privately owned road leading to garages at rear of 31-33 Culvert Lane
- xii) access for ambulances

One petition of objection has been received with 20 signatures.

Canal & River Trust:
No objection received.

RE-CONSULTATION dated 13 May 2014

Re-consultation letters were sent to 47 local owners/occupiers following the submission of revised plans. Two responses have been received at the time of this report:

- i) loss of turning space for vehicles during and after construction
- ii) how will rubbish be collected?
- iii) wall of garages form part of the boundary with property in Church Close

Internal Consultees

Access Officer:

The Council's Access Officer provided detailed comments on the original submission. The applicant has submitted revised plans replacing the access ramp with a sloping path (gradient of 1:15) and the Access Officer's comments on the amended plans are set out below:

The design now is much better. To my mind, a gradient of 1:15 would require handrails for the

construction to be signed off by a building inspector.

Provided the provision of handrails is acceptable from a planning perspective, and does not detract from the principles of good design, the application is acceptable from an accessibility position.

Conservation Officer:

This is a backland site that is adjacent the Uxbridge Moor Conservation Area, but it also faces the Grand Union Canal. The immediate surrounding area is characterised by inter-war suburban housing laid out in regular layouts and the odd Victorian building relating to the canal. The position of the site means that any development will have an effect on the canalside location, but also the significance of the adjoining heritage asset. Therefore, it is important that any development sustains and enhances this significance. Currently, there are a number of single storey structures on the site of no special interest.

The construction of a single storey property on the site is acceptable in principle. The existing garages are obtrusive, and the proposed bungalow is on a smaller plan. This is a sensitive location, facing the Grand Union Canal, and I am therefore keen that it enhances and contributes positively to the appearance of the area. The proposed property aligns with the neighbouring garages/housing facing the canal and it will be constructed of traditional materials. It has good proportions and the positioning of the dwelling within the plot gives adequate (if limited) garden space. It provides a quality residential environment.

However, it could be let down by poor quality materials/detailed design. I would therefore suggest that the following are conditioned:

Bricks, rooflight (conservation type), roof tiles, hip tiles, a window and door schedule, paving stones and a detail of the front boundary treatment (to include piers, gate and railings).

CONCLUSION: Acceptable as proposed. The proposal will sustain the significance of the adjoining heritage asset.

Highways:

Further to undertaking the assessment of the above planning application, I can confirm Highways has no objection to the proposal, on condition the applicant provides scaled detail drawings of the access and parking layout in compliance with Hillingdon's highway design standards for approval prior to commencement of works.

Trees/Landscape Officer:

The site is occupied by a garage court with 6No. garages situated immediately to the west of the Grand Union Canal, south of Culvert Lane and to the north of the rear gardens of 19-21 Church Close. The court lies immediately to the south of the Uxbridge Moor Conservation Area. Its northern boundary is defined by a low tree-lined embankment. The vehicle access from Culvert Lane enters the site along the east boundary, which also provides a right of way to the rear garden of 19 Church Lane.

The proposal is to demolish the existing garage block and construct a bungalow with associated parking and 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.

· The Design & Access Statement briefly describes the existing landscape and proposals for the

site at 3.5.

- An Arboricultural Impact Survey has been carried out with reference to BS5837:2005. This BS was amended and re-published in 2012. However, in this case, the analysis of the trees and conclusions reached are relevant.
- The survey confirms that the 3No Leyland Cypress are very poor specimens, which are not worthy of retention. The (off-site) sycamore and on-site group of ash are rated 'B' (fair quality and value) whose retention can be justified.
- Hillingdon drawing No. 2013/D115/P/03, Proposed Site Plan, indicates the retention of the off-site sycamore on the northern boundary. All other trees within the site on this boundary are to be removed to facilitate the development.
- By way of mitigation the soft landscape layout shows 2No. new/replacement trees. These will need to be carefully selected so that they do not become too large/dominant within the small space available.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS:

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

INFORMATIVE:

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

Sustainability/Flood Risk Officer:

The applicant has submitted a Flood Risk Assessment as part of this application. The Flood Risk Assessment is robust and concludes that the site is actually located within Flood Zone 1 and at a lower risk of flooding (1 in 1000 years flood event). Accordingly, adequate mitigation of flood risk can be provided by the use of normal sustainable drainage techniques and adequate methods of surface water management would be provided at detailed design stage. This can be secured by way of a drainage condition attached to any consent granted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the principle of new residential development can therefore be considered acceptable in the context of Policy H4 which encourages the provision of a mix of housing unit sizes, including one bedroom units. Both London Plan policies and the National Planning Policy Framework (NPPF) encourage the delivery of new homes and the use of previously developed land.

The proposed scheme would demolish an existing block of garages located at the end of Culvert Lane which would be replaced with a two-bed bungalow. There is no objection in principle to the demolition of the existing garages and redevelopment of the site for residential purposes, subject to compliance with all other relevant policies and guidance. This would include the impact of the proposal upon the character and appearance of the street scene and the neighbouring Uxbridge Moor Conservation Area, the amenity of nearby residents and the future occupiers of the proposed dwelling as well as parking provision, access arrangements and the provision of adequate waste and recycle facilities. These issues will be discussed in the remaining sections of the report.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect Conservation Areas from inappropriate developments. The Uxbridge Moor Conservation Area is located along the northern site boundary. The scale and design of the proposed bungalow is considered to be acceptable and would not have a detrimental impact on the character and appearance of the neighbouring Uxbridge Moor Conservation Area. The Council's Conservation Officer raises no objection to the proposed scheme.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policy 7.4 of the London Plan (July 2011) requires developments to contribute towards the character and appearance of the surrounding buildings.

The street scene comprises of two-storey detached and semi-detached dwellings to the north and south. The proposed dwelling would be single storey and so would not appear dominant in its scale. It is considered that the proposed dwelling would be of an acceptable design and would not be visually intrusive. As such, it is considered that the proposed dwelling would not have a detrimental impact on the character and appearance of the surrounding area.

The proposed scheme is therefore considered to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012) and Policy 7.4 of the London Plan (July 2011).

7.08 Impact on neighbours

Under Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), planning permission would not be granted for new buildings which would result in a significant loss of residential amenity by reason of their siting, bulk and proximity, whilst Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect the privacy of occupiers and neighbours.

The proposed bungalow would not provide rooms in the roof and so would not result in overlooking of the rear gardens of adjacent properties. The existing 1.8m high brick wall along the southern boundary with 19, 20 and 21 Church Close shall be retained as part of the proposed scheme along with a 1.8m high close boarded fence on the northern boundary. As such it is considered that adequate privacy would be provided to future occupiers and neighbouring properties, and would not result in a significant loss of amenity for residents.

The proposed scheme is therefore considered to comply with Policies BE21 and BE24 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Policy 3.5 of the London Plan (July 2011) states that developments should reflect the internal floor space standards set out in Table 3.3; Single storey 2 bed, 4 persons dwellings should have a minimum floorspace of 70 sq.m. The proposal would provide 86.5 sq.m of internal floorspace and so would provide an acceptable amount of living space, in

compliance with Policy 3.5 of the London Plan (July 2011).

In relation to external amenity space, Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents, and for the amenity space to be usable in terms of its shape and siting. The proposed scheme would provide 71 sq.m of external amenity space. This is considered to be an acceptable amount of external amenity space for the dwelling, thereby complying with Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that developments do not result in unacceptable levels of traffic or detrimental impact on highway and pedestrian safety.

The application site comprises a council owned block of garages located at the end of Culvert Lane next to a public footpath to Church Close. The garages have been vacant for over 6 months and are no longer required by the Council. As such, there is no objection to the loss of the vacant garages.

Concerns were raised during the public consultation over the impact the proposal would have on vehicular access to and from Culvert Lane, particularly in regards to space for turning. The Council's Highways Engineer has assessed the proposed scheme and considers the application to be acceptable in terms of access and the amount of traffic generated by the proposed dwelling. It is considered that adequate turning space would be retained. The proposal is not considered to cause harm to users of the canal towpath and the public footpath to Church Close.

It is therefore considered that the proposed scheme complies with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to provide acceptable levels of parking. Two on-site parking spaces would be provided within a covered driveway along the north elevation, which would be located behind a 1.8m high close boarded gate. Storage for one bicycle would be provided in a secure cycle store within the rear garden. As such, the proposal would provide an adequate level of parking in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The proposed development would not raise any urban design or access issues. A condition is recommended to ensure the scheme complies with the principles of Secure By Design.

7.12 Disabled access

The applicant's design and access statement confirms that the proposed development would comply with Lifetime Homes Standards and part M of the Building regulations. Relevant conditions would be attached should approval be granted to ensure the criteria are met.

Due to the varying levels of the site, level access into the building was provided by way of an access ramp, which was considered to visually unacceptable. The proposed access ramp has been removed and replaced with a gently sloping path (gradient 1:15) in order to reduce the visual impact. The Council's Access Officer considers the revised access into the building to be acceptable subject to the provision of handrails. Details of the

proposed handrails can be provided by condition on any consent granted.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012) advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided when necessary.

The proposal would remove a number of trees to facilitate the development and would retain an existing tree on the other side of the northern site boundary. Two new trees would be provided in the front and rear gardens of the dwelling. Further details of landscaping would be provided through a landscaping condition attached to any consent granted. The Council's Trees/Landscape Officer raises no objection to the loss of the existing trees and it is not considered that the proposal would have a detrimental impact on the local ecology.

7.15 Sustainable waste management

Refuse bins would be stored in the rear garden of the property and moved to the front of the property on waste collection days where they would be collected as part of the existing refuse collection service for Culvert Lane. Details of refuse storage can be provided by way of a condition on any consent granted.

7.16 Renewable energy / Sustainability

The applicant's Design and Access Statement indicates that the scheme has been designed to achieve Level 4 of the Code for Sustainable Homes. Given the modest scale of the scheme, the achievement of Code Level 4 is considered to demonstrate that sufficient consideration has been given to sustainability issues. Confirmation that the dwelling achieves Level 4 shall be provided by way of a condition on any consent granted.

7.17 Flooding or Drainage Issues

The application site is located next to the Grand Union Canal and the site lies partly within Flood Zone 2. The applicant has submitted a Flood Risk Assessment as part of this application. The Flood Risk Assessment concluded that the site is actually located within Flood Zone 1 and at a lower risk of flooding (1 in 1000 years flood event) and that adequate methods of surface water management would be provided at detailed design stage. This can be secured by way of a drainage condition attached to any consent granted.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Six responses were received during the public consultation raising a number of concerns. Points ii), iii), iv), v), vi), vii), viii), ix) and xii) have been addressed elsewhere in this report.

Points i) and xi) are in relation to rights of access. The issue of rights of way is a civil matter and not a material planning consideration.

Point x) refers to a consultation letter arriving late. The Council carried out the consultation in accordance with statutory guidelines and delays in external postal systems are out of the Council's control.

Following the submission of revised plans, a public re-consultation was carried out. Two responses have been received at the time of this report. The issues raised have been addressed elsewhere in this report.

7.20 Planning obligations

The proposal is for one new residential dwelling and would not require a education contribution as it would not lead to an increase of more than 6 habitable rooms. As such no planning contributions have been sought in this instance.

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £185.99.

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 to this application.

10. CONCLUSION

Planning permission is sought for the demolition of an existing garage block and construction of a bungalow with associated parking and external works.

It is considered that the proposal would not have a detrimental effect on the street scene or on the residential amenities of nearby properties. The proposal would provide adequate levels of internal floor space and private amenity space for future occupiers.

The proposal complies with Policies AM7, AM14, BE4, BE13, BE19, BE20, BE23, BE24 and H4 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012) and the London Plan (July 2011). It is therefore recommended that the application is approved.

11. Reference Documents


Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
London Plan (July 2011)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Garage Block Site Culvert Lane Uxbridge	
Planning Application Ref:	Scale
69659/APP/2013/3796	1:1,250
Planning Committee	Date
Major Committee	June 2014

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address UNIT 4 4 LONGWALK ROAD STOCKLEY PARK MIDDLESEX

Development: Extensions, refurbishment, and alterations to existing office building, together with associated works, including landscaping and alterations to car parking.

LBH Ref Nos: 61233/APP/2014/1145

Drawing Nos:

- 1308-20.102 Rev P1
- 1308-10.255 Rev P1
- 1308-10.271 Rev P1
- 1308-10.272 Rev P1
- 1308-10.273 Rev P1
- 1308-10.274 Rev P1
- 1308-10.275 Rev P1
- 1308-20.101 Rev P1
- 1308-20.201 Rev P1
- 1308-20.202 Rev P1
- 1308-20.203 Rev P1
- 1308-20.204 Rev P1
- 1308-20.205 Rev P1
- 1308-20.251 Rev P1
- 1308-20.252 Rev P1
- 1308-20.253 Rev P1
- 1308-20.254 Rev P1
- 1308-20.255 Rev P1
- 1308-20.271 Rev P1
- 1308-20.272 Rev P1
- 1308-20.273 Rev P1
- 1308-20.274 Rev P1
- 1308-20.275 Rev P1
- 1308-00.101 Rev P1
- 1308-10.101 Rev P1
- 1308-10.201 Rev P1
- 1308-10.202 Rev P1
- 1308-10.203 Rev P1
- 1308-10.204 Rev P1
- 1308-10.251 Rev P1
- 1308-10.252 Rev P1
- 1308-10.253 Rev P1
- 1308-10.254 Rev P1

Design and Access Statement - 28/03/2014
Flood Risk Assessment - March 2014
Drainage Design Statement
Transport Statement - 28/03/2014
Sustainability Statement - March 2014 (Rev 1)
Planning Statement - March 2014
Energy Statement - March 2014 (Rev 1)
Air Quality Statement - 15/04/2014

Date Plans Received: 01/04/2014 **Date(s) of Amendment(s):**
01/04/2014

Date Application Valid:

1. SUMMARY

The application seeks planning permission for development of Stockley Arena to provide additional office accommodation, including a single-storey extension to the central rotunda and to the southern wing to create a new second floor, together with a two-storey extension above the existing refuse storage and deliveries area to the north.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the site, the wider business park, or the nearby locally listed buildings. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and it is 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, accordingly, approval is recommended subject to the completion of a S106 Legal Agreement.

2. RECOMMENDATION

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

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

1. Highways: to secure all necessary works and the provision of a Travel Plan, including Sustainable Transport Measures.

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

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 01/07/2014, or such other date as agreed by the Head of Planning, Green Spaces and Culture, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning

permission for the following reason:

'The applicant has failed to provide an appropriate legal commitment to ensure the operation of a Travel Plan associated with the development. In the absence of an appropriate travel plan the development would fail to adequately encourage sustainable modes of transport or reduce the need to travel by private motor vehicle, the development would therefore be contrary to Policies 6.1 and 6.11 of the London Plan.'

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

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

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1308-00.101 Rev P1; 1308-10.101 Rev P1; 1308-10.201 Rev P1; 1308-10.202 Rev P1; 1308-10.203 Rev P1; 1308-10.204 Rev P1; 1308-10.251 Rev P1; 1308-10.252 Rev P1; 1308-10.253 Rev P1; 1308-10.254 Rev P1; 1308-10.255 Rev P1; 1308-10.271 Rev P1; 1308-10.272 Rev P1; 1308-10.273 Rev P1; 1308-10.274 Rev P1; 1308-10.275 Rev P1; 1308-20.101 Rev P1; 1308-20.102 Rev P1; 1308-20.201 Rev P1; 1308-20.202 Rev P1; 1308-20.203 Rev P1; 1308-20.204 Rev P1; 1308-20.205 Rev P1; 1308-20.251 Rev P1; 1308-20.252 Rev P1; 1308-20.253 Rev P1; 1308-20.254 Rev P1; 1308-20.255 Rev P1; 1308-20.271 Rev P1; 1308-20.272 Rev P1; 1308-20.273 Rev P1; 1308-20.274 Rev P1; 1308-20.275 Rev P1, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
Design and Accessibility Features (Design and Access Statement - 28/03/2014)
Highways Mitigation Measures (Transport Statement - 28/03/2014)
Planning Statement - March 2014
Energy Reduction Measures (Energy Statement - March 2014 (Rev 1) and Sustainability Statement - March 2014 (Rev 1))
Air Quality Mitigation Measures (Air Quality Statement - 15/04/2014)

Thereafter the development shall be retained/maintained in accordance with these details

for as long as the development remains in existence

REASON

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

4 COM7 Materials (Submission)

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

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

REASON

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage (covered and secure)

2.b Cycle Storage (covered and secure)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration of the provision of 8 disabled spaces, 7 spaces served by active electrical charging points, and 3 spaces served by passive electrical charging points, and 3 motorcycle spaces)

2.e Hard Surfacing Materials

2.f External Lighting

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

3. Details of Landscape Maintenance

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

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

the approved details.

REASON

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

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

7 NONSC Living Walls and Roofs

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

REASON

To ensure the development contributes to a number of sustainability objectives in compliance with policy EM1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.11 of the London Plan (July 2011).

8 NONSC PV Panels

Prior to commencement of development a detailed roof plan shall be submitted showing the type and location of photovoltaic panels in accordance with the recommendations made in the Energy Assessment (March 2014). The plan shall be accompanied by a statement as to how the PV panels will be managed and maintained and their output

monitored throughout the lifetime of the development. The development must proceed in accordance with the approved plan and statement.

REASON

To ensure the development contributes to a number of sustainability objectives and delivers carbon reductions in compliance with policy EM1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.2 of the London Plan (July 2011).

9 COM15 Sustainable Water Management

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

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

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

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

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

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

10 NONSC Imported Soils

All imported soils used for landscaping purposes including soils shall be clean and free of contamination.

REASON

To ensure that the users of the school development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained

thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with policies AM13 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 3.1, 3.8 and 7.2 of the London Plan (July 2011).

12 COM31 Secured by Design

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
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
BE10	Proposals detrimental to the setting of a listed building
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 4.1	(2011) Developing London's economy
LPP 4.2	(2011) Offices
LPP 4.4	(2011) Managing Industrial Land & Premises
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.5	(2011) Decentralised energy networks
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime (2011) Local character

LPP 7.4	
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

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 I14C Compliance with Building Regulations Access to and use of

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

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

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

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

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

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

This is not a comprehensive list of Building Regulations legislation. For further

information you should contact Building Control on 01895 250804/5/6 and 8.

5 115 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.

6 158 Opportunities for Work Experience

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

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

7 160 Cranes

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is a three-storey office building, located on the western side of Longwalk Road, in the southwest corner of Stockley Park. The current tenants of the building are vacating.

The site also contains a two-storey plant building to the rear of the office building, together with a decked parking area to the rear. A small parking and drop off area is located to the front of the building. The site is landscaped along the Longwalk Road frontage.

The office buildings to the east and south of the site are locally listed. The A408 lies to the west of the site. A concrete plant lies further to the south across the canal.

The applicant has stated that the existing building is dated, and requires upgrading, both in internally and externally to attract new tenants. The separate plant building is also outdated. The reception area of the building is small and not fit for purpose, and the entrance to the building is 'lost' on the site.

3.2 Proposed Scheme

The application seeks planning permission for extensions, refurbishment, and alterations to an existing office building, together with associated works, including landscaping and alterations to car parking.

An extension is proposed to the front of the building to create a new entrance/reception atrium area that is more fit for the purpose and the size of the building. A rear extension is proposed to bring the plant back into the main building and to provide additional office space. A roof extension is proposed to create new office floorspace at a new third floor level, with some remodelling and enlargement of the existing plant at roof level. These are to be carried out in conjunction with recladding and refurbishing the building, together with improvements to hard and soft landscaping.

3.3 Relevant Planning History

61233/APP/2006/201 4 Longwalk Road Stockley Park, Uxbridge

ALTERATIONS TO MAIN ENTRANCE ELEVATION, PROVISION OF NEW BIN STORES AND PLANT COMPOUND TO REAR, INSTALLATION OF CCTV AND SATELLITE DISH AT ROOF LEVEL.

Decision: 22-03-2006 Approved

Comment on Relevant Planning History

The relevant planning history is listed above.

4. Planning Policies and Standards

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.E1	(2012) Managing the Supply of Employment Land
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.EM11	(2012) Sustainable Waste Management
PT1.T1	(2012) Accessible Local Destinations
PT1.T3	(2012) North-South Sustainable Transport Links

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
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
BE10	Proposals detrimental to the setting of a listed building
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 4.1	(2011) Developing London's economy
LPP 4.2	(2011) Offices
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LPP 7.21	(2011) Trees and woodland
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th May 2014**

5.2 Site Notice Expiry Date:- **6th May 2014**

6. Consultations

External Consultees

Consultation letters were sent to six local owner/occupiers on 11/04/2014. The application was also advertised by way of site and press notices. No responses were received.

ENVIRONMENT AGENCY:

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal. Instead the Local Planning Authority, who have the role of Lead Local Flood Authority will be responsible for reviewing the technical documents for this proposal and providing a response. Below are our standard comments which are applicable to applications of this nature.

It is a requirement of the NPPF that any planning application submitted for development that is over 1 hectare in size in Flood Zone 1 is accompanied by a Flood Risk Assessment (FRA). This requirement must be met. Although development within Flood Zone 1 is not considered to be at a high risk of fluvial or coastal flooding, there may be a risk of flooding from other sources, e.g. groundwater, surface water, etc.

The FRA should meet the requirements of London Plan (2011) Policy 5.13 in addition to the requirements of Hillingdon's local planning policies. Hillingdon has a Flood Risk Management Portfolio, where you can find more information on local sources of flood risk. These are available on the London Borough of Hillingdon website. This includes a Strategic Flood Risk Assessment (SFRA) or Surface Water Management Plan (SWMP). If they show this development site to be at risk of flooding from other sources, a sequential approach may still be required to ensure that there are no suitable alternative sites in lower-risk areas. Alternatively the sequential approach should be applied on site to ensure that vulnerable developments are located in areas within the site at the least risk of flooding.

HEATHROW:

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development. However, we request an informative on cranes.

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.

CANAL AND RIVER TRUST:

No impact likely to occur on the canal environment. Therefore, no comments to make on the application.

Internal Consultees

HIGHWAYS:

The development is for the refurbishment and alterations to the existing office building to provide 3,422m² of additional B1 office floor space. As part of the proposals, the layout of the existing car park will be reconfigured adjacent to the existing building. There are no proposals to provide additional car parking and the existing parking provision of 353 spaces will be retained for the use of the development. However, it is proposed to increase the number of disabled, electric and motorcycle parking bays within the site. Furthermore, an additional 23 cycle parking spaces will be provided for the use of staff and visitors.

In order to assess the development, a Transport Statement (TS) has been submitted, which, in part, has considered the car parking provision within the site that will serve the proposals. This has demonstrated that there is no requirement to provide additional car parking above the existing provision within the site.

In addition, the TS has considered the likely increase in vehicle trips using the TRAVL Database. However, it is noted that the number of representative sample sites are limited. Nevertheless, the identified trip rates are considered representative and as a result, additional trips will be low and would not have a material impact along the adjacent highway network above the existing operation of the site.

The TS has informed that the development will be linked to the existing Stockley Park Travel Plan, in order to promote the use of sustainable means of travel and reduce reliance on private cars. As a result, the existing Travel Plan initiatives, including a car sharing and bike borrowing schemes will be available to staff.

Therefore, it is considered that the development will not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the proposals, provided that the details below are provided under a suitably worded planning condition or S106 agreement:

1. The development is required to provide 8 additional disabled car parking bays alongside 7 active and 3 passive electric charging points within existing car parking provision. In addition, 3 motorcycle parking spaces are required to be provided within the site.
2. The development is required to be linked to the existing Stockley Park Travel Plan, with all travel planning initiatives to be made available to occupants of the building.

TREES AND LANDSCAPING:

Considerations:

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

- The Design & Access Statement describes the site history, analyses the existing building and explains the design rationale for the extension of one storey along the central spine of the building, with infill extensions to the entrances to the front and rear of the building, only affecting the central section of the building.
- These proposals will involve no loss of established trees or soft landscape and will result in the loss of modest footprints of hard landscape to the front and rear of the building.
- Section 3.10 of the D&AS briefly describes the extent of landscape work which includes minor amendments to the circulation space (paving and street furniture) associated with the parking

/dropping off zone and pedestrian access within the front forecourt.

- Section 3.11 refers to the additional 36No. cycle hoops which will be sheltered by a green roof clad canopy.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

This application retains the integrity of the initial high quality design and landscape setting of the building, within the context of the parkland masterplan. No objection, subject to conditions COM8, COM9 (parts 1,2,3,4,5,4 and 6) and COM10.

ENVIRONMENTAL PROTECTION UNIT:

No objection to the application.

FLOODWATER MANAGEMENT:

The Flood Risk Assessment states that a slight reduction in impermeable area is sufficient, however this does not meet the London Plan requirements stated within the FRA. There is the opportunity with the removal of buildings for car parking for alternative surfaces to be used and opportunities should be considered as part of the FRA.

SUSTAINABILITY:

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

Condition

Prior to commencement of development a detailed roof plan shall be submitted showing the type and location of photovoltaic panels in accordance with the recommendations made in the Energy Assessment (March 2014). The plan shall be accompanied by a statement as to how the PV panels will be managed and maintained and their output monitored throughout the lifetime of the development. The development must proceed in accordance with the approved plan and statement.

Reason

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

Living Walls and Roofs

The proposals include a dark grey cladding to the energy centre to the rear of the main building. The London Plan and the Local Plan require living walls and roofs to be investigated. It is accepted that the bike storage area will have a living roof, but this design should be extended to the energy centre as well which is proposed to be clad in a particularly striking metal cladding structure. This building would benefit from living screens using a mix of climbing evergreen evergreen shrubs (e.g. forms of ivy) and flowering climbers (e.g. clematis or jasmine). This would have ecological, landscape, design and air quality benefits that would improve the current proposals.

Condition

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

plans.

Reason

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal consists of the creation of additional office space to an existing commercial office building. As such, the use of the site is not considered to alter in character, and the use is considered to be a suitable use for a site within a business park.

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 site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no statutorily Listed Buildings on the site. There are locally listed buildings adjacent to the site and opposite the site to the east.

The proposal would improve the external appearance of the building, and provide a more modern, fit-for-purpose office building. This is considered to be a positive impact on the building, and the wider area, including the locally listed buildings opposite the site.

7.04 Airport safeguarding

Heathrow and NATS Safeguarding have reviewed the application and raise no objection to the application from an airport safeguarding perspective. 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

Policy OL5 of the Hillingdon Local Plan Part 2 Strategic Policies (November 2012) seeks to protect the Green Belt from nearby developments, which may prejudice its visual amenity. The building, by reason of the location of the business park adjacent to the green belt, would be visible from the green belt. However, the building is located in an area associated with similar commercial/industrial buildings within Stockley Park, which is an existing business park.

The building would only marginally increase in size, and would remain similar in height and scale compared to surrounding buildings and would therefore not appear overly dominant or intrusive as seen from the Green Belt. As such, given the nature of the existing buildings on the site, it is not considered that the proposed development would have a significant impact on the open nature, or visual amenities of the surrounding Green Belt, sufficient to justify refusal.

7.07 Impact on the character & appearance of the area

The NPPF makes it clear that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

As discussed above, it is acknowledged that the proposal would result in a marginally larger building that would be visible from parts of the Green Belt, although it would be screened from the wider areas such as Stockley Road by existing landscaping. In addition, the wider context of the site within an IBA, means that large industrial and commercial buildings are a recognised element of such areas.

Additionally, the footprint of the building is not proposed to increase as a result of this proposal. As such, it is considered that the proposal would not impact on the character or appearance of the wider area.

7.08 Impact on neighbours

The proposed extension is of a small scale when viewed in conjunction with the existing building, and the wider Stockley Business Park, and as such, is unlikely to impact on the visual amenities of neighbouring properties. The development is not likely to result in the site being used more intensively near to any residential properties, and as no additional car parking spaces are proposed, traffic generation should not be significantly increase from the present situation. In addition, the nearest residential properties are located over 350 metres from the southern boundary of the site. As such, it is considered that the scheme would not result in any impacts on the neighbouring properties.

7.09 Living conditions for future occupiers

The proposal is for an industrial building and ancillary offices, accordingly there will be no future residential occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal is not considered to create a significant amount of additional traffic to the site once it is complete, as the development would not result in the intensification of the use. Adequate parking and manoeuvring facilities would be provided within the proposed layout.

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 scheme would provide for an accessible building on all floors with the provision of a DDA compliant lift to access the extensions to the building. Level access is provided from the new building to the external areas and to the car park. Disabled WC facilities will be provided and all new doors and finishes will fully comply with Part M of the Building Regulations. Accordingly the scheme is considered to be consistent with Policies R16 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The proposal does not involve the loss of established trees or soft landscape and will result in the loss of modest footprints of hard landscaping to the front and rear of the building. The extent of landscape work includes minor amendments to the circulation space (paving and street furniture) associated with the parking /dropping off zone and pedestrian access within the front forecourt. In addition, 36 cycle hoops which will be sheltered by a green roof clad canopy.

The application is considered to retain the integrity of the initial high quality design and landscape setting of the building, within the context of the parkland masterplan.

It is considered that trees on the site should be protected via condition. Additional conditions are also recommended to ensure future landscaping arrangements are acceptable. Subject to these conditions, it is considered that the proposal which would achieve appropriate outcomes in terms of policy BE38.

7.15 Sustainable waste management

It is considered that the refuse for the development could be dealt with by the existing site servicing.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Every major development proposal should be accompanied by an energy assessment demonstrating how the targets for carbon dioxide emissions reduction will be met within the framework of the energy hierarchy. Boroughs are also encouraged to require energy assessments for other development proposals where appropriate.

In accordance with this policy the applicant has submitted an Energy Statement to demonstrate how the London Plan objectives will be met. The proposal features both passive and active design features including enhanced building fabric performance, air tightness, and low energy lighting and controls. Photovoltaic panels would be provided on the roof of the building to provide a portion of the site's energy needs through the use of a renewable energy. These measures aim to achieve a 40% reduction in carbon dioxide emissions above Part L of the Building Regulations, for the new build portion, in compliance with London Plan requirements. However, it is noted that the proposal is in part a refurbishment, so best endeavours will be used to achieve this. A minimum of 6% reduction is to be achieved across the building as a whole.

London Plan policy 5.11 states that major development proposals should provide green roofs. The development proposes a green/brown roof to the extension. However, more extensive use of green roofs should be considered, and a condition is recommended in this respect. As such, the proposed scheme is considered to comply with relevant London Plan policies.

7.17 Flooding or Drainage Issues

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

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. Given the scale of the development, it is considered that additional water efficiency measures should be incorporated into the scheme, in accordance with London Plan policy. This would be required by way of condition.

7.18 Noise or Air Quality Issues

Noise:

It is not considered that the proposed development would result in any increased noise levels over and above the existing use of the site.

Air Quality:

The site falls within Air Quality Management Area and, as such the applicant has submitted an Air Quality Assessment in support of the application. This confirms that existing and proposed pollution levels at the site, after development, fall below current EU limits.

7.19 Comments on Public Consultations

No objections have been received on the application.

7.20 Planning obligations

Should the application be approved, a range of planning obligations would be sought to

mitigate the impact of the development, in line with saved policy R17 of the Council's Unitary Development Plan.

The obligations sought are as follows:

1. Highways: to secure all necessary works and the provision of a Travel Plan, including Sustainable Transport Measures, and linking with the overall Travel Plan for Stockley Park.

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

In addition to S106 contributions and other requirements, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created.

7.21 Expediency of enforcement action

No enforcement action is required in this instance.

7.22 Other Issues

No other issues.

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 is considered to be in keeping with the character and appearance of the site, and would not have any significant detrimental impact on the visual amenities of the surrounding area. It would not have any significant detrimental impact on the amenity of the nearest residential occupants and would not result in such an increase in traffic or parking demand such that it would have an unacceptable impact on the surrounding road network sufficient to justify refusal.

The applicant has demonstrated that the proposal will achieve high levels of accessibility and London Plan standards relating to sustainability and carbon reductions have been achieved.

In view of the above, the proposal is considered to comply with relevant national, regional and local planning policy and, as such, approval is recommended, subject to the completion of a S106 Legal Agreement.

