



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 3 NOVEMBER
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)
Shehryar Ahmad-Wallana
Roy Chamdal
Alan Chapman
Jazz Dhillon (Labour Lead)
Janet Duncan
Manjit Khatra
Brian Stead

Published: Monday, 26 October 2015

Contact: Charles Francis
Tel: Democratic Services Officer - 01895
556454
democratic@hillington.gov.uk

This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

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

Useful information for residents and visitors

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services. Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use in the various meeting rooms.

Attending, reporting and filming of meetings

For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

Please note that the Council may also record or film this meeting and publish this online.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt. Lifts must not be used unless instructed by a Fire Marshal or Security Officer.

In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

Mobile telephones - Please switch off any mobile telephones 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;

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.

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 To confirm that the items 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
5	60 West Drayton Road, Hillingdon 13164/APP/2015/1581	Brunel	Single storey side/rear extension to doctors surgery to provide additional consulting room, maintenance shed, office/record room, reception extension and entrance porch enlargement to dormer to provide enlarged managers office involving demolition of existing rear and side elements. Recommendation: Approval	1 - 14 126 - 130

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	95 Wood End Green Road, Hayes 32/APP/2015/3039	Botwell	Part first floor rear extension and two rear dormer windows to upper floor flat Recommendation: Refusal	15 - 26 131 - 141
7	95 Wood End Green Road, Hayes 32/APP/2015/3040	Botwell	Replacement roof involving increasing ridge height and first floor rear extension Recommendation: Approval	27 - 36 142 - 152
8	Brunel University, Kingston Lane, Hillingdon 532/APP/2015/3602	Brunel	Installation of 10 freestanding smoking shelters Recommendation: Approval	37 - 46 153 - 158
9	159 Charville Lane, Hayes 4734/APP/2015/2645	Charville	Single storey, 4-bed, detached dwelling with habitable roofspace including associated parking and amenity space involving demolition of existing detached bungalow (Part Retrospective) Recommendation: Refusal	47 - 60 159 - 166
10	Lanz Farm, 33 Harmondsworth Lane, Harmondsworth 44185/APP/2015/746	Heathrow Villages	Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space (Listed Building Consent) Recommendation: Approval	61 - 86 167 - 175

11	Lanz Farm, 33 Harmondsworth Lane, Harmondsworth 44185/APP/2015/1576	Heathrow Villages	Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space (Listed Building Consent) Recommendation: Approval	87 - 94 176 - 183
12	3 Marlborough Road, Hillingdon 69122/APP/2015/3104	Hillingdon East	Alterations to existing outbuilding to rear for use as a gym/play area Recommendation: Refusal	95 - 102 184 - 188
13	The Waters Edge Restaurant & Bar, 4 Canal Cottages, Packet Boat Lane 13654/APP/2015/2569	Yiewsley	Change of use from drinking establishment (Use Class A4) to hotel (Use Class C1) with associated external works (Retrospective) Recommendation: Approval	103 - 112 189 - 202

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.

14 Enforcement Report 113 - 124

PART I - Plans for Central and South Planning Committee
Pages - 125 - 202

Report of the Head of Planning, Sport and Green Spaces

Address 60 WEST DRAYTON ROAD HILLINGDON

Development: Single storey side/rear extension to doctors surgery to provide additional consulting room, maintenance shed, office/record room, reception extension and entrance porch enlargement to dormer to provide enlarged managers office involving demolition of existing rear and side elements.

LBH Ref Nos: 13164/APP/2015/1581

Drawing Nos: AL 001 Rev. C
Location Plan (1:1250)
Transport Report (Ref: 5980/2.3)
AL 002 Rev. C
E-mail from agent dated 04-08-2015
Planning Statement

Date Plans Received:	28/04/2015	Date(s) of Amendment(s):	20/05/2015
Date Application Valid:	20/05/2015		04/08/2015
			17/08/2015

1. SUMMARY

The application seeks permission for alterations and extensions of the existing doctors surgery to provide improved facilities for an increasing number of patients. Whilst the proposal does represent a significant increase to the size of the practice, a balance has been made between the overall benefit of securing improvements to this community facility against the visual impact upon the residential amenities of the occupants of nearby properties and the impact upon highway safety. The revised proposals are considered, on balance, to have an acceptable visual impact and would not unacceptably detract from the residential amenities of occupants of nearby properties. Furthermore the proposal would generate low levels of traffic movements and is considered to have an acceptable on-site parking layout.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AL 001 Rev. C and AL 002 Rev. C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

5 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises unless a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

INFORMATIVES

1 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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
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.
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
NPPF	National Planning Policy Framework

3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

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

4 I47 **Damage to Verge - For Council Roads:**

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

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

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

5 I2 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either

its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a former detached bungalow which has been extended and undergone a loft conversion to include a large box dormer on the side roofslope. The box dormer exceeds the height of the original bungalow. The property is currently used as a doctors surgery providing 3 consulting rooms, a nurses room, waiting area, reception and record room and a rest room within the conservatory. The loft space is used as a managers office and a detached garage is located to the rear. The frontage is laid entirely to hardstanding with two crossovers onto West Drayton Road.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side/rear extension to provide additional consulting room, maintenance shed, office/record room, reception extension and entrance porch involving demolition of existing rear and side elements. The side extension would be set back approximately 4.3m from the front wall of the bungalow at a width of 1.5m, stepping out to the boundary at a distance of approximately 10m back from the front wall of the original property. The extension alongside the southern boundary would form the front entrance to the surgery. This extension would be sited approximately 3.5m in front of the side extension to the adjacent property at number 62. The extension would be finished with a roof measuring 2.965m in height (with an eaves height of 2.1m). The conservatory is proposed to be demolished and replaced with a flat roofed rear extension measuring 2.965m in height, projecting 2.85m at a width of 3.44m to link with the proposed side extension. The side extension is proposed to be used as an entrance lobby, enlarged reception area, office, record room, rest room and maintenance shed. The rear extension is proposed to be used as a consulting room. The applicant has provided the following justification for the requirement for the additional accommodation/expansion:

The surgery is faced by the following operational changes/NHS requirements/Central Government requirements:

1. The size of the surgery currently is designed to cater for some 3,800 patients. The surgery currently provides care for 6,000 patients. The growth is due to a number of factors, including the popularity of the surgery and a growing local population which places pressure on the surgeries facilities. This growth is a particular issue in the over 75 age category;
2. The NHS requires that the surgery increases access to General Practice and provide improved/increased appointment and patient contact time. This requires greater and improved space;
3. The current waiting area is too small to cater for the number of patients. There is more space needed especially for wheelchair users and less mobile patients. Currently, due to a lack of space, patients often need to stand to wait for their appointment, which for injured or unwell people is unacceptable;
4. The current layout of the reception area is not fit for purpose. It has a poor relationship with the entrance and more important patients must go through the reception to get to one of the consulting rooms. The reception needs a better relationship with the waiting room and needs to be separated from the consulting areas;
5. There is need for additional consulting space for the growing over 75's population that

use the surgery. This is a high risk group and demographically speaking, one of the fastest growing age cohorts. Catering for this cohort of society requires increased space;

6. With the increased number of patients utilising the services of Parkview, the records storage space needs to be increased in size. This is essential for confidentiality and the availability of historic records. Currently patients accessing one of the consulting rooms, must walk through the confidential records storage area which is unacceptable;

7. The surgery front door/entrance needs to be increased in size and width. It must include a ramped access, so that wheelchair users can access the site easily. The entrance must also lead directly to the reception, for patient contact and management purposes;

8. Due to the need to increase the number of consulting rooms and expand others, to meet minimum space standards, the staff restroom needs relocating. It is also of note that the managerial office at first floor is no longer to be expanded within the revised plans. It was previously proposed that the extended dormer would allow for a larger Managers Office so that patients could be seen here if necessary. The inability to deliver this additional space, places increased pressures on the ground floor consulting space which cannot be reduced in size;

9. The expansion of consulting rooms in terms of both size and number, is required for numerous reasons, but principally so that the surgery can offer improved levels of care for the large number of patients currently using the surgery. All consulting rooms need to be of an adequate size to ensure that Health Care Assistants and Nurses have adequate space to provide a broader range of services for patients, especially those with chronic illnesses and those who require more involved screening processes (which is often the case for over 75's). A new NHS requirement is that these patients should be subject to longer appointments which allow team members to congregate for a visit. This can include visits by District Nurses, Palliative Care Nurses and Health Visitors, who might need to attend more involved patient care meetings. This facilitates a joined-up care service and results in a better understanding of patient health requirements once they have left the surgery. The larger rooms provide better quarantine space for patients attending with infectious diseases/rashes who need more space and isolation;

10. Currently, the consulting rooms are in close proximity to one another and patient toilets. They do not benefit from circulation space. The current layout affords poor levels of privacy and the circulation space is cramped and almost non-existent. There is a need for wider access space for wheelchair users and those less mobile. The need for appropriate circulation space places further space pressures on the expansion of the surgery;

11. The above works can only take place if the planning approval is resolved shortly and the surgery are able to apply for NHS funding. If planning consent is not granted then the surgery will not be able to apply for this funding. The NHS funding is subject to a range of patient requirements and the ability to meet these is all dependant on the delivery of the extension.

3.3 Relevant Planning History

13164/C/83/1635 60 West Drayton Road Hillingdon
Formation of access

Decision: 12-12-1983 PRQ

13164/D/93/1361

60 West Drayton Road Hillingdon

Erection of a single storey rear extension and change of use of the premises to a doctor's surge with associated car parking

Decision: 18-11-1993 Approved

Comment on Relevant Planning History

13164/D/93/1361 - Erection of a single storey rear extension and change of use of the premises to a doctor's surgery with associated car parking. APPROVED.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

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

AM7 Consideration of traffic generated by proposed developments.

AM14 Policies: New development and car parking standards.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway

PT1.BE1 (2012) Sustainable Environment provision of cycle parking facilities

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.

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

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

3 neighbouring properties were consulted by letter dated 21.5.15 and a site notice was displayed which expired on 23.6.15.

2 letters of objection been received raising concerns about the enlargement of the side dormer and the possible loss of privacy and the accuracy of the plans which show the side extension as a garage. A request has been made for the window to be obscure glazed. Concerns have also been raised in respect of the possible noise and disturbance resulting from extractor fans

Central & South Planning Committee - 3rd November 2015

PART 1 - MEMBERS, PUBLIC & PRESS

Officer note: Amended plans have been received which remove the alterations and extension of the dormer from the proposal and which clarify the side extension to number 62 being an extension rather than a garage.

A petition of support has been submitted in respect of this application.

Internal Consultees

Highways Officer:

a. The car park layout should be amended to ensure that no vehicle encroaches onto the public highway.

b. The transport statement confirms that there will be no increase in number of staff and patients on the surgery roll following the proposed development. The transport statement included results of parking surveys dated 10 August 2015. This indicates that there are no parking restrictions on street in the vicinity of the site and there is insignificant on street parking stress within 200m of the site along Green Lane, West Drayton Road and New Road during the three time periods: 07:00-09:00, 11:00-12:00 and 15:00-16:00. The proposed development will generate low levels of traffic movements and is therefore considered acceptable subject to the above amendment to the on-site parking layout.

Officer Comment: A revised parking layout has been submitted in accordance with this advice.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application property has a lawful use as a doctor's surgery and is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The principle of expansion of this community facility is considered acceptable subject to compliance with other policies within the Development Plan which are addressed within this report.

7.02 Density of the proposed development

Not applicable to this application.

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

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 Council requires extensions to be subordinate in scale and to reflect the spacing and design of development within the locality and respect the architectural integrity of the host building.

The plans have been amended throughout the course of the application to reduce the overall bulk and form of the extensions in an attempt to secure an improved relationship

with the original building on the site and the locality. The side extensions (towards the southern boundary) which are considered to be more prominent in the street scene than those to the rear and to the north, have been reduced in scale and would now enjoy a staggered relationship with the original building. Given that the extensions would, in part, replace an existing garage which is located along the southern/rear boundary, it is considered, on balance, that the proposed extensions 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

Whilst the proposal includes a side extension of 13.4m alongside the boundary with number 62 West Drayton Road, it would in part, replace an existing garage, beyond the rear wall of this property. The extension would project approximately 3.4m to the front of the side extension to Number 62 West Drayton Road. It is considered, on balance, that the side extensions would not result in an unacceptable loss of light or outlook to the occupants of this property.

The occupants of number 62 West Drayton Road have expressed some concerns about extract flues and vents discharging into their garden with an unacceptable increase in noise and disturbance. It is considered that a condition to require details of any air extraction systems to be submitted to and approved by the LPA to ensure that the development does not result in an unacceptable loss of amenity would ensure that this is considered. With this condition the proposal is considered to be in accordance with Policies OE1 and OE3 of the Local Plan. The proposal is therefore, on balance, not considered to constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved 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. These require a maximum provision of three off-street parking spaces for each dwelling.

The site is located in an area with a PTAL score of 2. The applicants have submitted a Transport Statement. The transport statement confirms that there will be no increase in number of staff and patients on the surgery roll following the proposed development and included results of parking surveys dated 10 August 2015. This indicates that there are no parking restrictions on-street in the vicinity of the site and there is insignificant on-street parking stress within 200m of the site along Green Lane, West Drayton Road and New Road during the three time periods: 07:00-09:00, 11:00-12:00 and 15:00-16:00. The Highways Officer has confirmed that the proposed development will generate low levels of traffic movements and is therefore considered acceptable in accordance with Policies AM7 and AM14 of the Local Plan.

7.11 Urban design, access and security

The issues are addressed above.

7.12 Disabled access

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The proposal includes improved provision for disabled access, including a ramp to the entrance and is thus considered to be acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost by the proposal and both the front and rear gardens area of little landscape merit. The application is considered acceptable in accordance with Policy BE38 of the Local Plan.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The issues are addressed in the section above.

7.19 Comments on Public Consultations

The comments raised are addressed in the report above.

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 permission for alterations and extensions of the existing doctors surgery to provide improved facilities for an increasing number of patients. Whilst the proposal does represent a significant increase to the size of the practice, a balance has been made between the overall benefit of securing improvements to this community facility against the visual impact upon the residential amenities of the occupants of nearby properties and the impact upon highway safety. The revised proposals are considered, on balance, to have an acceptable visual impact and would not unacceptably detract from the residential amenities of occupants of nearby properties. Furthermore the proposal would generate low levels of traffic movements and is considered to have an acceptable

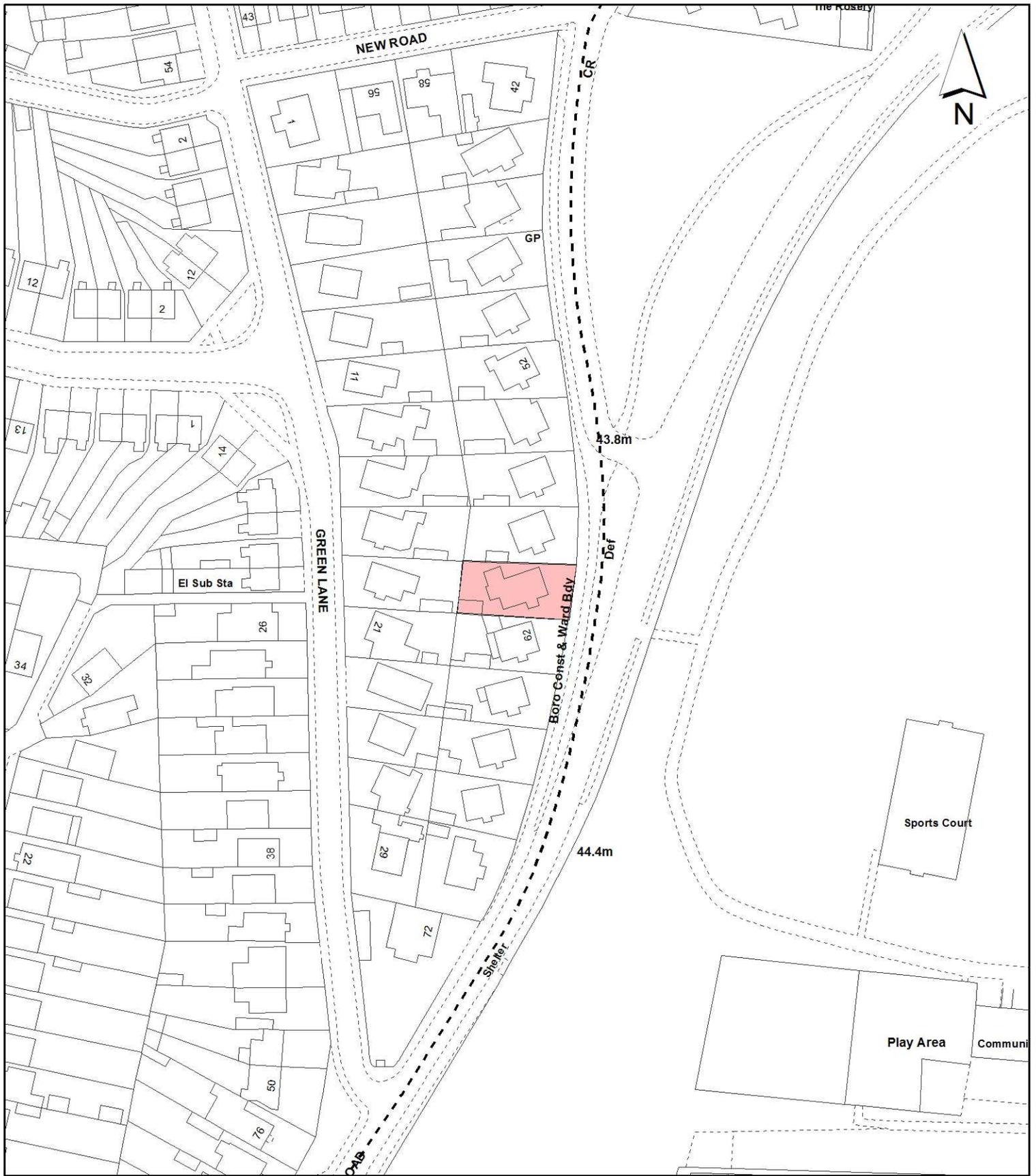
on-site parking layout.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015)
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**60 West Drayton Road
 Hillingdon**

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

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

Planning Application Ref:

13164/APP/2015/1581

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 95 WOOD END GREEN ROAD HAYES

Development: Part first floor rear extension and two rear dormer windows to upper floor flat

LBH Ref Nos: 32/APP/2015/3039

Drawing Nos: 14/95/WERH/201
14/95/WERH/202
14/95/WERH/203
15/95/WERH/305
14/95/WERH/204
15/95/WERH/306
15/95/WERH/307
15/95/WERH/308
Location Plan (1:1250)

Date Plans Received: 11/08/2015 **Date(s) of Amendment(s):**

Date Application Valid: 24/08/2015

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by reason of its flat roofed design, position and bulk, would result in discordant and intrusive features that would be harmful to the character and appearance of the original property and the visual amenity of the street scene and the wider area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

3

The applicant is advised that the 'additional shop storage' area at the rear of the site, shown on the submitted drawings, is unauthorised and the subject of an enforcement notice.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Wood End Green Road, on the eastern corner of Cromwell Road in Hayes. The site is bordered to the east by 93A Wood End Green Road and a parking area. 85 and 87 Wood End Green Road are located south-east of the site. 2 Cromwell Road is located south of the site whilst 97A Wood End Green Road and 3 Cromwell Road are located to the west.

The property is in part residential use and part commercial use. Part of the ground floor is used as a shop with the external walled rear yard ancillary to this. The residential property is partly situated on the ground floor and the first floor. An extension has been recently added to the rear of the building to contain a WC, shop store and cold store. A small yard is retained between the original shop and the L-shaped extensions which project along the side and rear boundary of the site. It is important to note that the L-shaped extensions along the side and rear boundaries are currently unauthorised and the subject of an enforcement investigation.

3.2 Proposed Scheme

Planning permission is sought for a part first floor extension to the rear and a rear dormer loft conversion to the upper floor flat. The part first floor rear extension would be 2m deep and 4.67m wide with a new window on the rear elevation. The extension would be 2.17m high with a flat roof and would have 0.40m high parapet walls on either side, as per the existing flat roof extension.

The rear dormer loft conversion would provide 19.94sq.m of floor space with two dormers set in the roof slope. The dormers would be set in 1m from the sides, 0.38m above the eaves and 0.30m below the roof ridge.

The proposal would also include one new window on the Cromwell Road elevation and two new windows on the existing rear elevation. No windows are proposed on the side elevation facing 93A Wood End Green Road.

3.3 Relevant Planning History

32/APP/2005/3080 95 Wood End Green Road Hayes

ERECTION OF A FIRST FLOOR REAR EXTENSION TO EXISTING RESIDENTIAL FLAT AND ALTERATION TO SIDE ELEVATION (FACING CROMWELL ROAD) AND CHANGE OF USE C AN EXISTING GROUND FLOOR RESIDENTIAL KITCHEN/DINING AREA AND PART OF CLASS A1 (RETAIL SHOP) AREA TO HOT FOOD TAKE AWAY (CLASS A5)

Decision: 04-09-2006 Withdrawn

32/APP/2005/3082 95 Wood End Green Road Hayes

ERECTION OF A TWO-STORY REAR EXTENSION INCORPORATING 2 INTEGRAL GARAGES AT GROUND FLOOR LEVEL AND 1 TWO-BEDROOM SELF-CONTAINED RESIDENTIAL FLAT ON FIRST FLOOR LEVEL

Decision: 26-01-2007 Withdrawn

32/APP/2009/1741 95 Wood End Green Road Hayes

First floor rear extension.

Decision:

32/APP/2013/3494 95 Wood End Green Road Hayes

First floor rear extension, raising of roof to create habitable roofspace to include installation of 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof

Decision: 22-01-2014 Refused

32/APP/2014/1909 95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 1 rear dormer and 3 front rooflights

Decision: 29-07-2014 Refused

32/APP/2014/2215 95 Wood End Green Road Hayes

Single storey rear extension for use as additional storage and cold room (Retrospective)

Decision: 26-08-2014 Refused

32/APP/2014/4137 95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 2 rear dormers

Decision: 20-01-2015 Refused **Appeal:** 07-10-2015 Dismissed

32/APP/2014/4139 95 Wood End Green Road Hayes

First floor rear extension

Decision: 20-01-2015 Refused

32/APP/2015/1861 95 Wood End Green Road Hayes

Single storey rear extension for use as additional storage and cold room involving installation of timber fence to front (Part-Retrospective)

Decision: 20-07-2015 Refused

32/APP/2015/3040 95 Wood End Green Road Hayes

Replacement roof involving increasing ridge height and first floor rear extension

Decision:

32/APP/2015/307 95 Wood End Green Road Hayes

Single storey rear extension for use as additional storage and cold room (Retrospective) including proposed removal of front wall with timber fence.

Decision: 16-03-2015 NFA

Comment on Planning History

Planning application ref: 32/APP/2013/3494, for a first floor rear extension, raising of roof to create habitable roofspace with 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof, was refused in January 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the overall size, scale, design, position and bulk of the proposed extension and dormer. The scheme was also considered to be detrimental to residential amenity of occupiers due to a restricted level of natural light and lack of outlook to a habitable room.

Planning application ref: 32/APP/2014/1909, for a first floor rear extension and raising of roof to create habitable roofspace with 1 rear dormer and 3 front rooflights, was refused in July 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to size, scale, bulk, design and position of the first floor extension and dormer.

Planning application ref: 32/APP/2014/4137, for a first floor rear extension and raising of roof to create habitable roofspace with 2 rear dormers, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the first floor extension.

The application was dismissed at appeal in October 2015 (Planning Inspectorate Appeal Ref: APP/R5510/W/15/3009503); the Appeal Inspector considered that the proposed first floor extension, projecting 4m beyond the existing rear elevation, would "increase the bulk of its two-storey flat roofed element to the extent that it would no longer be proportionate to the scale of the original building, thereby resulting in a harmful effect on its character and appearance".

The Appeal Inspector also considered that due to "the spread of its flat roofed form and proportions and given the appeal property's prominent corner position, the proposed extension would give the building's side elevation a much bulkier appearance. Even though its overall bulk might be less than that of 97a, this change in proportion would be particularly incongruous in views from around the junction of Wood End Green Road and Cromwell Road. Consequently, whilst the effects would be relatively localised in extent, the proposal would nonetheless result in harm to the character and appearance of the area".

The Inspector concluded that the proposed extension would fail to respect the character of the host building and the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Planning application ref: 32/APP/2014/4139, for a first floor rear extension, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the extension.

The application site is also subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit. The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

A planning application for a part first floor extension to the rear and a rear dormer loft conversion to the upper floor flat is being dealt with under application ref: 32/APP/2015/3040.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
 BE13 New development must harmonise with the existing street scene.

Part 1 Policies:

BE15 Alterations and extensions to existing buildings

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

BE20 (2012) Built Environment Daylight and Sunlight Considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 17 local owners/occupiers and a site notice was displayed. One response was received:

- i) no objection to the extension which has been reduced by 2m from previous application
- ii) traffic congestion is unacceptable with restricted views when turning into Cromwell Road due to commercial van obstruction
- iii) untidy site due to litter and building materials being left on the site for over a year

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is acceptable subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) relating to the impact of the proposal on the character and appearance of the building and the street scene, and the impact on residential amenity, discussed elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

There are a variety of roof types within the immediate locality including a first floor flat roofed element to the application property. The application site occupies a very prominent location on the corner of Wood End Green Road and Cromwell Road and so any development along the Cromwell Road elevation would need to appear proportionate to the scale of the original building in order to prevent causing harm to the character and appearance of the building and surrounding area.

The proposed dormers are of the same size, design and positioning as the proposed dormers which formed part of the previous planning application (ref: 32/APP/2014/4137, refused January 2015). At the time of the application, the proposed dormers were considered to be acceptable and were not a reason for refusal. It is therefore considered that the two proposed dormers would not appear as dominant features within the rear roof slope and would not cause harm to the character and appearance of the original building.

The proposed scheme includes the raising of the pitched roof ridge from 6.80m high to 7.30m high. The proposed increase of 0.5m is considered to be acceptable and would not cause harm to the character and appearance of the building or the street scene and surrounding area. It is important to note that the neighbouring 97 and 97A Wood End Green Road has a pitched roof measuring 5.2m high at the eaves and 7.95m high at the ridge (planning permission ref: 61585/APP/2009/2672, dated 28-04-10).

The proposed first floor rear extension has been reduced in size from the previous application (ref: 32/APP/2014/4137, refused January 2015), extending 2m from the existing rear elevation and set in 3.67m from the Cromwell Road elevation. Although the depth and width of the extension has been reduced from the previous application (dismissed at appeal October 2015), it is considered that the proposed extension's flat roofed design, when combined with the existing flat roof at first floor level, would further increase the bulk and prominence of the building in this prominent corner location. As such, the proposed extension would result in an incongruous addition to the property and street scene, particularly when viewed from Cromwell Road.

The proposed scheme therefore fails to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for extensions by reason of their siting, bulk and proximity, if they would result in a significant loss of residential amenity. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the proposal should protect the privacy of the occupiers and their neighbours.

The proposed first floor extension would extend 1.20m out from the rear elevation of the neighbouring property (93 Wood End Green Road). It is considered that the proposed extension would not breach the 45 degree line of sight principle from the rear windows of the neighbouring property. No windows are proposed on the side elevation facing 93 Wood End Green Road. Due to the separation distances between the application site and the neighbouring properties to the south and south-east, the proposed first floor rear extension would comply with the 21m separation distances between habitable room windows.

The proposed scheme would include an additional window on the side elevation facing Cromwell Road. There are two existing windows on this elevation that face onto the side of 97 and 97A Wood End Green Road. It is considered that the proposed window on this side elevation would be acceptable and would not result in a significant loss of privacy to existing and future occupiers.

Overall, it is considered that the proposed scheme would be acceptable in regards to residential amenity and would not result in a loss of privacy to the application property and its neighbouring properties, in accordance with Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.09 Living conditions for future occupiers

The proposed first floor extension and loft conversion would create 27.39sq.m of additional floor space to the existing two-bed residential unit. The first floor extension would comprise of a kitchen whilst a new bedroom would be created within the roof space; this would replace an existing bedroom on the first floor which would be converted to a dining room. The scheme would increase the internal floor space from 58.71sqm to 86.10sq.m, thereby

complying with the recommended floor space standards set out in Policy 3.5 of the London Plan (2015).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Concerns were raised during the public consultation over traffic congestion and vehicle obstruction. It is considered that the proposed extension and loft conversion would not result in an increase in traffic generation. The existing property does not benefit from any off-street parking and no parking would be provided as part of this development. There are no parking restrictions within the immediate area and the proposed scheme would not result in a significant increase in parking demand.

7.11 Urban design, access and security

See Section 7.2 of this report.

7.12 Disabled access

No changes are proposed to the existing disabled access to the building.

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

One response was received during the public consultation supporting the reduced depth of the extension and raising concerns over traffic congestion/vehicle obstruction, litter and the storage of building materials on the site resulting in an untidy site.

The removal of building materials is covered under the current enforcement notice for unauthorised works to the site. The impact of the proposal on traffic and parking has been discussed elsewhere in this report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit.

The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for a part first floor extension to the rear and a rear dormer loft conversion to the upper floor flat, including raising the roof ridge.

Whilst the proposal is considered acceptable in terms of its impact upon residential amenity and would not result in any highway safety issues, the rear extension is considered to be unacceptable in regards to its size, scale and flat roofed design which would increase the bulk and prominence of the building in this prominent corner location, thereby resulting in a detrimental impact on the character and appearance of the property and on the visual amenity of the street scene and the wider area.

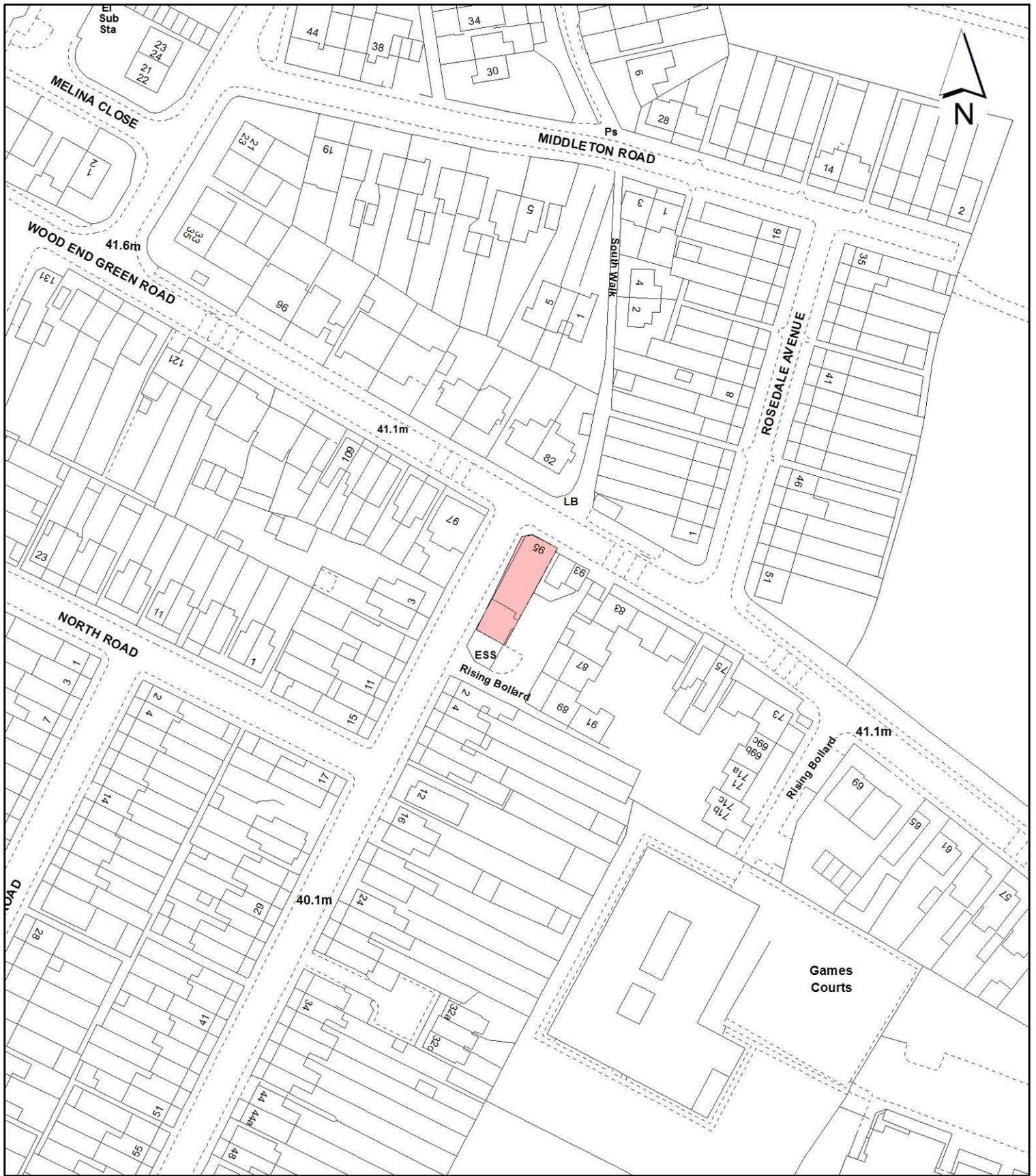
The proposal does not comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Extensions
London Plan (2015)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**95 Wood End Green Road
 Hayes**

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

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

Planning Application Ref:

32/APP/2015/3039

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 95 WOOD END GREEN ROAD HAYES

Development: Replacement roof involving increasing ridge height and first floor rear extension

LBH Ref Nos: 32/APP/2015/3040

Drawing Nos: 14/95/WERH/201
14/95/WERH/202
14/95/WERH/203
14/95/WERH/408
14/95/WERH/204
14/95/WERH/405
14/95/WERH/406
14/95/WERH/407
Location Plan (1:1250)

Date Plans Received: 11/08/2015 **Date(s) of Amendment(s):**

Date Application Valid: 11/08/2015

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14/95/WERH/405, 14/95/WERH/406, 14/95/WERH/407 and 14/95/WERH/408 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 HO4 Materials

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

REASON

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

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.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

3

The applicant is advised that this permission does not relate to the 'additional shop storage' area at the rear of the site, shown on the submitted drawings, which is unauthorised and the subject of an enforcement notice.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Wood End Green Road, on the eastern corner of Cromwell Road in Hayes. The site is bordered to the east by 93A Wood End Green Road and a parking area. 85 and 87 Wood End Green Road are located south-east of the site. 2 Cromwell Road is located south of the site whilst 97A Wood End Green Road and 3 Cromwell Road are located to the west.

The property is in part residential use and part commercial use. Part of the ground floor is used as a shop with the external walled rear yard ancillary to this. The residential property is partly situated on the ground floor and the first floor. An extension has been recently added to the rear of the building to contain a WC, shop store and cold store. A small yard is retained between the original shop and the L-shaped extensions which project along the

side and rear boundary of the site. It is important to note that the L-shaped extensions along the side and rear boundaries are unauthorised and the subject of an enforcement investigation.

3.2 Proposed Scheme

Planning permission is sought for a replacement roof with an increased ridge height and a first floor rear extension. The first floor rear extension would be 2m deep and 8.38m wide, extending across the full width of the property. Two new windows would be located on the rear elevation and two new windows would be installed on the Cromwell Road elevation; no windows are proposed on the side elevation facing 93A Wood End Green Road. The existing roof is part pitched, with a ridge height of 6.80m, and part flat roof; the existing roof would be replaced with a pitched roof measuring 7.73m high at the roof ridge and 5.08m high at the eaves. The proposal would involve the provision of a pitched roof over the existing flat roof area and the proposed extension.

3.3 Relevant Planning History

32/APP/2005/3080 95 Wood End Green Road Hayes

ERECTION OF A FIRST FLOOR REAR EXTENSION TO EXISTING RESIDENTIAL FLAT AND ALTERATION TO SIDE ELEVATION (FACING CROMWELL ROAD) AND CHANGE OF USE OF AN EXISTING GROUND FLOOR RESIDENTIAL KITCHEN/DINING AREA AND PART OF CLASS A1 (RETAIL SHOP) AREA TO HOT FOOD TAKE AWAY (CLASS A5)

Decision: 04-09-2006 Withdrawn

32/APP/2005/3082 95 Wood End Green Road Hayes

ERECTION OF A TWO-STOREY REAR EXTENSION INCORPORATING 2 INTEGRAL GARAGES AT GROUND FLOOR LEVEL AND 1 TWO-BEDROOM SELF-CONTAINED RESIDENTIAL FLAT ON FIRST FLOOR LEVEL

Decision: 26-01-2007 Withdrawn

32/APP/2009/1741 95 Wood End Green Road Hayes

First floor rear extension.

Decision:

32/APP/2013/3494 95 Wood End Green Road Hayes

First floor rear extension, raising of roof to create habitable roofspace to include installation of 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof

Decision: 22-01-2014 Refused

32/APP/2014/1909 95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 1 rear dormer and 3 front rooflights

Decision: 29-07-2014 Refused

32/APP/2014/2215 95 Wood End Green Road Hayes
Single storey rear extension for use as additional storage and cold room (Retrospective)

Decision: 26-08-2014 Refused

32/APP/2014/4137 95 Wood End Green Road Hayes
First floor rear extension and raising of roof to create habitable roofspace to include installation of
2 rear dormers

Decision: 20-01-2015 Refused **Appeal:** 07-10-2015 Dismissed

32/APP/2014/4139 95 Wood End Green Road Hayes
First floor rear extension

Decision: 20-01-2015 Refused

32/APP/2015/1861 95 Wood End Green Road Hayes
Single storey rear extension for use as additional storage and cold room involving installation of
timber fence to front (Part-Retrospective)

Decision: 20-07-2015 Refused

32/APP/2015/3039 95 Wood End Green Road Hayes
Part first floor rear extension and two rear dormer windows to upper floor flat

Decision:

32/APP/2015/307 95 Wood End Green Road Hayes
Single storey rear extension for use as additional storage and cold room (Retrospective)
including proposed removal of front wall with timber fence.

Decision: 16-03-2015 NFA

Comment on Planning History

Planning application ref: 32/APP/2013/3494, for a first floor rear extension, raising of roof to create habitable roofspace with 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof, was refused in January 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the overall size, scale, design, position and bulk of the proposed extension and dormer. The scheme was also considered to be detrimental to residential amenity of occupiers due to a restricted level of natural light and lack of outlook to a habitable room.

Planning application ref: 32/APP/2014/1909, for a first floor rear extension and raising of roof to create habitable roofspace with 1 rear dormer and 3 front rooflights, was refused in July 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to

size, scale, bulk, design and position of the first floor extension and dormer.

Planning application ref: 32/APP/2014/4137, for a first floor rear extension and raising of roof to create habitable roofspace with 2 rear dormers, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the first floor extension. The application was dismissed at appeal in October 2015 (Planning Inspectorate Appeal Ref: APP/R5510/W/15/3009503); the Appeal Inspector concluded that the proposal would fail to respect the character of the host building and the surrounding area.

Planning application ref: 32/APP/2014/4139, for a first floor rear extension, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the extension.

The application site is also subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit. The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

A planning application for a part first floor extension to the rear and a rear dormer to the upper floor flat is being considered under application ref: 32/APP/2015/3039.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:
BE13 New development must harmonise with the existing street scene.

Part 1 Policies: Alterations and extensions to existing buildings

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

BE20 (2012) Built Environment Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 17 local owners/occupiers and a site notice was displayed. One response was received objecting on the following grounds:

- i) the building has been extended without planning permission and the current extension is an eyesore
- ii) The refrigeration unit on the single storey extension was not well thought out and the landlord should have been directed to remove it
- iii) issue with drainage from flat roof guttering
- iv) building materials have been left on the site for over a year
- v) further developments should be stopped

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is acceptable subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) relating to the impact of the proposal on the character and appearance of the building and the street scene, and the impact on residential amenity, discussed elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

There are a variety of roof types within the immediate locality including a first floor flat roofed element to the application property. The application site occupies a very prominent location on the corner of Wood End Green Road and Cromwell Road.

The proposal seeks to provide a pitched roof to replace the existing part pitched, part flat roof. In terms of roof height, the proposed replacement pitched roof would be 7.73m high at the roof ridge and 5.08m high at the eaves. The proposed ridge height would be 0.93m higher than the existing ridge height.

It is important to note that 97 and 97A Wood End Green Road has a pitched roof measuring 5.2m high at the eaves and 7.95m high at the ridge (planning permission ref: 61585/APP/2009/2672, dated 28-04-10).

It is considered that the overall height increase of the proposal would be acceptable and the proposed roof form would be in keeping with the character and appearance of a number of existing roof forms in the street scene.

The proposed first floor rear extension would be acceptable in terms of its bulk and scale. In regards to design, the extension would match the existing building in terms of materials and the proposed replacement pitched roof would ensure that the first floor extension does not appear as a discordant addition to the property.

The proposed replacement pitched roof and first floor rear extension therefore complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for extensions by reason of their siting, bulk and proximity, if they would result in a significant loss of residential amenity. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the proposal should protect the privacy of the occupiers and their neighbours.

The proposed first floor extension would extend 1.20m out from the rear elevation of the neighbouring property (93 Wood End Green Road). It is considered that the proposed extension would not breach the 45 degree line of sight from the rear windows of the neighbouring property. No windows are proposed on the side elevation facing 93 Wood End Green Road. Due to the separation distances between the application site and the neighbouring properties to the south and south-east, the proposed first floor rear extension would comply with the 21m separation distances between habitable room windows.

The proposed scheme would include two additional windows on the side elevation facing Cromwell Road; one on the original building and one on the proposed extension. There are two existing windows on this elevation that face onto the side of 97 and 97A Wood End Green Road. It is considered that the proposed windows on this side elevation would be acceptable and would not result in a significant loss of privacy to existing and future occupiers given that they face the public highway.

Overall it is considered that the proposed scheme would be acceptable in regards to residential amenity and would not result in a loss of privacy to the application property and its neighbouring properties, in accordance with Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.09 Living conditions for future occupiers

The proposal would create 12.95sq.m of additional floor space to the existing two-bed residential unit on the first floor which would comprise of a bathroom and a kitchen. One of the bedrooms would be converted to a dining room. The scheme would increase the internal floor space from 58.71sqm to 73.74sq.m, thereby complying with the recommended floor space standards set out in Policy 3.5 of the London Plan (2015).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed scheme would not result in an increase in traffic generation. The existing property does not benefit from any off-street parking and no parking would be provided as part of this development. There are no parking restrictions within the immediate area and the proposed scheme would not result in a significant increase in parking demand.

7.11 Urban design, access and security

See Section 7.2 of this report.

7.12 Disabled access

No changes are proposed to the existing disabled access to the building.

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

One response was received during the public consultation objecting to the unauthorised works and their visual impact and the storage of building materials on the site.

The unauthorised works to the site are currently the subject of an enforcement notice served as part of an enforcement investigation. The removal of building materials is covered under the enforcement notice.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit.

The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

7.22 Other Issues

None

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for a replacement roof with an increased ridge height and a first floor rear extension.

The proposed scheme is considered to be acceptable in regards to bulk and scale and would not have a detrimental impact on the character and appearance of the property or on the visual amenity of the street scene and the wider area. The proposal would not have a detrimental impact on residential amenity.

