



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 30 JUNE 2015

Time: 7.00 PM

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

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

To Councillors on the Committee

Ian Edwards, (Chairman)
David Yarrow (Vice-Chairman)
Roy Chamdal
Alan Chapman
Jazz Dhillon (Labour Lead)
Janet Duncan
Manjit Khatra
Brian Stead
Shehryar Wallana

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Published: Friday, 19 June 2015

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Head of Democratic Services
London Borough of Hillingdon,
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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 20 May 2015 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Prince Albert PH, Pield Heath Road, Hillingdon 704/APP/2015/1071	Brunel	Redevelopment of site as a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping. Recommendation: Approval subject to a S106 Agreement	9 - 38 104 - 119
7	132 Ryefield Avenue, Hillingdon 1728/APP/2015/1070	Hillingdon East	Single storey side extension to ground floor shop, conversion of first and second floors from 2 residential units to 1 x 1 bed and 2 x 2 bed flats, provision of amenity area first floor level and installation of external metal staircase at first floor level to the rear. Two storey detached building at the rear of the site to provide 2 x 1 bed flats, provision of amenity area at ground floor level and provision of 9 car parking spaces at the front of the site involving increase in width of existing crossovers Recommendation: Refusal	39 - 54 120 - 129

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Crimson Court, 1390 Uxbridge Road, Hillingdon 11982/APP/2015/1426	Hillingdon East	Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated cycle store (part retrospective) Recommendation: Approval	55 - 68 130 - 139

PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

9	Enforcement Report	69 - 76
10	Enforcement Report	77 - 84
11	Enforcement Report	85 - 94
12	Enforcement Report	95 - 102

PART 1 - Members, Public and Press

Plans for Central and South Planning Committee	103 - 140
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Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

20 May 2015

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Roy Chamdal, Alan Chapman, Jazz Dhillon (Labour Lead), Manjit Khatra, Brian Stead, Shehryar Wallana and John Morse (In place of Janet Duncan)</p> <p>LBH Officers Present: James Rodger, Head of Planning, Meghji Hirani - Planning Team Manager, Syed Shah - Highways Engineer, Nicole Cameron - Legal Services, Gill Oswell - Democratic Services</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Janet Duncan with Councillor John Morse substituting.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Ian Edwards declared a non pecuniary interest in Item 8 - The Nags Head PH as he had dealt with a complaint in relation to the site and left the room whilst the item was discussed.</p> <p>Councillor Shehryar Wallana declared a non pecuniary interest in Item 8 - The Nags Head PH as he had dealt with issues of anti social behaviour relating to the site and left the room whilst the application was discussed.</p>
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 2 AND 21 APRIL 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on the 2 and 21 April 2015 were agreed as a correct record.</p>
4.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There was one item that had been notified as urgent.</p>
5.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part 1 would be heard in public and those marked Part 2 would be heard in private.</p>
6.	<p>HILLINGDON PENTECOSTAL CHURCH, KINGSTON LANE, HILLINGDON</p>

66034/APP/2014/1124 (*Agenda Item 6*)

Single storey rear extension with associated parking involving demolition of existing outbuildings and part of existing rear extension.

Officers introduced the report giving the committee a brief summary of the report.

In accordance with the Council's Constitution a representative of the petitioners in support of the application addressed the meeting.

The petitioner made the following points:-

- A plan and photo had been circulated to members prior to the start of the meeting.
- The Church was unable to be used as the congregation had out grown the building and a meeting hall was being hired elsewhere.
- The Church was extensively used for other activities including parent and granddads toddler groups, which was the only one in the Borough.
- There was a waiting list for the toddler groups.
- The Church valued the gardens and open space as numerous events were held in them.
- The extension had been designed to be sympathetic with the Green Belt and was felt to enhance the site.
- The building was in need of repair and removal of the outbuildings would improve the overall look of the site.
- Accepted that there was a need to keep to the 50% guideline but the footprint of the building was only a tiny fraction over that guideline.
- It was not felt that the extension was excessive against those buildings in the area.
- There had been no objections received from neighbours.
- The highways officer had suggested a travel plan, which would be supported
- It was felt that the loss of the trees on the site could be safeguarded.

The Committee had concerns about the recommendation of refusal and it was suggested that a site visit would be helpful to look at the officers concerns on site. The height of the buildings in the area were above that of the proposed extension and compared with existing buildings was not felt to be too large.

It was moved and seconded that the application be deferred for a site visit. On being put to the vote deferral was agreed.

Resolved - That the application be Deferred to enable the Committee members to make a site visit.

7. **225 PARK ROAD, UXBRIDGE** **42057/APP/2015/551** (*Agenda Item 7*)

Demolition of existing bungalow and erection of a two storey detached building to provide 3 x 1-bed and 3 x 2-bed self contained flats with associated parking and amenity space and alterations to existing crossover

Officers introduced the report giving the committee a brief summary of the report.

In accordance with the Council's Constitution a representative of the petitioners and the agent addressed the meeting.

The petitioner made the following points:-

- The area consisted of bungalows and houses, there were no flats.
- The reason that there were not many residents in attendance was that there was a misapprehension that the application had already been turned down.
- Felt that the officer's recommendation for refusal was correct.

The applicant made the following points:-

- The applicant advised that she was not a professional developer and had been born in the house.
- The family had occupied the house since 1935 and it was now in need of substantial repair.
- There had been a change to the Area of Special Character as there had been development in Water Tower Close and Park Road had been made a dual carriageway.
- There was a residential nursing home and bed and breakfast in the area.
- It was no longer viable for her father to live in the property due to the amount of disrepair so was not viable as a family home.
- The property was not attractive to the market but was a potential development plot.
- Other options had been considered but were not economically viable.
- The two adjoining properties to the site were chalet bungalows.
- The site was a double width plot and was capable of accommodating the proposed development.

The Committee felt that the proposed development was too large and cramped for the site and agreed with the officer's recommendation for refusal.

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

Resolved - That the application be Refused for the reason set out in the officer's report.

8. **THE NAGS HEAD PH, FALLING LANE, YIEWSLEY 43301/APP/2015/58** (*Agenda Item 8*)

Change of use from Use Class A4 (Public House) to Use Class C3 (Dwellings), full height infill extension to rear including changes to roof-form, to create 6 x 2-bed flats with associated parking including widening of existing crossover and cycle store to rear (full application).

Officers introduced the report giving the committee a brief summary of the report.

In accordance with the Council's Constitution a representative of the petitioners in support of the application addressed the meeting.

The petitioner made the following points:-

- The building was old and occupied a prominent corner plot.
- There had been squatters in the property and it was now in a state of disrepair inside and out.
- The garden area was small but the single storey outbuildings would be removed to provide the maximum garden area possible.
- The footprint was smaller and the height was no higher than that existing.
- The proposal would bring the building back into use.
- The area consisted of low value housing and would not provide a high yield.
- This type of accommodation was needed in the area as it was close to Hillingdon Hospital.
- The site had good public transport links as it was close to West Drayton Station.
- Two parking spaces had been provided on site along with a cycle storage and garden area.
- Additional parking was not available in the area for rent for a sustained period.
- The objections raised had been in relation to the development not being used by a Housing Association.
- The public house closed three years ago and would remain empty for the foreseeable future.
- Suggested that special circumstances should be used in this case to allow less parking as occupiers would be encouraged to use alternative forms of transport.

The Committee felt that this was a good development and that housing was required in the area but that parking was already an issue in this area.

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

Resolved - That the application was Refused for the reason set out in the officer's report.

9. **21A ERROL GARDENS, HAYES 56310/APP/2015/432** (*Agenda Item 9*)

Installation of vehicular crossover to rear of property.

Officers introduced the report giving the Committee a brief summary of the report.

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

Resolved - That the application was Refused for the reasons set out in the officer's report.

10. **LAND FRONTING RENAISSANCE HOTEL, BATH ROAD, HARLINGTON 57699/APP/2015/1257** (*Agenda Item 10*)

Replacement of existing 14.2 metre high telecommunications monopole with a 14.7 metre high telecommunications monopole with associated equipment cabinet (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance)

Officers introduced the report giving a brief summary of the application and highlighted the information contained in the addendum sheet circulated at the meeting.

	<p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application was Approved, subject to the conditions and informatives set out in the officer's report.</p>
11.	<p>LAND FRONTING 28 SUTTON COURT ROAD, HILLINGDON 54867/APP/2015/1256 (<i>Agenda Item 11</i>)</p> <p><i>Replacement of existing 13.9 metre high telecommunications monopole with a 14.7 metre high telecommunications monopole with associated equipment cabinet (application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)</i></p> <p>Officers introduced the report giving the committee a brief summary of the report, referring Members to the addendum sheet.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application was approved, subject to the conditions and informatives set out in the officer's report.</p>
12.	<p>THE BUNGALOW, GRANVILLE ROAD, HILLINGDON 20398/APP/2015/817 (<i>Agenda Item 12</i>)</p> <p><i>Details pursuant to conditions 4 (Materials), 5 (Landscape Scheme), 7 (Sound Proofing Scheme) and 8 (Sustainable Water Management) of planning permission Ref: 20398/APP/2014/2992 dated 13/11/2014 (Demolition of existing bungalow and erection of a two storey detached building containing 4 studio flats with associated parking and amenity space)</i></p> <p>Officers introduced the report giving the Members a summary of the report.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application was approved, subject to the conditions and informatives set out in the officer's report.</p>
13.	<p>62 THE GREENWAY, UXBRIDGE 20576/APP/2015/390 (<i>Agenda Item 13</i>)</p> <p><i>Variation of condition 5 of planning permission ref: 20576/APP/2013/ 3566 dated 5/8/2014 (alterations to existing building and change of use to bed and breakfast) (Section 73 application to allow modifications to approved scheme)</i></p> <p>Officers introduced the report giving the Committee a summary of the report. The application had been deferred from the previous meeting for a site visit. At the site visit Members requested further information in relation to the status of the upper floor of 64 The Greenway, the side elevation window facing 64 The Greenway and compliance with the 45° guidance. Members were informed that the information on these issues were set out on the addendum sheet circulated at the meeting.</p>

	<p>A Member asked how much the built form breached the 45° angle.</p> <p>Officers advised Members that the built form breached the 45° angle by 0.85 metres and if members were minded to go against this rule they would need good reasons as to why this application should be treated differently to any other application.</p> <p>The Committee felt that as there was a clear breach the officer's recommendation was correct.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application was refused for the reasons set out in the officer's report.</p>
14.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
15.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
16.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p>

	<p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.20 pm.</p>

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

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Agenda Item 6

Report of the Head of Planning, Sport and Green Spaces

Address THE PRINCE ALBERT PH PIELD HEATH ROAD HILLINGDON

Development: Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping

LBH Ref Nos: 704/APP/2015/1071

Drawing Nos: 14050cv-01
6133/00 Rev. A
Planning, Design and Access Statement
Air Quality Assessment
PRALRPA-APR14
PRALTR-APR14 (Theoretical Shading Plan)
PRALTRP-JAN15
Land Registry Title Plan and Register
6133/07 Rev. E
6133/08 Rev. B
6133/10 Rev. A
6133/11 Rev. A
6133/12 Rev. B
6133/13 Rev. B
6133/14 Rev. B
6133/15 Rev. A
Example Threshold Details
PRALTR-APR14 (Tree Crown Spread Plan)
Tree Survey
Transport Statement
Sustainable Design and Construction Report - Energy and Environmental Aspects
Phase I Environmental Report
Agent's E-mail dated 30/4/15

Date Plans Received:	23/03/2015	Date(s) of Amendment(s):	29/05/2015
Date Application Valid:	30/03/2015		23/03/2015 30/04/2015

1. SUMMARY

This application seeks permission to re-develop the site of the former Prince Albert Public House, which has now been demolished, for residential purposes, to comprise a two-storey, 'L'-shaped flatted block providing 9 two-bedroom flats with associated parking and landscaping.

The scheme is of an appropriate low-key, two storey bulk and scale which accords with the Mayor's density guidance, whilst the building is sufficiently set back from its eastern boundary to maintain the openness of the adjoining Green Belt. Further, the building is of an attractive traditional design using hipped roofs which would improve the visual amenities of the area by replacing an existing large unauthorised car park.

The scheme has been sensitively designed so it does not harm the amenities of surrounding residents and affords a good standard of residential accommodation for its

future occupiers. The scheme makes adequate provision to retain existing adjoining trees and the Council's Highway Engineer advises that the scheme is acceptable on highway grounds.

This is a well considered scheme which respects its surroundings whilst optimising the housing potential of the site and creating a good quality residential environment. It is recommended accordingly.

2. RECOMMENDATION

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

A) That the Council enter into a Section 106/S278/S38 Agreement or other appropriate legislation to secure:

1. Widening and re-instatement of the adjoining public footpath.

B) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

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 the 31st July 2015, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to ensure that the necessary works to the adjoining public footpath would be undertaken in a timely manner and to an appropriate standard. The scheme therefore fails to ensure that highway and pedestrian safety would not be prejudiced and conflicts with Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement 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 attached:-

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 6133/07 Rev. E, 6133/08 Rev. B,

6133/10 Rev. A, 6133/11 Rev. A, 6133/12 Rev. B, 6133/13 Rev. B, 6133/14 Rev. B, 6133/15 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES6 Levels

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

REASON

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

4 COM7 Materials (Submission)

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

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 RES8 Tree Protection

No site clearance or construction work shall take place until further details have been submitted to, and approved in writing by, the Local Planning Authority with respect to tree protection that specify that the arboricultural consultant is retained to supervise / monitor work to, and close, the retained trees at key stages of the development.

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

REASON

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

6 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 Means of enclosure/boundary treatments

2.b Car Parking Layouts including a parking allocation scheme

2.c Hard Surfacing Materials

2.d External Lighting

2.e Other structures

3. Details of Landscape Maintenance

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

3.b Proposals for the replacement of any tree, shrub, or area of surfing/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).

7 RES13 Obscure Glazing

The secondary side living/ dining room windows to units 2 and 9 facing Field Court and Nos. 1-3 Holly Court Mews respectively 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 NONSC Balcony Screens

No development shall take place until details of balcony/patio screens for units 2, 6, 7 and 9 have been submitted to and approved by the Local Planning Authority. The approved screening shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy of residents in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards as set out in the Council's Supplementary Planning Document HDAS: 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 (2015) Policies 3.1, 3.8 and 7.2.

10 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 (2015) Policies 7.1 and 7.3.

11 NONSC Sustainable Water Management Scheme

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
 - i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
 - ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.
 - iv. During Construction
 - a. measures taken to prevent pollution of the receiving groundwater and/or surface waters

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

ii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

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

i. incorporate water saving measures and equipment.

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

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

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

12 NONSC Contaminated Land

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all

potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

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

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

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

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that risks from land contamination to the future 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).

13 NONSC Energy Efficiency

Prior to the commencement of development full details (including specifications) of the low and zero carbon technology required to meet the CO₂ reductions set out in the Sustainable Design and Construction Report - Energy and Environmental Aspects, Revision A (Eco Energy & Environmental Ltd, February 2015) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for any proposed Photovoltaics. Full details of any other technologies shall also be submitted.

The development must proceed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

REASON

To ensure the reduction of CO₂ in accordance with Policy 5.2 of the London Plan (March 2015).

INFORMATIVES

1 152 **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).

2 153 **Compulsory Informative (2)**

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

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt
LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
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.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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

3 13 Building Regulations - Demolition and Building Works

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

4 12 Encroachment

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

5 15 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 16 Property Rights/Rights of Light

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

7 115 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.

8 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

3. CONSIDERATIONS

3.1 Site and Locality

The site of the former Prince Albert Public House is located on the southern side of Pield Heath Road, approximately 70m to the east of its junction with Colham Green Road and currently comprises an unauthorised 50 space car park. The site is rectangular and extends to 0.16ha in size with the former car park area of the public house on the eastern side of the site having been extended across the site of the recently demolished building and its rear beer garden. Following the service of an enforcement notice, the unauthorised car park is not currently in use and its entrances have been blocked.

The character of the surrounding area is mixed, although the immediate area is predominantly residential, including a row of chalet style bungalows immediately opposite the site. Holly Cottage Mews, a gated development of 10 mews style properties which wraps around the site at the rear immediately adjoins the site to the west. To the east, the application site abuts the Metropolitan Green Belt, which along the road frontage is in use as allotments, with public open space adjoining the allotments at the rear. Hillingdon Hospital is sited some 90m to the west of the site, on the south western corner of the junction of Pield Heath Road and Colham Green Road, whereas on the south eastern corner of this road junction is the Orange Peel Hotel/Public House which has recently closed. There is also a small parade of shops on the opposite side of the road, approximately 50m to the west of the application site.

The area of the car park is level, although the adjoining land slopes down towards the rear so that the car park surface is some 2m higher than adjoining land at the rear, including the allotments to the east and Holly Cottage Mews properties and their access to the south and west. Along the eastern boundary of the site, adjoining the allotments are a number of mature trees.

The site is located within an Air Quality Management Area and has a Public Transport Accessibility (PTAL) Level of 3 (on a scale of 1 to 6 where 6 represents the highest level of accessibility and 1 the least).

3.2 Proposed Scheme

This proposal is for the redevelopment of the site to provide a two storey 'L-shaped' flatted block comprising 9 two-bedroom residential units, with associated car parking for 9 vehicles, including 1 disabled space provided at the rear, accessed through an archway within the building, landscaping and amenity space.

The two storey block would have a hipped roof with gable features. The main block would be parallel with and set back some 2.4m from the road frontage. It would be 32.5m wide, set back some 5.8m from the eastern side boundary which adjoins the allotments and 1m from the western side boundary of the site adjoining Holly Cottage Mews. The main block would have a depth of some 10.4m and an eaves height of 5.4m and ridge height of 8.8m.

The projecting wing would be sited adjacent to the eastern edge of the site, and project approximately 24m from the rear elevation of the main block, to set back from the rear boundary of the site by on average 3.4m. The block would have a main width of 7.7m, with an identical eaves height to the main block, but a reduced ridge height of some 8m.

The main block would have a symmetrical frontage with recessed entrances each side of a centrally sited main projecting gable, below which vehicular access would be taken, with smaller gable features each side. At the rear, 3 of the first floor units would have balconies with a fourth having a part covered and part open terrace. Within the rear courtyard, the car parking area for 9 vehicles would be provided towards the rear, with a 107sqm communal amenity area sited between the parking area and the main block. Large private patio areas would also be provided within the courtyard for 3 of the four ground floor flats, with another private patio provided at the side of the main block adjoining the allotments.

Each entrance to the main block on each side of the internal driveway would have a separate pedestrian access from Pield Heath Road, with a through connection into the car park courtyard. This would also access the entrance to the rear wing from a segregated

footpath. A third footpath from Pield Heath Road would also be provided to the east of the building providing access to the integral bin store, sited between the main and projecting wings of the building. The proposal would involve widening the adjacent highway public footpath to 2m in order to accommodate the required visibility splay. Boundary treatment along the road frontage would be 1.2m high metal railings. Lockers for cycle storage would also be provided within the three entrance stairwells to the building.

The application is supported by the following documents:

Planning, Design and Access Statement:

This provides an introduction to the statement, describes the site and its surroundings, together with the development proposals. Planning history is described and relevant national, regional and local planning policy and guidance is outlined. A planning analysis is provided, and considers the scheme in terms of the principle of residential development which highlights the pressing need for more homes in London, density, design and layout, appearance and form, amenity, natural environment, access and parking provision, air quality and contaminated land. The statement goes on to consider climate change mitigation and Lifetime homes standards, planning obligations and concludes that the proposal represents an appropriate form of development on this previously developed site which would provide much needed housing, whilst visual and residential amenity of the surrounding occupiers would not be harmed, a good standard of environment for future occupiers can be achieved, highway safety would not be compromised and sufficient parking would be provided.

Transport Statement:

This provides an introduction to the report, describes the site, local highway network and development proposals. It then goes on to consider access and servicing arrangements, proposed parking provision and visibility requirements. The methodology used to predict traffic generation is described and results are presented, with the largest increase in traffic generation being in the PM peak, with 5 additional two-way trips. Alternative sustainable transport and accident records are assessed. The statement advises that there are no accident records in the immediate vicinity of the site access and the trip generation associated with the development would be negligible and the site is reasonably well served by public transport. The statement concludes that there are no overriding highway issues to prevent planning permission from being granted.

Phase 1 Environmental Report:

This assesses the potential for land contamination at the site. It concludes that there are negligible/low risks associated with the land quality and any contamination if present is likely to be localised and associated with made ground from previous site use.

BS5837 Tree Survey:

This assesses the impact of the proposals upon existing trees on and surrounding the site.

Air Quality Assessment:

This provides an introduction to the study, noting that the site lies within an Air Quality

Management Area and describes the site and outlines relevant air quality legislation. Methodology is described and results are presented. The report concludes that dispersion modelling was undertaken to predict pollutant concentrations across the development arising from the local road network and results show that exceedences for nitrogen dioxide are unlikely at any location on the development so that the site is suitable for residential use without any mitigation measures to protect future users from poor air quality and that air quality should not prevent planning permission being granted.

Sustainable Design and Construction Report - Energy and Environmental Aspects:

This provides an introduction to the report, describes the development proposals and provides an executive summary. It goes on to assess the various technologies available to improve the energy efficiency of the development.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no directly relevant planning history on this site.

Two pre-application enquires have been submitted previously on this site, the first in 2010 for its redevelopment to provide a 2.5 storey 'L'-shaped block for 17 one and two bedroom units (PE/00085/2010 refers), the second in 2013 to provide 8 residential units, 4 two bedroom flats and 4 three bedroom houses (PE/00049/2013).

An Enforcement Notice was served on 26 February 2015 as regards the unauthorised use of the site as a car park. The notice took effect on 1 April 2015 and there was a 1 month period for compliance. The use of the land as a car park has ceased and the entrance to the land has been blocked off so that the requirements of the Enforcement Notice have been complied with.

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.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
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LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
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LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
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LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
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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.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **4th May 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 neighbouring properties have been consulted on this application, together with the Cowley Community Residents' Association and a notice was displayed on site on 14/4/15. A total of 13 responses have been received, 11 objecting to the proposals, 2 in support, together with a petition with 46 signatories.

The petition states:

'We are concerned about the planned development on the former site of The Prince Albert Pub, which was demolished without notification and had a car park placed on the site without the necessary consent or permissions required to do this. The new plan proposed for the site is to construct a double storey, L-shaped block of 9 flats that would take up the vast majority of the current site. Our concerns regarding this include:

- The first floor flats would all be equipped with balconies meaning that the properties surrounding would become far more overlooked
- The current surface water drainage system around Pield Heath Road seems to be under significant pressures and unable to handle what current properties are in the area; given that each time there is a moderate amount of rainfall the whole of the road around the corner of Pield Heath Road and Colham Green Road becomes waterlogged and flooded; were 9 more homes to be erected on the Prince Albert Pub site, this would only increase the drainage problems. Equally the foul drainage system in place was designed for far fewer homes than it is already serving, adding additional homes will cause greater problems and the potential for the existing existing system to become 'backlogged'. You will see (if you are minded to read the documents on the site provided below) that there are no plans for additional road or foul water water drainage for the site.
- Part of the Council's reason for the closure of the car park on site was that it would contravene the Council's green policy by encouraging additional traffic to the area. Building additional property in the are will result in further congestion on the road as well as additional traffic from the new residents.
- Each of the 9 properties is allocated a single car parking space meaning the surrounding roads will

see what limited spaces there are taken up with any additional cars parking in them.

- Should the plans go through, this would also set a precedent for development, and given the planning permission that has been applied for on The Orange Peel pub the concerns above would only be exacerbated.

- Application is conveniently timed, due to the upcoming elections, John Randall MP is no longer handling new cases meaning that we are caught in a time of 'limbo' in to whom we are able to appeal to regarding this building case. John Randall MP has stated, on his website, that all new matters should be brought to the attention of any of the candidates standing in this year's election for Uxbridge and South Ruislip.'

Individual objection comments:

(i) Building will be large and visually overbearing, with too much development and out of keeping with neighbouring properties which are mainly single storey bungalows,

(ii) Building too close to the road,

(iii) Inappropriate design on this part of the road

(iv) Building will overlook properties on two levels, including balconies, reducing privacy

(v) Proposed design will have impact upon 1 - 3 Holly Cottage Mews, particularly No. 2 as Field Heath Road is 1m higher and light is already restricted and open space from the car park will be reduced by proximity of the building,

(vi) Proposal will reduce daylight to surrounding properties,

(vii) Proposal will reduce security for surrounding properties,

(viii) Will reduce ability for peaceful enjoyment of our home and garden,

(ix) Field Heath Road already busy and congested. This proposal with additional traffic and the traffic movements associated with its access opposite existing residential driveways will be a safety hazard. Emergency vehicles attending Hillingdon Hospital already often have to sound sirens to get past traffic. Part of Council's reason for closing car park was that it contravened green policy by resulting in additional traffic and more congestion,

(x) Proposal will result in noise, pollution, dust and general disturbance at all times of the day and night, particularly as entrance to residents parking would be opposite homes and gardens,

(xi) Construction traffic will result in noise and general disturbance,

(xii) One parking space per flat is inadequate when most households have more than 1 car so surrounding roads will have additional car and visitor parking. Also, no provision for servicing,

(xiii) Current drainage system unable to deal with moderate amount of rainfall and area becomes waterlogged. Additional properties will increase drainage problems,

(xiv) Foul drainage system designed for fewer homes and proposal would exacerbate existing problems,

(xv) Increased waste will result in litter, smells and encourage vermin,

(xvi) Proposal will set precedent for similar development, such as at The Orange Peel Public House and development needs to be considered together,

(xvii) Property values will depreciate,

(xviii) More consultation needed,

(xix) Public house was demolished without notice and illegally had a car park built when plans for the site's redevelopment were already in place,

Comments in support:

(i) We like the look of the flats - how many will be social housing?