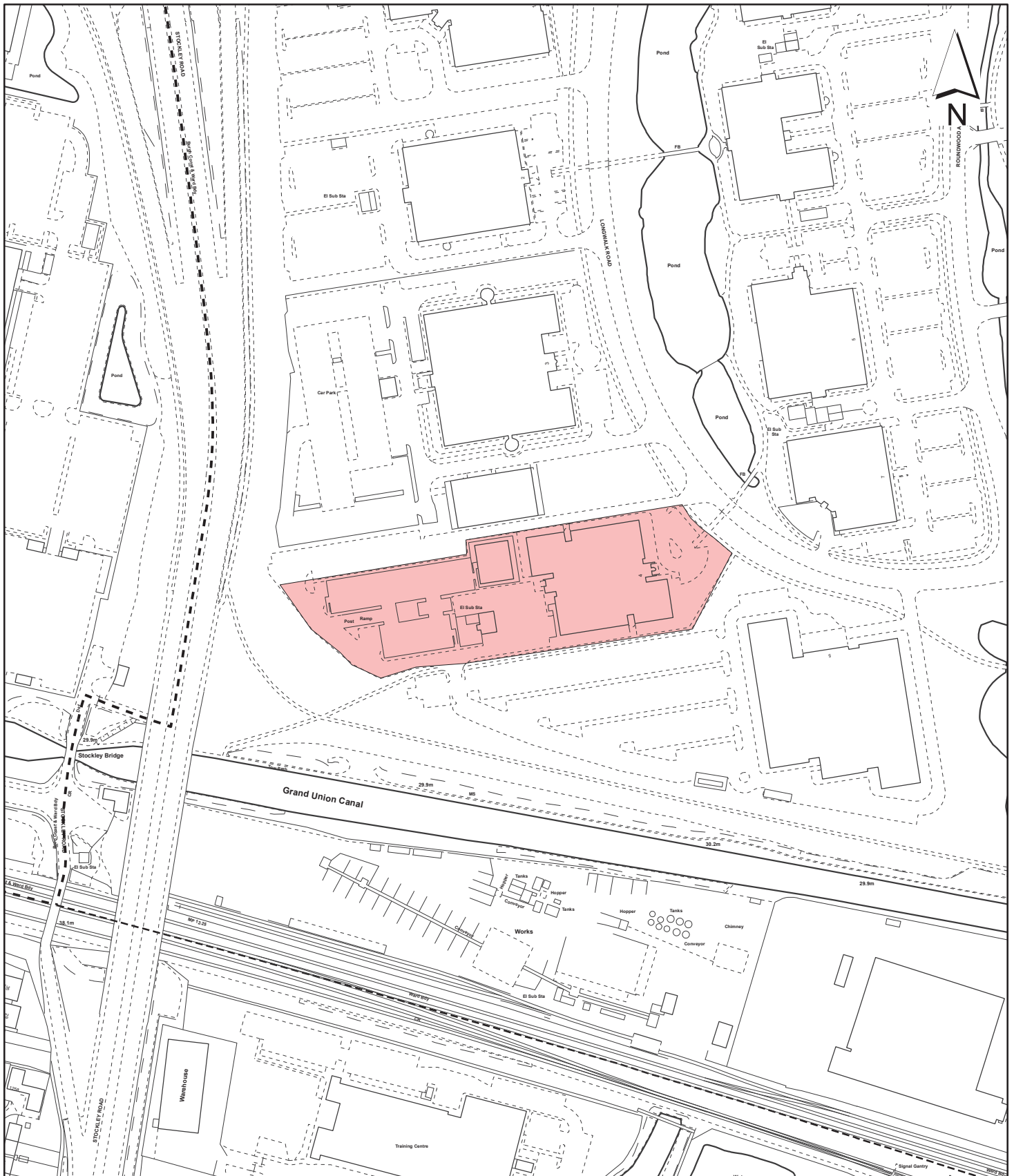
11. Reference Documents

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: Adam Flynn

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Unit 4, 4 Longwalk Road
 Stockley Park**

**LONDON BOROUGH
 OF HILLINGDON**
**Residents Services
 Planning Section**

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

Planning Application Ref:
61233/APP/2014/1145

Scale
1:2,500

Planning Committee
Major Committee 41

Date
June 2014



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Construction of a research building, together with associated substation, stores, car parking access and landscaping.

LBH Ref Nos: 532/APP/2014/30

Drawing Nos:

- 4856-PW-A-PL 21_Proposed Material Details
- 4856-PW-A-PL 22_Proposed Photomontage
- 4856-PW-A-PL 23_Fire Strategy Plans
- Air Quality Appraisal
- Arboricultural Drawing L13424_601_19.
- Arboricultural Drawing L13424_602_19
- Arboricultural Statement
- Design and Access Statement
- Ecological Assessment
- Energy Strategy
- Flood Risk Assessment
- Land Contamination Assessment
- Noise Assessment
- Transport Statement
- Visual Appraisal
- 4856-PW-A-PL 01_Location Plan
- 4856-PW-A-PL 02_Existing Site Plan
- 4856-PW-A-PL 03_Existing Site Elevations
- 4856-PW-A-PL 04_Existing Site Elevations W-N.
- 4856-PW-A-PL 05_Proposed Site Plan
- 4856-PW-A-PL 06_Proposed Ground Floor Plan
- 4856-PW-A-PL 07_Proposed First Level Plant
- 4856-PW-A-PL 08_Proposed Second Level Plant
- 4856-PW-A-PL 09_Proposed Roof Plan
- 4856-PW-A-PL 10_Access Vehicle Movements
- 4856-PW-A-PL 11_Proposed Elevations E-S.
- 4856-PW-A-PL 12_Proposed Elevations N-W.
- 4856-PW-A-PL 13_Proposed Site Elevations E-S.
- 4856-PW-A-PL 14_Proposed Site Elevations N-W.
- 4856-PW-A-PL 15_Proposed Elevations E-S-In15Year
- 4856-PW-A-PL 16_Proposed Elevations N-W-In15Year
- 4856-PW-A-PL 17_Proposed Site Elevations E-S-In15Year
- 4856-PW-A-PL 18_Proposed Site Elevations N-W-In15Year
- 4856-PW-A-PL 19_Proposed Section
- 4856-PW-A-PL 20_Proposed Persepective
- TRAVEL PLAN ADDENDUM

Date Plans Received: 06/01/2014 **Date(s) of Amendment(s):**

Date Application Valid: 06/01/2014

1. SUMMARY

This application seeks full planning permission for the erection of a research building, together with associated substation, stores, car parking, access and landscaping at part of Brunel University's Science Park, situated at site 2 of the Uxbridge Campus. The

building would be used as part of the University's existing Brunel Centre for Advanced Solidification Technology (BCAST). The site is currently used as a campus car park, comprising 106 parking spaces.

9 adjoining owner/occupiers have been consulted. No response has been received to the neighbour consultation.

In terms of the principle of the development, the proposal constitutes inappropriate development in the Green Belt. However, the applicant sets out 'very special circumstances' for the development, which include substantial employment, education, inward investment and sustainability benefits of the proposal. It is considered that the benefits, when weighed against the drawbacks of the proposed development are significant and therefore very special circumstances weighing in favour of the proposal exist in this case. Notably, the Mayor raises no objections to the scheme. The proposal is therefore considered acceptable in principle.

Given that the proposal involves a building in an area of the campus that has been previously developed, and taking into account the existing landscape character, together with the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of this part of the Green Belt.

Although the proposal will result in a net loss of 100 car parking spaces at the campus, the University submit that these spaces are currently surplus to requirements. However, the University anticipates that there may be a need for the car parking at the campus to be increased back up to the limits specified in the approved Travel Plan and may therefore submit planning applications for such replacement car parking in the future as the need arises. Such applications will be dealt with on their individual merits.

It is not considered that the proposal will have an unacceptable impact on the surrounding highway network or on the ecology of the area. Furthermore it will not result in a risk of flooding and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant Saved UDP and London Plan policies, in addition to objectives within the National Planning Policy Framework. Accordingly, approval is recommended, subject to conditions and a S106 Agreement, requiring 'in kind' construction training and control of the use of the building to research and development.

2. RECOMMENDATION

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

1. (i) Secure the restriction of use of the building to:

(a) scientific research associated with or ancillary to industrial production or manufacture

(b) light industrial production or manufacture of a nature which is dependent upon or gives rise to regular consultation with either or both of the following:

- the research development and/or design staff of the occupier or any company with which the occupier is associated or any company forming part of a group of companies of which the occupier is part
- the scientific staff or facilities of Brunel University or of other scientific

institutions or bodies.

This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).

(ii) In kind Construction Training

2. The applicants meet all the Council's reasonable costs in preparing the Section 106 Agreement and any abortive work as a result of the Agreement not being completed.

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

4. If the above Section 106 agreement has not been finalised by 20th. June 2014, then the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning, Green Spaces and Culture.

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

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

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

- 4856-PW-A-PL 01_Location Plan
- 4856-PW-A-PL 02_Existing Site Plan
- 4856-PW-A-PL 03_Existing Site Elevations
- 4856-PW-A-PL 04_Existing Site Elevations W-N.
- 4856-PW-A-PL 05_Proposed Site Plan
- 4856-PW-A-PL 06_Proposed Ground Floor Plan
- 4856-PW-A-PL 07_Proposed First Level Plant
- 4856-PW-A-PL 08_Proposed Second Level Plant
- 4856-PW-A-PL 09_Proposed Roof Plan
- 4856-PW-A-PL 10_Access Vehicle Movements
- 4856-PW-A-PL 11_Proposed Elevations E-S.
- 4856-PW-A-PL 12_Proposed Elevations N-W.
- 4856-PW-A-PL 13_Proposed Site Elevations E-S.
- 4856-PW-A-PL 14_Proposed Site Elevations N-W.
- 4856-PW-A-PL 15_Proposed Elevations E-S-In15Year

4856-PW-A-PL 16_Proposed Elevations N-W-In15Year
4856-PW-A-PL 17_Proposed Site Elevations E-S-In15Year
4856-PW-A-PL 18_Proposed Site Elevations N-W-In15Year
4856-PW-A-PL 19_Proposed Section
4856-PW-A-PL 20_Proposed Persepective
Arboricultural Drawing L13424_601_19.
Arboricultural Drawing L13424_602_19
4856-PW-A-PL 23_Fire Strategy Plans

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), the London Plan (July 2011) and the NPPF.

3 COM5 General compliance with supporting documentation

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

Travel Plan Addendum
Energy Strategy Report
Air Quality Appraisal
Arboricultural Method Statement
Design and Access Statement
Ecological Assessment
Flood Risk Assessment
Land Contamination Assessment
Noise Assessment
Transport Statement

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

REASON

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

4 COM6 Levels

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

REASON

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

5 COM7 Materials (Submission)

Prior to construction above ground level, details of all materials and external surfaces, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

6 COM13 Restrictions - Enlargement of Industrial/Warehouse Buildings

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

REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM14 No additional internal floorspace

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

REASON

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

8 COM15 Sustainable Water Management

Prior to construction above ground level, a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

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

development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

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

9 COM16 Scheme for site noise control

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

REASON

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

10 COM20 Air extraction system noise and odour

Prior to the installation of any plant or machinery, details of any fuel burnt as part of the energy provision and for the furnaces shall be submitted to the Local Planning Authority for approval. These details shall include the size and number of plant and pollutant emission rates with and without mitigation technologies for each plant, which should be considered as part of a wider air quality assessment as appropriate, as set out in the EPUK CHP Guidance 2012 (September 2007). Prior to installation of the approved plant, the maintenance regime to ensure all pollutant emissions are kept to a minimum shall be submitted to the Local Planning Authority for approval and thereafter maintained for the lifetime of the development.

REASON

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

11 COM26 Ecology

The development hereby permitted shall not be occupied until the ecological mitigation measures to protect and enhance the nature conservation interest of the site has been completed in accordance with the submitted Ecological Appraisal dated December 2013.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

12 COM27 Traffic Arrangements - submission of details

The development hereby permitted shall not be occupied until the traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) shown on site layout plan 4865 P+WA PL 05 have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may

share an unloading area.

REASON

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

13 COM30 Contaminated Land

(i) The development hereby permitted shall not commence until a written method statement providing details of a remediation scheme and how the completion of the remedial works will be verified, if during development or works contamination is identified, shall be agreed in writing with the Local Planning Authority.

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

REASON

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

14 NONSC Non Standard Condition

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

REASON

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

15 NONSC Non Standard Condition

Prior to the occupation of the development development hereby approved, a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity).
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.
- 3) full details, specification and location of renewable energy, including roof plans in the case of PVs.
- 4) how the technology will be maintained, monitored and managed throughout the lifetime of the development.

The development must proceed in accordance with the approved details.

REASON

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

16 COM31 Secured by Design

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

REASON

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

17 COM10 Tree to be retained

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

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

REASON

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

18 COM8 Tree Protection

The measures to protect retained trees shall be completed in accordance with the details set out in the submitted Arboricultural Implications Assessment and Arboricultural Method Statement. An arboriculturalist shall be retained to supervise excavation and any work which may affect trees. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval prior to commencement of the development hereby approved. No site clearance works or

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

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

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

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

REASON

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

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

Prior to construction above ground level, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

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

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

INFORMATIVES

1 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).

2 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.

3 I14 Installation of Plant and Machinery

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

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

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

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

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

4 I14C Compliance with Building Regulations Access to and use of

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with

- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

5 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6 118 Storage and Collection of Refuse

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

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

7 152 Compulsory Informative (1)

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

8 153 Compulsory Informative (2)

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

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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
LE1	Proposals for industry, warehousing and business development
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
R10	Proposals for new meeting halls and buildings for education, social, community and health services

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.11	(2011) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2011) Parking
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
LPP 7.9	(2011) Heritage-led regeneration
LPP 8.2	(2011) Planning obligations
NPPF	

9 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

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

10 16 Property Rights/Rights of Light

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

11

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

12

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

13

The Ash trees should be monitored for any symptoms of Chalara fraxinea (Ash Dieback). If symptoms are suspected, or found, Forestry Commission advice should be followed, available on the FC website <http://www.forestry.gov.uk/chalara>

14

New planting should seek to enhance biodiversity, by including species of known value to

wildlife which produce berries and / or nectar.

15

The design of the building needs to ensure any air inlets or openable windows into the building for ventilation purposes are located away from flues and air extraction from the building. Air drawn in for ventilation should be drawn from a clean location.

16

Condition 10 relates to the operational phase of the development and is intended for the protection of residents in a designated AQMA and Smoke Control Area. An area up to a distance of 10 times the appropriate stack height needs to be assessed. You are advised to contact the Council's Environmental Protection Unit if there are any queries.

17

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £47,425.00 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

3. CONSIDERATIONS

3.1 Site and Locality

The site is located at the far south east corner of Brunel University's Science Park at site 2 of the Uxbridge Campus. It is adjoined by Kingston Lane to the east, Nursery Lane to the south and existing University Science Park buildings to the north and west.

The site is currently used as a car park, comprising 106 parking spaces and is 0.43 hectares in extent. This area of the campus is identified as parking zone I/P8 on the approved parameters plan for the University's master plan outline 2004 approval.

Access is gained from a perimeter road to the north east and via an existing car park to the north west. These in turn gain access from the main University entrance, onto Kingston Lane.

The entire University campus together with land to the south is located within the Green Belt. Sites 1 and 2 of the University Campus have historically been identified as a 'Major Developed Site', in which certain forms of infilling and redevelopment are considered appropriate.

3.2 Proposed Scheme

Planning permission is sought for the erection of a research building, together with associated substation, stores, car parking, access and landscaping. The building would be used as part of the University's existing Brunel Centre for Advanced Solidification Technology (BCAST). The proposed 'BCAST2' building would support the UK manufacturing sector by conducting research and development in the resource efficient processing of high performance alloys for the automotive industry.

The applicant has submitted that there are four pivotal drivers that embrace the purpose of the centre:-

- (1) Leading scientific research
- (2) Leading in the practical application of research.
- (3) Securing a sustainable future for the automobile industry
- (4) Securing UK employment in manufacturing for automobile and component industries

The facilities would be installed in a purpose-built laboratory, complete with power, water and gas supply. The specific works include:-

- A main building of 1,355 sqm floorspace (gross internal area). Parts of the building will be up to 13.9 m high, in order to accommodate specialist research equipment.
- Re-leveling of the site, which will result in the building being lower than the existing and surrounding levels.
- 10 car parking spaces, one disabled parking space, four secure cycle racks and a servicing area.
- An external substation building and stores.
- Additional landscaping, to supplement that already existing.

The planning application is supported by a range of reports, as listed below:

- Planning Statement

This statement sets out the background to the proposal, identifies the planning policy context and provides an analysis of the scheme.

- Transport Statement

This report assesses the transport implications of the proposed development. The Transport Statement confirms that the existing campus wide Travel Plan will bind the proposed development. This will ensure that travel by modes other than the car is encouraged wherever possible.

- Travel Plan Addendum

This addendum would allow the University's ability to increase its car parking spaces back up to the limits imposed by the base Travel Plan.

- Energy Strategy

This statement considers how the proposed development can reduce its energy demand and associated CO2 emissions and proposes renewable energy measures

- Design and Access Statement

This statement sets out the design philosophy of the scheme taking into consideration access, sustainability and energy implications.

- Foul Drainage Statement and Flood Risk Assessment

This report provides a flood risk assessment of the proposal. It finds that the site is within Flood Risk Zone 1 as identified by the Environment Agency indicative Flood Zone Maps as being land least likely at risk of flooding.

- Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement

These reports provide an arboricultural impact assessment of the proposal reviewing any conflicts between the scheme and material tree constraints identified in the survey accompanying the assessment. They conclude that the trees to be retained are generally in good health and capable of withstanding root disturbance or crown reduction whilst the development takes place, subject to an arboriculturalist being retained to supervise excavation and any work which may affect trees. They consider that those trees recommended for felling are of little significance and concludes that their loss will not affect the character of the area. It is considered that any losses can be mitigated by the replacement trees and landscaping associated with the proposed development.

- Acoustic Assessment

This report assesses the noise issues in relation to condenser plant noise, delivery noise and car park noise associated with the proposed development. It concludes that the impact of noise levels will not be significant when compared to the existing noise climate.

- Air Quality Assessment

This report considers the air quality impacts of the proposed development during the construction phase and once the development is fully operational. It concludes that there are no significant air quality constraints to the proposed development and that it does not conflict with the Council's Air Quality Action Plan nor any of the relevant strategies and policies set out in the national, regional and London Council's Air Quality Planning Guidance.

- Ground Conditions Statement

This report describes a geo-environmental ground investigation of the site and concludes that the site is free of contamination. However, precautionary measures are proposed in case any unforeseen issues arise in relation to ground conditions.

- Ecology Assessment

The assessment concludes that the impact of the development is considered to be neutral providing any development includes mitigation and suggested enhancement measures.

- Visual Assessment

The assessment concludes that the proposals constitute an appropriate development within their visual context and, whilst there would be some close proximity visual effect, particularly in the short term and in winter months, the proposed development would also bring positive benefits to the wider landscape character and views as the associated landscape proposals mature.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted for the construction of an Industrial Science Park on 12 October 1983. (ref: 532FX/81/1648). The development was subject to a S52 Agreement, limiting the use of the buildings to:

(i) scientific research associated with or ancillary to industrial production or manufacture

(ii) light industrial production or manufacture of a nature which is dependent upon or gives rise to regular consultation with either or both of the following:

- the research development and/or design staff of the occupier or any company with which the occupier is associated or any company forming part of a group of companies of which the occupier is part
- the scientific staff or facilities of Brunel University or of other scientific institutions or bodies.

(iii) ancillary buildings, processes and works appropriate to use for the Science Park.

The reason for this restriction was to ensure that the site was used as a Science Park and not for general industrial purposes

Outline planning permission was granted on 19 April 2004 for the erection of 48,064 square metres of new academic floor space, 69,840 square metres of new student residential accommodation, ancillary floor space 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 square metres of existing floor space.

This outline planning permission included the provision of 645 additional parking spaces in addition to the existing 1,953 marked parking spaces (excluding the Science Park) on sites 1 and 2.

Planning permission was granted on 30/9/2003 for temporary car parking for a period of five years on the Southern Perimeter Road; new cycle and motorcycle storage, re-configuration of the Wilfred Brown car park; parking in front of the Wilfred Brown building and the medical centre, including all associated works. (LBH REF NO: 532/APP/2003/1790). Condition 13 required cessation of 219 spaces along the Southern Perimeter Road and 43 spaces west of the perimeter road and the land restored to its former condition by 30/9/2008. These parking spaces have recently been granted permanent permission.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- 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:

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.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

BE13 New development must harmonise with the existing street scene.

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

EC3 Potential effects of development on sites of nature conservation importance

EC5 Retention of ecological features and creation of new habitats

LE1 Proposals for industry, warehousing and business development

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

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

OL5 Development proposals adjacent to the Green Belt

PR22 Brunel University

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

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

LPP 5.1 (2011) Climate Change Mitigation

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.7 (2011) Renewable energy

LPP 6.11 (2011) Smoothing Traffic Flow and Tackling Congestion and reducing traffic

LPP 6.13 (2011) Parking

LPP 7.16 (2011) Green Belt

LPP 7.19 (2011) Biodiversity and access to nature

LPP 7.2 (2011) An inclusive environment

LPP 7.9 (2011) Heritage-led regeneration

LPP 8.2 (2011) Planning obligations

NPPF

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th February 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 adjoining owner/occupiers have been consulted. No response has been received to the neighbour consultation. Site and press notices were also posted.

GREATER LONDON AUTHORITY (GLA)

The Mayor considers that the application complies with the London Plan, for the reasons set out in Paragraph 27 of the Stage 1 report and pursuant to article 5(2) of the order the Mayor does not need to be consulted again. The Council may therefore proceed to determine the application without further reference to the GLA.

Stage 1 Report (Summary)

The proposed research facility would affect the openness of the Green Belt in this location and is therefore considered an "inappropriate development". However, given the planning context and strategic benefits, on balance it is considered that "very special circumstances" exist to allow this development.

ENVIRONMENT AGENCY

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk. This site is in Flood Zone 1 and is under a hectare. Therefore cell F5 of the consultation matrix applies and you did not need to consult us.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

Surface water runoff rate and volume from the site must be managed in accordance with the London Plan (July 2011) - which sets higher standards than the NPPF for the control of surface water run-off. Policy 5.13 - Sustainable drainage (page 155) of the London Plan states that "development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible" in line with the drainage hierarchy.

If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant in line with Flood Risk Assessment Guidance Note 1.

NATURAL ENGLAND

The lack of specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated sites and landscapes. It is for the local authority to determine whether or not this application is consistent with national or local policies on biodiversity and landscape and other bodies and individuals may be able to help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process, LPAs should seek the views of their own ecologists when determining the environmental impacts of this development.

We would, in any event, expect the LPA to assess and consider the possible impacts resulting from this proposal on the following issues when determining this application:

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a

habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

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

Local Landscape

This proposal does not appear to be either located within, or within the setting of, any nationally designated landscape. All proposals however should complement and where possible enhance local distinctiveness and be guided by your Authority's landscape character assessment where available, and the policies protecting landscape character in your local plan or development framework.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

ENGLISH HEERITAGE (GLASS)

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

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

The Brunel site was subject to field evaluation in 2004 but with negative results. No further assessment or conditions are therefore necessary.

Please note that this response relates solely to archaeological considerations. If necessary my Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters.

Cleveland Road Neighbourhood Watch - No response.

Cleveland Road Residents Association - No response.

Internal Consultees

ACCESS OFFICER

The site comprises a car park that has 106 parking spaces located within the Brunel University campus. The proposal is to construct a research building to accommodate specialist research equipment. 10 car parking spaces, including 1 accessible parking space, would be provided.

The facility includes a accessible toilet and combined showering facility which appears to have been designed to BS 8300:2009. The internal layout of the proposed research facility appears to be satisfactory from an accessibility standpoint. Whilst no details of the level access approach appeared to have been submitted, no concerns are raised in this regard as such provision would be a requirement of the building regulations in this particular scenario.

Conclusion: acceptable.

S106 OFFICER

I have reviewed the proposals (Research building, substation, stores and car parking totaling 1335 sq metres of floor space and consider that the following Planning Obligations need to be secured:

1. Construction Training:

- i) Training cost: £2500 per £1m build cost
 - ii) Coordinator costs: $1335/7500 \times £71,675 = £12,758.15$
2. Project Management & Monitoring Fee: 5% of cash contributions.

ENVIRONMENTAL PROTECTION UNIT

Noise

Having read through the noise statement, please could the following conditions be added:

Mechanical services plant noise

Noise from mechanical services plant is considered in the Planning Report and an assessment using BS4142 report. The output of the machinery within the unit is not for the moment known and worst case scenario estimates have been provided (8.1). The Council's Supplementary Planning Document on noise recommends in paragraph 4.24 that the rating noise level should be at least 5 dB below the existing background noise level. Therefore, in order to control noise from mechanical services plant, the following condition is recommended.

Condition (mechanical plant)

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

Reason: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Condition (construction management plan)

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

Reason: To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan

(Officer note: The requirements of this condition are covered by separate legislation).

Add the standard construction informative.

Comments below with regard to air quality and land contamination. Limited information has been submitted for both. It is not a sensitive development, and the nearest sensitive receptors are off

site. Further clarification is sought with regard to the number of boilers on site and flue gases and other waste gases from the furnace.

The following information was submitted with regard to air quality:

- Air Quality Appraisal BCAST 2 Building, Brunel University by Ove Arup dated 17 December 2013

The following information was submitted with regard to land contamination:

- Land Contamination Assessment BCAST 2, Brunel University Desk Study with some reference to limited site investigation information. Not dated.

Air Quality

The proposed development is within the declared AQMA and in an area which may be below the European Union limit value for annual mean nitrogen dioxide (40.0 mg/m³). Air quality modelling undertaken by CERC for Hillingdon for 2011 indicated, at the worst location on site, NO₂ was at 27 mg/m³. The air quality appraisal indicates that no significant additional traffic movements will occur. The transport statement refers to deliveries using a 7.5 tonne fixed lorries, however it does not state the frequency of deliveries. Could they please clarify this? And likely trip generation as a consequence of the development.

The air quality in the area is likely to be reasonably good, therefore the ingress of polluted air condition is not recommended. The design of the building needs to ensure any air inlets or openable windows into the building for ventilation purposes are located away from flues and air extraction from the building. Air drawn in for ventilation should be drawn from a clean location.

There is a reference to a number of low NO_x gas-fired boilers of approximately 40-50 kW size. There are ultra-low NO_x boilers available. It is not clear if all boilers on site are to be used in conjunction with the furnace or used for heating/hot water. Further clarification is also sought with regard to the makeup of waste gases from the furnace, and where this would go, and if it needs to be or will be treated.

Air Quality Condition 1 - Details of Plant

Before the development commences, details of any plant, machinery and fuel burnt, as part of the energy provision and for the furnaces shall be submitted to the LPA for approval. This shall include the number of plants and its size. This shall also include suitable pollutant emission rates with and without mitigation technologies for each plant, which needs to be considered as part of a wider air quality assessment if necessary, as set out in the EPUC CHP Guidance 2012 (September 2007). Prior to installation of the approved plant, the maintenance regime to ensure all pollutant emissions are kept to a minimum shall be submitted to the LPA for approval and thereafter maintained for the lifetime of the development.

REASON: To safeguard the amenity of the site and neighbouring properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

The Transport Statement refers to the University Travel Plan (although appendix F states Student Travel Plan 2008-2013) and a reduction in parking spaces, although it does state replacement of lost parking spaces could be provided elsewhere. The proposed site plan shows 11 car parking spaces for staff and visitors. The travel plan includes access to public transport set out in a travel leaflet.

Land Contamination

The submitted document refers to a site investigation report where the soils were not considered contaminated, however this information does not appear to have been submitted. The limited gas monitoring suggests ground gas risk is low. In the absence of the ground investigation report, please ensure the standard contaminated land condition is included in any permission given.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

If there are any areas of planting or landscaping as part of the development the following condition is recommended to ensure the soils are suitable for use with regard to contamination.

Condition to minimise risk of contamination from garden and landscaped area

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

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

REASON

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

URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: The proposed site is not in a designated area, the nearest conservation areas are to the north east, The Greenway and to the north west, Hillingdon Village, neither of these areas will be effected by the proposed development. The nearest listed building is The Heinz Wolf building that forms part of the University, this is a very large modern building at some distance from the proposed site. The new development would have little impact on the setting of this structure. The next nearest listed buildings are the gate house and chapel at Hillingdon Cemetery, these are set well away from the site and are screened by the mature trees that fringe the cemetery, there would be no adverse impact on their setting.

The proposed building would be of a simple design, and constructed of modern industrial materials in neutral colours. It would, however, be quite large and would, despite proposed screening, have an impact on a number of close, local views. However, it would be seen against the backdrop of varied buildings, some of which are quite large, that already exist on the university campus, given this wider context, the addition of another large building would have a minimal impact.

CONCLUSION: No objection.

TREE AND LANDSCAPE OFFICER

The proposed site is currently occupied by a car park in the south-east corner of the Science Park, within the university campus. The site is accessed from an existing car park to the north-west of the

site from the Southern Loop Road, within the campus.

The site is accurately described, and well-illustrated, in the Design & Access Statement (Section 3.0, Site analysis). The existing site is well vegetated with mature trees and a hedgerow on a grassed embankment along the east boundary with Kingston Lane. The road is situated at a higher level than the car park. In the south-east corner there are three mature (16-18 metre high) aspen trees. The southern boundary, backing on to Nursery Lane, is defined by a security fence, part-screened by a 3-5 metre high hedgerow re-inforced by young trees.

To the north lies the Eliot Jaques building which has a buffer of mature shrubs and hedges and the east boundary is visually contained by the Gardiner Building which has an edge of low-level shrubs and young trees. There is also a line of young trees planted within a strip of low-level planting running through the centre of the car park on an east-west axis.

While the existing trees and other vegetation on the site are not protected by Tree Preservation Order or Conservation Area designation, the current landscape infrastructure was planted and maintained in association with the approved development of the university. The existing vegetation enhances the both the landscape and visual amenity of the site - and is sensitive to the Green Belt setting with adjacent areas of open land (cemetery, allotments, playing fields) to the south and east of the campus.

PROPOSAL: The proposal is to construct a research building, together with associated substation, stores, car parking, access and landscape.

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. Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- A Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement, by The Landscape Partnership, has assessed the condition and value of 45No. individual trees and 2No. groups on, and close to, the site.
- The survey concludes that 18No. Trees are category 'B' (fair) and the remaining 29No. are 'C' (poor). There is no objection to this conclusion. However, in this case, the collective effect of even the C grade trees renders them worthy of retention if possible. There are no grade 'A' or 'U' trees.
- The Implications Assessment acknowledges that a total of 16No. Trees will be removed to enable the proposed development. The planned tree removal affects trees on the less sensitive north and west boundaries and the very young trees (G2) from the centre of the car park. Only two B grade trees (T13 and T41) will be removed. A further three trees (1No. Grade B)'may be affected'
- An Arboricultural Method Statement provides brief guidance regarding good practice near trees and recommends that an arboriculturalist is retained to supervise excavation and any work which may affect trees. This should be conditioned .
- An Ecological Appraisal, by The Landscape Partnership, concludes that the impact of the development is considered to be neutral.
- Recommended mitigation and enhancement includes attention to the timing of tree works (to avoid the nesting season), attention to detail of site clearance and the prevention of light pollution. New planting should include species of known value to wildlife, such as species which produce berries and / or nectar.
- Pascall + Watson's Site Design & Access Statement (section 3.0, Site Appraisal) recognises the need to protect and enhance the vegetation along the existing site boundaries.
- Section 4.2.5 (Scale) notes that the building will benefit from the existing topography which enables the building to be cut into existing levels, which should reduce the visual impact of the height of the building, by almost 2 metres.
- The proposed layout of the site indicates that the shorter facade of the ebuilding will be

considerably set back from Kingston Lane, with the longer elevation running parallel to Nursery Lane.

- The section on Materials (section 4.2.9) addresses the need to screen ancillary structures such as the sub-station, using a cedar timber screen. A retaining wall around the Service Yard will be 'soft' engineered, using a timber-frame criblock system - capable of supporting vegetation and more environmentally friendly than a construction of concrete and steel.
- Finally, Landscape Design (sections 4.3.1-4.3.5) sets out a clear Landscape Strategy with detailed design objectives an indicative palette of hard landscape materials, a planting strategy and recognition of the importance of landscape management and maintenance.
- This is supported by the Landscape Design Partnership's Proposed Landscape Layout, drawing No. L13424-BCAST2 (D&AS, Appendix B).
- Photomontages, Proposed Site Plans, and Elevations by Pascall + Watson illustrate the proposed development and the effectiveness of existing and proposed planting.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

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

Informatives

- All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.
- The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.
- The Ash trees should be monitored for any symptoms of Chalara fraxinea (Ash Dieback). If symptoms are suspected, or found, Forestry Commission advice should be followed, available on the FC website <http://www.forestry.gov.uk/chalara>
- New planting should seek to enhance biodiversity, by including species of known value to wildlife which produce berries and / or nectar.

HIGHWAY ENGINEER

The 10 spaces for the new facility are acceptable, however if applicants intend to replace elsewhere on the campus, the lost parking spaces then they should resolve this by submitting an application for the replacement parking spaces now, before the Council can consider the current application.

Alternatively the University could demonstrate now that the lost spaces are surplus to its requirements, but these would be lost (Replacement parking would need to be subject to fresh planning applications).

Additional Highways Comments:

Whilst the application has already met the travel plan (TP) target in respect of car parking reduction to 2088, approval of this scheme would result in a further reduction of 100 car parking spaces below the TP figure. However, this reduction does not conflict with the aims of the TP. The applicants at this moment in time consider these spaces to be surplus to their requirements.

The surrounding streets are in a controlled parking management area and such, a reduction in parking is unlikely to have a detrimental impact on the adjoining highway network.

SUSTAINABILITY OFFICER

The energy strategy is not aspirational. The main concern relates to the extensive unregulated carbon emissions which are not covered under policy 5.2(b). This means the overall energy reduction when set against regulated and unregulated energy sources is less than 10%. There is also some concern that the energy solution for regulated energy is less than 40% given the information in the emailed spreadsheet on 16 April 2014. The stated 55% reduction has been taken from the percentage of 'displaced emissions' set against the figure next to the 'regulated emissions' figure. Unfortunately the regulated emissions figure has already taken into account reductions in energy due to the PVs (hence it lower than the total emissions excluding PVs). It would appear the actual reduction is about 35%, less than the required 40%. There would appear to be some double counting errors.

With regard to unregulated energy, further requests from the Council to improve the performance of the building to reduce the carbon emissions have been considered by the applicant. The response to these appears to be based on the aim of justifying why no further reduction can be made as opposed to finding solutions. The lack of evidence to support conclusions has not been helpful.