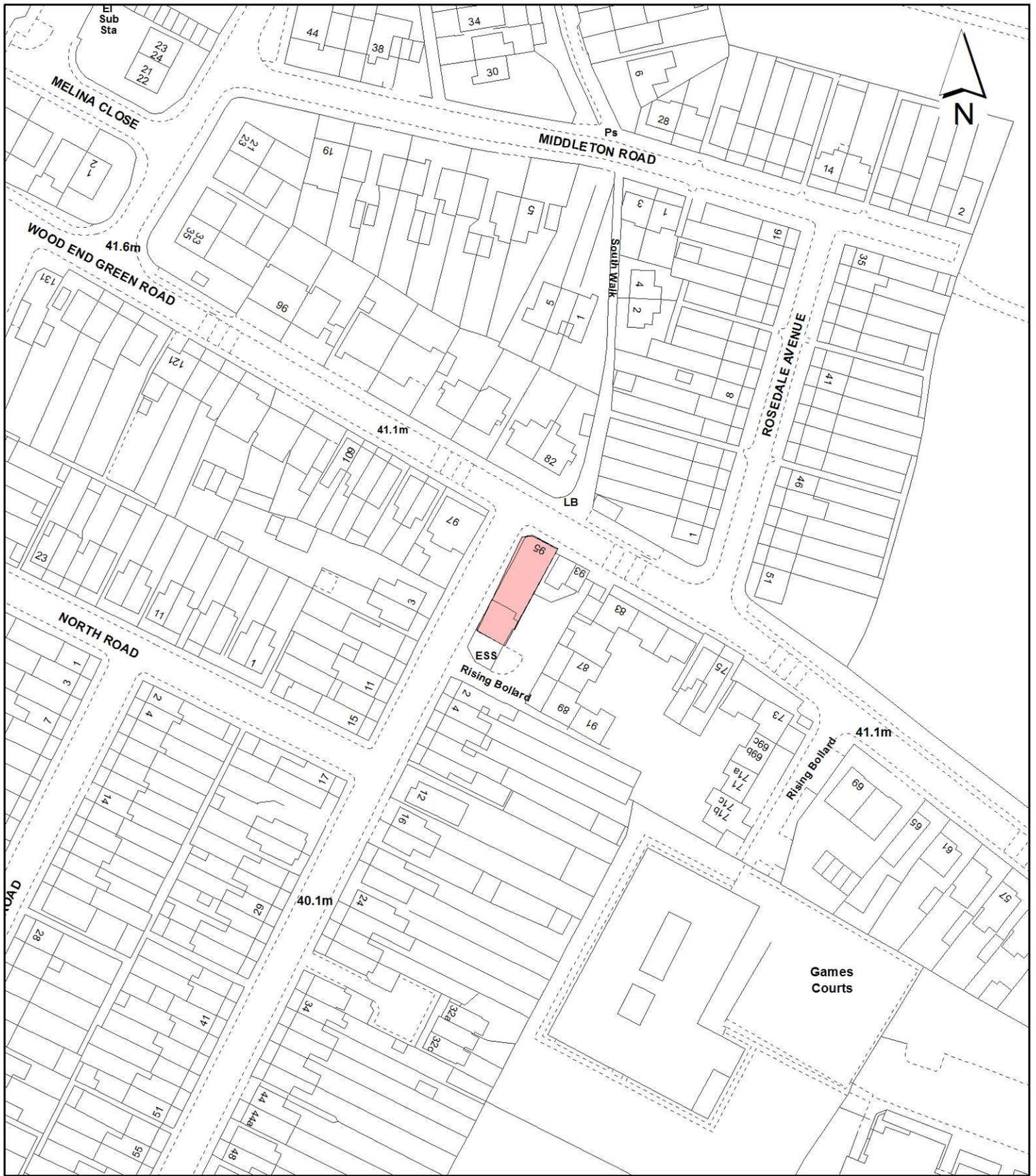
The proposal complies with Policies BE13, BE15, BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Extensions
London Plan (2015)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**95 Wood End Green Road
 Hayes**

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

Planning Application Ref:
32/APP/2015/3040

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Installation of 10 freestanding smoking shelters

LBH Ref Nos: 532/APP/2015/3602

Drawing Nos: BUSMSH-GW-00-LOC-001 Sheet 1 of 2 Rev. A
BUSMSH-GW-00-LOC-001 Sheet 2 of 2 Rev. A
Photographs
BUSMSH-GW-00-LOC-001 (Location Plan 1:2500)
BUSMSH-GW-00-DET-001

Date Plans Received: 28/09/2015

Date(s) of Amendment(s): 28/09/2015

Date Application Valid: 28/09/2015

1. SUMMARY

The application site is located within the major developed site of Brunel University and the Metropolitan Green Belt as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The application seeks planning permission for the installation of 10 free-standing smoking shelters at 10 separate locations within the Brunel University Campus. The proposed development is considered to be in keeping with the existing character of the area and would safeguard its visual amenity in line with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and would not harm the openness of the Green Belt.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BUSMSH-GW-00-LOC-001 Sheet 1 of 2 Rev. A, BUSMSH-GW-00-LOC-001 Sheet 2 of 2 Rev. A and BUSMSH-GW-00-DET-001 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 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 details of hard landscaping associated with each shelter and shall demonstrate provision of a suitable means of ensuring users can access the shelter in all weathers without detriment to any surrounding soft landscaping or grass. 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 and BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 159 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.

2 147 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).

3 152 Compulsory Informative (1)

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

4 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2015) Green Belt
NPPF	National Planning Policy Framework

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies within a Major Developed Site located within the Metropolitan Green. The university campus occupies land to the west of Cleveland Road extending to High Street, Cowley and to the east where it is bounded by Kingston Lane. The site accommodates teaching facilities, student halls of residents and all ancillary buildings within a parkland setting together with associated footpaths, service roads and car parks. The campus is noted and described in Hillingdon's Landscape Character Assessment, (chapter 4, Townscape Character Type: Institutional Development)

3.2 Proposed Scheme

The application seeks planning permission for the installation of 10 free-standing smoking shelters at 10 separate locations within the Brunel University Campus. Each canopy would measure 2.45m in height and would comprise of a canopy constructed of Durapol material measuring 1.4m x 2m supported by coated steel posts.

3.3 Relevant Planning History

532/ADV/2014/40 Brunel University Kingston Lane Hillingdon
Installation of 4 x non-illuminated flag and banner poles

Decision: 03-09-2014 Approved

532/APP/2013/1586 Elliott Jaques Building, Brunel University Kingston Lane Hillingdon
Single storey structure to accommodate 3 x test chambers and associated roof plant for a temporary period of 10 year, following demolition of existing building.

Decision: 24-09-2013 Approved

532/APP/2013/3688 Chadwick Building, Brunel University Cleveland Road Uxbridge
Retention of two storey pre-fabricated building for a period of three years.

Decision: 11-02-2014 Approved

532/APP/2014/2160 Brunel University Kingston Lane Hillingdon
Installation of 15 additional parking spaces

Decision: 27-11-2014 Approved

532/APP/2014/2161 Brunel University Kingston Lane Hillingdon
Installation of 52 additional parking spaces

Decision: 27-11-2014 Approved

532/APP/2014/2163 Brunel University Kingston Lane Hillingdon
Installation of 42 additional parking spaces

Decision: 27-11-2014 Approved

532/APP/2014/30 Brunel University Kingston Lane Hillingdon
Construction of a research building, together with associated substation, stores, car parking access and landscaping.

Decision: 16-06-2014 Approved

532/APP/2014/3445 Brunel University Kingston Lane Hillingdon
Installation of vehicular crossover serving Brunel University sports pitches from Kingston Lane (Retrospective)

Decision: 05-12-2014 Refused

532/APP/2014/54 Brunel University Cleveland Road Uxbridge
Installation of 44 car parking spaces (Retrospective Application)

Decision: 12-03-2014 Approved

532/APP/2015/1522 Bannerman Centre, Brunel University Kingston Lane Hillingdon
Installation of a lobby to north entrance and installation of additional fire exit to east elevation

Decision: 01-09-2015 Approved

Comment on Relevant Planning History

There is an extensive planning history at this site, the most recent of which is detailed above.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

The following UDP Policies are considered relevant to the application:-
AM14 New development and car parking standards.

BE13 Policies: New development must harmonise with the existing street scene.

BE38 Retention of topographical and landscape features and provision of new planting
PT1.BE1 (2012) Built Environment and Landscaping in development proposals.

PT1.HE1 (2012) Heritage Green Belt: acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2015) Green Belt

NPPF National Planning Policy Framework

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Avenue Residents Association, The Cleveland Road Residents Association and The Cleveland Road Neighbourhood Watch Group were consulted by letter dated 30.9.15 and a site notice was displayed which expired on 28.10.15. No responses have been received.

Internal Consultees

Landscape Officer:

No trees or other landscape features of merit will be affected by the proposal.

The proposed structures are relatively discreet, comprised of a 2000mm x 14000mm canopy supported by two mild steel poles.

Two of the structures are proposed near the student halls to the west of Cleveland Road and eight will be dispersed among the rest of the site.

Most, of the proposed locations are within areas of grass/soft landscape. If these are used by large numbers or in wet weather they will quickly become eroded/muddy patches. An area of paving will be required. This should be conditioned.

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

Conservation Officer:

There are no objections in conservation or design terms to this proposal.

Floodwater Management Officer:

Confirm no comments in respect of this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of the Green Belt. Green Belt policy as now contained within the National Planning Policy Framework states at Paragraph 89 that the construction of new buildings within the Green Belt is inappropriate, except in certain circumstances. Such exceptions include:

- (i) the provision of appropriate facilities for outdoor sport and outdoor recreation where the openness of the Green Belt is preserved and does not conflict with the purposes of including land within it; and
- (ii) limited infilling or the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Given the nature of this scheme, which would provide shelter to smokers at the university campus, comprising of 10 x small structures within a developed site, the proposal does not represent inappropriate development within the Green Belt and there are no objections in principle to the proposal.

7.02 Density of the proposed development

Not applicable to this application.

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

There are a number of architecturally important structures, both Locally Listed Buildings and Grade II listed buildings within the Campus. The Council's Conservation Officer has advised that none of these buildings are considered to be detrimentally affected by the proposed development.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

As the whole of the University campus is located within the Green Belt, a Green Belt siting cannot be avoided for the proposed smoking shelters. The proposed shelters would form modest and open structures, which would allow views through so that it is considered that the structure would not be harmful to the openness of the Green Belt. The proposal is considered to comply with Policies OL1 and OL4 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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 BE19 of the Hillingdon UDP states that new development must improve or complement the character of the area.

The smoking shelters, due to their size in relation to the existing development on site would have very little impact upon the character and appearance of the area. They would not be apparent from outside of the site and would not be considered to result in an intrusive form of development in terms of its impact on the landscape or streetscene. The proposal is therefore considered to comply with Policy BE19 of the Hillingdon UDP (Saved Policies)

7.08 Impact on neighbours

The application site does not have any nearby neighbouring properties and therefore the proposal would not have an impact upon residential amenity.

The proposed shelters will be positioned around buildings within the campus. However, in each instance it is considered that there would be sufficient separation maintained to prevent their use by smokers becoming detrimental to the amenity of people within these

nearby buildings.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal would not give rise to any negative concerns regarding parking, traffic generation, highway safety or pedestrian safety owing to the scale and location of the development.

7.11 Urban design, access and security

Due to the size and scale of the proposed development in relation to the existing buildings on the site, it is considered that the proposal would have minimal impact.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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. Whilst the proposed shelters would not have any impact upon existing trees, the landscape officer has requested that hardstanding be conditioned to ensure that the soft landscaped areas upon which the shelters are proposed to be sited would not be eroded in times of wet weather. It is therefore considered that subject to a landscaping condition to secure details of hard surfacing under each shelter, that the proposal is acceptable in accordance with Policy BE38 of the Local Plan.

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

The application site is located within Flood Zone 1, less than 1 hectare and not within 20m of a main river and therefore a Flood Risk Assessment is not required. The Council's Floodwater Management Officer has further confirmed that no comments are raised in respect of this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments received to date.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not relevant to the consideration of 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 relevant to the consideration of this application.

10. CONCLUSION

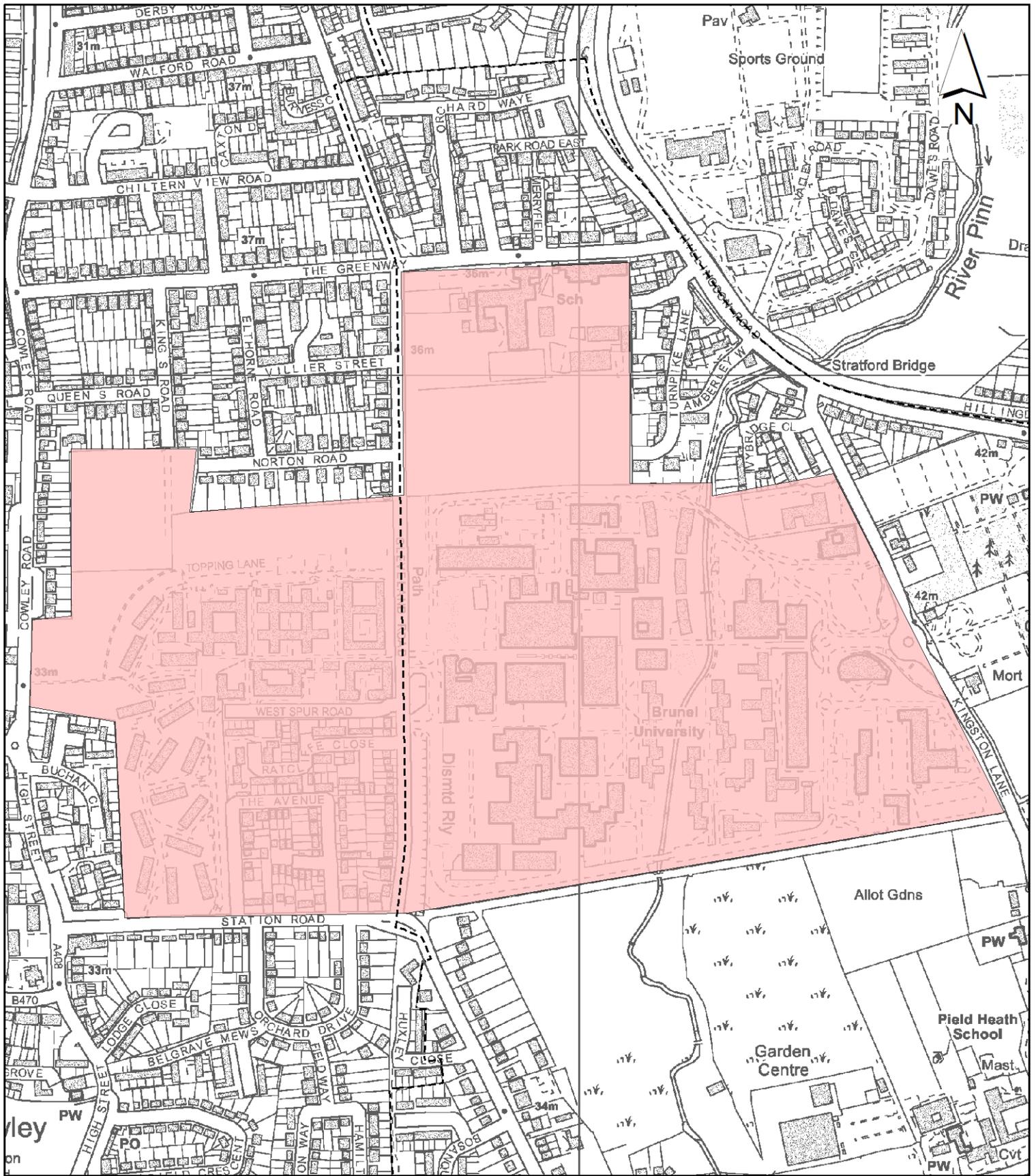
The application site is located within the major developed site of Brunel University and the Metropolitan Green Belt as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The application seeks planning permission for the installation of 10 free-standing smoking shelters at 10 separate locations within the Brunel University Campus. The proposed development is considered to be in keeping with the existing character of the area and would safeguard its visual amenity in line with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and would not harm the openness of the Green Belt.

11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Brunel University
 Kingston Lane
 Hillingdon**

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

Planning Application Ref:

532/APP/2015/3602

Scale:

1:6,000

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 159 CHARVILLE LANE HAYES

Development: Single storey, 4-bed, detached dwelling with habitable roofspace including associated parking and amenity space involving demolition of existing detached bungalow (Part Retrospective)

LBH Ref Nos: 4734/APP/2015/2645

Drawing Nos: Charville/02 Revision A
Charville/03 Revision A
Charville/Block 01 Revision A
Charville/01 Revision A
Location Plan (1:1250)
Charville/04
Charville/CIL

Date Plans Received: 14/07/2015 **Date(s) of Amendment(s):** 14/07/2015
Date Application Valid: 29/08/2015 24/07/2015

1. SUMMARY

Retrospective planning permission is sought for a single storey, 4-bed, detached dwelling with habitable roof space, associated landscaping and parking, following the demolition of the dwelling previously occupying the site.

The previous dwelling was demolished in its entirety and the current dwelling represents an increase in scale and bulk compared to the previous dwelling. The new dwelling includes a habitable roof space where previously only a single storey ground floor was habitable, and the choice of material used in the reconstruction has changed considerably the appearance of the building. Furthermore, the current scheme has repositioned the new dwelling further into the site compared to the location of the original dwelling.

The current dwelling is at an advance stage in its construction save only the internal fit-out and external works, for completion.

Taken together, the above amounts to a new dwelling which constitutes inappropriate development within the Green Belt contrary to Paragraph 89 of the National Planning Policy Framework (2012) (NPPF). Paragraph 87 of the NPPF states that "inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances." This application does not establish "very special circumstances" nor can it be seen as an exception, as described in Paragraph 89.

The new development would contravene Policy OL4 of London Borough of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.16 of The London Plan.

2. RECOMMENDATION

REFUSAL for the following reasons:

- 1 NON2 **Non Standard reason for refusal**

The development, by reason of its overall size, scale, and bulk would be materially larger than the originally existing bungalow and therefore would significantly increase the built up appearance of the site. The proposal would therefore constitute inappropriate development in the Green Belt, contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2015) and the National Planning Policy Framework.

2 NON2 Non Standard reason for refusal

The development by reason of its overall size, height, bulk, siting, length in relation to the adjoining properties and proximity, would be detrimental to the amenities of the adjoining occupiers by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The development, by reason of its overall size, scale, height, bulk, design use of materials represents an incongruous and visually intrusive form of development that is detrimental to the character and appearance of the Green Belt and the visual amenity of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 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.

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
LPP 3.5	(2015) Quality and design of housing developments
LPP 7.16	(2015) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment

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 located on the north side of Charville Lane, Hayes, directly opposite to its junction with Langdale Drive. The wider area is a mix of residential and open land and countryside. Other significant uses include Charville Primary School situated to the south-west of the application site and The Abbeyfields Equestrian Centre located to the west of the site. The immediate rear of the site looking to the north, is open land and countryside, whilst to the south are residential neighbourhoods not within the Green Belt.

The application site is located within a row of 12 bungalows. They are mostly identical in appearance due to their modest scale and construction materials, generally white render finish with terracotta coloured roof tile. Some have been extended, however, in accordance with the policy of the Council these are modest extensions generally to the rear of the properties. The appearance to the street scene is one of uniformity.

The application site is the penultimate dwelling towards the north-eastern edge of the row. Beyond the neighbouring property, No.161 Charville Lane, is open land within the Green Belt. The entire row of dwellings lie within the Green Belt as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The previous dwelling prior to its demolition comprised a modest detached bungalow with a hipped roof. It was extended to the rear by way of an L-shaped flat roofed single storey rear extension. No evidence of the previous dwelling exists and the scale of the works observed on-site suggests wholesale clearance of the site has taken place.

The present dwelling is near completion and has reach an advance stage in its construction. Windows and doors have been installed and the building is water tight. The new dwelling is all but completed save the internal fit-out.

3.2 Proposed Scheme

The application is seeking planning permission (retrospectively) for a 4-bed, detached dwelling with habitable roof space including associated parking and amenity space involving the demolition of the existing detached bungalow.

The new dwelling is constructed using a facing brick (yellow/brown) and slate roof. It is 17.60 metres in length along the west elevation, plus a further 1 metre to include the projection of the bay window. The full width of the dwelling, viewed from the front elevation is 9.55 metres. The east elevation is staggered so there is a 2 metre 'set-in' approximately 4.8 metres from the edge of the rear elevation forming an 'L-shape' in the north-east corner of the property.

The house measures 2.72 metres to the height of the eaves.

The roof design is unusual. It is a hipped-roof but of varying heights and directions. The highest point of the main roof structure measures 5.975 metres to its ridge, its lowest point, at the rear of the house is 4.5 metres to the ridge. The main roof structure is off-centre with a bias towards the west side of the house. The roof covering on the east side of the house comprises two individual hipped roofs, one at the front and one at the rear end of the elevation.

There are 6 roof lights, 3 inserted into either side of the main roof structure.

The front elevation comprises two bay windows either side of a porch entrance, each has dual-pitch roof covering which measure 3.7 metres to the height of the ridge.

Details of the landscape treatment are not provided as part of this application. However, there are 3 parking spaces indicated at the front of the a site. Private amenity space is provided at the rear of the site.

3.3 Relevant Planning History

4734/APP/2014/3453 159 Charville Lane Hayes

Single storey side/rear extension, raising of roof ridge height, conversion of roof space to habitable use to include 2 front, 2 rear rear dormers, 1 front and 1 rear rooflights and conversion of roof from hip to gable end

Decision: 23-12-2014 Refused

4734/APP/2015/183 159 Charville Lane Hayes

Single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 10-02-2015 Approved

4734/APP/2015/184 159 Charville Lane Hayes

Single storey rear extension involving demolition of existing rear extension and re-positioning of side wall

Decision: 10-03-2015 Approved

4734/APP/2015/1979 159 Charville Lane Hayes
Installation of new front boundary wall and entrance gates

Decision: 11-08-2015 Refused

4734/APP/2015/544 159 Charville Lane Hayes

Single storey side/rear extension and porch involving installation of new roof and relocation of front bay window and alterations to front elevation

Decision: 14-04-2015 Refused

Comment on Relevant Planning History

Previous approvals on the site granted under application reference 4734/APP/2015/183 and 4734/APP/2015/183 for a single storey side extension and single storey rear extension can not now be implemented as they relate to the previous dwelling, now demolished.

More contentious schemes under application reference 4734/APP/2015/544 and 4734/APP/2015/3453, involving raising the height of the roof as well as extending the rear of the property and installing bay windows, were refused. In each case, the primary grounds for refusal were that they constituted disproportionate additions to the original house and as such were inappropriate development within the green belt contrary to Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

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

- | | |
|----------|---|
| 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 | (2012) Built Environment |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations |
| EM2 | (2012) Green Belt Metropolitan Open Land and Green Chains |
| 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 |
| LPP 3.5 | (2015) Quality and design of housing developments |
| LPP 7.16 | (2015) Green Belt |
| NPPF1 | NPPF - Delivering sustainable development |

NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Five neighbours were notified by letter on 28/7/15 and a site notice was also displayed at the site on the 28/7/15. On expiration of the consultation on 18/8/15, no objections have been received

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The property sits in a row of similar detached bungalows and lies within the Developed Area and Metropolitan Green Belt as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The previous dwelling was demolished and the current dwelling erected contrary to policy.

Paragraph 87 of the National Planning Policy Framework states that "inappropriate development is, by definition harmful to the Green Belt should not be approved except in very special circumstances." Whilst Local Planning Authorities are directed by paragraph 89 to consider a new building within the Green Belt as inappropriate development, it also provides 6 exceptions to this principle. Of relevance to this application is Paragraph 89, which states:

"A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces."

UDP Policy OL4 states that - The local planning authority will only permit the replacement or extension of buildings within the green belt if:

- (i) the development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) the development would not significantly increase the built up appearance of the site;
- (iii) having regard to the character of the surrounding area the development would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated

Section B (Planning Decisions) of Policy 7.16 UDP of The London Plan states "The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances".

The application proposal is seeking permission retrospectively for a new dwelling erected following the demolition of the previous dwelling. The main policy consideration relates to the potential harm to the Green Belt resulting from inappropriate development. However, new development is not considered inappropriate if the new building is not materially larger than the one it replaces.

The replacement dwelling is considered to be materially larger than the original and as such is not acceptable within the Green Belt.

Detailed aspects of the development are assessed elsewhere in the report however, in summary the development as a whole including the impact on the Green Belt resulting from the development is considered to be unacceptable in principle.

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

The application proposal is seeking permission retrospectively for a new dwelling erected following the demolition of the previous dwelling. The main policy consideration relates to the potential harm to Green Belt resulting from inappropriate development. However, new development is not considered inappropriate if the new building is not materially larger than the one it replaces.

The previous dwelling had been extended by way of a single storey rear extension.

The floor area of the original dwelling as shown in the submitted drawings is 98.15 square metres. The extension to original property contributed a further 10.32 square metres, which in percentage terms is an increased floor area of 9.51%.

The floor area of the new dwelling is divided over two floors. According to the amended plans submitted the ground floor of the new dwelling has a floor area of 159.47 square metres, and the habitable roof would contribute a further 45.73 square metres to the dwelling. The combined total floor area of the new dwelling is 205.20 square metres.

(i) The additional floor area compared to original dwelling: $205.20 - 98.15 = 107.05$

(ii) The additional floor area compared to original dwelling + extension: $205.20 - 108.47 = 96.73$

The percentage increase in floor area on the site is: 109.39% in scenario (i) and 89.18% in scenario (ii).

The Local Planning Authority needs to ensure that there is no undue intensification or enlargement of buildings within or adjacent to the Green Belt that collectively may injure the visual amenities of the Green Belt. It is considered that the percentage increase demonstrates that the new dwelling is materially and substantially larger and than the house it replaced and has disproportionately changed the character of the original dwelling by virtue of the additional bulk and especially the height of the new dwelling. New build is by definition inappropriate development and harmful to the Green Belt, having a detrimental impact on the openness of the Green Belt and injuring the visual amenity and character of

area. The new dwelling is considered to significantly increase the built up appearance of the site and therefore constitutes inappropriate development in the Green Belt, contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2015) and the National Planning Policy Framework.

7.07 Impact on the character & appearance of the area

UDP Policy BE13 resists any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of the existing and adjoining sites. UDP Policy BE19 states that the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area. In terms of design and appearance. Policy 3.5 of the London Plan seeks to ensure high quality design.

The new dwelling is constructed using a facing brick (yellow/brown) and slate roof. The roof of the new dwelling is 5.975m which is almost 1 metre higher than the original roof (5.5m), and it is varied in terms its form, design and profile. There are 6 roof lights, 3 inserted into either side of the main roof structure. The front elevation comprises two deep bay windows either side of a porch entrance, each has dual-pitch roof covering which measure 3.7 metres to the height of the ridge.

The new dwelling bears no resemblance to the previous dwelling or the neighbouring dwellings within the street scene. Its additional bulk and height is inconsistent with the prevailing form and house design and the materials used are inappropriate and unsympathetic to the this setting. The proposed dwelling is prominently located at the junction of Charville Lane and Langsdale Drive, therefore views of the new dwelling are taken from a wide area. The new dwelling is prominent and through choice of materials and the frontage design it appears incongruous and strident within the street scene and fails to harmonise with surrounding properties, this further harms the visual amenity of the Green Belt. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

UDP Policies BE20-BE24 collectively seek to preserve the residential amenity of both the occupants of the new dwelling and neighbouring dwellings. This is achieved by ensuring adequate daylight and sunlight is allowed to penetrate into and between, and that by virtue of the siting, bulk and proximity development would not result in a significant loss of residential amenity (BE21) and that the designs of new buildings protect the privacy of the occupiers and their neighbours (BE24).

The neighbouring property to the east (No. 161 Charville Lane) has two kitchen windows toward the rear. It is considered that the increase in the height, width and depth of the dwelling results in an unacceptable impact to the outlook from these windows and that the new dwelling is overbearing such that it constitutes an un-neighbourly form of development. The new ridge height will also result in loss of light to the neighbouring property and is therefore, considered contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

No.157 located to the west is a detached bungalow with a hipped roof and has a habitable room window in its flank elevation. The proposed increase in the overall size, scale, height

and bulk of the new dwelling results in overdominance, overshadowing, visual intrusion, loss of light and loss of outlook.

It is considered that the new dwelling, given its size height and bulk against the modest scale of neighbouring properties has resulted in a loss of residential amenity to the neighbouring properties in terms of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

The London Plan (2015) sets a minimum floor area requirement for proposed residential units in order to ensure they provide an adequate standard of living for future occupants. Its state that a four-bedroom, two-storey dwelling two bedroom for five people should contain internal floor space of at least 100 sq metres.

It is considered that the new dwelling would meet this standard.

Policy BE23 states that new development should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupiers which is usable in terms of its shape and setting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity.

In excess of 100 square metres of the garden space is retained for the occupiers of the new dwelling. Therefore, sufficient private amenity space is provided in compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Annex 1 of the UDP states that the maximum number of off-street parking spaces for a house set within its own curtilage is two spaces. This is superseded by Table 6.2 of The London Plan (2015) which sets a maximum number of car parking spaces for 4-bed dwelling of 1.5-2 spaces per unit. Written Ministerial Statement, in relations to local parking standards, provided an adjunct to paragraph 39 of the NPPF which directs local authorities to only impose local car parking standards to residential and non residential development where there is "clear and compelling justification that it is necessary to manage local road networks".

Thus the provision of three spaces for the new dwelling, whilst exceeding the maximum standards, would be acceptable as there is no there is "clear and compelling justification that it is necessary to manage local road networks" to require a reduced number in this case.

7.11 Urban design, access and security

As above

7.12 Disabled access

The Councils Access Officer has raised no objection to the scheme.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, landscaping and Ecology

The site was completely cleared. There are no trees or features of ecological value within the site and no landscaping scheme was submitted as part of this development. An approval could be on condition requiring a landscaping proposal be submitted to and approved by the Local Planning Authority.

7.15 Sustainable waste management

Waste storage facilities would be appropriately located within the garden of the new dwelling.

7.16 Renewable energy / Sustainability

The new dwelling is near complete. However, a condition requiring compliance with Sustainable Urban Drainage and water management could be imposed if the application was acceptable in all other respects.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

There were no objections to this scheme

7.20 Planning obligations

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, culture and entertainment activities, and other community, social and education facilities through planning obligation in conjunction with other development proposal.

The proposed development would exceed 100 sq.m. Therefore is required to make a CiL contribution.

7.21 Expediency of enforcement action

As the dwelling is almost complete, should the recommendation for refusal be accepted by members, then a separate enforcement report would be presented to committee at a later date.

7.22 Other Issues

The original forms were returned to the applicant due to a discrepancy between the size of the submitted proposal and on-site measurements. Consequently, a CiL payment when calculated in accordance with the completed forms is low.

CiL payment should be adjusted to reflect the actual size of the new dwelling, should Members be Minded to Approve.

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

Overall it is consider that the new dwelling constitutes inappropriate development within the Green Belt because it is disproportionately larger than the dwelling which previously occupied the site.

Given its prominence, by virtue of its design and appearance the new dwelling fails to harmonise with the street scene and appears as an incongruous feature due to its general

design, height, scale and choice of materials. The visual impact on the Green Belt and street is considerable and unacceptable.

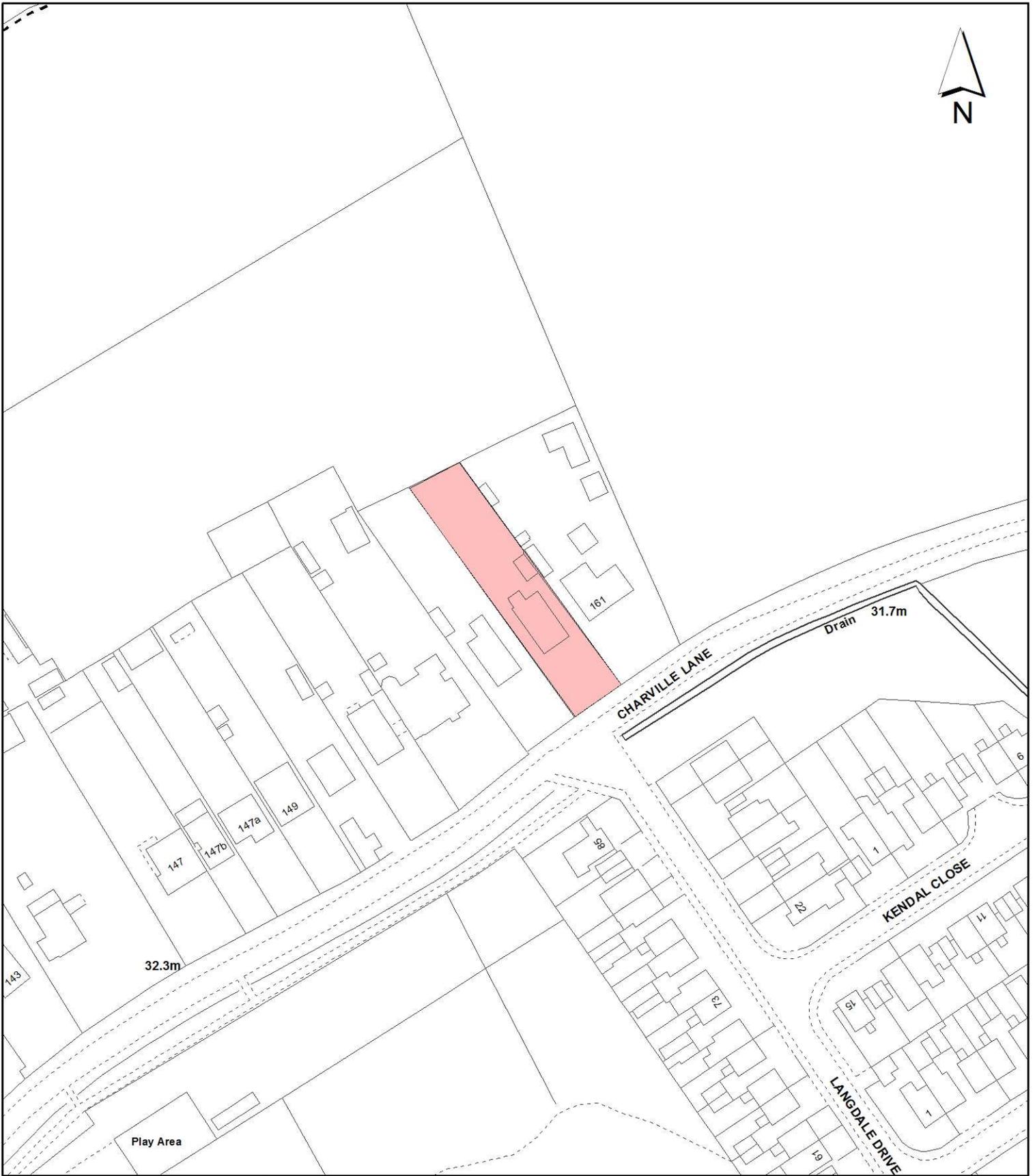
The new dwelling adversely impacts neighbouring properties resulting in a loss of residential amenity as a consequence the new dwelling is contrary to Policies EM2 and BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1, OL4, BE13, BE15, BE19, BE20, BE21, BE22 and BE24, Policies 3.5 and 7.6 of The London Plan (2015) and the National Planning Policy Framework.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015)
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Peter Morgan

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
Unless the Act provides a relevant exception to copyright.
© Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**159 Charville Lane
Hayes**

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

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

Planning Application Ref:

4734/app/2015/2645

Scale:

1:1,250

Planning Committee:

Central and South

Date:

October 2015



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address LANZ FARM 33 HARMONDSWORTH LANE HARMONDSWORTH

Development: Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space.

LBH Ref Nos: 44185/APP/2015/746

Drawing Nos: 869/RDP/P02
869/RDP/P03
Bat Survey Report Version 1.0
Timber Frame Sketch Plan
869/RDP/P04 Rev. C
869-RDP-P06 Rev. A
869-RDP-P05 Rev. A
Summary E-mail of Bat Survey
Design and Access Statement Rev. A
869/RDP/P01 Rev. A
Heritage Statement

Date Plans Received:	27/02/2015	Date(s) of Amendment(s):	02/07/2015
Date Application Valid:	14/04/2015		12/05/2015
			22/06/2015
			27/02/2015
			22/05/2015
			14/04/2015
			21/05/2015

1. SUMMARY

The proposal is for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The proposed scheme would not have a detrimental impact on the character, appearance or setting of the Grade II Listed Lanz Farmhouse or on the visual amenity of the surrounding Green Belt. The proposed scheme would not result in a loss of privacy or residential amenity of occupiers of the site or neighbouring properties.

The proposed scheme complies with Policies AM7, AM14, BE10, BE13, BE15, BE19, BE23, BE24, H8, OL4 and OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that planning permission is approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 869/RDP/P04 Rev. C, 869-RDP-P05 Rev. A and 869-RDP-P06 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 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Schedule for Implementation

4. Other

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

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

REASON

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

4 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in

the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

6 RES15 Sustainable Water Management (changed from SUDS)

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

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.

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).

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 of the Flood Risk Management in Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies 5.12, 5.13 and 5.15 of the London Plan (2015), National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

7 RES19 Ecology

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (July 2015) Policy 7.19.

8 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance 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.

(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.

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

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

9 NONSC Landfill Gas Survey

The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of new buildings. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site to the satisfaction of the LPA.

REASON:

The Council's records show that the development site is near to a former and a more recent landfill site. The condition is required to clarify whether or not there is any hazard due to gas migration from the nearby landfill to the proposed development site, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

10 NONSC First floor construction and new walls

A detailed section of where the first floor construction and new walls abut the frame of Barn 1 shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

2012)

11 NONSC Insulation Method Statement

A method statement, setting out how the timber framing of Barn 1 will be insulated, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

12 NONSC Barn 1 Windows

The ground floor windows on the front elevation of Barn 1 shall be treated with reflective glazing. Details shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
EC5	Retention of ecological features and creation of new habitats
H8	Change of use from non-residential to residential
OL4	Green Belt - replacement or extension of buildings
OL14	Change of use or conversion of redundant agricultural buildings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) 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
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
LPP 7.16	(2011) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature

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).

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

7

Under the Land Drainage Act 1991 as amended by the Flood and Water Management Act 2012, you need consent from the London Borough of Hillingdon if you want to build a culvert or structure (such as a weir) that may obstruct the flow on any ordinary watercourses. Please contact the Flood and Water Officer at Hillingdon for further details.

8

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy and Hillingdon's Community Infrastructure Levy, due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Harmondsworth Lane and comprises a Grade II Listed Building (Lanz Farmhouse) and two detached outbuildings. The site is bordered to the east by 15 Harmondsworth Lane, to the west by 59 Harmondsworth Lane and to the south by open space. Residential properties are located north of the site. The application site is located within the Green Belt.

3.2 Proposed Scheme

The proposal is for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The two dwellings in the large barn (Barn 1) would comprise of a W/C, a kitchen, a

lounge/dining room and a bedroom with an en-suite on the ground floor with two shower rooms and two bedrooms on the first floor.

The two dwellings in the smaller barn (Barn 2) would comprise of a W/C and a kitchen and lounge/dining room on the ground floor with a shower room, three bedrooms and an en-suite on the first floor.

Private amenity space would be provided at the rear of each dwelling. Two on-site parking spaces would be provided for each dwelling. Six parking spaces would be provided in the south-west corner of the site. Two parking spaces, a bin store and a cycle store would be provided within the existing side extension to Barn 1.

Listed Building Consent is being sought under application ref: 44185/APP/2015/1576.

3.3 Relevant Planning History

44185/A/95/1852 Lanz Farm Ltd Harmondsworth Lane Sipson
Conversion and alteration of barn to form a self- contained four-bedroom dwelling

Decision: 25-09-1996 Approved

44185/APP/2013/3295 Lanz Farm 33 Harmondsworth Lane Sipson
Conversion of existing barn to create a single family dwelling.

Decision: 29-01-2015 Withdrawn

44185/APP/2013/3846 Lanz Farm 33 Harmondsworth Lane Sipson
Listed Building Consent for conversion of existing barn to create a single family dwelling.

Decision: 29-01-2015 Withdrawn

44185/APP/2015/1576 Lanz Farm 33 Harmondsworth Lane Harmondsworth
Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity spac
(Listed Building Consent)

Decision:

44185/B/95/1953 The Barn Lanz Farm Harmondsworth Lane Sipson
Demolition of garage and outbuildings and alteration and conversion of barn to form a self-
contained dwelling (Application for Listed Building Consent)

Decision: 25-09-1996 Approved

44185/PRC/2014/93 Lanz Farm Ltd Harmondsworth Lane Sipson
Conversion of the barns into 4 self contained residential units with associated parking.

Decision: 30-12-2014 OBJ

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

Part 4 Policies:

- AM14 New development and car parking standards.
- BE10 Proposals detrimental to the setting of a listed building
- BE13 (2012) Built Environment
New development must harmonise with the existing street scene.
- BE15 (2012) Heritage
Alterations and extensions to existing buildings
- BE19 (2012) Green Belt, Metropolitan Open Land and Green Chains
New development must improve or complement the character of the area.
- PT1.EM2 Daylight and sunlight considerations.
- BE20 (2012) Biodiversity and Geological Conservation
Siting, bulk and proximity of new buildings/extensions.
- BE21
- 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.
- EC5 Retention of ecological features and creation of new habitats
- H8 Change of use from non-residential to residential
- OL4 Green Belt - replacement or extension of buildings
- OL14 Change of use or conversion of redundant agricultural buildings
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2011) 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
- LPP 7.8 (2015) Heritage assets and archaeology
- LPP 7.9 (2015) Heritage-led regeneration
- LPP 7.16 (2011) Green Belt
- LPP 7.19 (2015) Biodiversity and access to nature

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Consultation letters were sent to 15 local owners/occupiers and a site notice was displayed. No responses were received.

Harmondsworth and Sipson Residents Association:
No response received.

Herts and Middlesex Wildlife Trust:
The Trust objects to the above application because:

Objection: Bat survey required before application can be determined.

The design of the building is extremely suitable for bats, it is situated in close proximity to high value feeding habitat and there are records of bats from the near vicinity. Therefore there is a reasonable likelihood that bats may be present.

ODPM circular 06/05 (para 99) is explicit in stating that where there is a reasonable likelihood of the presence of protected species it is essential that the extent that they are affected by the development is established before planning permission is granted, otherwise all material considerations cannot have been addressed in making the decision. Policy EM7 of the Hillingdon Local Plan states that: Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to: The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.

All species of bats are European Protected Species under the Conservation of Habitats and Species Regulations 2010.