(ii) Although not against this development, the dustbin area should not be sited so close to the road and better sited at the entrance to the rear block.

A Ward Councillor has requested that this application be presented to committee.

A further period of consultation was carried out on the revised plans received on 29/5/15, to which 5 objection responses have been received which re-iterate the objector's previous concerns.

Internal Consultees

INTERNAL CONSULTEES:

HIGHWAY ENGINEER:

The highway works, including widening of the footway to 2m at the frontage along Pield Heath Road to achieve the required visibility sightlines, will require a s106/s278/s38 agreement for the dedication of land as highway and for the works to be carried out.

The applicant has revised the proposals to address previous concerns regarding vehicular headroom, vehicular swept paths, reinstatement of existing crossover and confirmed provision for charging points for electric vehicles in car park.

There are no highway objections to these proposals.

TREES/LANDSCAPING OFFICER:

Landscape Character/Context:

Site description:

- The site is situated close to Hillingdon Hospital, to the south of Pield Heath Road and to the east of the junction with Colham Green Road.
- It is bounded to the west by the access road to Holly Cottage Mews, to the south by houses and to the east by allotments.
- The plot was, until recently, occupied by a pub fronting onto Pield Heath Road, situated in the north-west corner of the site, with ancillary buildings to the rear. A pub garden occupied the south-west corner and the eastern side of the plot provided a surfaced car park for customers, with dropped kerb/access off Pield Heath Road.
- The pub garden was laid to lawn with occasional trees and shrubs around the edges.
- The most significant landscape feature influencing the site is the line of off-site trees and hedgerow species growing along the west boundary of the allotments. The canopy of these trees oversails the site.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.

Landscape constraints/opportunities:

- The canopy protection area and root protection area of the off-site trees is likely to extend into the site. In the course of a pre-application meeting the Council stressed the need to take into account the safeguarding of these trees.
- Since the pre-application meeting, the pub and ancillary buildings have been demolished and the pub garden removed. The whole site has been covered in tarmac, for use as a temporary car park.

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 submitted Topographical Survey, by Survey Solutions, is no longer representative of the site conditions, as it was undertaken prior to the demolition of the buildings. The inspection is dated March 2014, with a second stage review dated January 2015.

- A Tree Survey, to BS5837:2012, has been prepared by Unwin Forestry. This includes a Tree Constraints Plan (TCP), Arboricultural Implications Assessment (AIA), Tree Retention proposals and an Arboricultural Method Statement (AMS). The survey assesses the condition and value of 11No. individual trees, tree groups, hedges and shrubs.
- A number of the trees are considered to be 'B' rated: T4 a pine, G8 sycamores, T10 a sycamore and G11 sycamores. Trees of this quality should generally be retained as part of a development.
- The remaining species are graded 'C': H1 hawthorn, H2 hornbeam, S3 hazel, H5 cherry laurel, G6 mixed shrubs/small trees and G7 sycamore. 'C' grade specimens have shorter useful life expectancy and are not a serious constraint on development sites, albeit their retention should be considered if feasible.
- According to the AMS (section 6.0), most of the existing trees can, and will be retained, with some selective pruning (and ivy removal) to improve the spatial relationship between the proposed building and the trees.
- Details and the sequence of tree protection measures are specified.
- The tree report is supported by a Root Protection Area (RPA) Plan, a Tree Retention and Protection Plan, a Theoretical Shading Plan.
- The Design & Access Statement fails to make specific reference to the existing landscape features or the landscape objectives/aspirations for the site.
- The Proposed Site Layout indicates the disposition of the buildings and external (hard and soft) landscape, without conveying any specific design objectives.
- A detailed landscape scheme will be required to provide attractive and usable spaces and outlook for the residents and to reduce the impact of the central car park court to the rear of the building.
- 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:

The amended observations are made in the light of the revised drawings, received on 5 May 2015. No objection, subject to the above observations and RES6, COM7, RES8 (details submitted but a condition should specify that the arboricultural consultant is retained to supervise/monitor work to, and close, the retained trees at key stages of the development), COM9 (parts 1, 2, 4, 5 and 6).

WATER AND FLOOD MANAGEMENT OFFICER:

There are no objections to this development, however I would recommend an appropriate condition to ensure that surface water is managed appropriately on site, as it is in an area identified to be at risk of surface water ponding.

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
 - i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
 - ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as

any hazards, (safe access and egress must be demonstrated).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

iv. During Construction

a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

ii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

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

i. incorporate water saving measures and equipment.

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

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

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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

Reason

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

EPU (LAND CONTAMINATION) OFFICER:

I have looked at the historic maps and the site seems to have only been a public house. There are no contaminative uses adjacent although there is a petrol garage 86 metres from the site. However we usually apply a contaminated land condition when the site changes to a more sensitive use. At this site we could apply the condition so that some soil testing is undertaken with the geo-technical investigations for the building. It was advised in the pre application that we have found contamination on these type of sites that have been used for residential housing or flats, and a desk study would be

appropriate with the application. For example the pub may have used fuel or stored materials in the yard or grounds over the years and then there will be the demolition material if not all taken away.

Contaminated Land Condition

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

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

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

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

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

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Reason

To ensure that risks from land contamination to the future 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).

ACCESS OFFICER:

Initial comments:

The flats would comprise an open plan kitchen, dining and sitting area, a bathroom, and either two double bedrooms, or a single and a double. It is understood the first floor flats would have their own private balcony, whilst the ground floor units would have allocated private amenity space.

The Design & Access Statement reports on space for a future lift to allow access to all flats with the exception of flat 5. Reference to Lifetime Home Standards is also made within the statement.

The following access observations are provided:

1. Details of level access to and into the proposed dwelling should be submitted. A section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. There may be scope to reduce the size of the stairwells, however, the width of the stair between handrails should be no less than 1000mm. The space to the side of the staircase should be reduced to no less than 900mm wide.
3. To allow a minimum of one bathroom within every flat to be used as a wet room at some future point, plans should indicate floor gulley drainage.

Conclusion: revised/additional plans should be requested as a prerequisite to any planning approval.

Officer Comment: Revised drawings have been submitted which overcome many of the concerns raised and a condition requiring the development to meet Lifetime Homes Standards is recommended.

SECURE BY DESIGN OFFICER:

There is no objection to this scheme in principle. Detailed specifications to satisfy secure by design standards have been forwarded to the agent, including need to avoid the use of bollards for lighting.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The former public house building was not statutory or locally listed and no objections could be raised to its loss.

There would be no objection in principle to residential use of the site within an established residential area, subject to normal development control criteria.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that new developments achieve the maximum intensity of use compatible with the local context and with public transport capacity. This site has a Public Transport Accessibility Level (PTAL) of 3 (where 6 represents the highest level of public transport accessibility and 1 the lowest), and Table 3.2 in the London Plan advises that an appropriate residential density for this suburban site would range from 35-65 units per hectare (u/ha) and 150-250 habitable rooms per hectare (hr/ha) for units with 4 habitable rooms (in accordance with the Council's HDAS: Residential Layouts, large rooms over 20sqm and capable of subdivision should be counted as 2 rooms which would apply to the large dual aspect open plan lounge/dining/kitchen areas). This scheme equates to a unit density of 56 units per ha and 225 habitable rooms per hectare which would comply with the Mayor's guidance and is considered appropriate in this location which although adjacent to the Green Belt is also characterised by higher density development including the mews court development at the rear of the site.

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

The application site is not located within an Archaeological Priority Area nor has it any other archaeological designation. The nearest listed building, the Grade II Listed Orange Peel

Hotel/Public House is located some 35m to the east of the application site, but with such a separation distance and given the nature of the proposed residential scheme and the closer proximity of surrounding residential development, the proposal would not harm the listed building's setting. The application site is also not sited within or close to the boundary of a conservation area or an area of special local character.

As such, it is considered that the proposals would not harm any known heritage assets.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The eastern boundary of the site adjoins the Metropolitan Green Belt. There are a number of mature trees and vegetation along this boundary which help to screen the site from views across the adjoining open Green Belt land. Although the proposed building would be sited closer to this boundary and extend along more of its depth than the former public house building, the proposed flatted block would still retain a good sized undeveloped gap of at least 5.4m to this boundary along the whole of its depth. This area would mainly be used as landscaping/informal amenity space and would provide an opportunity to enhance the boundary planting. This would be controlled by the recommended condition.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new development to harmonise with the existing street scene or other features of the area which it is desirable to retain or enhance and Policy BE19 requires development within residential areas to complement and improve the character of the area and Policy BE22 seeks to ensure that residential development of two or more storeys retains at least a 1m gap to the side boundaries.

There is no defined front building line along this part of Pield Heath Road. The proposed flatted block, being set back from the road frontage by some 2.4m would retain a similar relationship with the road than that of the former public house building on this site and would also reflect the siting of the existing Orange Peel Hotel/Public House to the west. There are chalet bungalows on the opposite side of Pield Heath Road, but development on this side of Pield Heath Road is of a more traditional two storey, including the adjoining Holly Court Mews to the rear and Pield Court to the west of the site, as was the former Prince Albert Public House building. As such, no objections are raised to the two storey height of the proposal.

Although the flatted block would occupy more of the site's road frontage than the former building, the building is set back sufficiently from the side boundaries, particularly the eastern Green Belt boundary and its frontage elevation incorporates the access arch, recessed entrance elements and projecting roof gables which all assist in breaking up the impression of the overall width of the building whilst adding visual interest. The front garden areas would also provide landscaping that will help assimilate the building.

The projecting wing at the rear has a lower ridge height and reduced overall bulk which would assist in making it appear subordinate to the main block. At the rear, the buildings would overlook the rear courtyard area and the combination of projecting elements and balconies would all add interest to the block.

Subject to an appropriate use of good quality materials which would be controlled by a recommended condition, no objections are raised to the scheme and it fully complies with

Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance between facing habitable room windows and private amenity space (considered to be a 3m deep 'patio' area adjoining the rear elevation of a property), including balconies to safeguard privacy.

Given the siting of the proposed flatted block in relation to surrounding residential properties, there would be no loss of sunlight to neighbouring properties or their gardens.

The nearest residential properties to the proposed flatted block would be Nos. 1-3 Holly Cottage Mews to the rear and 1-4 Pield Court which fronts Pield Heath Road to the west. As regards the houses on Holly Cottage Mews, the flank wall of the proposed rear wing would be sited some 15m from the nearest front elevation of these properties, which complies with the minimum 15m distance required by design guidance. Although the level of the application site would be some 2m higher than this part of Holly Cottage Mews, the modest height and narrow depth of the proposed flank elevation would prevent it from appearing unduly dominant from the front elevations of these adjoining houses. The flank wall of the rear wing would also only contain small secondary windows which can be made to be non-opening and obscure glazed, which has been conditioned. Furthermore, the first floor balcony serving the end unit (Unit 9) can be fitted with a privacy screen, to prevent users of the balcony overlooking Holly Cottage Mews, the details of which can also be required to be submitted by condition.

As regards Pield Court, although this existing flatted block does contain habitable room windows in its side elevation which would face onto the side elevation of the proposed development within a distance of some 11.5m, the proposed block would only partially obstruct these views within a 45 degree line of sight and importantly, this relationship would not significantly differ from that which existed with the siting of the former public house. Furthermore, it is only the first floor windows which would be materially affected (as the ground floor windows currently only have a very restricted outlook, facing the block's existing close boarded fencing on the side boundary) and the relative height of the first floor windows would reduce the impact of the proposed block to that of a single storey relationship.

The only other adjoining properties are the bungalows which front the opposite side of Pield Heath Road and although not so critical, given that road frontages already have reduced privacy, the proposed block would maintain a separation distance between habitable room windows greater than 22m.

As such, the scheme is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The proposed units would have internal floor areas ranging from 68sqm to 83sqm which would satisfy the Mayor's 61sqm minimum internal floor space standard for two bedroom,

three person flats. The residential amenity afforded by the flats would be of a good standard, with the main living/ dining/kitchen rooms all having dual aspect, and all habitable room windows having an appropriate outlook and natural lighting.

Habitable room windows would also afford adequate privacy, with all the ground floor habitable rooms having a reasonable depth of defensible space in front of their windows, including those that front the road. The only possible exception to this are the rear elevations of Units 6 and 8. Although no use of the area to the rear of these units is currently shown on the plans, clearly some limited use of this area could be made, even if the area would not be ideal in terms of providing usable amenity space due to the overshadowing by the boundary trees. This would need to be clarified and dealt with as part of the landscaping scheme which has been conditioned.

In order for this scheme to accord with the Council's external amenity space standards, a minimum of 225sqm of communal space (25sqm per two-bedroom flat) would need to be provided. The majority of the units have a good sized private patio or balcony area with only Unit 3 on the first floor having no private provision. The ground floor units have areas to the rear or at the side of the block which range from 18.3sqm to 32.5sqm. On the first floor, unit 2 would have a 10.5sqm balcony, with units 7 and 9 each served by a 7.6sqm balcony. Unit 5 would have a part covered, part open 22.2sqm terrace. Deducting each unit's area of private amenity space (excluding that part of the terrace serving unit 5 which would be covered) from its 25sqm requirement, leaves the scheme requiring 101sqm of communal amenity space to satisfy standards which is to be provided within the 107sqm communal amenity area in the courtyard which would provide suitable landscaped space. Furthermore, this site is within a 90m walking distance of the large area of public open space which includes a children's play area, sited to the rear of Holly Court Mews.

It is therefore considered that the scheme would afford an appropriate level of amenity for its future occupiers, in accordance with policies BE20, BE21, BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

A Transport Statement has been submitted with the application. This advises that as the Council's maximum car parking standard would be 1.5 spaces per unit, the provision of 1 space per unit is acceptable in this area with a PTAL score of 3 which is reasonably well served by public transport.

The Council's Highway Engineer advises that the scheme, providing one off-street car parking space for each unit, including a disabled space is acceptable. Furthermore, since the scheme has been revised, the proposed car parking layout, including access through the

archway is satisfactory. However, the highway works, including widening of the footway to 2m at the frontage along Field Heath Road to achieve the required visibility sightlines, will require a s106/s278/s38 agreement for the dedication of land as highway and for the works to be carried out. The siting of the integral refuse/recycling store is also acceptable, allowing refuse to be collected from Field Heath Road via the path at the side of the building. One cycle space per flat would be provided within cycle lockers within the communal stairwells, with one unit (unit 1) making provision within the hallway of the flat.

The scheme, subject to satisfactory s106/s278/s38 agreement, is therefore considered to fully accords with policies AM2, AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

This issue is addressed in Section 7.12 of the report.

SECURITY

A condition to require that the development satisfies 'Secure by Design' criteria is recommended.

7.12 Disabled access

The Council's Access Officer does not raise any objections in principle to this development. The plans have been amended in the light of the officer's detailed comments and a condition has been attached to ensure the scheme satisfies Lifetime home standards.

7.13 Provision of affordable & special needs housing

This proposal does not exceed the threshold beyond which an affordable housing contribution would be required.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that there are no Tree Preservation Orders nor conservation area designations affecting this site, although there are a number of off-site trees and hedgerow species growing along the eastern boundary of the site, adjoining the allotments, the canopies of which oversail the site. A number of these trees are considered to be 'B' rated which should generally be retained as part of a development. The remaining species are graded 'C' and have a shorter useful life expectancy and are not a serious constraint on development sites, albeit their retention should be considered if feasible.

The Council's Tree/Landscaping Officer advises that the submitted Arboricultural Method Statement (Section 6.0) states that most of the existing trees can, and will be retained, with some selective pruning (and ivy removal) to improve the spatial relationship between the

proposed building and the trees. Details and the sequence of tree protection measures are specified. The officer advises that a detailed landscape scheme will be required to provide attractive and usable spaces and outlook for the residents and to reduce the impact of the central car park court to the rear of the building.

Subject to recommended conditions, no objections are raised to the scheme.

Ecology

The site has little ecological interest and adjoining trees would be retained.

7.15 Sustainable waste management

The development proposal incorporates an integral refuse storage area that would provide sufficient capacity for refuse/recycling bins.

7.16 Renewable energy / Sustainability

the assessment is sufficient to provide an initial assessment of the likely energy technologies that will be required and the recommended condition is sufficiently robust to ensure that appropriate CO2 reduction targets would be met. The recommended condition forms part of the officer recommendation.

7.17 Flooding or Drainage Issues

The Council's Water and Flood Management Officer advises that there are no objections to this development in terms of any flooding or drainage issues, but recommends that a condition be attached to any permission to ensure that surface water is managed appropriately on site, as it is in an area identified to be at risk of surface water ponding. This forms part of the officer recommendation.

7.18 Noise or Air Quality Issues

Noise Issues

The proposed residential development is not likely to give rise to any significant noise issues, as compared to its residential neighbours and given that it would be sited on a main road. Furthermore, the proposed use is likely to generate less noise than that associated with the site's previous use as a public house.

Air Quality

An air quality assessment has been submitted that demonstrates that the site is suitable for residential occupation. Given the negligible traffic generation, the use would not materially impact upon air quality.

7.19 Comments on Public Consultations

The individual and petitioner comments raising material planning considerations have been dealt with in the officer's report. As regards the individual points raised, in terms of point (vii), this scheme with increased natural surveillance, will improve the security of adjoining properties and the Secure by Design Officer raises no objections to this proposal. As regards point (x), noise has been considered in the officer's report and any potential for additional pollution, dust and general disturbance would be imperceptible given the trip generation and the scheme is likely to represent a significant improvement as compared to the previous use. As regards point (xi) construction noise is a matter for Environmental health legislation and an advisory informative has been added. As regards point (xiv) the increase of 9 units would not have any material impact of the foul drainage system. In terms of point (xv), this scheme makes appropriate provision for the storage of waste and there is a

need to consider each application on its individual merits (point xvi). As regards point (xvii), property values are not a material planning consideration. As regards point (xviii), it is considered that appropriate neighbour consultation has been carried out, which has included a site notice and re-consultation on amended plans.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A S106/S278/S38 Agreement would be needed to secure the following:

1. Widening and re-instatement of the adjoining public footpath.

The proposal is Mayoral and Council CIL liable.

7.21 Expediency of enforcement action

The only enforcement issue relates to the unauthorised development of the site to provide a 50 space car park which would be removed with the site's redevelopment. There are no other enforcement issues associated with this proposal.

7.22 Other Issues

Land Contamination:

The Council's Land Contamination Officer advises that having looked at the historic maps, the site seems to have only been a public house and there are no contaminative uses immediately adjacent to the site. However, as the proposal involves changing the site to a more sensitive use, the pub may have used fuel or stored materials in the yard or grounds over the years and there will be the demolition material if not all taken away, a contaminated land condition is recommended. This forms part of the officer's recommendation.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

This scheme is an appropriate use for the site which will make a small contribution towards providing much needed new housing. The development has been carefully designed to ensure that it harmonises with its environment, maintains the residential amenity of surrounding properties and provides a good standard of accommodation.

It is recommended for approval.

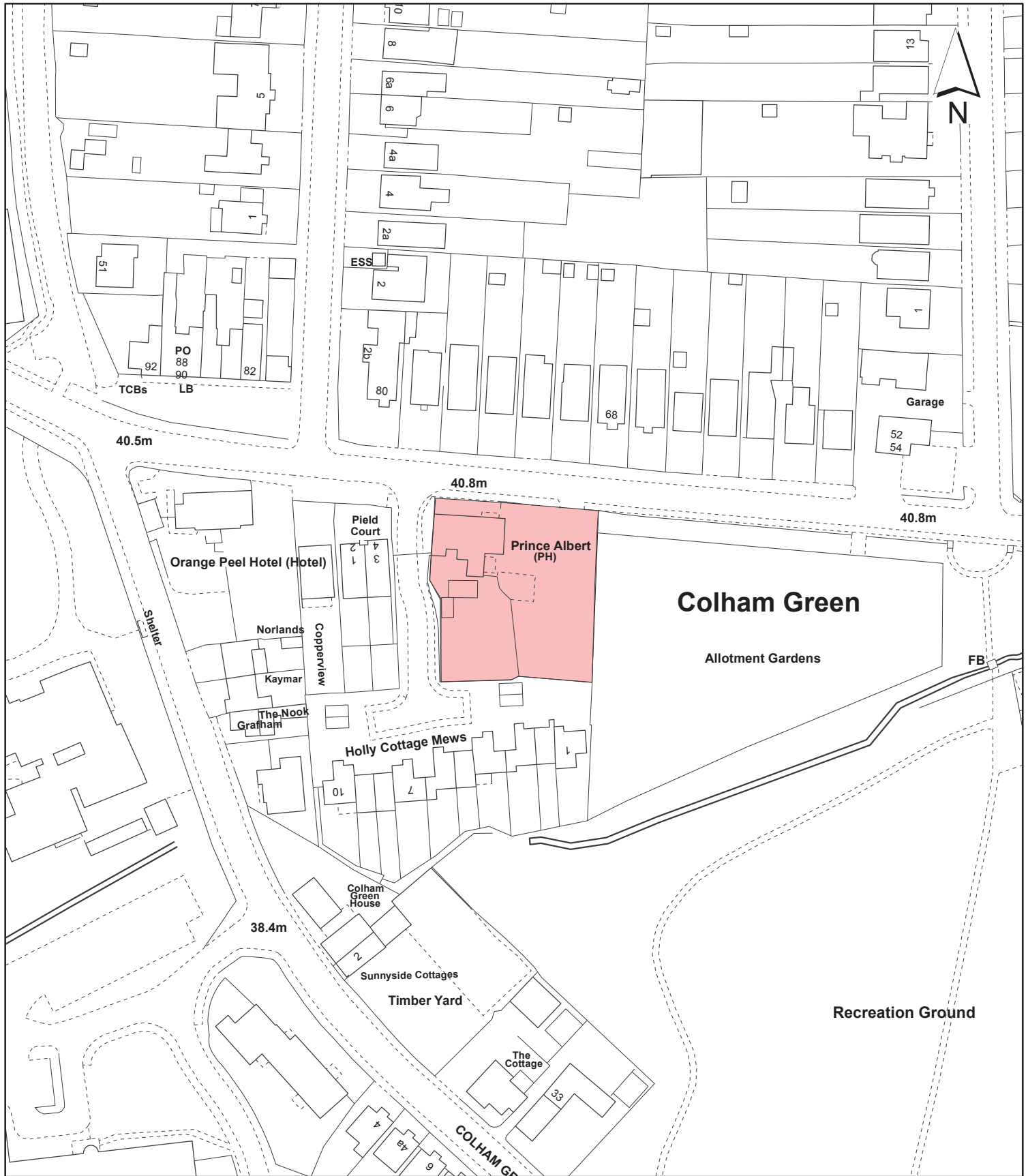
11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'

Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Prince Albert PH
 Field Heath Road
 Hillingdon**

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

Planning Application Ref:
704/APP/2015/1071

Scale:
1:1,250

Planning Committee:
Central and South

Date:
June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 132 RYEFIELD AVENUE HILLINGDON

Development: Single storey side extension to ground floor shop, conversion of first and second floors from 2 residential units to 1 x 1 bed and 2 x 2 bed flats, provision of amenity area and installation of external metal staircase at first floor level to the rear. Two storey detached building at the rear of the site to provide 2 x 1 bed flats, provision of amenity area at ground floor level and provision of 9 car parking spaces at the front of the site involving increase in width of existing crossovers

LBH Ref Nos: 1728/APP/2015/1070

Drawing Nos: Location Plan (1:1250)
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Design and Access Statement

Date Plans Received: 23/03/2015

Date(s) of Amendment(s):

Date Application Valid: 23/03/2015

1. SUMMARY

This application seeks consent for the retention of three residential units above 132 Ryefield Avenue and the erection of a two storey building within the rear yard of this premises to accommodate 2 x 1 bed flats.

Whilst there is no objection to the retention of the residential units to the first and second floors of No.132 Ryefield Avenue, there are concerns with the proposed addition of a two storey building within the rear yard to provide 2 x 1 bed flats. The proposed building, by reason of its excessive scale, bulk, massing, siting and design would constitute an unacceptable and uncharacteristic overdevelopment of the rear of the site. The proposed building fails to reflect the underlying existing street pattern and established layout, and by reason of its layout and size, would result in two substandard units of accommodation being provided. The massing and proximity of the proposal to the surrounding residential properties is also considered unacceptable and to result in a development that appears overly dominant and visually intrusive when viewed from these residences.

There are further concerns with regards to the impact of the proposal on the general parking and pedestrian safety within the surrounding area. The scheme proposes a shortfall in parking spaces for both the existing and proposed residential and retail uses at the site. Given such, the proposal is considered to increase demand for on-street parking, in an area where this is already a significant problem.