Notwithstanding the above, the development can achieve the 40% reduction required by London Plan if the broad energy strategy is followed. However, as there are some question marks over the submitted energy strategy and other design problems, the following conditions need to be attached to any subsequent approval:

CONDITION

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity).
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.
- 3) full details, specification and location of renewable energy, including roof plans in the case of PVs.
- 4) how the technology will be maintained, monitored and managed throughout the lifetime of the development.

The development shall proceed in accordance with the approved details.

REASON

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

The design of the building is particularly bland, and there does not appear to be any evidence that the London Plan and Local Plan requirements to incorporate living walls have been considered. The following condition is therefore necessary:

CONDITION

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

REASON

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of

the London Plan and Policy EM1 of the Local Plan.

FLOOD AND DRAINAGE OFFICER

No objection. Apply the standard condition requiring sustainable water management and a scheme for the reduction in potable water.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The whole of the application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

The National Planning Policy Framework (NPPF) is also relevant. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88. states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Policies in the Hillingdon Local Plan endorse national and London Plan guidance. Part 2 Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt. The proposal does not conform to the types of development allowed by Policy OL1.

It should also be noted that historically, Brunel University is identified in the Local Plan as a major developed site within the Green Belt. Policy PR22 of the Hillingdon Local Plan:

Part 2 - Saved UDP Policies (November 2012) reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt.

This was highlighted in the 1991 Planning Brief and subsequent 1992 master plan approval. This designation was rolled forward to relevant policies in the Central Hillingdon Local Plan and subsequently to Policy PR 22 of the UDP and PR22 of the Local Plan 2012. The proposed use of the building for research and development use is considered to comply with this site specific policy and does not constitute a departure from the development plan. In addition, it is noted that the proposed workshop building will be located in an area of the campus, which has already been developed (site 2) and the works do not increase the developed portion of the campus.

Although the NPPF no longer refers to major developed sites, para 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

Notwithstanding the fact that the works would not increase the developed area of the campus, it is considered that the building would have a greater impact on the openness of the Green Belt in this location, given that parts of the structure would be close to 14 metres in height. On balance it is therefore considered that the proposal constitutes inappropriate development. The applicant sets out 'very special circumstances' to justify such development. These relate to the substantial employment, education, inward investment and sustainability benefits of the proposals, as set out below.

i) The proposed development would play an important role in ensuring that the University stays at the forefront in engineering research. The facility would directly employ 10 staff, who would be transferred from the existing University research projects at the campus. However, given the nature of the proposed research, there will be substantial wider opportunities for job creation and investment.

ii) The project is also one of National importance in relation to the potential economic benefits. The UK Government's vision for the future is a mixed and balanced economy, where manufacturing activities complement services to deliver the widest possible range of economic and social benefits. Manufacturing plays a key role in rebalancing the economy. It will create a more resilient UK economy which is less vulnerable to sector specific shocks, and will improve the UK's capability to take advantage of the new opportunities which may arise as a result of anticipated changes in global demand. To implement this vision, BIS (Department of Business, Innovation and Skills) is determined to grow manufacturing in the UK, to make the UK Europe's leading exporter of high value goods and related services. Within its Industrial Strategy, BIS has also identified a number of sectors as being particularly important to the UK economy with aerospace and automotive at the top of the list.

iii) The materials industry in the UK has an annual turnover of £200bn, contributes 15% to the country's GDP, employs 1.5 million people and supports around 4 million more jobs. The Engineering and Physical Sciences Research Council has identified "understanding and designing of new materials for new applications" as a top priority for scientific and technological breakthroughs by 2050, since it underpins most other strategic challenges facing the UK over the next 50 years. Most recently, advanced materials have been

identified as one of the Eight Great Technologies for favourable government support. However, the UK's research capacity and international visibility in this area had declined dramatically, with the UK rapidly falling behind the other G8 countries. There is, therefore, an urgent need to reinforce metallurgical research for high value manufacturing in the UK, and the proposed BCAST2 facility will be a specific investment dedicated to achieving this aim.

iv) The proposed research would release sustainability benefits of national and international importance. The proposed research is aimed at producing more efficient metal alloys, leading to far less waste in terms of materials and energy.

In addition, it is noted that the development would be located in Brunel University's Science Park. Although the Science Park forms part of the University's campus, a legal agreement and conditions preclude most of the buildings at the Park for anything other than scientific research and light industrial production or manufacture, which is dependent research or development. The proposed use is similar to research and development facilities established on the Science Park and is therefore considered appropriate at this location.

Officers consider that the benefits, when weighed against the drawbacks of the proposed development are significant and therefore very special circumstances weighing in favour of the proposal exist in the case of the proposed development. The Mayor shares this view and has stated that there are very special circumstances that exist to justify the development proposed. The proposal is therefore considered acceptable in principle.

Notwithstanding the above, in assessing the application, it will be necessary to determine whether material planning benefits outweigh any planning objections or potential harm, relating to visual and landscape impacts, noise and disruption during operations, air quality, traffic movements, duration of operations and ecological impacts.

7.02 Density of the proposed development

Not applicable to this application. The London Plan density guidance relates specifically to residential properties.

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

ARCHAEOLOGY

Details of a Written Scheme of Investigation for Archaeological Works for Site 2, in part compliance with condition 42 Of Outline Planning Permission Ref: 532/App/2002/2237 dated 19/04/2004 ' Master Plan Proposals' have already been approved. (App. ref. No: 532/APP/2004/1347). This partial discharge of the archaeological condition allows development to proceed on the whole of site 2.

By way of background information, as part of the University's outline 2004 masterplan approval, a written scheme of investigation for archaeological works (method statement for an archaeological evaluation) was prepared by Gifford and Partners. English Heritage confirmed that this accords with their guidelines. The archaeological evaluation was limited to site 2, as the particulars of site 1 had not yet been progressed. These works were monitored by English Heritage (Archaeology).

Due to landscaping and terracing of the site (site 2), no pre historic evidence was recovered. Wide spread truncation had occurred across the site which has removed any archaeological remains that may have been present. English Heritage therefore recommended that no further work is necessary in the site 2 area.

CONSERVATION AREA AND LISTED BUILDING CONSIDERATIONS

The Urban Design and Conservation Officer notes that the application site is not in a designated area. The nearest conservation areas are The Greenway to the north east and Hillingdon Village to the north west. These are located some distance from the application site and it is considered that neither of these areas will be affected by the proposed development. Within the University Campus, the nearest listed building is The Lecture Theatre building which is some distance from the application site. It is considered that the new development would have little impact on the setting of this structure. Outside the campus, the nearest listed buildings are the Gate House and Chapel at Hillingdon Cemetery, which are also set well away from the site and are screened by the mature trees that fringe the cemetery. The Conservation Officer considers that there would be no adverse impact on their setting.

It is therefore considered that the proposal would not have a detrimental impact on the setting of the listed buildings, in accordance with Saved Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

The site, which is situated within the Green Belt and a Green Chain, falls within an area of gently sloping landscape of the River Pinn valley, with belts of vegetation and built form contributing to its visual containment, particularly from areas to the north, east and west. From the south, the site is slightly more visible in close proximity and can be seen from adjacent roads and footpaths.

A Visual Assessment has been prepared for the proposals. The document notes that the site is within the existing developed 'Science Park' of the University campus and is located within an area that has an urban fringe 'Office Park' character. The public footpath (Nursery Lane), which passes within close proximity to the south of the site, offers direct views of the buildings within the Science Park, although recently planted trees at the south of the site would increasingly reduce visibility from the south in future years.

The building would be set against a back drop of existing fairly modern mainly 2 storey buildings within the Science Park and would be relatively well screened from Kingston Lane by the existing trees and planting. It is therefore considered that the building could be located in this position without a significant impact on the appearance of this part of the site and its immediate context. However, it will be necessary to ensure that any proposed landscaping along the Nursery Lane boundary is sufficient to screen the building from the open land beyond.

Overall, given that the proposal involve a building in an area of the campus that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the

Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. saved Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The proposed new building would be a maximum of 13.9m in height, slightly higher than the existing buildings immediately surrounding the site, but lower than many other existing buildings within the eastern part of the University campus. It would be located within an area of the campus with existing institutional medium to large scale buildings and it is considered that the proposed building would be appropriate to the character and scale of the surrounding campus.

The proposed layout of the site indicates that the shorter facade of the building will be considerably set back from Kingston Lane, with the longer elevation running parallel to Nursery Lane. It is proposed to screen ancillary structures such as the sub-station, using a cedar timber screen. A retaining wall around the Service Yard will be 'soft' engineered, using a timber-frame criblock system, which is capable of supporting vegetation and more environmentally friendly than a construction of concrete and steel.

It is considered that the quality and character of views towards the site would not, in general terms, be significantly adversely affected. Overall, it is considered that the proposals constitute an appropriate development within their visual context and, whilst there would be some close proximity visual effect, particularly in the short term and in winter months, the proposed development would also bring positive benefits to the wider landscape character and views as the associated landscape proposals mature.

The Urban Design and Conservation Officer raises no objections to the scheme on design grounds, subject to details of external colours and finishes. Details of external materials are therefore secured by condition. Subject to this condition, it is considered that the proposal is consistent with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

7.08 Impact on neighbours

Saved Policies BE20, BE21 and BE 24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the amenity of neighbouring occupiers, requiring new buildings to be laid out, designed and of a scale which ensures that harm is not caused to amenity in terms of loss of privacy, outlook and levels of sunlight and daylight.

There are no residential properties within the immediate vicinity of the proposed development. It is therefore not considered that the proposal would result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of

neighbouring occupiers, in compliance with the above mentioned policies and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Saved UDP Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport.

ACCESS

In terms of access arrangements, vehicles will gain access via Kingston Lane and an existing University estate road. A one way arrangement will be in place for cars, entering to the north west side of the site and exiting to the north east side. Any deliveries will enter and exit via the north east side of the site. Given that access to the site is via extensive network of internal campus estate roads, it is not considered that there would be any impact on the surrounding highway network as a result of this development.

TRIP GENERATION

In relation to trip generation, it is considered that the proposals will have a minimal impact, given that there will be a reduction in vehicular movements as a result of the loss of some of the existing parking at this part of the campus. In addition, the staff for the proposed facility will be transferred from existing research already carried out at the campus, whilst there will also be a limited number of deliveries, given the nature of the work being carried out. No objections are raised in this regard.

PARKING / TRAVEL PLAN

In relation to the University's car parking requirements, provision is made on a campus wide basis.

The current University travel plan provides for a reduction in car parking spaces at the University campus down to 2,088 spaces in total over the period of the plan. This is secured by the existing section 106 agreement dated 16 April 2004. The Transport Statement confirms that the existing campus wide Travel Plan will bind the proposed development. This will ensure that travel by modes other than the car is encouraged wherever possible.

The target of 2,088 spaces has currently been achieved over the campus. However, the BCAST2 development gives rise to a net loss of 100 car parking spaces at the campus, which will reduce the number of spaces on the campus to a total of 1,988. Whilst these lost spaces are currently surplus to requirements, the University anticipate that there may be a need for the car parking at the campus to be increased back up to the limits specified in the Travel Plan and may therefore submit planning applications for such replacement car parking in the future as the need arises.

The University is keen to ensure that the Travel Plan provisions do not have any effect of restricting or preventing the Council from approving any such planning applications in due course, should it see fit. An Addendum to the Travel Plan has therefore been submitted, which would allow the University's ability to increase its car parking spaces back up to the limits imposed by the Travel Plan. In relation to future planning applications for replacement parking, the Council cannot provide the University with any firm assurance,

other than the Council will adhere to its duties as a Local Planning Authority and adhere to the law and relevant policy at the time any future planning application is submitted to the Council. The Council will obviously need to consider any future planning application for replacement car parking on its planning merits in the usual way.

Travel Plan definitions and Schedule in the original S106 agreement are drafted in a wide manner and therefore there is no need for the original section 106 agreement to be amended via a deed of variation. The Addendum Travel Plan will be sufficient to amend the original Travel Plan.

In conclusion, there is no objection to amending the travel plan to allow replacement parking on the campus, (which has been lost on a temporary basis), subject to any planning applications being dealt with on their individual merits and being assessed in line with relevant planning policy at that time.

Overall, the Highway Engineer raises no objection to the highways and transportation aspect of the development. It is considered that the application has satisfactorily addressed traffic generation, on-site parking and access issues, in compliance with Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been dealt with elsewhere in this report.

7.12 Disabled access

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 applicant's Design and Access Statement confirms that whilst there is a small level change across the site, level access would be provided to the building via shallow slopes and/or ramps where necessary. Whilst no details of the level access approach appeared to have been submitted, the Access Officer raises no concerns, as such provision would be a requirement of the Building Regulations

The Design and Access Statement confirms that the proposals will comply with Part M of the Building Regulations and the requirements of the Council's Supplementary Planning Document: Accessible Hillingdon. The facility includes a accessible toilet and combined showering facility. The internal layout of the proposed research facility is considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer has raised no objection to the proposals. The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved Local 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.

Section 11 of the National Planning Policy Framework, adopted 2012, requires that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

A Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement, have been submitted with this application. These documents assessed the condition and value of 45 individual trees and 2 groups, on and close to the site. The survey concludes that 18 trees are category 'B' (fair) and the remaining 29 are 'C' (poor). However, the Tree and Landscape Officer considers that in this case, the collective effect of even the 'C' grade trees renders them worthy of retention if possible. A total of 16 Trees will be removed to enable the proposed development. However, the affected trees are located on the less sensitive north and west boundaries.

The Design & Access Statement recognises the need to protect and enhance the vegetation along the existing site boundaries and notes that the building will benefit from the existing topography, which enables the building to be cut into existing levels, which should reduce the visual impact of the height of the building by almost 2 metres. The Arboricultural Method Statement provides brief guidance regarding good practice near trees and recommends that an arboriculturalist is retained to supervise excavation and any work which may affect trees. This can be secured by condition.

The Landscape Design sets out a clear Landscape Strategy, with detailed design objectives an indicative palette of hard landscape materials, a planting strategy and recognition of the importance of landscape management and maintenance. This is supported by the Landscape Design Layout. Photomontages, proposed site plans, and elevations illustrate the proposed development and the effectiveness of existing and proposed planting.

The development proposals retain the majority of the existing mature trees on the site and incorporate large numbers of new tree and native shrub planting, which would provide significant screening of views once established. There are some close proximity views, particularly from the south, that would result in a long term visual effect, although this would reduce over time, as new vegetation and trees become established.

The tree and Landscape Officer raises no objections, subject to relevant landscape conditions to ensure that the proposals preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Saved Policy EC2 seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement. Although the trees in the school grounds may be valuable for biodiversity, the application site itself is not considered to have a high ecological value.

The current use and management regime of the site as a as a car park, with extensive hard surfacing reduces the likely harm on protected species, as the existing environment is unlikely to provide suitable shelter or habitat for hibernating animals. The submitted Ecology Assessment confirms that the site is assessed as lower value at the Parish/Neighbourhood scale, due to the nesting and foraging opportunities for birds, likely foraging opportunities for bats and likely presence of hedgehog.

The impact of the development is considered to be neutral, providing any development includes the outline mitigation measures and suggested enhancement measures recommended in the Ecology Assessment can be implemented. The recommended mitigation and enhancement includes attention to the timing of tree works (to avoid the nesting season), attention to detail of site clearance and the prevention of light pollution. In addition, new planting should include species of known value to wildlife, such as species which produce berries and / or nectar.

Subject to the above mentioned mitigation and enhancements, which can be secured by condition, it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2 and EC5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policy 7.19[c].

7.15 Sustainable waste management

Refuse arrangements will be dealt with as part of the wider campus arrangements. This involves the transfer of any waste to a central collection point, which is already established.

7.16 Renewable energy / Sustainability

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

The applicants submit that the proposed research facility would release sustainability benefits of national and international importance. The proposed research is aimed at producing more efficient metal alloys, leading to far less waste in terms of materials and energy. The applicants have given examples of the benefits arising from the proposed research, such as aluminium alloy recovery from municipal waste. The scale-up facility in the proposed BCAST2 facility will allow evaluation of this new technology before industrial trials.

In relation to the energy credentials of the proposed building, details are set out within the submitted Energy Strategy, which indicates that a 40% carbon reduction improvement over current Part L, can be achieved, in compliance with current requirements, through the following:

- Increased thermal performance of fabric elements.
- Increased air tightness.
- Passive design.
- Highly efficient electrical installation incorporating LED technology.
- Recycling of waste heat wherever possible.
- Gas fired heating and hot water installations for the office and welfare facilities using high efficiency low Nox gas fired condensing boilers.
- Direct gas fired radiant heating for the main research space.
- Buoyancy driven ventilation and de-stratification installations within the main research space.
- Solar photovoltaics.

The applicants point out that at present time, there are no decentralised networks in the immediate vicinity. In addition, the load profile and specific energy requirements would not necessarily suit connection into low pressure hot water networks. Combined heat and power/decentralised energy installations have not been proposed, as the load profile for the building would not make the installations viable. In addition, there is a need for a fast

response installation for the bulk of the development.

Renewable energy in the form of solar photovoltaics are proposed, to provide the bulk of the carbon reduction for the development. The building has a substantial electrical demand and the application of PV will be of direct benefit to it. Passive strategies have also been incorporated into the design, to maximise the opportunities for free cooling through natural ventilation.

Notwithstanding the above sustainability credentials of the scheme, the Council's Sustainability Officer notes the extensive unregulated carbon emissions, which are not covered under policy 5.2(b) of the London Plan. This means the overall energy reduction when set against regulated and unregulated energy sources is less than 10%. There is also some concern that the energy solution for regulated energy is less than 40%. It would appear the actual reduction is about 35%, less than the required 40%. There also appear to be some double counting errors in the Energy Strategy. With regards to unregulated energy, further requests from the Council to improve the performance of the building, in order to reduce the carbon emissions have been considered by the applicant, but the response is that no further reduction can be made.

In spite of the reservations over the submitted Energy Strategy, the Sustainability Officer considers that the development can achieve the 40% reduction required by London Plan, if the broad energy strategy is followed, subject to conditions requiring a detailed energy assessment, showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. In addition, a condition requiring details of a scheme for the inclusion of living walls and screens is recommended, to ensure the development contributes to a number of objectives of the London Plan and Local Plan.

Subject to compliance with these conditions, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.11, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Saved Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. London Plan Policy 5.13 refers to Sustainable Drainage and seeks to ensure that surface water run-off is managed as close to its source as possible.

A Flood Risk Assessment has been submitted as part of this application. This confirms that drainage arrangements will remain as they are for the existing car park. Surface water would be drained via Sustainable Urban Drainage and to an existing watercourse.

The Environment Agency raises no objections, subject to the implementation of a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment(FRA). Notably the Council's Flood Risk/Drainage Officer has raised no objections, subject to conditions requiring details of sustainable water management and a scheme for the reduction in potable water. Subject to compliance with these conditions, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

AIR QUALITY

The NPPF at para. 123 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

An Air Quality Appraisal has been submitted with this application. The site is located within an Air Quality Management Area, as NO₂ concentrations exceed the annual mean air quality objective in parts of the borough.

The Air Quality Appraisal has assessed the air quality impacts from the proposed development for construction and operation of the building. The site is located approximately 100m from sensitive receptors and therefore impacts from dust emissions due to construction activities are considered to be of low risk. During the operation of the proposed development, the expected changes in traffic are considered to be too low to cause any significant impacts on local air quality. As part of the BCAST 2 building a number of low NO_x gas-fired boilers will also be installed. Due to the small size of these boilers, it is considered unlikely that significant impacts to local air quality will be generated.

The Council's Environmental Protection Unit has reviewed the submitted documentation and notes that the proposed development is within the declared AQMA and in an area which may be below the European Union limit value for annual mean nitrogen dioxide (40.0 mg/m³) although the air quality in the immediate area is likely to be reasonably good. However, the design of the building needs to ensure any air inlets or openable windows into the building for ventilation purposes are located away from flues and air extraction from the building. Air drawn in for ventilation should be drawn from a clean location.

The Environmental Protection Unit notes a reference to a number of low NO_x gas-fired boilers of approximately 40-50 kW size, although the numbers are not specified, or whether they are to be used in conjunction with the furnace. In addition, further clarification is sought with regard to the makeup of waste gases from the furnace, and where this would go, and if it needs to be or will be treated.

In light of the above, a condition is recommended, requiring details of any plant, machinery and fuel burnt, as part of the energy provision and for the furnaces. This should include the number of plants and its size, pollutant emission rates with and without mitigation technologies for each plant, and the maintenance regime to ensure all pollutant emissions are kept to a minimum.

Subject to compliance with this condition, the impacts to local air quality from the construction and operation of the proposed BCAST 2 development are likely to be negligible.

NOISE

A Noise Assessment has been submitted as part of this application, which includes a noise survey to establish the existing noise levels at the nearest residential receiver. The

report specifies maximum internal sound power levels inside the building, in order to meet the relevant criteria and specifies the maximum sound power level for each plant room unit, which should not exceed 102 dBA. The assessment concludes that providing these maximum levels are adhered to, emission of noise from the proposed development will not exceed existing background noise levels at the nearest residential receiver.

Officers in the Council's Environmental Protection Unit note that although noise from mechanical services plant is considered in the Noise Assessment, the specific output of the machinery within the unit is not specified and only worst case scenario estimates have been provided. The Council's Supplementary Planning Document on noise recommends that the rating noise level should be at least 5 dB below the existing background noise level. Therefore, in order to control noise from mechanical services plant, a condition is recommended to that effect.

In terms of general activity, since there are no residential properties within the immediate vicinity of the site, it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance. As such, it is considered that the policy requirements of the NPPF, London Plan and the Local Plan can be met by the imposition of appropriate planning conditions controlling noise impacts, outlined above.

7.19 Comments on Public Consultations

No responses to the public consultation have been received.

7.20 Planning obligations

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

The Council's Section 106 Officer has reviewed the proposal, as have other statutory consultees, including the Greater London Authority. The comments received indicate the need for the following contributions or planning obligations to mitigate the impacts of the development, which have been agreed with the applicant To secure:

1. The restriction of use of the building to scientific research associated with or ancillary to industrial production or manufacture and/or light industrial production or manufacture of a nature which is dependent upon research development. This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).

2. A Construction Training Plan has been submitted which provides details of 'in kind' construction training provision to be provided by Brunel University during the construction period for the BCAST 2 development. Two local residents interested in a career in the construction sector will be employed as Trainees for the duration of the construction period. A financial contribution of £3,120 will be paid to the Council, towards the costs of the advertisement, recruitment and appointment of the two trainees. This contribution will be made prior to commencement of the development and used to fund a consultant to undertake these tasks. The University's building contractor will then employ the two trainees.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by

way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not relevant in this case.

7.22 Other Issues

GROUND CONTAMINATION

A Ground Conditions Statement has been prepared for the proposed development. This confirms that an intrusive site investigation was carried out on the 4th of November 2013, which tested the made ground and found it to be free of contamination. However, precautionary measures are proposed in case any unforeseen issues arise in relation to ground conditions. Because of the risk that during development works unforeseen contamination may be found, a condition is recommended, requiring a written method statement providing details of a remediation scheme and how the completion of the remedial works will be verified, along with details of a watching brief to address undiscovered contamination.

In addition, the site may require imported top soil for landscaping purposes and a condition is recommended to ensure the imported soils are independently tested, to ensure they are suitable for use.

On the basis of the above, it is considered that the proposed development accords with the ground condition and contamination policies set out in the NPPF, London Plan and the Hillingdon Local Plan Parts 1 and 2.

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

Very special circumstances for the development, which include substantial employment, education, inward investment and sustainability benefits of the proposal, have been established to justify why normal Green Belt policy should not apply in this case. In addition, the general principle of the development is considered acceptable, as the proposal is required in connection with scientific research and light industrial production or manufacture, which is dependent research or development, similar to research and development facilities established on the Science Park. The principle of the development is therefore considered acceptable at this location.

In terms of the impact on the Green Belt, the proposed changes to the landform are minimal. While some trees will be removed to accommodate the proposal, new tree planting is proposed and it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, whilst ecological enhancements are proposed as mitigation. In addition there are no flood risk issues associated with this development subject to conditions.

The BCAST 2 development does not give rise at present to a campus wide car parking shortfall the application can be approved on that basis. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

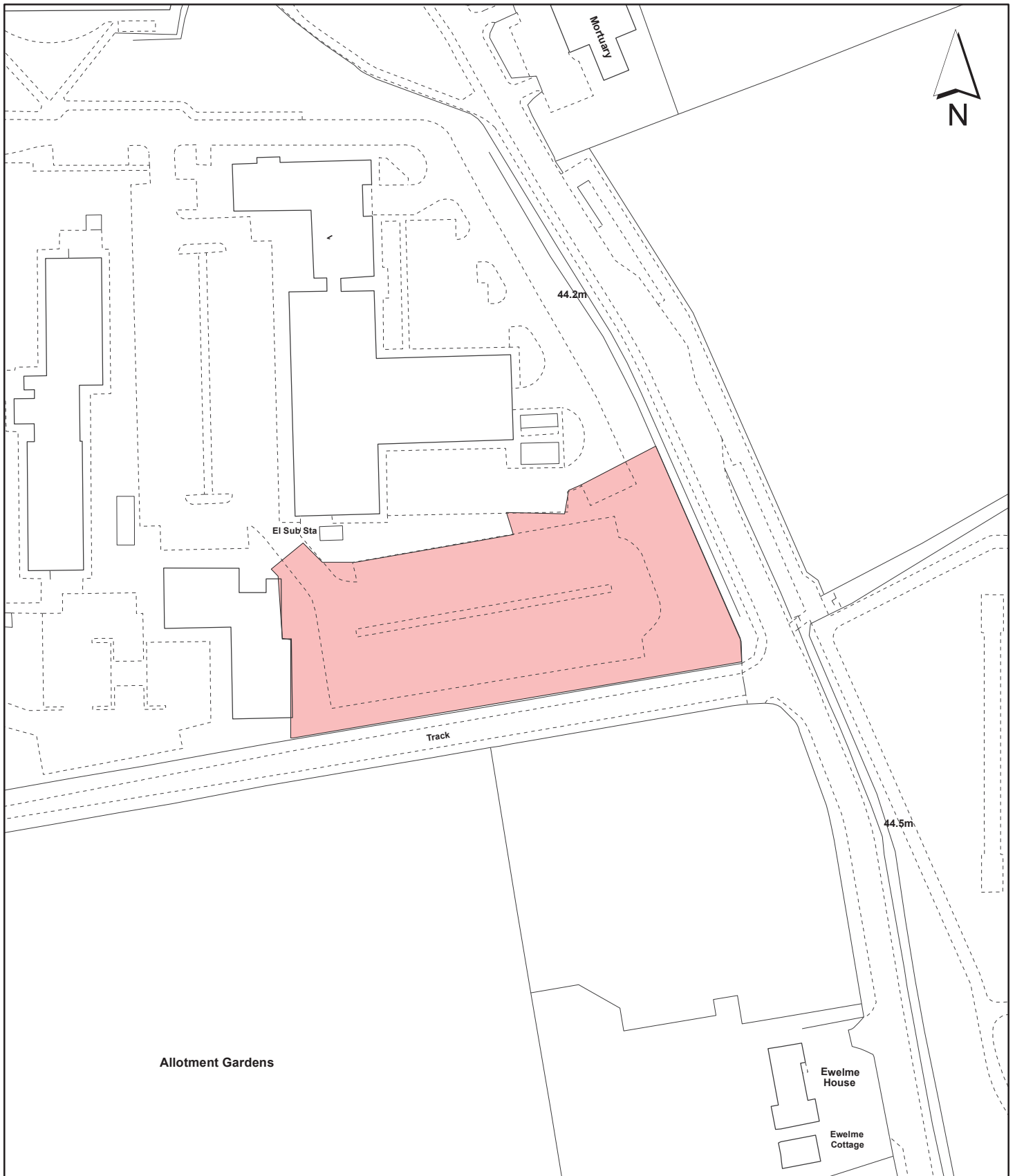
Approval is therefore recommended subject to a S106 agreement and conditions.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
National Planning Policy Framework (NPPF)
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon January 2010)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Brunel University
 Kingston Lane**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
532/APP/2014/30

Scale
1:1,250

Planning Committee
Major Committee

Date
June 2014



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 103, 105 AND 107 DUCKS HILL ROAD NORTHWOOD

Development: Variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref. 64345/APP/2011/1945 dated 11/01/2012 to allow alterations of the external appearance of the building and relocation of the cycle store.

LBH Ref Nos: 64345/APP/2014/1044

Drawing Nos: BAS96 - 02
BAS96 - 03
BAS96 - 04
BAS96 - 05
BAS96 - 06
BAS96 - 07
Agent's covering email dated 22/5/14
BAS96 - 01 Rev. A
Cycle Wall Dock Manufacturer's Specification Sheets

Date Plans Received: 25/03/2014 **Date(s) of Amendment(s):** 22/05/2014
Date Application Valid: 28/03/2014 26/03/2014

1. SUMMARY

This application seeks to vary the approved plans and cycle storage provision on this scheme for a flatted re-development of 13 apartments on the south eastern side of Ducks Hill Road which was originally granted outline planning permission at the North Planning Committee meeting on 6/12/11.

The proposed revisions involve alterations to the external appearance of the building and the re-siting of the cycle store. This proposed planning application follows the refusal of a non-material amendment application which proposed more extensive works (such as the omission of the chimneys). The non-material amendment was refused consent as the changes were not considered to be non-material and as the LPA was unable to attach additional conditions, had implications for the amenities of neighbours which the LPA was also unable to consult upon.

The proposed changes to the elevational treatment of the building mainly involve alterations to the fenestration and are acceptable in design terms, with the more significant changes being to the rear elevation. The re-siting of the cycle store from the rear garden to the side of the building is also acceptable in terms of the visual amenities of the street scene.

The proposed changes are also acceptable in terms of the impact upon adjoining residential occupiers, subject to new details being submitted of the balconies and their privacy screens and a new condition to ensure that new side windows and rooflights where necessary have obscure glazing and are non-openable.

A new S106 Agreement is required and forms part of the recommendation.

2. RECOMMENDATION

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

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

- (i) Education contribution of £29,166,
- (ii) Health contribution of £6,136.09,
- (iii) Library contribution of £216.67,
- (iv) A financial contribution towards construction training, equal to £2,500 for every £1 million of build costs, and
- (v) A project management and monitoring fee of 5% of the total cash contributions for the management and monitoring of the resulting agreement (in the event that a S106 Agreement is completed).

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

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

4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 27th June 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

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

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

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

1 OUT1 **Time Limit- outline planning application**

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

2 OUT2 **Reserved matters - submission**

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

(a) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3 OUT3 Approval of Details

Approval of the details of the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

4 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 2 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

5 TL1 Existing Trees - Survey

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

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

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

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first

planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

8 TL4 Landscaping Scheme (outline application)

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. 2.

The scheme shall include:-

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

The scheme shall also include details of the following:-

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

REASON

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

9 TL6 Landscaping Scheme - implementation

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

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

REASON

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

10 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2012).

11 TL8 Screen Planting

The screen planting and/or hedges shown on the approved landscaping scheme shall be allowed to grow to and thereafter be maintained at a minimum height of 1.5 metres and any gaps which may occur shall be filled with replacement planting of a similar size and species within the next planting season or such other period as may be agreed in writing by the Local Planning Authority.

REASON

In order to preserve and enhance the visual amenities of the locality in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

12 OM1 Development in accordance with Approved Plans

Except as required by other conditions in this permission, the development hereby permitted shall be carried out in accordance with the following approved plans: BAS96 - 01 Rev. A, BAS96 - 02, BAS96 - 03, BAS96 - 04, BAS96 - 05, BAS96 - 06 and BAS96 - 07 unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

13 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (July 2011) Policy 5.20

14 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust

through minimising emissions throughout the demolition and construction process.
(vii) The storage of demolition/construction materials on site.
(viii) Tree protection, which includes provision for site supervision and monitoring

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

REASON

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

15 M1 Details/Samples to be Submitted

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

REASON

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

16 M3 Boundary treatment - details

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

REASON

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

17 MCD10 Refuse Facilities

Notwithstanding the submitted plans, no development shall take place until details of covered, secure and screened storage of refuse and recycling at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2011) Policy 7.1.

18 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November

2012).

19 H12 Closure of Existing Access

The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

20 H15 Cycle Storage - In accordance with approved plans

Notwithstanding the submitted plans, no development shall take place until details of covered, secure and screened cycle storage for 13 bicycles at the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

21 OM14 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

22 NONSC Importation/Utilisation of clean soil

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

REASON

To ensure that all soil utilised within the landscaped areas are free from contaminants and do not pose a risk to human health in compliance with Policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

OM2

~~20~~ development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

24 NONSC Noise mitigation air source heat pumps

No air source heat pumps shall be used on the site until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.15 of the London Plan.

25 DIS5 Lifetime Homes & Wheelchair Standards

No development shall take place until satisfactory details have been submitted to the Local Planning Authority demonstrating that all residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Furthermore, 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. The development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2011) Policies 3.8, 7.1 and 7.5.

26 H6 Car parking provision - submission of details

Notwithstanding the submitted plans, the development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. Two disabled car-parking bays shall be provided which shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

27 NONSC Non Standard Condition

No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out,

including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON

The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure, in accordance with Policy 5.15 of the London Plan.