LAs have a duty to consider the application of the Conservation of Habitats and Species Regulations 2010 in the application of all their functions. The consideration of the 3 tests of the European Protected Species license are part of this function. If the LA has not asked for survey where there was a reasonable likelihood and therefore not addressed the 3 tests of an EPS license, it has not acted lawfully. This may lead to prosecution or the overturning of the planning decision. Recent case law (R (on the application of Simon Woolley) v Cheshire East Borough Council) clarified that planning authorities are legally obligated to have regard to the requirements of the EC Habitats Directive and apply the three tests applied by Natural England in the context of licensing (as per the Conservation of Habitat and Species Regulations 2010, listed above) when deciding whether to grant planning permission where species protected by European Law may be harmed.

Where there is a reasonable likelihood that protected species are affected by development proposals, surveys must be conducted before a decision can be reached (as stated in ODPM circular 06/05). It is not acceptable to condition ecological survey in almost all circumstances. The reason for this is that if certain bat species are found to be using the building it may not be possible to integrate the required mitigation measures within the approved design. Therefore it would not be possible to implement the planning decision potentially leading to legal action.

Heathrow Villages Conservation Area Advisory Panel:
We hope that some viable scheme can be agreed as we would not wish to see these two barns, which are a tangible reminder of the agricultural past of the village, fall into disrepair.

We are relieved to see that the proposed changes to the exterior of the buildings are fairly minimal

but are somewhat concerned at the extensive hard landscaping. Our main concerns however are the lack of clarity of the proposed ownership and use of the south-western portion of the site which is blank on the proposed plans. We wonder if this land should be allocated to one or more of the four proposed dwellings, especially as the private amenity space proposed for the two dwellings in Barn 1 is minimal.

We are also puzzled that the area shown for development in the proposed site plan is not the whole of the site, as shown in the aerial photo in section 12 of the updated Design and Access statement. We wonder what use is proposed for the western portion of the site that is excluded from this application as access to it would appear to be via the development site.

Given the uncertainty over the proposed use of part of the development site, and also about the portion of the existing site excluded from this application, we hope approval will not be given until satisfactory clarification is received from the developer concerning these matters.

Internal Consultees

Conservation Officer:

Large Barn (Barn 1): This is a 19th Century Barn with later additions. Although it is not statutory designated, it is within the curtilage of the Grade II Listed Lanz Farm which dates from the late C17. The curtilage of a listed building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. The barn has much historic fabric and its timber frame remains mostly intact. It is highly visible, being positioned at right angles to the main road, it dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the listed building.

Small Barn (Barn 2): The small barn was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

It is proposed to convert both barns into self contained residential units. This is acceptable in principle, but further drawings for clarity are required, and should not be left to a condition. Although there is an extremely comprehensive and well researched Heritage Statement, it is unclear from the drawings what is to be finally proposed, particularly construction and finishes.

In terms of the Large Barn, the following is required for clarity:

- Where elevations will remain unaltered i.e. front elevation - the drawings should be labelled to say brickwork repaired, doors to remain, timber cladding repaired etc.
- More information is also required for incoming services such as electrical and telecommunication supplies as well as guttering and downpipes and shown on the plans.
- The wall insulation should be properly detailed on a drawing to get a better idea of what is proposed. The Heritage Statement suggests that the vertical studs will be 'covered with plasterboard internally, encased and hidden from view'. I am concerned that all the timbers will be hidden. This may harm the special interest and character of the barn and I suggest that more areas are left exposed. A number of options are proposed (in the HS), whatever intended, these should be detailed on a plan(s) so that a clear idea of the final arrangement can be assessed.
- Likewise with the roof timbers. These would be more appropriate if exposed, and I am happy if the existing roof covering is removed to facilitate this approach (providing an appropriate design replacement).
- A detailed section of where the first floor construction and new walls abut the frame.

In terms of the farmstead setting and grouping: I am still concerned about the overall setting and the

domestic appearance of the scheme. It should respect the ties the building has with its landscape setting and should avoid imposing alien domestic features. This requires a light touch and an understanding of what features characterise the setting. Therefore the bin structure should be relocated, limited fencing (creating openness), planting with wire fence behind?, gravel rather than block paving, no markings for cars, generally clarification on boundary treatment etc.

Small Barn: no objections as proposed other than those related to landscaping above.

CONCLUSION: Request revisions.

Officer comments:

A revised site plan has been received showing services, boundary treatment, use of gravel, a relocated bin store and the removal of car park markings. The applicant has submitted additional information in regards insulation of the timber framing of Barn 1 which the Conservation Officer considers acceptable subject to the provision of a method statement; this can be dealt with by a condition on any consent granted.

Environmental Protection Unit:

Potential Soil Contamination - Historically the site has been a farm according to our old maps. There does not appear to be any obvious contaminative use other than the possibility that the farming use involved vehicles, fuels and old asbestos materials used at the farm. Therefore on a farm use there is a possibility of contamination, asbestos has been found buried on another farm site in Harefield. The farm looks fairly tidy on the photos and aerial maps. No information including a site investigation has been submitted to confirm the ground conditions; this would be required for the building work in any event.

Gas - The other factor is the proximity of two nearby landfills. There is one area of fill South of Harmondsworth Lane, 43 metres from the property. This is a controlled site under an Environment Agency licence. The second landfill is south of Holloway Lane next to the school is about 95 metres from the property. The landfill in this area was filled in the 1980's, there was some landfill gas migration from the site around this time but no problems have been noted since by Council Officers.

I would advise adding a contaminated land and a gas condition to any permission as below. The standard contaminated land condition is rather long, however it may be that initial desk studies and soil investigations will show little contamination on the farm, and the remediation could centre on the construction of the clean gardens/amenity space to the properties.

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).

Gas Condition

The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of new buildings. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site to the satisfaction of the LPA.

Reason

The Council's records show that the development site is near to a former and a more recent landfill site. The condition is required to clarify whether or not there is any hazard due to gas migration from the nearby landfill to the proposed development site, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

Floodwater Management Officer:

There are no objections to this proposal, however to ensure that surface water is managed appropriately I would request the following condition:

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.

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).

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 One-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).

Note re Ordinary Watercourse Consenting

Under the Land Drainage Act 1991 as amended by the Flood and Water Management Act 2012, you need consent from the London Borough of Hillingdon if you want to build a culvert or structure (such as a weir) that may obstruct the flow on any ordinary watercourses. Please contact the Flood and Water Officer at Hillingdon for further details.

Highways:

Car parking, 8 spaces for 4 x 3-bed dwellings, complies with the Council's maximum parking standard for curtilage parking; the provision of part communal as well. Aerial photos show the vast

numbers of cars parked on site. Cycle parking is communal and needs to be in a covered and secure area. Gated access to the site is as existing. As such no objections are raised on highway grounds subject to addressing the comments on cycle parking.

Officer comments:

A secure cycle store would be provided within part of the larger barn (Barn 1).

Sustainability Officer:

A bat survey is required to be carried out before the application is determined because it is likely that bats may be present in the barns due to the nature of the barns and records of bats in the vicinity.

Officer comments: A Bat Survey has been provided.

Sustainability Officer:

The report states that no evidence of bats are likely in the barn.

I am therefore happy as submitted and no information to contradict the findings.

I would therefore accept the report and would suggest that an ecological condition be placed on any subsequent approval, that secures ecological enhancement.

Trees/Landscape Officer:

Site description:

- The site is occupied by a Grade II Listed building (Lanz Farm House) and two detached barns clustered around a courtyard to the south of Harmondsworth Lane and west of Sipson village.
- The buildings are situated in the north-east corner of the site and have open land to the south and west.
- No access was gained but, according to aerial photographs, the area to the west has been used for car storage.
- The roadside boundary to the west of the barn features a mature hedgerow which effectively screens views into the site. No vegetation is indicated on the submitted plans.

Landscape planning designations:

- Trees and hedges on the site are not protected by TPO or Conservation Area designation.
- The site lies within the Green Belt.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- No trees or other vegetation will be directly affected by the proposal.
- The Design & Access Statement confirms that the built development will remain within the existing footprint, volume and massing of the buildings (1.1), without the need for extensions (7.2).
- The D&AS fails to refer to the landscape features on site, or the landscape objectives for the proposed scheme.
- According to the layout plan a small area of scrub/hedgerow will be removed immediately to the west of Barn 1.
- Most of the existing vegetation falls within the red line but outside the area to be developed.
- It is not clear how the land to the south-west of Barn 2 will be used or managed?

- The development of this site requires a well detailed landscape scheme, with planting and hard landscape detailing to complement these unique buildings and the Green Belt setting.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions RES9 (parts 1, 2, 5 and 6), RES10.

Waste Strategy:

A bin store is shown which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are:

- Weekly residual (refuse) waste - using sacks/bins purchased by the occupier
- Weekly dry recycling collection - using specially marked sacks provided by the Council.
- Weekly green garden waste collection - three specially marked reusable bags - approximately 80 litre in volume - provided by the Council free of charge.
- Weekly textile collection - using specially marked purple tinted sacks provided by the Council
- Weekly food waste (available upon request) - residents wishing to use the service are provided with a 7 litre internal caddy and supply of liner, and an external 25 litre storage container.

The waste and recycling should be presented as close to the curtilage of the property on the allocated collection day as possible.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states change of use from non-residential to residential will be permitted if; a satisfactory residential environment can be achieved; the existing use is unlikely to meet a demand for such a use in the future; and the proposal is consistent with other policies in the plan.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

Policy OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that the change of use or conversion of redundant agricultural and other rural buildings will only be accepted if the redundant building is substantial and attractive and with normal repair and maintenance can be expected to last for many years. This will also be judged against; the effect of any conversion work and other development needed upon the character, appearance or setting of the building or the area in which it is located; whether the new proposed activity would disturb the amenities of the area; and where the building is located in the Green Belt.

Due to its size, the site is not considered sufficient or feasible to be used as an agricultural holding; the two barns are currently used for storage by the applicant. It is therefore unlikely that there would be a demand in the future for use as an agricultural building. The barns appear structurally sound and it appears that it would be possible to convert them to residential use with fairly minor alterations.

The two barns are considered traditional and attractive in character and appearance, and

make a positive contribution to the setting of the Grade II Listed Farmhouse and the surrounding Green Belt. It is considered that the proposed conversion of the two barns into four residential dwellings would not cause harm to the character and appearance of the barns and would not have a detrimental impact on their setting within the Green Belt.

It is therefore considered that the proposed scheme complies with Policies H8, OL4 and OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

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

Although the barns are not statutory designated, they are within the curtilage of the Grade II Listed Lanz Farmhouse which dates from the late C17. The curtilage of a Listed Building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. As such, any development of the barns would need to be sympathetic to the character, appearance and setting of the Grade II Listed Farmhouse.

Barn 1 is a large 19th Century Barn with later additions. The barn is highly visible, being positioned at right angles to the main road and dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the Grade II Listed Building.

Facing onto the main road is a smaller barn (Barn 2) which was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

The Council's Conservation Officer raises no objection to the proposed conversion of the two barns into four residential dwellings. The proposed external and internal works to the two barns are considered to be acceptable and are sympathetic to the character and appearance of the barns. The proposed alterations to the barns and to the wider application site would not have a detrimental impact on the setting of the Grade II Listed Lanz Farmhouse as the farmstead setting would be retained.

The proposal therefore complies with Policies BE8, BE9 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The impact of the proposal on the Green Belt is discussed in Section 7.01 of this report.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to

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

The proposed scheme would convert two barns into four residential dwellings. Important visual features of the barns would be retained and the proposed dwellings have been designed to be sympathetic to the character and appearance of the barns and the wider farmstead setting. As such, the proposed scheme would not cause harm to the street scene or to the surrounding area.

The proposal is therefore considered to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new developments to protect the privacy of neighbouring dwellings. Paragraph 4.12 of the HDAS 'Residential Layouts' requires a 21m distance separation between habitable rooms to ensure no loss of privacy would occur.

The nearest neighbours to the proposed dwellings are the occupiers of the Lanz Farmhouse, the residential properties located on the other side of Harmondsworth Road and 15 Harmondsworth Lane (located to the east).

A number of additional windows are proposed to both Barn 1 and Barn 2. There would not be an issue of overlooking or loss of privacy to 15 Harmondsworth Lane and the properties opposite the site as they are located over 21m away from the barns.

The existing windows on the front elevation of Barn 1 would be retained as these are an important visual feature of the barn, which forms part of the setting of the Grade II Listed Lanz Farmhouse. Although the separation distance between these windows and the windows on the front elevation of Lanz Farmhouse is significantly less than 21m, it is considered that the proposal would not have a significant change to the existing situation and would not result in a harmful loss of privacy to existing and future occupiers. The existing windows on the Lanz Farmhouse have reflecting glazing which prevents overlooking; the barn windows to the ground floor bedrooms should be treated with similar reflective glazing which can be secured by way of a condition on any consent granted.

The proposed rooflights to the front of Barn 2 would not directly overlook the side windows of Lanz Farmhouse and so would not cause significant loss of privacy or overlooking.

It is therefore considered that the proposed scheme would not have a harmful impact on privacy and overlooking of neighbouring properties and so would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Internal Floor Space:

The internal floor area for the proposed dwellings would exceed the recommended floor space standards set out in Policy 3.5 of the London Plan (March 2015) and so would provide an acceptable amount of living space for the future occupiers.

External Amenity Space:

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents, and for the amenity space to be usable in terms of its shape and siting. Paragraph 4.17 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts states that three-bedroom dwellings should be provided with 60 sq.m of external amenity space.

The proposal would provide private external amenity space for each of the proposed dwellings, ranging from 63sq.m to 210sq.m, and so would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The proposal would not impact on amenity space for the existing residential dwelling (Lanz Farmhouse).

Daylight/Sunlight:

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: 'Residential Layouts' seek to ensure that new developments maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. Furthermore these policies state that planning permission will not be granted for new developments which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed scheme does not include any changes to the siting, bulk and proximity of the two barns within the application site. A number of new windows and rooflights would be installed to the barns and the barns are located sufficient distances away from the existing residential dwelling (Lanz farmhouse) to ensure adequate levels of daylight and sunlight to the proposed dwellings. The two barns would not have a detrimental impact on the residential amenity of the existing farmhouse dwelling or future occupiers of the proposed residential units.

As such, the proposed dwellings comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) 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 Two - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Two parking spaces would be provided for each of the proposed units, thereby complying with the Council's Car Parking Standards. The on-site parking would be accessed by the existing driveway and vehicular crossover on Harmondsworth Lane. The proposal would not impact on the car parking provision for the existing dwelling on the site.

In regards to cycle parking, the proposal includes an enclosed cycle store for ten cycles, and so would comply with the Council's Car Parking Standards.

It is considered that the conversion of the two barns into four residential dwellings would not cause a significant increase in the amount of traffic entering and exiting the site.

The Council's Highways Engineer raises no objection to the proposal.

The proposed scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban Design:
See Section 7.07 of this report.

Access:
See Section 7.10 of this report.

7.12 Disabled access

Level access would be provided to each of the dwellings. The dwellings would be designed to Lifetime Homes standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Trees and Landscaping:
Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to retain and utilise topographical and landscape features of merit and provide new planting and landscaping when appropriate.

The proposal would provide additional hard and soft landscaping around the barns, including landscaped private rear amenity space. Agricultural wire fencing would be used to section off the private amenity space which would maintain the open appearance of the wider site. The south-western part of the site, beyond the parking area would be left as open space. The large area of open space west of the site is outside of the applicant's ownership.

The Council's Trees/Landscape Officer raises no objection to the proposed scheme subject to further details of landscaping which can be dealt with by way of a condition on any consent granted.

The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Ecology:
The proposal relates to barn conversions situated on the edge of the open countryside. Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) seeks to preserve and enhance Hillingdon's biodiversity, including protected species such as bats.

During the public consultation concerns were raised by the Herts and Middlesex Wildlife Trust over the possibility of bats being present due to the nature of the barns and records of bats from the near vicinity.

An updated building inspection and a dusk emergence survey were undertaken on 18 June 2015. The features identified as being suitable for use by roosting bats were mostly superficial and relatively shallow with only limited potential to support roosting bats. No evidence of use by roosting bats was observed during the internal or external building inspections.

No bats were observed emerging from the building during the dusk emergence survey. Very low levels of bat activity were recorded during the survey. On the basis of the survey

results, it was concluded that the building should be reassessed as having low potential to support roosting bats. The Bat Conservation Trust's Bat Surveys: Best Practice Guidelines recommend that one dusk emergence or dawn re-entry survey is undertaken at buildings with low potential to support roosting bats. The Bat Survey Report states that the surveys are proportional and sufficient to conclude that a bat roost is likely absent from the barn; the report recommends that no further survey work or constraints on the proposed works are required.

The Sustainability Officer considers the submitted Bat Survey to be acceptable, subject to an ecological condition to secure ecologic enhancement on any consent granted. The proposal is therefore considered to comply with Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

7.15 Sustainable waste management

The proposed dwellings would be provided with an enclosed bin store within the existing side extension to Barn 1. The waste would be collected as part of the Council's waste collection service.

7.16 Renewable energy / Sustainability

In March 2015 the Government removed the requirement for new dwellings, with the exception of 'legacy cases' to comply with the Code for Sustainable Homes. As such, the proposed development is not required to achieve Code for Sustainable Homes Level 4. The proposed development would make use of a number of energy efficiency measures.

7.17 Flooding or Drainage Issues

The Council's Floodwater Management Officer raises no objection to the proposal subject to a sustainable water management condition on any consent granted.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised during the public consultation have been discussed elsewhere in this report.

7.20 Planning obligations

As the proposal is for four new dwellings, the scheme would be Mayoral CIL Liable. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The proposal would also be liable under the London Borough of Hillingdon's Community Infrastructure Levy (CIL), which was introduced in August 2014. The charging schedule requires a fee of £95 per square metre for residential developments.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal is for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The proposed scheme would not have a detrimental impact on the character, appearance or setting of the Grade II Listed Lanz Farmhouse or on the visual amenity of the surrounding Green Belt. The proposed scheme would not result in a loss of privacy or residential amenity of occupiers of the site or neighbouring properties.

The proposed scheme complies with Policies AM7, AM14, BE10, BE13, BE15, BE19, BE23, BE24, H8, OL4 and OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that planning permission is approved.

11. Reference Documents

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

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

The London Plan (March 2015)

Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

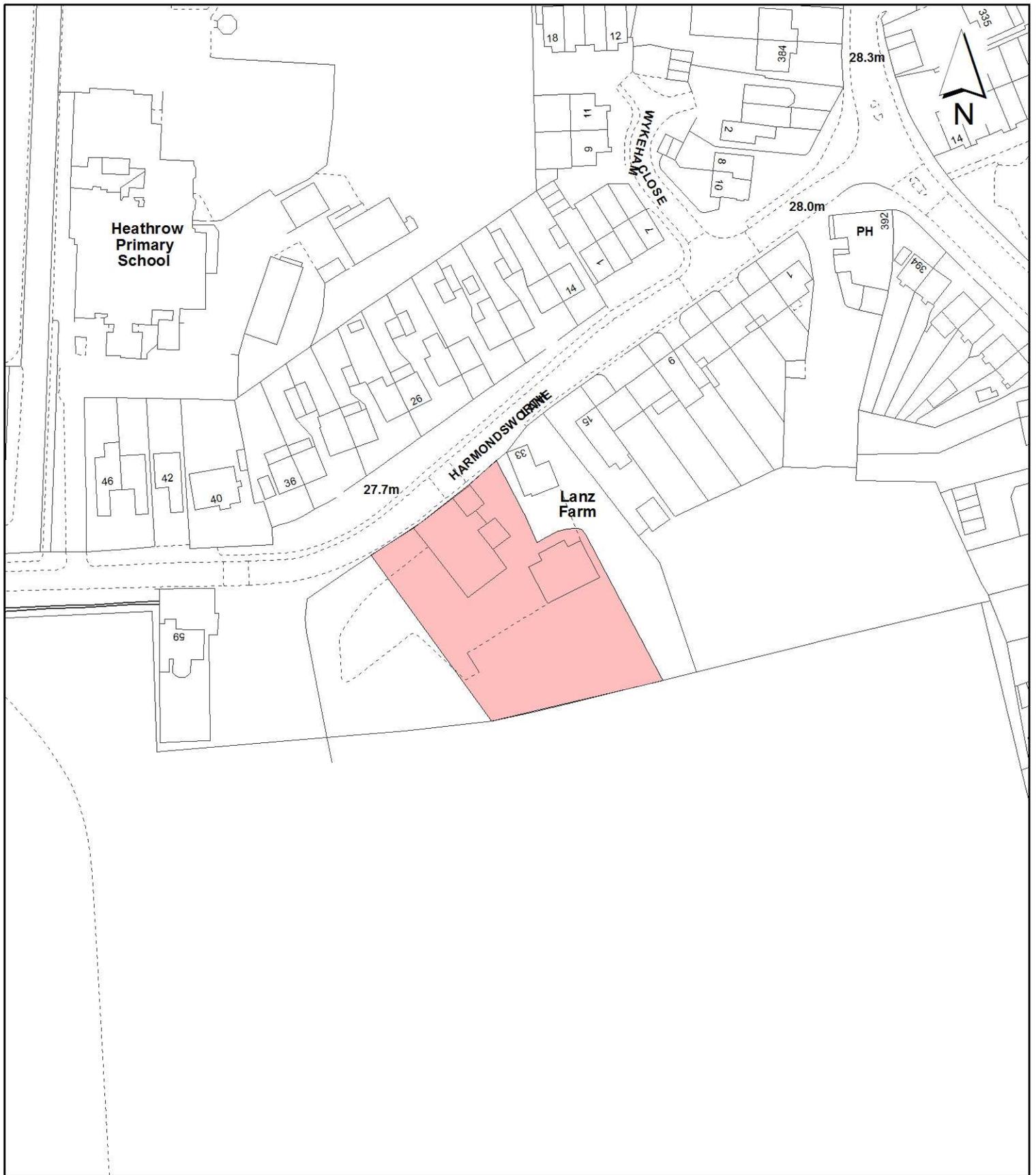
Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Lanz Farm
 33 Harmondsworth Lane
 Harmondsworth**

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

Planning Application Ref:
44185/APP/2015/746

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address LANZ FARM 33 HARMONDSWORTH LANE HARMONDSWORTH

Development: Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space (Listed Building Consent)

LBH Ref Nos: **44185/APP/2015/1576**

Drawing Nos: 869/RDP/P01 Rev. A
869/RDP/P02
869/RDP/P03
Design and Access Statement Rev. A
Heritage Statement
Timber Frame Sketch Plan
869/RDP/P04 Rev. C
869-RDP-P06 Rev. A
869-RDP-P05 Rev. A

Date Plans Received:	20/04/2015	Date(s) of Amendment(s):	22/05/2015
Date Application Valid:	20/04/2015		12/05/2015
			21/05/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Harmondsworth Lane and comprises a Grade II Listed Building (Lanz Farmhouse) and two detached outbuildings. The site is bordered to the east by 15 Harmondsworth Lane, to the west by 59 Harmondsworth Lane and to the south by open space. Residential properties are located north of the site. The application site is located within the Green Belt.

1.2 Proposed Scheme

Listed Building Consent is being sought for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The two dwellings in the large barn (Barn 1) would comprise of a W/C, a kitchen, a lounge/dining room and a bedroom with an en-suite on the ground floor with two shower rooms and two bedrooms on the first floor.

The two dwellings in the smaller barn (Barn 2) would comprise of a W/C and a kitchen and lounge/dining room on the ground floor with a shower room, three bedrooms and an en-suite on the first floor.

Private amenity space would be provided at the rear of each dwelling. Two on-site parking spaces would be provided for each dwelling. Six parking spaces would be provided in the south-west corner of the site. Two parking spaces, a bin store and a cycle store would be provided within the existing side extension to Barn 1.

The Trust objects to the above application because:

Objection: Bat survey required before application can be determined.

The design of the building is extremely suitable for bats, it is situated in close proximity to high value feeding habitat and there are records of bats from the near vicinity. Therefore there is a reasonable likelihood that bats may be present.

ODPM circular 06/05 (para 99) is explicit in stating that where there is a reasonable likelihood of the presence of protected species it is essential that the extent that they are affected by the development is established before planning permission is granted, otherwise all material considerations cannot have been addressed in making the decision. Policy EM7 of the Hillingdon Local Plan states that: Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to: The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.

All species of bats are European Protected Species under the Conservation of Habitats and Species Regulations 2010.

LAs have a duty to consider the application of the Conservation of Habitats and Species Regulations 2010 in the application of all their functions. The consideration of the 3 tests of the European Protected Species license are part of this function. If the LA has not asked for survey where there was a reasonable likelihood and therefore not addressed the 3 tests of an EPS license, it has not acted lawfully. This may lead to prosecution or the overturning of the planning decision. Recent case law (R (on the application of Simon Woolley) v Cheshire East Borough Council) clarified that planning authorities are legally obligated to have regard to the requirements of the EC Habitats Directive and apply the three tests applied by Natural England in the context of licensing (as per the Conservation of Habitat and Species Regulations 2010, listed above) when deciding whether to grant planning permission where species protected by European Law may be harmed.

Where there is a reasonable likelihood that protected species are affected by development proposals, surveys must be conducted before a decision can be reached (as stated in ODPM circular 06/05). It is not acceptable to condition ecological survey in almost all circumstances. The reason for this is that if certain bat species are found to be using the building it may not be possible to integrate the required mitigation measures within the approved design. Therefore it would not be possible to implement the planning decision potentially leading to legal action.

Officer comment: A bat survey has been submitted and the issue is considered as part of the planning application submitted.

INTERNAL

Conservation Officer:

Large Barn (Barn 1): This is a 19th Century Barn with later additions. Although it is not statutory designated, it is within the curtilage of the Grade II Listed Lanz Farm which dates from the late C17. The curtilage of a listed building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. The barn has much historic fabric and its timber

frame remains mostly intact. It is highly visible, being positioned at right angles to the main road, it dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the listed building.

Small Barn (Barn 2): The small barn was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

It is proposed to convert both barns into self contained residential units. This is acceptable in principle, but further drawings for clarity are required, and should not be left to a condition. Although there is an extremely comprehensive and well researched Heritage Statement, it is unclear from the drawings what is to be finally proposed, particularly construction and finishes.

In terms of the Large Barn, the following is required for clarity:

- Where elevations will remain unaltered i.e. front elevation - the drawings should be labelled to say brickwork repaired, doors to remain, timber cladding repaired etc.
- More information is also required for incoming services such as electrical and telecommunication supplies as well as guttering and downpipes and shown on the plans.
- The wall insulation should be properly detailed on a drawing to get a better idea of what is proposed. The Heritage Statement suggests that the vertical studs will be 'covered with plasterboard internally, encased and hidden from view'. I am concerned that all the timbers will be hidden. This may harm the special interest and character of the barn and I suggest that more areas are left exposed. A number of options are proposed (in the HS), whatever intended, these should be detailed on a plan(s) so that a clear idea of the final arrangement can be assessed.
- Likewise with the roof timbers. These would be more appropriate if exposed, and I am happy if the existing roof covering is removed to facilitate this approach (providing an appropriate design replacement).
- A detailed section of where the first floor construction and new walls abut the frame.

In terms of the farmstead setting and grouping: I am still concerned about the overall setting and the domestic appearance of the scheme. It should respect the ties the building has with its landscape setting and should avoid imposing alien domestic features. This requires a light touch and an understanding of what features characterise the setting. Therefore the bin structure should be relocated, limited fencing (creating openness), planting with wire fence behind?, gravel rather than block paving, no markings for cars, generally clarification on boundary treatment etc.

Small Barn: no objections as proposed other than those related to landscaping above.

CONCLUSION: Request revisions.

Officer comments: A revised site plan has been received showing services, boundary treatment, use of gravel, a relocated bin store and the removal of car park markings. The applicant has submitted additional information in regards to insulation of the timber framing of Barn 1 which the Conservation Officer considers acceptable subject to the provision of a method statement; this can be dealt with by a condition on any consent granted.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the proposed works to the barns would have on the character, appearance and setting of the Grade II Listed Lanz Farmhouse.

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

Although the barns are not statutory designated, they are within the curtilage of the Grade II Listed Lanz Farmhouse which dates from the late C17. The curtilage of a Listed Building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. As such, any development of the barns would need to be sympathetic to the character, appearance and setting of the Grade II Listed Farmhouse.

Barn 1 is a large 19th Century Barn with later additions. The barn is highly visible, being positioned at right angles to the main road and dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the Grade II Listed Building.

Facing onto the main road is a smaller barn (Barn 2) which was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

The Council's Conservation Officer raises no objection to the proposed conversion of the two barns into four residential dwellings. The proposed external and internal works to the two barns are considered to be acceptable and are sympathetic to the character and appearance of the barns. The proposed alterations to the barns and to the wider application site would not have a detrimental impact on the setting of the Grade II Listed Lanz Farmhouse as the farmstead setting would be retained.

The proposed development complies with Policies BE8, BE9 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application for Listed Building Consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

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

REASON

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

2 LB2 Making good of any damage

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

REASON

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

3 LB3 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

REASON

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

4 LB10 Internal and External Finishes (Listed Buildings)

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

REASON

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

5 NONSC First floor construction and new walls

A detailed section of where the first floor construction and new walls abut the frame of Barn 1 shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

6 NONSC Insulation Method Statement

A method statement, setting out how the timber framing of Barn 1 will be insulated, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

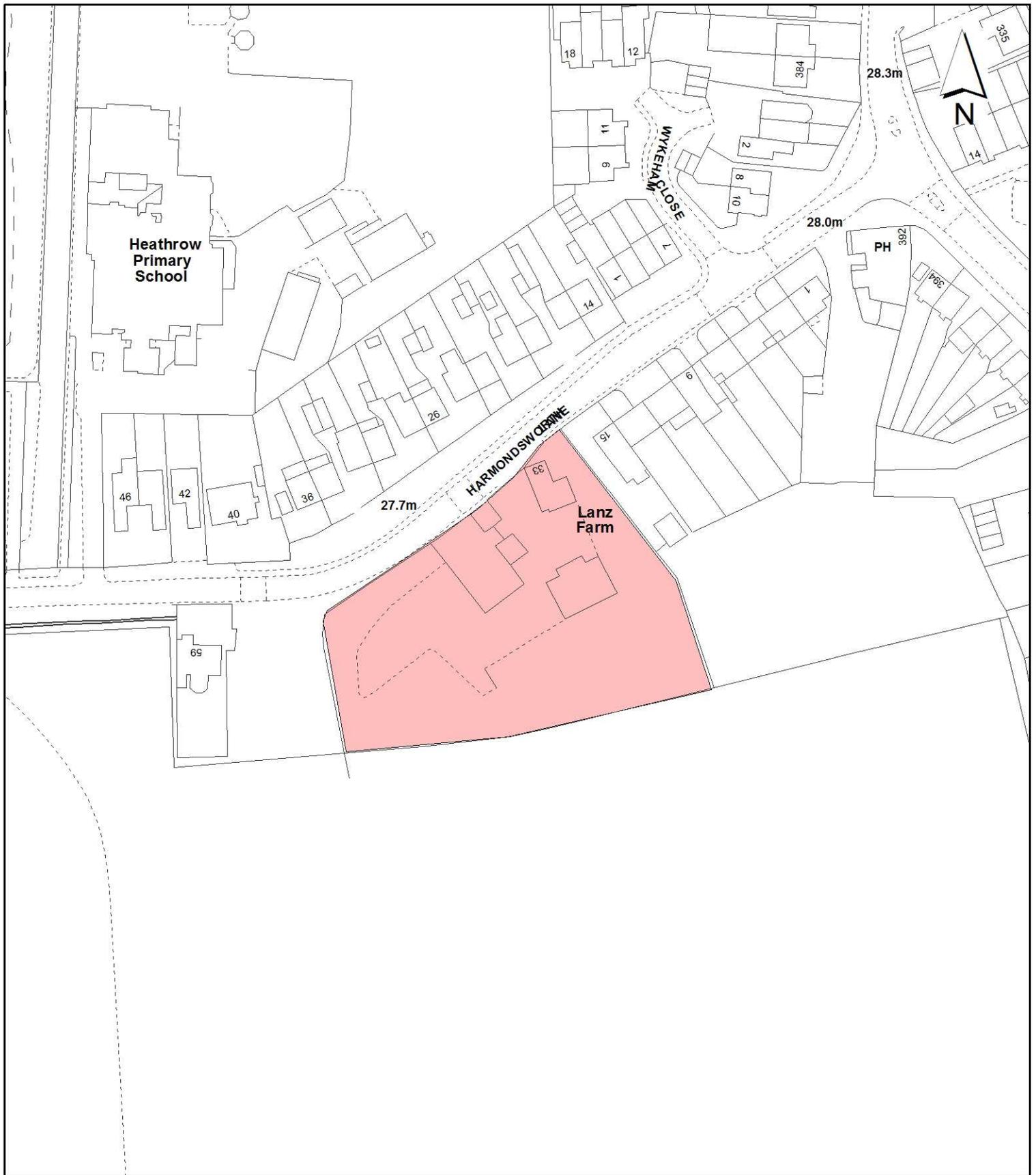
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

INFORMATIVES

- 1 The decision to GRANT listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
 - 2 The decision to GRANT listed building consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.
- BE8 Planning applications for alteration or extension of listed buildings
BE9 Listed building consent applications for alterations or extensions
BE10 Proposals detrimental to the setting of a listed building
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Lanz Farm
 33 Harmondsworth Lane
 Harmondsworth**

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

Planning Application Ref:

44185/APP/2015/1576

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 3 MARLBOROUGH ROAD HILLINGDON MIDDLESEX
Development: Alterations to existing outbuilding to rear for use as a gym/play area
LBH Ref Nos: 69122/APP/2015/3104
Drawing Nos: P-03MR-02 Rev. A
P-03MR-03 Rev. A
P-03MR-01

Date Plans Received: 14/08/2015 **Date(s) of Amendment(s):**
Date Application Valid: 08/09/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a rendered semi detached dwelling located on the north western side of Marlborough Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property is in the process of being extended by way of a single storey side extension and front porch. A large flat roofed detached outbuilding has been erected to the rear of the site which is the subject of this application.

1.2 Proposed Scheme

The application seeks planning permission for alterations to the existing outbuilding to rear for use as a gym/play area.

The application seeks permission to amend the depth of the outbuilding (reduced by 0.5m) and to alter the internal arrangement of accommodation to remove the partitions, create an open plan gym/games room and provide a shower room.

1.3 Relevant Planning History

69122/APP/2014/4003 3 Marlborough Road Hillingdon Middlesex
Single storey detached outbuilding for use as a gym/store (Retrospective)

Decision Date: 30-12-2014 Refused **Appeal:**09-JUL-15 Dismissed

69122/APP/2015/3302 3 Marlborough Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.8 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 06-10-2015 PRN **Appeal:**

Comment on Planning History

69122/APP/2014/4003 - the erection of a single storey detached outbuilding for use as a gym/store was refused for the following reasons:-

1. The detached building, by reason of its size, scale, bulk and excessive footprint, results in an over dominant and visually obtrusive form of development, to the detriment of the visual amenity of the surrounding residential properties and the character and appearance of area. Therefore the proposal is contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The detached outbuilding, by reason of its size, scale, excessive footprint, internal layout and the provision of facilities including a bathroom, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted, due to the impact on the existing dwellings and the requirement for car parking and amenity space. It is therefore contrary to policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

An appeal was dismissed. The Inspector confirmed:

"7. Even within a reasonable sized garden area, the issue of scale and form of any outbuilding should still be carefully considered and care taken on the appearance both within and beyond the plot. With this scheme the development appears alien and over large. Appreciating it is only single storey, it is nevertheless not far off the footprint of the host dwelling. It does not look like it is sufficiently subordinate or ancillary to the structure of the main home or visually at ease in the garden and would detract from the wider scene.

8. This unusual structure for the locality has too great a height, footprint, mass and bulk to be comfortably sited in this garden in this position from a character and appearance perspective. The outbuilding is certainly not the norm for a back garden scene in this locality and would impinge upon the qualities of openness and space enjoyed by local people. This scheme with its scale, domestic windows and door and large roof overhang would simply look as though something visually akin to a poorly designed flat roofed bungalow had been unsuitably and randomly sited at the end of a semi-detached home's garden. In my mind it is important that gardens on this road should remain as pleasant as possible and continue to offer good quality spaces both visually and functionally.

9. I conclude that the development sought would lead to visual detriment to the appeal property and the wider locality. This would run contrary to the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). These policies share common themes of seeking to preserve or enhance the character and appearance of buildings and their neighbourhood, to ensure harmonious development and to protect local distinctiveness and amenity."

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

3 neighbouring properties were consulted by letter dated 9.9.15 and a site notice was

displayed which expired on 9.10.15.

1 letter of objection has been received from the occupant of Number 5 Marlborough Road raising concerns about the visual impact of the reduced outbuilding which would not overcome the previous concerns.

Ward Councillor: Requests that the application is considered by committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) states that a building within the curtilage of the dwellinghouse will be permitted if it is required for a purpose incidental to the enjoyment of the dwellinghouse. Similarly the HDAS - Residential Extensions indicates that such buildings will only be permitted if 'The outbuilding must only be used for normal domestic uses related to the residential use of the main house'.

The footprint of the reduced outbuilding would be approximately 38.2 square metres. The existing original dwelling on site has a footprint of approximately 41 square metres. As such, the proposed outbuilding would have a footprint which is approximately 93% of the original

dwelling on site.

Given the footprint of the proposed amended outbuilding, in comparison to the main dwelling, an outbuilding of this size is considered too large to be required for a purpose incidental to the enjoyment of the dwellinghouse. Whilst it is accepted that the proposed re-arrangement of the internal accommodation would result in the loss of the kitchen and separate rooms, the layout would still include the provision of a shower room which could, in the future, allow for some independent use. An outbuilding of this size (which exceeds the minimum Floor area of a 1 person studio as required by the London Plan (2015)) would be considered to form a self-contained building, capable of independent occupation, within the curtilage of the site. The altered outbuilding would be considered of sufficient size and internal layout to be capable of independent occupation from the main dwelling and would thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. It is not considered that the imposition of a restrictive condition would adequately address this issue of the future use.

The outbuilding is characterised with a flat roof with a maximum height of 2.85m. It is considered that the overall size, scale, bulk and footprint of the reduced outbuilding remains excessive and uncharacteristic of an outbuilding within a domestic curtilage and is considered to compete with the existing dwelling, rather than being a subordinate structure contained within the rear garden. The Inspector in the previous appeal, raised concerns about the visual impact of the outbuilding and dismissed the appeal for the reason that the outbuilding did not look like it was sufficiently subordinate or ancillary to the structure of the main home or visually at ease in the garden and detracted from the wider scene. Whilst it is accepted that the outbuilding, as altered, would have a reduced footprint and depth, at a footprint of over 38m², the outbuilding would still have a footprint equating to 93% of the original dwelling and would not appear sufficiently subordinate or of a scale that would be appropriate for incidental use. Due to the outbuilding's significant size, it would remain readily visible from the rear gardens of surrounding dwellings and therefore, it is considered to be an incongruous addition to the residential environment, which would be harmful to the character and appearance of the existing dwelling and the wider area. Therefore the altered outbuilding is considered contrary to Policies BE13, BE15 and BE19 of the Local plan.

Furthermore, the altered outbuilding is considered, in view of its overall depth, height and mass, to represent an oppressive and overbearing form of development which would detract from the residential amenities of occupants of these properties in conflict with Policies BE19 and BE21 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012).

The dwelling retains sufficient off street parking spaces for the existing property.

Despite the size of the proposed outbuilding, sufficient space is retained to comply with the Council's guidelines in terms of private amenity space with 124m² of garden space retained for the three bedroom dwelling.

The application is not considered to have fully addressed the previous reasons for refusal or the comments of the Inspector in the recent appeal decision and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The detached building, by reason of its size, scale, bulk and excessive footprint, results in an over dominant and visually obtrusive form of development, to the detriment of the visual amenity of the surrounding residential properties and the character and appearance of area. Therefore the proposal is contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The detached outbuilding, by reason of its size, scale, excessive footprint, internal layout and the provision of facilities including a shower room, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted, due to the impact on the existing dwellings and the requirement for car parking and amenity space. It is therefore contrary to policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's 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.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

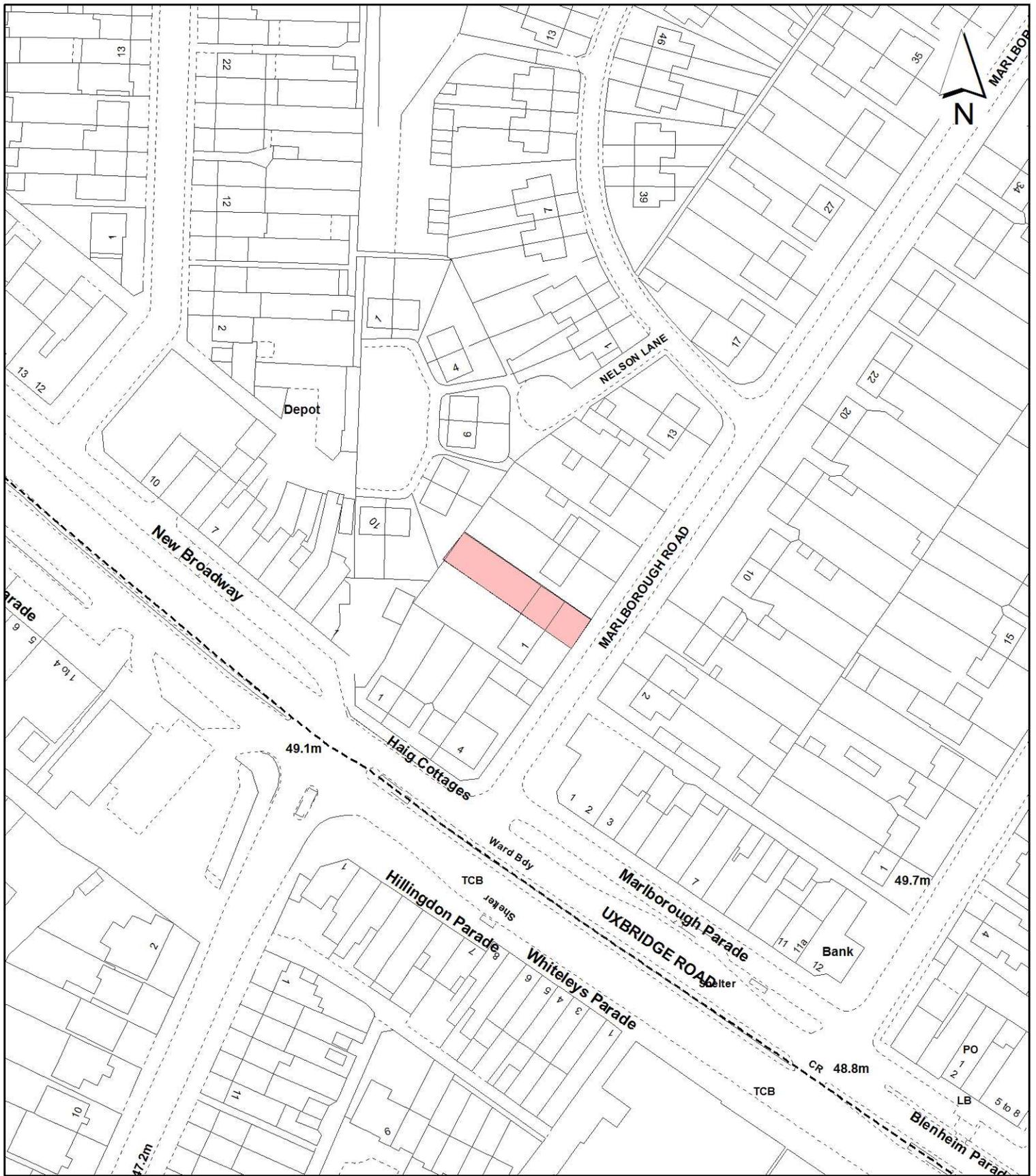
Part 2 Policies:

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**3 Marlborough Road
 Hillingdon**

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

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

Planning Application Ref:

69122/APP/2015/3104

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address THE WATERS EDGE RESTAURANT & BAR, 4 CANAL COTTAGES
PACKET BOAT LANE COWLEY

Development: Change of use from drinking establishment (Use Class A4) to mixed use of drinking establishment/restaurant and hotel (Use Classes A3/A4/C1) with associated internal works to convert existing staff accommodation to guest accommodation, conversion of outbuildings from staff accommodation to guest accommodation and re-building of store to provide guest accommodation (Retrospective)

LBH Ref Nos: 13654/APP/2015/2569

Drawing Nos: 0615-3-06-PE
0615-3-01 Rev. A
0615-3-01-PE
0615-3-02 Rev. A
0615-3-06
0615-3-02-PE
0615-3-03 Rev. A
0615-3-03-PE
0615-3-04
Location Plan (1:1250)
0615-3-04-PE
0615-3-05 Rev. A
Design and Access Statement

Date Plans Received: 08/07/2015

Date(s) of Amendment(s):

Date Application Valid: 22/07/2015

1. SUMMARY

The site lies within the Cowley Lock Conservation Area and the Colne Valley Archaeological Priority Area. It is also within the Green Belt where leisure uses are considered appropriate. New development in Conservation Areas is also required to preserve or enhance those features that contribute to their special architectural or visual character.