Overall, the scheme fails to comply with the Councils adopted policies and guidance and is

recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Design and scale

The building to the rear, by reason of its, size, scale, bulk, massing, design and siting, is considered to form an incongruous overdevelopment of the site which would be out of character with the prevailing pattern of development and established built layout of the surrounding area to the detriment of the visual amenity of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2015), the adopted Supplementary Planning Document HDAS: Residential Layouts and the National Planning Policy Framework.

2 NON2 Impact to neighbours

The proposed building to the rear, by reason of its position, size, scale, bulk and proximity, with inadequate separation distances between the proposed building and existing residential units, would be detrimental to the amenities of Nos. 132 and 134 Ryefield Avenue, and any future resident of the proposed building, by reason of overdominance, visual intrusion, loss of outlook and loss of privacy, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE19, BE20, BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and HDAS 'Residential Layouts'.

3 NON2 Highways and parking

The proposal fails to demonstrate that sufficient off street parking arrangements would be provided for both the existing retail unit and all residential units. The development is therefore considered to result in substandard car parking provision to the Council's approved car parking standards, leading to increased on street parking and reduction in the public footway to the detriment of pedestrian and highway safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Quality of accommodation

The proposal by reason of the siting, layout and design of the proposed building, would result in flats with poor outlook and restricted sunlight and daylight. Further, given the location of the proposed amenity space and retail unit within No. 132 Ryefield Avenue, no information has been submitted to demonstrate that the proposed units would not experience undue noise disturbance as a result of their proximity to the chiller units and activities associated with the retail unit. There is also the potential for a loss of privacy of these units from the amenity space and surrounding units, by reason of the proposed siting of windows. As such, the scheme would fail to provide a satisfactory residential environment for future occupiers, contrary to Policies OE1, BE19, BE21 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2015), The Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal would result in the provision of a crossover of excessive width, which would reduce existing on street parking and the public footway to the detriment of pedestrian and highway safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
OE1	Protection of the character and amenities of surrounding properties and the local area
NPPF	National Planning Policy Framework

3 159 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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a former public house, (formerly known as The Oak Tree), on Ryefield Avenue. The building has now been converted into a retail unit on ground floor, occupied by Costcutter, and the upper two floors retained as residential. The site is roughly rectangular in shape with a street frontage of approximately 22m and is located within the Ryefield Avenue Shopping Parade. The site has a public transport accessibility level of 1b.

A service/access road is located adjacent to the site which provides rear access to the site and neighbouring residential properties.

The building itself is set back from the primary building line providing a hardstanding area to the front. The former public house has a distinctive hipped roof appearance with tall chimneys and pane glass windows, which adds to the variety within the street scene.

The general locality is flat and the site is within a 'Developed Area' as identified in the Hillingdon Unitary Development Plan (UDP).

3.2 Proposed Scheme

This application seeks consent to increase the accommodation on the site as follows:

i) Erection of a single storey side extension to the ground floor shop. This would extend approximately 3.1 metres from the north west elevation of the building and 10 metres along the side of the building at a height of approximately 3.3 metres.

ii) Conversion of the first and second floors from two residential units (1 x 1 bed and 2 x 2 bed flats), that was approved within application 1728/APP/2011/1565. However changes are sought to this consent in terms of the parking layout and amenity space for the previously approved units.

Previously, it was proposed to demolish the garage to the rear of the site and provide five car parking spaces. It is now proposed to retain the garage and store and car parking for all the units is proposed to the front of the shop. Alterations are also proposed to the amenity space for these units. It was previously proposed to provide 106 sq.m of ground floor communal amenity space. This space is no longer proposed, and an area of approximately 51.2 sq.m is now proposed at ground floor level. The first floor amenity space of 66sq.m is retained also for the scheme.

iii) A two storey detached building to the rear of the site to provide 2 x 1 bed flats. The proposed building is approximately 9 metres in width, 7 metres in length and 3.5 metres to the eaves and 5.3 metres to the ridge.

iv) Nine car parking spaces at the front of the site for all of the residential units, accessed via the existing and a proposed crossover.

3.3 Relevant Planning History

1728/APP/2009/2566 132 Ryefield Avenue Hillingdon

Change of use of basement and ground floor from Class A4 (Drinking Establishments) to Class A1 (Shops), involving alterations to elevations, installation of ATM machine at front and demolition of existing single storey side extension, conversion of existing residential unit to 2 one-bedroom 1 two-bedroom and 1 studio flat, to include 2 rooflights to rear, alterations to south elevation to include re-installment of existing metal staircase leading to first floor flat and new roof terrace and associated parking (Resubmission.)

Decision: 09-08-2010 Refused

1728/APP/2010/2003 132 Ryefield Avenue Hillingdon

Installation of shopfront, part single storey front extension to house, automatic telling machine (ATM), awning and fascia, upper level front extension, replacement external staircase to the side, construction of brick wall with gate to east side of front elevation, insertion of new doors to side and new vehicular gates to the rear (Involving demolition of single storey side element and blocking up of 2 doors in front elevation, one door to side and double doors at rear).

Decision: 10-02-2011 Refused

1728/APP/2011/1123 132 Ryefield Avenue Hillingdon

Change of use to from Use Class A4 (Drinking Establishments) to Use Class A1 (Retail) (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 25-08-2011 Approved

1728/APP/2011/1513 132 Ryefield Avenue Hillingdon

Installation of chiller units to rear

Decision: 14-11-2011 Approved

1728/APP/2011/1565 132 Ryefield Avenue Hillingdon

Conversion of first and second floors to 2, two-bedroom flats and 1, one-bedroom flat, involving installation of external staircase at rear first floor level and demolition of single storey rear extension, rear store and detached garage to provide space for the creation of a private communal garden and 5 car parking spaces.

Decision: 05-01-2012 Approved

1728/APP/2011/226 132 Ryefield Avenue Hillingdon

Change of use from A4 (Drinking Establishments) to A1 (Shops) (Application for a Lawful Development Certificate for A Proposed Use).

Decision: 21-02-2011 Refused

Comment on Relevant Planning History

The most relevant planning history is listed above.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE18 Design considerations - pedestrian security and safety

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

BE20 Daylight and sunlight considerations.

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

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.

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

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

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 3.3 (2015) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2015) Quality and design of housing developments

LPP 3.8 (2015) Housing Choice

LPP 7.4	(2015) Local character
OE1	Protection of the character and amenities of surrounding properties and the local area
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

39 residents were notified of the application and 4 objections were received from local residents and Oak Farm Residents Association. A petition with 60 signatures was received and a request for the application to be referred to the planning committee from a local ward Councillor.

The objections raised were as follows:

1. Traffic has already increased in the area as a result of costcutters at the site;
2. Double parking occurs and the proposed 9 spaces to the front of the shop for residents will reduce where customers can park;
3. Customers and deliveries by large lorries already block the roads, making it dangerous to pedestrians and vehicles;
4. 9 spaces is therefore insufficient for residents of the proposed flats and staff vehicles and customers;
5. Security concerns from having access to the detached building via the alleyway;
6. There is insufficient space for the outbuilding at the rear;
7. The road to the rear is not a service road, as referred to in the application, but an access road which should be accessible at all times;
8. The road is a main bus route and the additional parking and proximity of the bus stops will be detrimental to driving and pedestrian safety;
9. Concern with regards to the construction of the building and impact on residents. They often work late at night and do not adhere to construction rules/health and safety.

The submitted petition, raised the following concerns:

10. Ryefield Avenue is a very busy road with severe traffic and parking problems that would be made worse by the proposals. The proposals would be very dangerous for both vehicles and pedestrians.

Internal Consultees

HIGHWAYS

a. The proposal to relocate the car parking spaces from the rear to the front of the site is not supported because it would reduce the pedestrian footpath (private) environment/width, it would require an unacceptably wide vehicular cross-over, it would cause a loss of on-street parking space and adversely impact on highway safety, Furthermore, it would be difficult to manage the use of car park spaces between retail and residential user demands.

b. The layout of the car park area to the front of the property would require use of land that is

currently designated as public highway. This would need a stopping up order and that would first have to demonstrate that the highway was no longer required. This is difficult to argue and unlikely to succeed. Alternatively, it would have to be shown that the development cannot proceed without this highway land. Again, this argument would be difficult to justify.

c. The site has very poor public transport accessibility (PTAL 1b). LBH parking standards require 1.5 car park spaces per dwelling and there is no justification for reducing provision for car parking. The proposals include provision for 9 spaces but that includes for demand generated by the retail use of the ground floor. The proposed level of provision for car parking is considered inadequate and likely to increase demand for on-street parking.

d. Car parking should include provision for electric vehicles at a rate of 20% active and 20% passive.

The development is considered contrary to Policies AM7(ii) and AM14.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The upper floors of the building were previously used as residential accommodation associated with the former public house. Application 1728/APP/2011/1565 approved the use of the first floor of the building for self contained residential accommodation. There is no objection in principle to the continued use of the upper floors as residential accommodation, subject to compliance with the relevant policies and guidance of the adopted Local Plan and policies.

With regards to the addition of a building in the rear of the site, this part of the proposal would represent backland development to which there have been changes to policy since the previous application on the site, as contained within both the London Plan 2015 and the National Planning Policy Framework.

One of the core planning principles of the National Planning Policy Framework is to encourage the effective use of land by reusing land that has been previously developed (Brownfield Sites).

With regard to the London Plan, Policy 3.5 states that developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the plan to protect and enhance London's residential environment and attractiveness as a place to live.

The Council consider that the addition of a building to the rear of No. 132 Ryefield Avenue would be wholly detrimental to the street scene and the character of the locality, and the scheme would not 'enhance and contribute positively to the appearance of an area' as required by HDAS: Residential Layouts. It is evident from looking at the character of the surrounding area that the building proposed at the rear does not reflect the underlying existing street pattern and established layout. The scheme would be detrimental to the character and appearance of the street scene as the building would appear cramped onto a site where there is not a prevailing street pattern for large backland buildings. Further the proposed overall size and bulk of the building is considered excessive. The proposed addition would harm the views into and out of the site and detract from the overall appearance of the area. Overall, it is felt that the proposal would constitute development that would not relate to the established layout and character of the area.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

7.04 Airport safeguarding

There are no airport safeguarding concerns with this application.

7.05 Impact on the green belt

Not applicable to the consideration of this application as the site is not located within the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. 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 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

The Council consider that the addition of a building to the rear of No. 132 Ryefield Avenue would be wholly detrimental to the street scene and the character of the locality, and the scheme would not 'enhance and contribute positively to the appearance of an area' as required by HDAS: Residential Layouts.

It is evident from looking at the character of the surrounding area that the building proposed at the rear does not reflect the underlying existing street pattern and established layout. The scheme would be detrimental to the character and appearance of the street scene as the building would appear cramped onto a site where there is not a prevailing street pattern for large backland buildings. Further the proposed overall size and bulk of the building is considered excessive and constitutes an unacceptable overdevelopment of the site. The proposed addition would harm the views into and out of the site and detract from the overall appearance of the area. Overall, it is felt that the proposal would constitute a back land development and would not relate to the established layout and character of the area.

A single storey side extension is proposed to the north west elevation of the building. By reason of the acceptable design, size, scale and siting of this addition, it is not considered to have a detrimental impact on the overall character and appearance of the surrounding area or host building. The only external alteration proposed to the existing building is at first floor level, with the addition of further screening to the landing area of the external staircase. Given the limited gap between this and the adjacent building, set back from the front elevation, and modest height of this addition, it is not considered to erode the gap between the buildings to an unacceptable degree nor to have a detrimental impact on its setting.

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.11 of HDAS: Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 of the SPD HDAS: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

The proposed building is located to the rear of No. 132 Ryefield Avenue. The rear gardens of the properties along Midhurst Gardens to the west, face onto the application site. The adjacent building, No. 134 Ryefield Avenue, additionally contains a maisonette on the upper floors above the ground floor takeaway. Whilst the proposed building is not considered to have a detrimental impact on the visual amenities of the properties along Midhurst Gardens, there are concerns with regards to the proximity, height and scale of the building in relation to the residential flats at No. 132 and 134 Ryefield Avenue. The proposed building, by reason of its height, scale, size and siting, is considered to appear unduly overbearing and visually obtrusive to the occupants of Ryefield Avenue, and to erode their outlook to an unacceptable degree. Given the location of the windows for the proposed building, and orientation of this in relation to the surrounding properties, the proposal is not considered to result in a loss of privacy to the surrounding occupants.

It is proposed to maintain the roof terrace approved as part of the 2011 application, with access to this via the existing external stairs. The impact of the roof terrace on the amenities of the surrounding occupants was considered within application 1728/APP/2011/1565, and no objection raised to its addition. The privacy screens have been erected around the terrace and given such, these are not considered to give rise to unacceptable levels of overlooking to the surrounding area.

7.09 Living conditions for future occupiers

The London Plan (March 2015) in Policy 3.5 sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. London Plan Table 3.3 sets out minimum space standards for dwellings of different sizes. For 1 bedroom two person dwelling and two-bedroom three person unit it seeks an internal floorspace provision of 50sq.m and 61sq.m respectively. All of the proposed units are in accordance with these requirements.

The HDAS: Residential Layouts and Policy BE20 of the UDP seek to ensure that residential developments receives adequate daylight and sunlight. All habitable rooms within the proposed residential units would be served by windows and accordingly they would receive adequate levels of daylight and sunlight. Further, consideration is also given to the ability of residential developments to provide high standards of interior qualities to guarantee satisfactory indoor living space.

Whilst the existing residential units in No. 132 are considered to provide a suitable standard

of accommodation, there are concerns with the quality of the residential accommodation proposed within the new building to the rear. Given the location of the building in relation to the surrounding development, the main windows to the units are located on the western and eastern elevations. By virtue of its layout and the close proximity of the surrounding boundary fences and buildings, it is considered that the ground floor unit in particular would have poor outlook and limited levels of natural sunlight and daylight. Further, it does not appear that any boundary fence is proposed between the amenity space and proposed building. It is understood from the submission that the amenity space adjacent to the proposed building, is to be used as communal garden space for the proposed units. Given the close proximity of this space to the habitable room windows of both units, there is the potential for noise, disturbance and loss of privacy to any future occupants as a result, to the detriment of their amenity.

Similarly, the close proximity of the proposed units to the ground floor retail space, gives rise to further concerns in relation to the living conditions of any future occupier. The shops waste bins and 7 chiller units are located at the rear and there is the potential for further noise disturbance from these. No information has been provided as to the likely impact the noise from the chiller units would have on any future occupant of the building. This relationship is therefore considered unacceptable and further highlights how the scheme forms an unsatisfactory overdevelopment of the site.

EXTERNAL AMENITY SPACE

Policy BE23 of the Saved Policies UDP requires that all residential units are served by adequate levels of usable external amenity space. The SPD HDAS: Residential Layouts recommends, as a minimum, 20sqm of amenity space be provided for one-bedroom unit and 25sqm per two bedroom unit. For this scheme amenity space of 70sqm would be required for the existing units within No. 132 Ryefield Avenue and a further 40sqm for the proposed building. The HDAS guidance states that exceptions to garden area requirements can apply in circumstances such as the provision of small non-family housing above shops.

The proposal would provide approximately 66sqm of communal space for the existing three flats and 51.2 sqm for the proposed two flats. It is considered that in the context of this site, this would be sufficient and comply with the Council's policies.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Previously, 5 car parking spaces for the existing residential units at 132 Ryefield Avenue, were approved to the rear of the site. It is no longer proposed to add car parking to the rear and this proposal seeks to provide 9 car parking spaces to the front of the site. There are two existing crossovers at the site and this scheme proposes to install a third between them

The scheme has been reviewed by the Council's Highways Officer and there are significant concerns with the proposal.

The site has very poor public transport accessibility (PTAL 1b). Car parking standards

require 1.5 car park spaces per dwelling and 1 space per 30sqm of floor area for the retail use. The scheme would therefore require a maximum of 11 spaces to be provided, 8 for the residential units and 3 for the retail unit. Given the congestion and demand for car parking within the surrounding area, the application would need to demonstrate that an under provision of car parking can be accommodated within the surrounding roads. The scheme is not accompanied by any transport surveys or assessments and the proposed level of provision for car parking is considered inadequate and likely to increase demand for on-street parking.

The proposed relocation of the car parking spaces from the rear to the front of the site is considered wholly unacceptable. This is because it would reduce the pedestrian footpath environment and width; it would require an unacceptably wide vehicular cross-over; it would cause a loss of on-street parking space and adversely impact both highway and pedestrian safety. Furthermore, as the parking is located to the front of the retail unit, it would be difficult to implement any management plan to ensure that the retail and residential spaces remained separate and allocated to each use.

The layout of the car park area to the front of the property would also require use of land that is currently designated as public highway. This would need a stopping up order and that would first have to demonstrate that the highway was no longer required. This is difficult to argue and unlikely to succeed. Alternatively, it would have to be shown that the development cannot proceed without this highway land. No information has been submitted to support either justification and in the absence of such, the parking layout proposed is not considered feasible or acceptable.

7.11 Urban design, access and security

Issues relating to urban design have been discussed within section 7.07 of the report.

ACCESS

The main pedestrian access into the proposed units is via the rear access road. Had the scheme been found acceptable in all other regards, no objection would have been raised to the use of this route.

SECURITY

Concerns have been raised by residents in relation to the security of the rear of the properties, if additional people are given keys to the gates that at present restrict access for residents only. Had the scheme been found acceptable a secure by design condition would have been added to ensure that concerns relating to security were addressed within the scheme.

7.12 Disabled access

The applicant has stated that the proposed units will be constructed to lifetime homes standards. Had the scheme been found acceptable in all other respects, a condition would have been added to any consent to ensure that the building was constructed to the lifetime homes standards.

7.13 Provision of affordable & special needs housing

The proposal seeks permission for less than 10 residential units, accordingly there is no requirement for the provision of affordable housing within the development under the London Plan or the Council's Supplementary Planning Document for Planning Obligations.

7.14 Trees, landscaping and Ecology

There are no trees that will be affected by this application. Had the scheme been found

acceptable, a condition would have been added requesting that details of the soft and hard landscaping proposed be submitted to and approved by the Local Planning Authority.

The application site does not contain any existing trees, accordingly the scheme does not give rise to any concerns with regard to tree protection.

Saved policy BE38 requires landscape enhancement of new developments. At present the rear of the site is mainly hard standing and rather unkempt in appearance. The proposed new arrangement to the rear would provide an opportunity to tidy up the rear external area and introduce some landscaping compliant with saved policy BE38.

Further details of the proposed communal garden area to the rear of the property are required. Should the application be approved, provision for, and details of, landscape management and maintenance would be required to ensure that the communal external spaces are suitably managed.

7.15 Sustainable waste management

Officers are satisfied that the site is large enough to accommodate bin storage and subject to the imposition of a condition on any planning permission, no objection would be raised.

7.16 Renewable energy / Sustainability

Had the scheme been acceptable in all other respects, a condition would have been recommended to ensure that the scheme incorporates measures to reduce its energy demands.

7.17 Flooding or Drainage Issues

The proposal is not considered to give rise to any particular concerns regarding flooding or drainage. However, a condition requiring the use of sustainable urban drainage/porous paving would be necessary to ensure any sustainable drainage solutions were appropriately implemented within new areas of hard standing to the rear.

7.18 Noise or Air Quality Issues

There are no noise or air quality concerns raised by this application.

7.19 Comments on Public Consultations

The concerns raised within the public consultation have been addressed within the main body of the report.

7.20 Planning obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

There are no other issues for consideration with this application.

8. Observations of the Borough Solicitor

General

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

Material considerations are those which are relevant to regulating the development and use

of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to the consideration of this application.

10. CONCLUSION

There are fundamental concerns with regards to the overall size, scale, siting and design of the building proposed to the rear of No. 132 Ryefield Avenue and the quality of accommodation provided as a result. Further, the proposed parking arrangement is considered wholly unacceptable in the context of the surrounding area, and to have a

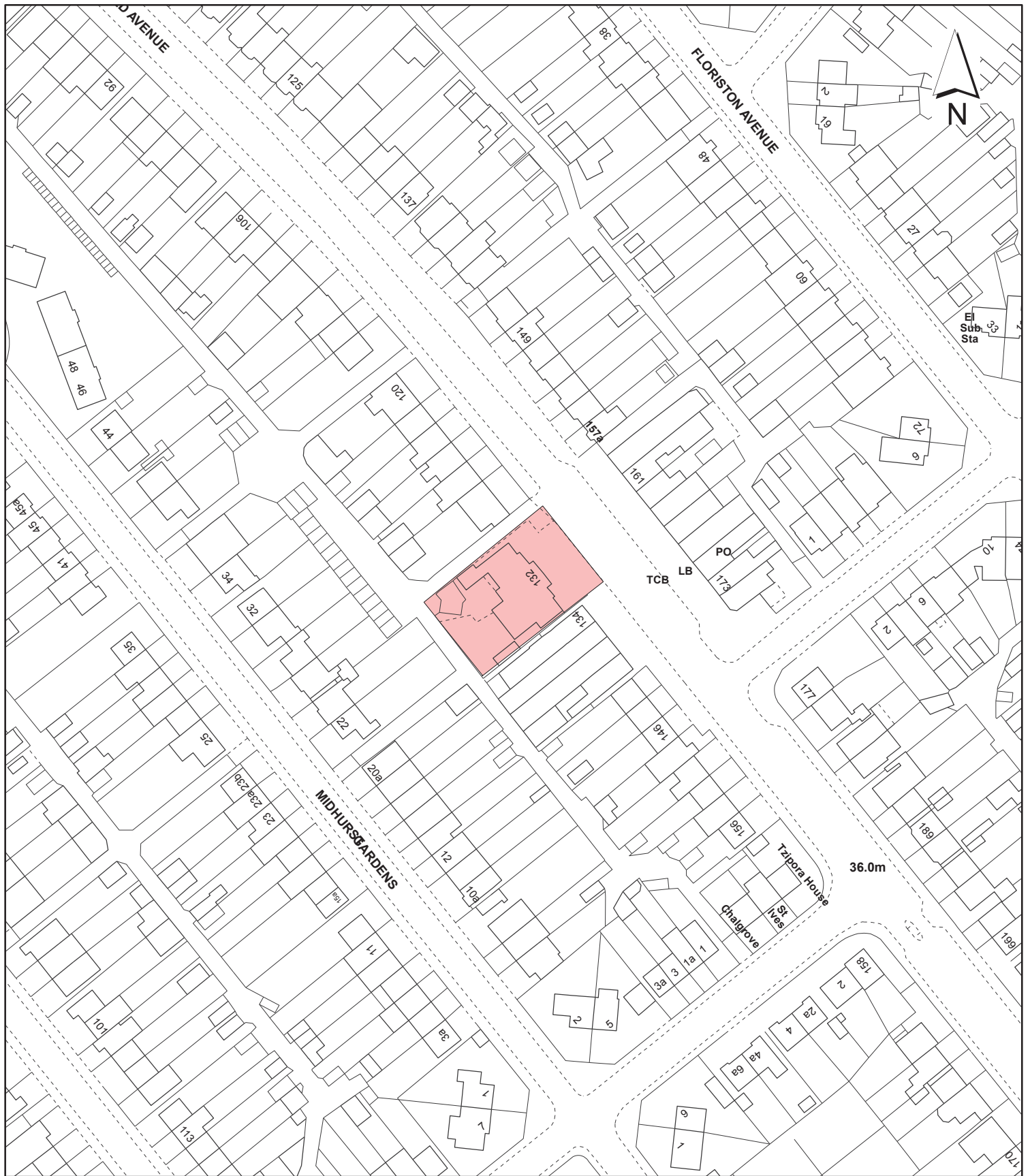
detrimental impact on general highway and pedestrian safety. The scheme therefore fails to comply with the Councils adopted policies and guidance.

11. Reference Documents


Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2015
HDAS: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**132 Ryefield Avenue
 Hillingdon**

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

Planning Application Ref:
1728/APP/2015/1070

Scale:
1:1,250

Planning Committee:
Central and South

Date:
June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CRIMSON COURT 1390 UXBRIDGE ROAD HILLINGDON

Development: Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated cycle store (part retrospective)

LBH Ref Nos: 11982/APP/2015/1426

Drawing Nos: Planning Statement
SK-1022-2
1022-49 Rev. C
1022-16
1022-46 Rev. B
1022-50
1022-17
1022-47 Rev. A
1022-48 Rev. A

Date Plans Received: 20/04/2015

Date(s) of Amendment(s):

Date Application Valid: 20/04/2015

1. SUMMARY

The application seeks approval for the same development approved under application reference 111982/APP/2014/3599, with the exception of the amenity space, which is now proposed to be removed and replaced by 3 parking spaces for the ground floor office use of the building. The application therefore seeks approval for the 3 flats with no amenity space provision. The removal of the amenity space follows an objection from the Metropolitan Police in terms of its security and lack of surveillance in association with the Secured By Design Condition. It is considered, on balance, that given that the first and second floor flats are not required to provide amenity space, and the site's location in close proximity to two areas of public open space, that an exception could be made in terms of outdoor amenity space provision at the site and the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers, 1022-46 Rev. B, 1022-47 Rev. A, 1022-49 Rev. C and 1022-50 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 (2015).

2 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, ,

including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

3 NONSC Non Standard Condition

The windows to the communal access corridor shall be obscure glazed, and non opening below a height of 1.8m, and shall be retained as such for the life of the development.

REASON

To prevent overlooking or near by occupiers and to accord with policy BE24 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: -

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts
- 2.e Hard Surfacing Materials

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2015).