28 NONSC Non Standard Condition

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the local authority. The assessment shall set out the baseline (2010 building regulations) energy demand for each unit, the details of how each unit contributes to an overall 25% reduction carbon emissions, the types of technology to be used, the impact of the technologies on the baseline, the phasing of the technology and finally plans and elevations showing inclusion of the technology. The development shall proceed in accordance with the approved scheme.

Reason

To ensure the development contributes to a reduction in carbon emissions in accordance with London Plan Policy 5.2.

29 NONSC Non Standard Condition

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and recycling of grey and rain water shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The scheme shall also demonstrate how the development will achieve a water demand level of 105 litres per person per day. The development must proceed in accordance with the approved scheme.

Reason

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

30 NONSC Non Standard Condition

Prior to the commencement of development an ecological enhancement plan shall be submitted to and approved by the Local Planning Authority. The scheme shall include details for replacing the lost value of dead or decaying trees which generally provide high value habitat for some protected species, e.g. bats and stag beetles. The plan shall set out the types and locations of the measures to be undertaken to allow the development to provide enhancements to flora and fauna (e.g. bat and bird boxes, as well as areas of extensive landscaping designed for wildlife enhancements). The development shall proceed in accordance with the approved plan.

Reason

To ensure the development can meet the aims of NPPF and Policies 5.3 and 7.19 of the London by delivering biodiversity enhancements.

31 NONSC Non Standard Condition

No development approved by this permission shall be commenced until a scheme for the

provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail the type of SUDS, information on the soil characteristics and the suitability of infiltration methods, areas required for storage, run-off rates and maintenance arrangements. The use of living walls and roofs should also be considered. The development shall proceed in accordance with the approved scheme.

Reason

To prevent the increased risk of flooding in accordance with NPPF and Policy 5.13 and to increase water efficiency in accordance with Policy 5.15 of the London Plan.

32 NONSC Non Standard Condition

Details of external lighting within the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and illumination. No floodlighting or other external lighting should be installed without the prior written approval of the Local Planning Authority.

REASON

To ensure the safety and security of occupants while safeguarding the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

33 NONSC Non Standard Condition

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

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

34 NONSC Non Standard Condition

Before development commences, plans and details of one electric vehicle charging point serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority. The facility shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

To encourage sustainable travel and to comply with London Plan Policy 5.3.

35 RES13 Obscure Glazing

The dressing room rooflight facing Elm House and secondary living/dining room rooflight and secondary first and second floor bedroom windows facing No. 111 Ducks Hill Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon

INFORMATIVES

1 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.

2 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).

3 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.

4 I13 Asbestos Removal

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

5 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6 I18 **Storage and Collection of Refuse**

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

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

7 I19 **Sewerage Connections, Water Pollution etc.**

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

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

8 I2 **Encroachment**

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

9 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

10 I23A **Re-instatement of a Vehicle Access.**

You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of any existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11 I3 **Building Regulations - Demolition and Building Works**

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

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

12 133 Tree(s) Protected by a Tree Preservation Order

Within the application site there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

13 134 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.

14 145 Discharge of Conditions

Your attention is drawn to condition(s) 3, 5, 7, 10, 13, 14, 15, 16, 17, 20, 21, 23, 25, 27, 28, 29, 30, and 31 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

15 I46 **Renewable Resources**

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

16 I47 **Damage to Verge**

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

17 I5 **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

18 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).

19 I53 **Compulsory Informative (2)**

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

- | | |
|-------|---|
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF4 | NPPF - Promoting sustainable transport |

NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding costal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.19	(2011) Biodiversity and access to nature
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
POBS	Planning Obligations Supplementary Planning Document, July 2008

20 155 **Audit Trail**

To encourage more effective resource management in demolition and new builds, it is recommended that you establish an 'audit trail' for demolition materials based on an established demolition protocol. The protocol should demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing.

21 158 **Opportunities for Work Experience**

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

22 16 **Property Rights/Rights of Light**

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

23 19 **Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition 21, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

24

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

25

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation.

Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

26

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

27

In seeking to discharge condition 25, the following advice should be taken into consideration:

1. Good practice recommends that communal car parks, as part of a Lifetime Home development, should provide at least one accessible parking space within each zone / lift core. The accessible bay should provide an effective clear width of 3300 mm (3600 mm preferred). Furthermore, the parking layout and landscape design should be conducive to Lifetime Home principles and allow for further accessible parking bays to be created according to demand.
2. The scheme should incorporate at least one dwelling designed in accordance with the Wheelchair Home Standards.
3. To support the Secured by Design agenda, accessible car parking bays should be allocated to a specific unit, allowing a disabled occupant to choose whether the bay is marked.
4. Due to their split-level design, the proposed ground floor units are not conducive to the principles of Lifetime Home accommodation. However, provided it can be demonstrated that a suitable wheelchair platform lift, to provide convenient access down to the bedrooms, could be sourced and retrospectively installed without the need for post-construction material alterations to the building, the design would be satisfactory.
5. The passenger lift shown on plan appears not to comply with Part M to the Building Regulations 2000 (2004 edition). The lift car should provide internal dimensions of 1100 mm wide by 1400 mm deep. Such detail is crucial to provide adequate access for wheelchair users and confirmation of compliance should be sought prior to any grant of planning permission.
6. A minimum of one bathroom designed in accordance with Lifetime Home standards detailed should provide at least 700mm to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
7. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.

28

The applicant is advised that with the exception of condition 33 (details of balconies and obscure screens), where the conditions relating to the original outline application (App. No. 64345/APP/2011/1945 refers) have been discharged, the LPA considers that the approved details are also applicable to this decision and will not require these details to be re-submitted.

29

The application states the bike store will have aluminium doors and PAS 24 locking system.

I should advise that the door itself, door set and locking system should all be tested together as one complete unit. That is the only standard accepted for PAS24.

This will be the same criteria for all residential front doors throughout the development and the same standard for testing LPS 1175 communal doors.

Police preferred standards and advice for Home Security can be found at www.securedbydesign.com.

3. CONSIDERATIONS

3.1 Site and Locality

The application site, which is 0.27 hectares in extent is located on the south-east side of Ducks Hill Road, opposite its junction with Glynswood Place and is currently being re-developed to provide the linked flatted blocks, the subject of this application.

The surrounding area is characterised by a mix of large detached houses on substantial plots and more recent infill and re-development schemes, mainly involving flatted blocks, including the adjoining site to the north at 97 - 101 Ducks Hill Road (Oak House and Elm House) and on the opposite side of the road at 104 Ducks Hill Road (Twin Oaks), 1 - 3 Glynswood Place and 110 Ducks Hill Road.

The site and surrounding area is characterised by mature trees and this and adjoining sites are covered by Tree Preservation Order No. 281.

3.2 Proposed Scheme

This application seeks to vary conditions 12 (approved plans) and 20 (cycle storage) of outline planning permission ref. 64345/APP/2011/1945 dated 11/01/2012, to allow changes to be made to the external appearance of the building and the relocation of the cycle store.

The main changes to the overall building involve the small increase in the ridge height of the linked and recessed roof elements from 10.0m to 10.3m high, a lift over-run has been added to the centre of the block, the plinth brickwork would be omitted, the open rafters would be replaced with boxed eaves and rooflights have been marginally increased in size.

On the front elevation of the building, spandrel panels would be replaced with rendered panels above ground floor bay windows, two dormers on the north eastern block have been marginally widened. A terrace balcony and double doors have been added on one of the dormers and three casement windows would replace double casement windows on the other dormer and on the gables. Three casement windows would replace two casement windows and a stone mullion on the gable of the north eastern block. A window would be replaced by double doors and side lights and juliette balcony on the gable on the south western block and rooflights added to each side of the gables. Columns would be omitted from the porch on the south western block, the string course would be lowered to replace stone flat arches above the ground floor windows and individual post boxes have been added at the entrance.

On the rear elevation, dormer widths would be marginally increased, with two dormers on the southern block combined to form one larger dormer with two double doors opening onto an enlarged balcony area with a parapet wall with railings added around the balcony area by raising the eaves of the building at this point. Two small gables have been omitted, a string course lowered, double door and side light window widths increased and details revised, fanlights removed from all ground floor rear door heads, some windows have been re-positioned and re-sized and two small windows have been omitted.

On the north eastern side elevation, an additional rooflight has been added towards the rear of the roof and the two approved rooflights would be re-positioned and string courses would be omitted.

On the south western side elevation, an obscure glazed rooflight and three small obscure glazed windows above ground floor level have been added.

The cycle store would be re-sited from the rear garden to the south western side of the flatted block, adjacent to No. 111 Ducks Hill Road, and its rear access path removed.

3.3 Relevant Planning History

Comment on Relevant Planning History

Following the submission of a number of applications for the residential redevelopment of this site, an outline application (App. No. 64345/APP/2011/1945 refers) for the erection of a pair of linked part 2, part 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road was approved on 4/1/12. Reserved matters (landscaping scheme) were approved on 18/10/12 (App. No. 64345/APP/2012/1966 refers) and various details were discharged on 24/9/13 (App. No. 64345/APP/2013/631 refers).

A non-material amendment application (64345/APP/2013/3322) to alter the elevations and relocate and redesign the cycle store was refused on 9/12/13 for the following reason:-

'The combined impact of the proposed changes is not considered to be non-material and the changes would materially alter the character and appearance of the proposed block to its detriment and have the potential to adversely affect the residential amenities of adjoining occupiers with the re-siting of the cycle store and the addition of new side windows and those neighbours have not had the opportunity of commenting upon the revised details. As such, the proposal does not comply with Policies BE13, BE19, BE21 and BE24 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.'

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.H2 (2012) Affordable Housing
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.19	(2011) Biodiversity and access to nature
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th May 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

33 neighbouring properties have been consulted on 22/5/14, the Northwood Residents' Association have been consulted and a site notice has been displayed on site on 13/5/14. No responses to date have been received.

METROPOLITAN POLICE CRIME PREVENTION OFFICER:

The application states the bike store will have aluminium doors and PAS 24 locking system.

I should advise that the door itself, door set and locking system should all be tested together as one complete unit. That is the only standard accepted for PAS24.

This will be the same criteria for all residential front doors throughout the development and the same standard for testing LPS 1175 communal doors.

Internal Consultees

HIGHWAY ENGINEER: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The acceptance of the principle of providing 13 apartments on this site has been established by the granting of the original outline permission and this permission has been implemented with works being well advanced on site.

7.02 Density of the proposed development

The acceptability of the proposed residential densities on this site were previously established with the granting of the outline planning permission.

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

The proposed changes to the approved scheme would not affect any designated heritage asset.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site does not form part of, nor does it lie adjacent to the Metropolitan Green Belt.

7.06 Environmental Impact

No environmental issues are raised by this application.

7.07 Impact on the character & appearance of the area

The proposed changes to the building would not significantly alter the approved scheme, with the scale and mass of the two main blocks being unaltered. The slight increase in the ridge height of the linked and recessed roof elements by 300mm and the siting of the lift

overrun within the linked roof would not be unduly conspicuous, given the subservient and recessive nature of these roofs.

The proposed alterations to the external appearance of the building are not extensive, particularly at the front of the building where the main changes are to the detailing of the building. The changes being made on the rear elevation are more significant, including an enlarged dormer and increase in height of this part of the eaves to form a parapet wall with railings above around the enlarged balcony area, omission of small gable features on the roof and more extensive revision of window and balcony details. However, the changes are considered to be acceptable, and the rear elevation would still present an a well proportioned and balanced appearance. No objections are raised to the inclusion of windows and additional rooflights in the side elevations on design grounds.

The revised siting of the cycle store would not project beyond the front building line formed by this and adjoining properties and is acceptable.

7.08 Impact on neighbours

The main impact for neighbouring properties would be the introduction of new windows and rooflights in the side elevations of the building and the re-siting of the cycle store adjacent to No. 111 Ducks Hill Road.

An additional rooflight would be added towards the rear of the north eastern side roof slope which overlooks the adjoining flatted block, Elm House. This property does contain side windows but as the rooflight would serve a dressing room, it can be obscure glazed and non-openable below a height of 1.8m above finished floor level, which would be controlled by a new recommended condition.

The proposed windows and rooflight on the south western side elevation which faces No. 111 Ducks Hill Road would also all be secondary windows and could therefore be obscure glazed and non-openable if below 1.8m above finished floor level, which would again be controlled by the new condition.

It is also considered that as the sizes of some of the balconies has changed, new details should be sought, to include privacy screens to safeguard the privacy of neighbouring properties.

The cycle store would also be sited immediately adjacent to the side elevation of No. 111 but as this elevation only contains an obscure glazed ground floor window which serves an integral garage, it would not adversely impact upon the amenities of this property.

As such, the proposed revisions are acceptable in terms of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policy (November 2012).

7.09 Living conditions for future occupiers

The living conditions for the future occupiers of the flatted block would not be materially altered by the proposed revisions.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The only alteration to the parking/access arrangements involve the cycle store and the revised position, at the side of block, adjacent to the footpath leading to the rear garden would be more convenient for cyclists as opposed to a store within the rear garden.

7.11 Urban design, access and security

Relevant design issues have been considered in Section 7.07 above. As regards security, the Metropolitan Police Secure by Design Officer does not raise any objections, advising

that in order to satisfy appropriate Secure by Design standards, the bike store door itself, door set and locking system should all be tested together as one complete unit. An advisory informative has been added.

7.12 Disabled access

The proposed alterations do not have any implications for disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The re-siting of the cycle store would not impact upon retained trees on site.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning Obligations

A new Deed of Variation/S106 Agreement would be required for this application.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

There are no other issues raised by this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposed changes to the previously approved scheme are acceptable in terms of the appearance of the building and impact upon the residential amenities of adjoining occupiers, subject to the addition of a new obscure glazing condition.

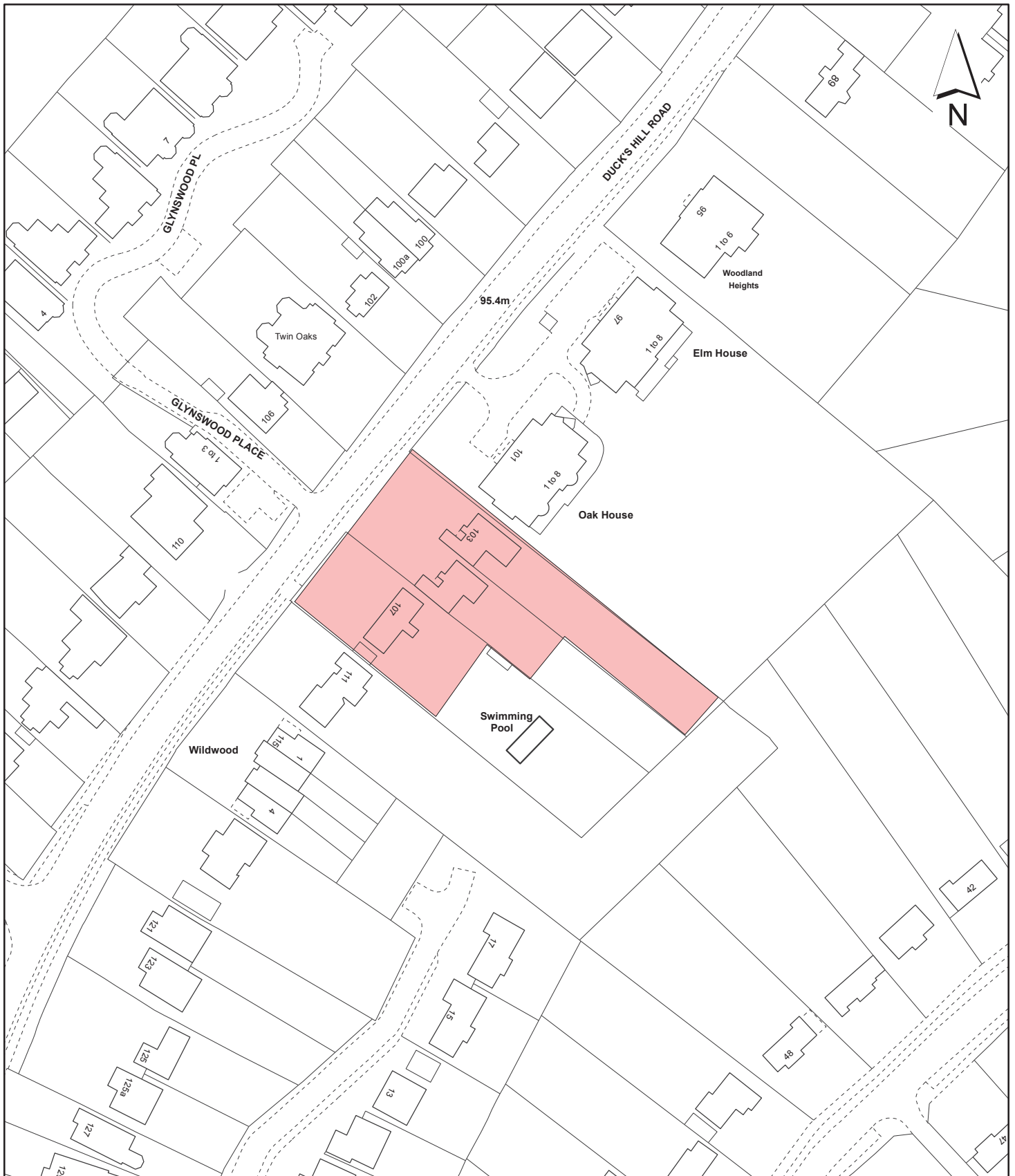
The application is recommended for approval.


11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (July 2011)
Mayor's Housing Supplementary Planning Guidance, November 2012
Hillingdon Local Plan (November 2012)
Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>103, 105 AND 107 Ducks Hill Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>64345/APP/2014/1044</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major Committee</p>	<p>Date</p> <p>June 2014</p>	



HILLINGDON
LONDON

Plans for Major Applications Planning Committee

12th June 2014



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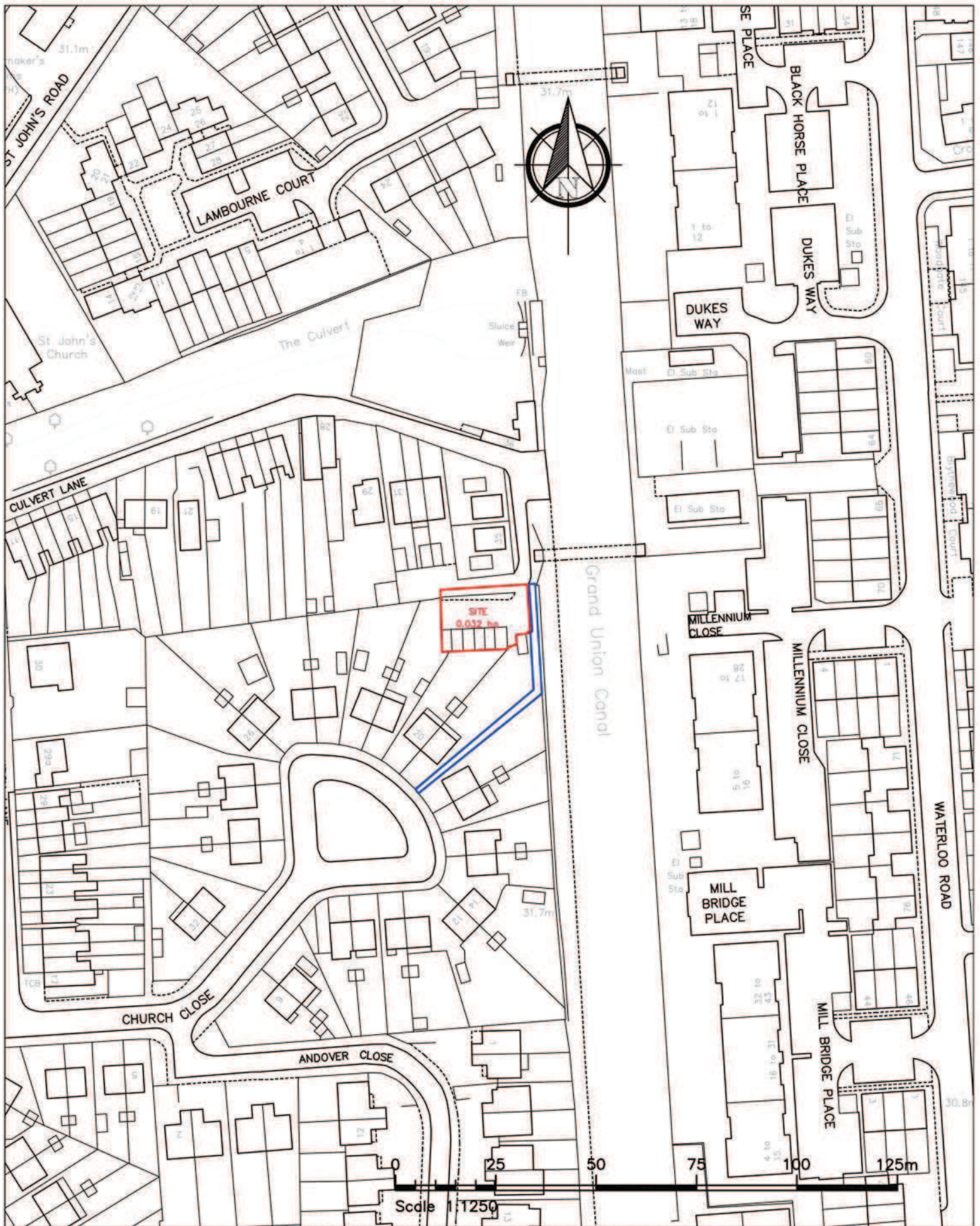
Report of the Head of Planning, Sport and Green Spaces

Address GARAGE BLOCK SITE CULVERT LANE UXBRIDGE

Development: Demolition of existing garage block and construction of bungalow with associated parking and external works.

LBH Ref Nos: 69659/APP/2013/3796

Date Plans Received: 19/12/2013 **Date(s) of Amendment(s):** 19/12/2013
19/03/2014
Date Application Valid: 19/12/2013 24/12/2013
07/05/2014



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.

A	Red line amended to include existing trees and site area amended	ST 07/05/2014
Rev	Revision notes	Initials Date
Project LAND AT END OF CULVERT LANE, COWLEY, UXBRIDGE, UB8 2XB		Scale 1:1250 @ A4
Description SITE LOCATION PLAN		Date 10/12/13
Drawing No. 2013/D119/P/01		Checked by SV
		Rev. A



NOTES
 The contractor must verify all dimensions at the site before starting work. All dimensions are to the face of the work unless otherwise stated. All dimensions are to be taken from the centre of the road unless otherwise stated.
 DO NOT SCALE FROM THIS DRAWING.

Schedule of Accommodation
 1 No 2 Bed 3P bungalow
 Parking: - 2 spaces
 Private Garden 71m²

1	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
2	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
3	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
4	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
5	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
6	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
7	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
8	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
9	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14
10	1000 parking application boundary line moved to the rear of the site to the rear of the existing garage blockwork wall. New area is 10m x 10m. All dimensions are to be taken from the centre of the road unless otherwise stated.	31	10/05/14

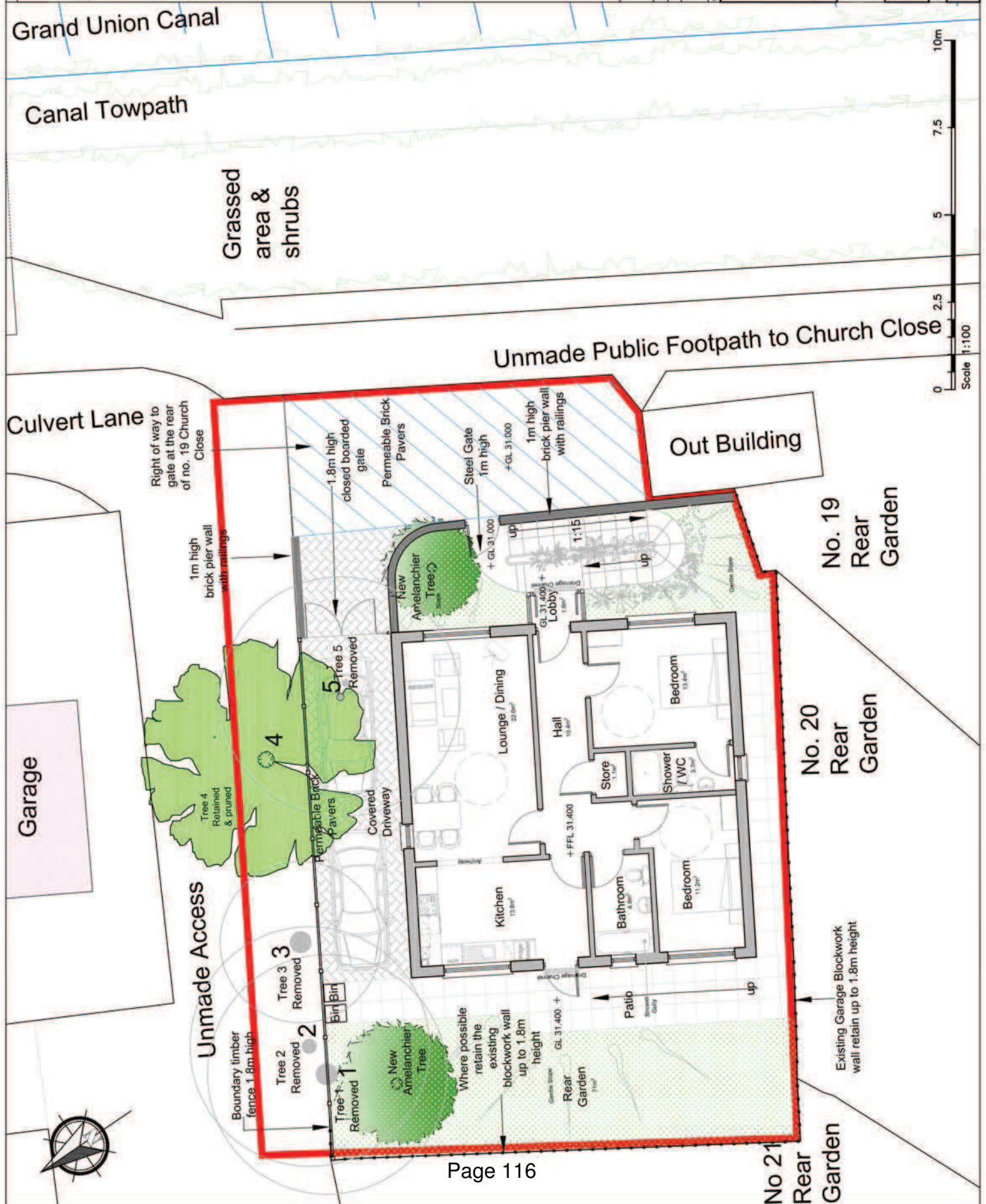
HILLINGDON
 LONDON

Corporate Property & Construction Group
 26/10, CHIC CENTRE, URBAN SQUARE, LONDON, W1B 1UH
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT
 LAND AT END OF CULVERT LANE
 COWLEY, URBIDGE
 UB8 2XB

PROPOSED SITE PLAN

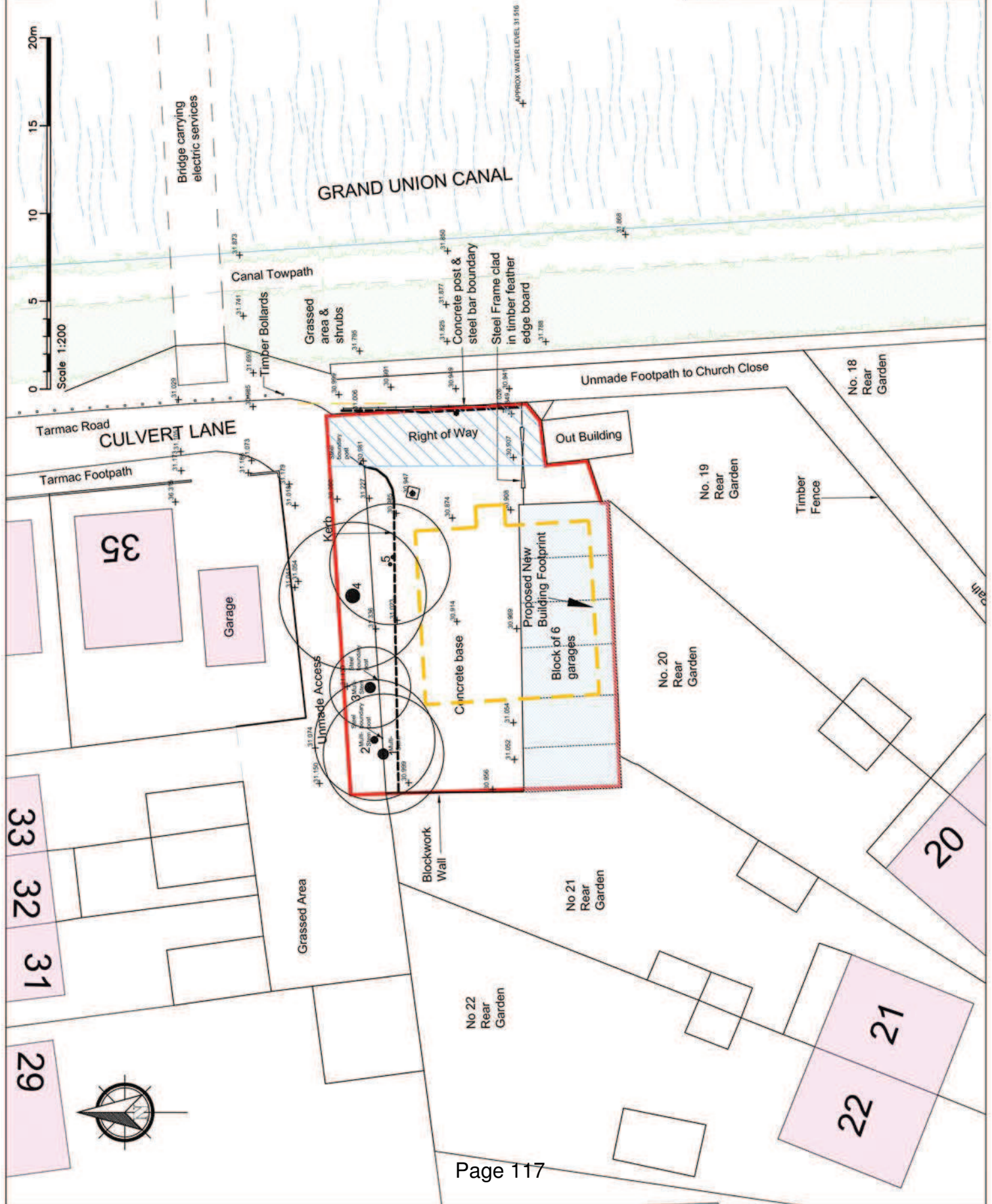
DATE: 17/01/13
 DRAWN BY: SV
 CHECKED BY: SV
 APPROVED BY: SV
 PROJECT NO: 2013/D115/P/03
 SHEET NO: D



NOTES
 The Contractor shall verify all construction levels at the site before starting work. The Surveyor shall be responsible for the accuracy of the survey data and any subsequent errors. DO NOT SCALE FROM THIS DRAWING.

SURVEY KEY

<ul style="list-style-type: none"> 1/10 Road 1/11 Road 1/12 Road 1/13 Road 1/14 Road 1/15 Road 1/16 Road 1/17 Road 1/18 Road 1/19 Road 1/20 Road 1/21 Road 1/22 Road 1/23 Road 1/24 Road 1/25 Road 1/26 Road 1/27 Road 1/28 Road 1/29 Road 1/30 Road 1/31 Road 1/32 Road 1/33 Road 1/34 Road 1/35 Road 1/36 Road 1/37 Road 1/38 Road 1/39 Road 1/40 Road 1/41 Road 1/42 Road 1/43 Road 1/44 Road 1/45 Road 1/46 Road 1/47 Road 1/48 Road 1/49 Road 1/50 Road 1/51 Road 1/52 Road 1/53 Road 1/54 Road 1/55 Road 1/56 Road 1/57 Road 1/58 Road 1/59 Road 1/60 Road 1/61 Road 1/62 Road 1/63 Road 1/64 Road 1/65 Road 1/66 Road 1/67 Road 1/68 Road 1/69 Road 1/70 Road 1/71 Road 1/72 Road 1/73 Road 1/74 Road 1/75 Road 1/76 Road 1/77 Road 1/78 Road 1/79 Road 1/80 Road 1/81 Road 1/82 Road 1/83 Road 1/84 Road 1/85 Road 1/86 Road 1/87 Road 1/88 Road 1/89 Road 1/90 Road 1/91 Road 1/92 Road 1/93 Road 1/94 Road 1/95 Road 1/96 Road 1/97 Road 1/98 Road 1/99 Road 1/100 Road 	<ul style="list-style-type: none"> 1/101 Road 1/102 Road 1/103 Road 1/104 Road 1/105 Road 1/106 Road 1/107 Road 1/108 Road 1/109 Road 1/110 Road 1/111 Road 1/112 Road 1/113 Road 1/114 Road 1/115 Road 1/116 Road 1/117 Road 1/118 Road 1/119 Road 1/120 Road 1/121 Road 1/122 Road 1/123 Road 1/124 Road 1/125 Road 1/126 Road 1/127 Road 1/128 Road 1/129 Road 1/130 Road 1/131 Road 1/132 Road 1/133 Road 1/134 Road 1/135 Road 1/136 Road 1/137 Road 1/138 Road 1/139 Road 1/140 Road 1/141 Road 1/142 Road 1/143 Road 1/144 Road 1/145 Road 1/146 Road 1/147 Road 1/148 Road 1/149 Road 1/150 Road 1/151 Road 1/152 Road 1/153 Road 1/154 Road 1/155 Road 1/156 Road 1/157 Road 1/158 Road 1/159 Road 1/160 Road 1/161 Road 1/162 Road 1/163 Road 1/164 Road 1/165 Road 1/166 Road 1/167 Road 1/168 Road 1/169 Road 1/170 Road 1/171 Road 1/172 Road 1/173 Road 1/174 Road 1/175 Road 1/176 Road 1/177 Road 1/178 Road 1/179 Road 1/180 Road 1/181 Road 1/182 Road 1/183 Road 1/184 Road 1/185 Road 1/186 Road 1/187 Road 1/188 Road 1/189 Road 1/190 Road 1/191 Road 1/192 Road 1/193 Road 1/194 Road 1/195 Road 1/196 Road 1/197 Road 1/198 Road 1/199 Road 1/200 Road
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CORPORATE PROPERTY & CONSTRUCTION GROUP 26/70, CHIC CENTRE, WINDLESS ROAD, UXTON, MIDDLESEX, UB8 3JW Tel: 01895 250 111 Fax: 01895 277 224	
PROJECT LAND AT END OF CULVERT LANE, COMLEY UXBROIDGE UB8 2XB	
EXISTING SITE PLAN TOPOGRAPHICAL & TREE SURVEY	
DRAWN BY 1200 @ AS	CHECKED BY SV
DATE 13/08/13	SCALE B

NOTES

The Contractor shall verify all dimensions at the site before starting work. All dimensions shall be taken to the centre of the wall unless otherwise stated. DO NOT SCALE FROM THIS DRAWING.