The application seeks planning permission for the change of use from A4 (drinking establishment) to C1 (hotel). There are several modest outbuildings within the site that were previously used as staff accommodation and storage and have now been refurbished and used for guest accommodation. A further new building has been constructed on the footprint of an old storage building and is also used for guest accommodation.

The application is retrospective as the works have been carried out.

The scheme as proposed would not result in a detrimental impact on the visual amenity of the local area. It would preserve the character and appearance of the conservation area and not detrimentally impact on the visual amenity of the Green Belt. The proposed development complies with Policies BE4, BE13, BE15, OL1, OL2 and OL5 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (March 2012).

The recommendation is to approve.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0615-3-06, 0615-3-01a, 0615-3-02a, 0615-3-03a, 0615-3-04 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the outbuildings shall be used only for purposes as ancillary accommodation in conjunction with the main C1 (hotel) use and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

In accordance with the Policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE34	Proposals for development adjacent to or having a visual effect on rivers

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 7.16	(2015) Green Belt
LPP 7.8	(2015) Heritage assets and archaeology
LPP 5.3	(2015) Sustainable design and construction
LPP 7.30	(2015) London's canals and other rivers and waterspaces

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 building can be dated to the late 19th/early 20th Century and has existed as a drinking establishment/restaurant and was previously known as The Turning Point. The site is well associated to the history and use of the canal.

3.2 Proposed Scheme

The application seeks retrospective permission of the change of use of the A4 premises as a bar/restaurant to a hotel (with restaurant/bar facilities). There are several modest outbuildings within the site that were previously used as staff accommodation and are now used for guest accommodation. A further new building has been constructed on the footprint of an old storage building and also used for guest accommodation.

3.3 Relevant Planning History

13654/83/1454 The Turning Point Restaurant Packet Boat Lane Cowley Uxbridge
Retention of existing use of premises as wine bar.

Decision: 16-04-1984 Approved

13654/AC/96/0924 The Turning Point Restaurant Packet Boat Lane Cowley Uxbridge
Use of existing function suite for ancillary marriage ceremonies

Decision: 22-08-1996 Approved

13654/W/91/1456

The Turning Point Restaurant Packet Boat Lane Cowley Uxbridge

Erection of a single storey extension for restaurant use, disabled persons toilet and additional car parking

Decision: 14-05-1996 Approved

Comment on Relevant Planning History

There is a lot of history attached to the site but not all of which is relevant. The site has a long established use as a public house/wine bar/restaurant and is also licensed to carry out marriage ceremonies.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

Part 1 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains.
New development must harmonise with the existing street scene.

BE15 HE1 (2012) Heritage
Alterations and extensions to existing buildings

BE34 Proposals for development adjacent to or having a visual effect on rivers

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

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

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

OL4 Green Belt - replacement or extension of buildings

OL5 Development proposals adjacent to the Green Belt

LPP 7.16 (2015) Green Belt

LPP 7.8 (2015) Heritage assets and archaeology

LPP 5.3 (2015) Sustainable design and construction

LPP 7.30 (2015) London's canals and other rivers and waterspaces

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 26th August 2015

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The public consultation period ran between 27th July and 14th August 2015. A site notice was attached to the gates and expired on 28th August 2015.

There has been one third party representations supporting the proposals.

GLAAS:
No objections.

The Canals and River Trust:
No objections.

Internal Consultees

Conservation and Urban Design Officer:

The site lies within the Cowley Lock Conservation Area and the Colne Valley Archaeological Priority Area. The building can be dated to the late 19th/early 20th Century and has existed as a drinking establishment/restaurant, it was previously known as The Turning Point Restaurant. The site is well associated to the history and use of the canal. Taking into account the small amount of accommodation proposed there are in principle no objections to the change of use.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The change of use of the existing buildings from staff accommodation/storage to guest accommodation is acceptable in principle as is the change of use of the public house/restaurant to a mixed use of hotel/bar/restaurant. Green Belt policies allows for recreation uses and as the use of the site is long established as a public house it is considered an appropriate use.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE4 relates to development within or on the fringes of conservation areas. Policy HE1 of the Hillingdon Local plan, Part One, Strategic Policies (November 2012) relates to the heritage of the borough including the wider historic landscape, including the grand union canal and its features.

Cowley Lock Conservation Area has no Conservation Area Appraisal but is characterised by its lakes and river side and canal side walks and both open and woodland views. As the built development already exists on site and it is only the change of use that is being considered and the change of use from bar/restaurant to hotel/bar/restaurant would have no undue impact on the visual amenity of the surrounding area and would preserve the character and appearance of the Conservation Area.

GLAAS have been consulted on the archaeological aspect of the proposal and confirmation received that there would be no impact and therefore there is no objection to the proposal.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not allow developments adjacent to or conspicuous from the Green Belt that would injure the visual amenities of the Green Belt.

The application site is identified as being within the Green Belt. The National Planning Policy Framework (paragraph 67) and the London Plan (policy 7.16) set out that only development associated with agriculture, forestry, outdoor sport and recreation is appropriate in the Green Belt. In this case, the application site has an established recreational use which is an acceptable use within the Green Belt. As the outbuildings already existed on site and were in use as ancillary to the long established use of the site as a public house, there are no alterations or changes to the amount of built form within the

site which would cause increased harm or detriment to the Green Belt designation and therefore the scheme complies with the relevant policies.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene or other features in the area. As there are no physical changes to the built form there is no further impact on the sites appearance within its location.

7.08 Impact on neighbours

Directly opposite the site are commercial buildings and as there are no nearby residential neighbours and in this case there would be no impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site has a large car park attached for use by customers and the hotel guests. The change of use from a public house to a hotel is not likely to cause a significant increase in traffic movement using the premises and in this regard the scheme complies with policies AM7 and AM14 of the Local plan.

7.11 Urban design, access and security

The change of use of the main building would have very little impact on the day to day running and service provision of the facility. It would still function as a public house/restaurant with the provision of guest accommodation, some of which would be in the main building but with 3 other guest suites now provided within the existing outbuildings, one of which has been re-built on the same footprint and with a similar appearance to the building it replaced.

On a design point of view there is no change in appearance and thus the proposal is acceptable. Access to any public building is considered under the Building Regulations.

7.12 Disabled access

Access to any public building is considered under the Building Regulations.

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

None.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues identified.

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

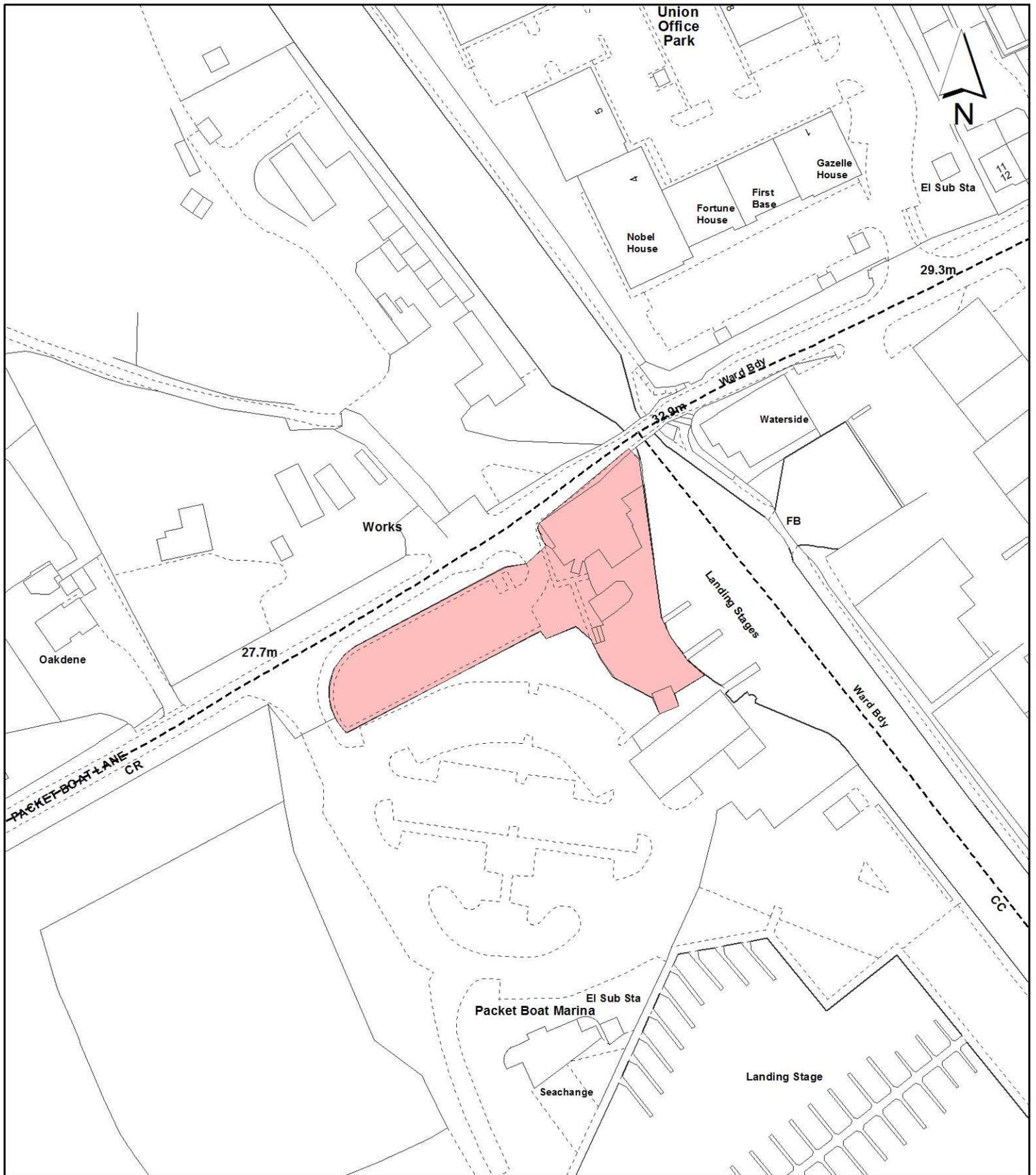
In conclusion the change of use as proposed from bar/restaurant to Hotel/Bar/Restaurant and the refurbishment of the existing outbuildings and change of use of the outbuildings from staff accommodation to guest accommodation is acceptable and the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Carol Grant

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**The Waters Edge Restaurant & Bar
 4 Canal Cottages
 Packet Boat Lane
 Cowley**

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

Planning Application Ref:
13654/APP/2015/2569

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015



HILLINGDON
 LONDON

This page is intentionally left blank

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

This page is intentionally left blank

Plans for Central & South Applications Planning Committee

Tuesday 3rd November
2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 60 WEST DRAYTON ROAD HILLINGDON

Development: Single storey side/rear extension to doctors surgery to provide additional consulting room, maintenance shed, office/record room, reception extension and entrance porch enlargement to dormer to provide enlarged managers office involving demolition of existing rear and side elements.

LBH Ref Nos: 13164/APP/2015/1581

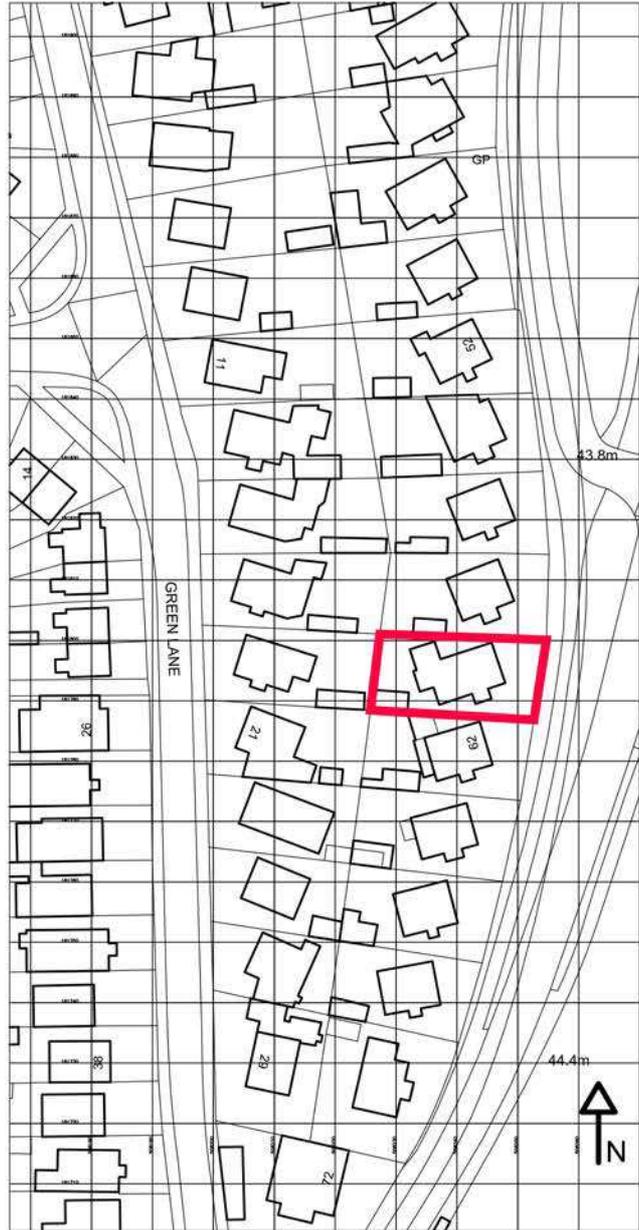
Date Plans Received: 28/04/2015

Date(s) of Amendment(s): 20/05/2015

Date Application Valid: 20/05/2015

04/08/2015

17/08/2015



Ordnance Survey, (c) Crown Copyright 2015. All rights reserved. Licence number 100022432

LOCATION PLAN
SCALE 1:1250



RELEASE RECYCLE

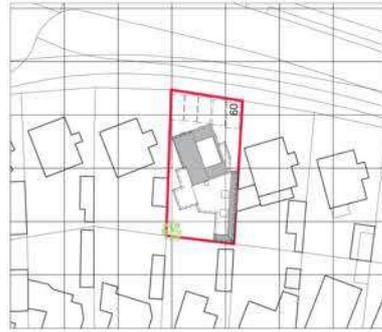
Do not scale off this drawing. All dimensions are given in millimetres. The architect is not responsible for the accuracy of any measurements. After approval of the drawings, the contractor is responsible for all dimensions to the ground. This drawing is to be used for information only and is not to be used for any other purpose. All dimensions are given in millimetres.



EXISTING NORTHEAST ELEVATION
SCALE 1:100



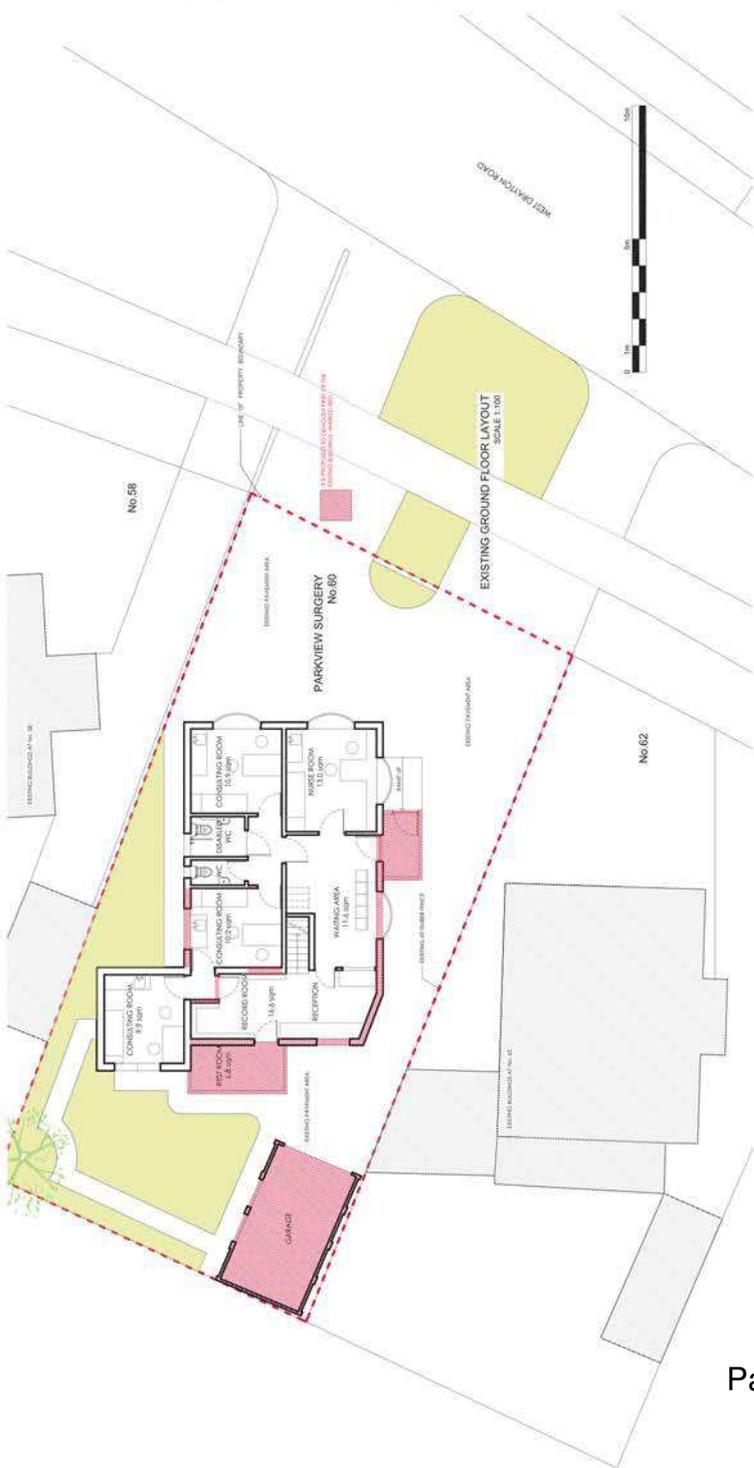
PROPOSED NORTHEAST ELEVATION
SCALE 1:100



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:250



EXISTING GROUND FLOOR LAYOUT
SCALE 1:100



PROPOSED GROUND FLOOR LAYOUT
SCALE 1:100

PROJECT
60 WEST DRAYTON ROAD
UNBRIDGE UB8 3LA
GP SURGERY - EXTENSION

DRAWING NO.
APR 15 25 2018

DESIGNER
J. M. STEBA
MSc Arch, MSc Mech, RIBA
Chartered Architect
T: +44 (0)181 5602688 F: +44 (0)181 5602679
www.steba.co.uk
Steba Architects Ltd
177 Sandringham Drive
Museum Way, London, United Kingdom

DATE
25 04 18

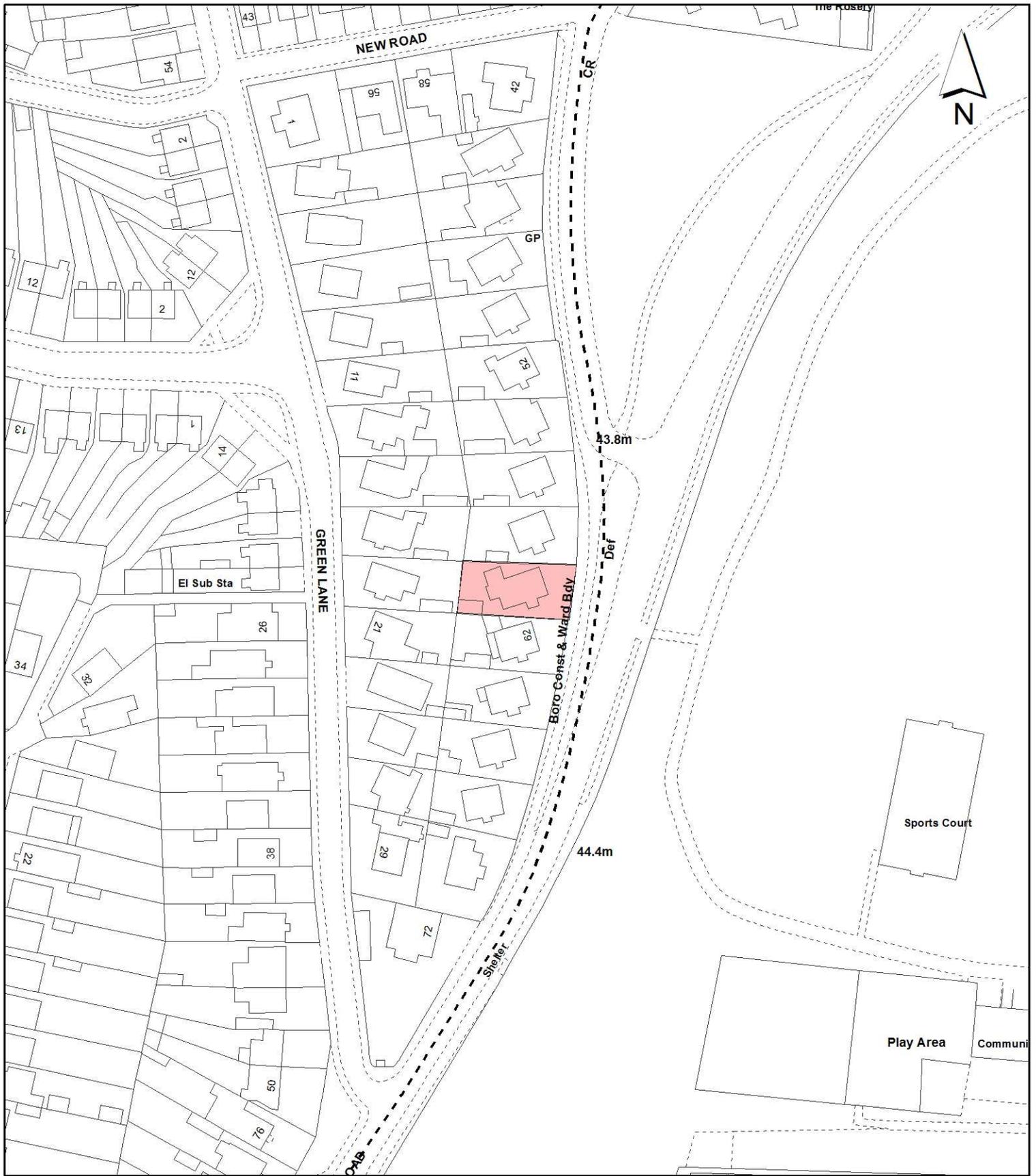
BY
J. M. STEBA

SCALE
1:100

PROJECT NO.
AL 001

VERSION
C

© Copyright



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**60 West Drayton Road
 Hillingdon**

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

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

Planning Application Ref:

13164/APP/2015/1581

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 95 WOOD END GREEN ROAD HAYES
Development: Part first floor rear extension and two rear dormer windows to upper floor flat
LBH Ref Nos: 32/APP/2015/3039

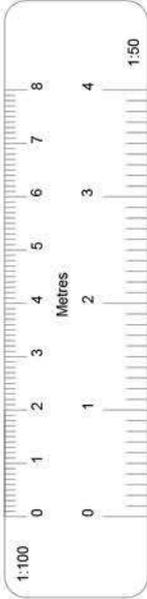
Date Plans Received: 11/08/2015
Date Application Valid: 24/08/2015

Date(s) of Amendment(s):

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 508876 , 181531



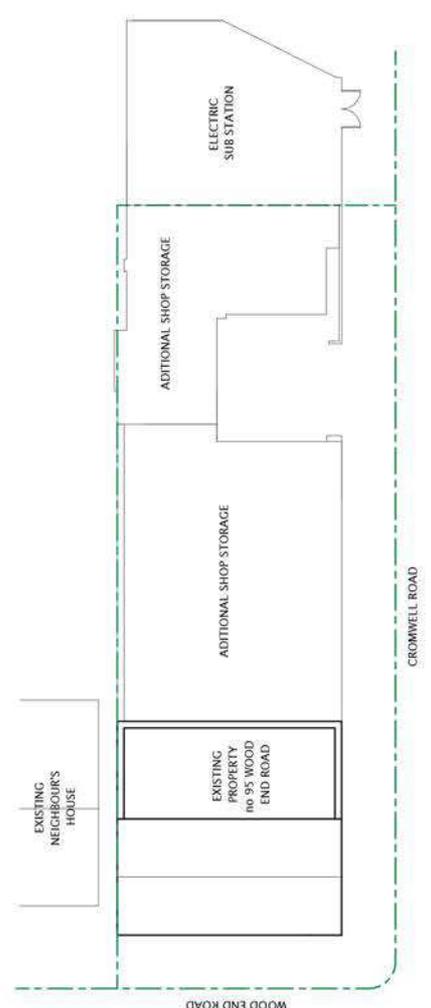
Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474



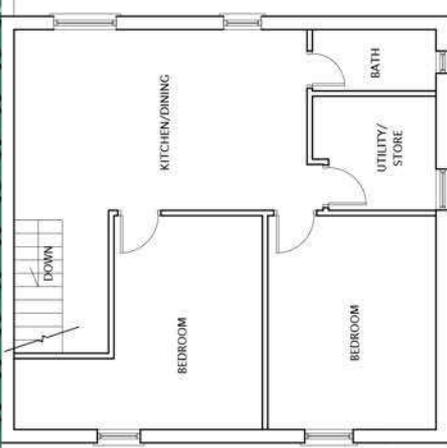
All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building supervisor.
 Builder to serve building rules and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

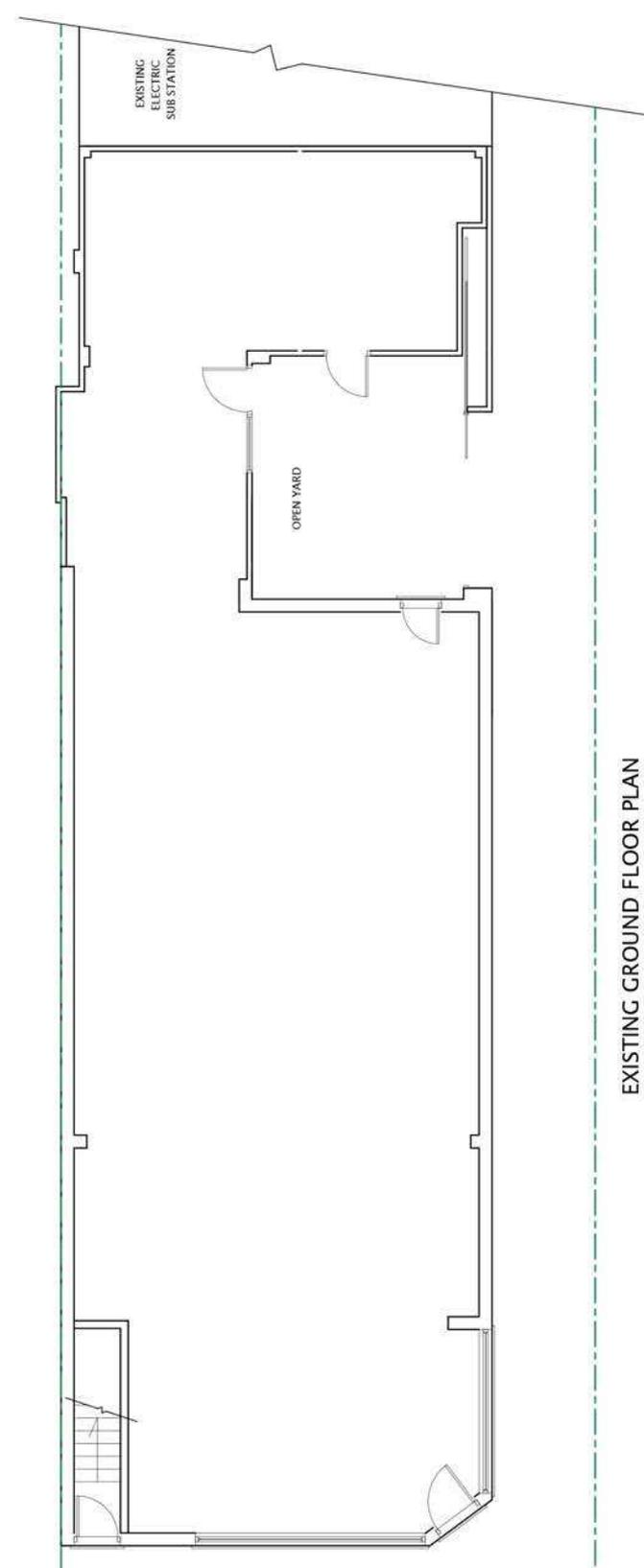
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: PLANS	
SCALE: 1:100	
DATE: AUGUST 2014	
DRAWN BY:	
DRG. NO. 14/95/WEH/201	REV.



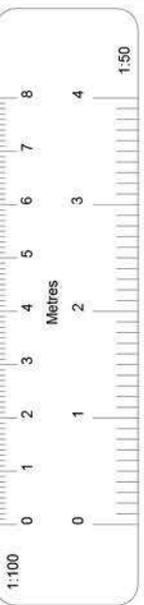
EXISTING BLOCK PLAN
Scale 1/200



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



All dimensions verified on site.
 All work to comply with British Standards. Code of practice
 All internal works to be in accordance with client
 All external surfaces to match existing.
 All work to be to the satisfaction of the local
 authority building supervisor.
 Builder to serve building notice and comply fully in all
 respects.
 Owner responsible for compliance with Party Wall etc.
 Act 1996.
 This drawing is for purposes of negotiating with
 local authority for planning permission only and no
 other purpose.

All electrical work required to meet the requirements
 of Part P (Electrical Safety) must be designed,
 installed, inspected and tested by a person competent
 to do so.
 Prior to completion the Council should be satisfied that
 Part P has been complied with. This may require an
 appropriate BS 7671 electrical installation certificate
 to be issued for the work by a person competent to do so.

DATE	REVISION

COPYRIGHT:

JOB TITLE:
 86 WOOD END ROAD,
 HATES

DRAWING TITLE:
 PLANS

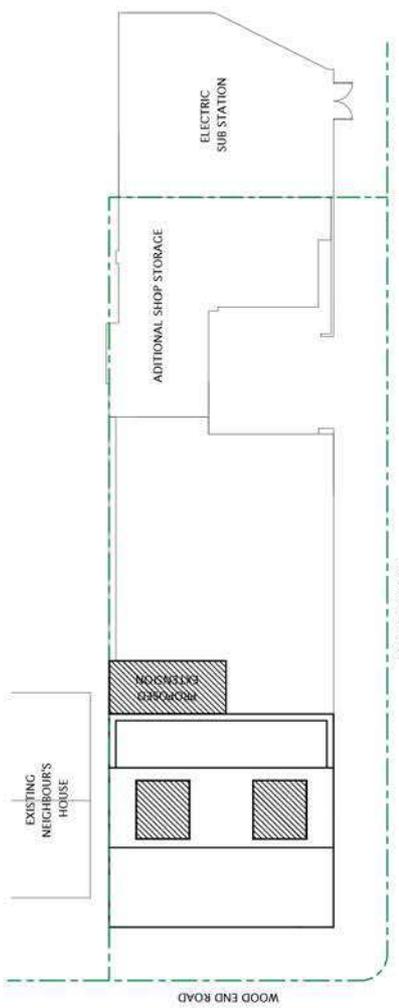
SCALE: 1/100

DATE: JUNE 2015

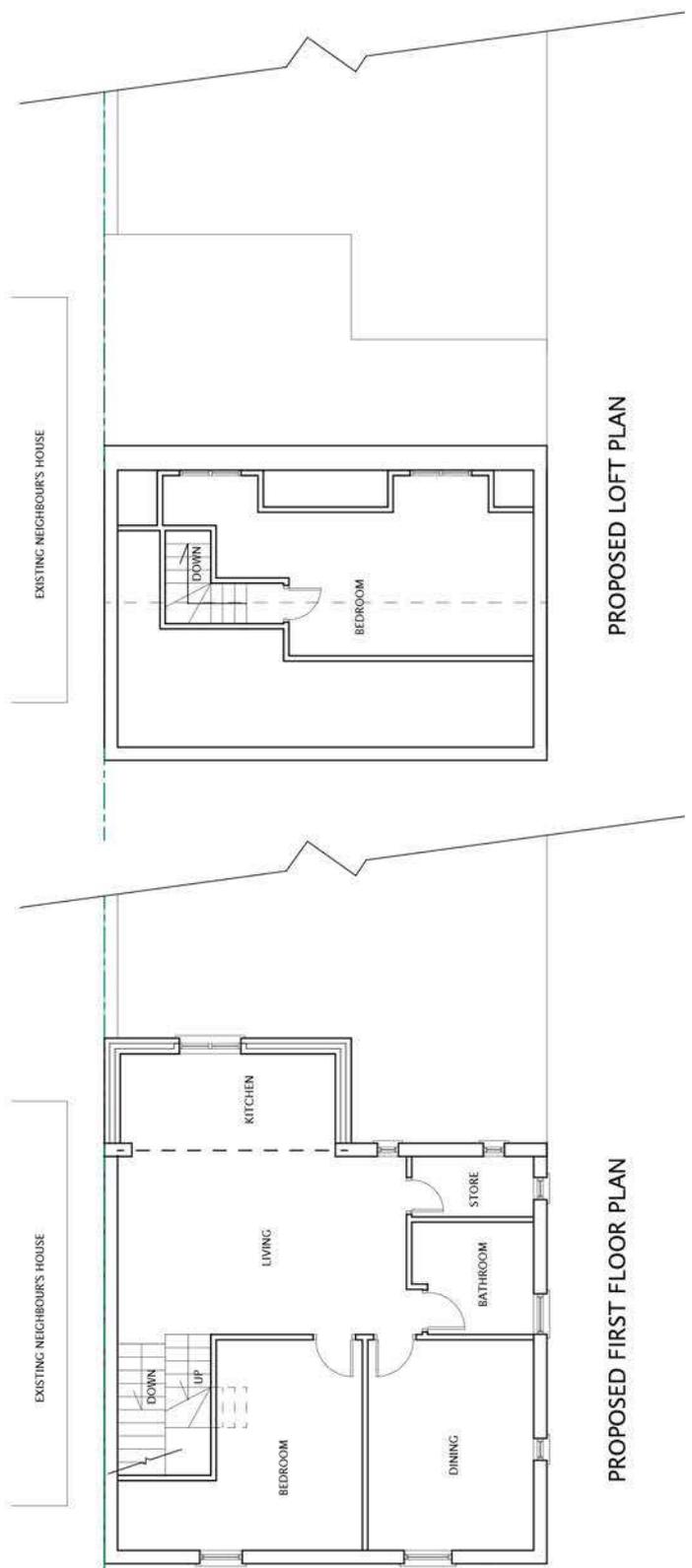
DRAWN BY:

DRG. NO.
 15065WERH005

REV

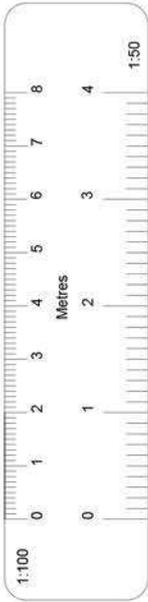


PROPOSED BLOCK PLAN
 Scale 1/200



PROPOSED FIRST FLOOR PLAN

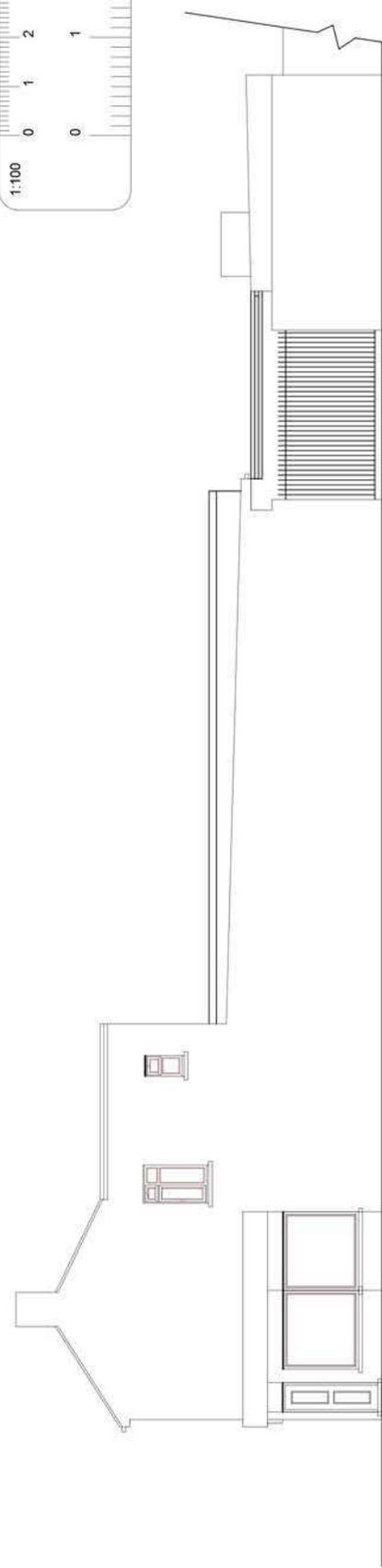
PROPOSED LOFT PLAN



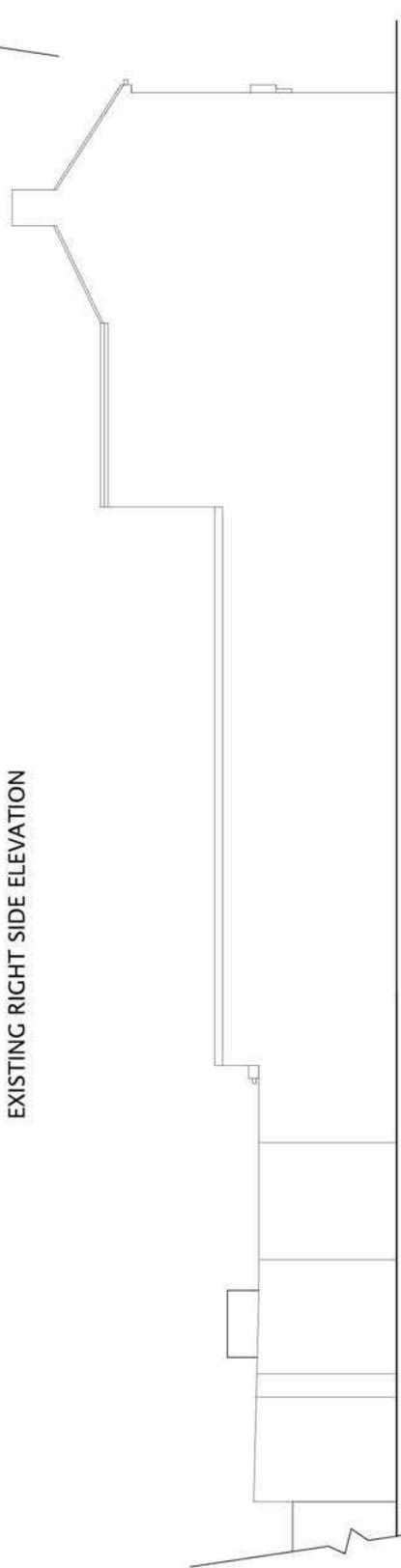
All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. The person in charge of the work must hold a valid electrical installation certificate to be issued for the work by a person competent to do so.

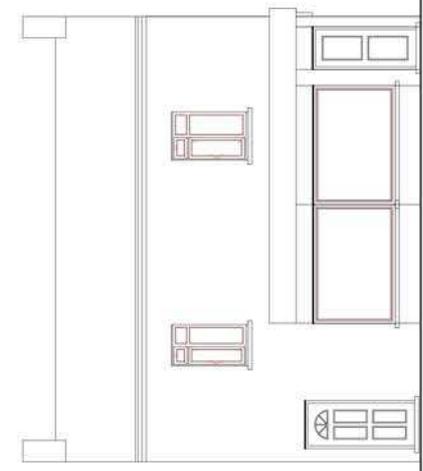
COPYRIGHT:	
DATE	REVISION
JOB TITLE: 85 WOOD END ROAD, HAVES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: AUGUST 2014	DRAWN BY:
DRG. NO. 14/05/WEBR202	REV.