5 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards as set out in the Council's Supplementary Planning Document HDAS: 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 (2015) Policies 3.1, 3.8 and 7.2

6 RES24 Secured by Design

The dwellings 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 (2015) Policies 7.1 and 7.3.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2015) Local character

3 159 **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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 **Damage to Verge - For Council Roads:**

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

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

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

5 12 **Encroachment**

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

6 15 **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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 **Property Rights/Rights of Light**

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

9

The applicant is advised that there would be no requirement to discharge details secured by condition which have been previously approved under application 11982/APP/2014/4466 (Details pursuant to discharge conditions 3 (Materials) and 4 (Landscape Scheme) of planning permission Ref: 11982/APP/2014/3599 dated 08/12/2014 (Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated amenity space and cycle store) providing the development is/has been carried out strictly in accordance with the details approved under this permission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a three storey building located on the northern side of Uxbridge Road which lies within the Developed Area as identified within the Hillingdon Local Plan (Saved UDP Policies (November 2012)). Works are well advanced in respect of recently granted prior approval application to change the use of the first and second floor to residential and the extension and conversion of the roof into 3 additional flats.

3.2 Proposed Scheme

The application seeks retrospective planning permission for the installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated cycle store and represents a revision to application reference 11982/APP/2014/3599.

The planning history is of significance to this proposal.

Condition 7 (Secured by Design) of planning permission Ref: 111982/APP/2014/3599 required secured by design compliance. Whilst this condition pertains to the 3 flats approved under application reference 111982/APP/2014/3599 within the roofspace, the entire application relates to the building which contains the flats that were recently created via a prior approval application. The Metropolitan Police have confirmed that the secured by design accreditation cannot consider the third floor flats in isolation and that there are concerns raised in relation to the location of the amenity space, which could be resolved by way of an amended layout. The amended layout involves the removal of the shared amenity space which was material in the consideration of application reference 111982/APP/2014/3599. As such, this current application seeks approval for the same development approved under application reference 111982/APP/2014/3599, with the exception of the amenity space, which is now proposed to be removed.

The application therefore seeks approval for the 3 flats with no amenity space provision.

3.3 Relevant Planning History

11982/ADV/2014/35 Milupa House 1390 Uxbridge Road Hillingdon
Installation of non-illuminated signage

Decision: 29-07-2014 Approved

11982/ADV/2014/44 Milupa House 1390 Uxbridge Road Hillingdon
Installation of 1 x non-illuminated fascia sign

Decision: 26-08-2014 Approved

11982/APP/2013/1093 31-42 Paget Road Hillingdon
Alterations to fenestration on all elevations

Decision: 24-06-2013 Approved

11982/APP/2013/2723 Milupa House Uxbridge Road Hillingdon
Change of use from B1 (office) to residential (C3) (Application for Prior Approval under Schedule 2 Part 3 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended))

Decision: 20-11-2013 PRN

11982/APP/2014/1795 Milupa House 1390 Uxbridge Road Hillingdon
Installation of perimeter fence and gates to front elevation, extension of existing bin store and minor alterations to exterior of the existing building.

Decision: 29-07-2014 Approved

11982/APP/2014/2239 Milupa House 1390 Uxbridge Road Hillingdon

Installation of brick canopy above flat entrance, free standing letter boxes and alterations to east elevation

Decision: 26-08-2014 Approved

11982/APP/2014/3599 Milupa House 1390 Uxbridge Road Hillingdon

Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated amenity space and cycle store

Decision: 08-12-2014 Approved

11982/APP/2014/4466 Milupa House 1390 Uxbridge Road Hillingdon

Details pursuant to discharge conditions 3 (Materials) and 4 (Landscape Scheme) of planning permission Ref: 11982/APP/2014/3599 dated 08/12/2014 (Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated amenity space and cycle store)

Decision: 11-02-2015 Approved

11982/APP/2014/771 31-42 Paget Road Hillingdon

Alterations to fenestration on south east and north west elevations

Decision: 30-04-2014 Approved

11982/APP/2015/524 Milupa House 1390 Uxbridge Road Hillingdon

Removal of condition 7 (Secured by Design) of planning permission Ref: 11982/APP/2014/3599 dated 08/12/2014 (Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated amenity space and cycle store)

Decision: 08-04-2015 Refused

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application:

11982/APP/2015/524: Removal of condition No. 7 (Secured by Design) of planning permission Ref: 11982/APP/2014/3599 dated 08/12/2014 (Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated amenity space and cycle store). Refused for the following reason:

The removal of condition 7 of planning permission reference 11982/APP/2014/3599 is not considered acceptable as the condition is considered necessary to address 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 (March 2015) Policies 7.1 and 7.3.

11982/APP/2014/2239: Installation of brick canopy above flat entrance, free standing letter boxes and alterations to east elevation. Approved.

11982/APP/2014/3599 - Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated amenity space and cycle store - Approved.

Prior approval was recently granted under application under application reference 11982/APP/2013/2723 for the change of use from B1 (office) to residential (C3) (Application for Prior Approval under Schedule 2 Part 3 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)).

Application reference 11982/APP/2014/1795 was also recently approved for the installation of a perimeter fence and gates to front elevation, extension of existing bin store and minor alterations to exterior of the existing building.

Application reference 11982/ADV/2014/44 non illuminated sign. (approved).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 5.3 (2011) Sustainable design and construction
- LPP 7.4 (2015) Local character

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

26 neighbouring properties were consulted by letter dated 23.4.15 and a site notice was displayed which expired on 25.5.15. No responses have been received.

The application has been called to committee by a Ward Member.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has already been established with the recent grant of planning permission reference 11982/APP/2014/3599.

7.02 Density of the proposed development

The density of development has been recently established with the recent grant of planning permission reference 11982/APP/2014/3599.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The impact of the development in visual terms was accepted under application reference 11982/APP/2014/3599. The alteration of the amenity space to three parking spaces is considered acceptable in terms of its visual impact and as such would not have a negative

impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed amendment to the planning permission involves the removal of the approved shared amenity space to the north of the building fronting Paget Road and would replace this with 3 additional parking spaces for the office use. It is considered that the additional office car parking will not result in an unacceptable loss of amenity to nearby occupiers and as such would not result in an unneighbourly form of development in accordance with policies BE19, BE21, BE24 and OE1 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The existing units on the first and second floor do not have access to amenity space and are not required to do so under the Prior approval process. The original scheme included 75m² of amenity space in accordance with the Council's HDAS Guidance contained within HDAS: Residential Layouts. However, The Metropolitan Police have objected to the location of this amenity space due to poor surveillance and have advised that it would attract anti-social behaviour. The application therefore proposes to remove this area of amenity space on the basis that the site is located in close proximity to the Connaught Recreation Ground and Hayes End recreation Ground. It is considered, on balance, that given that the first and second floor flats are not required to provide amenity space, and the site's location in close proximity to two areas of public open space, that an exception could be made in terms of outdoor amenity space at the site.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The revised layout would result in the provision of 3 additional parking spaces above that which was approved under application reference 11982/APP/2014/3599 and includes secure cycle storage. The proposal is considered acceptable in accordance with policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

No additional issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

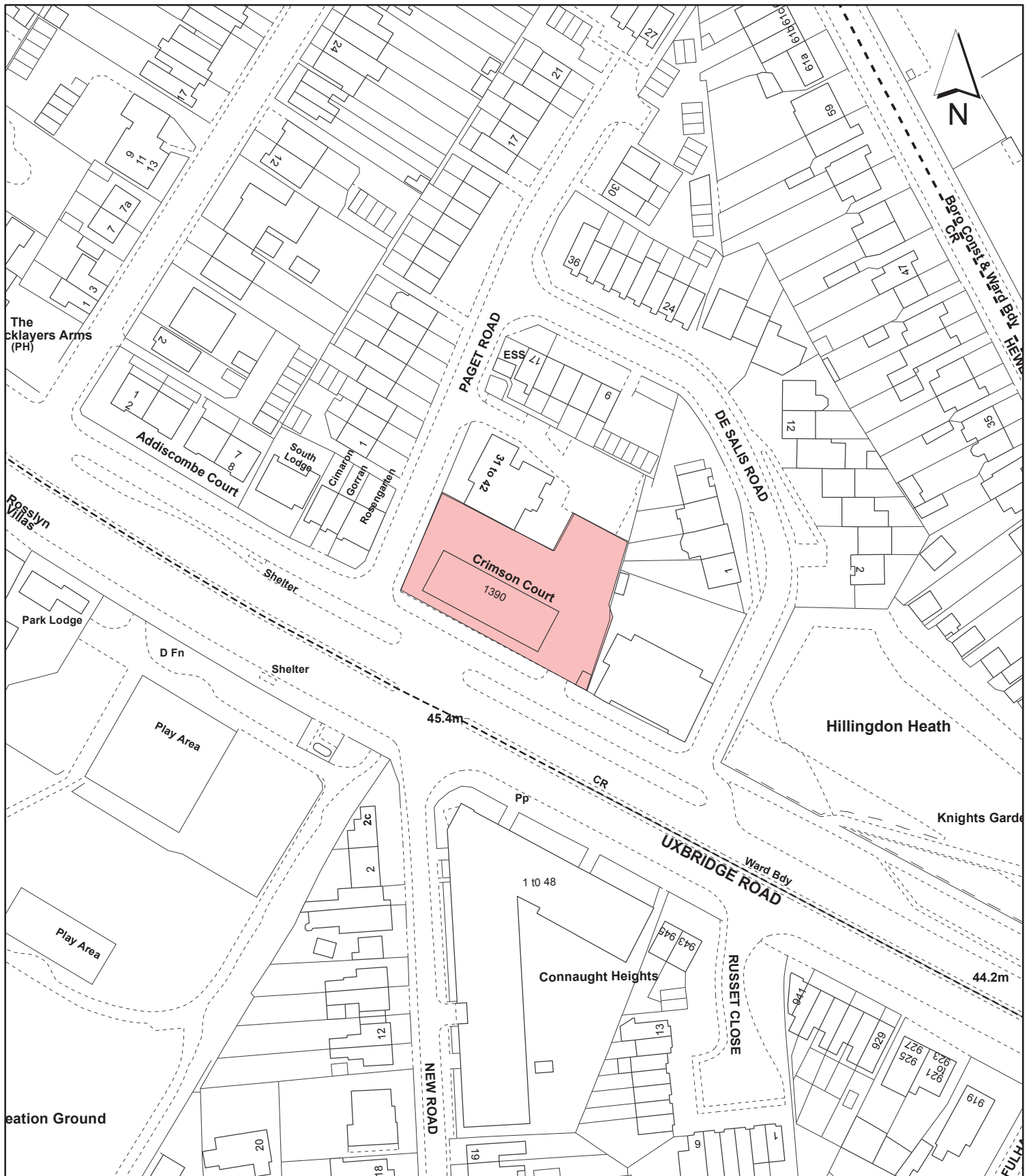
The application seeks approval for the same development approved under application reference 111982/APP/2014/3599, with the exception of the amenity space, which is now proposed to be removed and replaced by 3 parking spaces for the ground floor office use of the building. The application therefore seeks approval for the 3 flats with no amenity space provision. The removal of the amenity space follows an objection from the Metropolitan Police in terms of its security and lack of surveillance in association with the Secured By Design Condition. It is considered, on balance, that given that the first and second floor flats are not required to provide amenity space, and the site's location in close proximity to two areas of public open space, that an exception could be made in terms of outdoor amenity space provision at the site and the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (2015).
Supplementary Planning Document HDAS: Accessible Hillingdon.
National Planning Policy Framework.

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Crimson Court
 1390 Uxbridge Road
 Hillingdon**

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

Planning Application Ref:

11982/APP/2015/1426

Scale:

1:1,250

Planning Committee:

Central and South

Date:

June 2015



HILLINGDON
 LONDON

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Plans for Central & South Applications Planning Committee

30th June 2015



HILLINGDON
LONDON



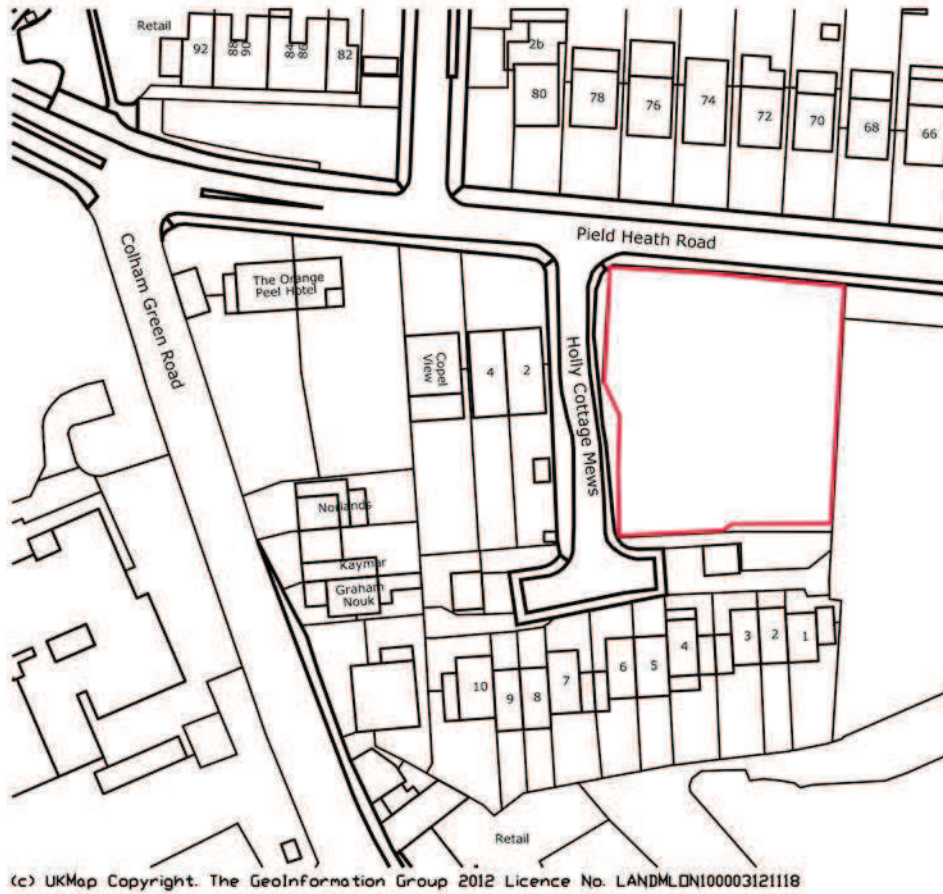
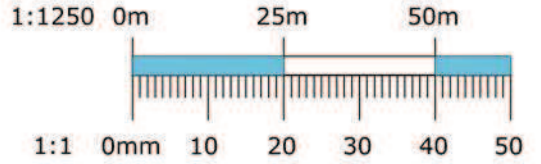
INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address THE PRINCE ALBERT PH PIELD HEATH ROAD HILLINGDON
Development: Redevelopment of site as a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping.
LBH Ref Nos: 704/APP/2015/1071

Date Plans Received: 23/03/2015
Date Application Valid: 30/03/2015

Date(s) of Amendment(s):



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Rev A 27/02/15 PH demolished

SA

on behalf of: **caldecotte CC**

site area: 0.163 hectares/0.402 acres

issued for: **PLANNING**

sursham tompkins est 1961
 architectural services & project management

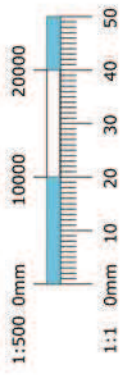
project:
**Prince Albert
 Uxbridge**
 drawing:
Location Plan

project number:
6133
 drawing number:
00

north: 
 revision:
A

■ cottage farm ■ sywell ■ northampton ■ NN6 0BJ
 ■ t: 01604 64 65 66 ■ f: 01604 64 63 62 ■ e: info@surshamtompkins.co.uk
 ■ w: www.surshamtompkins.co.uk
 scale: 1:1250 paper size: A4 drawn by: SA date: 12/01/15 checked: XX/XX/XX

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 Contractors must work to figured dimensions only. All building and site dimensions, levels and sewer invert levels at connection points are to be checked on site before work starts. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided. Any discrepancy between issued drawings are to be reported to this practice and verified before works start. This drawing and the building works depicted are the copyright of this practice and may not be reproduced except by written permission.



Rev B 29/05/15 Planning application process updates SA
 Rev A 14/05/15 Parking/amenity/flat position SA

on behalf of: **caldecotte CC**

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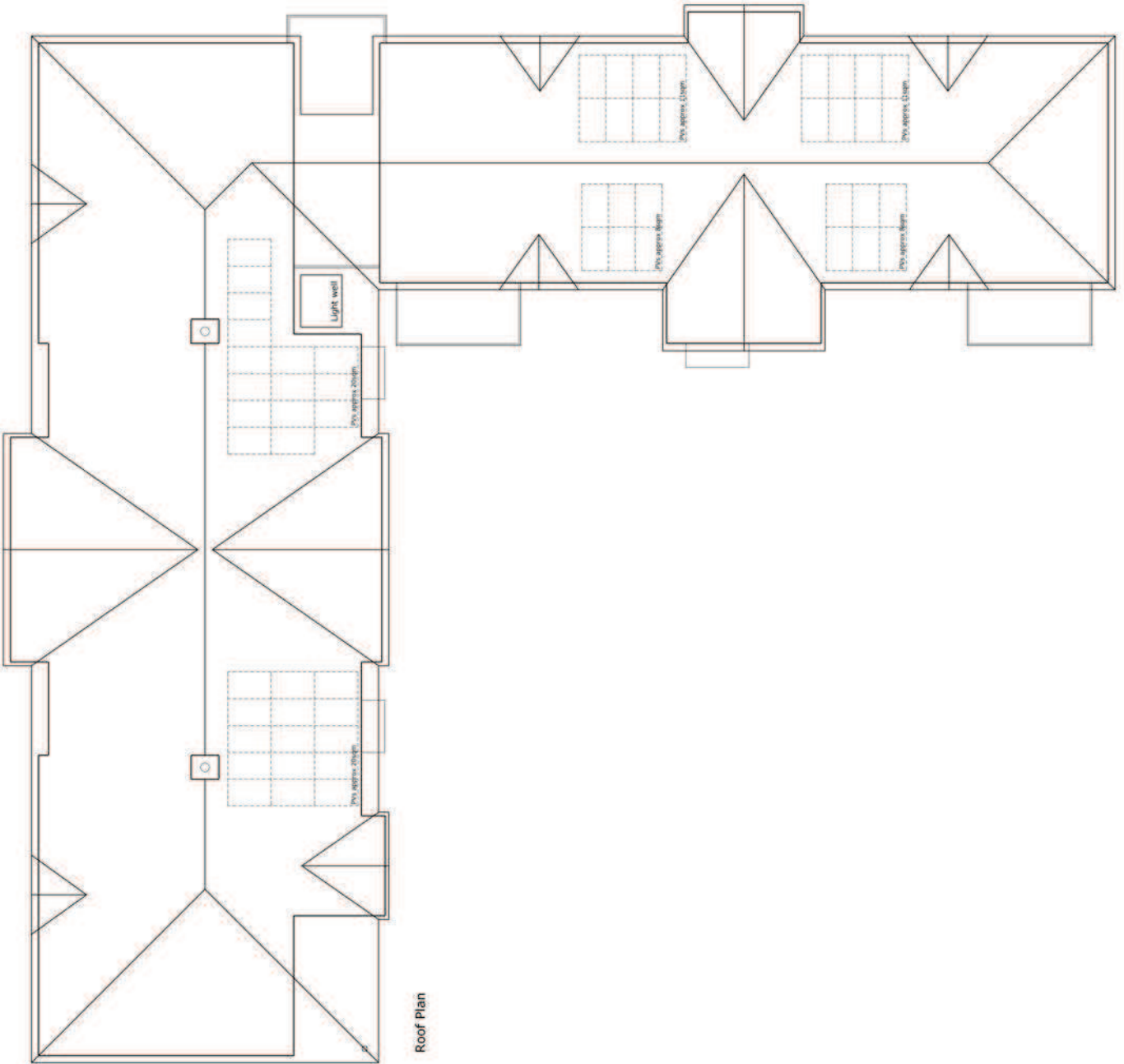
scale: 1:500 A3 SA
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 date: 12/01/15
 checked: XX/XX/XX
 date:

site area: **0.163 hectares/0.402 acres**

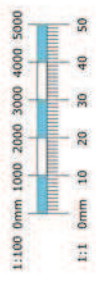
issued for: **PLANNING**

project: north:
 number:
 6133
 drawing number:
 08 B
 revision:
 B
 project: Prince Albert
 number: Uxbridge
 drawing number: 08
 revision: B
 Proposed Block Plan

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Roof Plan



Rev B	29/05/15	Planning application process updates	SA
Rev A	02/03/15	PVs added	SA

on behalf of: **caidecotte CC**

Issued for: **PLANNING**

Project: **Prince Albert Uxbridge**

Project number: **6133**

Drawing number: **12**

Drawing title: **Proposed Roof Plan**

North arrow pointing up.

Scale: **1:100**

Paper size: **A2**

Drawn by: **SA**

Date: **12/01/15**

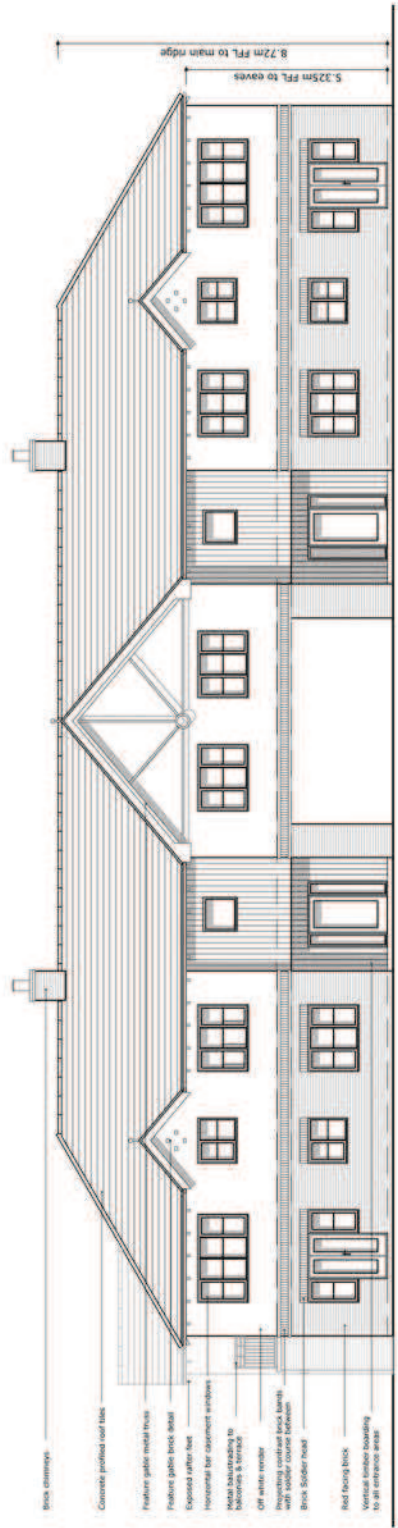
Checked by: **SA**

Date: **XX/XX/XX**

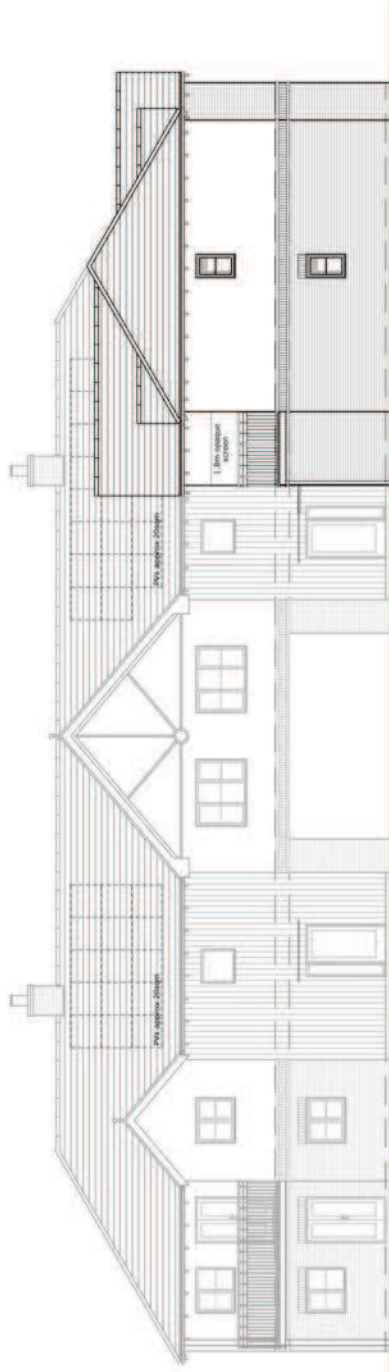
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architectural services & project management

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Front Elevation (North)



Rear Elevation (South)

Rev B 29/05/15 Planning application process updates SA
 Rev A 02/03/15 PVs added SA

on behalf of: **caidecotte CC**

Issued for: **PLANNING**

project: Prince Albert Uxbridge
 project number: 6133
 north:

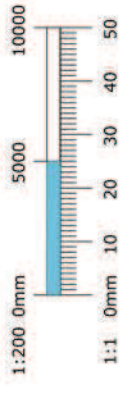
drawing number: 13
 revision: B
 Proposed Front & Rear Elevations

scale: 1:100
 paper size: A2
 drawn by: SA
 date: 12/01/15
 checked: SA
 date: XX/XX/XX