8	Check all dimensions against the roof plan.	01	01/03/13
9	Check all dimensions against the roof plan.	02	02/03/13
10	Check all dimensions against the roof plan.	03	03/03/13

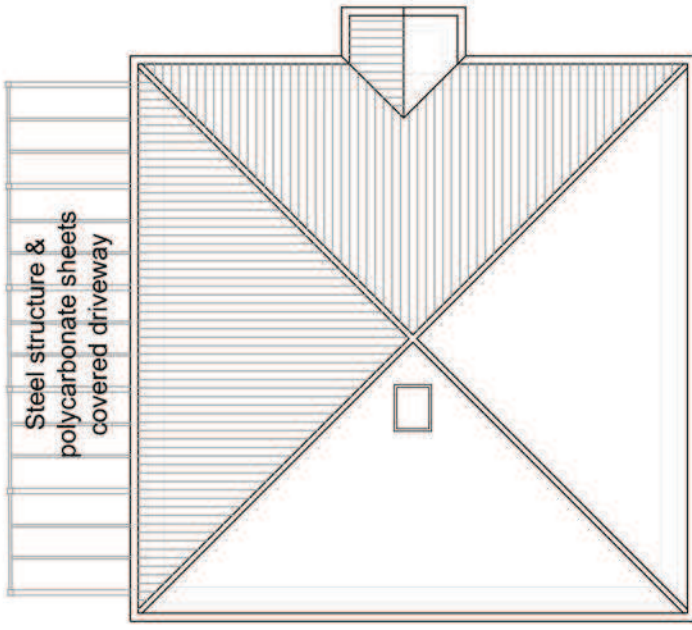


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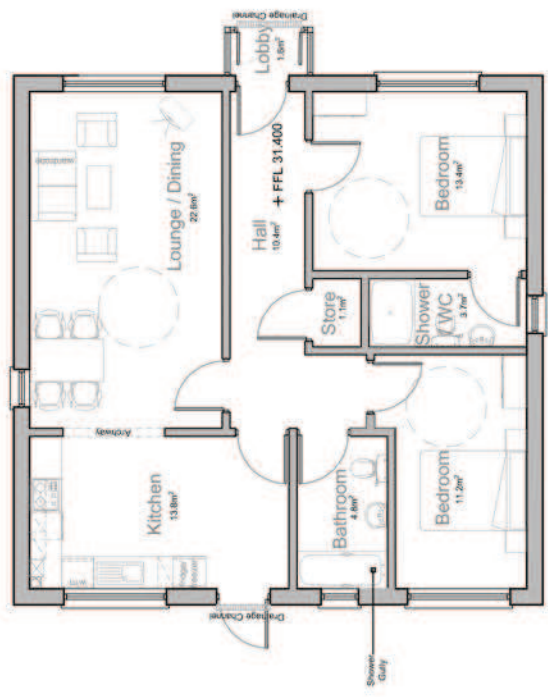
CONTRACT PROPERTY & CONSTRUCTION GROUP
46/71, ONE COLINDALE AVENUE, COLINDALE, LONDON, NW9 1HR
Tel: 01895 250 111
Fax: 01895 277 234

PROJECT
LAND AT END OF CULVERT LANE, COWLEY
UXBRIDGE, UB8 2XB

PROPOSED FLOOR & ROOF PLAN	
SCALE	1:100 @ A3
DATE	21/08/13
PROJECT NO.	2013/D1115/P/04
REV.	B



ROOF PLAN



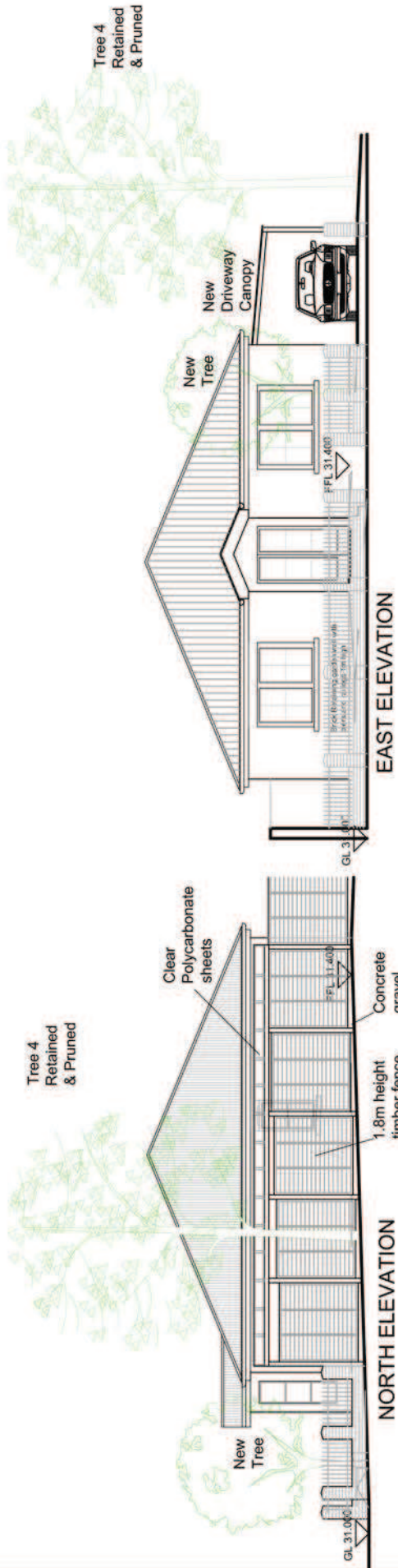
GROUND FLOOR



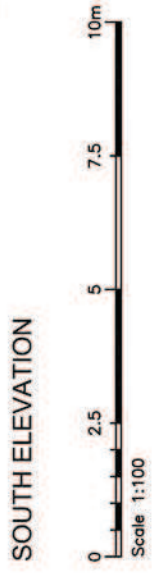
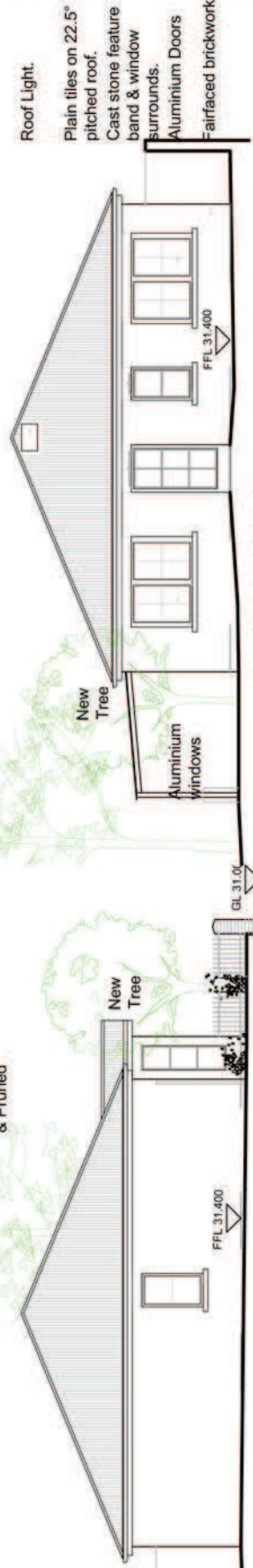
GIA for bungalow = 86.5m²
NIA for bungalow = 82.6m²
+ GL 31.000

NOTES

The contractor must verify all dimensions on the site before starting work. All dimensions are to be taken from the centre of the wall unless otherwise stated. Do NOT SCALE FROM THIS DRAWING.



- UPVC rainwater gutters & downpipes
- Timber fascia & Soffit boards
- Concrete tiles on 22.5° pitched roof
- Fairface brick walls
- Aluminium windows & doors



1	Client	Mr & Mrs J. Smith	Date	17/05/14
2	Project Name	1000 @ AS	Drawn by	SV
3	Project Address	1000 @ AS	Checked by	SV
4	Project Location	1000 @ AS	Scale	2008/13
5	Project Description	1000 @ AS	Project No.	2013/D115/P/05
6	Project Status	1000 @ AS	Revision	B

HILLINGDON
LONDON

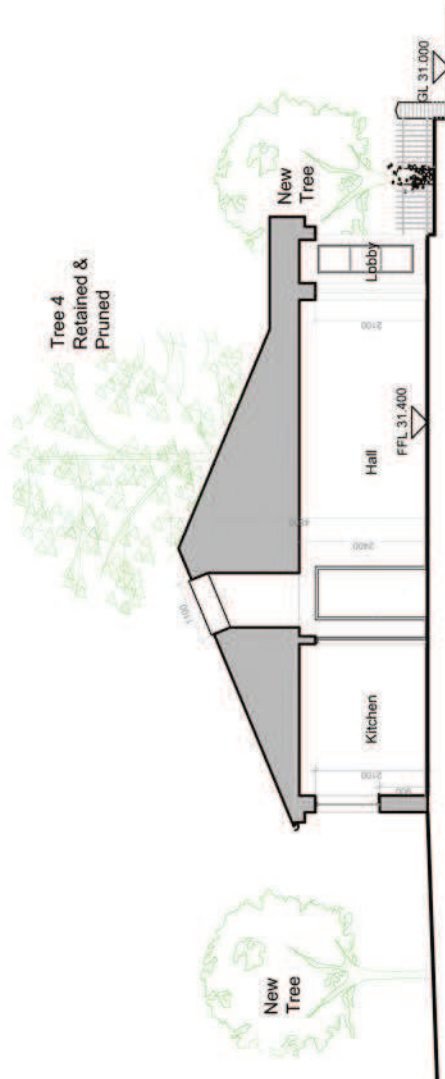
CONTRACT PROPERTY & CONSTRUCTION GROUP
46/71, ONE CONCRETE, LANE, HILLINGDON, URB 2XB
Tel: 01895 250 111
Fax: 01895 277 224

LAND AT END OF CULVERT LANE, CONWLEY,
UNXBRIDGE, URB 2XB

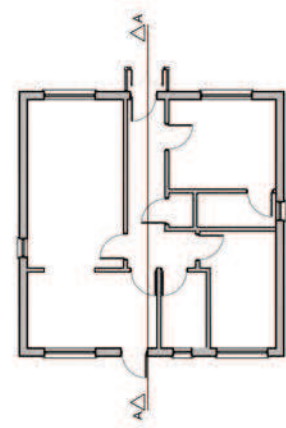
PROPOSED ELEVATIONS

NOTES

The Contractor must verify all dimensions at the site before starting work. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated. DO NOT SCALE FROM THIS DRAWING.



TYPICAL SECTION A-A
Scale 1:100



GROUND FLOOR PLAN
Scale 1:200

8	Tree no. 4 retained and pruned	BT	27.05.12
9	Tree no. 4 retained and pruned	BT	27.05.12
10	Tree no. 4 retained and pruned	BT	27.05.12
11	Tree no. 4 retained and pruned	BT	27.05.12
12	Tree no. 4 retained and pruned	BT	27.05.12

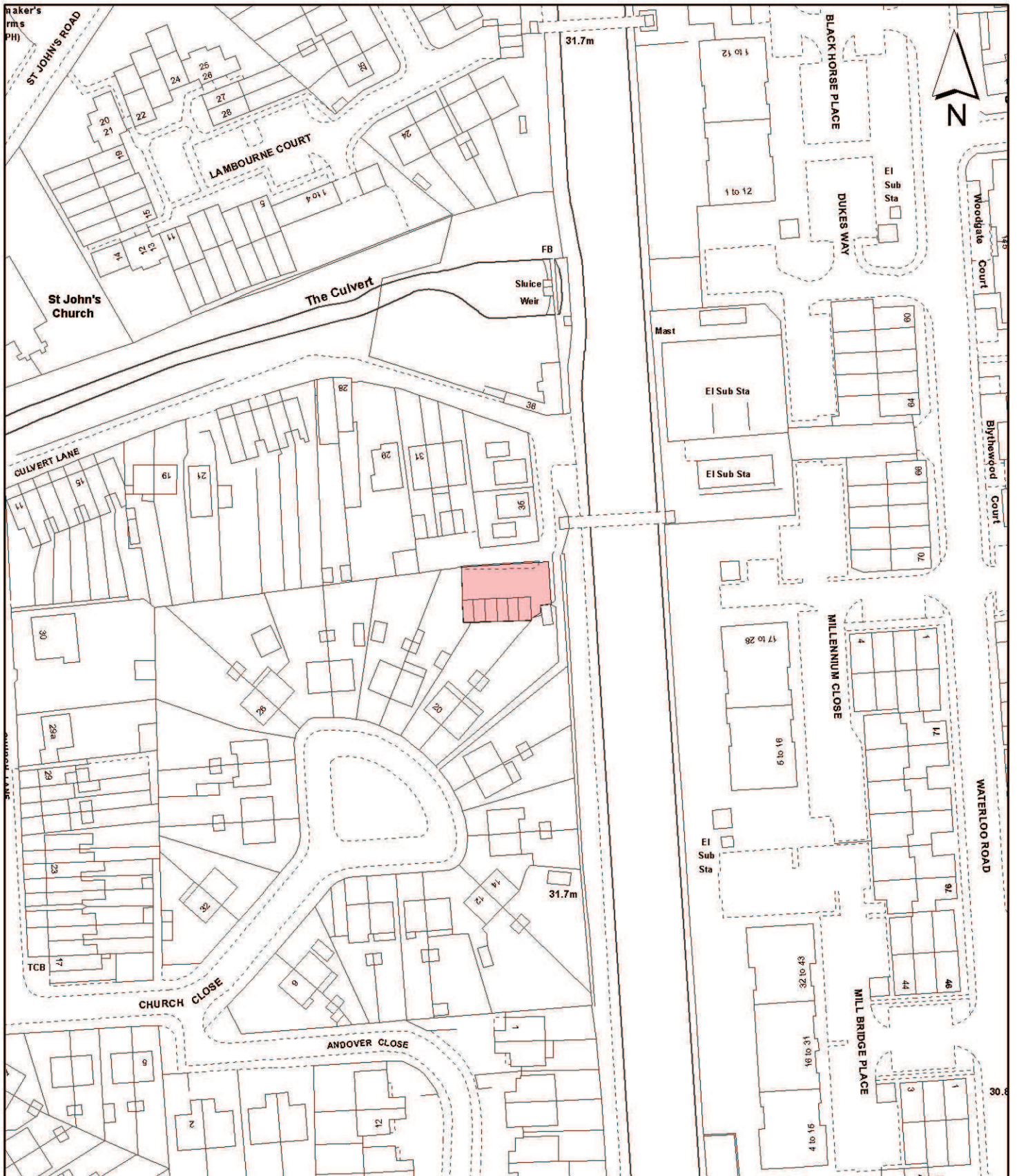
HILLINGDON
LONDON

CONTRACT PROPERTY & CONSTRUCTION GROUP
46/71, ONE COLINDALE AVENUE, COLINDALE, LONDON, NW9 1UH
Tel: 01895 250 111
Fax: 01895 277 224


PROJECT
LAND AT END OF CULVERT LANE
COWLEY, UB8 2 XB

TYPICAL SECTION

DATE	21/08/13
BY	SV
CHECKED BY	SV
PROJECT NO.	2013/D115/P/06
SCALE	B



Notes

 Site boundary

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Site Address	
Garage Block Site Culvert Lane Uxbridge	
Planning Application Ref:	Scale
69659/APP/2013/3796	1:1,250
Planning Committee	Date
Major Committee	June 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 4 4 LONGWALK ROAD STOCKLEY PARK MIDDLESEX

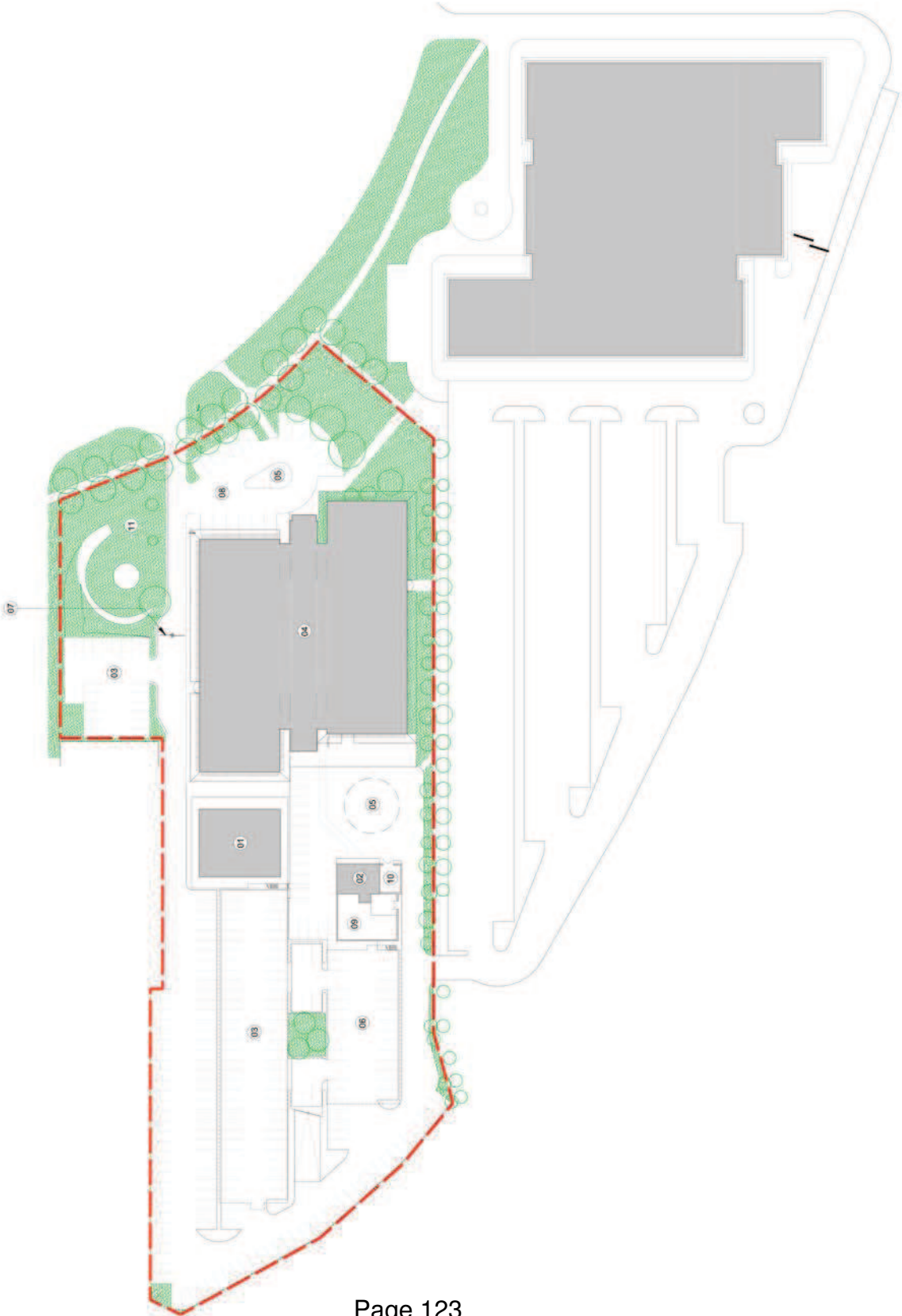
Development: Extensions, refurbishment, and alterations to existing office building, together with associated works, including landscaping and alterations to car parking.

LBH Ref Nos: 61233/APP/2014/1145

Date Plans Received: 01/04/2014 **Date(s) of Amendment(s):**

Notes:

1. Existing energy centre.
2. Existing landowner's plant building.
3. Existing Car park.
4. Longwalk Road.
5. Existing turning circle for vehicles.
6. Existing deck above providing additional level of car parking.
7. Existing security gates to rear car park.
8. Existing visitor parking and drop off area.
9. Existing cycle storage enclosure.
10. Existing bin store.
11. Existing landscaped area with fountains.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

Title
Existing Site Plan

Project No.	Drawing No.	Rev.
1308	10.101	P1

Scale	Drawn	Checked	Date
1:500 @ A1	JH	TL	10.07.13

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www.barrgazetas.com



Site boundary



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
4 Longwalk
Stockley Park

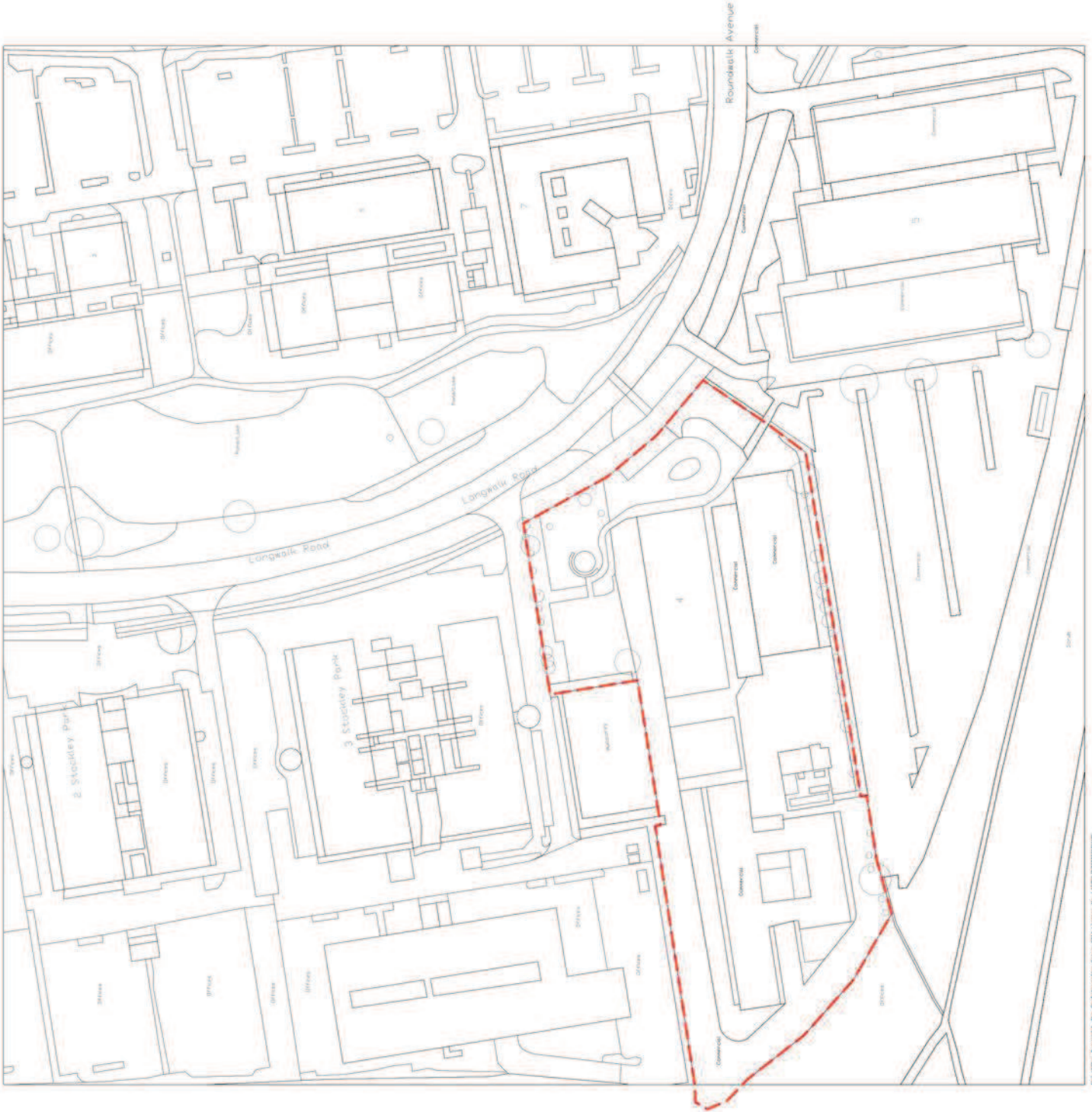
Title
Site Plan

Project No.	Drawing No.	Rev.
1308	00.101	P1

Scale	Drawn	Checked	Date
1:1250 @ A1	TL	TL	28.03.14

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1:1250 @ A1

01
00.101
Site Plan
Scale 1:1250 @ A1

Notes:

1. Shared surface entrance forecourt. Vehicle and parking paving to match existing. Pedestrian paving to be granite pavements.
2. Cycle canopy. Space for 72no bicycles.
3. Retained plant building with new dark grey metal cladding.
4. Refuse/recycling store.
5. New kerbs to rear parking area to match existing.
6. Circular bench with planter.
7. Cycle lane along side of building. Surface material to be paving similar to vehicle access, but different colour, also access junction to front parking/ drop off area.
8. Turning/ pick up area for refuse collection vehicle.
9. Relocated parking (no new parking spaces).
10. New soft landscaping.
11. Change in surface material to denote pedestrian area immediately adjacent to entrance and pedestrian crossing to paths.
12. Existing parking spaces in side parking lot converted to 6no. disabled parking spaces. Mirror extension to hard landscaping to create adequate space.
13. Motorcycle parking.
14. Showers and lockers.
15. Existing parking retained.
16. 2no. Disabled parking spaces at the front.
17. 10no. bollards to entrance.
18. 2no. light poles to pedestrian crossover.
19. Building signage.
20. New soft landscaping against building where access/ shading structure has been removed.
21. Retained/ protected existing landscape.
22. New path to match existing to link the rear of the building to the existing path.
23. Electric charging point (4no.)
24. 2no. Disabled parking spaces at rear.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client

Aberdeen Asset Management

Project

**4 Longwalk
Stockley Park**

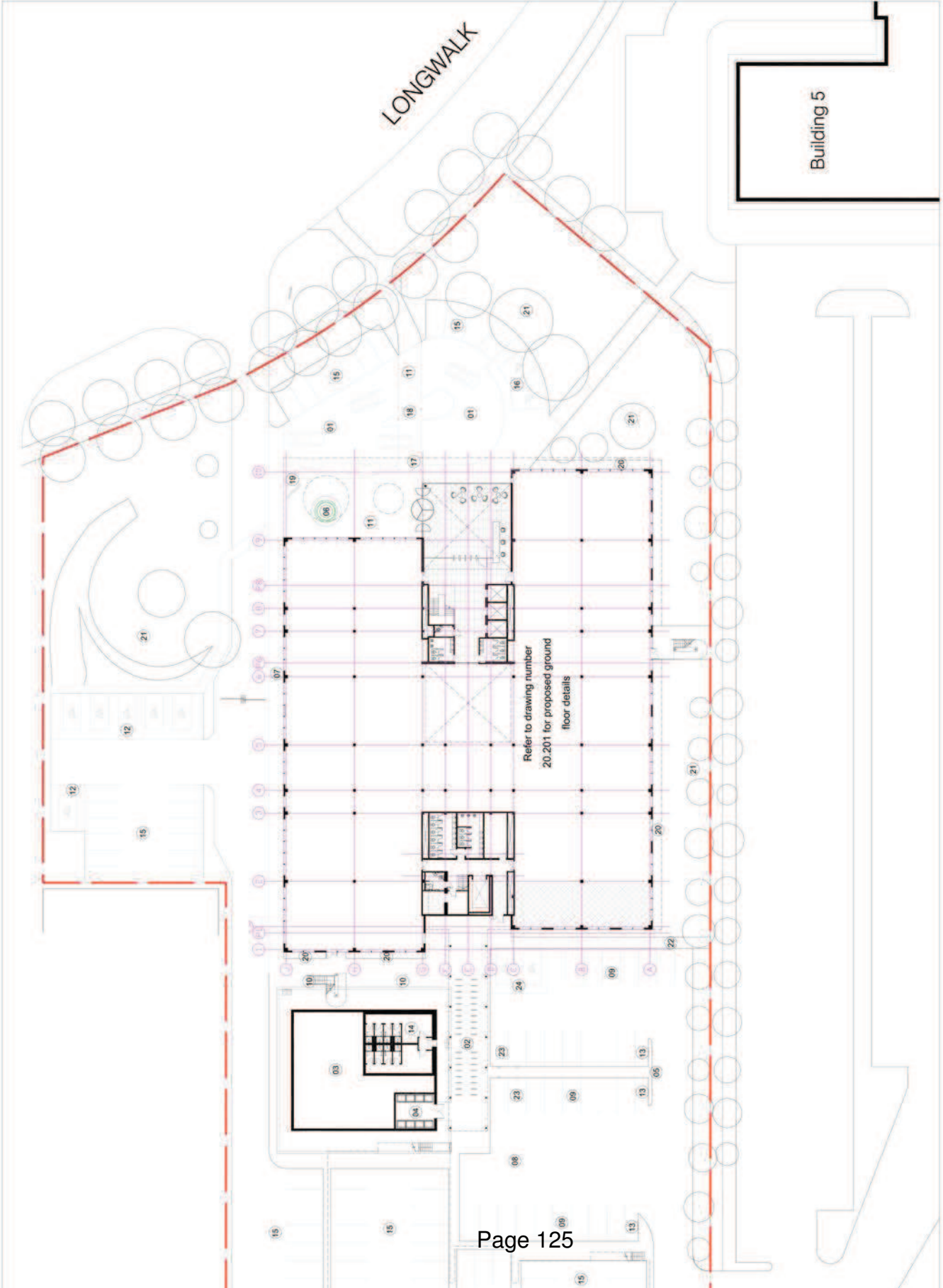
Title

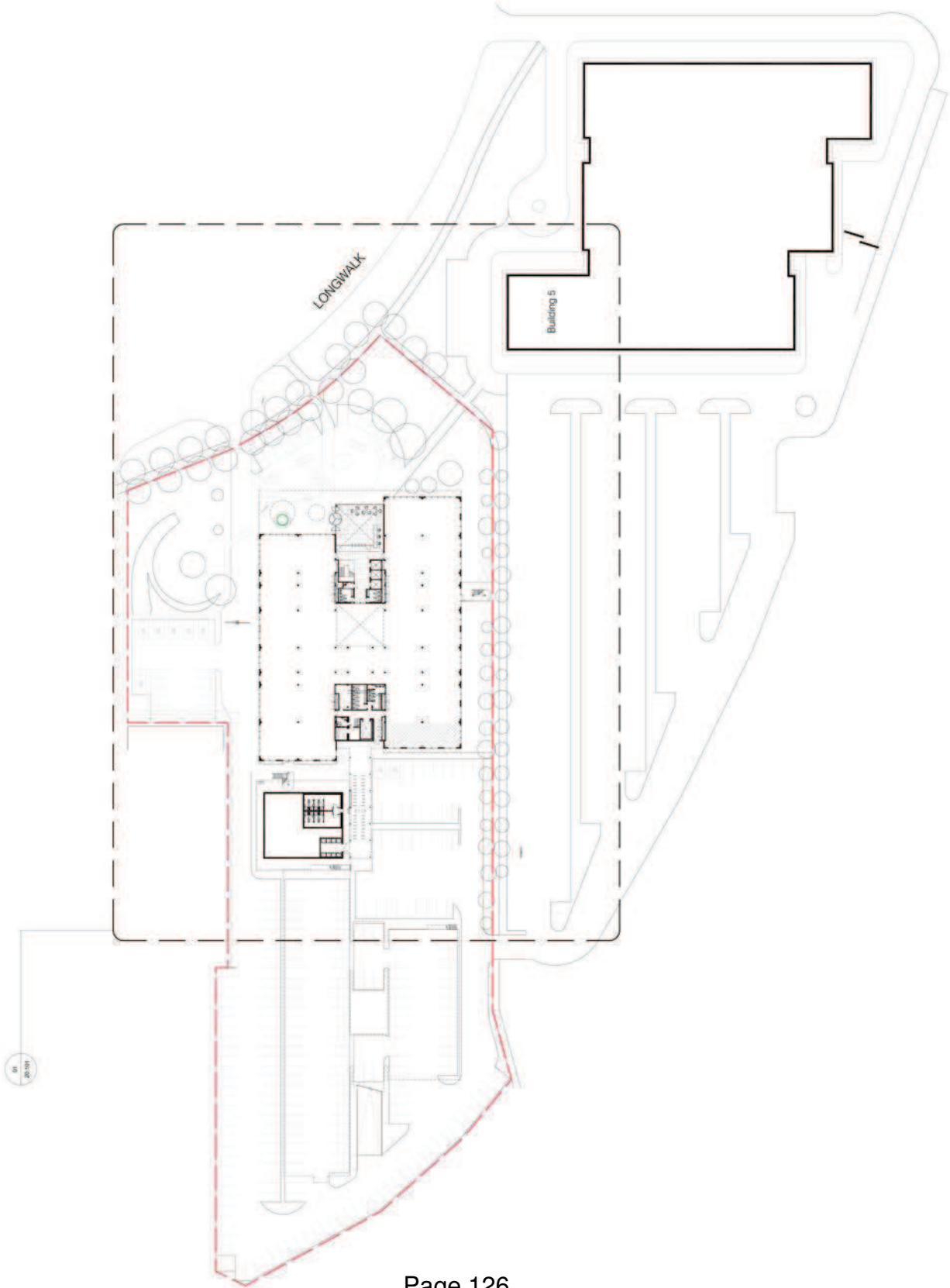
Proposed Site Plan

Project No.	Drawing No.	Rev.
1308	20.101	P1
Scale	1:250 @ A1	1:500 @ A3
Drawn	Checked	Date
JH	TL	10.07.13