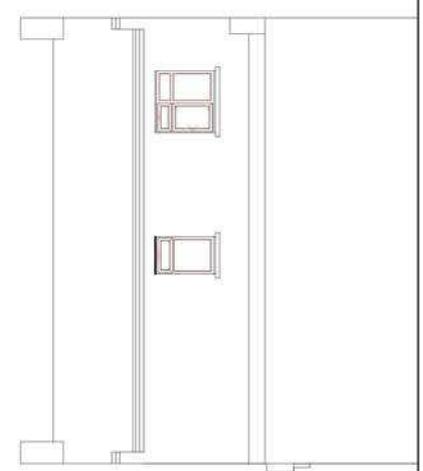
EXISTING RIGHT SIDE ELEVATION



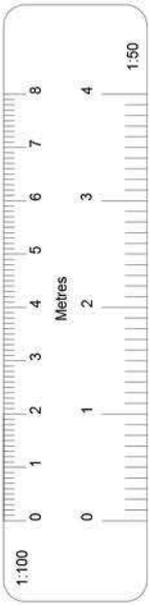
EXISTING LEFT SIDE ELEVATION



EXISTING FRONT ELEVATION



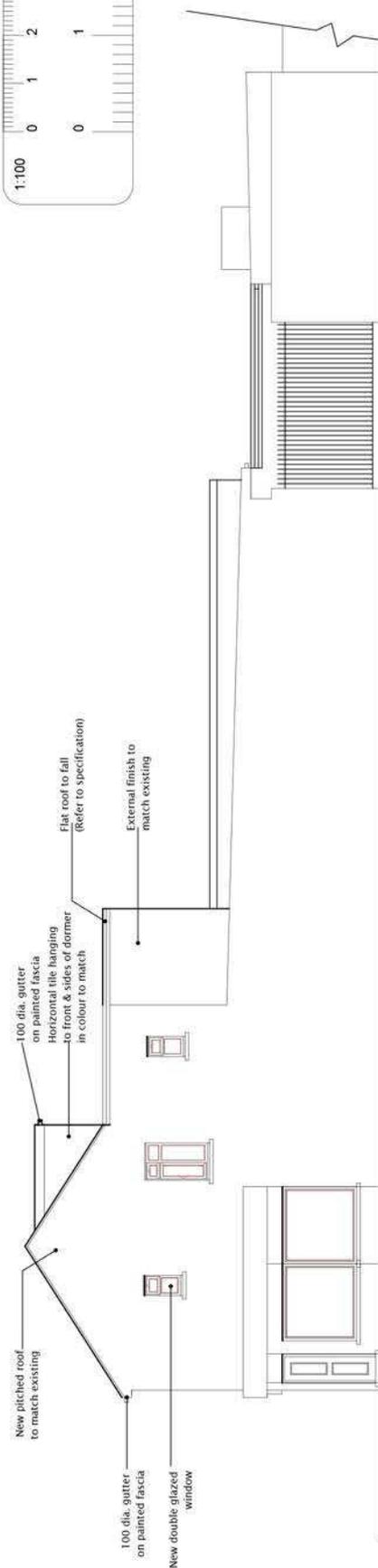
EXISTING REAR ELEVATION



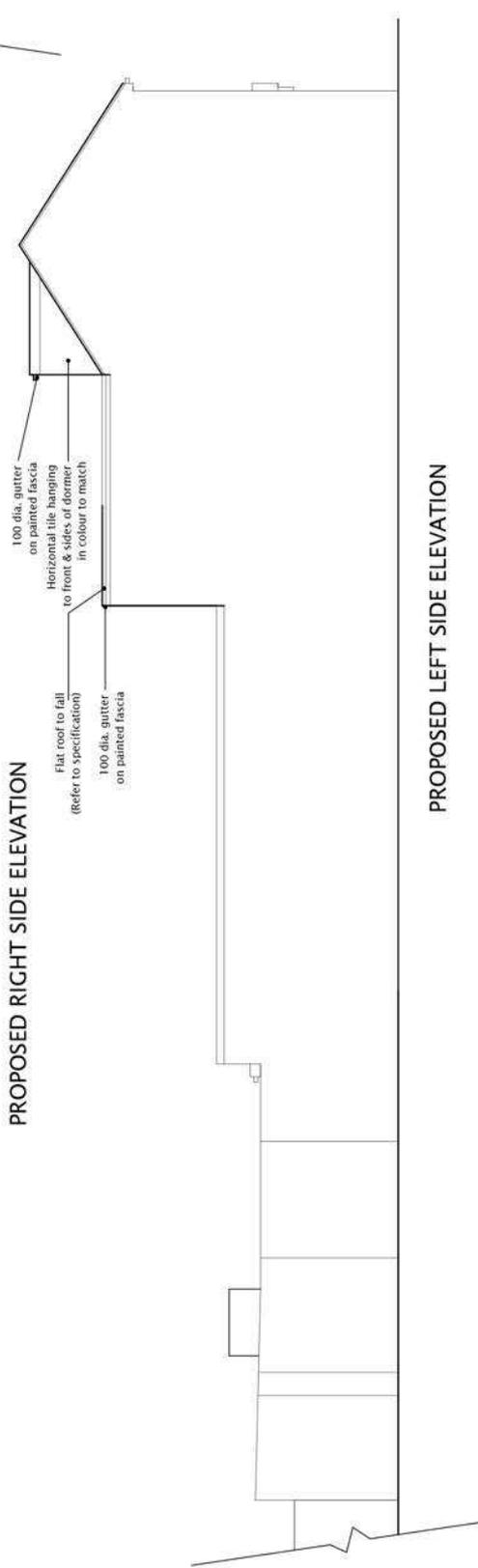
All dimensions verified on site.
 All work to comply with British Standards, Code of Practice, All standards to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing study for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been completed with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

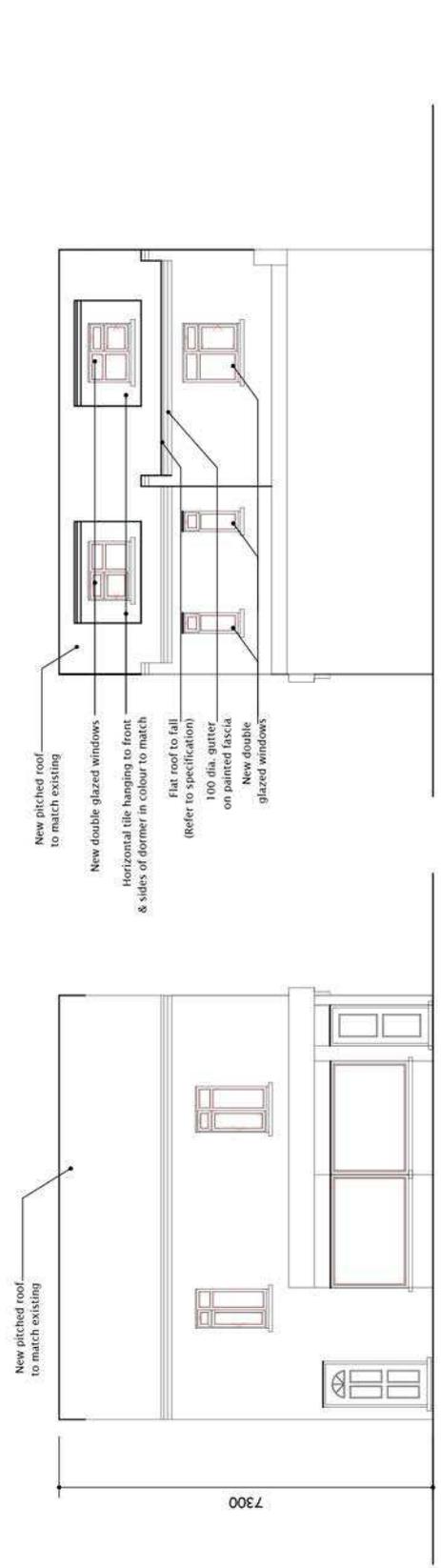
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: JUNE 2015	
DRAWN BY:	
DRG. NO. 1596/WERN006	REV.



PROPOSED RIGHT SIDE ELEVATION

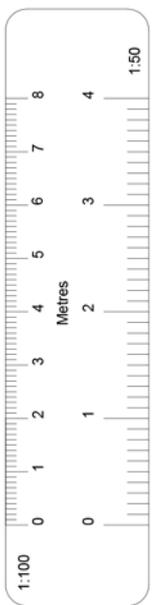


PROPOSED LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

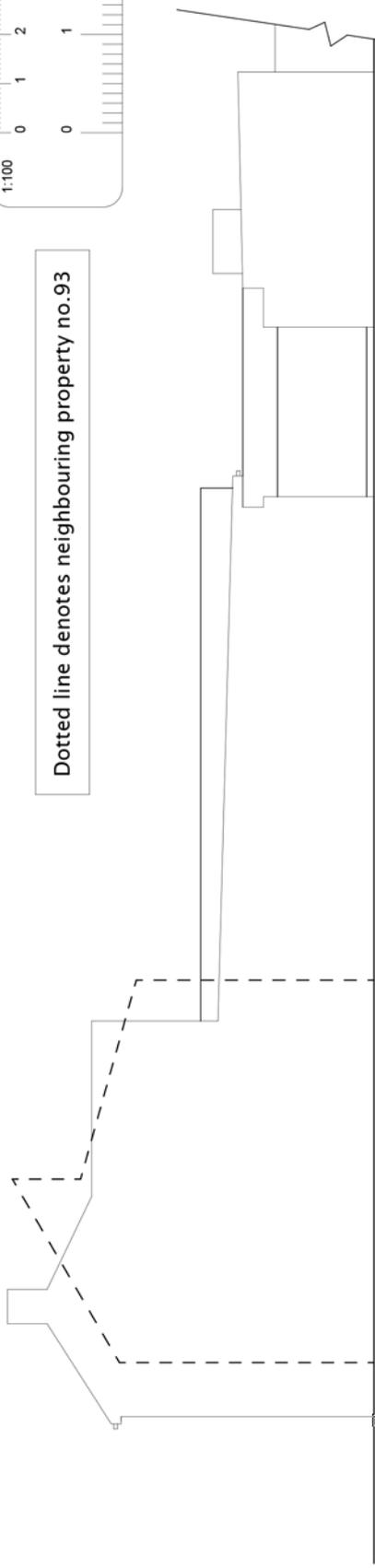


Dotted line denotes neighbouring property no.93

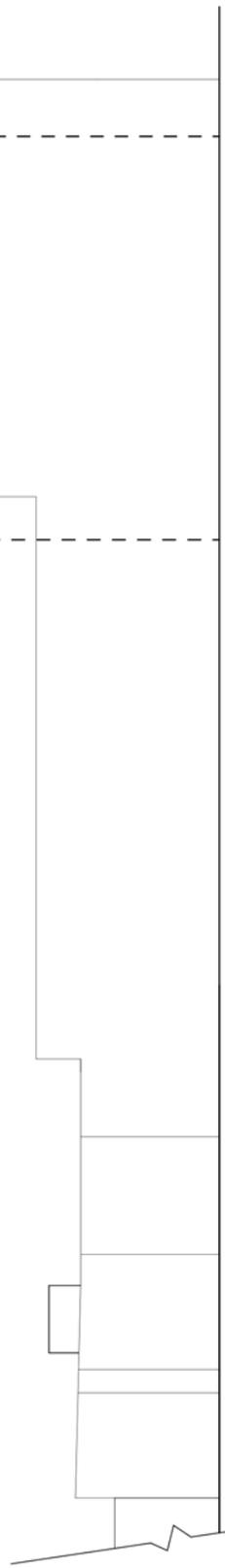
All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1999.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P1 (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

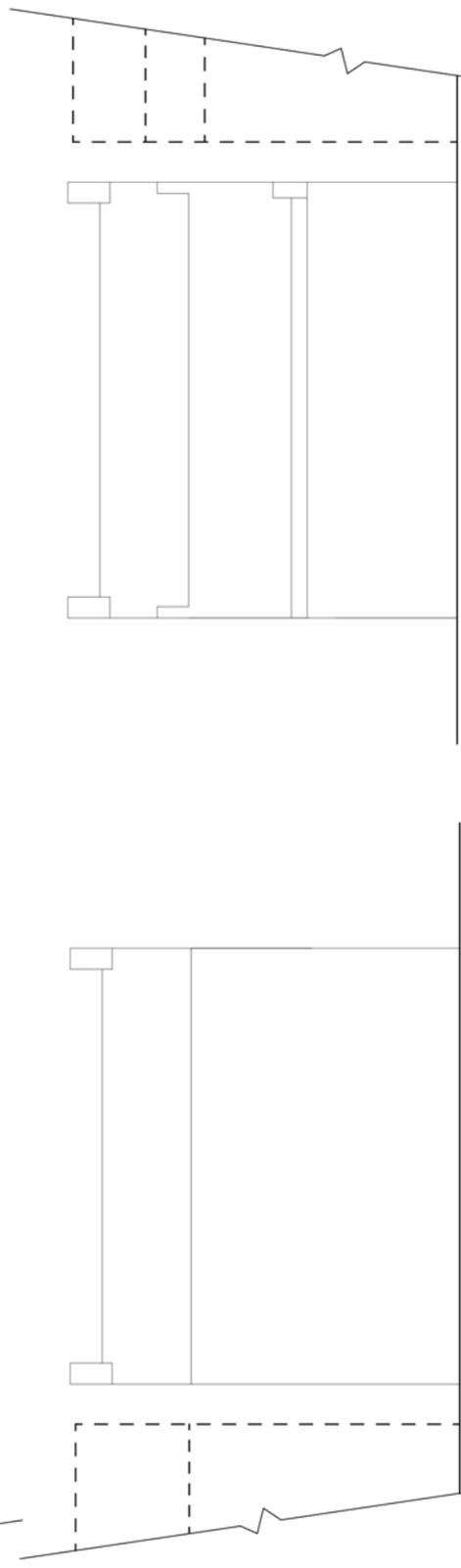
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE : 1:100	
DATE: AUGUST 2014	DRAWN BY:
DRG. NO. 14/95/WEH/203	REV.



EXISTING RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



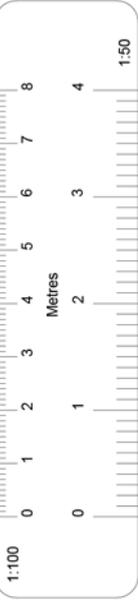
EXISTING LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



EXISTING REAR ELEVATION
 (Comparison with outline of neighbouring property)

EXISTING FRONT ELEVATION
 (Comparison with outline of neighbouring property)

Dotted line denotes neighbouring property no.93



All dimensions verified on site.
 All work to comply with British Standards, Code of practice, instructions.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing is only for purposes of negotiating with local authority for planning permission only and for other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been completed with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION

COPYRIGHT:

JOB TITLE:
 95 WOOD END ROAD,
 HAYES

DRAWING TITLE:
 ELEVATIONS

SCALE : 1:100

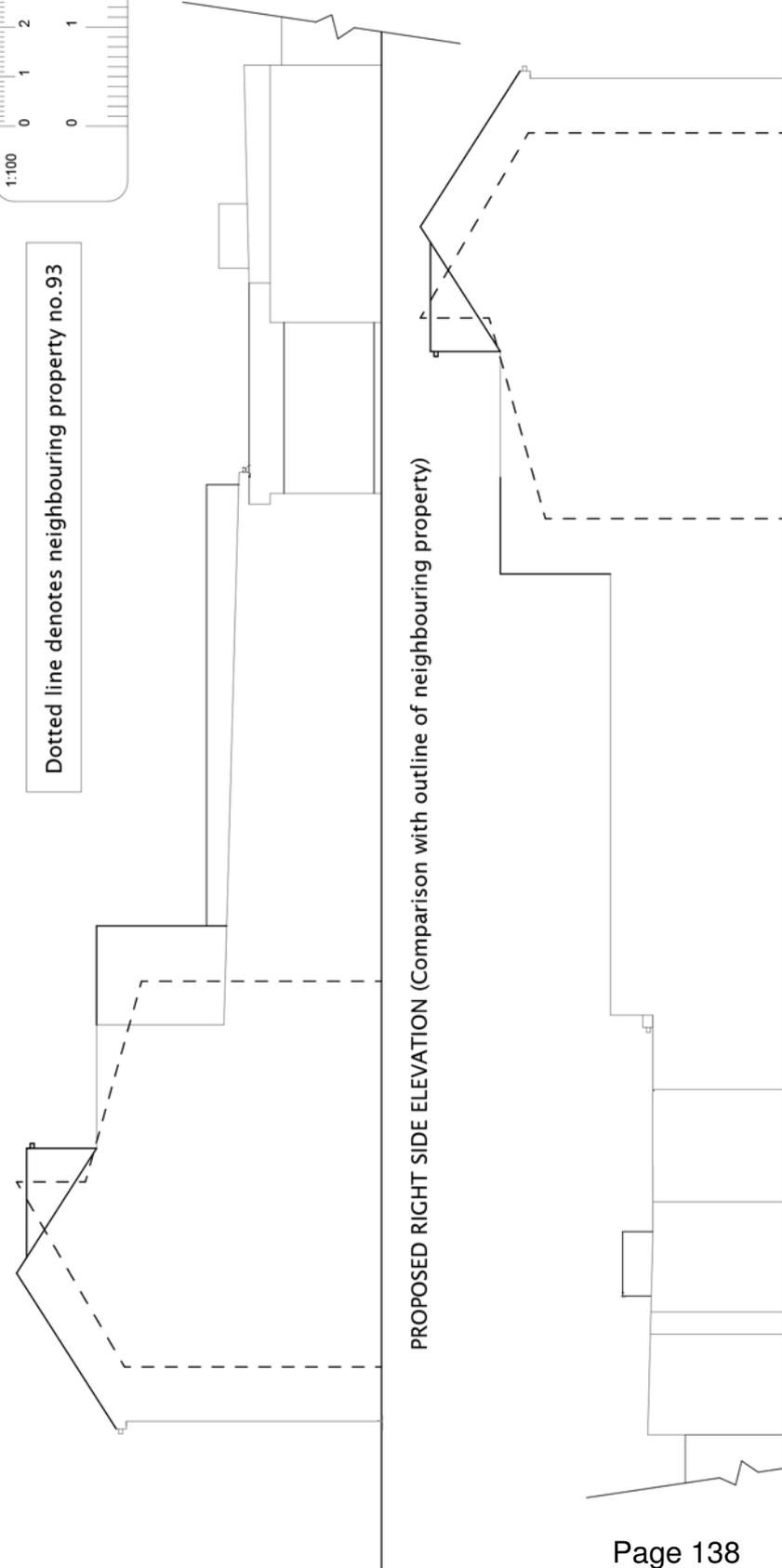
DATE: JUNE 2015

DRAWN BY:

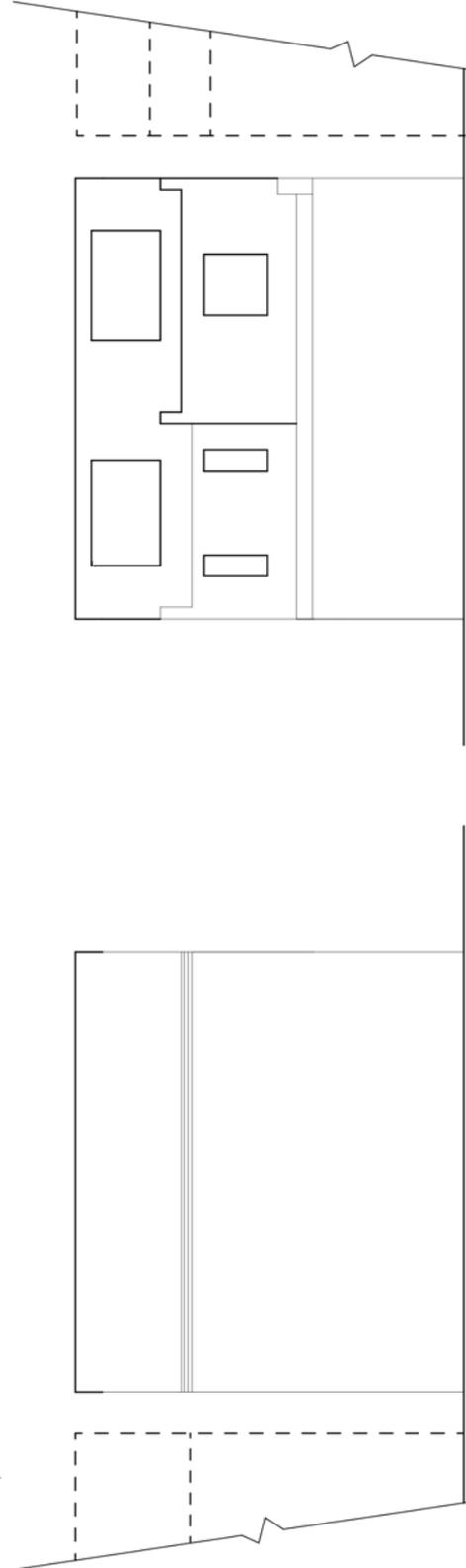
DRG. NO.
 15055WERH007

REV.

PROPOSED RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)

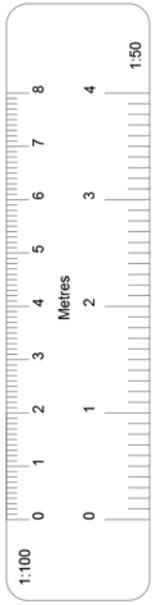


PROPOSED LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



PROPOSED FRONT ELEVATION
 (Comparison with outline of neighbouring property)

PROPOSED REAR ELEVATION
 (Comparison with outline of neighbouring property)



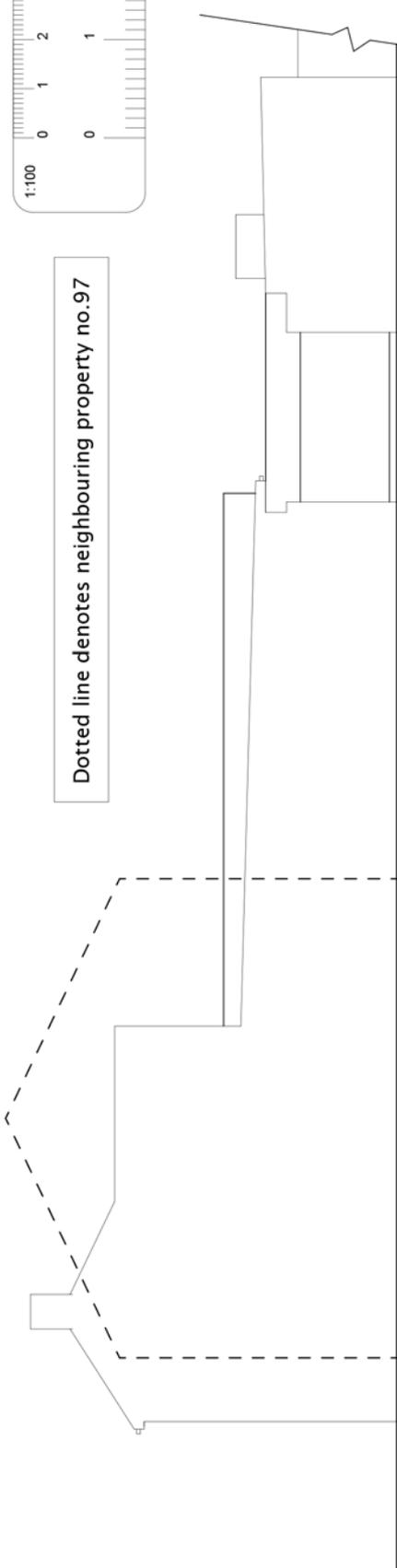
Dotted line denotes neighbouring property no.97

All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

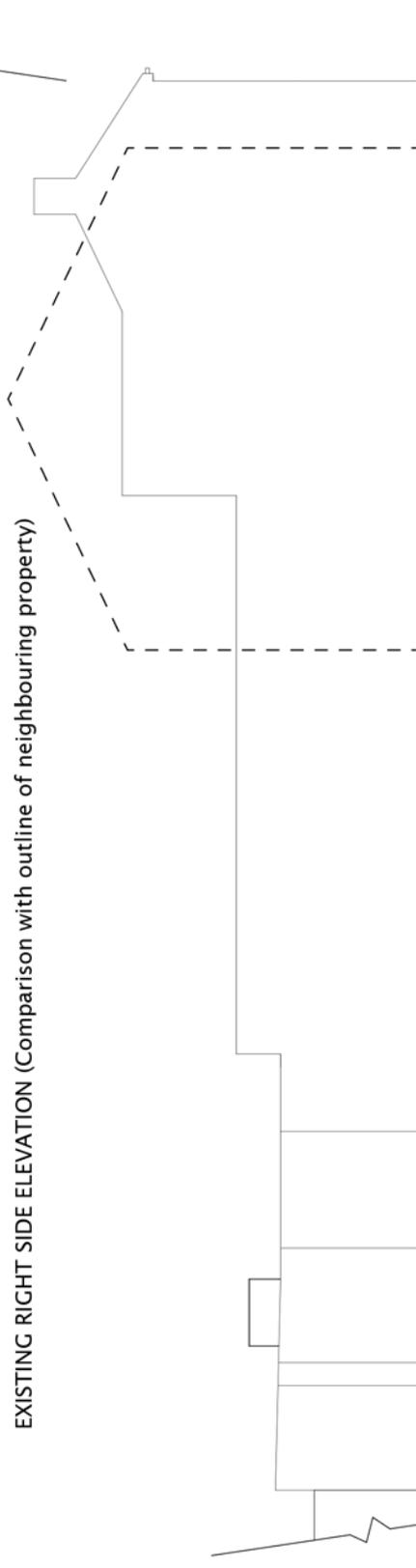
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. The contractor should obtain appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: AUGUST 2014	DRAWN BY:
DRG. NO. 1405/WERH/204	REV.

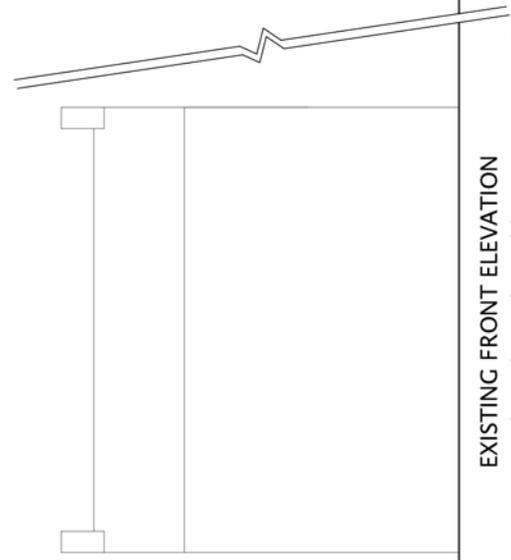
EXISTING RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



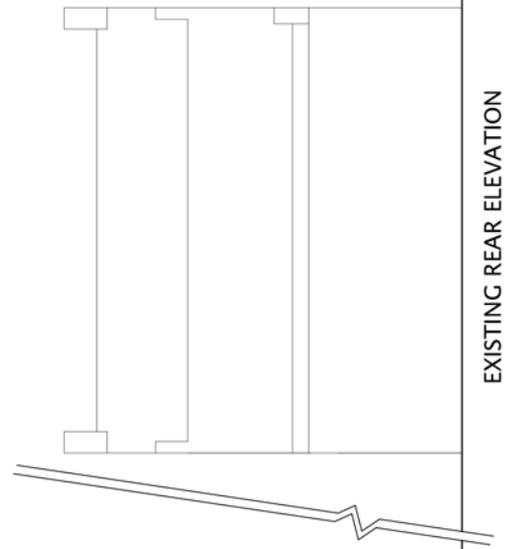
EXISTING LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)

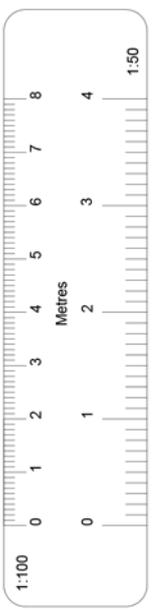


EXISTING FRONT ELEVATION (Comparison with outline of neighbouring property)



EXISTING REAR ELEVATION (Comparison with outline of neighbouring property)



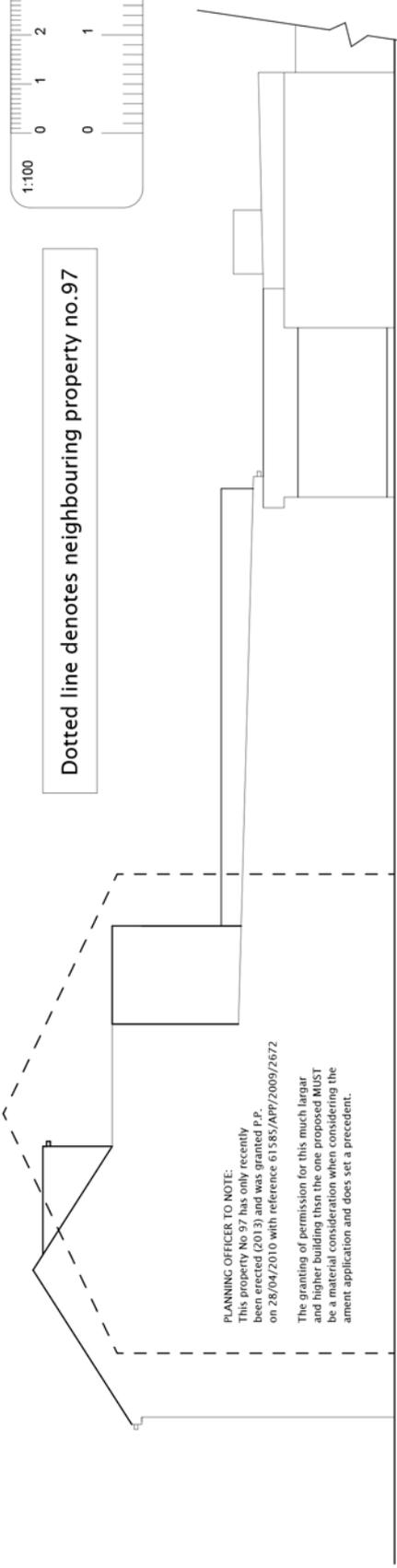


Dotted line denotes neighbouring property no.97

All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All work to be to the satisfaction of the local authority building supervisor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

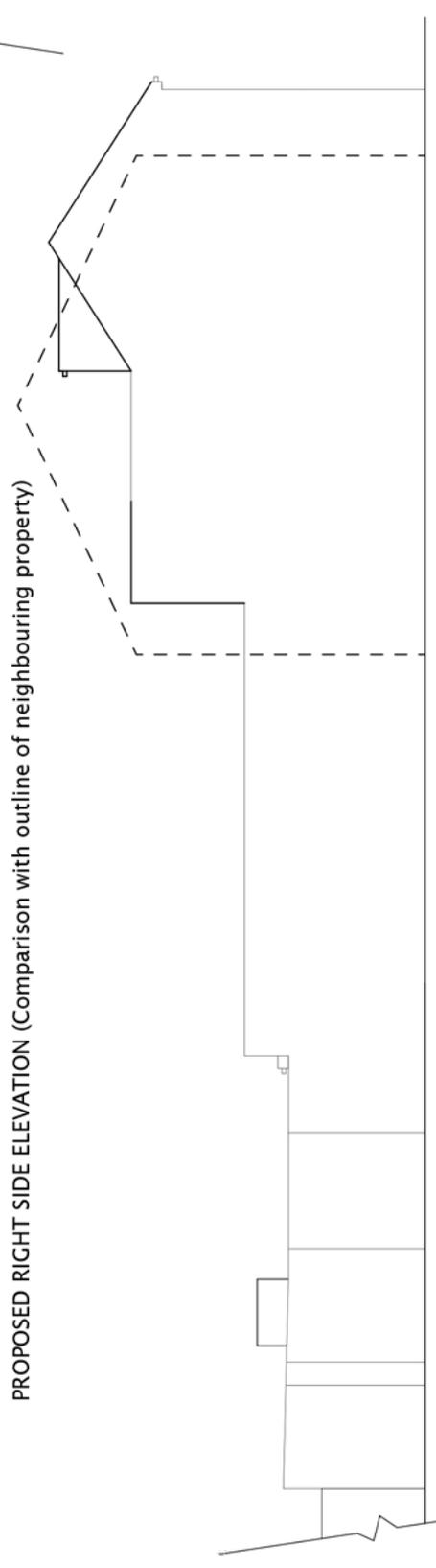
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

COPYRIGHT:	
DATE:	REVISION:
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: JUNE 2015	
DRAWN BY:	
DRG. NO. 151965WERH008	REV.

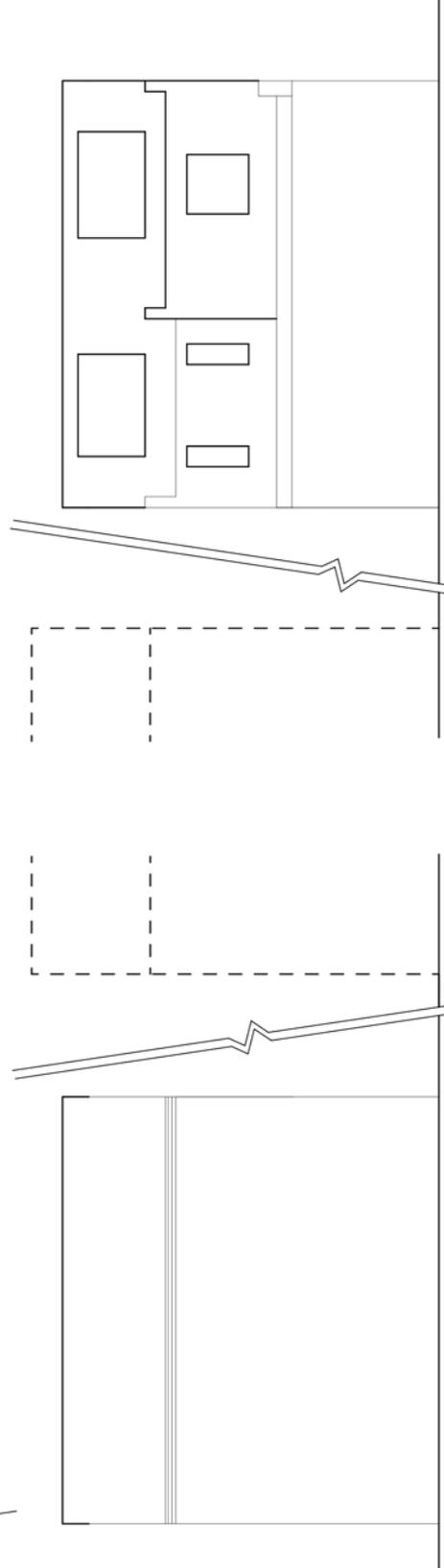


PROPOSED RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)

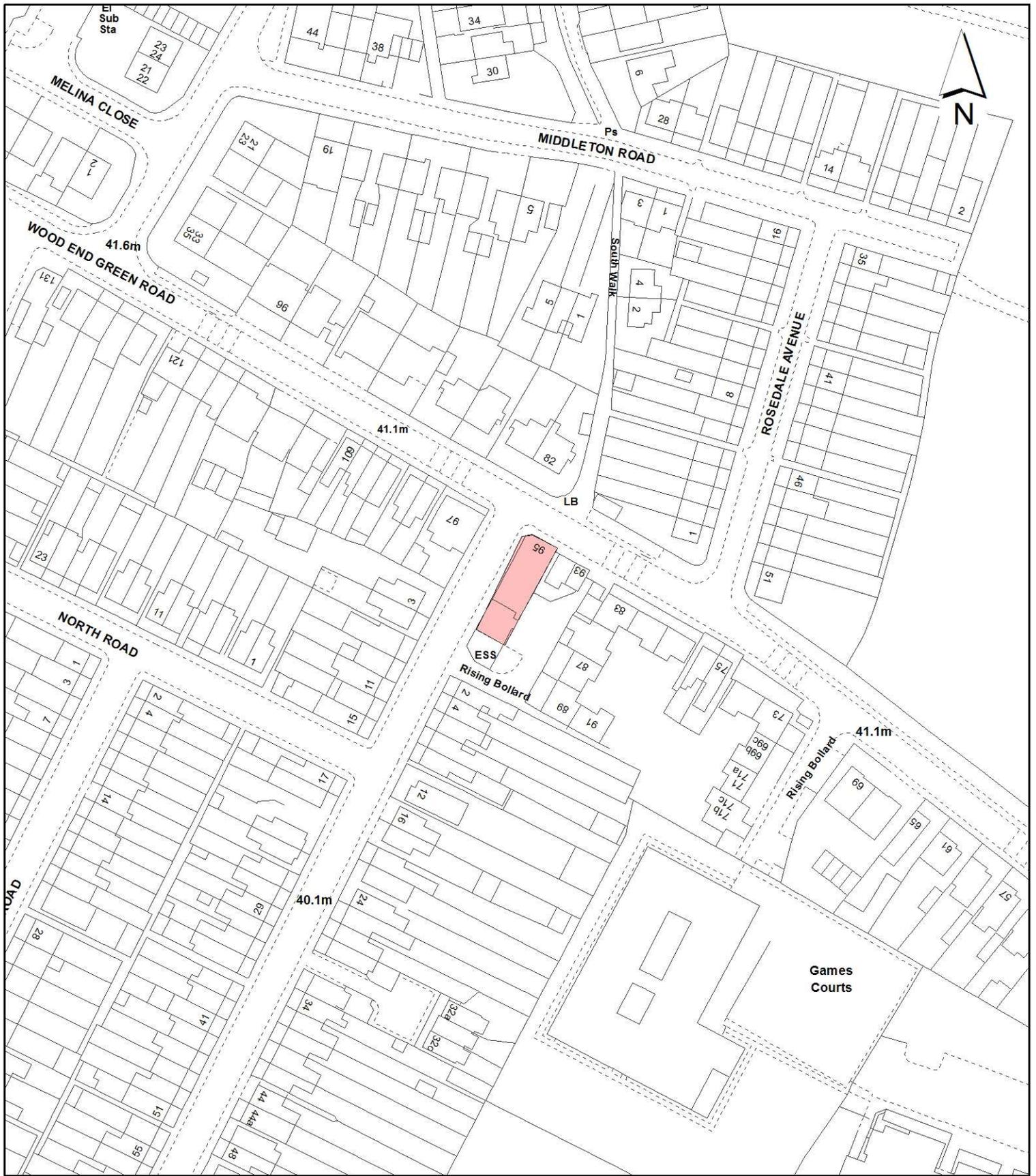
PLANNING OFFICER TO NOTE:
 This property No 97 has only recently been sold (2013) and was granted PP on 28/04/2010 with reference 61585/APP/2009/2672
 The granting of permission for this much larger and higher building than the one proposed MUST be a material consideration when considering the amenity application and does set a precedent.



PROPOSED LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



PROPOSED REAR ELEVATION (Comparison with outline of neighbouring property)



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**95 Wood End Green Road
 Hayes**

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

Planning Application Ref:
32/APP/2015/3039

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 95 WOOD END GREEN ROAD HAYES
Development: Replacement roof involving increasing ridge height and first floor rear extensio
LBH Ref Nos: 32/APP/2015/3040

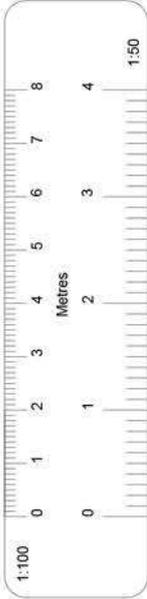
Date Plans Received: 11/08/2015
Date Application Valid: 11/08/2015

Date(s) of Amendment(s):

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 508876 , 181531



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474

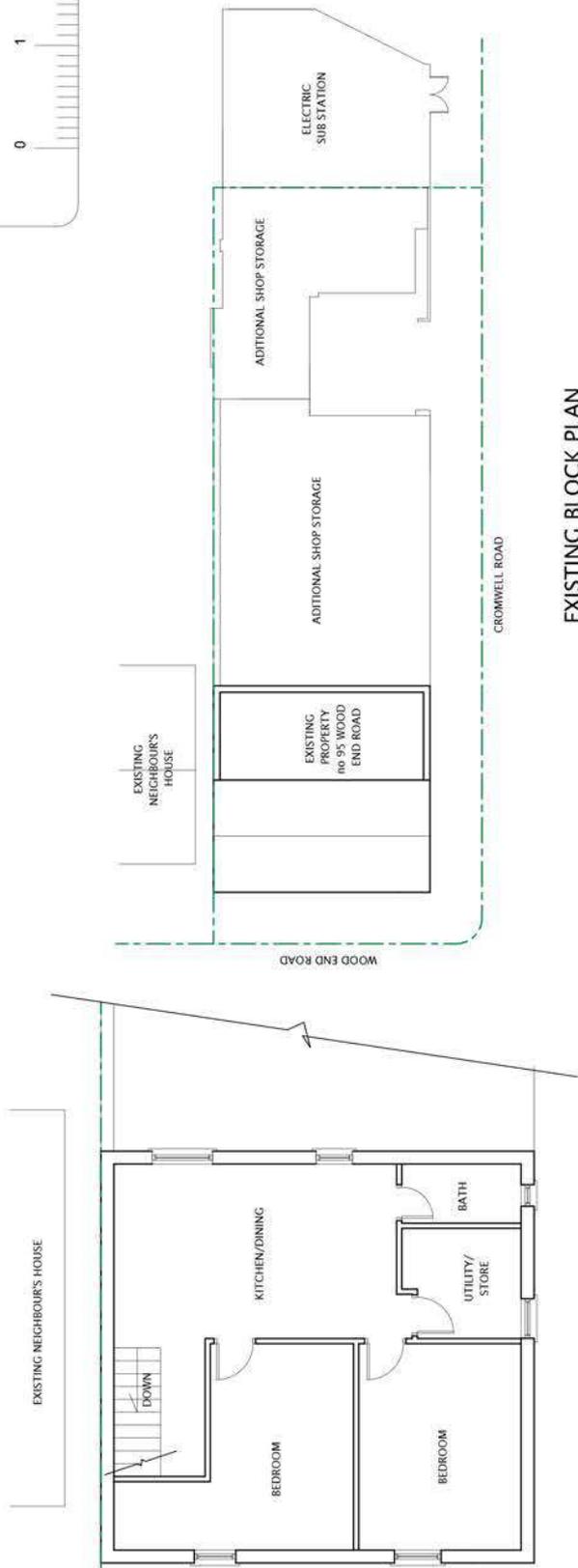


All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building supervisor.
 Builder to serve building rules and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

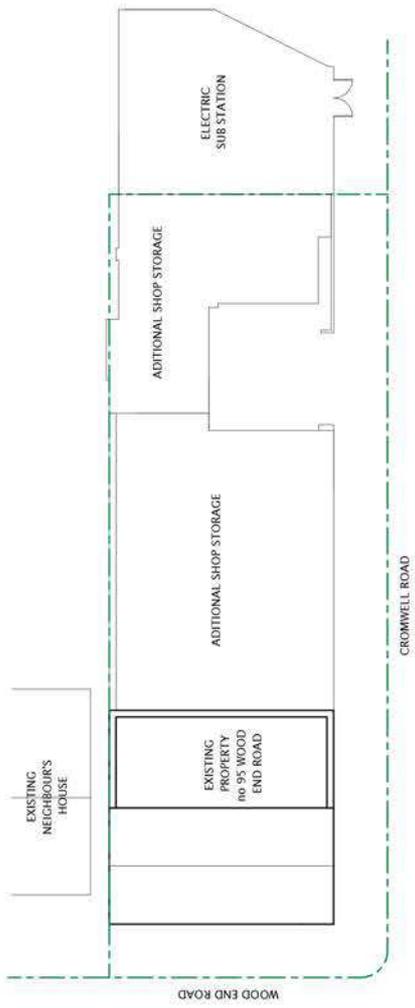
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

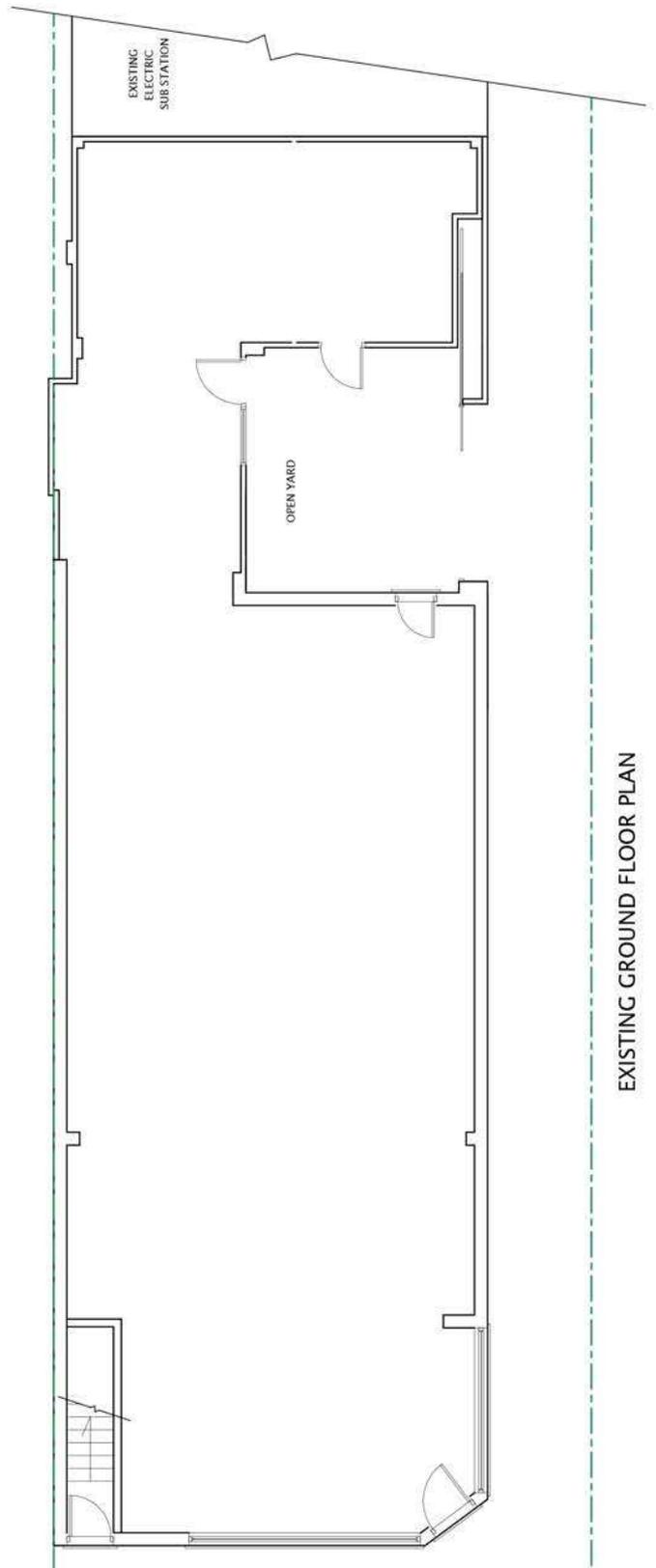
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: PLANS	
SCALE: 1:100	
DATE: AUGUST 2014	
DRAWN BY:	
DRG. NO. 14/95/WEH/201	REV.