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on behalf of: **caldecotte CC**

Issued for: **PLANNING**

project: north: Prince Albert, Uxbridge
 drawing number: 6133
 Proposed Street Scene

project number: north: 15 A
 drawing number: 6133
 revision: 15 A

scale: 1:200 A3 SA 13/01/15
 paper size: drawn by: date: checked: date: XX/XX/XX

Rev A 29/05/15 Planning application process updates SA

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FILE LOCATION: \\sursham\projects\6133 or project start, subproject drawing\02 planning\04
 13/01/2015

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Field Heath Road

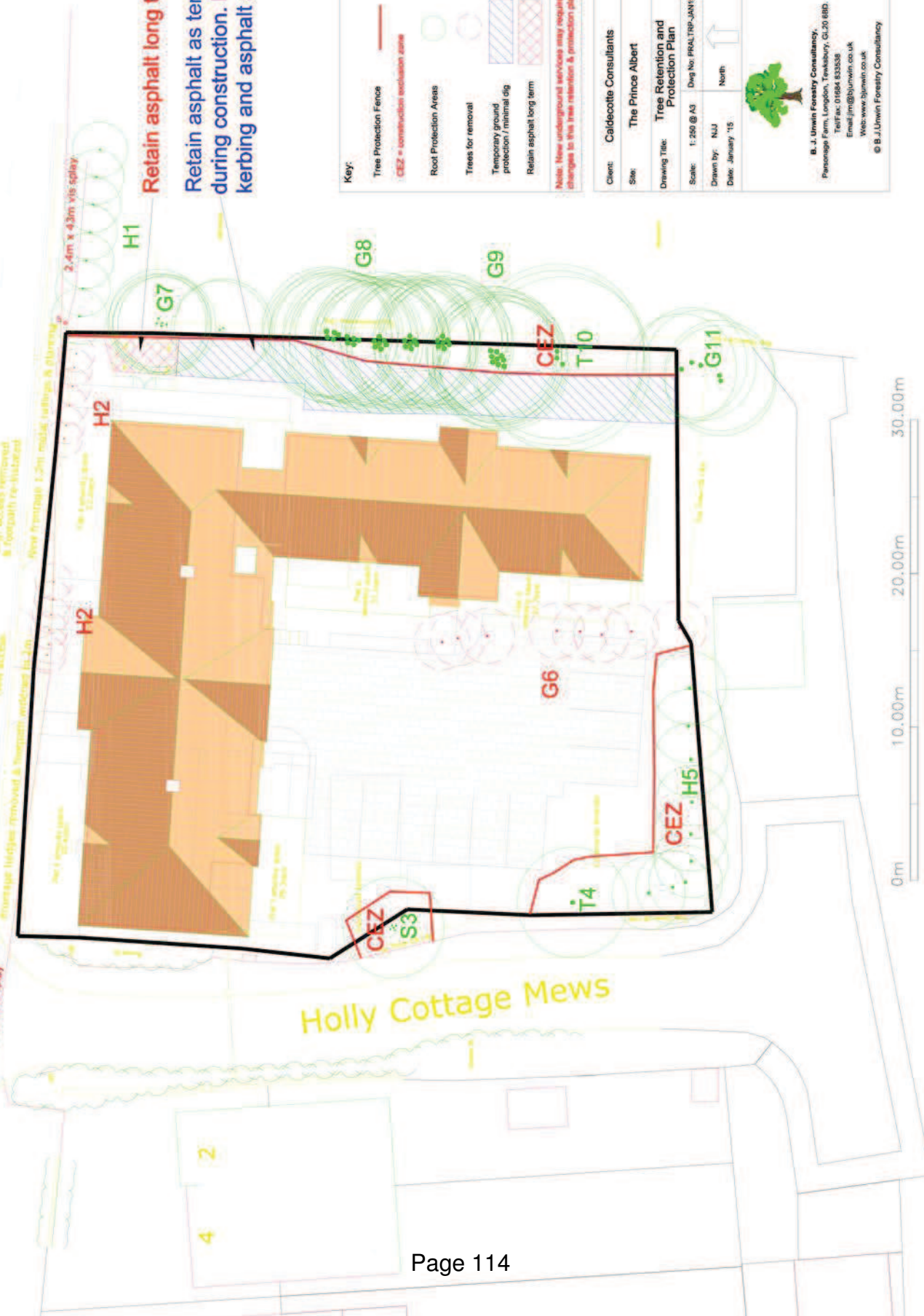
2.4m x 43m vis splay
 2.4m x 43m vis splay
 Retain asphalt long term.
 Retain asphalt as temporary ground protection during construction. Minimal-dig to remove kerbing and asphalt after construction work.

	Tree Protection Fence
	CEZ - Construction Exclusion Zone
	Root Protection Areas
	Trees for removal
	Temporary ground protection / minimal dig
	Retain asphalt long term

Note: New underground services may require changes to this tree retention & protection plan.

Client:	Caldecotte Consultants
Site:	The Prince Albert
Drawing Title:	Tree Retention and Protection Plan
Scale:	1:250 @ A3
Drawn by:	NJJ
Date:	January '15
	North

B. J. Urwin Forestry Consultancy
 Pennington Farm, Longdon, Tewkesbury, G.20 8BD
 Tel/Fax: 01684 833538
 Email: jim@bjuwin.co.uk
 Web: www.bjuwin.co.uk
 © B.J. Urwin Forestry Consultancy



TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

1	Asymmetrical	10	Spot Elevation
2	Boundary	11	Spot Elevation
3	Boundary	12	Spot Elevation
4	Boundary	13	Spot Elevation
5	Boundary	14	Spot Elevation
6	Boundary	15	Spot Elevation
7	Boundary	16	Spot Elevation
8	Boundary	17	Spot Elevation
9	Boundary	18	Spot Elevation
10	Boundary	19	Spot Elevation
11	Boundary	20	Spot Elevation
12	Boundary	21	Spot Elevation
13	Boundary	22	Spot Elevation
14	Boundary	23	Spot Elevation
15	Boundary	24	Spot Elevation
16	Boundary	25	Spot Elevation
17	Boundary	26	Spot Elevation
18	Boundary	27	Spot Elevation
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86	Boundary	95	Spot Elevation
87	Boundary	96	Spot Elevation
88	Boundary	97	Spot Elevation
89	Boundary	98	Spot Elevation
90	Boundary	99	Spot Elevation
91	Boundary	100	Spot Elevation

TOPOGRAPHICAL SURVEYS

These are done to establish the average energy spread, distribution and...
 All below ground details including drainage, water and service lines have been...
 shown on this plan. The location of all underground utilities, including...
 water, gas, sewer, and electric, shall be determined by appropriate...
 methods and indicated on the plan as shown. All utility lines shall be...
 shown as they exist at the time of the survey.

MEASURED BUILDING SURVEYS

Measurements to determine wall and floor to wall heights are measured...
 from the floor level and the wall finished inside surface...
 from the top of the wall.

GENERAL

The information shown and every other detail including dimensions, levels...
 and other data are to be used for the purpose of the survey only. Any...
 dimensions are in meters unless otherwise stated.
 The survey control is to be used for topographical surveys at the...
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SURVEY CONTROL COORDINATES

POINT	Easting	Northing	Height
1	1000000.00	1000000.00	1000000.00
2	1000000.00	1000000.00	1000000.00
3	1000000.00	1000000.00	1000000.00
4	1000000.00	1000000.00	1000000.00
5	1000000.00	1000000.00	1000000.00
6	1000000.00	1000000.00	1000000.00
7	1000000.00	1000000.00	1000000.00
8	1000000.00	1000000.00	1000000.00
9	1000000.00	1000000.00	1000000.00
10	1000000.00	1000000.00	1000000.00
11	1000000.00	1000000.00	1000000.00
12	1000000.00	1000000.00	1000000.00
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15	1000000.00	1000000.00	1000000.00
16	1000000.00	1000000.00	1000000.00
17	1000000.00	1000000.00	1000000.00
18	1000000.00	1000000.00	1000000.00
19	1000000.00	1000000.00	1000000.00
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97	1000000.00	1000000.00	1000000.00
98	1000000.00	1000000.00	1000000.00
99	1000000.00	1000000.00	1000000.00
100	1000000.00	1000000.00	1000000.00

PROJECT TITLE

ALBERT PUBLIC HOUSE
 FIELD HEATH ROAD, COLUM GREEN, URBIDGE, LUR 3JG

DRAWING NO.

TOPOGRAPHICAL SURVEY
 SHEET 1 OF 1

DATE

01/04/2014

SCALE

1:200

APPROVED BY

GALEHOTTE CONSULTANTS

CHECKED BY

GALEHOTTE CONSULTANTS

DATE

01/04/2014

REVISION

02/04/2014

PROJECT NO.

1000000.00

CLIENT

ALBERT PUBLIC HOUSE

ADDRESS

FIELD HEATH ROAD, COLUM GREEN, URBIDGE, LUR 3JG

CONTACT

01248 3403 400

EMAIL

enquiries@survey-solutions.co.uk

LAND SURVEYING BUILDING SURVEYING UNDERGROUND SURVEYING

COMPANY

SURVEY SOLUTIONS

1000000.00

TOPOGRAPHICAL SURVEY

These are done to establish the average energy spread, distribution and...
 All below ground details including drainage, water and service lines have been...
 shown on this plan. The location of all underground utilities, including...
 water, gas, sewer, and electric, shall be determined by appropriate...
 methods and indicated on the plan as shown. All utility lines shall be...
 shown as they exist at the time of the survey.

MEASURED BUILDING SURVEYS

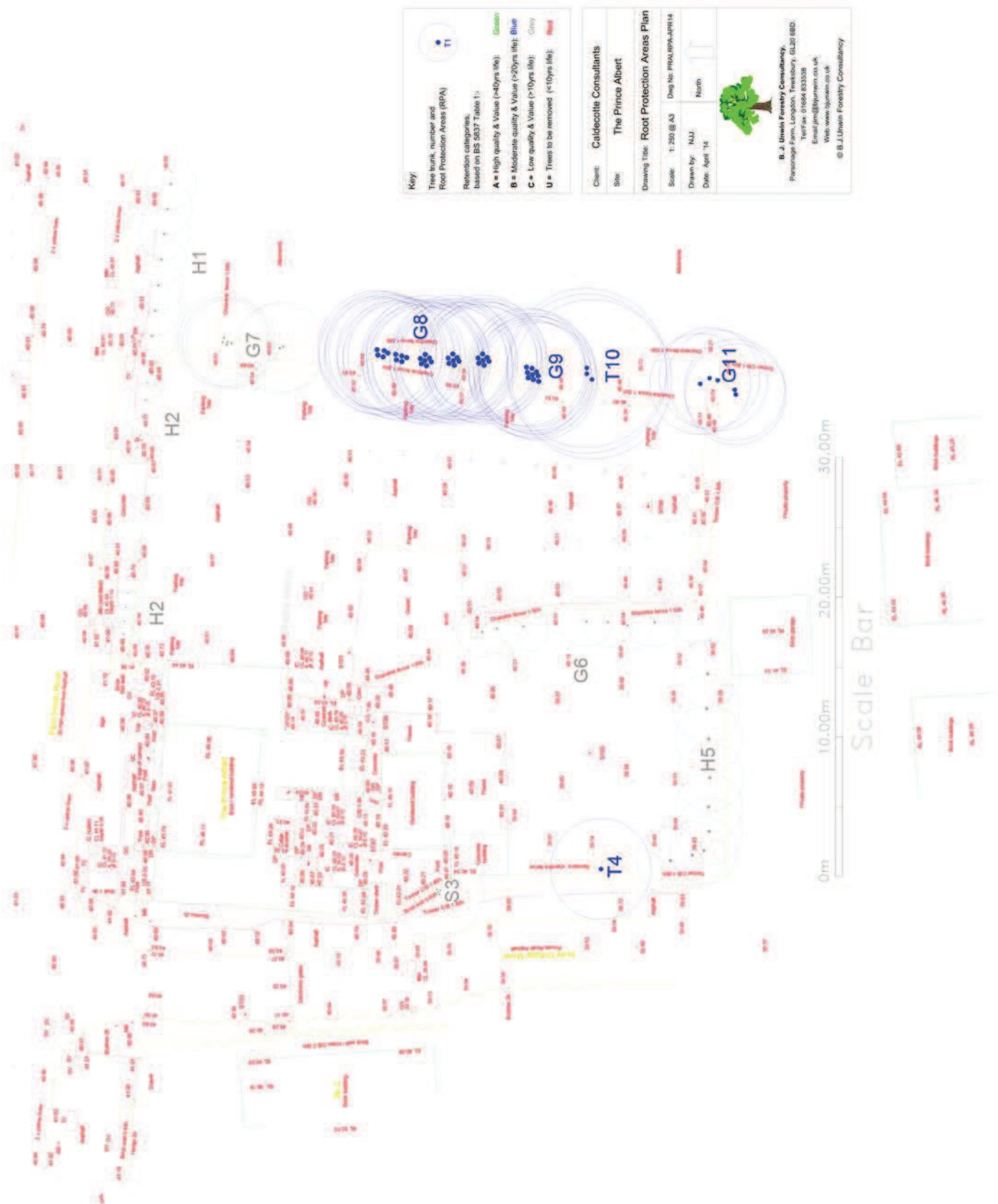
Measurements to determine wall and floor to wall heights are measured...
 from the floor level and the wall finished inside surface...
 from the top of the wall.

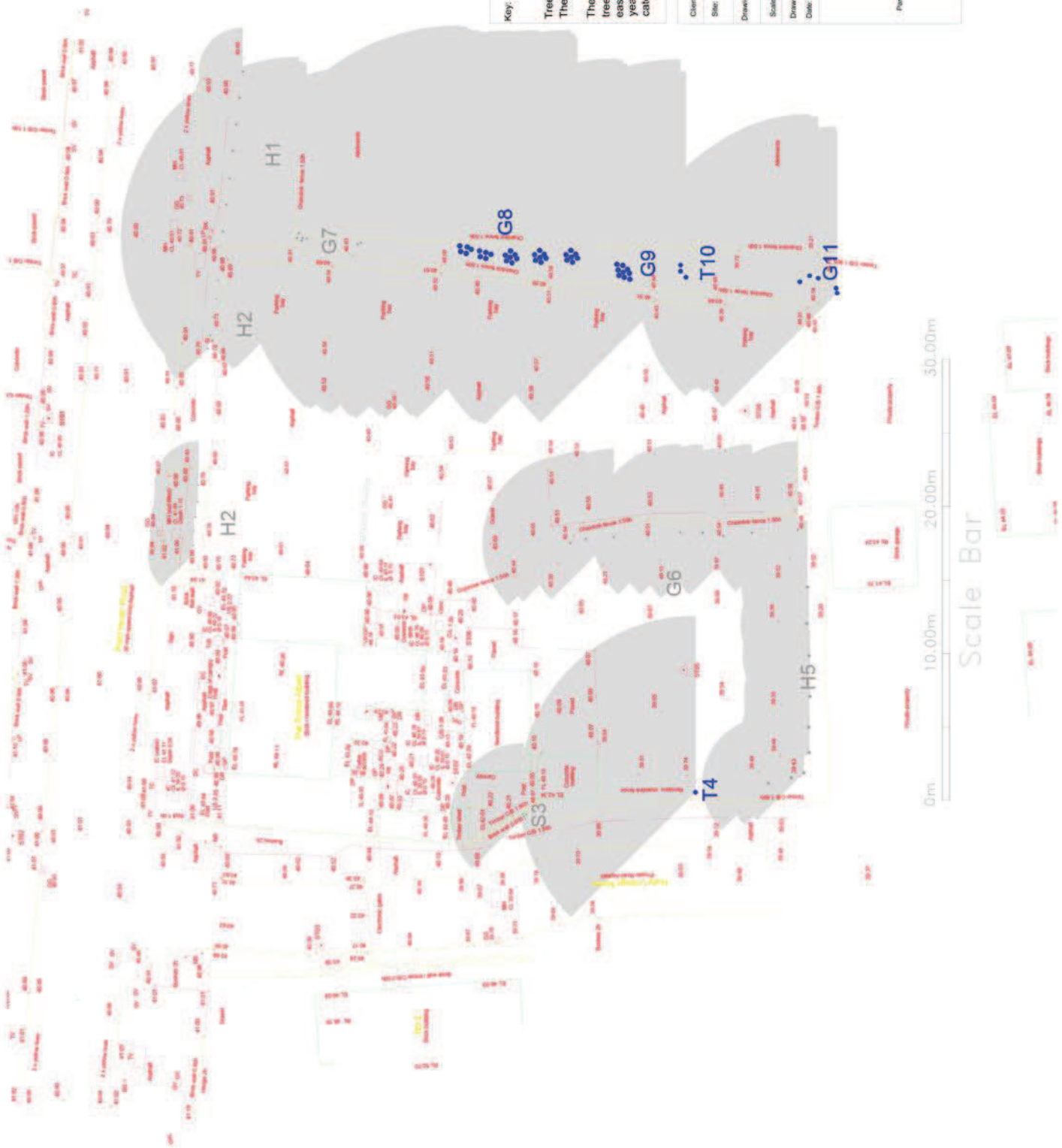
GENERAL

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 dimensions are in meters unless otherwise stated.
 The survey control is to be used for topographical surveys at the...
 same scale. All control must be indicated on the plan as shown.
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SURVEY CONTROL COORDINATES

POINT	Easting	Northing	Height
1	1000000.00	1000000.00	1000000.00
2	1000000.00	1000000.00	1000000.00
3	1000000.00	1000000.00	1000000.00
4	1000000.00	1000000.00	1000000.00
5	1000000.00	1000000.00	1000000.00
6	1000000.00	1000000.00	1000000.00
7	1000000.00	1000000.00	1000000.00
8	1000000.00	1000000.00	1000000.00
9	1000000.00	1000000.00	1000000.00
10	1000000.00	1000000.00	1000000.00
11	1000000.00	1000000.00	1000000.00
12	1000000.00	1000000.00	1000000.00
13	1000000.00	1000000.00	1000000.00
14	1000000.00	1000000.00	1000000.00
15			





Key:

Tree trunk, number and Theoretical shading T1

Theoretical shading = quadrant of tree height from north west to due east for estimated tree height in ten years' time. Applies to retention category A, B and C trees only.

Client: Caldecotte Consultants
Site: The Prince Albert

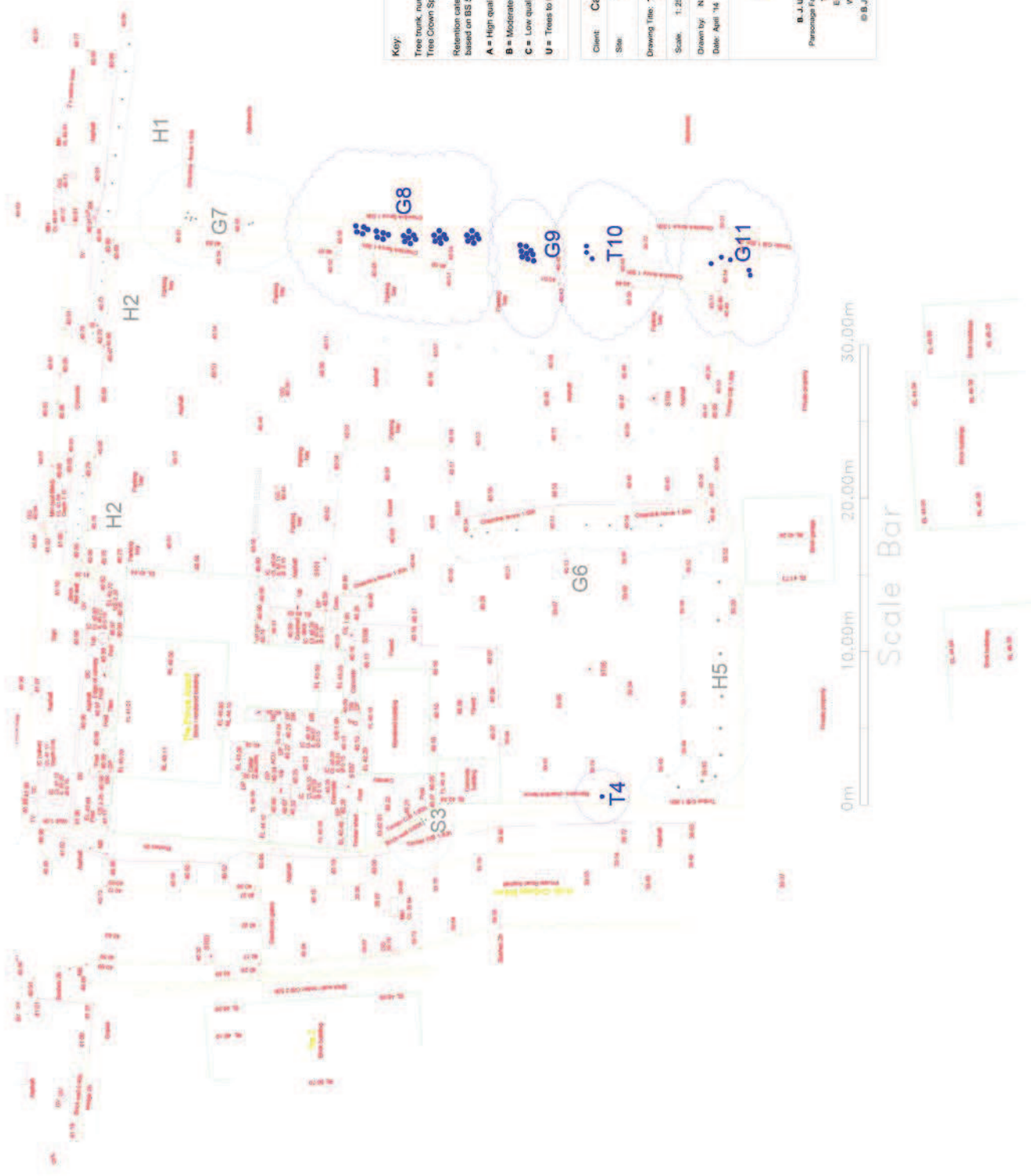
Drawing Title: Theoretical Shading Plan

Scale: 1:250 @ A3 **Dwg No:** PRAL THE SHD14

Drawn by: NLI **North**

Date: April '14

B. J. Urrwin Forestry Consultancy
 Pennington Farm, Lonsdale, Tewkesbury, GL20 6BD.
 Tewkesbury, 01884 830338
 Email: info@bjurwin.co.uk
 Web: www.bjurwin.co.uk
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Key:

Tree trunk, number and Tree Crown Spread

Retention categories, based on BS 5837 Table 1:

- A** = High quality & Value (>40yrs life) Green
- B** = Moderate quality & Value (>20yrs life) Blue
- C** = Low quality & Value (>10yrs life) Red
- U** = Trees to be removed (<10yrs life) Red

Client: Caldecotte Consultants

Site: The Prince Albert

Drawing Title: Tree Crown Spread Plan

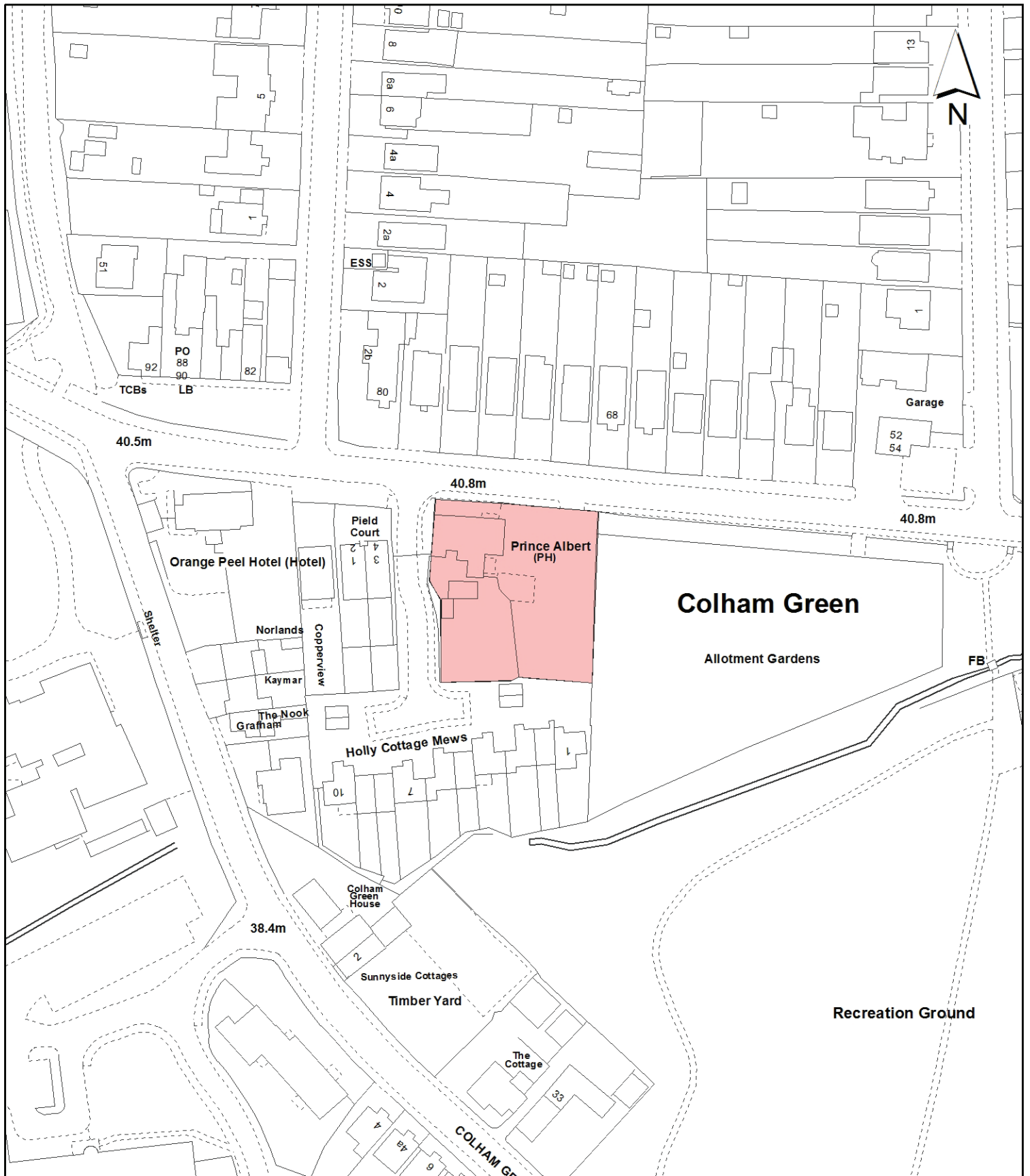
Scale: 1:250 @ A3 **Dwg No:** PRAL/TS/APP14