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For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	02.05.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

Title
Proposed Site Plan

Project No.	Drawing No.	Rev.
1308	20.102	P1

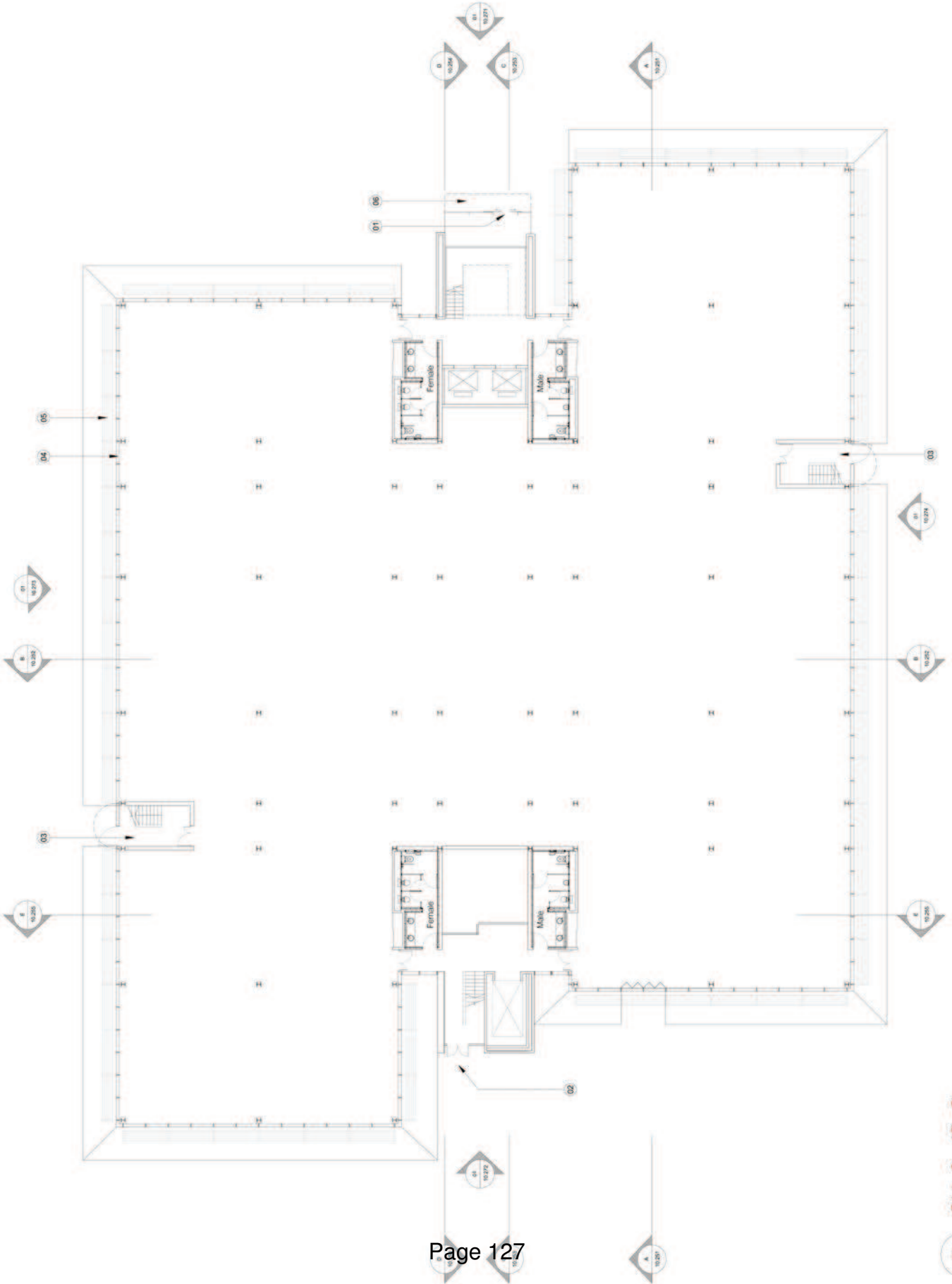
Scale	Drawn	Checked	Date
1:500 @ A1	JH	TL	10.07.13

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Notes:

1. Existing main entrance.
2. Existing rear entrance.
3. Existing external escape stair.
4. Existing curtain walling.
5. Existing loose soil.
6. Existing entrance canopy above.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

Title
Existing Ground Floor Plan

Project No.	Drawing No.	Rev.
1308	10.201	P1

Scale	1:250 @ A1	1:250 @ A3
Drawn	JH	Checked
Date	10.07.13	Date

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Notes:

1. New curtain walling.
2. New structurally glazed extended reception area and glazed revolving door.
3. New feature stair.
4. New DDA WC.
5. New Female WCs.
6. New Male WCs.
7. New lifts.
8. New metal external escape stair.
9. Feature walls to reception.
10. New DDA Showers WC.
11. Plant room.
12. Retained lift and stair to rear.
13. Access control barriers.
14. Infill either side of retained rear core.
15. Retained Energy Centre to be retained and recast with dark grey metal cladding/ louvers.

Key:



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client

Aberdeen Asset Management

Project

**4 Longwalk
Stockley Park**

Title

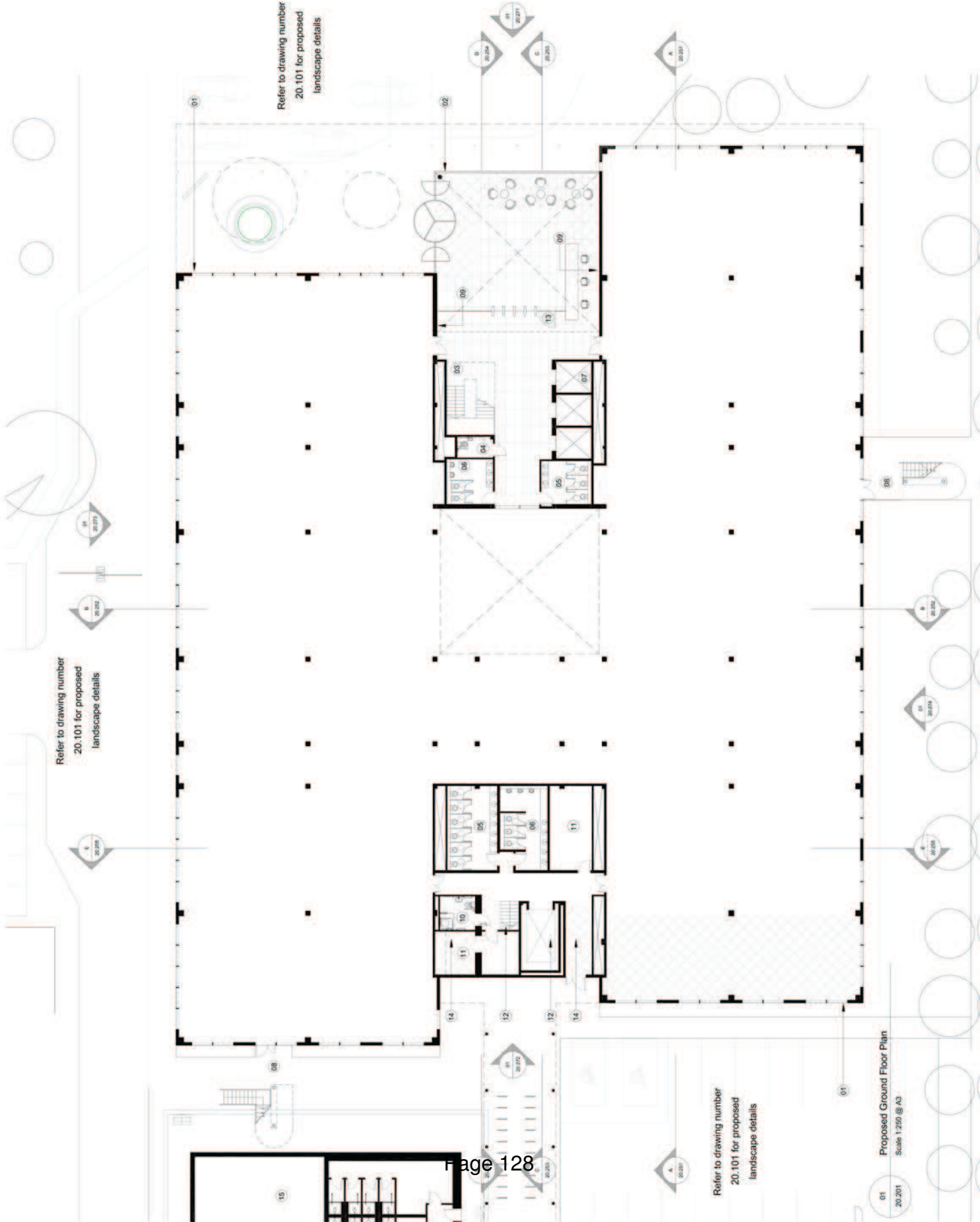
Proposed Ground Floor Plan

Project No.	Drawing No.	Rev.
1308	20.201	P1

Scale	Drawn	Checked	Date
1:250 @ A3	JH	TL	10.07.13

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01
20.201
Proposed Ground Floor Plan
Scale 1:250 @ A3

Notes:

1. New curtain walling.
2. New structurally glazed extended reception area and glazed revolving door.
3. New feature stair.
4. New DDA WC.
5. New Female WCs.
6. New Male WCs.
7. Extension to building envelope to infill rear.
8. New lifts.
9. New external metal escape stair.
10. Feature walls to reception.
11. Plant room.
12. Retained lift and stair to rear.
13. Fire rated glazing to atrium.
14. Infill either side of retained rear core.
15. Retained Energy Centre to be retained and sealed with dark grey metal cladding/ louvers.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

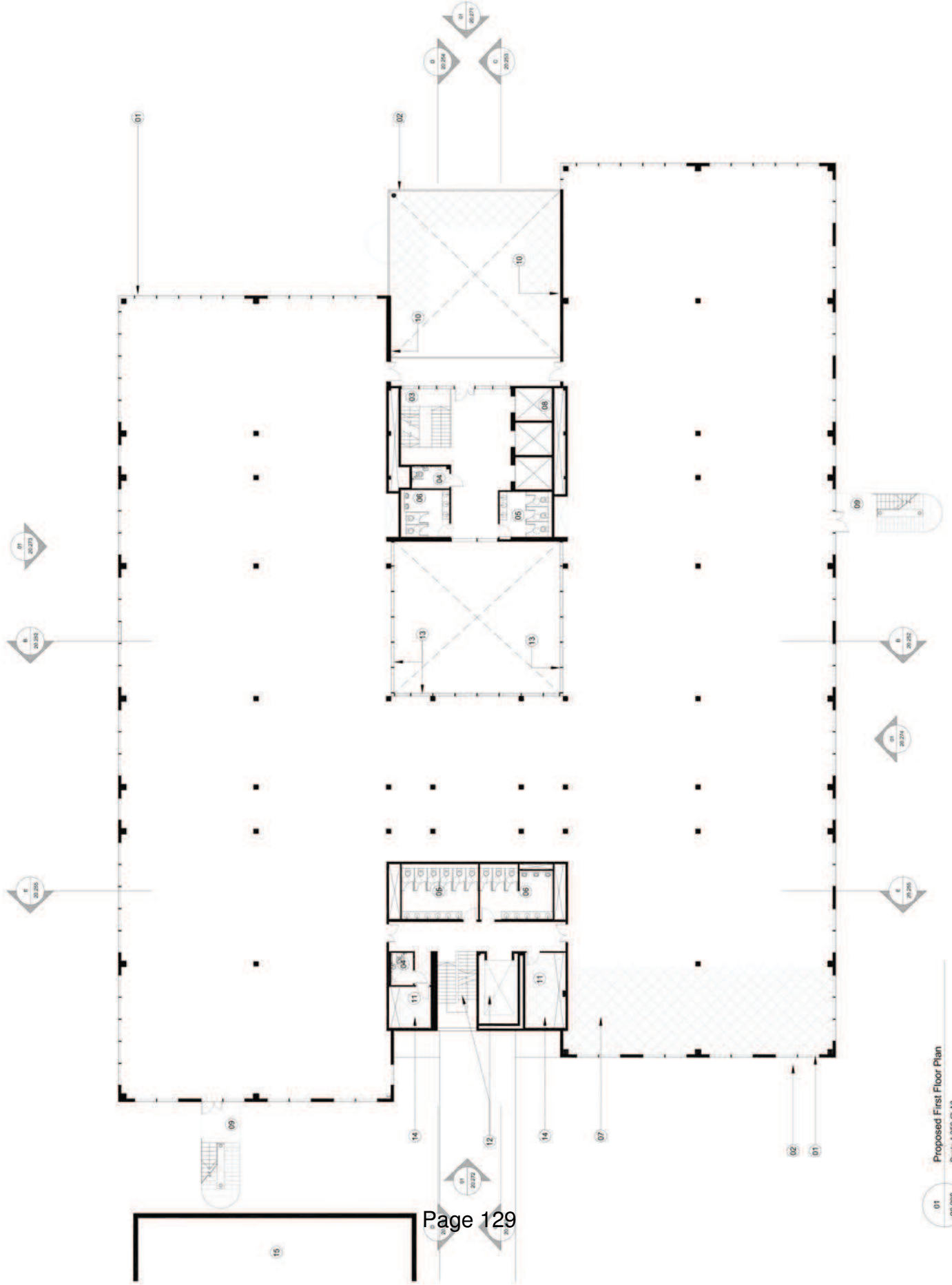
Title
Proposed First Floor Plan

Project No.	Drawing No.	Rev.
1308	20.202	P1

Scale	Drawn	Checked	Date
1:250 @ A1	JH	TL	10.07.13

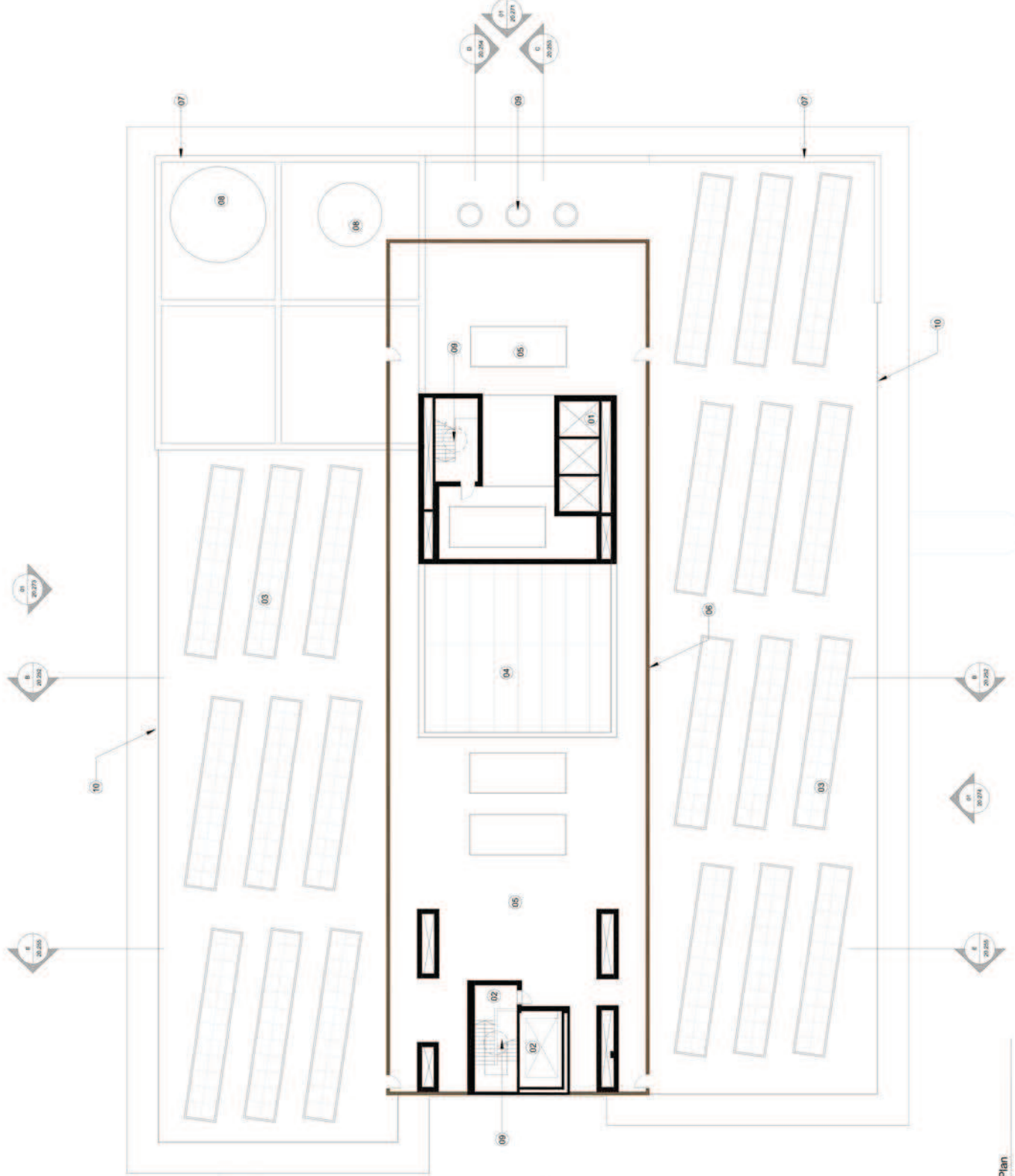
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Notes:

1. New lifts.
2. Retained lift and stair to rear.
3. PV panels.
4. Pitched roof glazing.
5. Plant enclosure.
6. Aluminium louvred plant screen.
7. Metal clad roof parapet.
8. Hole in canopy.
9. Rooflights.
10. Metal handrail to roof perimeter.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

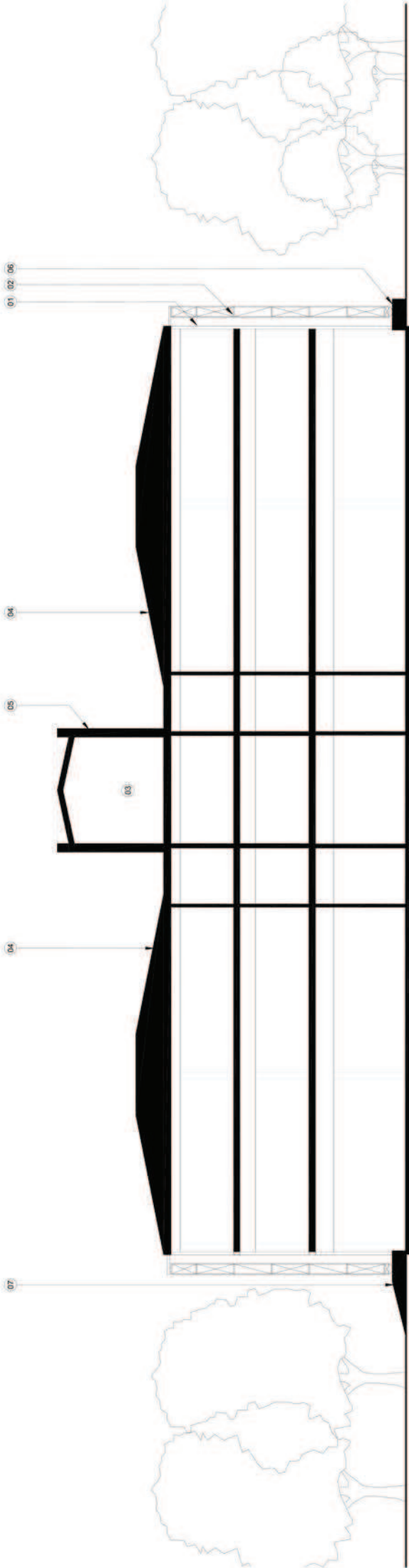
Title
Proposed Roof Plan

Project No.	Drawing No.	Rev.
1308	20.205	P1

Scale	1:250 @ A1	1:250 @ A3
Drawn	JH	Checked
Date	10.07.13	Date
	TL	

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- Notes:
1. Existing curtain walling.
 2. Existing brise soleil.
 3. Existing plant enclosure.
 4. Existing pitched roof.
 5. Existing louvered screen.
 6. Existing plants.
 7. Existing banked landscaping.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

Title
Existing Section EE

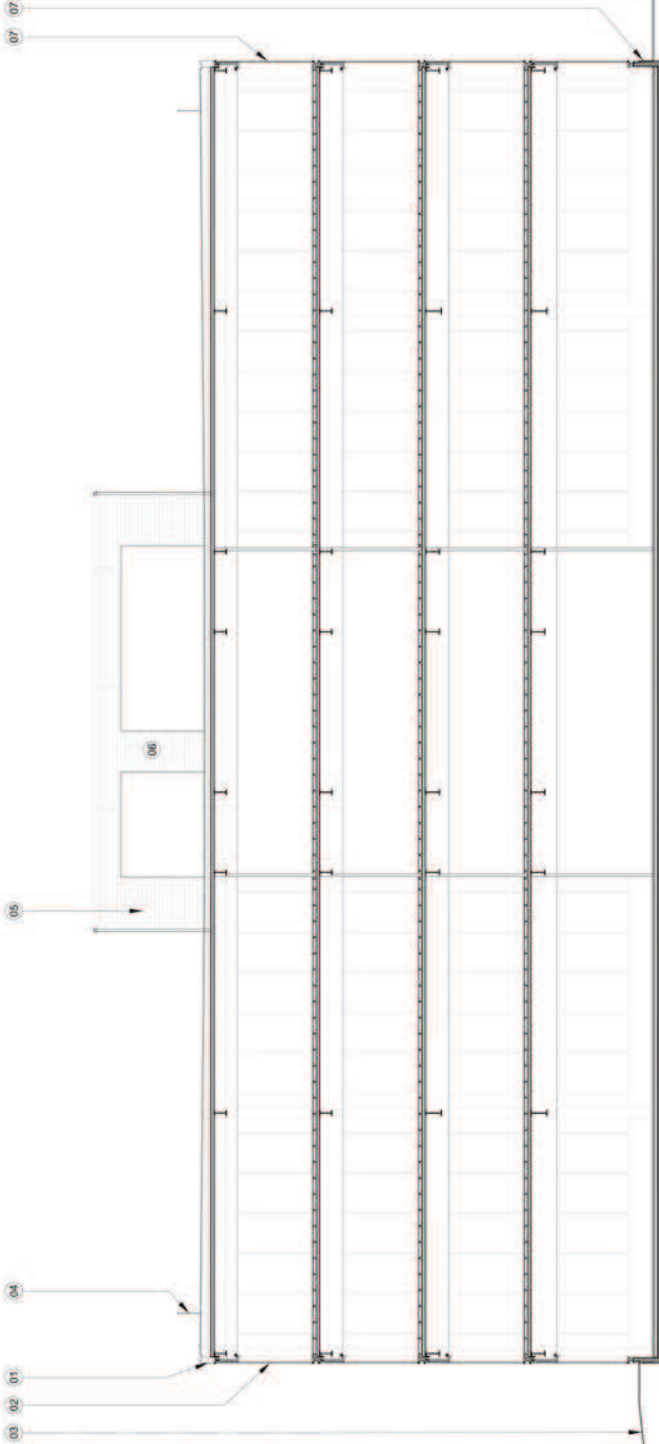
Project No.	Drawing No.	Rev.
1308	10.255	P1

Scale	Drawn	Checked	Date
1:200 @ A1	TL	TL	27.03.14

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Existing Section EE
Scale 1:200 @ A3



01
20.255
Section EE
Scale 1:200 @ A3

- Notes:
1. Metal clad eaves detail.
 2. Capped curtain walling.
 3. Banded landscaping.
 4. Metal handrail.
 5. Aluminium louvered plant screen.
 6. Plant enclosure.
 7. Structurally glazed curtain walling.
 8. New stone cladding to existing concrete upland.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

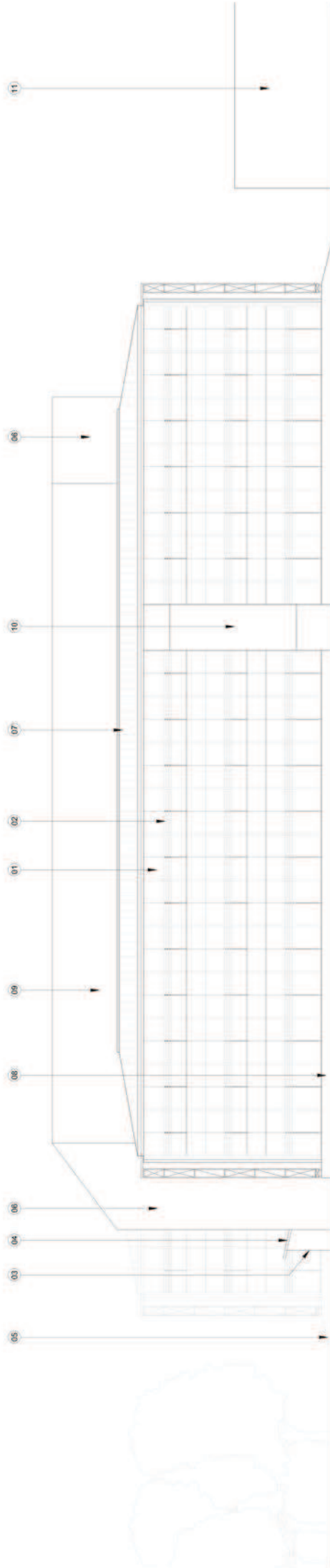
Project
**4 Longwalk
Stockley Park**

Title
Proposed Section EE

Project No.	Drawing No.	Rev.
1308	20.255	P1

Scale	Drawn	Checked	Date
1:200 @ A3	TL	TL	10.02.14

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Notes:

1. Existing curtain walling.
2. Existing brick soffit.
3. Existing front entrance.
4. Existing entrance canopy.
5. Existing banked landscaping.
6. Existing concrete wall.
7. Existing pitched roof.
8. Existing plinth.
9. Existing lowered screen.
10. Existing external escape slide.
11. Existing energy centre.

Existing North Elevation
Scale 1:250 @ A3



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

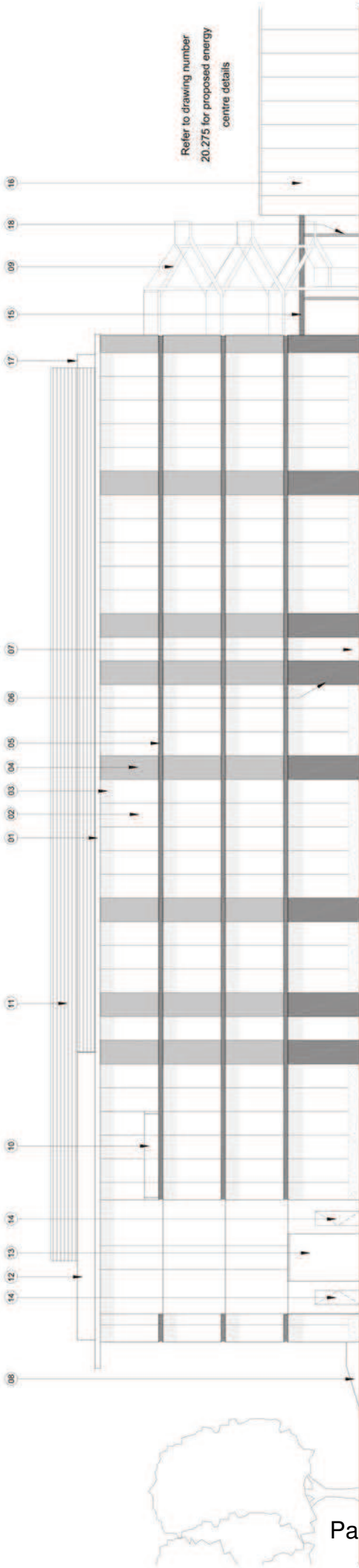
Title
Existing North Elevation

Project No.	Drawing No.	Rev.
1308	10.273	P1

Scale	Drawn	Checked	Date
1:250 @ A3	JH	TL	10.07.13

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Refer to drawing number
20.275 for proposed energy
centre details

Proposed North Elevation
Scale 1:250 @ A3

Notes:

1. Metal clad eaves detail.
2. Structurally glazed curtain walling with bonded transom.
3. Back painted/fitted spandrel panel with bonded transom detail.
4. Back painted/fitted vertical glazing panel.
5. Metal clad sharrow gap detail.
6. Metal clad vertical spandrel panel.
7. New stone cladding to existing concrete upland.
8. Banked landscaping.
9. Metal escape stair.
10. Frameless glass balustrade.
11. Aluminium louvered plant screen.
12. Metal clad roof parapet.
13. Main entrance revolving door.
14. Pass door.
15. Canopy with pressed aluminium fascia to match item 5, with green roof.
16. Energy centre.
17. Metal handrail.
18. Circular steel columns to canopy, colour to match fascia.

For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

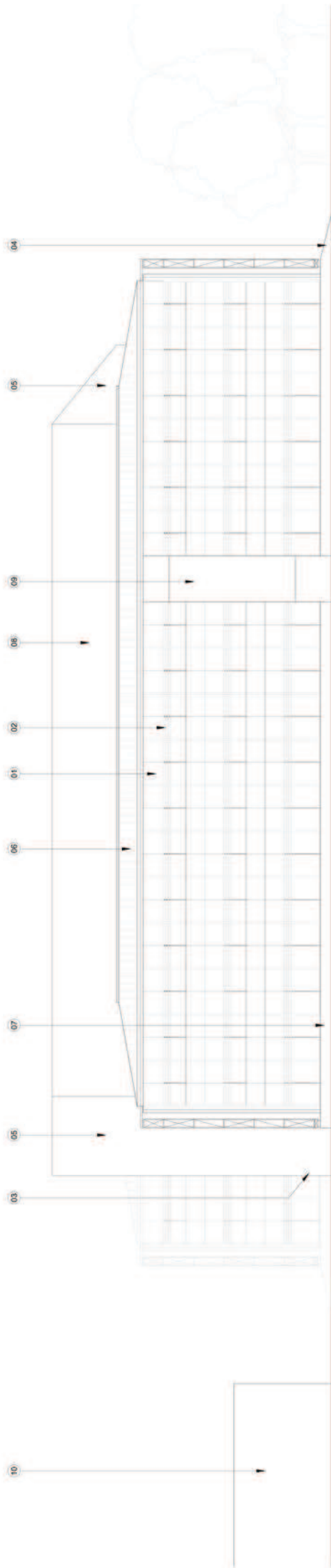
Project
**4 Longwalk
Stockley Park**

Title
Proposed North Elevation

Project No.	Drawing No.	Rev.
1308	20.273	P1

Scale	Drawn	Checked	Date
1:250 @ A3	TJ	TJ	28.03.14

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- Notes:
1. Existing curtain walling
 2. Existing brick solid
 3. Existing rear entrance
 4. Existing banked landscaping
 5. Existing concrete wall
 6. Existing pitched roof
 7. Existing pitch
 8. Existing louvered screen
 9. Existing external escape stair
 10. Existing energy centre



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

Title
Existing South Elevation

Project No.	Drawing No.	Rev.
1308	10.274	P1

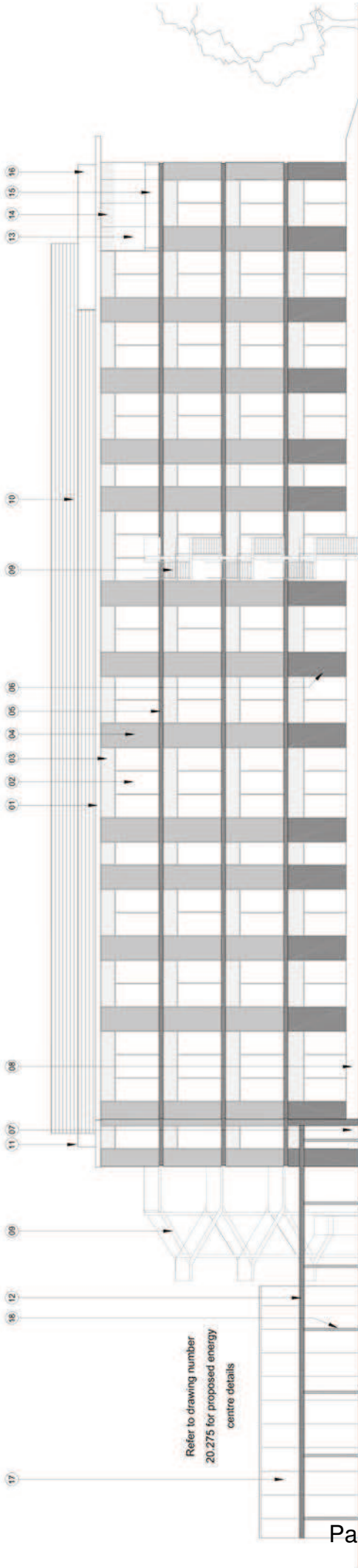
Scale	1:250 @ A1	1:250 @ A3
Drawn	JH	Checked
Date	10.07.13	Date
	TL	

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01 Existing South Elevation
Scale 1:250 @ A3

01
10.274



Proposed South Elevation
Scale 1:250 @ A3

Notes:

1. Metal clad eaves detail
2. Curtain walling with capped transom
3. Back painted/printed spandrel panel
4. Metal clad vertical spandrel panel. Mid grey.
5. Metal clad window gap detail
6. Metal clad vertical spandrel panel
7. New stone cladding to existing concrete upland
8. Breezed landscaping
9. Metal escape stair
10. Aluminium lowered plant screen
11. Metal handrail
12. Canopy with pressed aluminium fascia to match item 5, with green roof
13. Structurally glazed curtain walling with louvered transoms
14. Back painted/printed spandrel panel with bonded transom detail
15. Frameless glass balustrade
16. Metal clad roof parapet
17. Energy centre
18. Circular steel columns to canopy, colour to match finish.