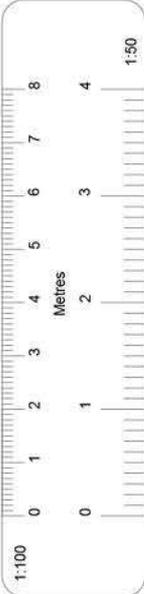
EXISTING FIRST FLOOR PLAN



EXISTING BLOCK PLAN
Scale 1/200



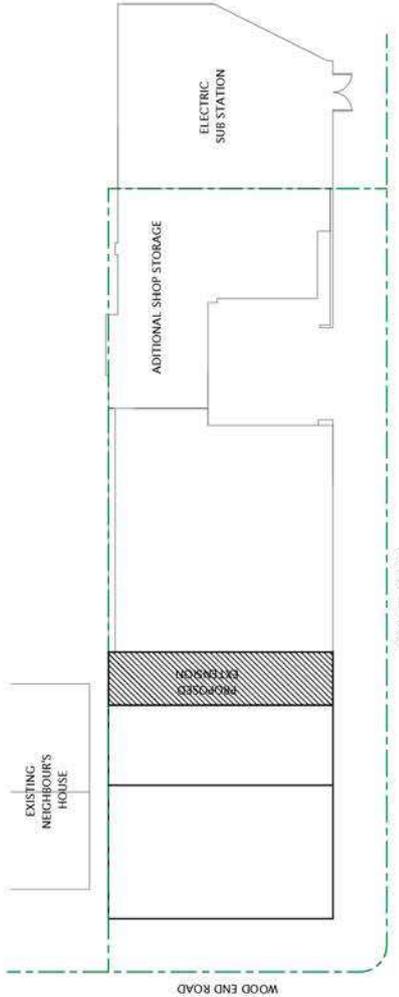
EXISTING GROUND FLOOR PLAN



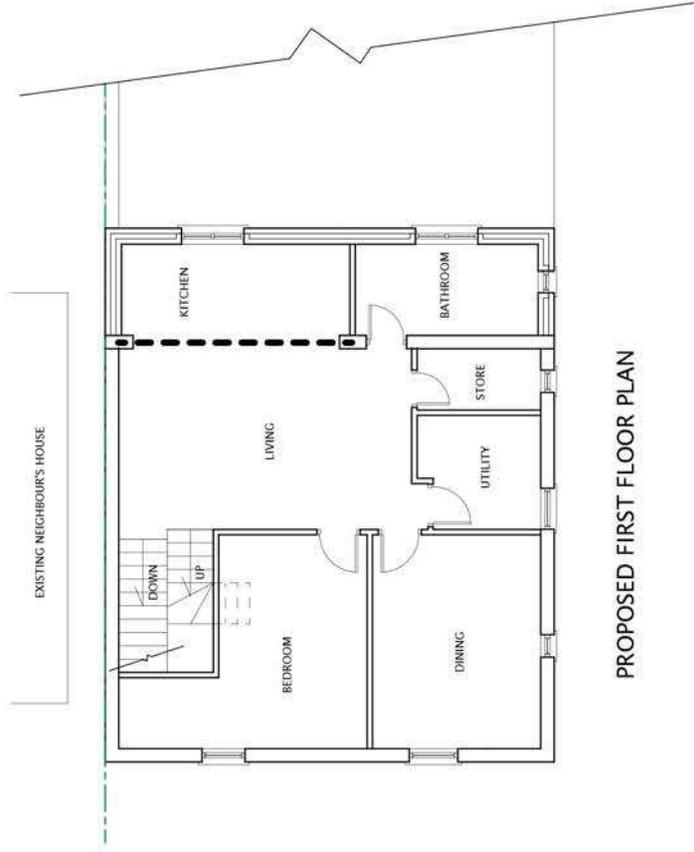
All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client requirements.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building surveyor.
 Builder to serve building notices and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing study for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been completed with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

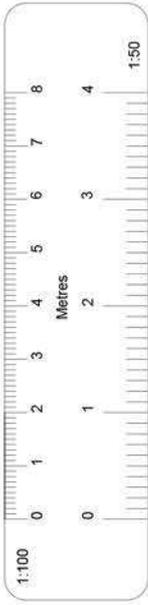
DATE:	REVISION:
COPYRIGHT	
JOB TITLE: 85 WOOD END ROAD, HAYES	
DRAWING TITLE: PLANS	
SCALE: 1:100	
DATE: JUNE 2015	DRAWN BY:
DRG. NO. 1506WEPBH005	REV.



PROPOSED BLOCK PLAN
 Scale 1/200



PROPOSED FIRST FLOOR PLAN



All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. The person in charge of the work must hold a valid electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION

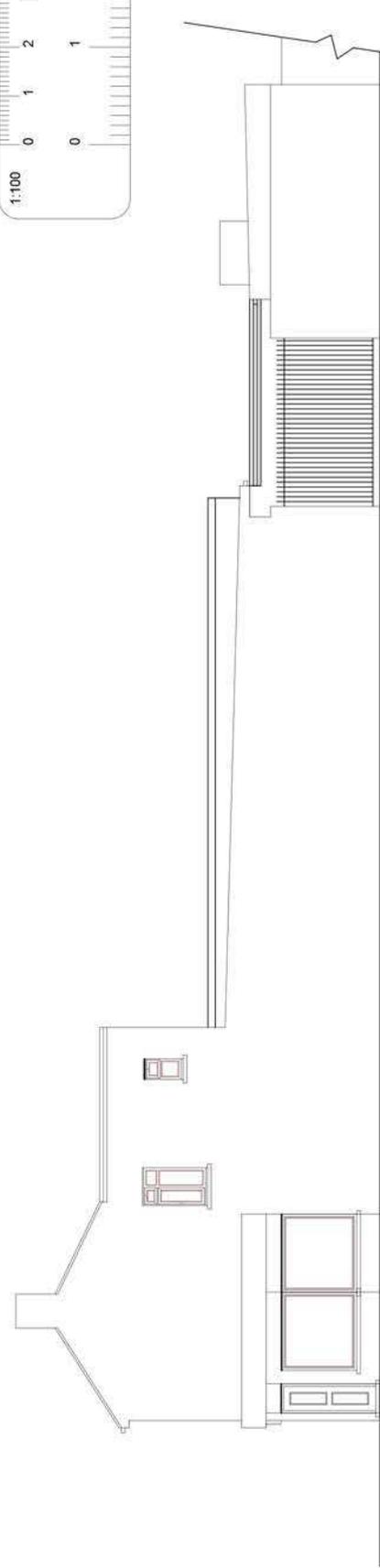
COPYRIGHT:

JOB TITLE:
 85 WOOD END ROAD,
 HAVES

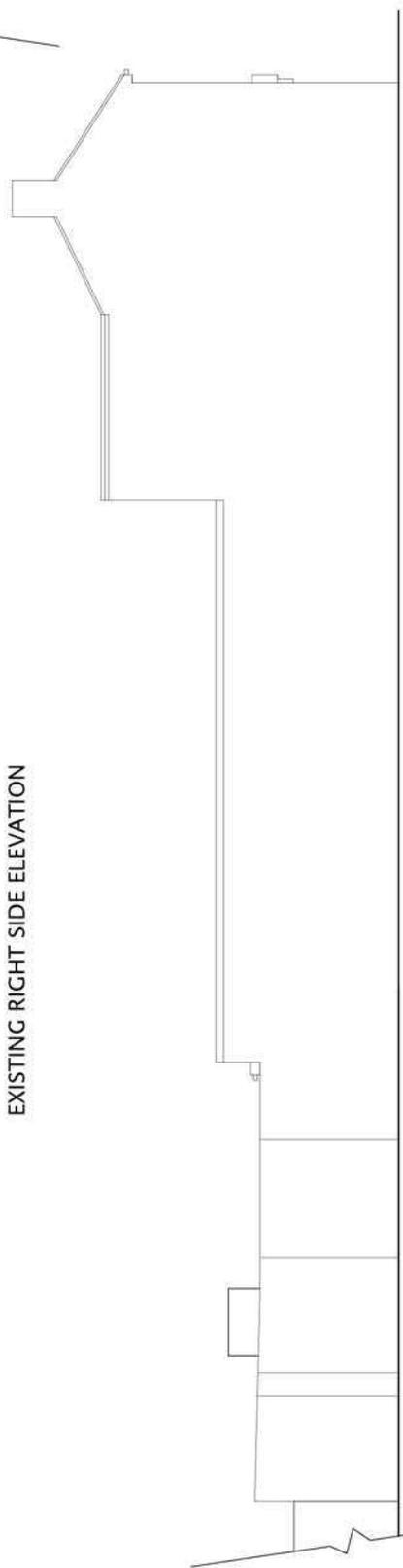
DRAWING TITLE:
 ELEVATIONS

SCALE: 1:100

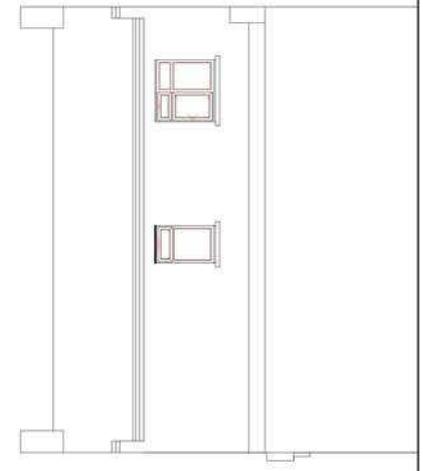
DATE: AUGUST 2014 DRAWN BY:
 DRG. NO. 1495/WEBR202 REV.



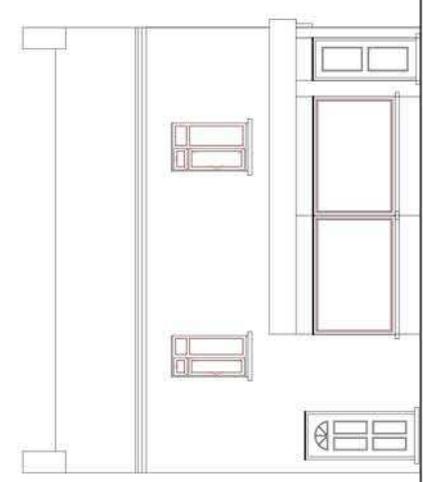
EXISTING RIGHT SIDE ELEVATION



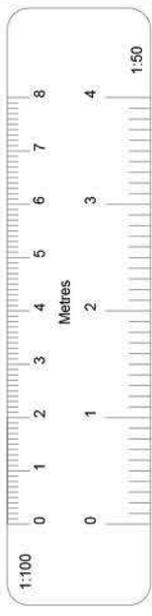
EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

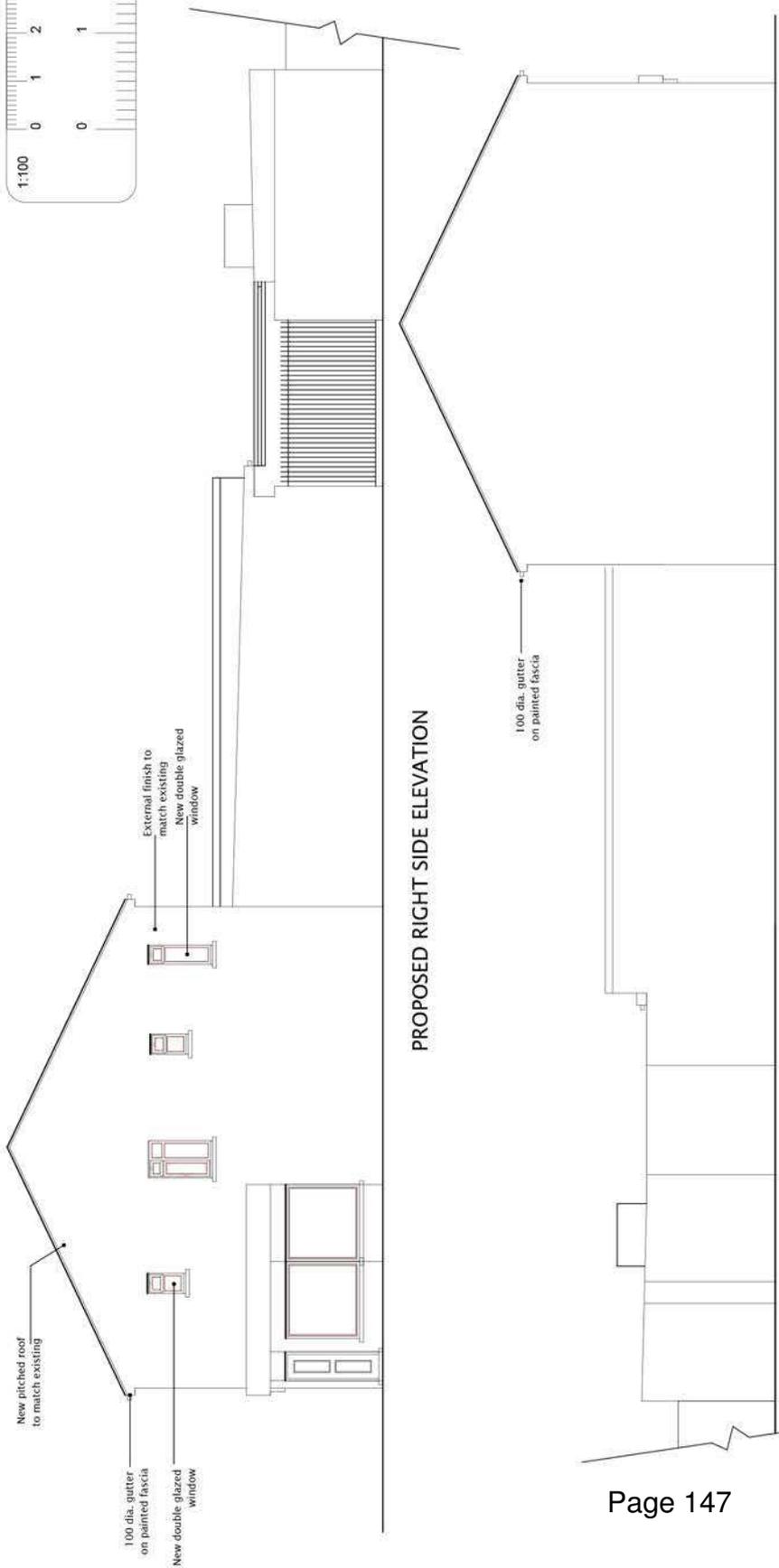


All dimensions verified on site
 All work to comply with British Standards, Code of practice
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority.
 Building Regulations apply to all new building work and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

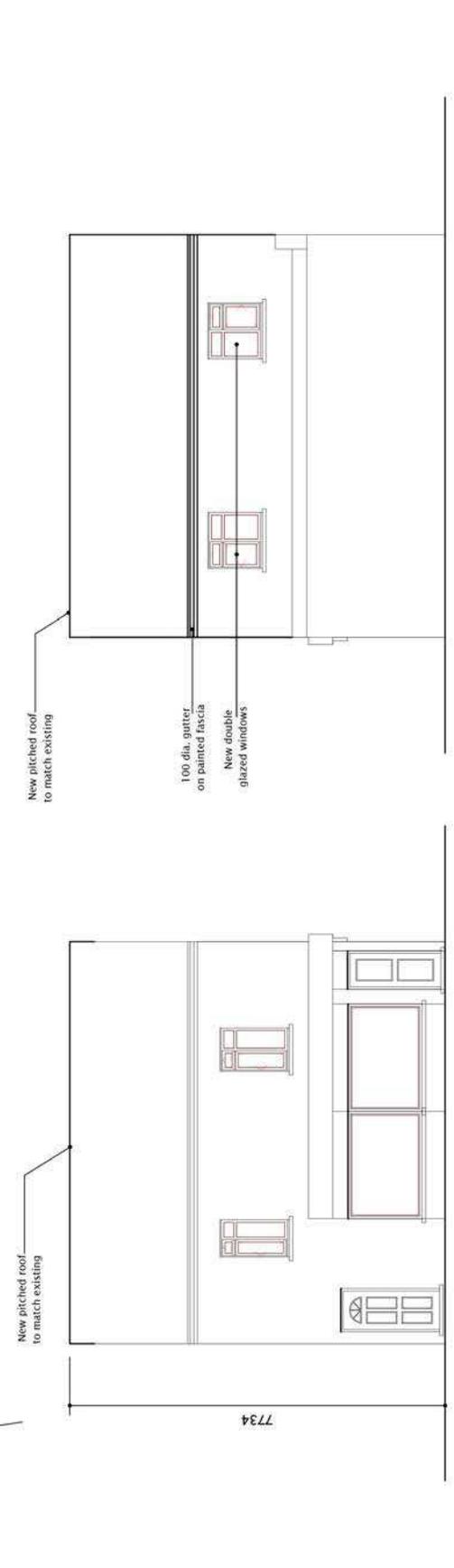
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P (Electrical Safety) has been met. This may require an electrical inspection certificate to be issued for the work by a person competent to do so.

DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: JUNE 2015	DRAWN BY:
DRG. NO. 1505WERSH406	REV.

PROPOSED RIGHT SIDE ELEVATION

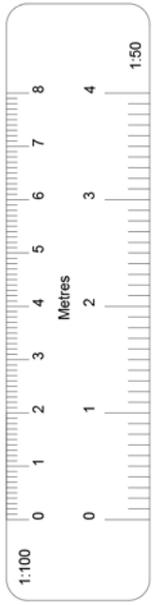


PROPOSED LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



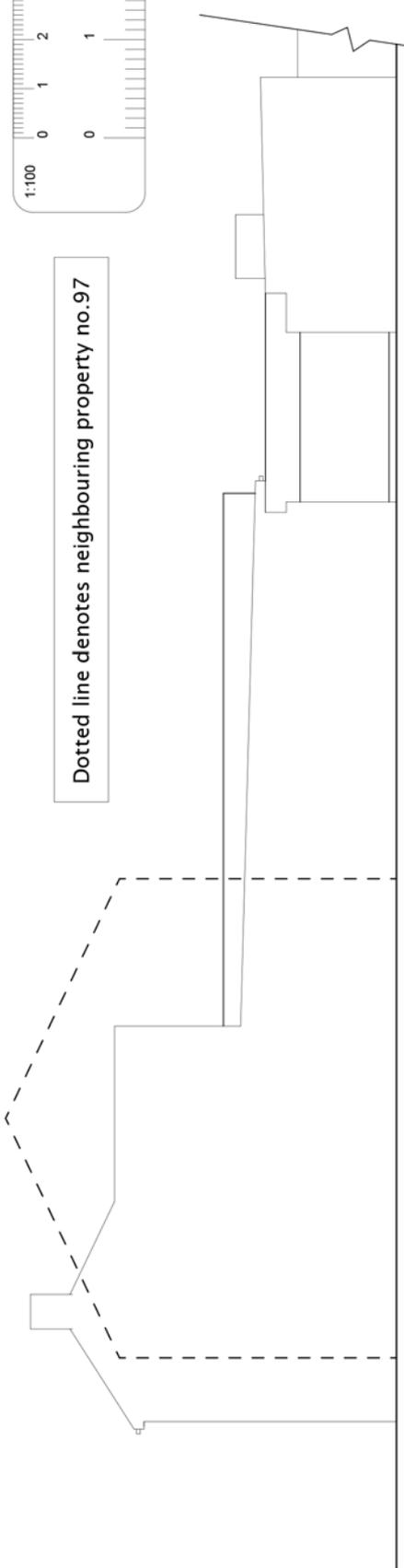
Dotted line denotes neighbouring property no.97

All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

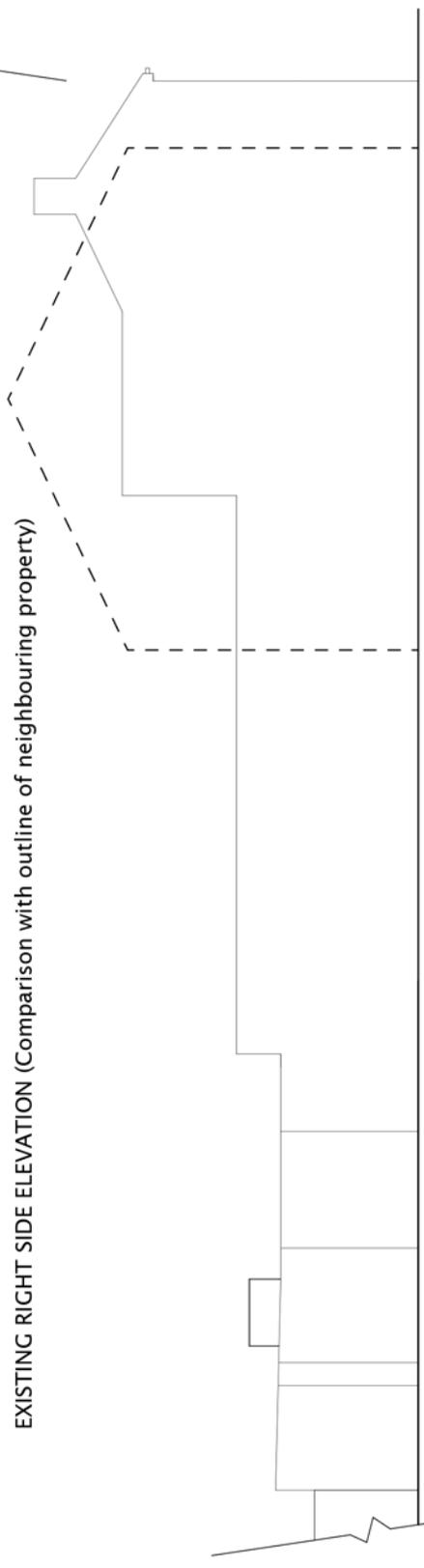
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. The contractor should obtain appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: AUGUST 2014	DRAWN BY:
DRG. NO. 1405/WERH/204	REV.

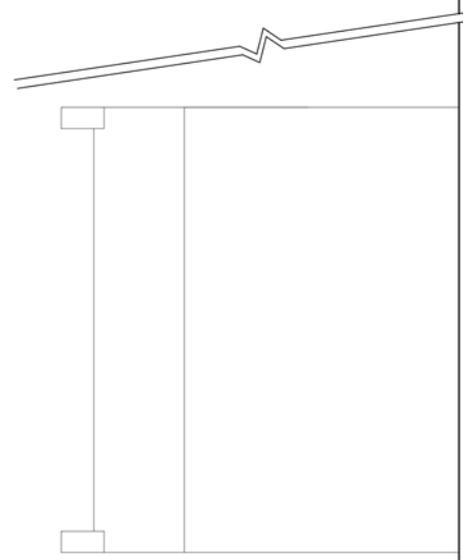
EXISTING RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



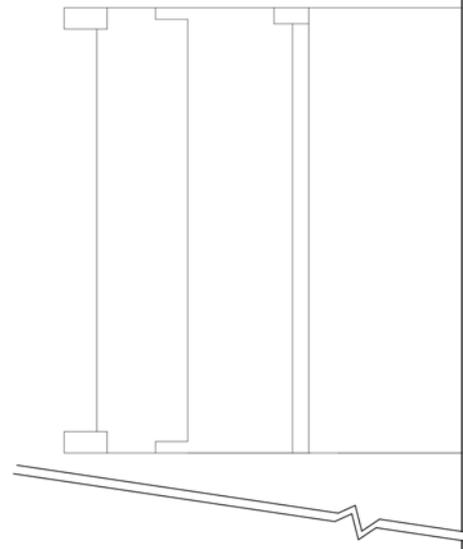
EXISTING LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)

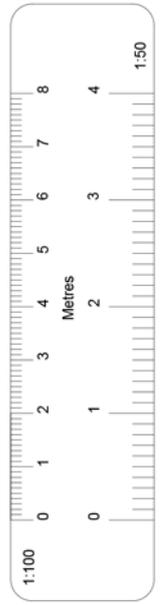


EXISTING FRONT ELEVATION (Comparison with outline of neighbouring property)



EXISTING REAR ELEVATION (Comparison with outline of neighbouring property)

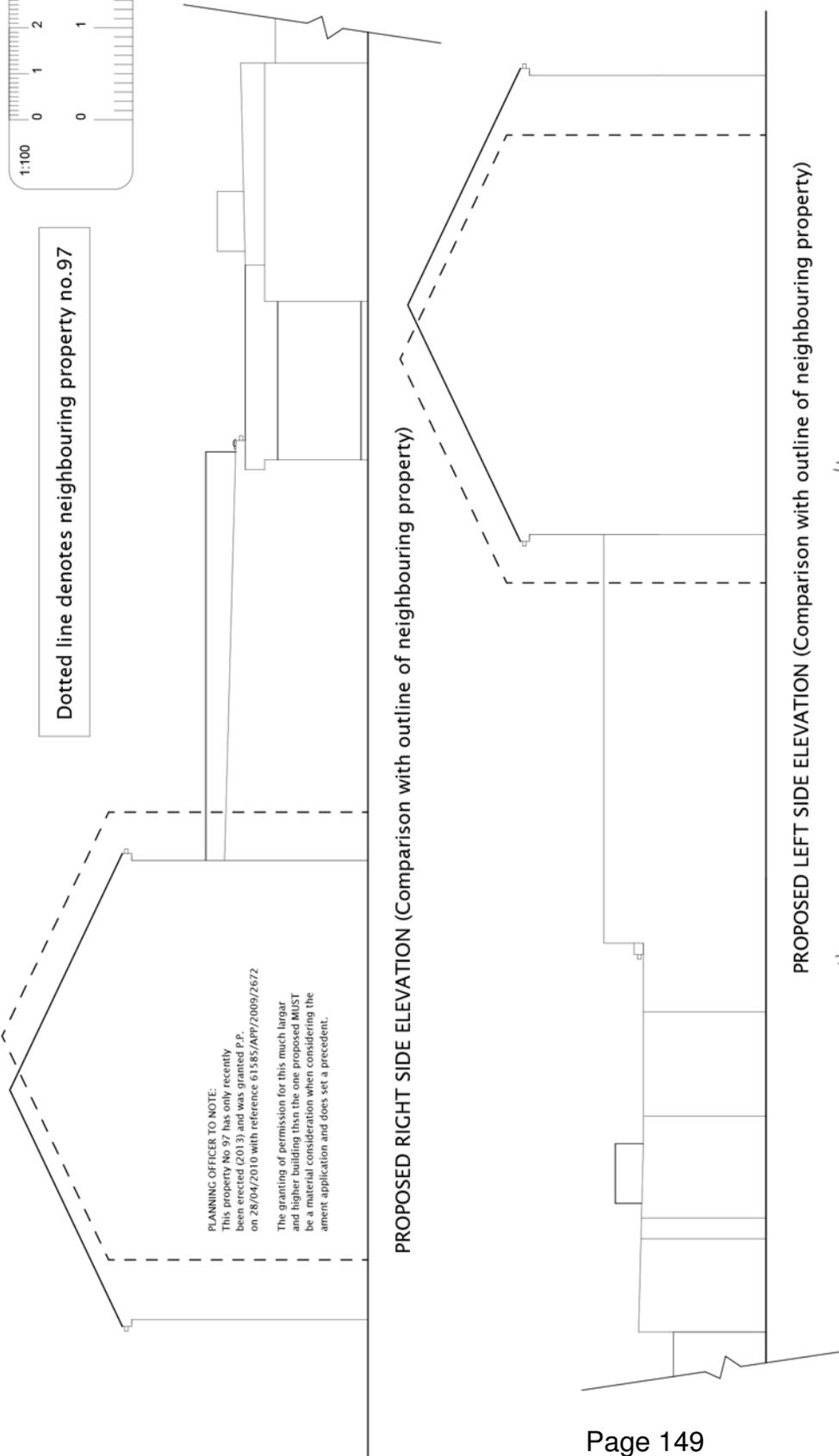




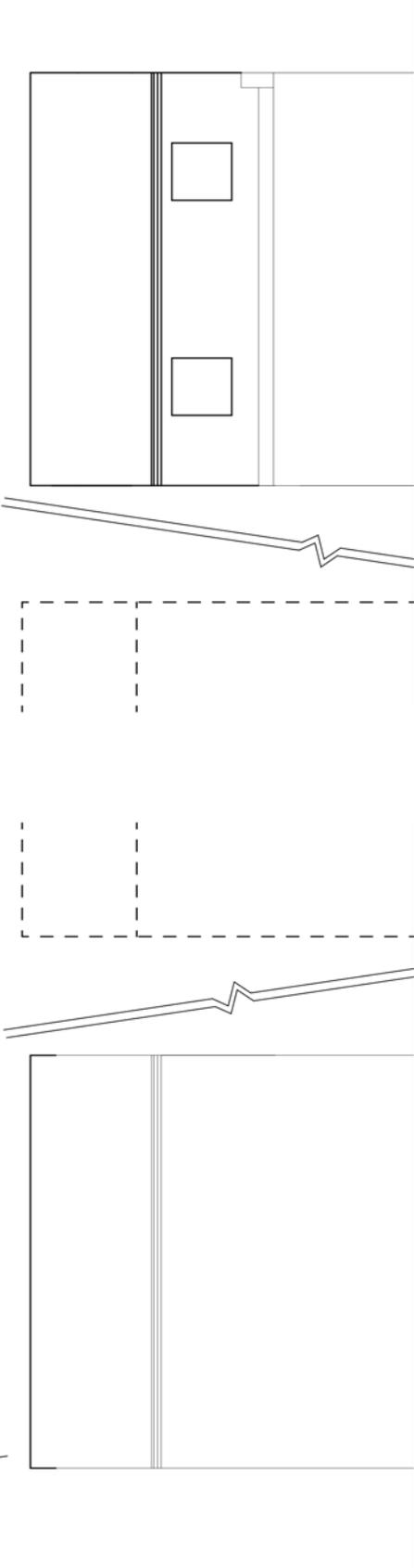
Dotted line denotes neighbouring property no.97

PLANNING OFFICER TO NOTE:
 This property No.97 has only recently been erected (2013) and was granted P.P. on 28/04/2010 with reference 61585/APP/2009/2672
 The granting of permission for this much larger and higher building than the one proposed **MUST** be a material consideration when considering the amenity application and does set a precedent.

PROPOSED RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



PROPOSED LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



PROPOSED FRONT ELEVATION (Comparison with outline of neighbouring property)

PROPOSED REAR ELEVATION (Comparison with outline of neighbouring property)

All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with Client requirements.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing steady for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION

COPYRIGHT:

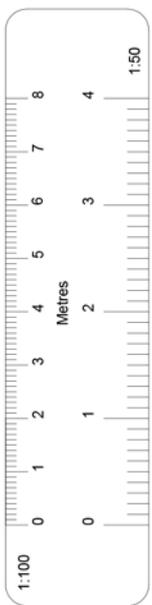
JOB TITLE:
 95 WOOD END ROAD,
 HAYES

DRAWING TITLE:
 ELEVATIONS

SCALE: 1:100

DATE: JUNE 2015 DRAWN BY:

DRG. NO. 15095WERH488	REV.
--------------------------	------

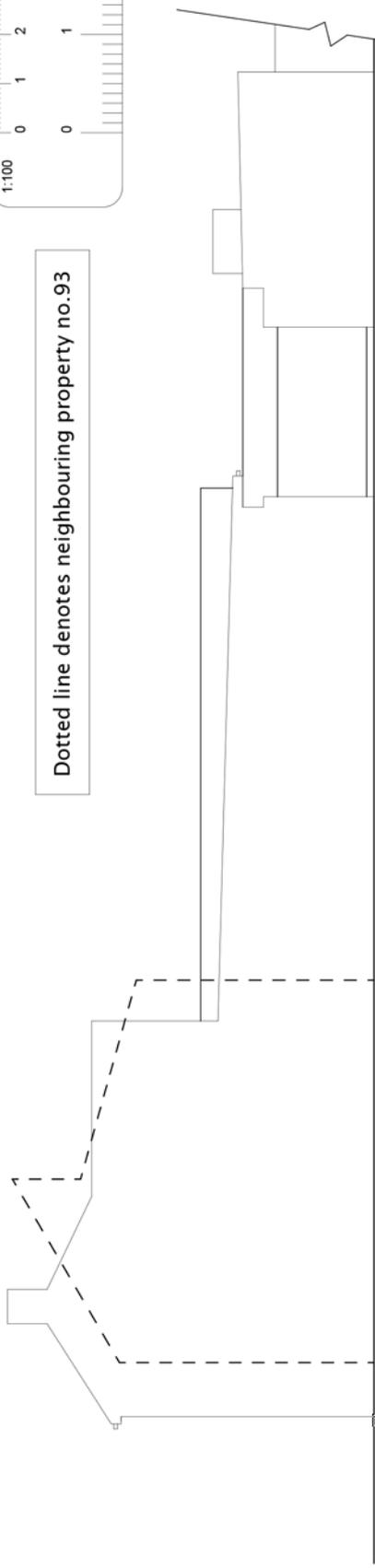


Dotted line denotes neighbouring property no.93

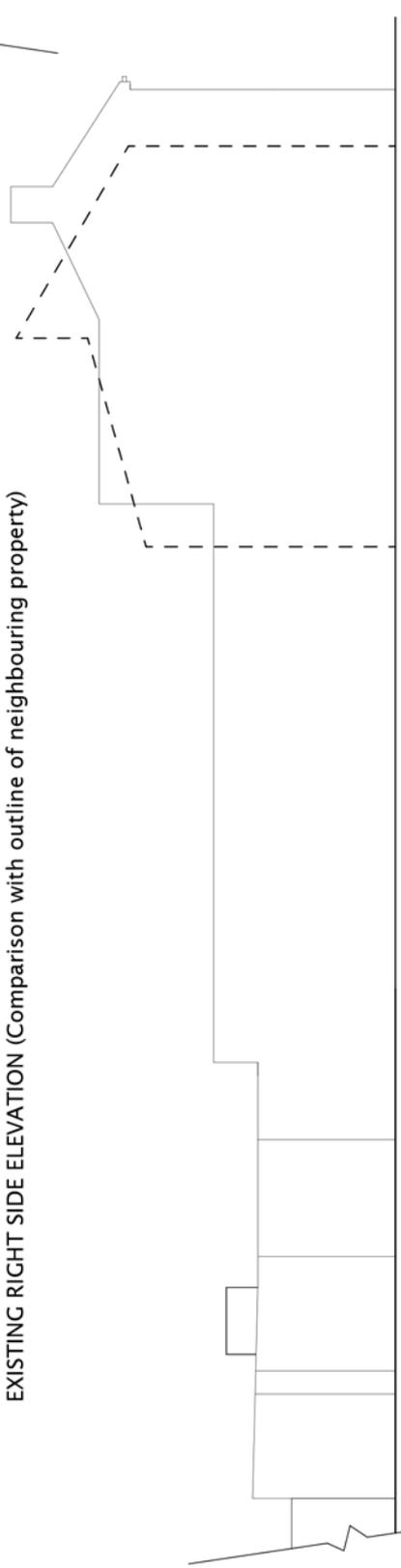
All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1999.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P1 (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

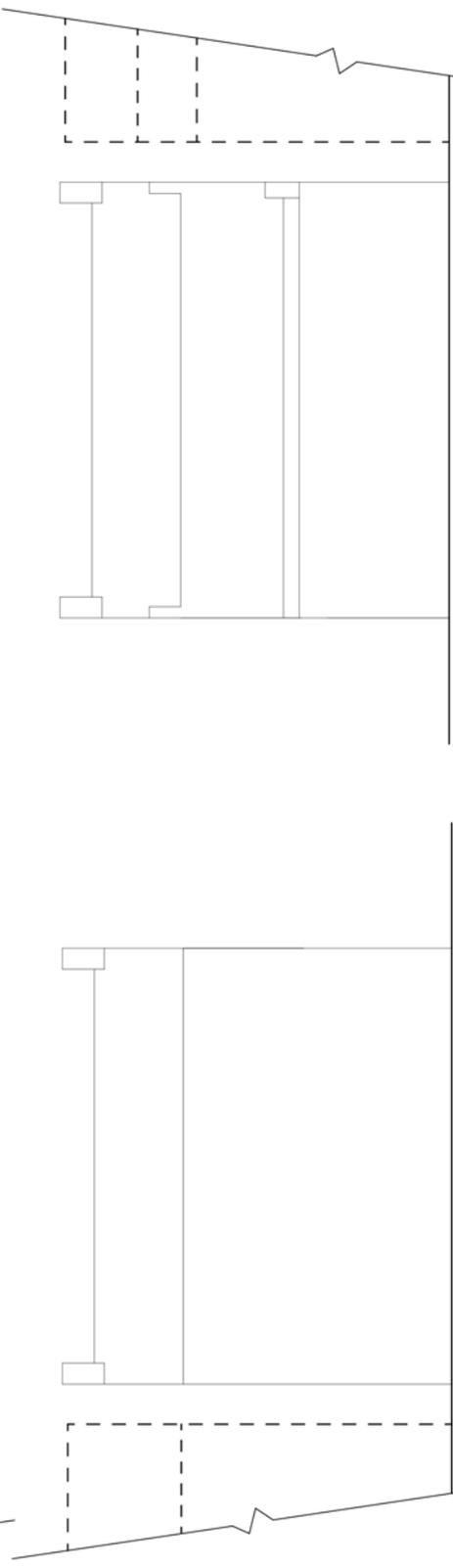
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE : 1:100	
DATE: AUGUST 2014	DRAWN BY:
DRG. NO. 14/95/WEH/203	REV.



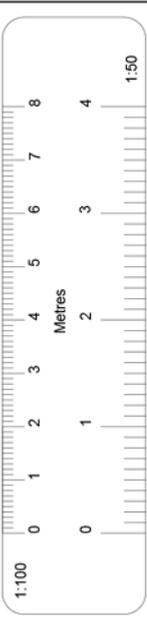
EXISTING RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



EXISTING LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



EXISTING REAR ELEVATION
(Comparison with outline of neighbouring property)



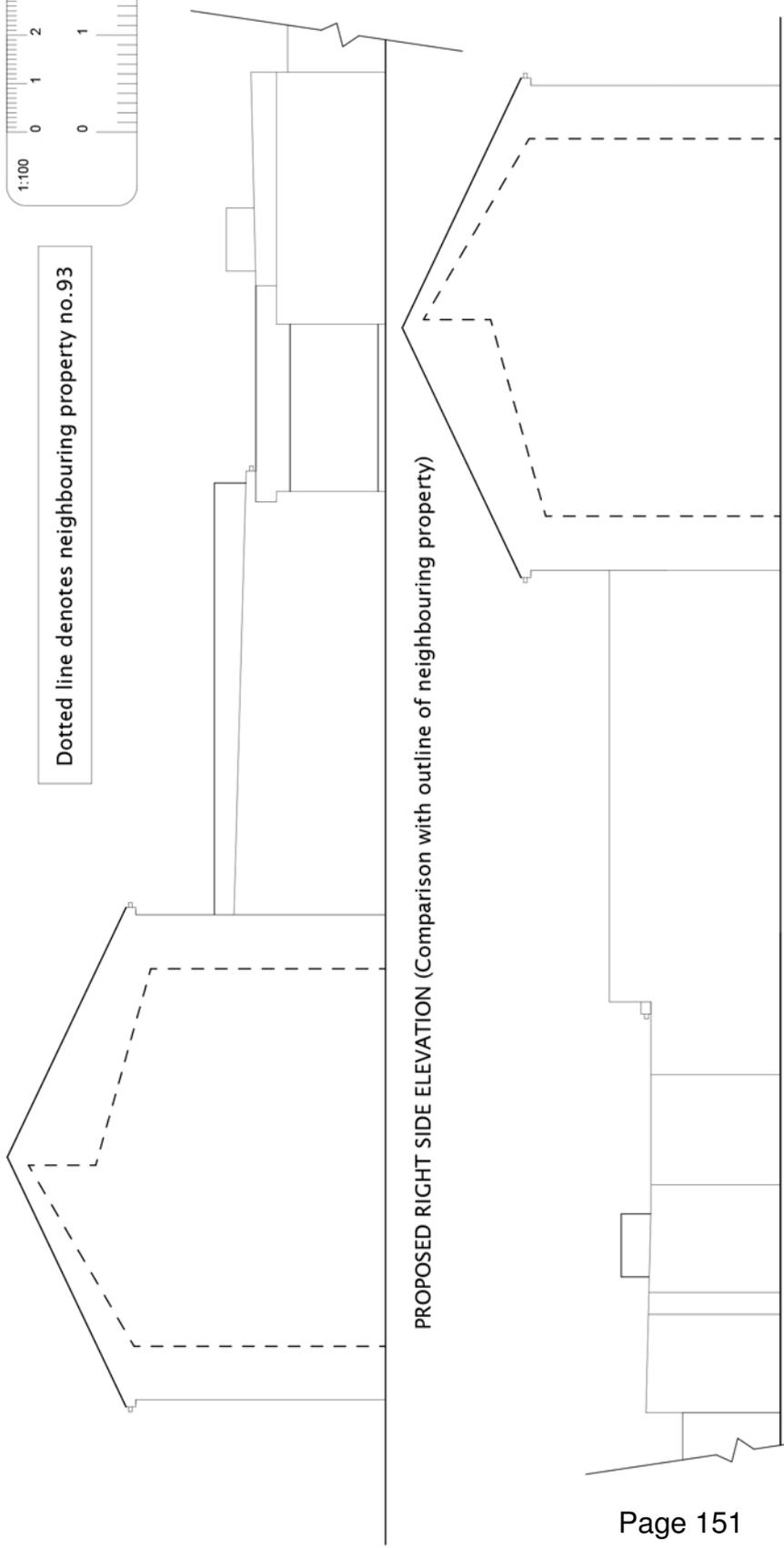
Dotted line denotes neighbouring property no.93

All dimensions verified on site.
 All work to comply with British Standards. Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing solely for purposes of negotiating with the authority for planning permission only and no other purpose.