Drawn by: NJJ **North** ↑

Date: April '14

B. J. Urrain Forestry Consultancy
 Paragon Farm, London, Tockley, GL20 6BD
 Tel: 01628 833338
 Email: info@bjurain.co.uk
 Web: www.bjurain.co.uk

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Notes:

 Site boundary

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Site Address:

**The Prince Albert PH
 Field Heath Road
 Hillingdon**

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

Planning Application Ref:
704/APP/2015/1071

Scale:
1:1,250

Planning Committee:
Central and South

Date:
June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 132 RYEFIELD AVENUE HILLINGDON

Development: Single storey side extension to ground floor shop, conversion of first and second floors from 2 residential units to 1 x 1 bed and 2 x 2 bed flats, provision of amenity area first floor level and installation of external metal staircase at first floor level to the rear. Two storey detached building at the rear of the site to provide 2 x 1 bed flats, provision of amenity area at ground floor level and provision of 9 car parking spaces at the front of the site involving increase in width of existing crossovers

LBH Ref Nos: 1728/APP/2015/1070

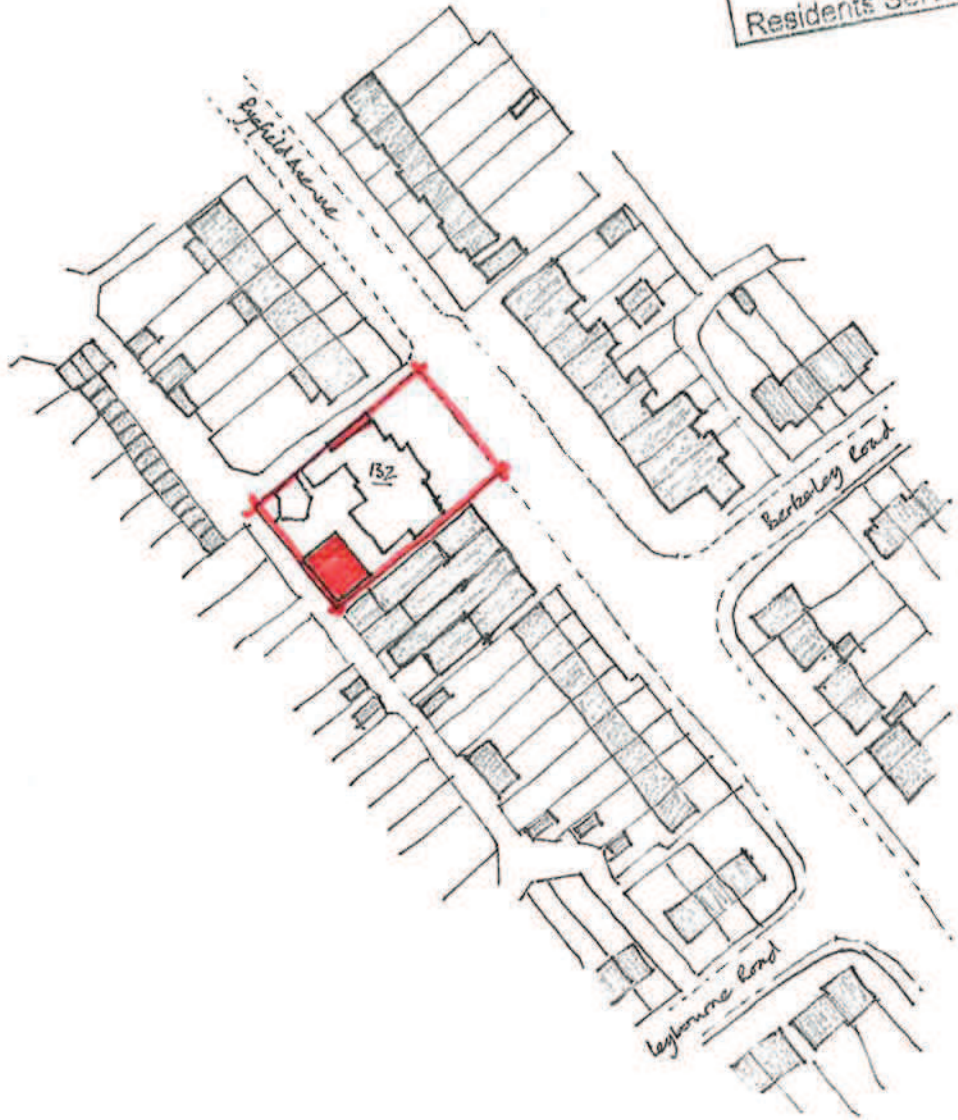
Date Plans Received: 23/03/2015

Date(s) of Amendment(s):

Date Application Valid: 23/03/2015



London Borough of Hillingdon
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23 MAR 2015
Planning
Residents Services



132 RYEFIELD AVENUE HILLINGDON UB10 9DA

location plan

scale 1:1250

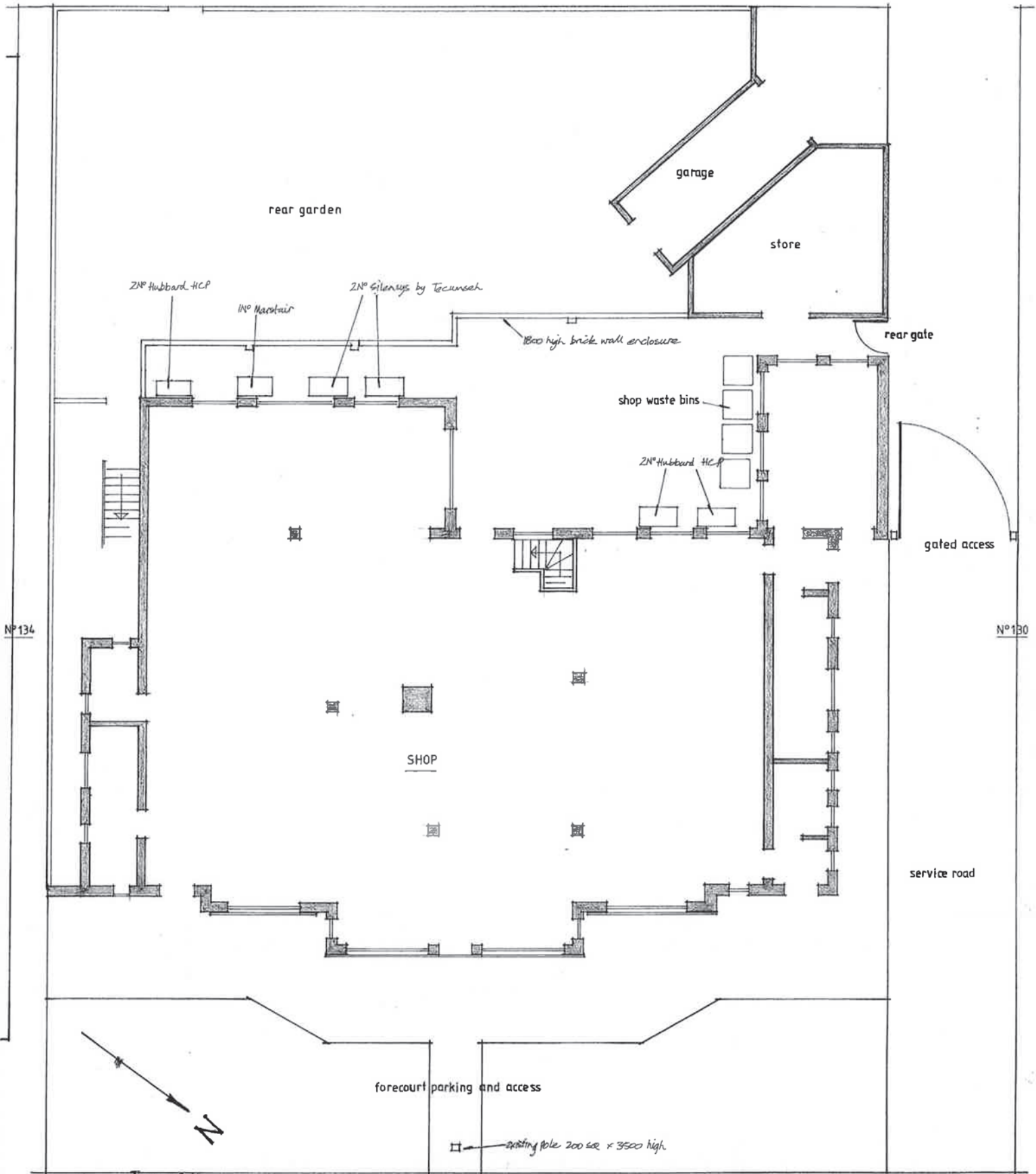
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May 2011
amended March 2015

notes

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3. This drawing to be read in conjunction with D&A statement.

rear service road



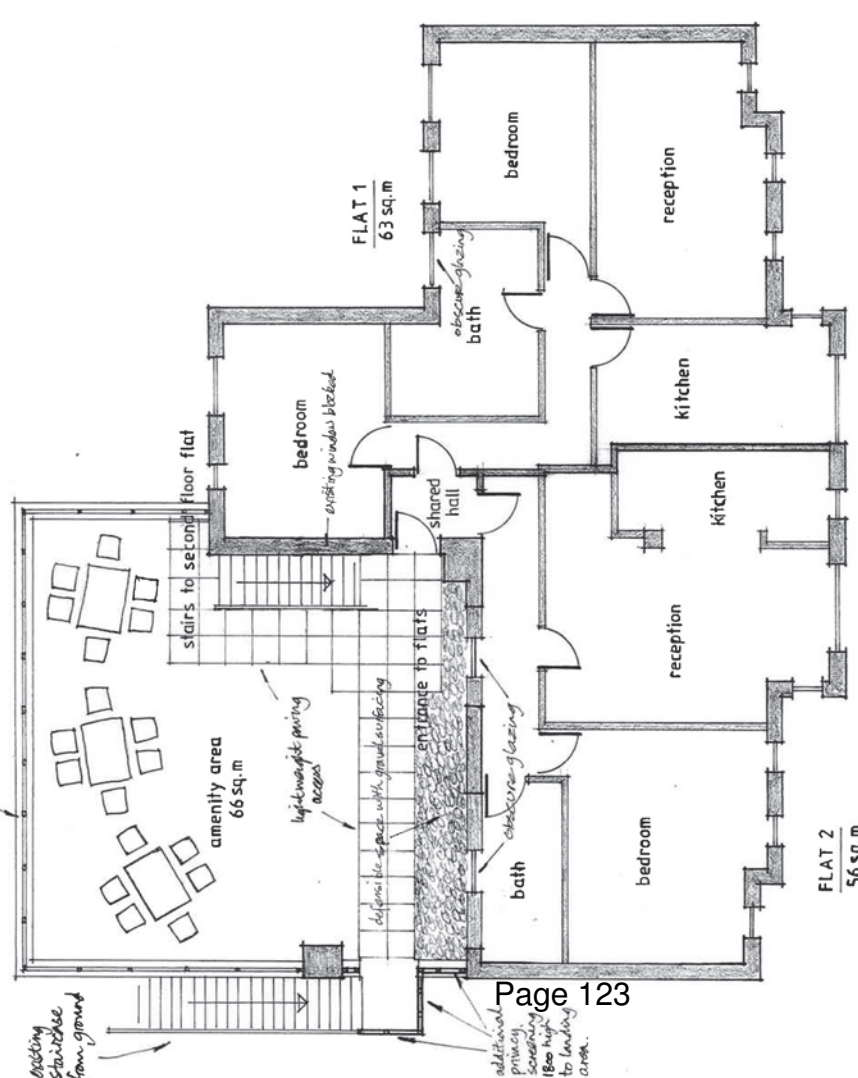
- C Plans repl. storage bins shown in shop
- B enclosure shown June 2011 Chiller units & brick wall bar added.
- A Springs, windows + scale amendments May 2011.

132 Ryefield Avenue Hillingdon Middlesex UB10 9DA
 layout plan Mr JS Chopra
 job no. 21103/2 dwg. no. 01/0 Page 1 of 2 1:100 april 2011

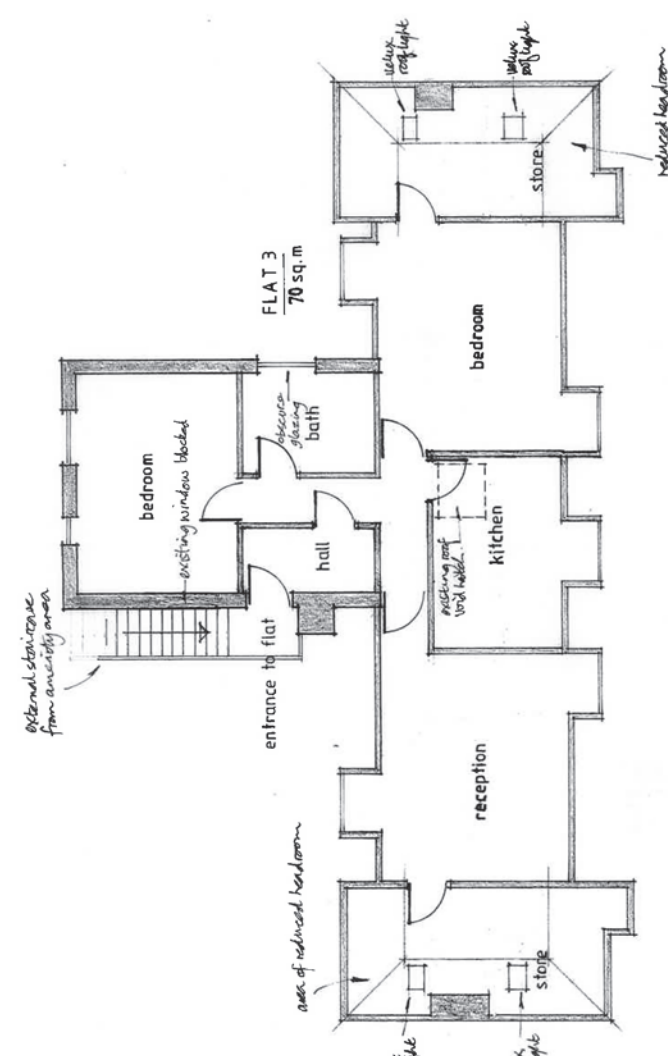
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 philipnorvill@hotmail.co.uk



non-delineable balustrade to project wall with privacy screening 1800 high



first floor st. ht. 2500



Oct 2011 second floor st. ht. 2300

as requested by LPA. Oct. 2011
 Sept. 2011.
 August 2011.

D Additional privacy screening to landing area as requested by LPA.
 C Obscure glazing to Flat 2, both windows flats 1 & 3, windows blocked flats 1 & 3 bedroom, defensible space added as requested by LPA.
 B Additional detail to amenity area
 A Second floor flat amended to 2 bed unit.
 amendments

notes

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4. This drawing to be read in conjunction with drawings: 21103/12/01/C, 07/D, 21508/20, 21, 22, 23 + A4A statement.

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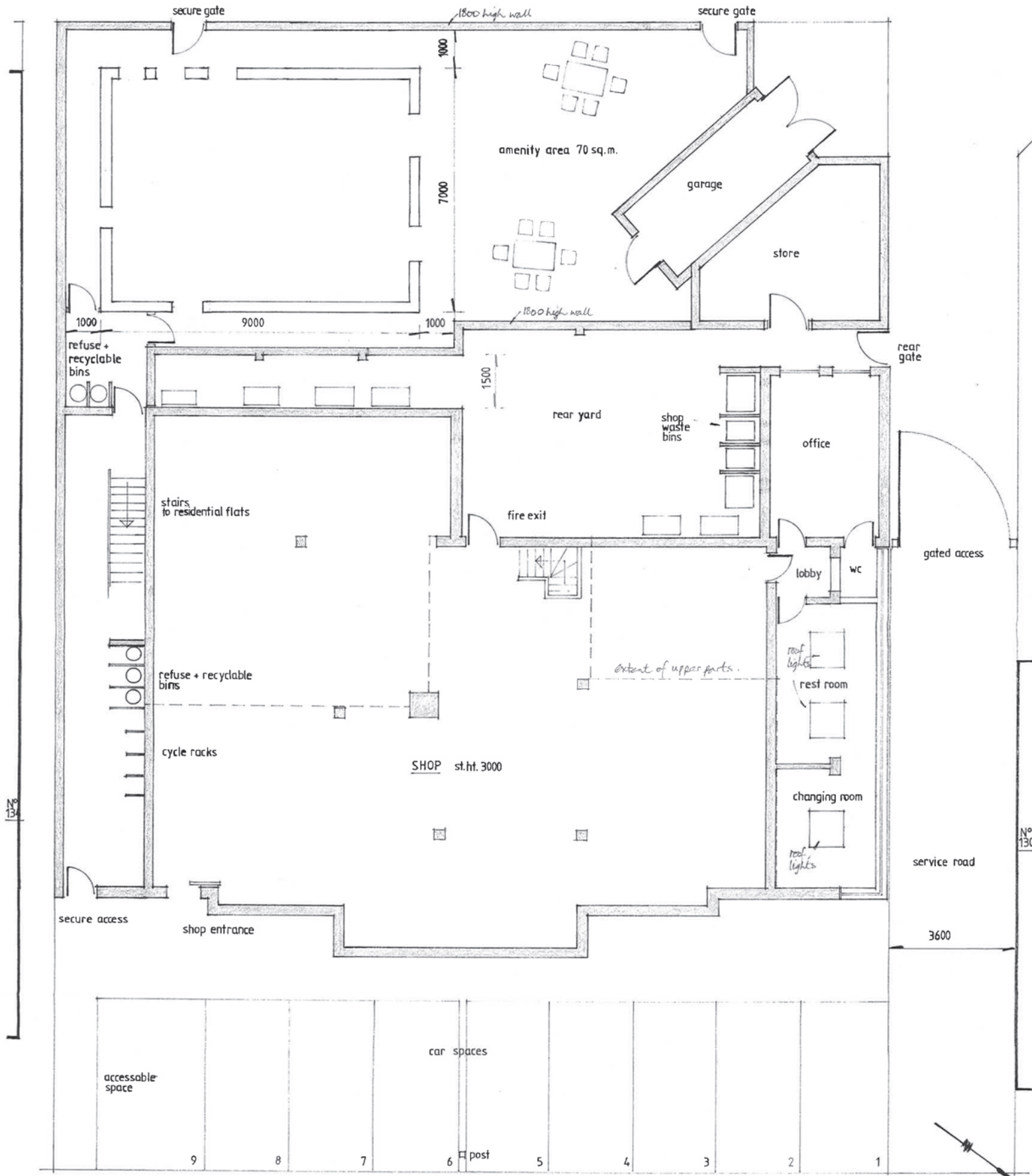
132 Ryefield Avenue Hillingdon Middlesex UB10 9DA
 layout plans
 Mr J S Chopra
 job no. 21103/2 dwg. no. 04/D scale 1:100 april 2011

2 3 MAR 2015
 Planning Services

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3. This drawing to be read in conjunction with dwg. nos. 21503/21, 22, 23 + 21103/2/01/c, 04/D, 07/D + D&A statement.

rear service road



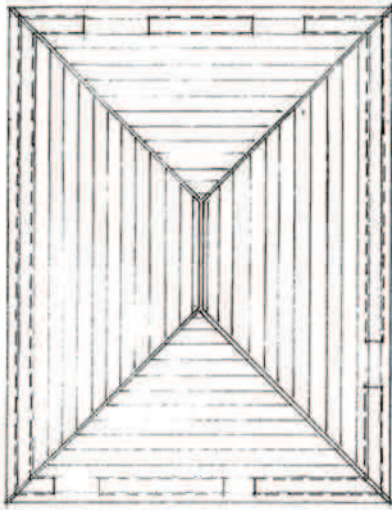
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132 Ryefield Avenue Hillingdon UB10 9DA
 proposed layout plan
 job no. 21508 dwg.no. 20

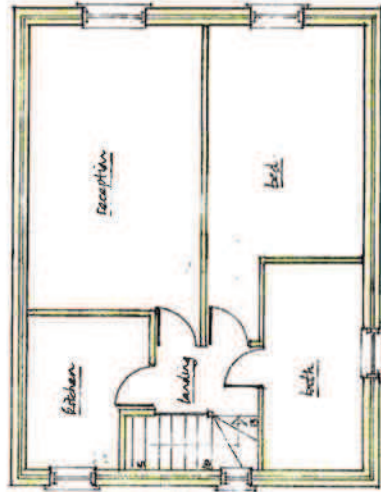
Page 124 scale 1:100
 february 2015

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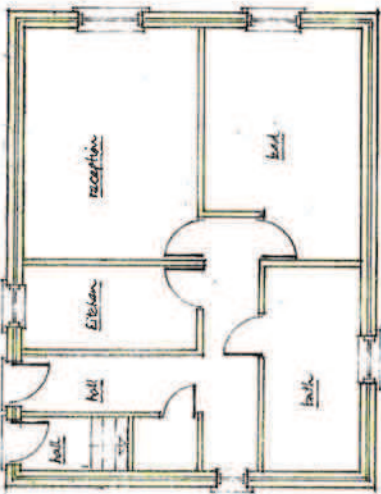




roof

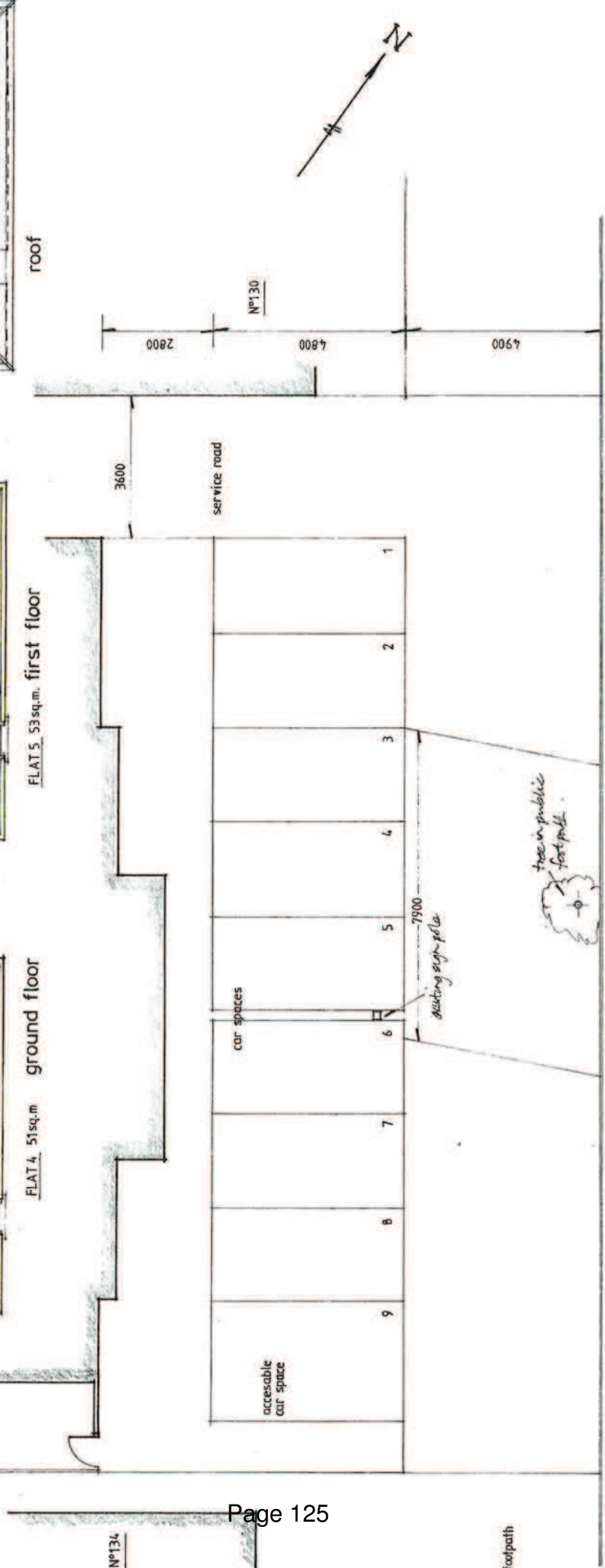


FLAT 5, 53 sq.m. first floor



FLAT 4, 51 sq.m. ground floor

pedestrian access to residential units.