For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
4 Longwalk

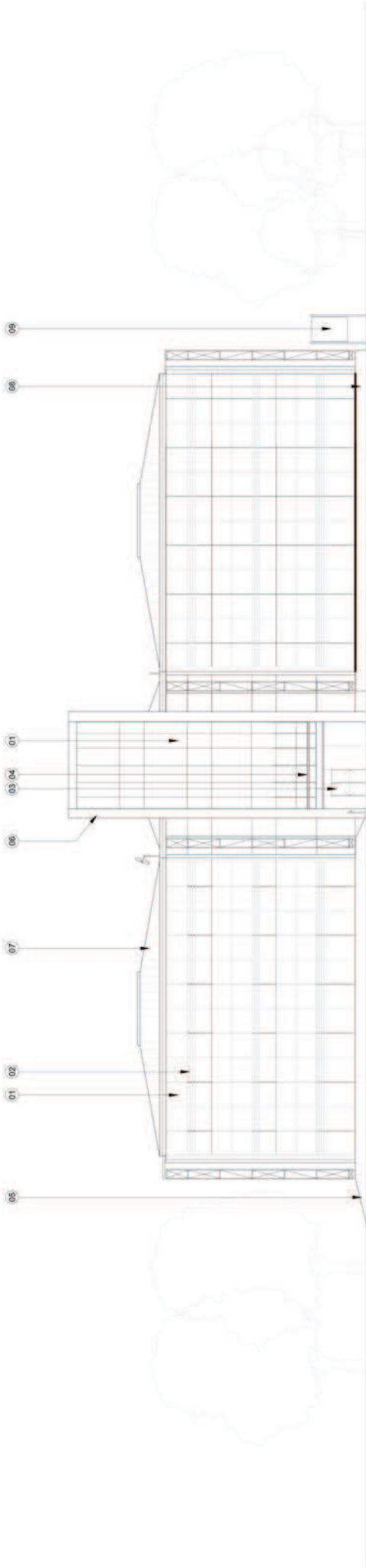
Stockley Park

Title
Proposed South Elevation

Project No.	Drawing No.	Rev.
1308	20.274	P1

Scale	Drawn	Checked	Date
1:250 @ A3	TL	TL	28.03.14

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- Notes:
1. Existing curtain walling.
 2. Existing brise soleil.
 3. Existing main entrance.
 4. Existing entrance canopy.
 5. Existing balcony handrailing.
 6. Existing concrete wall.
 7. Existing pitched roof.
 8. Existing plinth.
 9. Existing sign.

01 Existing East Elevation
Scale 1:250 @ A3

01
10.271



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.13

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

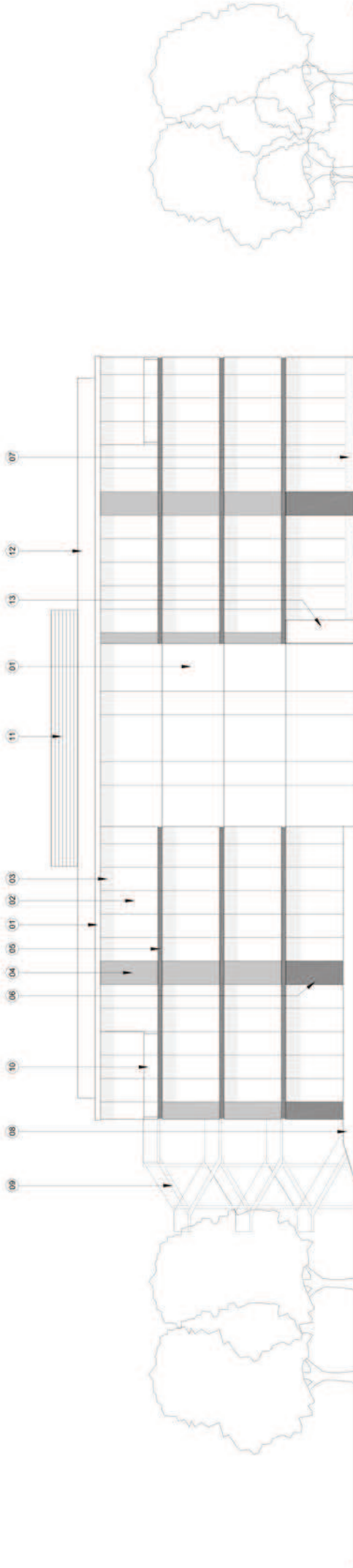
Title
Existing East Elevation

Project No.	Drawing No.	Rev.
1308	10.271	P1

Scale	1:250 @ A1	1:250 @ A3
Drawn	JH	Checked
Date	10.07.13	Date
	TL	

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Notes:

1. Metal clad leaves detail.
2. Structurally glazed curtain walling with bonded transoms.
3. Back painted/fitted spandrel panel with bonded transom detail.
4. Back painted/fitted vertical glazing panel.
5. Metal clad shadow gap detail.
6. Metal clad vertical spandrel panel.
7. New stone cladding to existing concrete upstand.
8. Banked landscaping.
9. Metal escape stair.
10. Frameless glass balustrade.
11. Aluminium louvered plant screen.
12. Metal clad roof parapet.
13. Main entrance revolving door.

For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client

Aberdeen Asset Management

Project

4 Longwalk
Stockley Park

Title

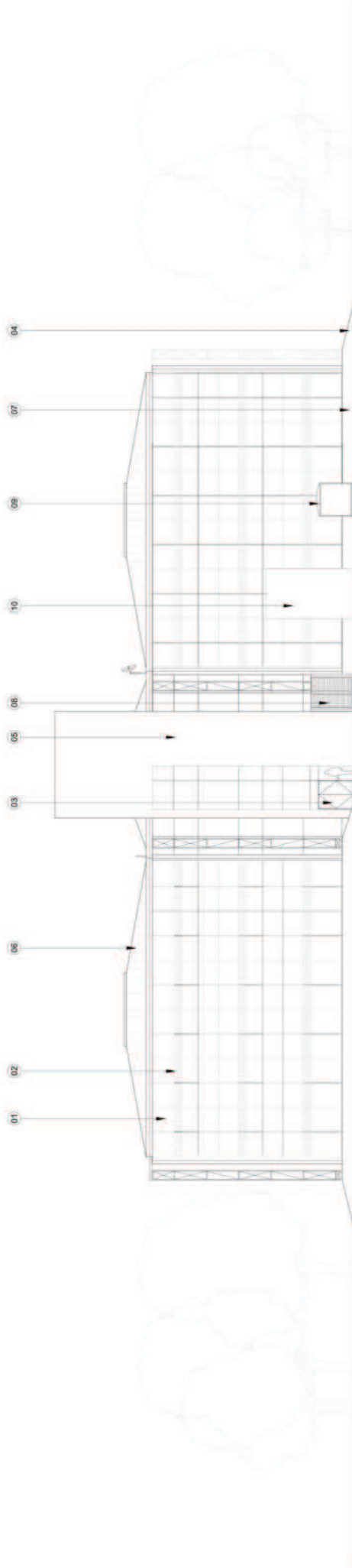
Proposed East Elevation

Project No.	Drawing No.	Rev.
1308	20.271	P1

Scale	Drawn	Checked	Date
1:250 @ A3	67	TJ	06.02.14

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- Notes:
1. Existing curtain walling.
 2. Existing bridge soiled.
 3. Existing rear entrance.
 4. Existing barbed landscaping.
 5. Existing concrete wall.
 6. Existing pitched roof.
 7. Existing porch.
 8. Existing lowered screen.
 9. Existing smoking shelter.
 10. Existing platform lift.

01 Existing West Elevation
Scale 1:250 @ A3



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

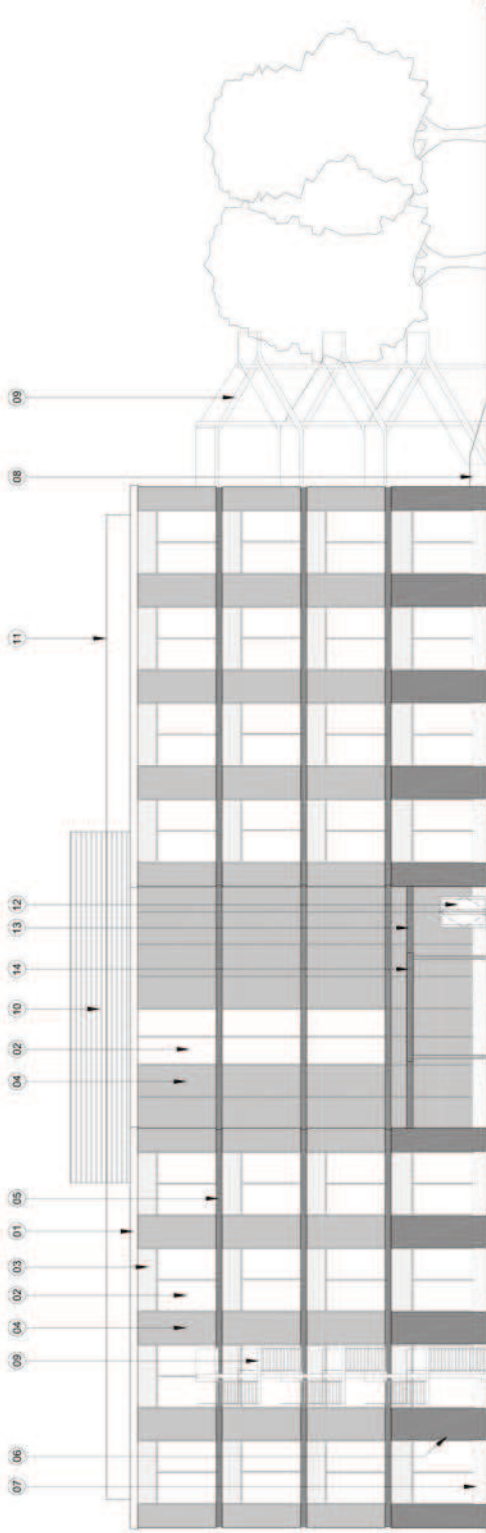
Title
Existing West Elevation

Project No.	Drawing No.	Rev.
1308	10.272	P1

Scale	1:250 @ A1	1:250 @ A3
Drawn	JH	Checked
Date	10.07.13	Date
	TL	

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Notes:

1. Metal clad eaves detail.
2. Curtain walling with capped transom.
3. Back painted/finished spandrel panel.
4. Metal clad vertical spandrel panel. Mid grey.
5. Metal clad shadow gap detail.
6. Metal clad vertical spandrel panel.
7. New above cladding to existing concrete upland.
8. Banded landscaping.
9. Metal escape stair.
10. Aluminium lowered plant screen.
11. Metal handrail.
12. Rear entrance door.
13. Metal clad entrance canopy.
14. Canopy with green roof.



For Planning

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client

Aberdeen Asset Management

Project

4 Longwalk
Stockley Park

Title

Proposed West Elevation

Project No.	Drawing No.	Rev.
1308	20_272	P1

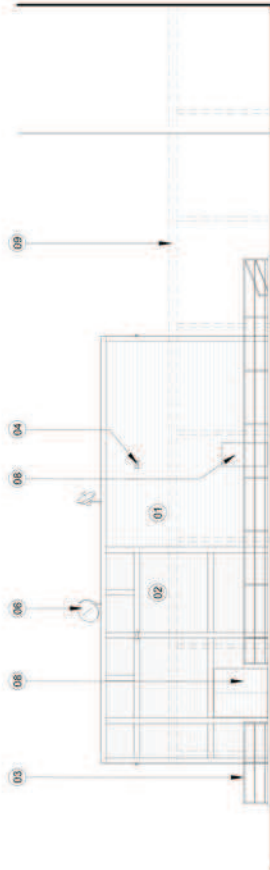
Scale	Drawn	Checked	Date
1:250 @ A3	407	TJ	31.03.13

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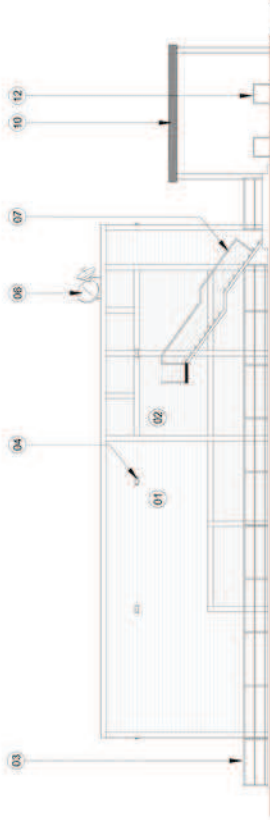
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Notes:

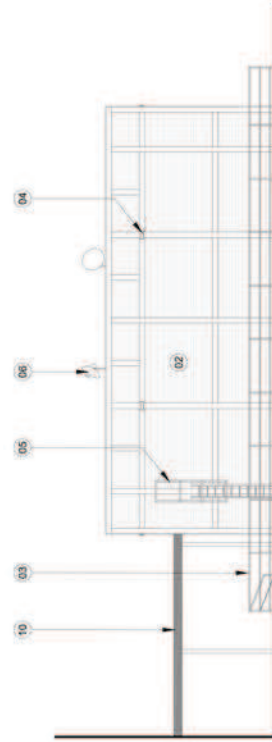
1. New dark grey metal cladding panel
2. Respray existing louvers dark grey.
3. New metal balustrade.
4. New lights.
5. Respray existing access ladder dark grey.
6. Satellite dishes.
7. Stair to car park deck.
8. New gap in railing and dark grey metal door to match cladding.
9. Cycle storage canopy in front (shown dashed).
10. Pressed aluminium fascia to canopy to match main building horizontal shadow gap spanner.
11. Green roof to cycle canopy.
12. Stafffield hoops.
13. New cladding panels to roof of Energy Centre. Area open for plant ventilation to be increased from existing condition.



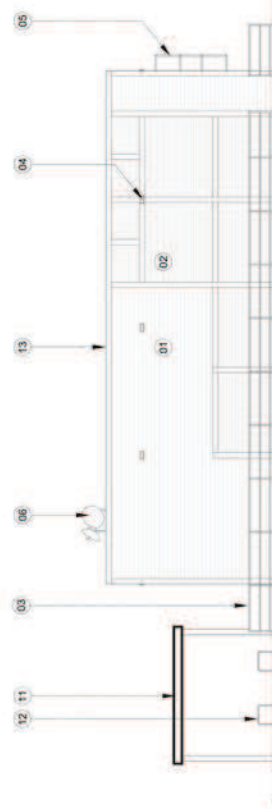
01
20.275
South Elevation
Scale 1:200 @ A3



02
20.275
West Elevation
Scale 1:200 @ A3



03
20.275
North Elevation
Scale 1:200 @ A3



04
20.275
East Elevation
Scale 1:200 @ A3



FOR PLANNING

Rev.	Description	By	Date
P1	Issued for Planning	TJ	28.03.14

Client
Aberdeen Asset Management

Project
**4 Longwalk
Stockley Park**

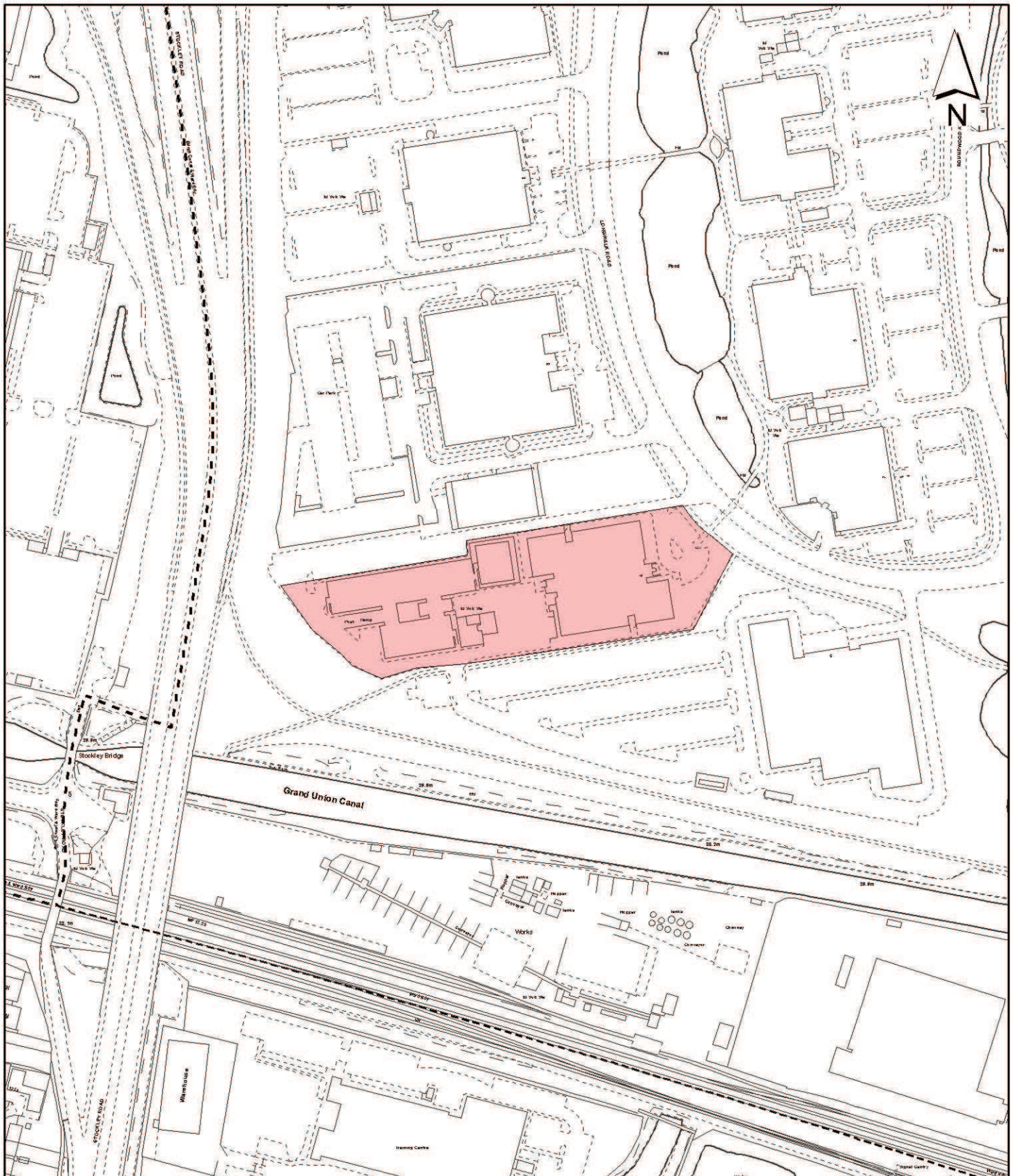
Title
**Proposed Energy Centre
Elevations**

Project No.	Drawing No.	Rev.
1308	20.275	P1

Scale	1:100 @ A1	1:200 @ A3
Drawn	TL	TL
Checked	TL	TL
Date	28.03.14	28.03.14

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Notes

 Site boundary

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Site Address

**Unit 4, 4 Longwalk Road
Stockley Park**

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

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

Planning Application Ref:

61233/APP/2014/1145

Scale

1:2,500

Planning Committee

Major Committee 142

Date

June 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

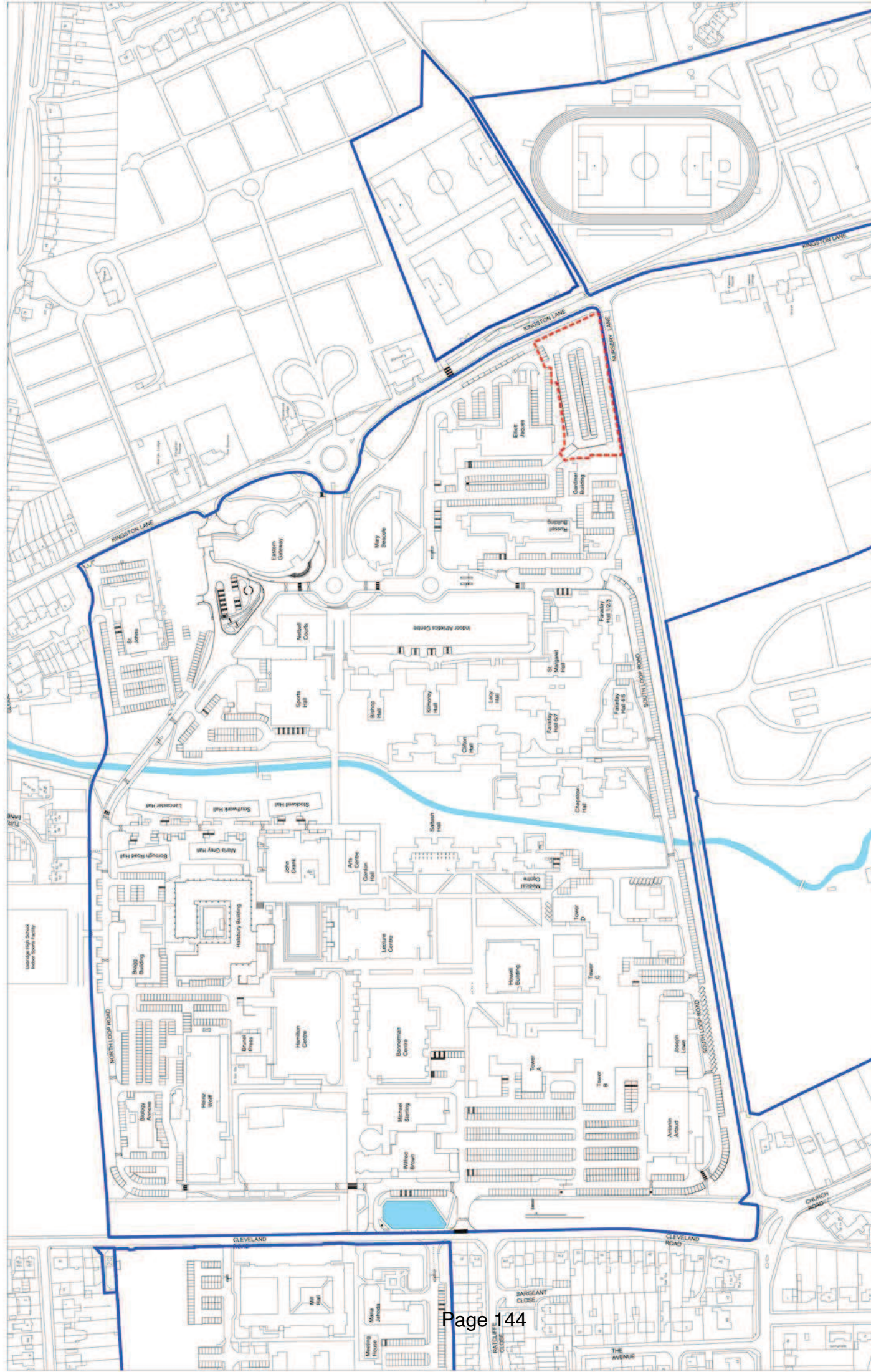
Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Construction of a research building, together with associated substation, stores, car parking access and landscaping.

LBH Ref Nos: 532/APP/2014/30

Date Plans Received: 06/01/2014 **Date(s) of Amendment(s):**

Date Application Valid: 06/01/2014



Project Name	BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
Client	BRUNEL UNIVERSITY Planning + WATSON
Project Phase	1:1250 @ A1
M.A.S.	10/15/16
Project Number	4865
Client Reference	P-W A PL
Drawing No.	01

**BRUNEL BC&ST 2 PROJECT
PLANNING
LOCATION PLAN**

**PASCALL
+WATSON**

6 Church Close 118 Palace Road London SW1E 5PG
T +44 (0)20 8974 1311 www.pascall-watson.co.uk

Scale	1:1250 @ A1
Date	16/12/16
Author	Planning
Check	WATSON
Drawn	WATSON
Scale	1:1250 @ A1
Sheet	01

PLANNING

0 10 20 30 40 50 100

Scale: 1:1250 @ A1

Brunel BC&ST
UNIVERSITY
L O N D O N

Brunel Centre for Advanced
Solidification Technology

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Client Name	BRUNEL UNIVERSITY	Client Ref No	4865
Client Address	BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY	Project Name	BRUNEL BCAST 2 PROJECT
Client Contact	PASCALL + WATSON	Project Ref	1200 @ A1
Project Ref	1200 @ A1	Project No	4865
Project Name	BRUNEL BCAST 2 PROJECT	Project Date	05/11/20
Project Ref	1200 @ A1	Project Status	PL
Project No	4865	Project Type	P-W
Project Date	05/11/20	Project Ref	1200 @ A1

BRUNEL BCAST 2 PROJECT
PLANNING
PROPOSED
SITE PLAN

PASCALL + WATSON
 8 Chapel Court 118 Palace Road London SW19 9PG
 T: +44 (0)20 8974 1311 www.pascall-watson.co.uk

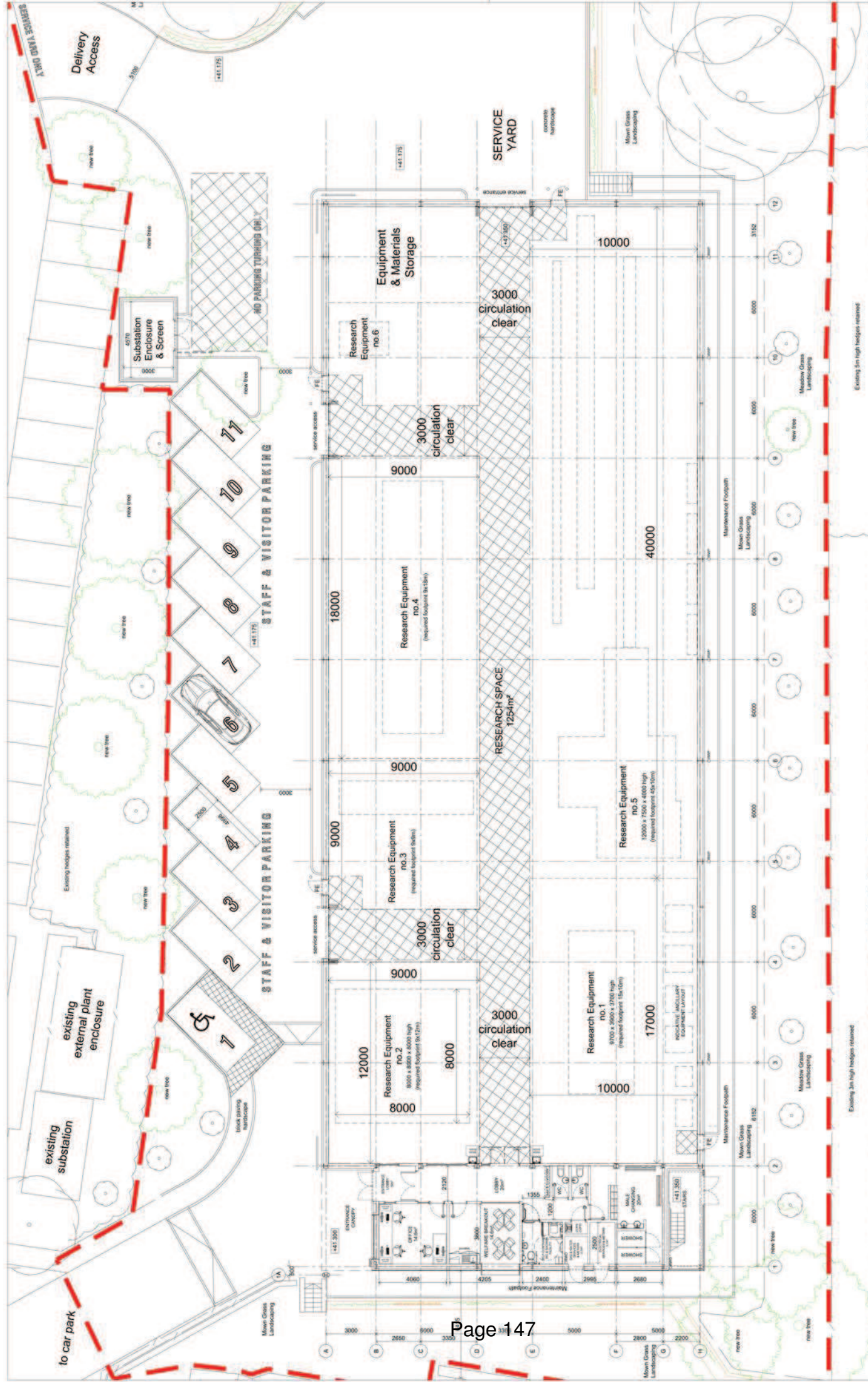
PLANNING			
Rev	Date	By	Description
1	18/12/13	Planning Applications Team	Issue for comment

Project Ref: 1200 @ A1
 Project No: 4865
 Project Date: 05/11/20
 Project Status: PL
 Project Type: P-W
 Project Ref: 1200 @ A1



Master Plan Reference: L01 - 0101 - Master Plan, Version 6.0
 Date: 05/11/20

Notes:
 Contractors are responsible for the verification of all dimensions on site and the architect is not responsible for any errors or omissions on site.
 The drawing is for information only. It is not to be used for construction purposes.
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PLANNING

BRUNEL UNIVERSITY
BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY

BRUNEL UNIVERSITY
BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY

Project Name: BRUNEL UNIVERSITY
Project No: 4865
Client: BRUNEL UNIVERSITY
Project Manager: PASCALL + WATSON
Project Location: Uxbridge, Middlesex, UK
Project Start: 1/10/2018
Project End: 31/12/2018
Project Status: PLANNING

BRUNEL BCAST 2 PROJECT

PLANNING

PROPOSED

GROUND FLOOR PLAN

PASCALL + WATSON

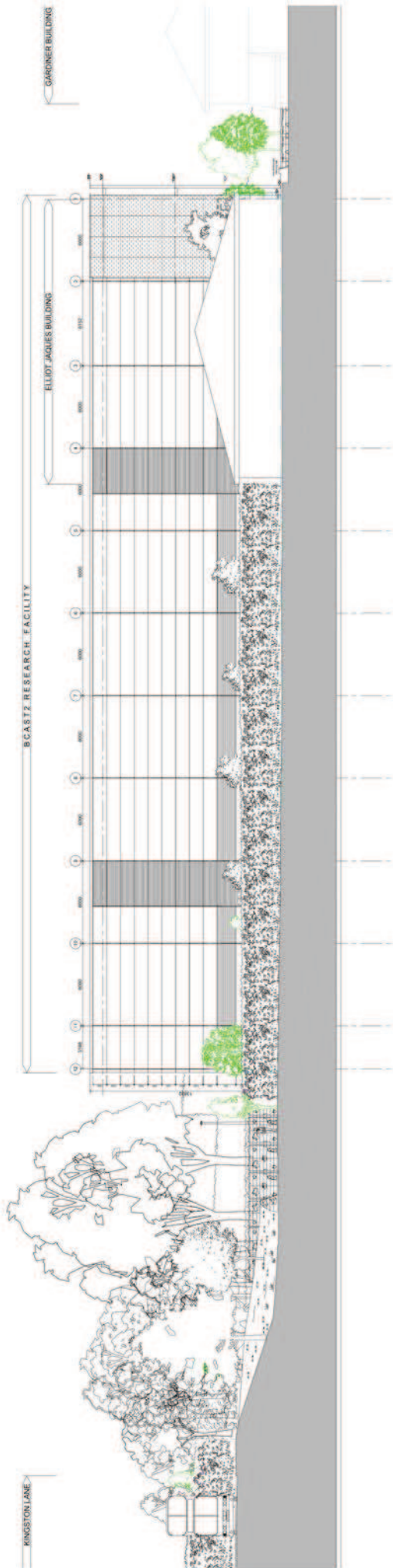
6 Church Road, 110 Brunel Road, London, BR9 6 8PG
T: +44 (0)20 894 5311 | www.pascall-watson.co.uk