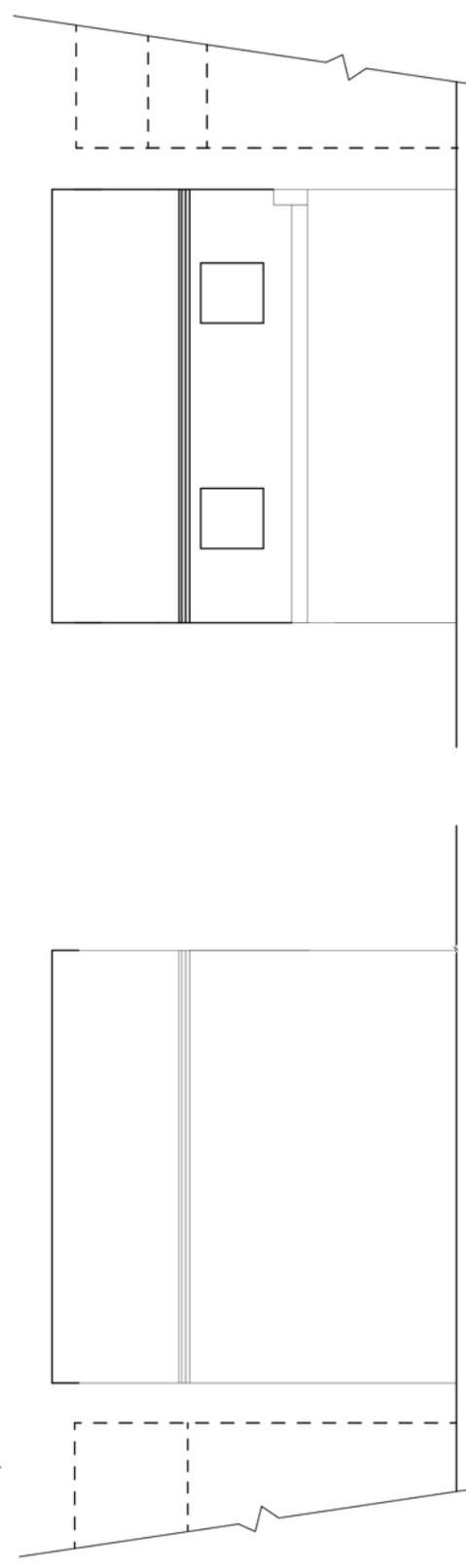
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: JUNE 2015	
DRAWN BY:	
DRG NO. 15955WERH407	REV.

PROPOSED RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)

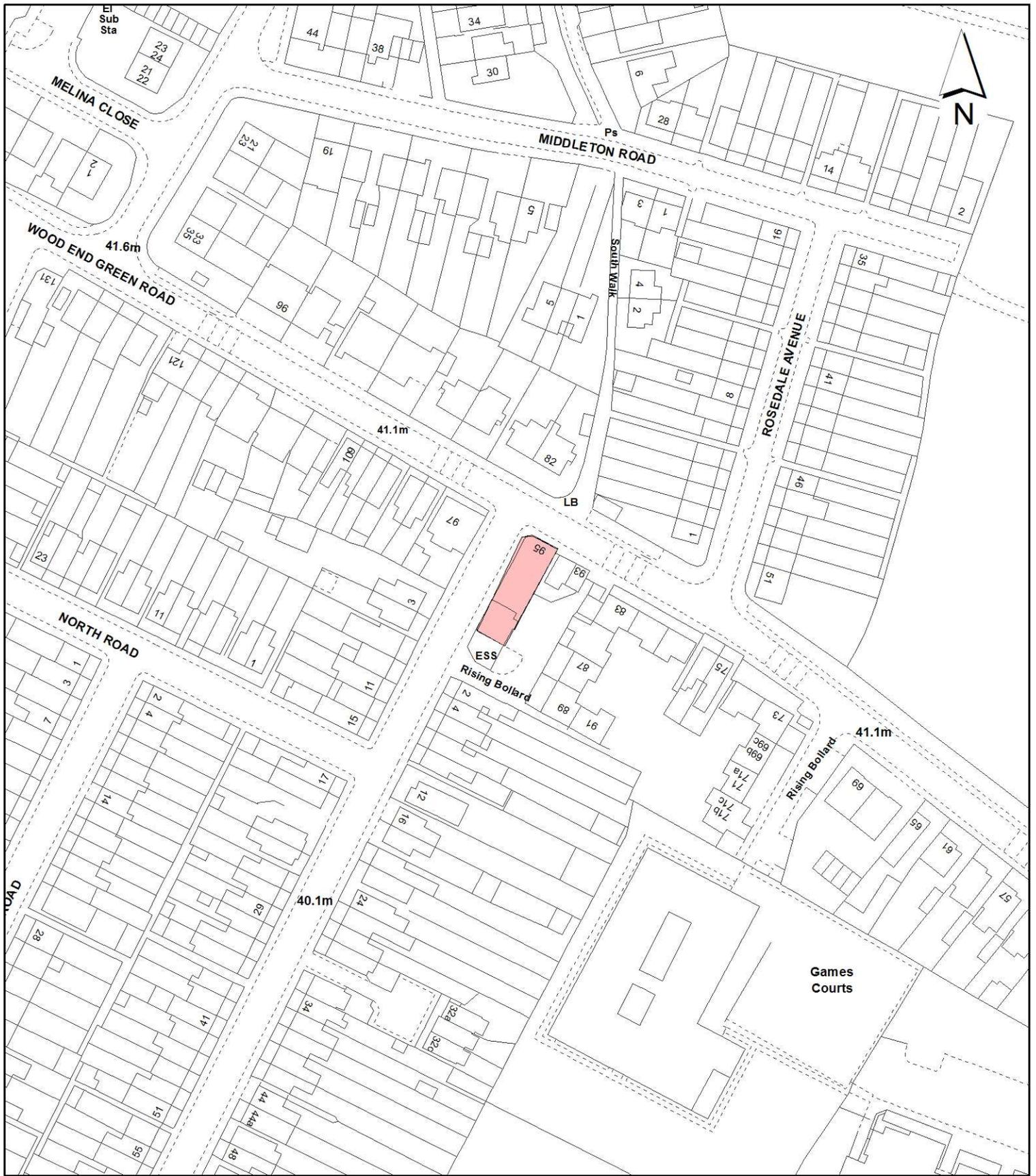


PROPOSED LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



PROPOSED FRONT ELEVATION
(Comparison with outline of neighbouring property)

PROPOSED REAR ELEVATION
(Comparison with outline of neighbouring property)



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**95 Wood End Green Road
 Hayes**

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

Planning Application Ref:

32/APP/2015/3040

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015

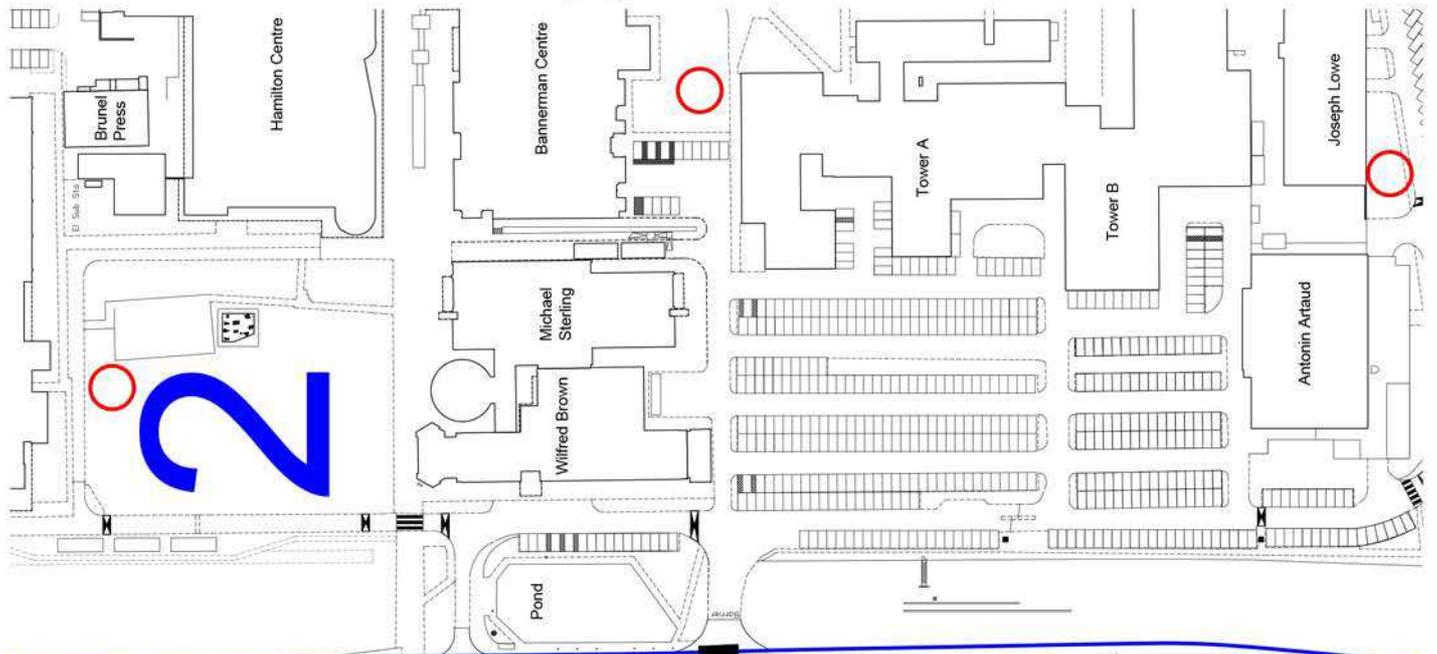


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON
Development: Installation of 10 freestanding smoking shelters
LBH Ref Nos: 532/APP/2015/3602

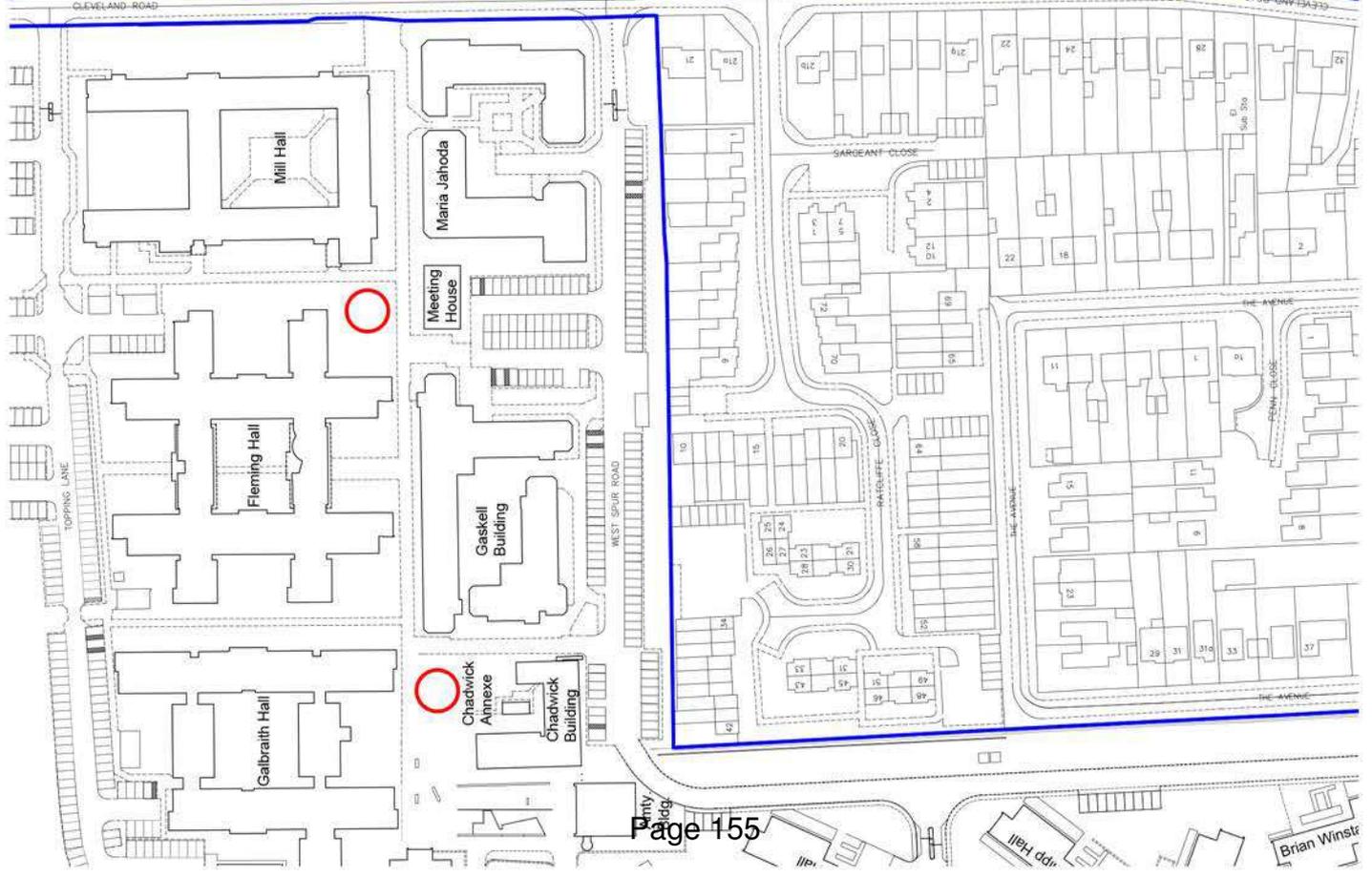
Date Plans Received: 28/09/2015 **Date(s) of Amendment(s):** 28/09/2015
Date Application Valid: 28/09/2015



BRUNEL OWNED LAND BOUNDARIES:
 PROPOSED LOCATIONS OF SMOKING SHELTERS:



Client	BRUNEL UNIVERSITY
Project	BRUNEL UNIVERSITY ESTATE
Drawing title	BRUNEL UNIVERSITY PLANNING APPLICATION - SITE PLAN PROPOSED SMOKING SHELTERS - SHEET 1 OF 2
Drawing number	PL/2018/001/001/001
Client reference	BRUNEL UNIVERSITY
Project reference	BRUNEL UNIVERSITY
Drawing date	2018/01/01
Author	BRUNEL UNIVERSITY
Checked by	BRUNEL UNIVERSITY
Drawn by	BRUNEL UNIVERSITY
Scale	1:500
Sheet	1 OF 2

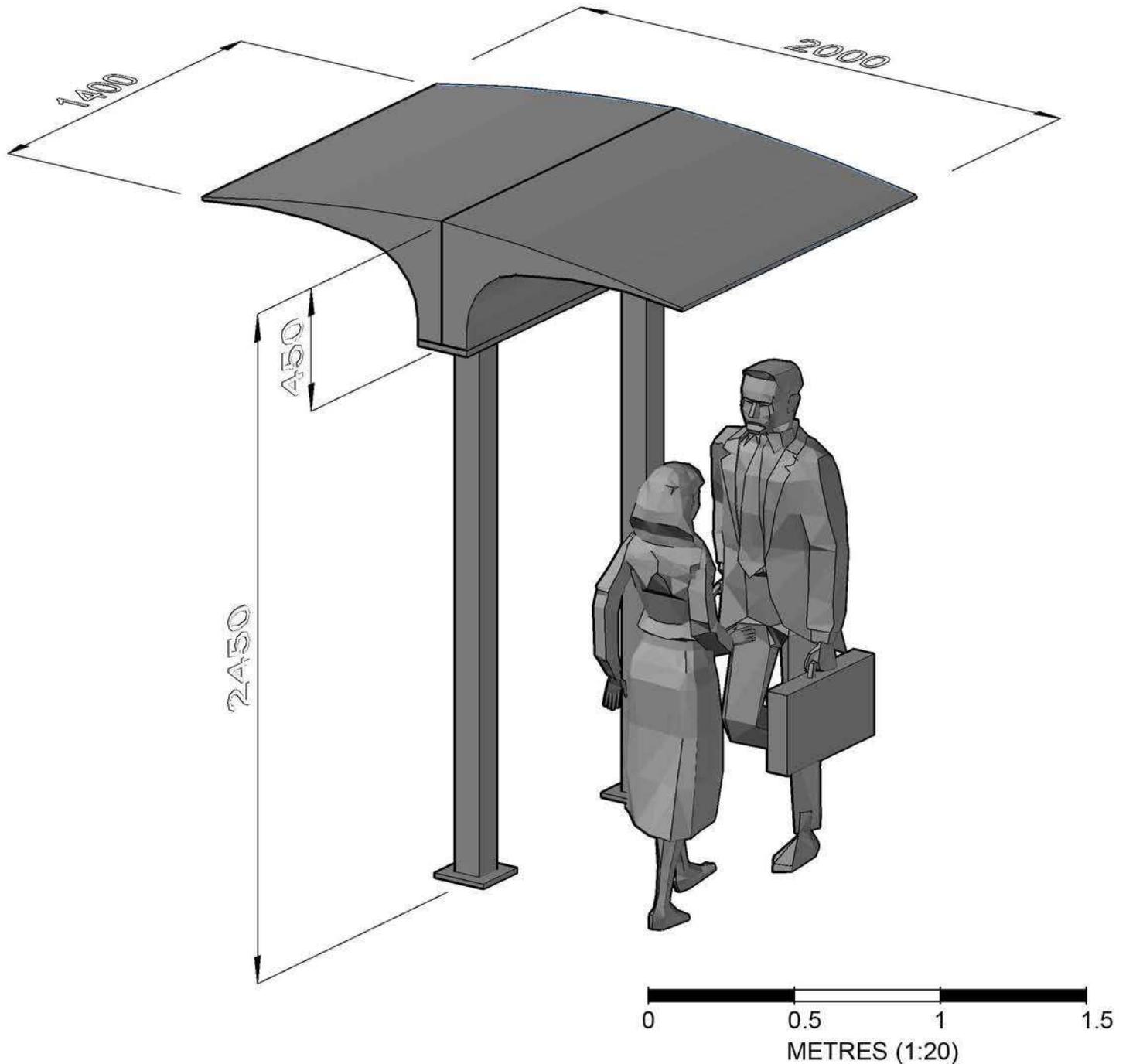


Details:

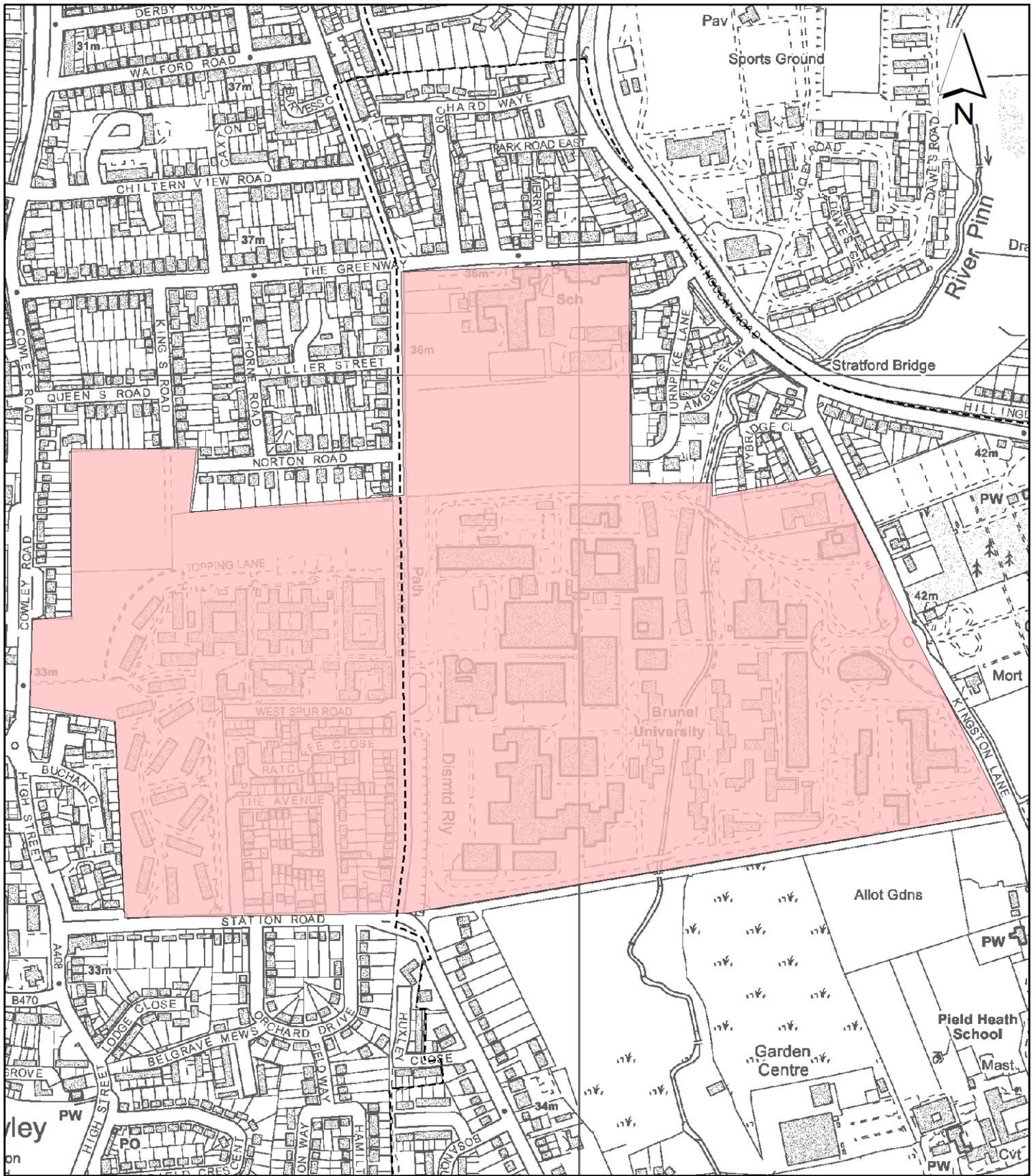
- Installation: Concrete-in or surface mounting posts
- Canopy: Durapol Material (100% recyclable)
- Mounting Posts: Mild Steel with protective coating
- Weight : 60kg
(with surface mounting posts)

Notes:

1. In addition to these notes reference shall be made to the specification for the works and all relevant Architects and specialist drawings.
2. The contractor is responsible for verifying all site setting out dimensions before commencing work.
3. Dimensions shown on this drawing shall not be scaled. Only written or calculated dimensions shall be used.



Project Brunel University Estate		Drawing title Proposed Smoking Shelter Detail Sheet			
Drawing status Planning Application		 Brunel University London	BRUNEL UNIVERSITY LONDON ESTATES DEPARTMENT KINGSTON LANE, UXBRIDGE, MIDDLESEX, UB8 3PH TEL: 01895 274000		
Drawn By:	PAD			Checked By:	Date: 24.09.15
Scale:	1:20 @ A4			Project Ref No:	
Building name:	Brunel Campus				
NOT TO BE REPRODUCED WITHOUT THE EXPRESS PERMISSION OF BRUNEL UNIVERSITY LONDON OR THE APPOINTED AGENTS. COPYRIGHT 2015		Drawing number BUSMSH-GW-00-DET-001	Rev 0		



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Brunel University
 Kingston Lane
 Hillingdon**

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

Planning Application Ref:

532/APP/2015/3602

Scale:

1:6,000

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 159 CHARVILLE LANE HAYES
Development: Single storey, 4-bed, detached dwelling with habitable roofspace including associated parking and amenity space involving demolition of existing detached bungalow (Part Retrospective)
LBH Ref Nos: 4734/APP/2015/2645

Date Plans Received:	14/07/2015	Date(s) of Amendment(s):	29/08/2015
Date Application Valid:	29/08/2015		14/07/2015
			24/07/2015

Mapping sourced from



Location Map



Produced 08/02/2012 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2012

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

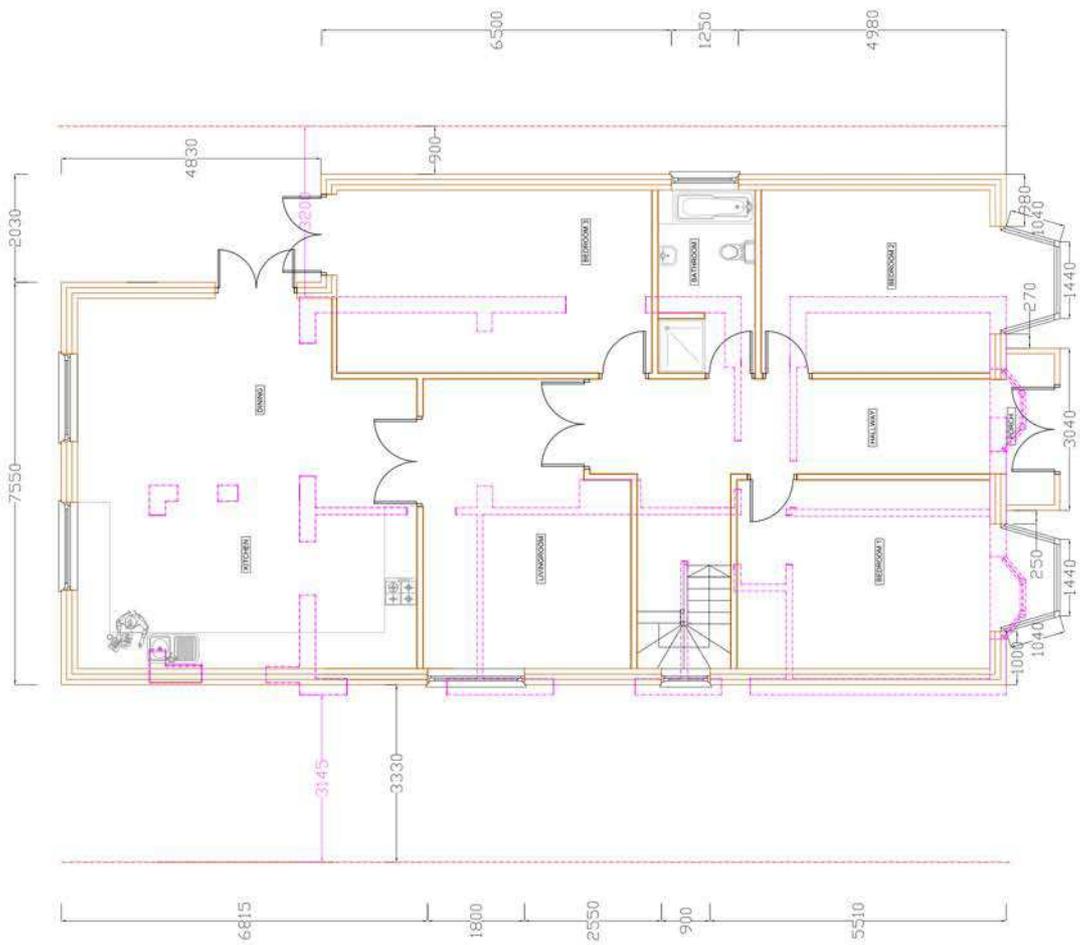
The representation of a road, track or path is no evidence of a right of way.



Scale 1:1250

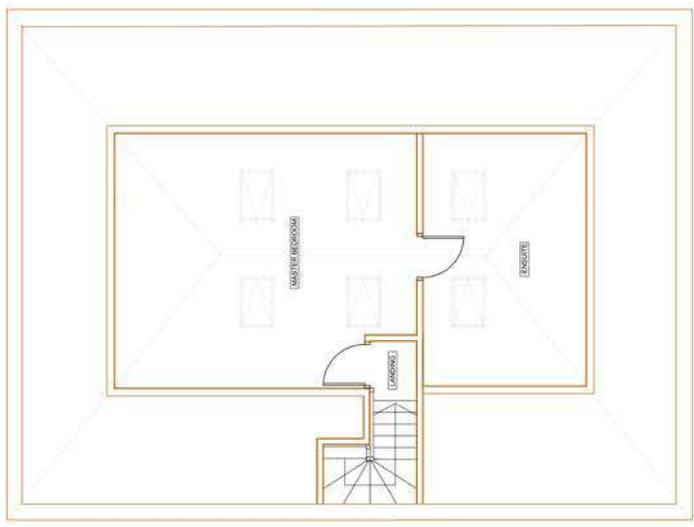
Supplied By: National Map Centre Herts

Serial number Page 160



PROPOSED GROUND FLOOR
SCALE BAR 1:50 @ A1

Denotes existing bungalow outline



PROPOSED LOFT FLOOR PLAN
SCALE BAR 1:50 @ A1



Greenfields Architectural Services

15/16, Greenfields Road, Greenfields, Brisbane, QLD 4065

Phone: (07) 3377 1111

Mobile: (07) 3377 1111

Website: www.greenfieldsarchitectural.com.au

DATE: 11/07/2019

SCALE: 1:50 @ A1

PROJECT: 15/16 GREENFIELDS ROAD, GREENFIELDS, QLD 4065

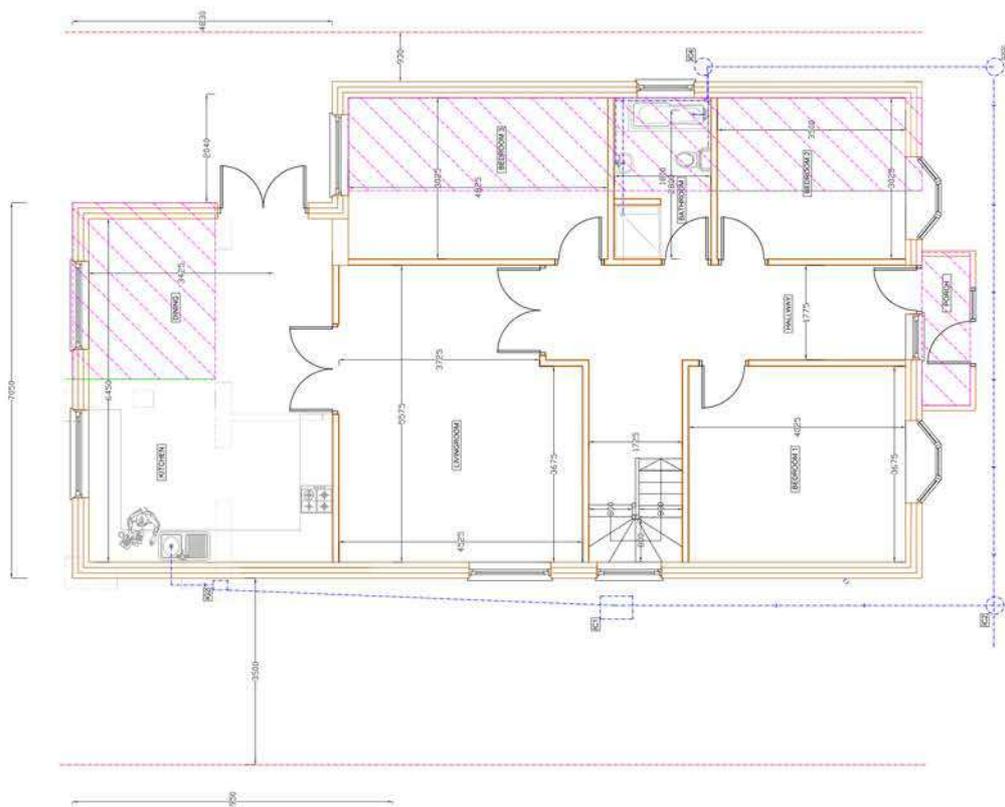
DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 11/07/2019

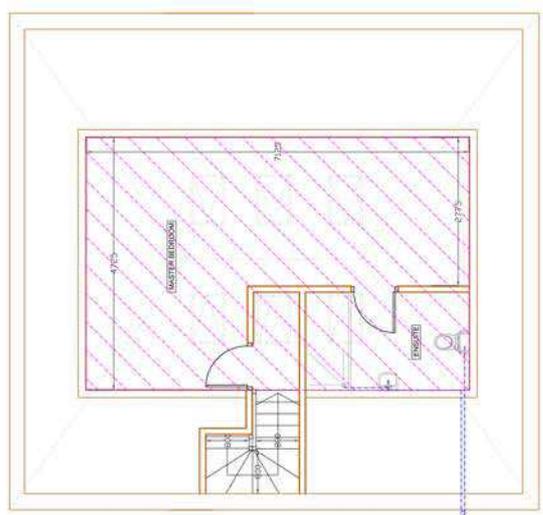
SCALE: 1:50 @ A1

PROJECT: 15/16 GREENFIELDS ROAD, GREENFIELDS, QLD 4065



PROPOSED GROUND FLOOR
SCALE BAR 1:50 @ A1

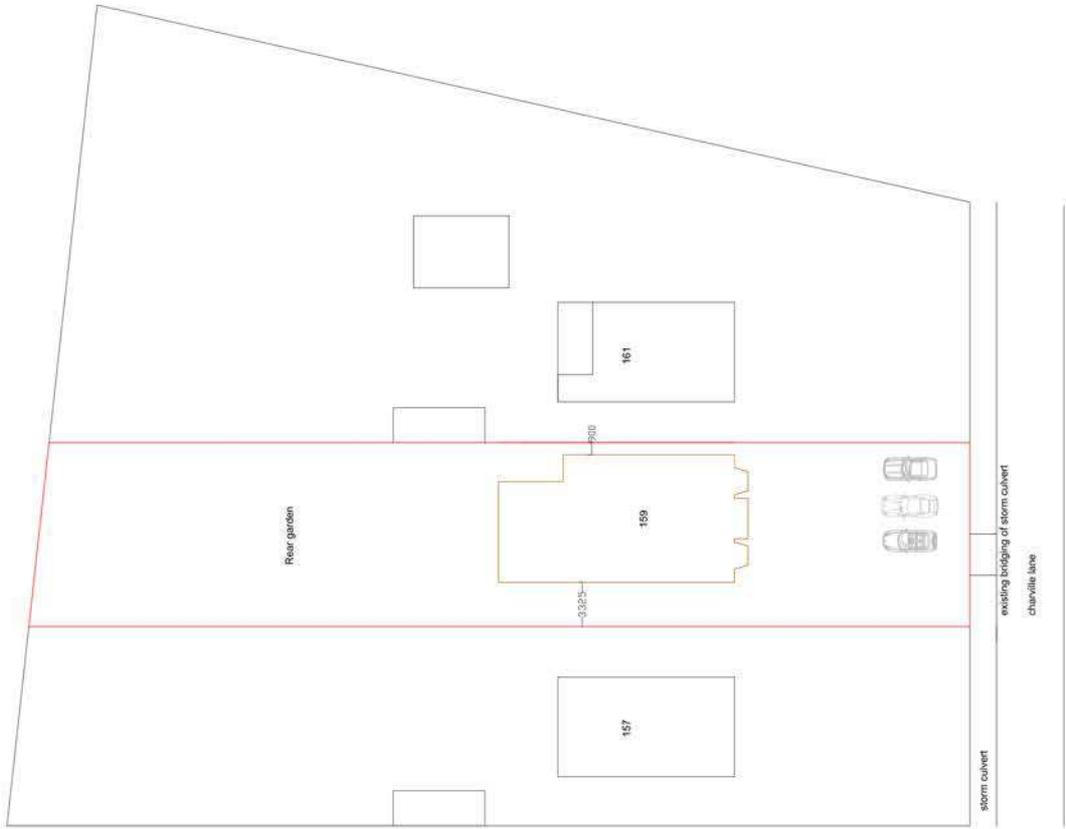
$9m^2 + 18m^2 + 2.5m^2 + 34m^2 = 63.5m^2$ (Additional floor space created)



PROPOSED LOFT FLOOR PLAN
SCALE BAR 1:50 @ A1

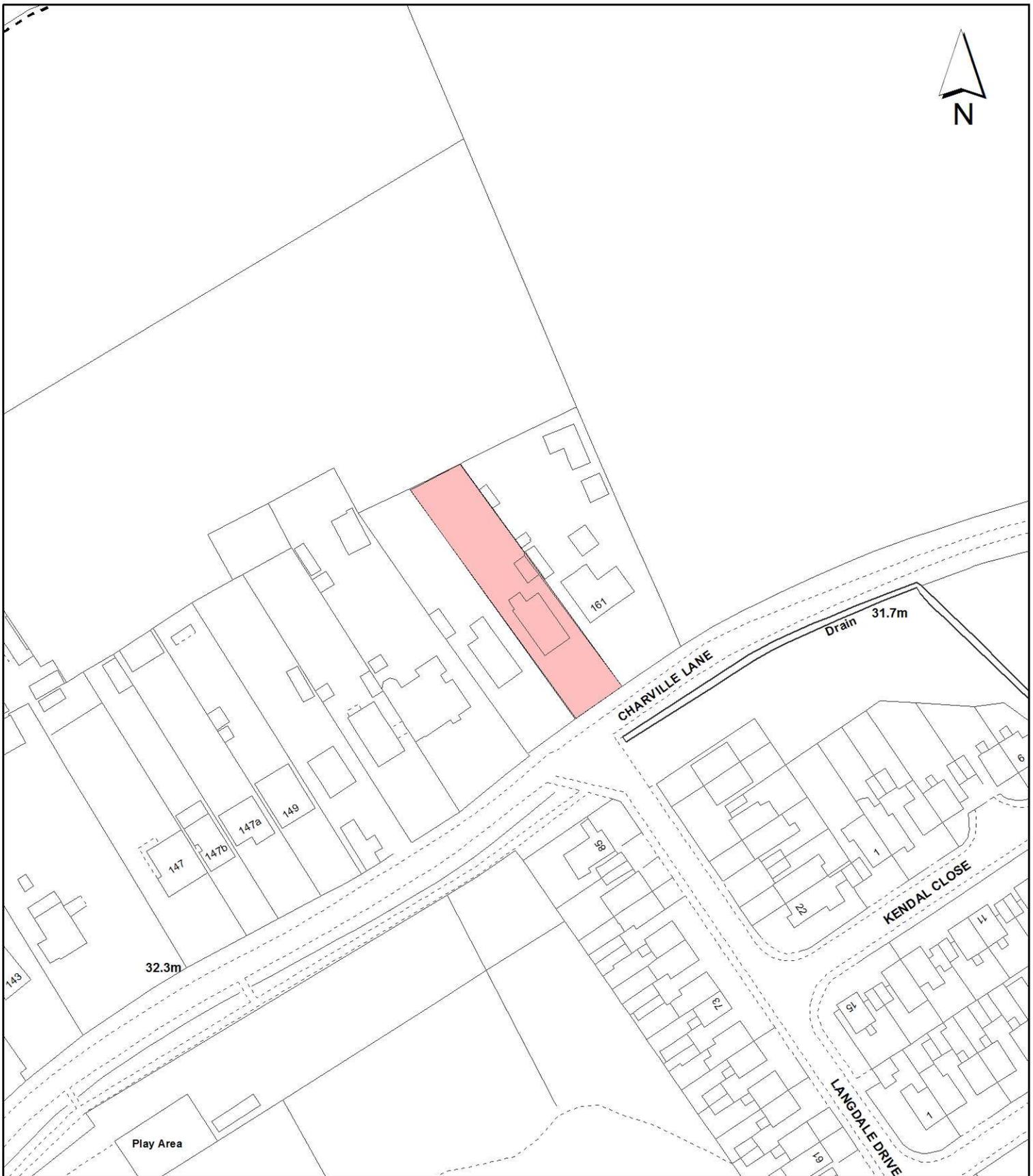
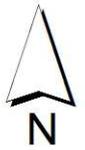


Greenfields Architectural Services	
LINDSEY GIBBS - 13 BURNLEY ROAD, BURNLEY, SOUTH AUCKLAND PH: 09 425 1234 FAX: 09 425 1235 EMAIL: info@greenfields.co.nz WWW: www.greenfields.co.nz	GREENFIELD ARCHITECTURAL SERVICES 13 BURNLEY ROAD BURNLEY, SOUTH AUCKLAND PH: 09 425 1234 FAX: 09 425 1235 EMAIL: info@greenfields.co.nz WWW: www.greenfields.co.nz
PROJECT NO: 159 PROJECT NAME: GREENFIELD LOFT, BURNLEY, SOUTH AUCKLAND DATE: 15/05/2015 DRAWN BY: LINDSEY GIBBS CHECKED BY: LINDSEY GIBBS SCALE: 1:50 @ A1	PROJECT NO: 159 PROJECT NAME: GREENFIELD LOFT, BURNLEY, SOUTH AUCKLAND DATE: 15/05/2015 DRAWN BY: LINDSEY GIBBS CHECKED BY: LINDSEY GIBBS SCALE: 1:50 @ A1



PROPOSED BLOCK PLAN
SCALE BAR 1:200 @ A1

PROJECT: 157/159/161 CHARVILLE LANE	DATE: 18/06/18	NO: 001
PROJECT: 157/159/161 CHARVILLE LANE	DATE: 18/06/18	NO: 001
Greenfields Architectural Services		
LOCATION: 157/159/161 CHARVILLE LANE	CLIENT: 157/159/161 CHARVILLE LANE	OWNER: 157/159/161 CHARVILLE LANE
DESIGNER: 157/159/161 CHARVILLE LANE	DATE: 18/06/18	NO: 001
PROJECT: 157/159/161 CHARVILLE LANE	DATE: 18/06/18	NO: 001
DRAWN BY: T. L. ARCHITECTURAL SERVICES LTD		
BY: ADDRESS: 157/159/161 CHARVILLE LANE, CHARVILLE, WEXFORD		
SCALE: 1:500 @ A1	DRAWN BY: M.B.	
DATE: 28.06.18		
DRAWING NO: CHARVILLE BRIDGE 1, WEXFORD, A.		