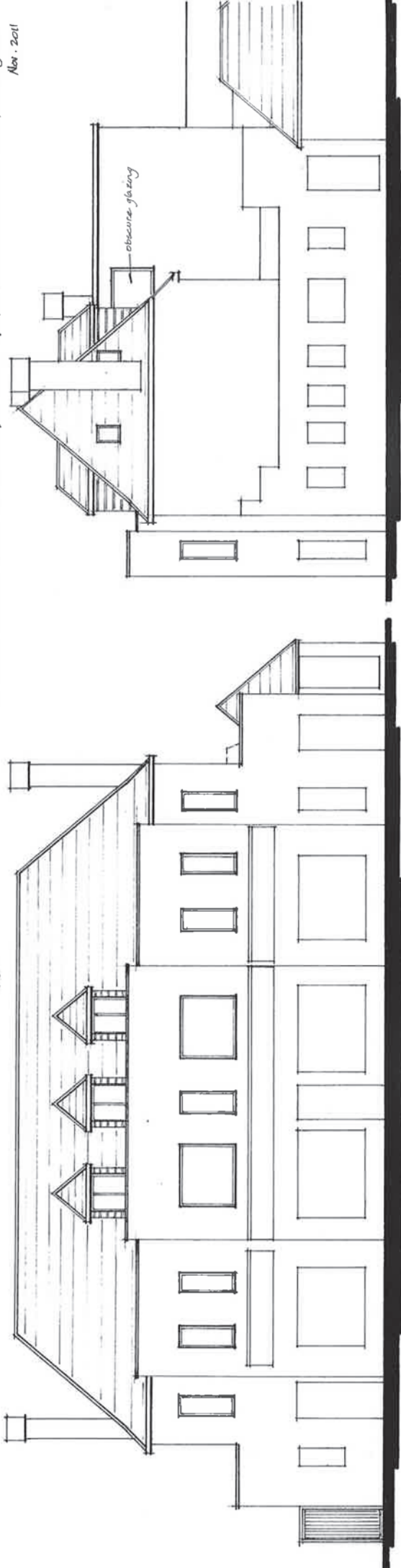
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philipnorvill@hotmail.co.uk

132 Ryefield Avenue Hillingdon UB10 9DA
Mr J S Chopra
crossover & layout plans
job no. 21508 dwg.no. 23
scale 1:100
3A3
february 2015

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3. Proposed crossover to be block paving as existing crossovers all to highway department requirements.
4. This drawing to be read in conjunction with drawings 21508/20, 21, 122, 122, + B.A. statement.



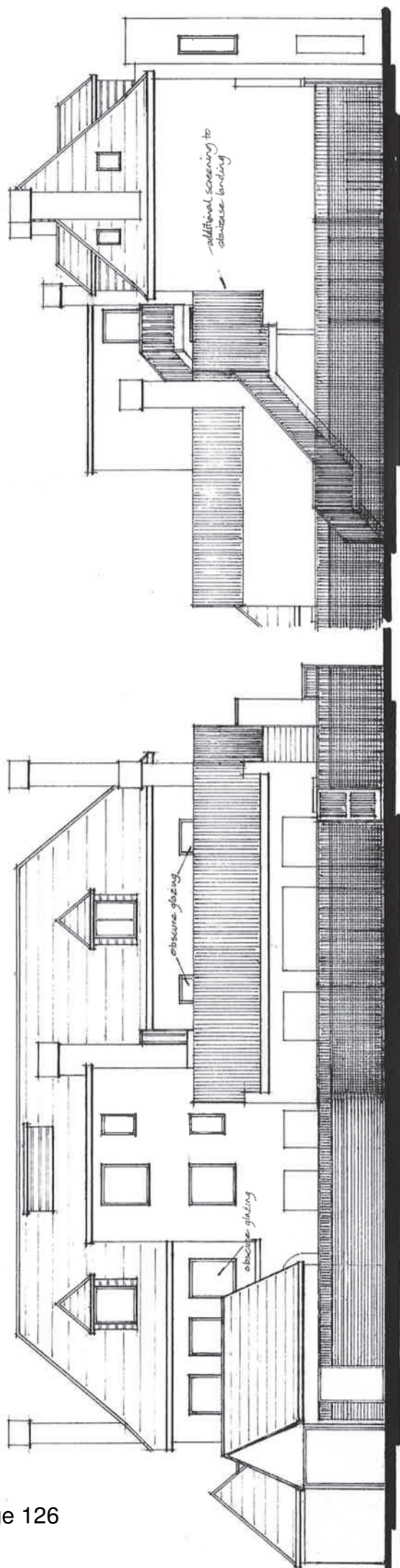
A Additional information requested by LPA
 amendments
 Sept. 2011. B Obscure glazing + bad windows removed, as requested by LPA.
 front
 Oct. 2011 C Additional screening to staircase landing + vision splay to measuring area as requested by LPA.
 north west side
 Oct. 2011 D Return wall to car spaces reduced in height to 1000 high for the last 2.5 metres as requested by LPA.
 Nov. 2011



front

north west side

rear



wall to car spaces reduced in height to 1000 high
 for last 2.5 metres.

notes

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3. Any discrepancies to be reported to the designer, before commencing any work or making shop drawings.
4. All openings to be measured on site, before ordering new windows. White plastic double glazed replace night - windows to match existing in style & openings. Initial brickwork to match existing.
5. This drawing to be read in conjunction with drawings 2103/2/01/C 04/0 + D&A statement.
6. Chimney walls to rear elevation screened by brick wall and clove boarded timber fence to privacy area.
ref: 17/28/10/201/1515.

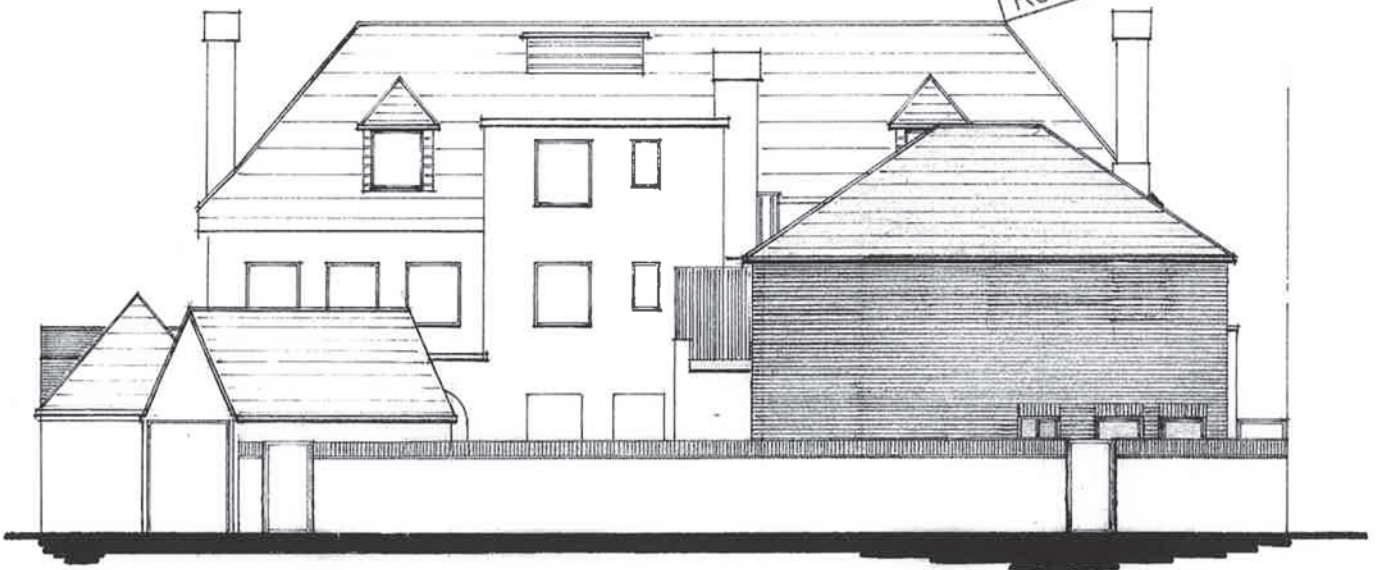
132 Ryefield Avenue Hillingdon Middlesex UB10 9DA
 elevations
 Mr J S Chopra
 job no. 21103/2 dwg. no. 07/D scale 1:100
 June 2011

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front

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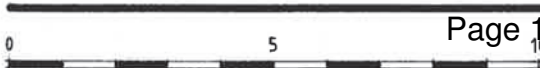
rear

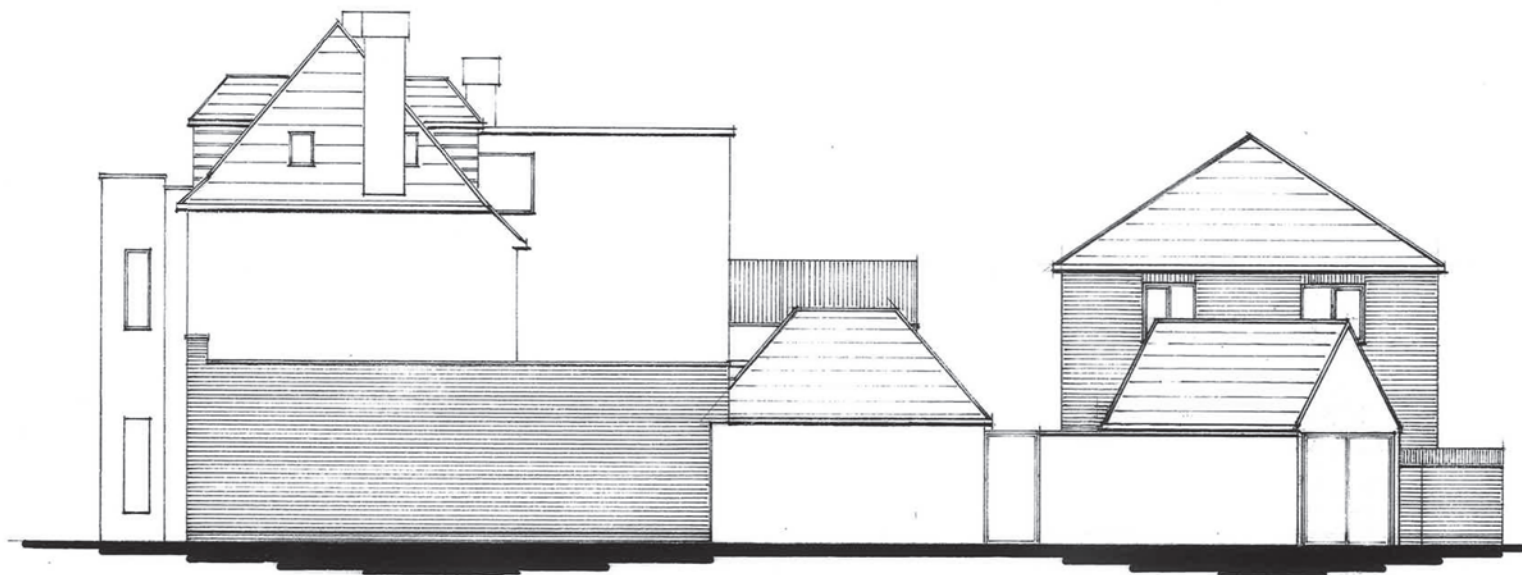
notes

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2. Any discrepancies to be reported to the designer, before commencing any work or making shop drawings.
3. Facing brickwork to be red mattie bricks to match existing. Plain concrete roof tiles similar to main roof. All windows white plastic double glazed.
4. This drawing to be read in conjunction with dwg. nos. 21508/20, 22, 23 + BAA statement.

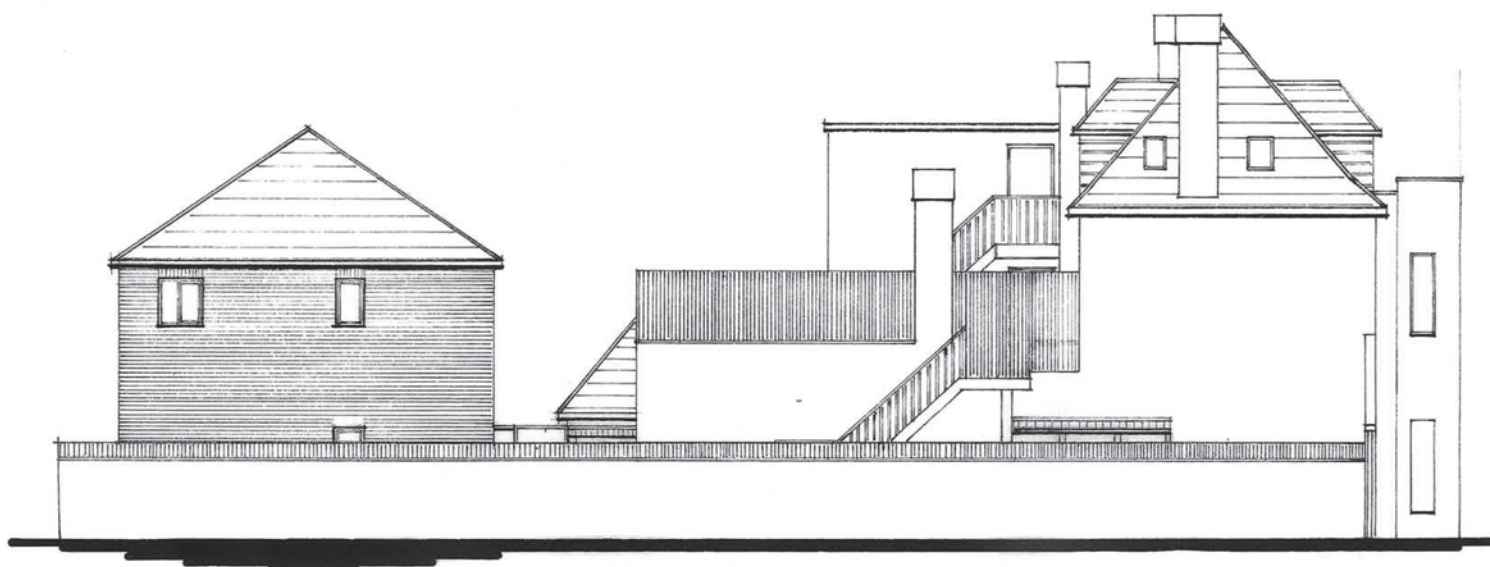
132 Ryefield Avenue Hillingdon UB10 9DA
proposed elevations Mr J S Chopra
job no. 21508 dwg. no. 21 scale 1:100 february 2015
aA3

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north west side



south east side

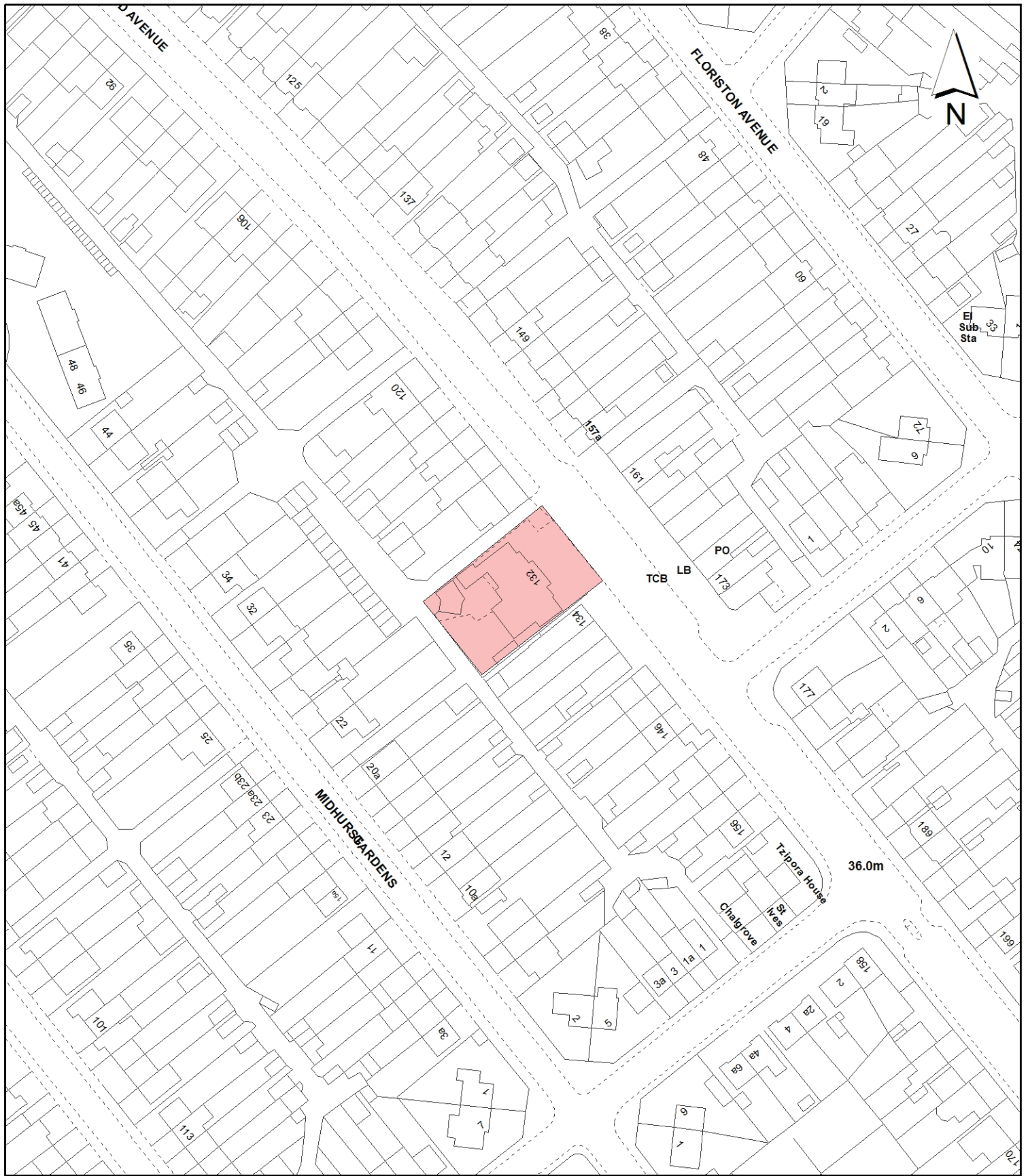
notes

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3. Facing brickwork to be red rustic bricks to match existing. Plain concrete roof tiles similar to main roof. All windows white plastic double glazed.
4. This drawing to be read in conjunction with dwg. nos. 21508/20, 21, 23 + B&A statement.

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 Section

132 Ryefield Avenue Hillingdon UB10 9DA
 proposed elevations Mr J S Chopra
 job no. 21508 dwg.no. 22 scale 1:100 february 2015
a A3

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 Hillingdon**

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

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

Planning Application Ref:

1728/APP/2015/1070

Scale:

1:1,250

Planning Committee:

Central and South

Date:

June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CRIMSON COURT 1390 UXBRIDGE ROAD HILLINGDON

Development: Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated cycle store (part retrospective)

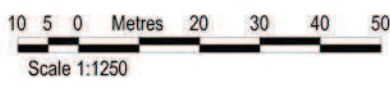
LBH Ref Nos: 11982/APP/2015/1426

Date Plans Received: 20/04/2015
Date Application Valid: 20/04/2015

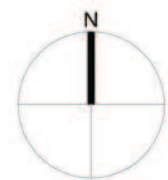
Date(s) of Amendment(s):

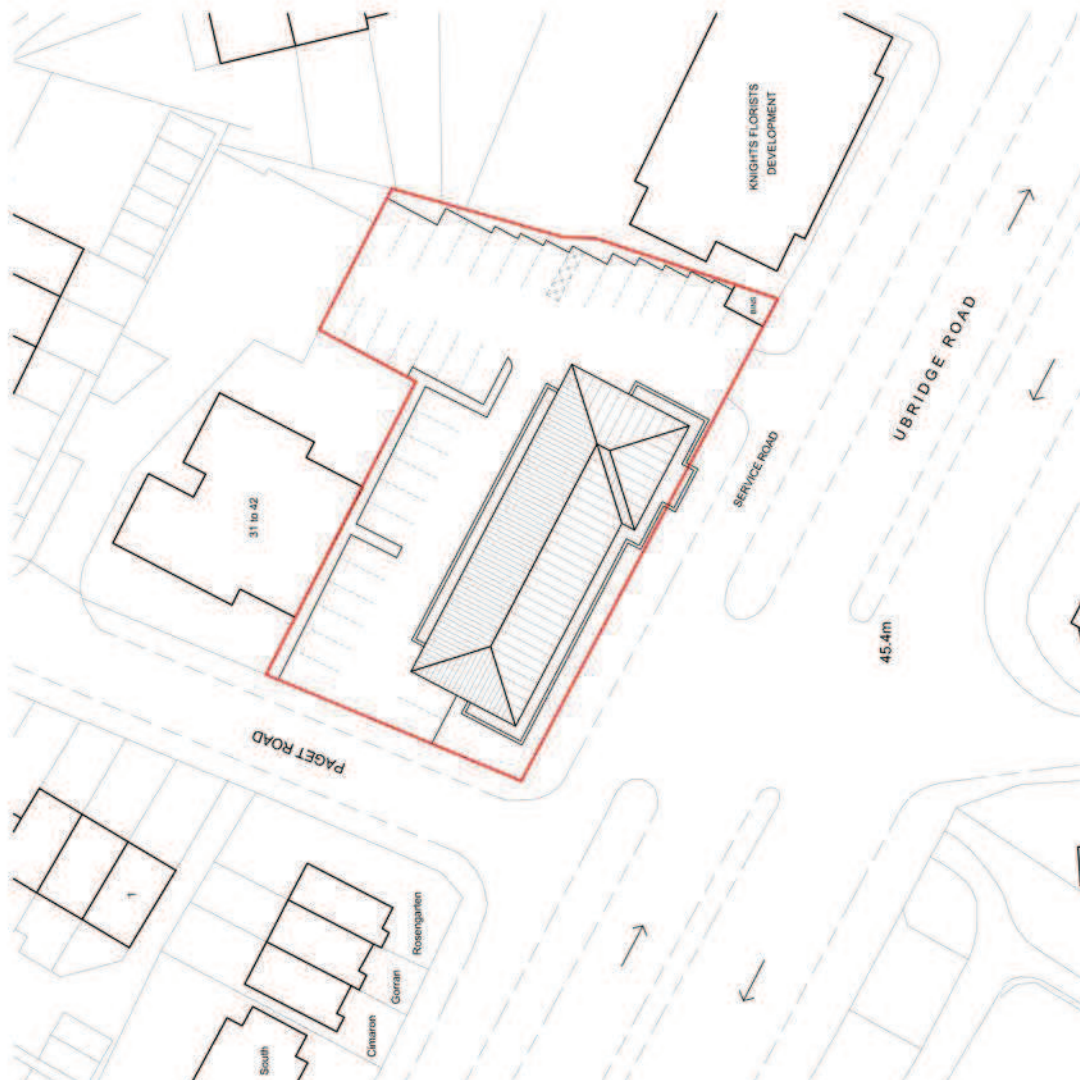
ADDRESS: 1390 UXBRIDGE ROAD, HILLINGDON, UB10 0NE
TITLE: LOCATION PLAN SCALE: 1:1250