BRUNEL UNIVERSITY
LONDON

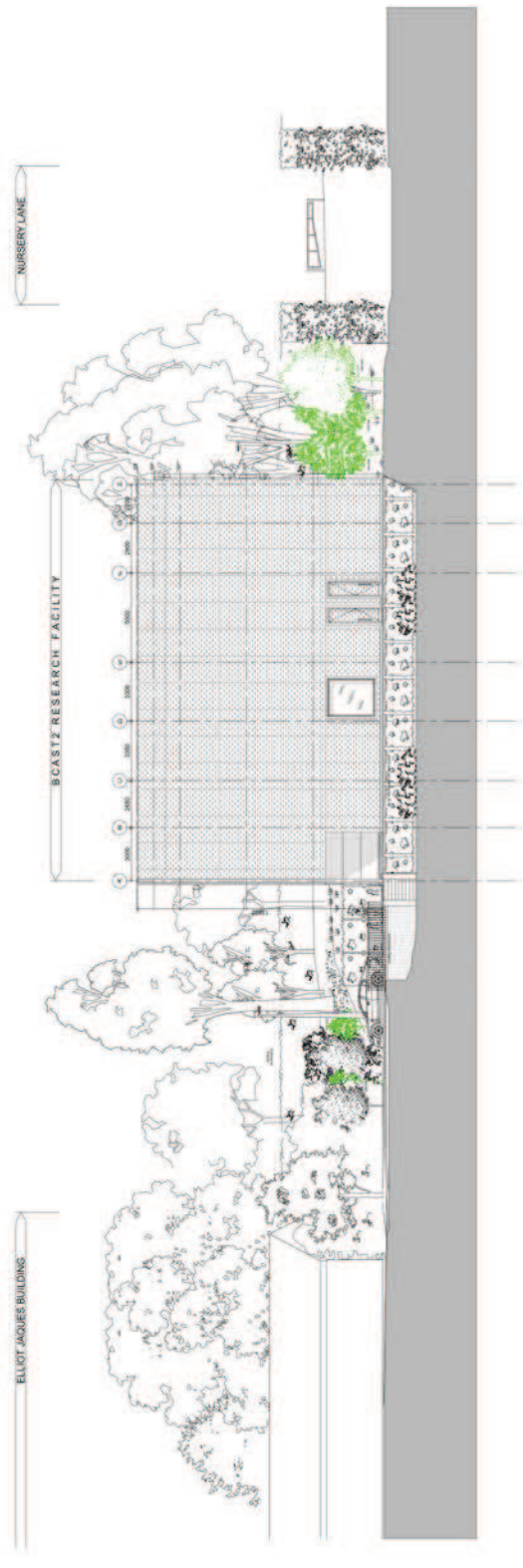
BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY

BRUNEL UNIVERSITY
BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY

Project Name: BRUNEL UNIVERSITY
Project No: 4865
Client: BRUNEL UNIVERSITY
Project Manager: PASCALL + WATSON
Project Location: Uxbridge, Middlesex, UK
Project Start: 1/10/2018
Project End: 31/12/2018
Project Status: PLANNING



1 PROPOSED NORTH ELEVATION FROM ELLIOT JACQUES REAR CAR PARK



2 PROPOSED WEST ELEVATION (TOWARDS KINGSTON LANE)

Note:
 Contractors are responsible for the verification of all dimensions on site and the architect is to be notified immediately if any discrepancies are identified.
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 and database right 2012. Ordnance Survey Licence number: 100008115

Material References List: (S) Solid Masonry, (V) Vertical, (D) Detail



Key Plan

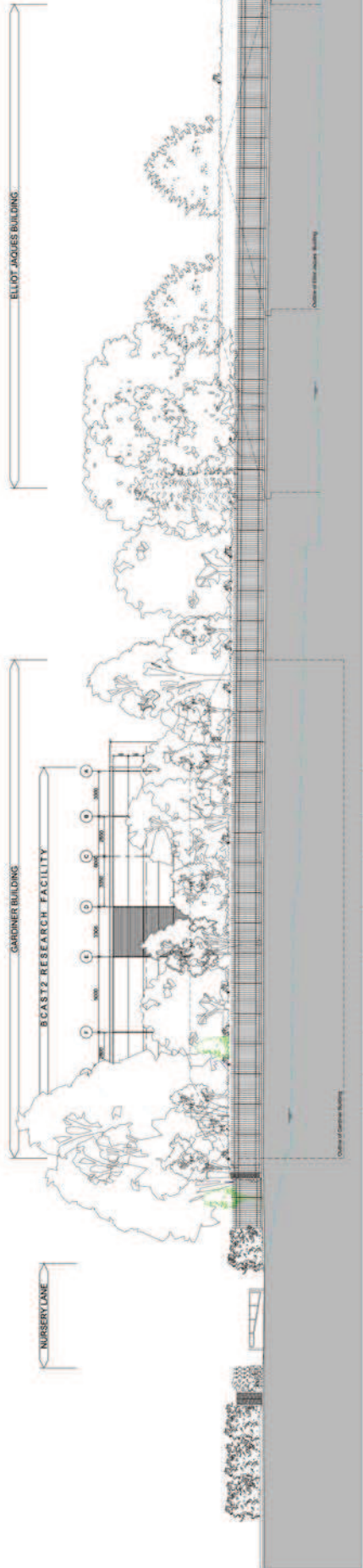
PLANNING

No.	Rev.	Date	Description
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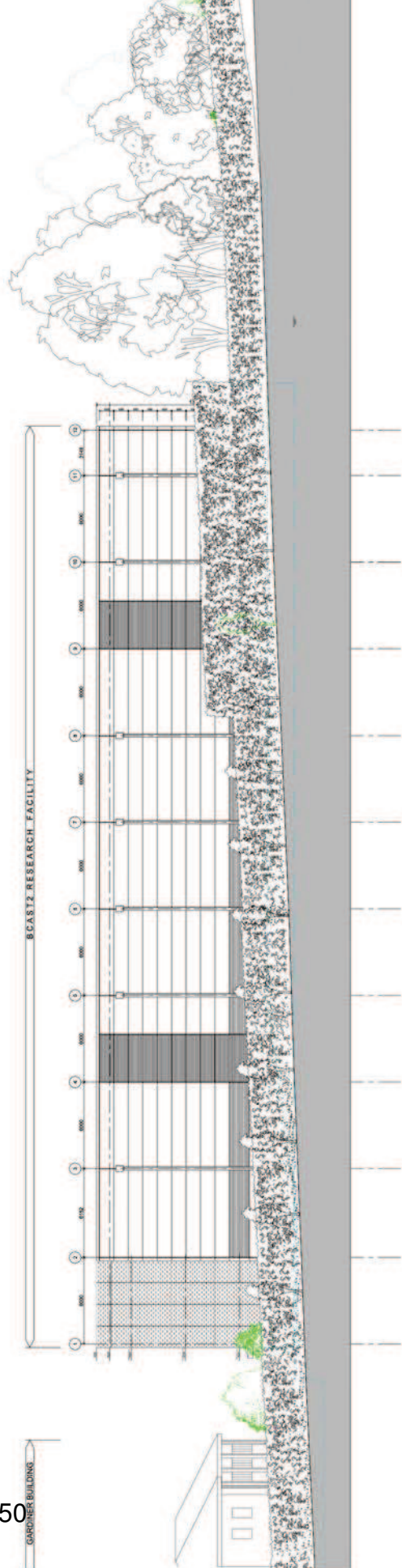
PASCALL + WATSON
 8 Colindale Avenue, Colindale, London, NW9 1SD
 Tel: +44 (0)20 8916 1331 | www.pascall-watson.co.uk

Project Name: BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
 BRUNEL UNIVERSITY
 Planning
 Project No: 4865
 Drawing No: P-AW_A_PL_14

Client: BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
 BRUNEL UNIVERSITY
 Project No: 4865
 Drawing No: P-AW_A_PL_14



1 PROPOSED KINGSTON LANE (EAST) ELEVATION



2 PROPOSED NURSERY LANE (SOUTH) ELEVATION

Notes:
 1. Contractors are responsible for the verification of all dimensions on site and the architect is not responsible for any errors on site.
 2. The drawings are for information only. No liability is accepted for any errors or omissions.
 3. All dimensions are in millimeters unless otherwise stated.
 4. The drawings are for information only. No liability is accepted for any errors or omissions.
 5. All dimensions are in millimeters unless otherwise stated.

Project Name: BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
 BRUNEL UNIVERSITY
 Project No: 4865
 Drawing No: 13
 Drawing Title: EAST + SOUTH ELEVATIONS
 Scale: 1:150 @ A1
 Date: 19/12/13
 Project Manager: P-W
 Designer: A
 Checker: PL

BRUNEL BCAS2 PROJECT
 PLANNING
 PROPOSED SITE
 EAST + SOUTH ELEVATIONS

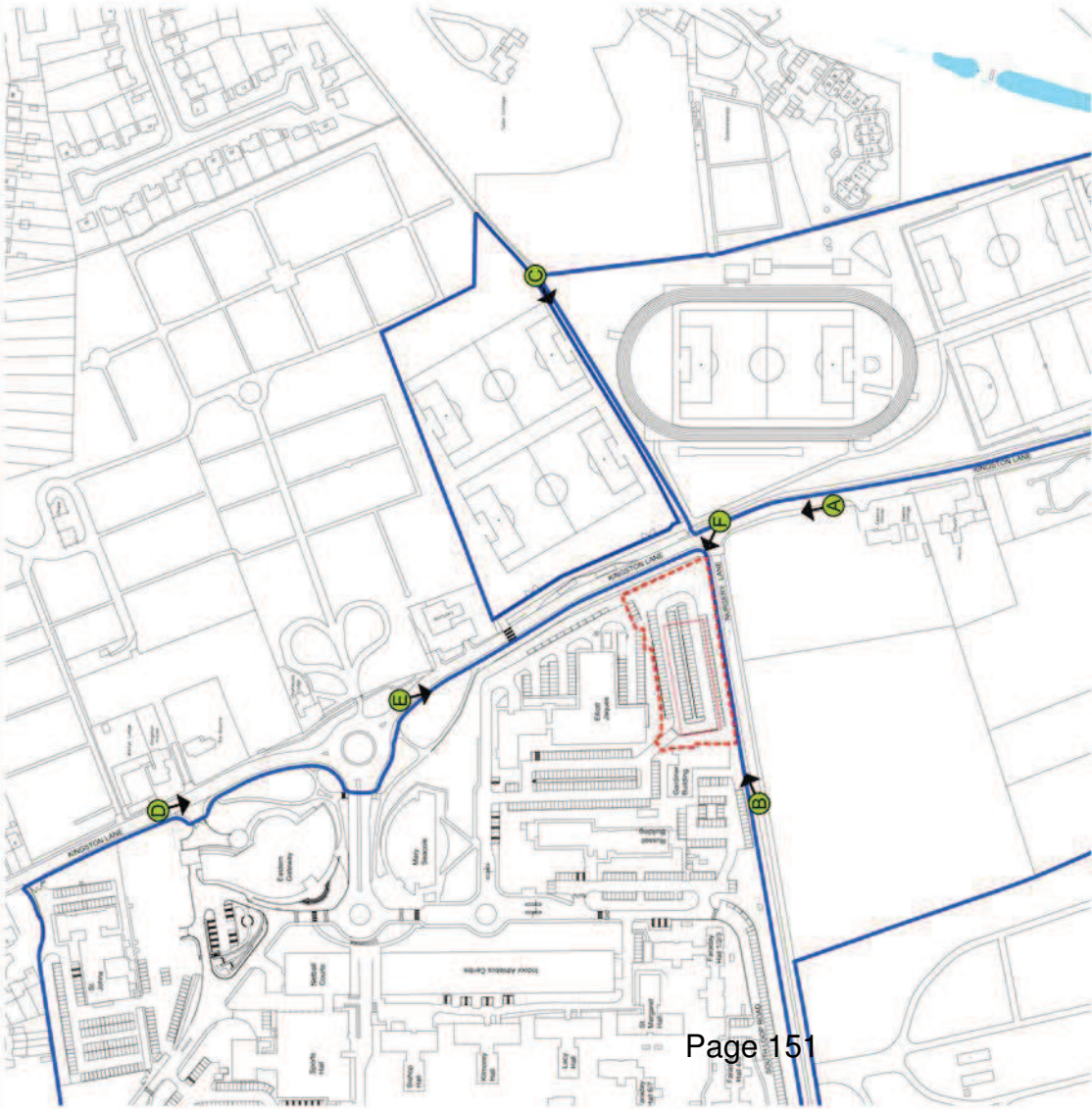
PASCALL
 + WATSON

6 Chiswick Court, 118 Brunel Road, London, W9 1S9
 T: +44 (0)20 8914 1371 www.pascall-watson.co.uk

PLANNING

No.	Rev.	Date	Description
1	MW	19/12/13	Planning Application Issue

BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED
 SOLIDIFICATION TECHNOLOGY
 L O N D O N



B View from Nursery Lane



C View from Public Footpath through university playing fields Lane



D View from Kingston Lane (north)



E View from Kingston Lane (University Entrance)



A View from Kingston Lane (south)

PLANNING

BRUNEL BC&ST PROJECT
PLANNING PROPOSED PHOTOMONTAGE

PASCALL + WATSON
 5 Chiswick Court, 118 Palace Road, London W6 9PG
 T +44 (0)20 8914 1311 www.pascall-watson.co.uk

Client	BRUNEL UNIVERSITY
Project Name	BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
Location	Uxbridge, Middlesex
Project No.	115000
Scale	1:1500 @ A1
Author	Pascall + Watson
Client Ref.	115000
Project Ref.	115000
Project No.	115000
Project Name	BRUNEL UNIVERSITY
Project No.	115000
Project Name	BRUNEL UNIVERSITY
Project No.	115000
Project Name	BRUNEL UNIVERSITY
Project No.	115000

418-03-000_004-015b



1 PROPOSED NORTH-WEST VIEW - MAIN ENTRANCE
(background trees and existing auxiliary buildings not shown for clarity)



2 PROPOSED NORTH-EAST VIEW - SERVICE YARD
(background trees and existing auxiliary buildings not shown for clarity)



3 PROPOSED SOUTH-EAST VIEW - FROM KINGSTON LANE



4 PROPOSED SOUTH-WEST VIEW - FROM NURSERY LANE

Note:
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Material Finishes Referenced: Call: 0203 8444 4444. Version: 6.0.0.0



Key Plan

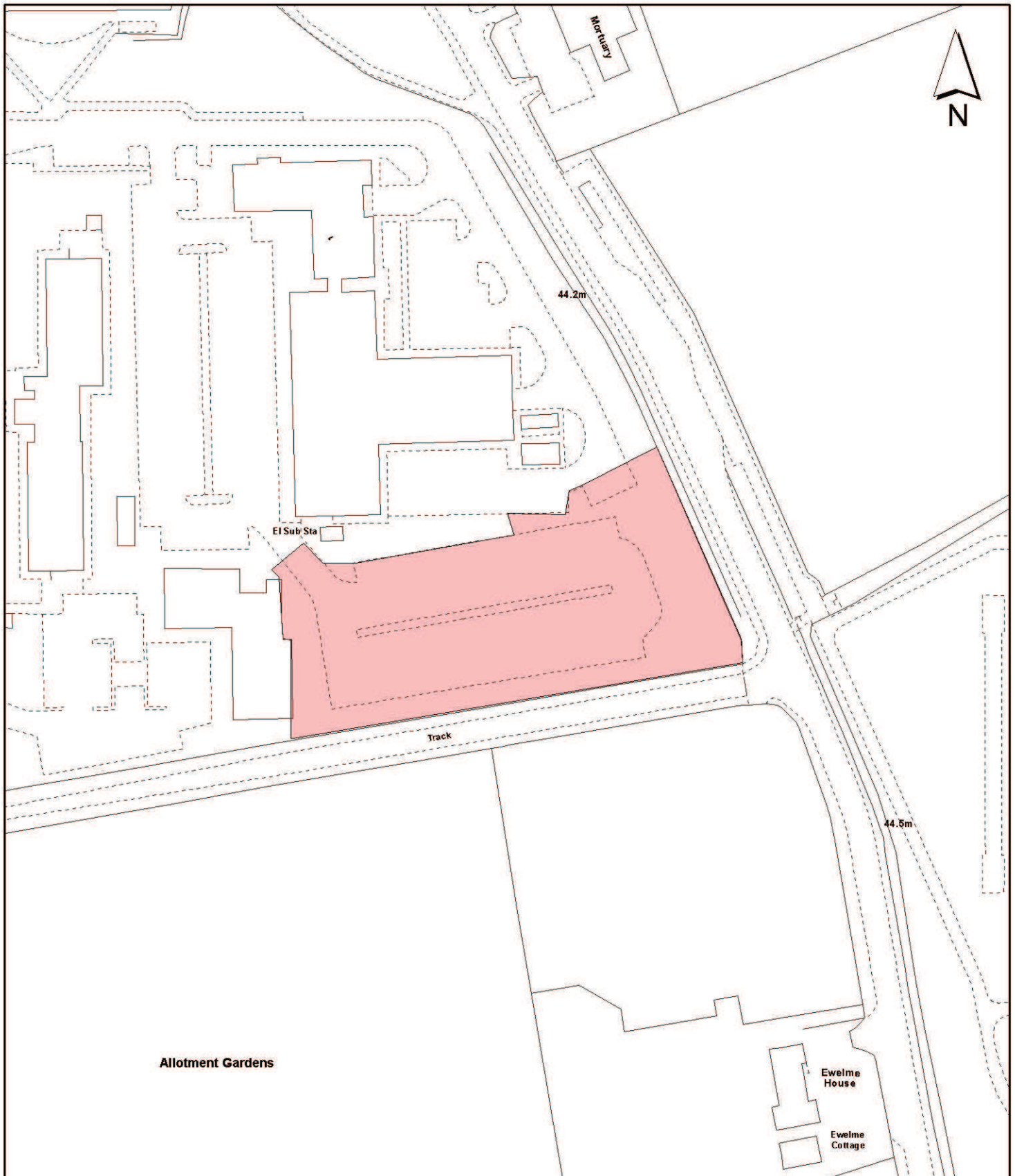
PLANNING

Ref	MM	19/12/12	Planning Application Number	
Rev	01	01	Date	Description


PASCALL + WATSON
 8 Chiswick Court, 118 Brunel Road, Uxbridge, Middlesex UB8 3PH
 T: +44 (0)20 8914 1331 www.pascall-watson.co.uk

Project Name: BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
 Client: BRUNEL UNIVERSITY
 Planning Ref: P/W/12/00001
 Project No: 4865
 Drawing No: P-W A PL 20

Client Job No	4859
Revision	1
Author	Pascall + Watson
Check	Pascall + Watson
Date	12/08/12
Scale	1:200 @ A1
Drawn By	PL
Checked By	PL
Project Manager	P-W
Client's Designer	A
Level	PL
Drawing No.	20



Notes

 Site boundary

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Site Address	
Brunel University Kingston Lane	
Planning Application Ref:	Scale
532/APP/2014/30	1:1,250
Planning Committee	Date
Major Committee	June 2014

LONDON BOROUGH OF HILLINGDON

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 103, 105 AND 107 DUCKS HILL ROAD NORTHWOOD

Development: Variation of conditions 12 (approved plans), 20 (cycle storage) and 26 (car parking) of planning permission ref. 64345/APP/2011/1945 dated 11/01/2012, to allow for changes to fenestration of building for improved security, and relocation of cycle store.

LBH Ref Nos: 64345/APP/2014/1044

Date Plans Received: 25/03/2014

Date(s) of Amendment(s):

Date Application Valid: 28/03/2014

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Notes

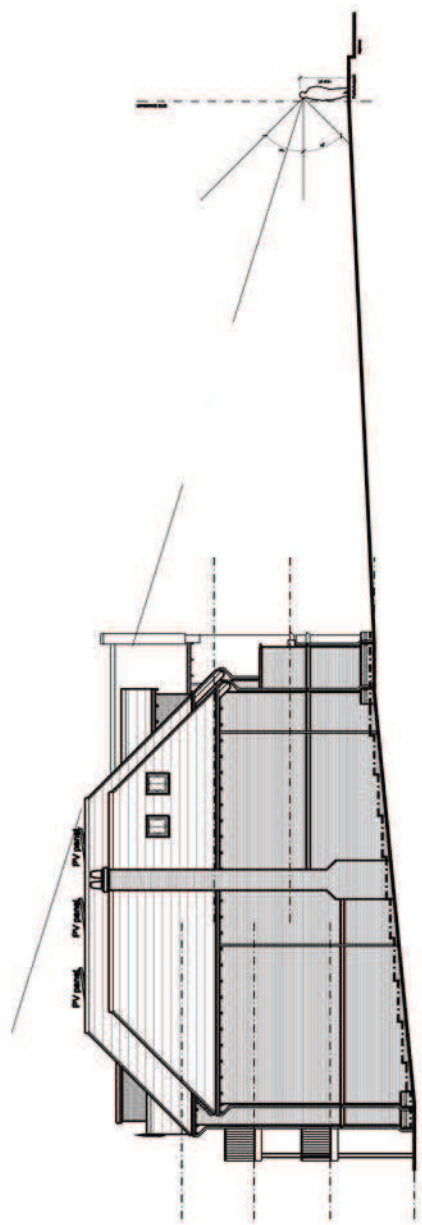
Rev.	Description	Date

Project
**PROPOSED DEVELOPMENT AT
 103-107 DUCKS HILL ROAD
 NORTHWOOD
 HA6 2SQ**

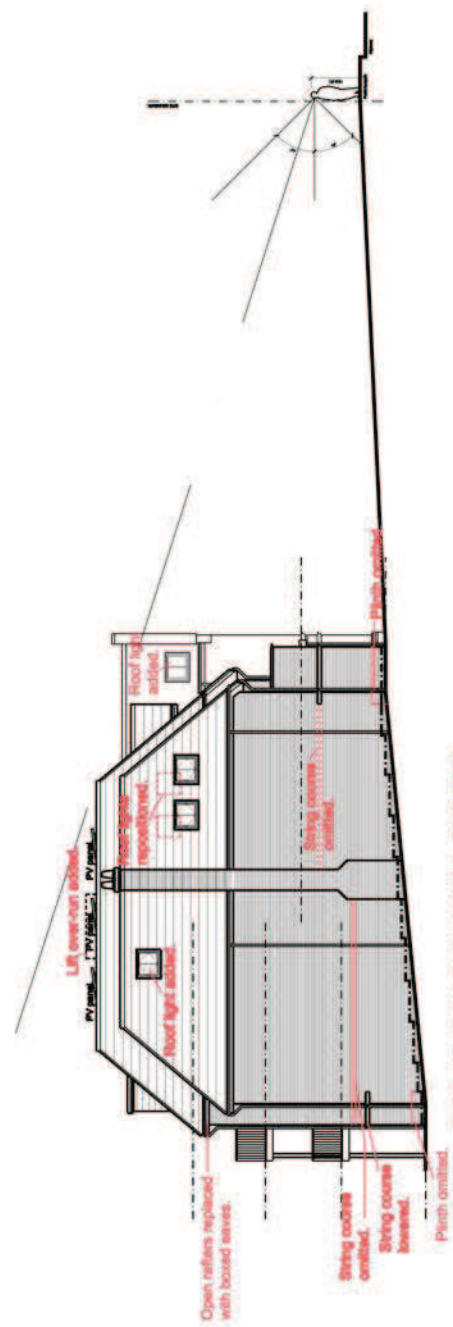
Drawing title
**Proposed East Elevation &
 Existing Approved East Elevation**



Dwg Size: A3	Date: Oct 13	Revision
Scale: 1:200	Drawing No. BAS06 - 04	



SIDE (EAST) ELEVATION (AS APPROVED)



SIDE (EAST) ELEVATION (PROPOSED)



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Notes

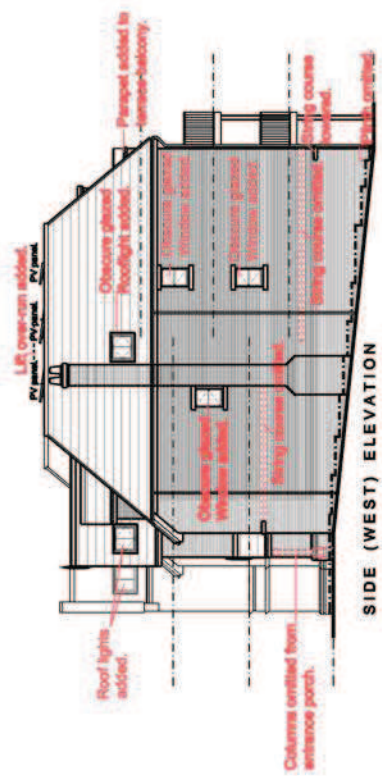
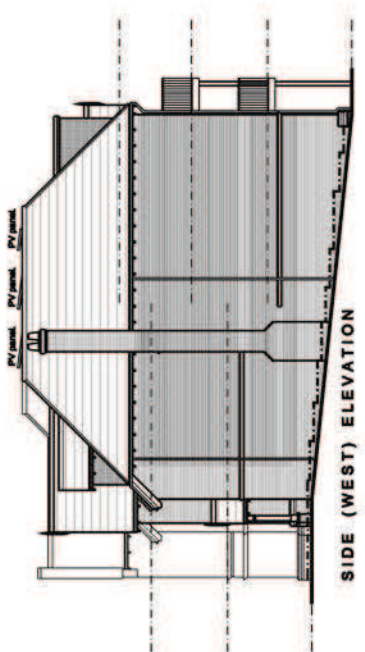
Rev.	Description	Date

Project
**PROPOSED DEVELOPMENT AT
 103-107 DUCKS HILL ROAD
 NORTHWOOD
 HA6 2SQ**

Drawing title
**Proposed West Elevation &
 Existing Approved West Elevation**



Dwg Size: A3	Date: Oct 13	Revision
Scale: 1:200	Drawing No. BAS06 - 05	



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Notes

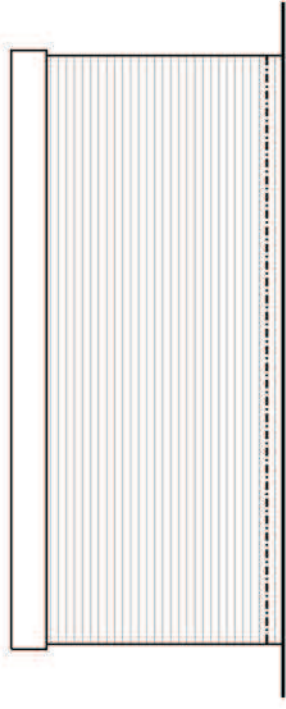
Rev.	Description	Date

Project
**PROPOSED DEVELOPMENT AT
 103-107 DUCKS HILL ROAD
 NORTHWOOD
 HA6 2SQ**

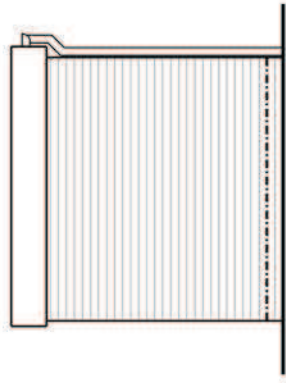
Drawing Title
Proposed Cycle Store



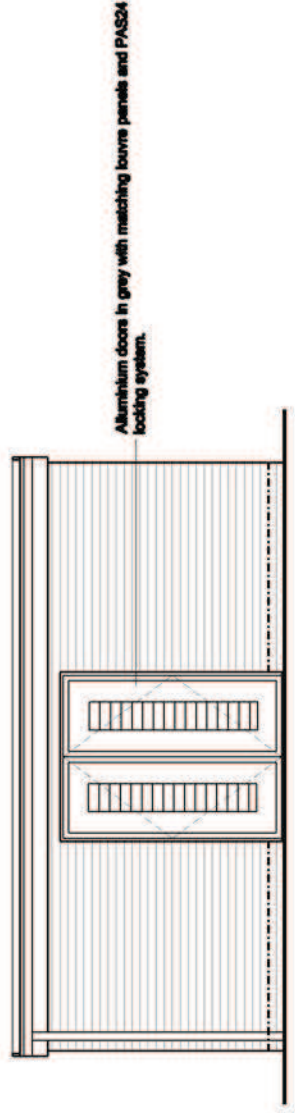
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Scale: 1:50	Drawing No. BAS06 - 07	



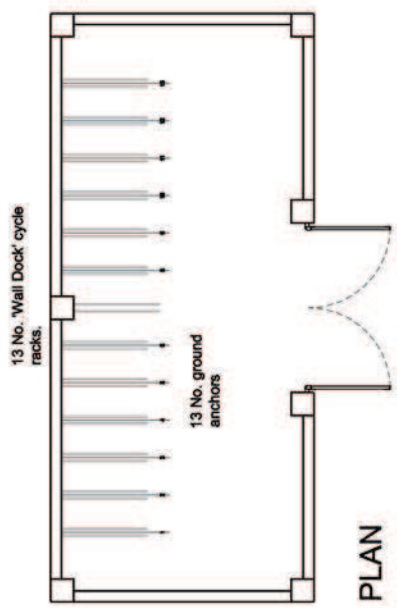
REAR ELEVATION



SIDE ELEVATIONS



FRONT ELEVATION



PLAN



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Notes

Rev.	Description	Date

Project
**PROPOSED DEVELOPMENT AT
 103-107 DUCKS HILL ROAD
 NORTHWOOD
 HA6 2SQ**

Drawing title
Proposed Street Scene

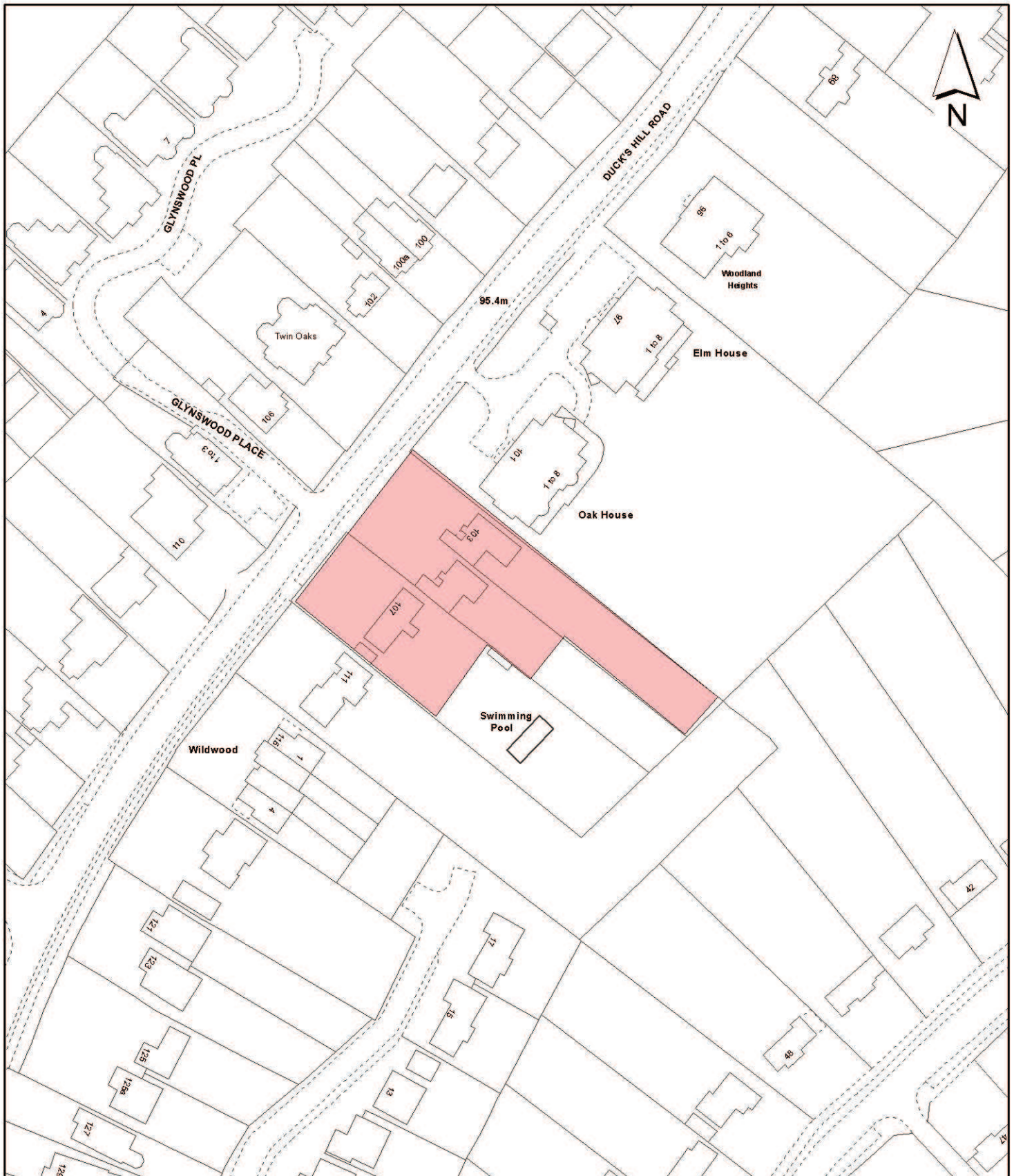


Drawn Size: A3	Date: Oct 13	Revision
Scale: 1:200		
Drawing No. BAS06 - 06		




STREET SCENE (PROPOSED)





Notes

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Site Address	
103, 105 AND 107 Ducks Hill Road Northwood	
Planning Application Ref:	Scale
64345/APP/2014/1044	1:1,250
Planning Committee	Date
Major Committee	June 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
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