DRAWING: SK-1022-2
DATE: MAY 2014

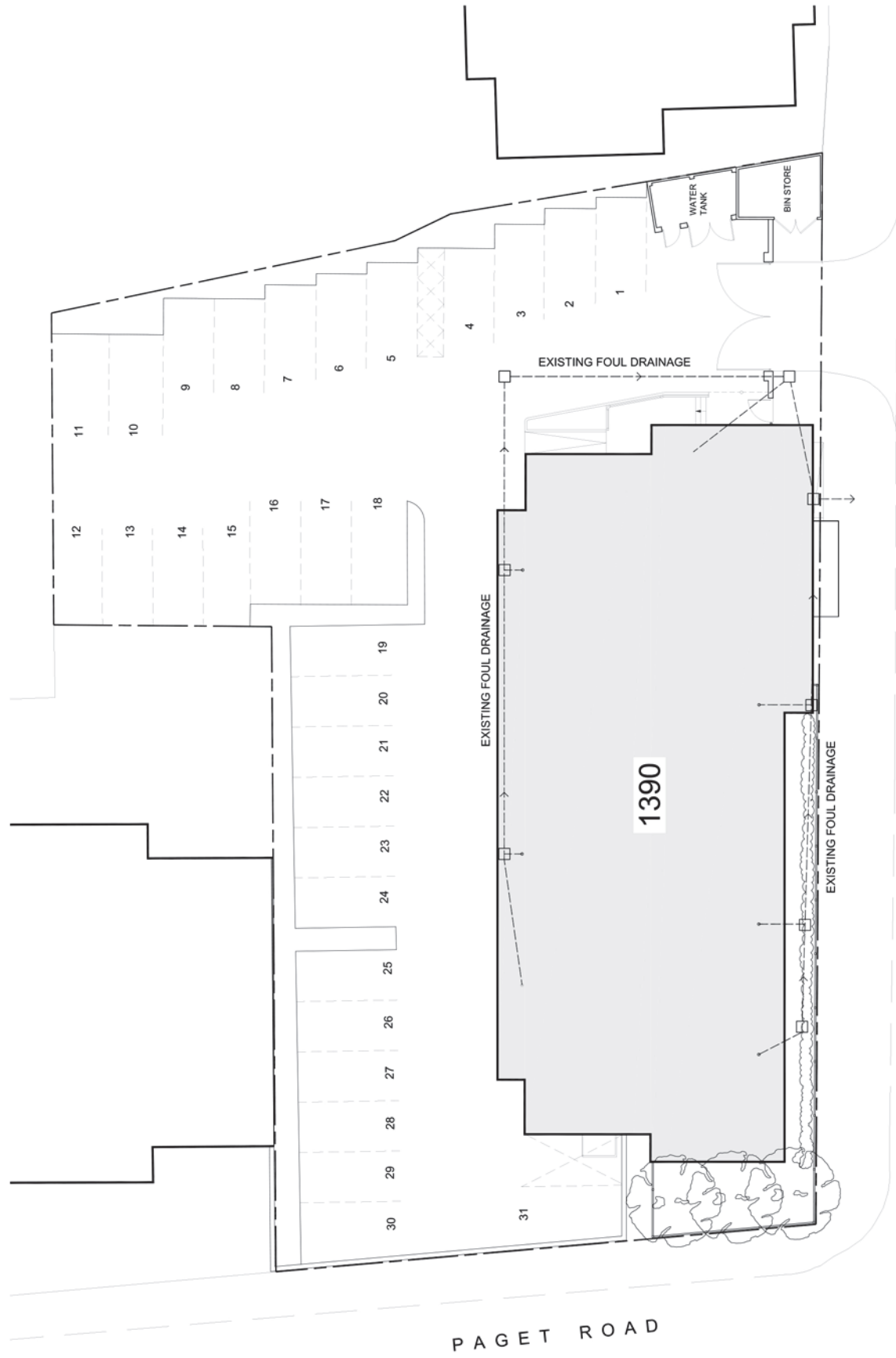


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AMENDMENTS	DATE	BY
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PROJECT 1390 UXBRIDGE ROAD HILLINGDON MIDDLESEX UB10 0NE		
CLIENT ASHA GROUP (UK) LTD		
DRAWING BLOCK PLAN		
SCALE	1:500 @ A3	DRAWING NUMBER
DATE	MAR 2016	REV
DRAWN	BM	1022-16



NO.	DATE	REV.
1	OCT 2014	A

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PROJECT
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 MIDDLESEX
 UB10 0NE

CLIENT
 ASHA GROUP (UK) LTD

DRAWING
 EXISTING SITE PLAN

SCALE	DRAWING NUMBER	REV.
1:100		
DATE	SEPT 2014	
DRAWN	BH	

1022-48 A

PAGET ROAD

SERVICE ROAD

UXBRIDGE ROAD



AMENITY SPACE REMOVED	APR 2015	C
PLANTING	FEB 2015	B
FOUL DRAINAGE	OCT 2014	A
REVISIONS	DATE	REV

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PROJECT	1390 UXBRIDGE ROAD HILLINGDON MIDDLESEX UB10 0NE
CLIENT	ASHA GROUP (UK) LTD
DRAWING	PROPOSED SITE PLAN
SCALE	1:100
DATE	SEPT 2014
DRAWN	BH
REV	1022-49
REV	C



FLOOR AREAS			
FLAT 1	2 BED	65sqm	700sqft
FLAT 2	2 BED	74sqm	797sqft
FLAT 3	2 BED	65sqm	700sqft



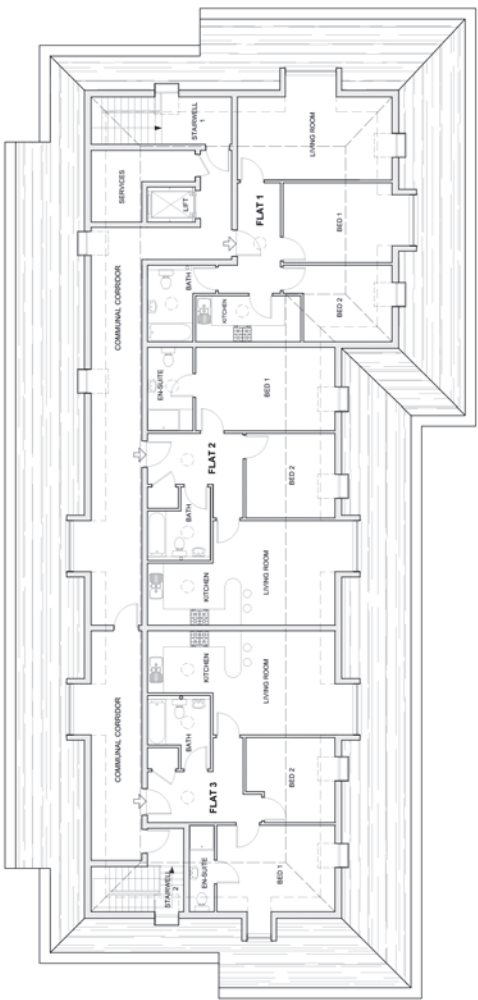
REAR DRAWN	APR 2015	B
FLOOR AREAS	JAN 2015	A
AMENDMENTS	DATE	REV



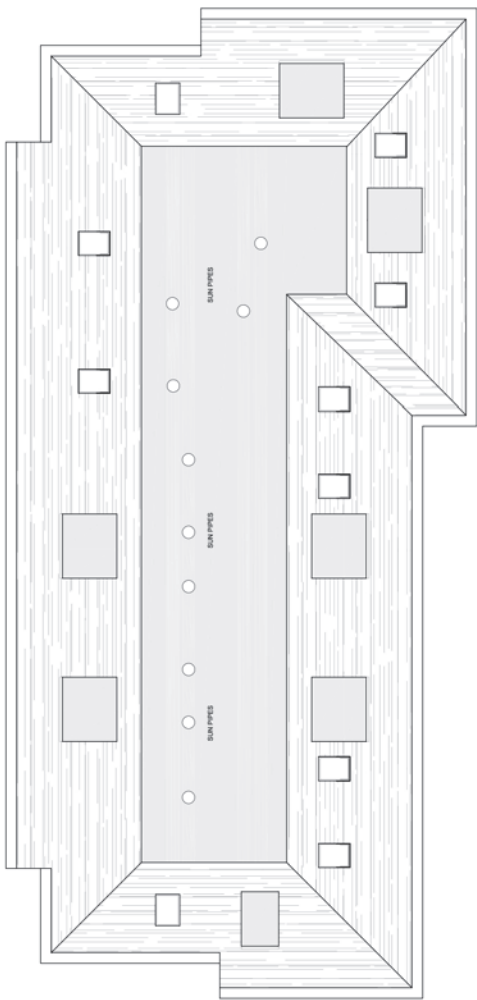
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PROJECT
1390 LUXBRIDGE ROAD
HILLINGDON
MIDDLESEX
UB10 0NE

CLIENT	ASHA GROUP (UK) LTD
DRAWING PROPOSED THIRD FLOOR PLAN AND ROOF PLAN	
SCALE	1:100
DATE	SEPT 2014
DRAWING NUMBER	REV
DRAWN	BH
1022-46 B	

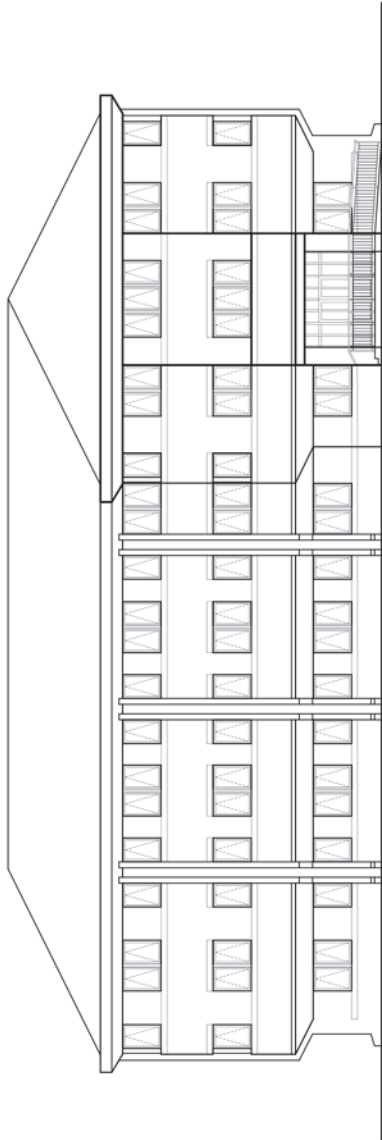


THIRD FLOOR PLAN

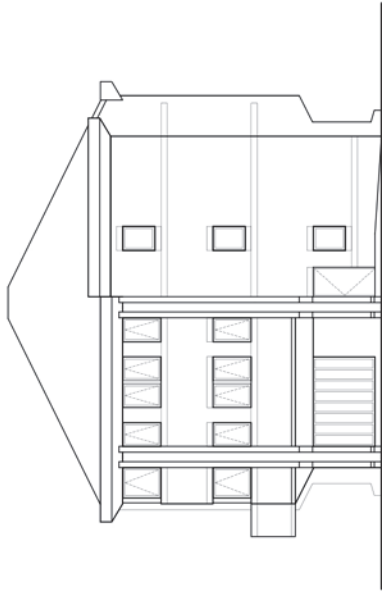


ROOF PLAN





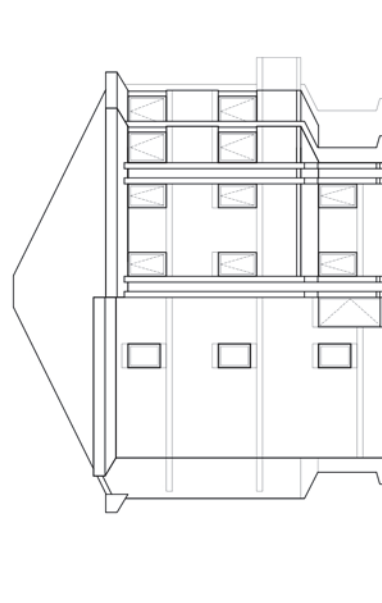
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



AMENDMENTS	DATE	REV.

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PROJECT
 1390 UXBRIDGE ROAD
 HILLINGDON
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 UB10 0NE

CLIENT
 ASHA GROUP (UK) LTD

DRAWING
 EXISTING ELEVATIONS

SCALE	1:200 @ A3	DRAWING NUMBER	REV.
DATE	MAR 2014	1022-17	
DRAWN	BM		

MATERIALS
 ROOF: RED/LAND REGENT INTERCONNECTING TILES
 TO MATCH EXISTING ROOF
 DORMERS: LEAD SHEETING



REVISIONS	DATE	REV
APR 2015		A



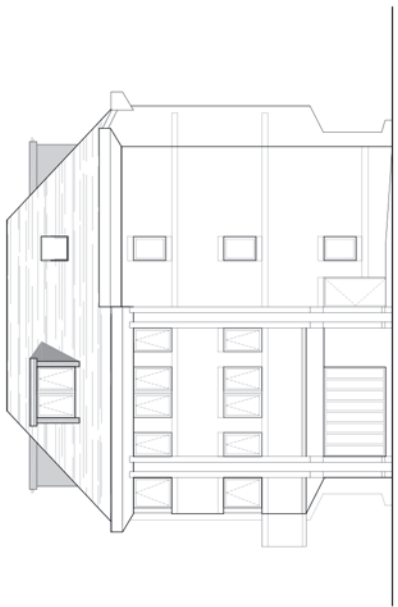
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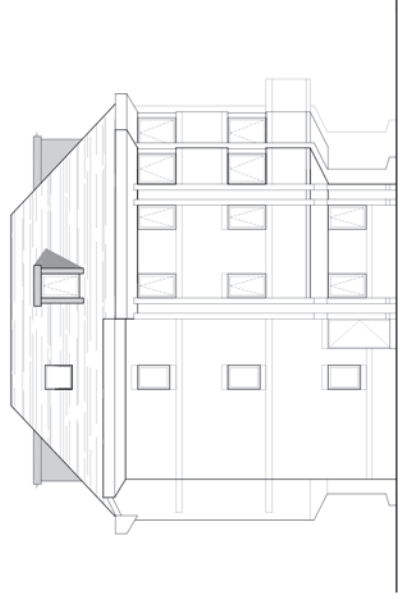
CLIENT
 ASHA GROUP (UK) LTD

DRAWING PROPOSED ELEVATIONS

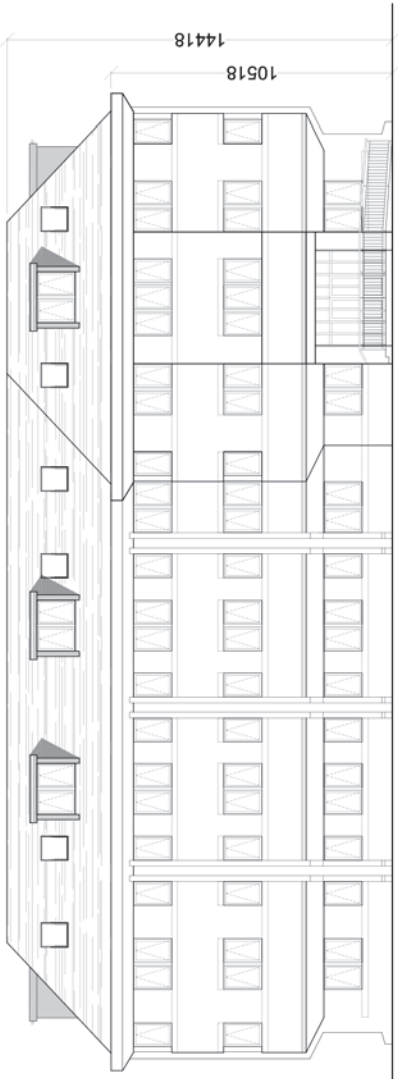
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DATE	SEPT 2014		
DRAWN	BH	1022-47	A



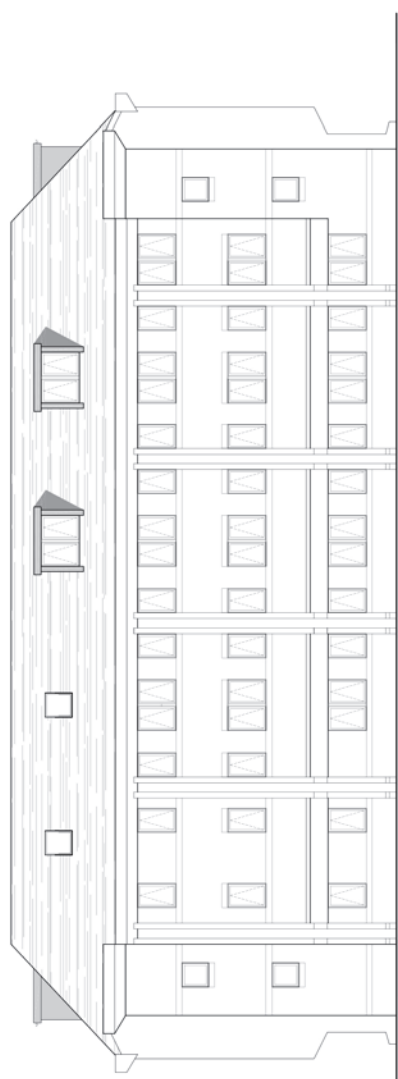
EAST ELEVATION



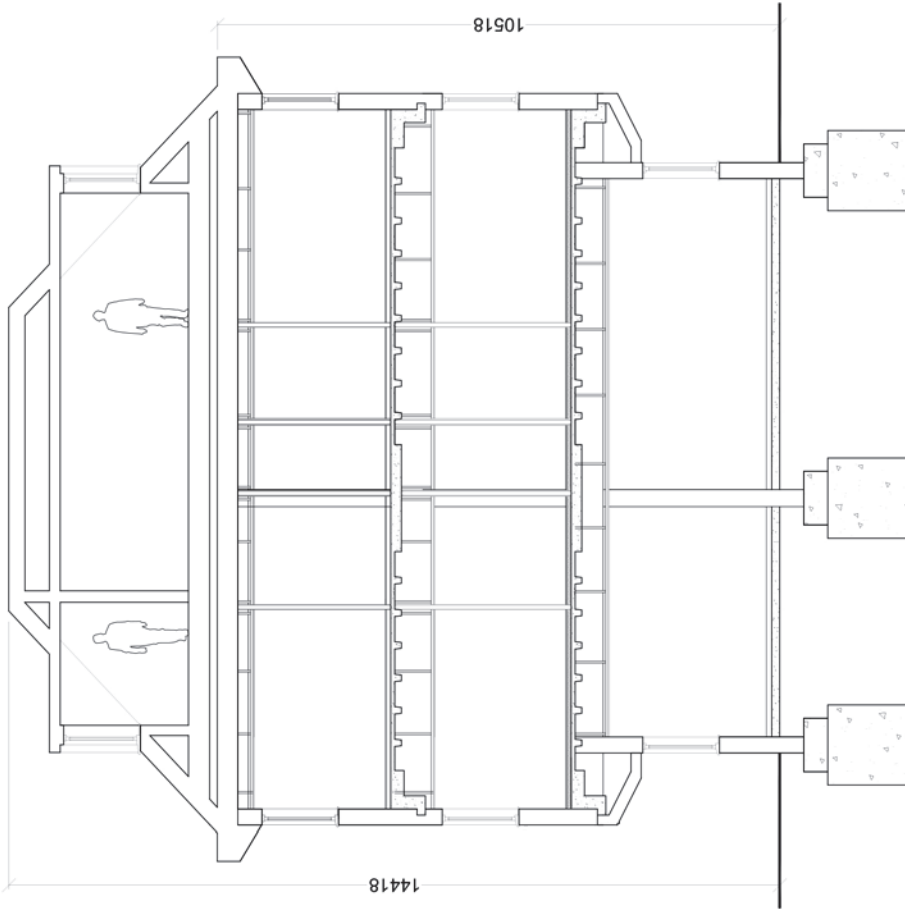
WEST ELEVATION



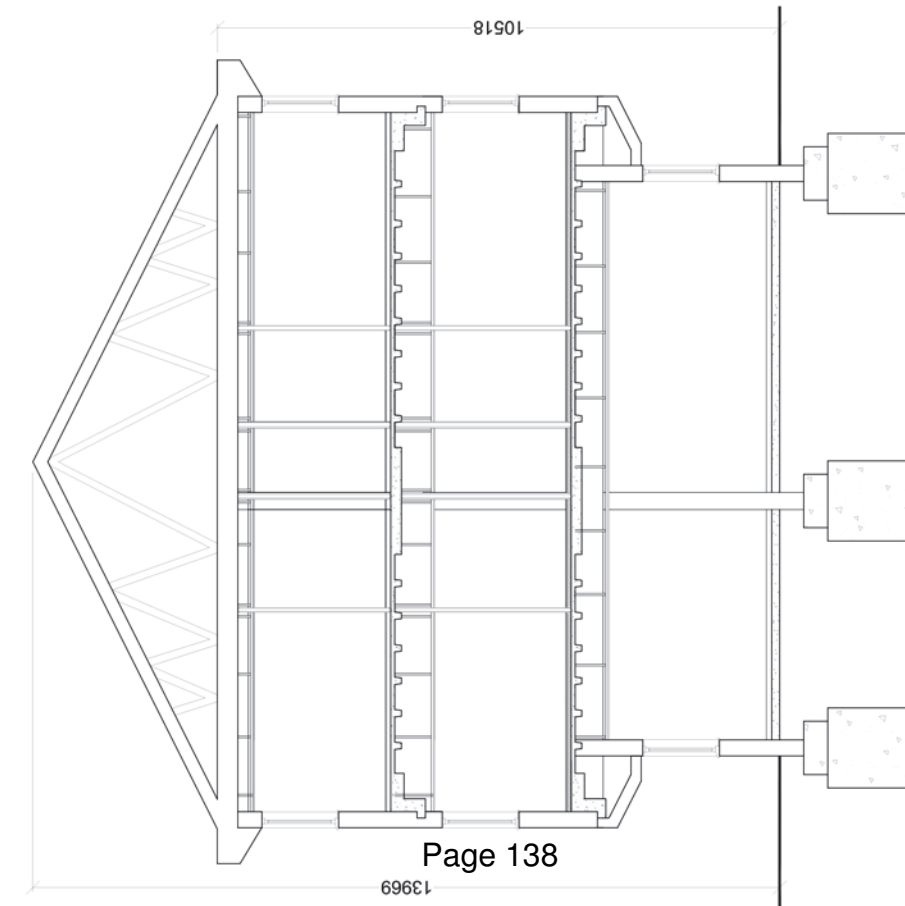
SOUTH ELEVATION



NORTH ELEVATION



PROPOSED SECTION



EXISTING SECTION



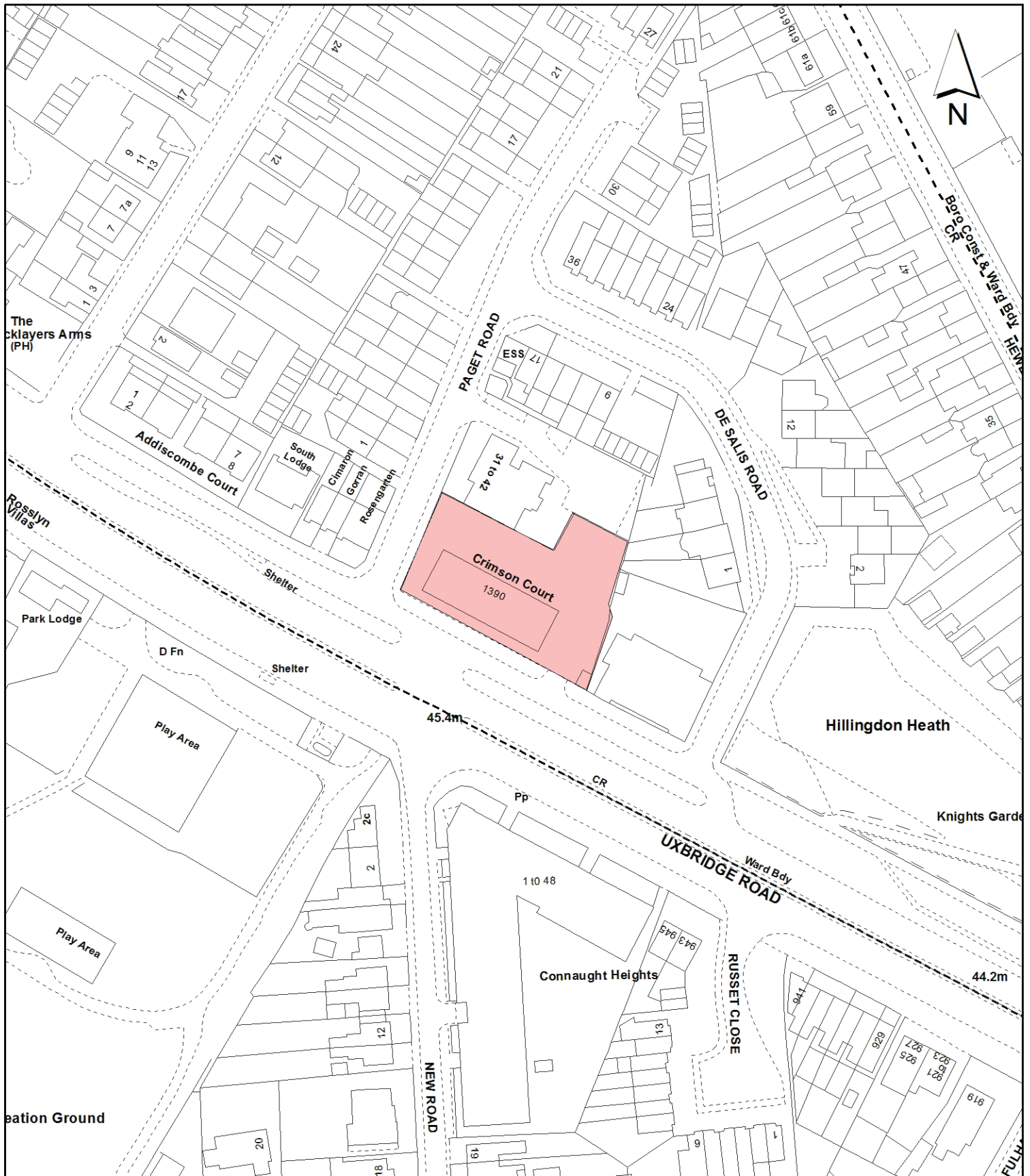
AMENDMENTS	DATE	REV

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PROJECT
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 UB10 0NE

CLIENT
 ASHA GROUP (UK) LTD

DRAWING	REVISION
EXISTING AND PROPOSED SECTIONS	
SCALE	1:50
DATE	OCT 2014
DRAWN	BM
DRAWING NUMBER	1022-50



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Site Address:

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

Planning Application Ref:
11982/APP/2015/1426

Scale:
1:1,250

Planning Committee:
Central and South

Date:
June 2015



HILLINGDON
 LONDON

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