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**159 Charville Lane
 Hayes**

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

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

Planning Application Ref:

4734/app/2015/2645

Scale:

1:1,250

Planning Committee:

Central and South

Date:

October 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LANS FARM 33 HARMONDSWORTH LANE HARMONDSWORTH
Development: Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space.
LBH Ref Nos: 44185/APP/2015/746

Date Plans Received:	27/02/2015	Date(s) of Amendment(s):	02/07/2015
Date Application Valid:	14/04/2015		12/05/2015
			22/06/2015
			27/02/2015
			22/05/2015
			14/04/2015
			21/05/2015



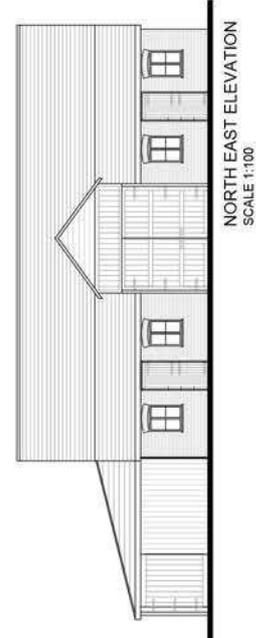
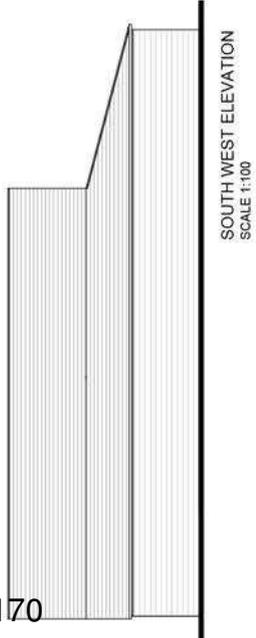
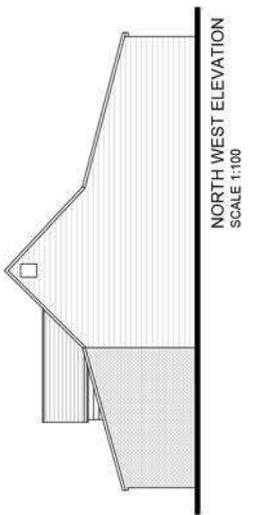
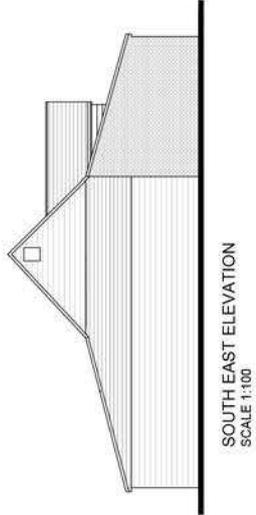
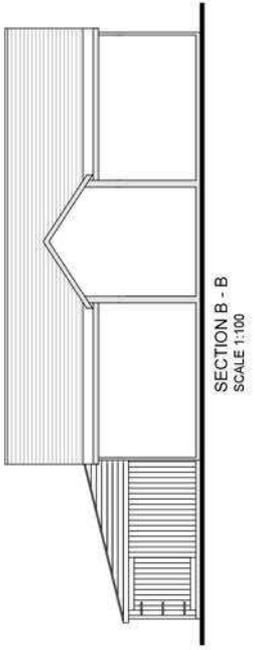
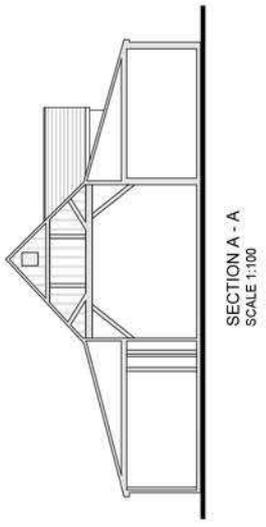
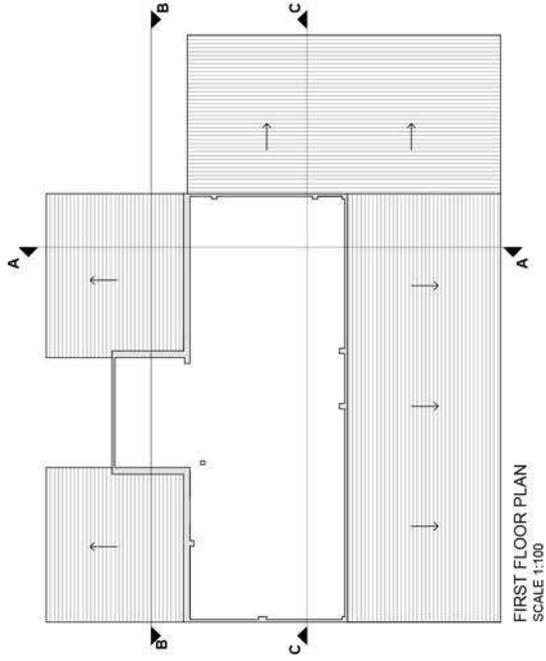
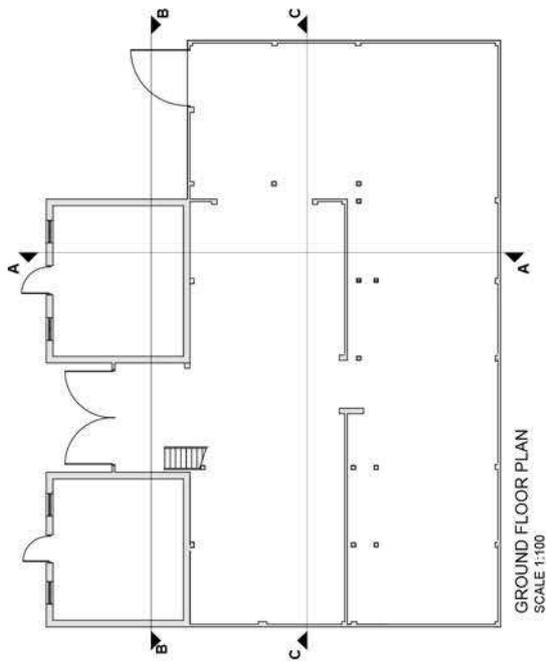
PLANNING ISSUE

1:1000 SITE
 1:1000 SCALE
 PROJECT: LANCZ FARM
 33 Hammondsworth Lane,
 LANCZ, LEICESTERSHIRE
 LE15 1JG
 DRAWING TITLE: EXISTING SITE PLAN
 DATE: 02/24/2015
 SCALE: 1:200
 DRAWING NO.: 865/RSP-P01

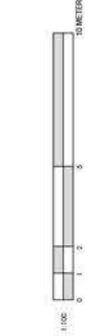


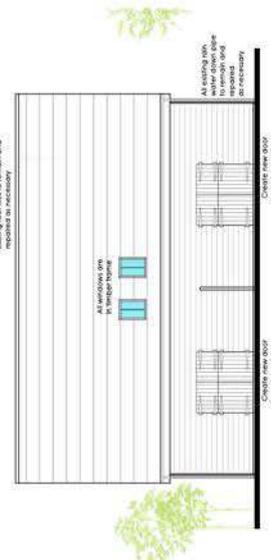
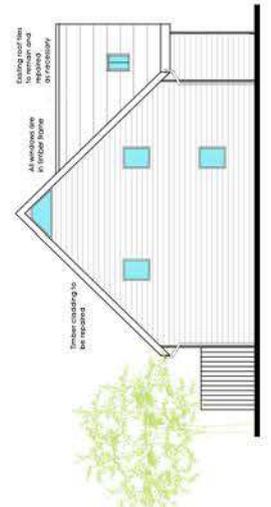
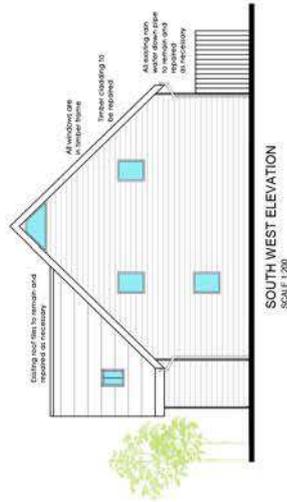
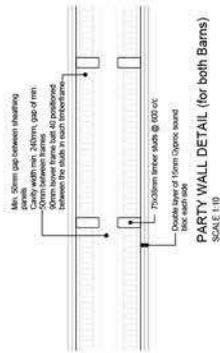
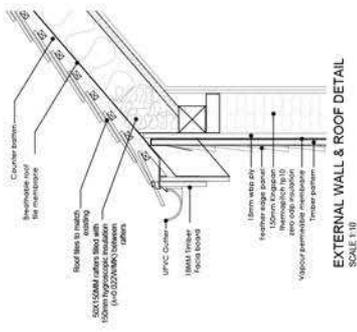
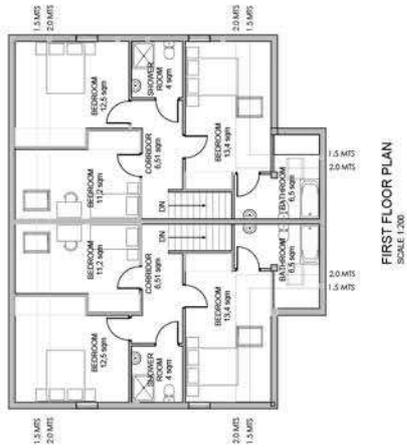
EXISTING SITE PLAN
 SCALE 1:200


 RIP ARCHITECTS
 100% COPYRIGHT RESERVED
 This drawing is not to be used, copied or
 reproduced in any form without the
 permission of RIP ARCHITECTS
 100% COPYRIGHT RESERVED
 DRAWING NO.: 865/RSP-P01

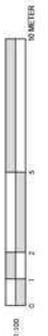


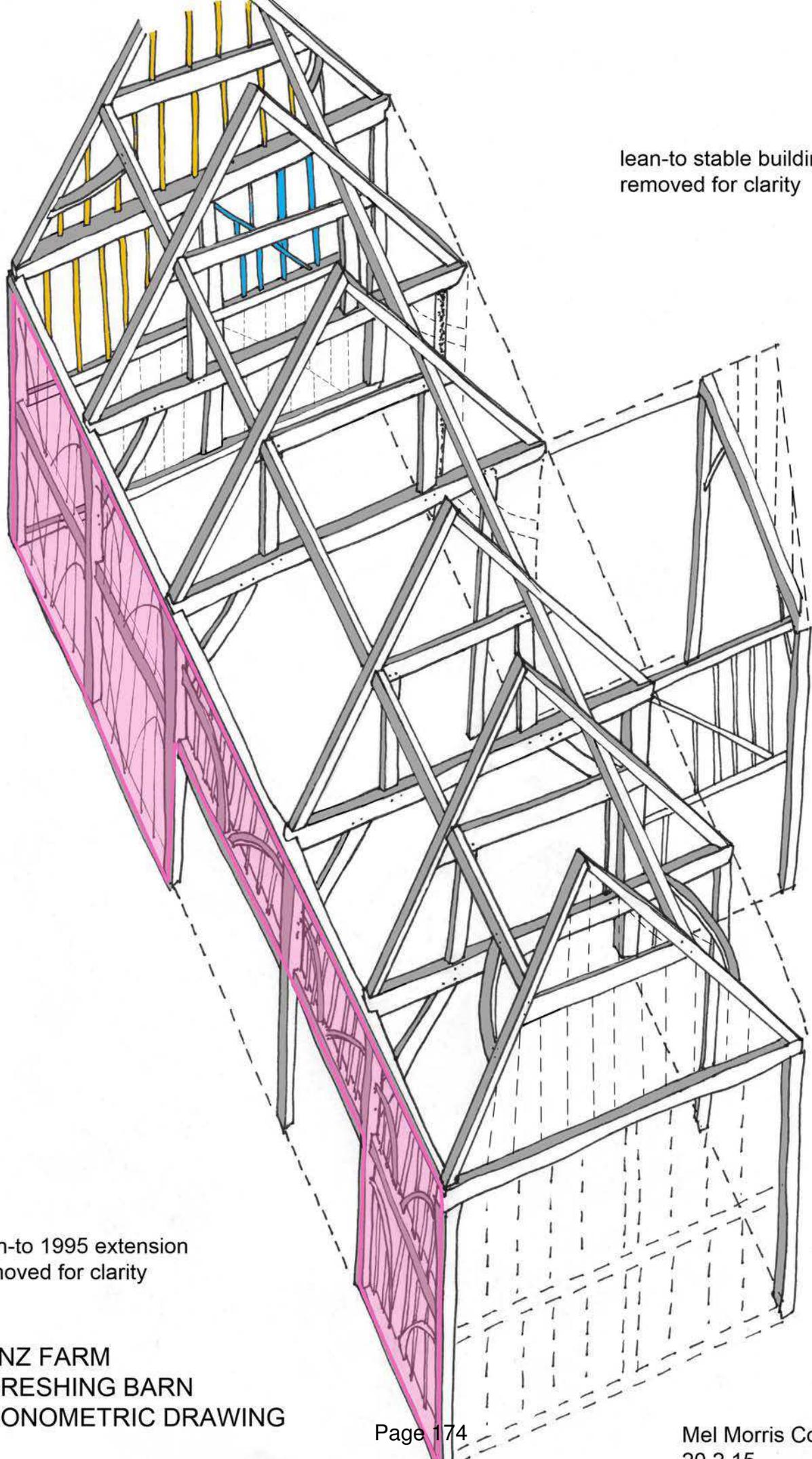
PLANNING
 1. PREPARED BY: ARCHITECT
 2. CHECKED BY: ARCHITECT
 3. APPROVED BY: ARCHITECT
 4. DATE: 10/12/2011
 5. DRAWING NO: 10/12/2011
 6. PROJECT NO: 10/12/2011





PLANNING ESSAY
 1. SITE PLAN (SCALE 1:200)
 2. FLOOR PLANS (SCALE 1:200)
 3. EXTERIOR ELEVATIONS (SCALE 1:200)
 4. SECTIONAL DRAWINGS (SCALE 1:10)
 5. MATERIAL SCHEDULE
 6. FINISHES SCHEDULE
 7. LIGHTING SCHEDULE
 8. FURNITURE SCHEDULE
 9. LANDSCAPE ARCHITECTURE
 10. CONSTRUCTION DETAILS (SCALE 1:10)
 11. BILDERGANG (SCALE 1:200)
 12. CONCEPTUAL DESIGN (SCALE 1:200)
 13. CONCEPTUAL DESIGN (SCALE 1:200)
 14. CONCEPTUAL DESIGN (SCALE 1:200)
 15. CONCEPTUAL DESIGN (SCALE 1:200)
 16. CONCEPTUAL DESIGN (SCALE 1:200)
 17. CONCEPTUAL DESIGN (SCALE 1:200)
 18. CONCEPTUAL DESIGN (SCALE 1:200)
 19. CONCEPTUAL DESIGN (SCALE 1:200)
 20. CONCEPTUAL DESIGN (SCALE 1:200)
 21. CONCEPTUAL DESIGN (SCALE 1:200)
 22. CONCEPTUAL DESIGN (SCALE 1:200)
 23. CONCEPTUAL DESIGN (SCALE 1:200)
 24. CONCEPTUAL DESIGN (SCALE 1:200)
 25. CONCEPTUAL DESIGN (SCALE 1:200)
 26. CONCEPTUAL DESIGN (SCALE 1:200)
 27. CONCEPTUAL DESIGN (SCALE 1:200)
 28. CONCEPTUAL DESIGN (SCALE 1:200)
 29. CONCEPTUAL DESIGN (SCALE 1:200)
 30. CONCEPTUAL DESIGN (SCALE 1:200)
 31. CONCEPTUAL DESIGN (SCALE 1:200)
 32. CONCEPTUAL DESIGN (SCALE 1:200)
 33. CONCEPTUAL DESIGN (SCALE 1:200)
 34. CONCEPTUAL DESIGN (SCALE 1:200)
 35. CONCEPTUAL DESIGN (SCALE 1:200)
 36. CONCEPTUAL DESIGN (SCALE 1:200)
 37. CONCEPTUAL DESIGN (SCALE 1:200)
 38. CONCEPTUAL DESIGN (SCALE 1:200)
 39. CONCEPTUAL DESIGN (SCALE 1:200)
 40. CONCEPTUAL DESIGN (SCALE 1:200)
 41. CONCEPTUAL DESIGN (SCALE 1:200)
 42. CONCEPTUAL DESIGN (SCALE 1:200)
 43. CONCEPTUAL DESIGN (SCALE 1:200)
 44. CONCEPTUAL DESIGN (SCALE 1:200)
 45. CONCEPTUAL DESIGN (SCALE 1:200)
 46. CONCEPTUAL DESIGN (SCALE 1:200)
 47. CONCEPTUAL DESIGN (SCALE 1:200)
 48. CONCEPTUAL DESIGN (SCALE 1:200)
 49. CONCEPTUAL DESIGN (SCALE 1:200)
 50. CONCEPTUAL DESIGN (SCALE 1:200)
 51. CONCEPTUAL DESIGN (SCALE 1:200)
 52. CONCEPTUAL DESIGN (SCALE 1:200)
 53. CONCEPTUAL DESIGN (SCALE 1:200)
 54. CONCEPTUAL DESIGN (SCALE 1:200)
 55. CONCEPTUAL DESIGN (SCALE 1:200)
 56. CONCEPTUAL DESIGN (SCALE 1:200)
 57. CONCEPTUAL DESIGN (SCALE 1:200)
 58. CONCEPTUAL DESIGN (SCALE 1:200)
 59. CONCEPTUAL DESIGN (SCALE 1:200)
 60. CONCEPTUAL DESIGN (SCALE 1:200)
 61. CONCEPTUAL DESIGN (SCALE 1:200)
 62. CONCEPTUAL DESIGN (SCALE 1:200)
 63. CONCEPTUAL DESIGN (SCALE 1:200)
 64. CONCEPTUAL DESIGN (SCALE 1:200)
 65. CONCEPTUAL DESIGN (SCALE 1:200)
 66. CONCEPTUAL DESIGN (SCALE 1:200)
 67. CONCEPTUAL DESIGN (SCALE 1:200)
 68. CONCEPTUAL DESIGN (SCALE 1:200)
 69. CONCEPTUAL DESIGN (SCALE 1:200)
 70. CONCEPTUAL DESIGN (SCALE 1:200)
 71. CONCEPTUAL DESIGN (SCALE 1:200)
 72. CONCEPTUAL DESIGN (SCALE 1:200)
 73. CONCEPTUAL DESIGN (SCALE 1:200)
 74. CONCEPTUAL DESIGN (SCALE 1:200)
 75. CONCEPTUAL DESIGN (SCALE 1:200)
 76. CONCEPTUAL DESIGN (SCALE 1:200)
 77. CONCEPTUAL DESIGN (SCALE 1:200)
 78. CONCEPTUAL DESIGN (SCALE 1:200)
 79. CONCEPTUAL DESIGN (SCALE 1:200)
 80. CONCEPTUAL DESIGN (SCALE 1:200)
 81. CONCEPTUAL DESIGN (SCALE 1:200)
 82. CONCEPTUAL DESIGN (SCALE 1:200)
 83. CONCEPTUAL DESIGN (SCALE 1:200)
 84. CONCEPTUAL DESIGN (SCALE 1:200)
 85. CONCEPTUAL DESIGN (SCALE 1:200)
 86. CONCEPTUAL DESIGN (SCALE 1:200)
 87. CONCEPTUAL DESIGN (SCALE 1:200)
 88. CONCEPTUAL DESIGN (SCALE 1:200)
 89. CONCEPTUAL DESIGN (SCALE 1:200)
 90. CONCEPTUAL DESIGN (SCALE 1:200)
 91. CONCEPTUAL DESIGN (SCALE 1:200)
 92. CONCEPTUAL DESIGN (SCALE 1:200)
 93. CONCEPTUAL DESIGN (SCALE 1:200)
 94. CONCEPTUAL DESIGN (SCALE 1:200)
 95. CONCEPTUAL DESIGN (SCALE 1:200)
 96. CONCEPTUAL DESIGN (SCALE 1:200)
 97. CONCEPTUAL DESIGN (SCALE 1:200)
 98. CONCEPTUAL DESIGN (SCALE 1:200)
 99. CONCEPTUAL DESIGN (SCALE 1:200)
 100. CONCEPTUAL DESIGN (SCALE 1:200)

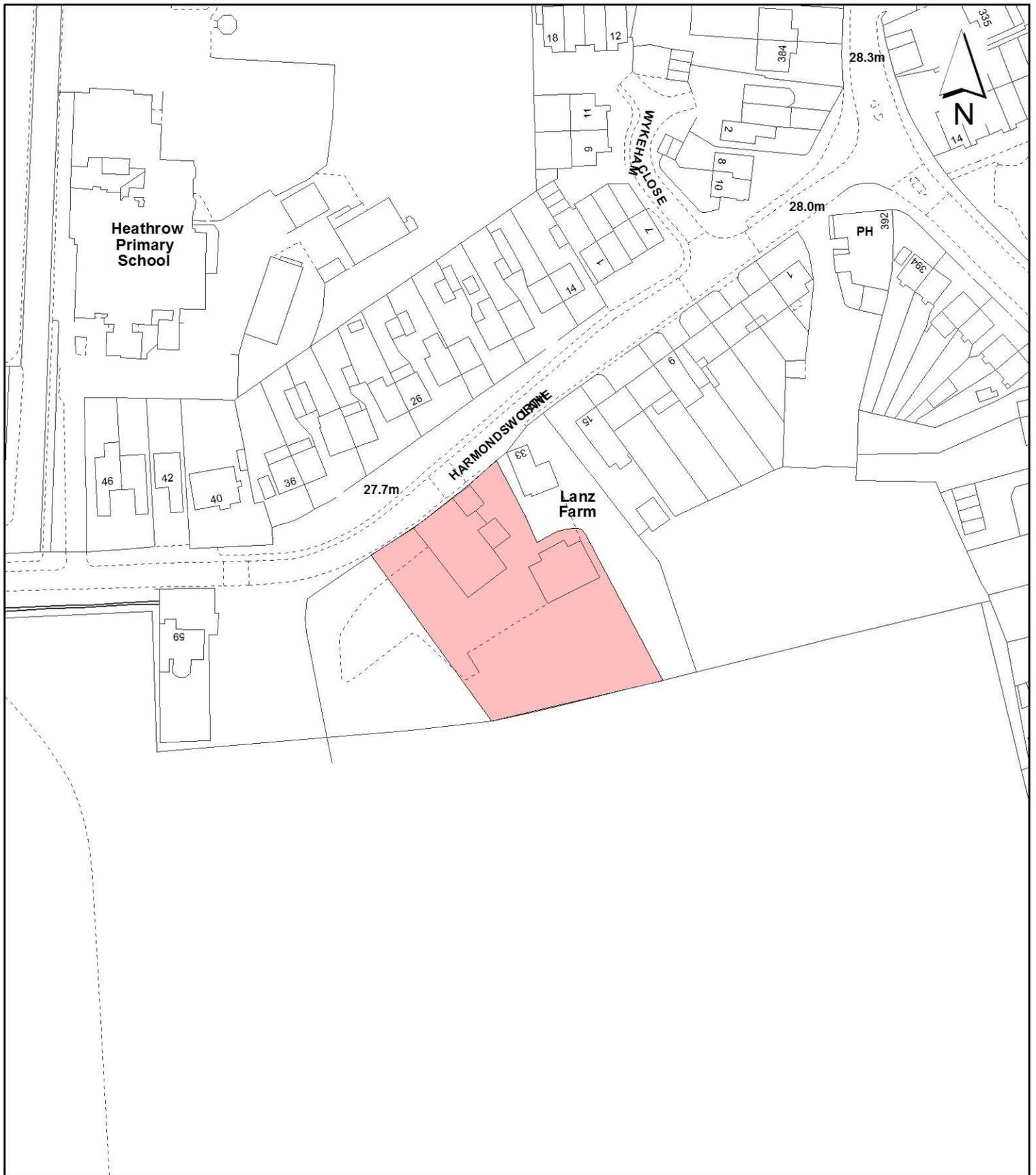




lean-to stable buildings
removed for clarity

lean-to 1995 extension
removed for clarity

LANZ FARM
THRESHING BARN
AXONOMETRIC DRAWING



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Lanz Farm
 33 Harmondsworth Lane
 Harmondsworth**

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

Planning Application Ref:
44185/APP/2015/746

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LANT FARM 33 HARMONDSWORTH LANE HARMONDSWORTH
Development: Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space (Listed Building Consent)
LBH Ref Nos: 44185/APP/2015/1576

Date Plans Received:	20/04/2015	Date(s) of Amendment(s):	20/04/2015
Date Application Valid:	20/04/2015		12/05/2015
			22/05/2015
			21/05/2015



PLANNING ISSUE

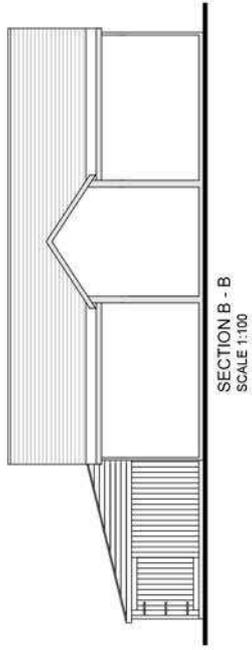
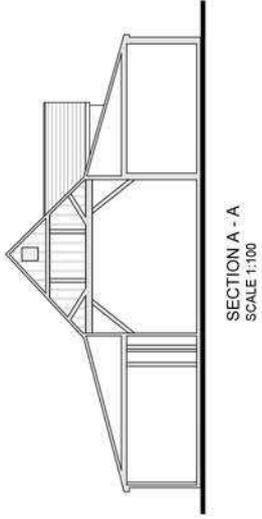
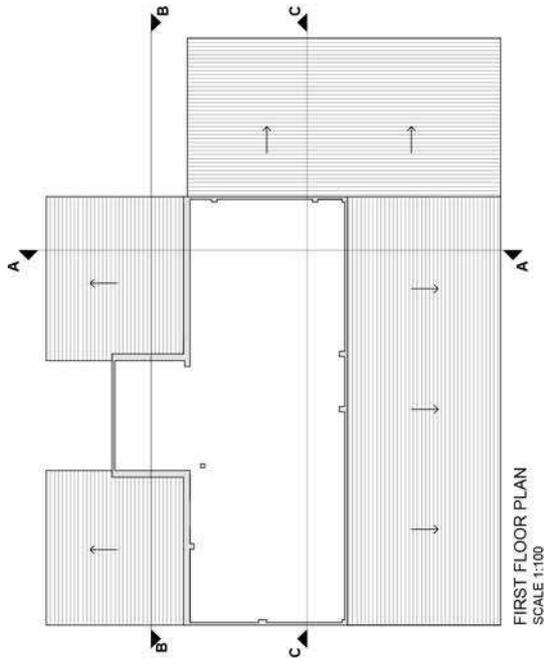
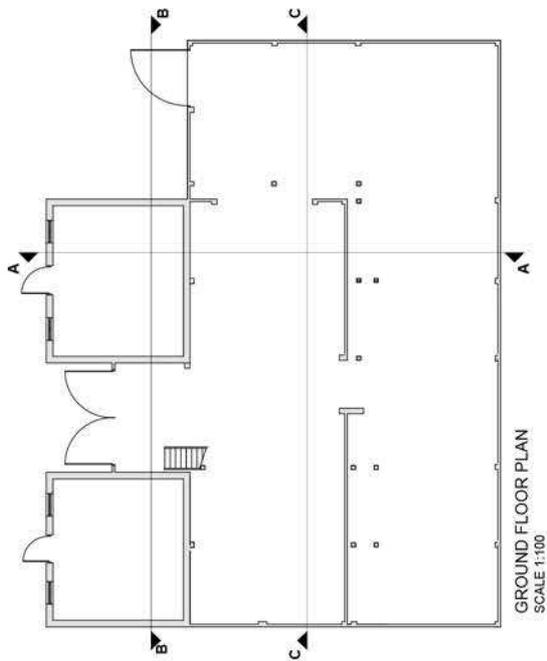
PROJECT: 33 Hammondsworth Lane;
 DRAWING TITLE: EXISTING SITE PLAN
 SCALE: 1:200
 DATE: 02/24/2015
 DRAWING No.: 869/RSP-P01



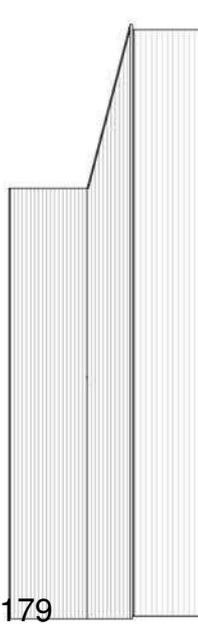
EXISTING SITE PLAN
 SCALE 1:200

© COPYRIGHT RESERVED
 No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RPP ARCHITECTS

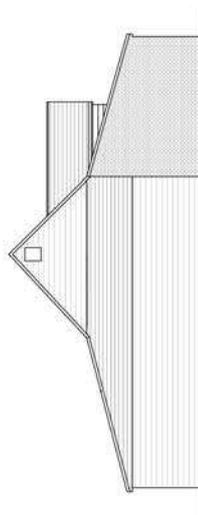
RPP ARCHITECTS
 33 HAMMONDSWORTH LANE
 WIMBORNE, DORSET BH20 2JG
 TEL: 01305 370124
 FAX: 01305 370125
 EMAIL: info@rpparchitects.co.uk



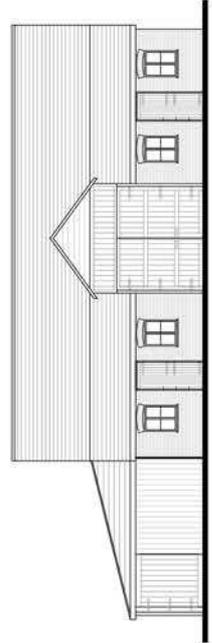
SOUTH WEST ELEVATION
SCALE 1:100



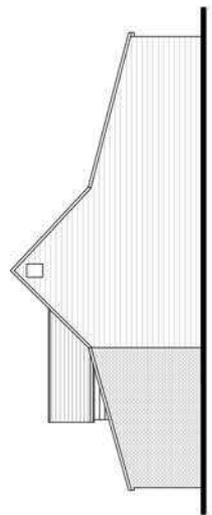
SOUTH EAST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



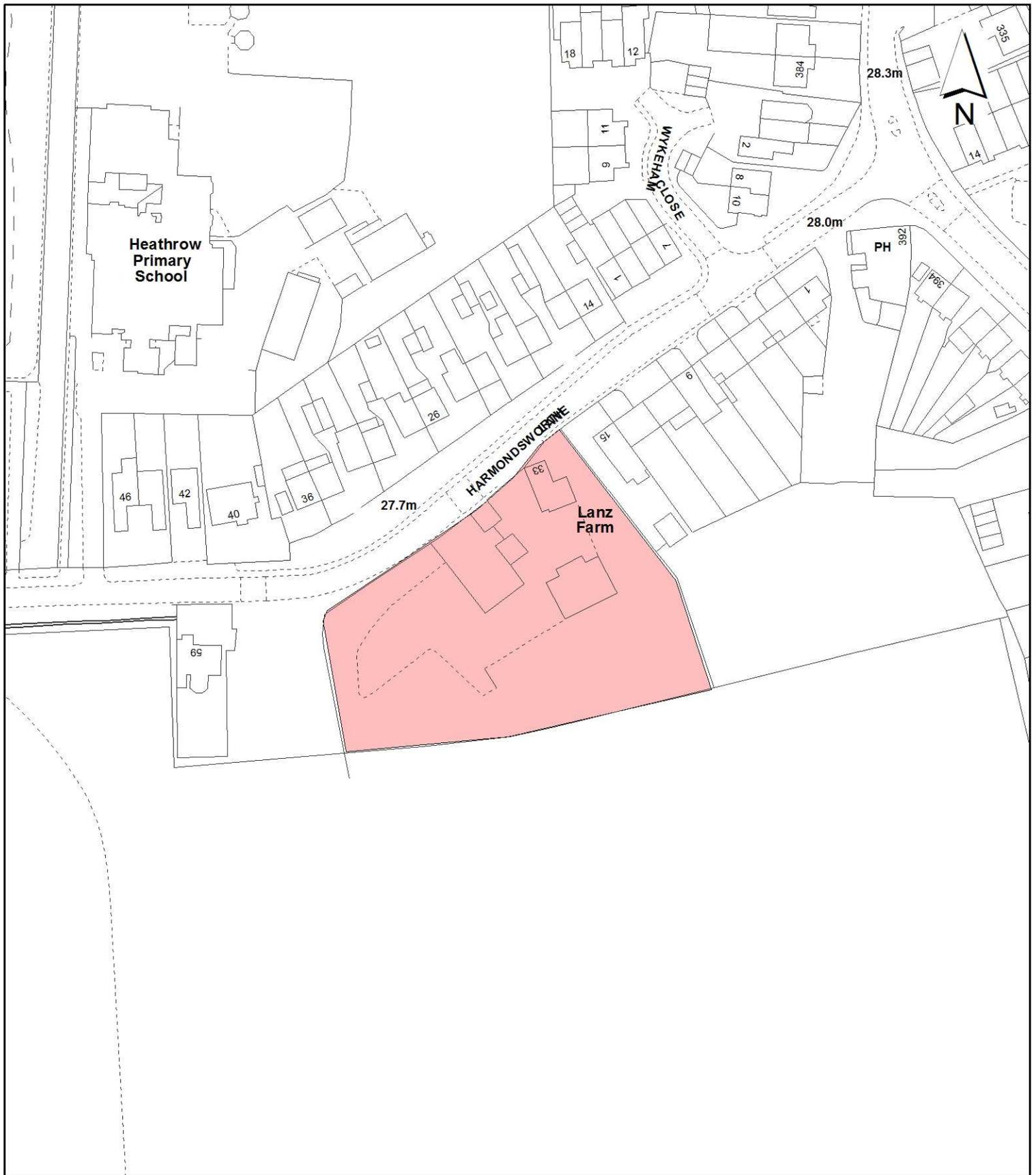
NORTH WEST ELEVATION
SCALE 1:100



SECTION C - C
SCALE 1:100



PLANNING
 PROJECT NAME: [REDACTED]
 PROJECT NO: [REDACTED]
 DRAWING NO: [REDACTED]
 DATE: [REDACTED]
 SCALE: 1:100
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Lanz Farm
 33 Harmondsworth Lane
 Harmondsworth**

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

Planning Application Ref:
44185/APP/2015/1576

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015

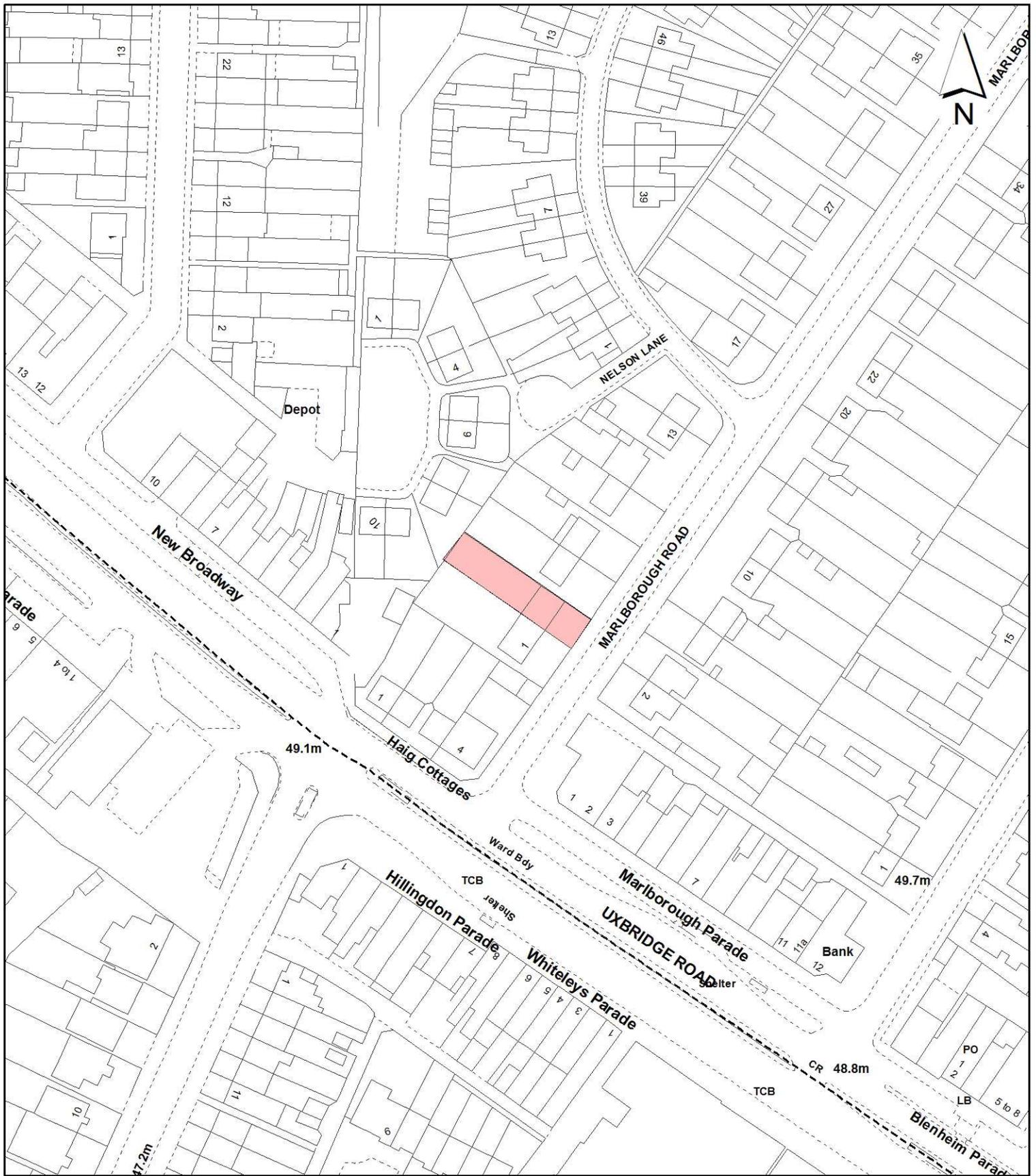


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 3 MARLBOROUGH ROAD HILLINGDON MIDDLESEX
Development: Alterations to existing outbuilding to rear for use as a gym/play area
LBH Ref Nos: 69122/APP/2015/3104

Date Plans Received: 14/08/2015 **Date(s) of Amendment(s):** 14/08/2015
Date Application Valid: 08/09/2015 08/09/2015



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**3 Marlborough Road
 Hillingdon**

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

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

Planning Application Ref:

69122/APP/2015/3104

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE WATERS EDGE RESTAURANT & BAR, 4 CANAL COTTAGES PACKET
BOAT LANE COWLEY

Development: Change of use from drinking establishment (Use Class A4) to hotel (Use Class
C1) with associated external works (Retrospective)

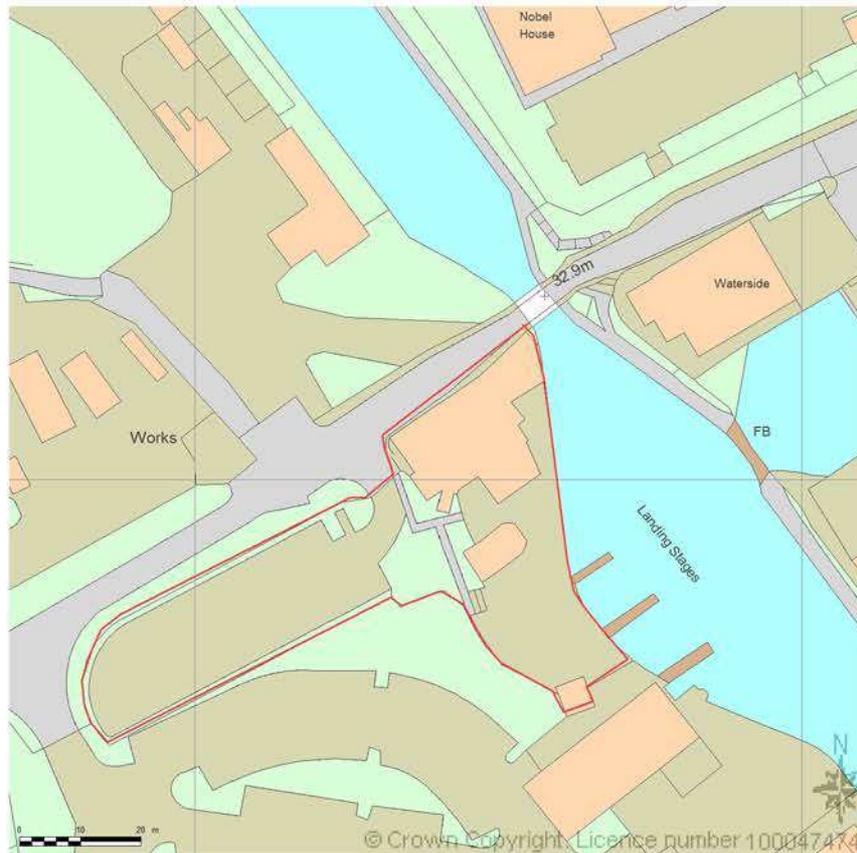
LBH Ref Nos: 13654/APP/2015/2569

Date Plans Received: 08/07/2015

Date(s) of Amendment(s):

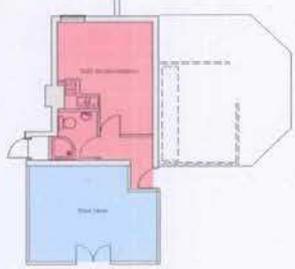
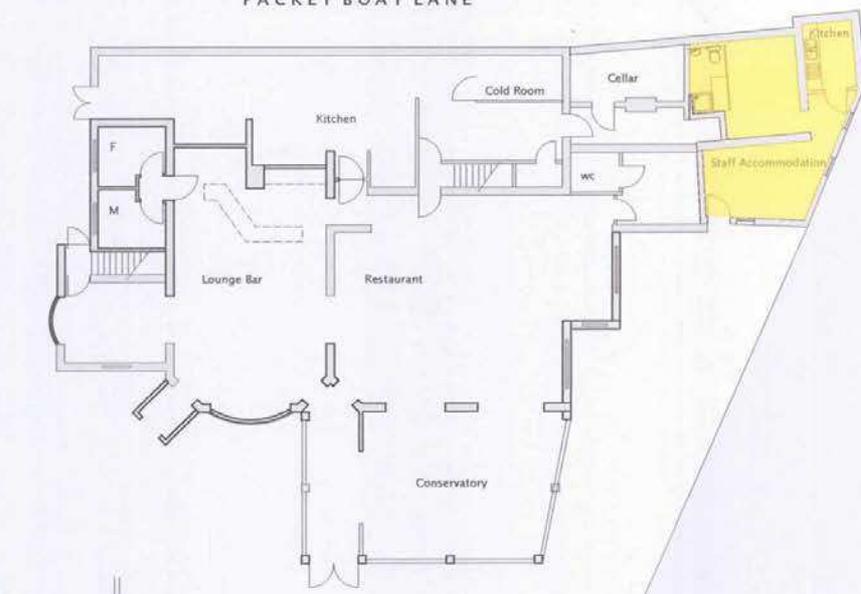
Date Application Valid: 22/07/2015

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 505340 , 181208

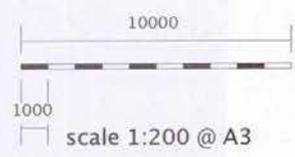


Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
14:11:42 03/07/2015

PACKET BOAT LANE



CANAL



PRE-EXISTING ARRANGEMENT BEFORE CONVERSION WORKS:

- Staff accommodation 32 SQ M
- Staff accommodation 22 SQ M
- Storage building 18 SQ M
- Staff accommodation 22 SQ M

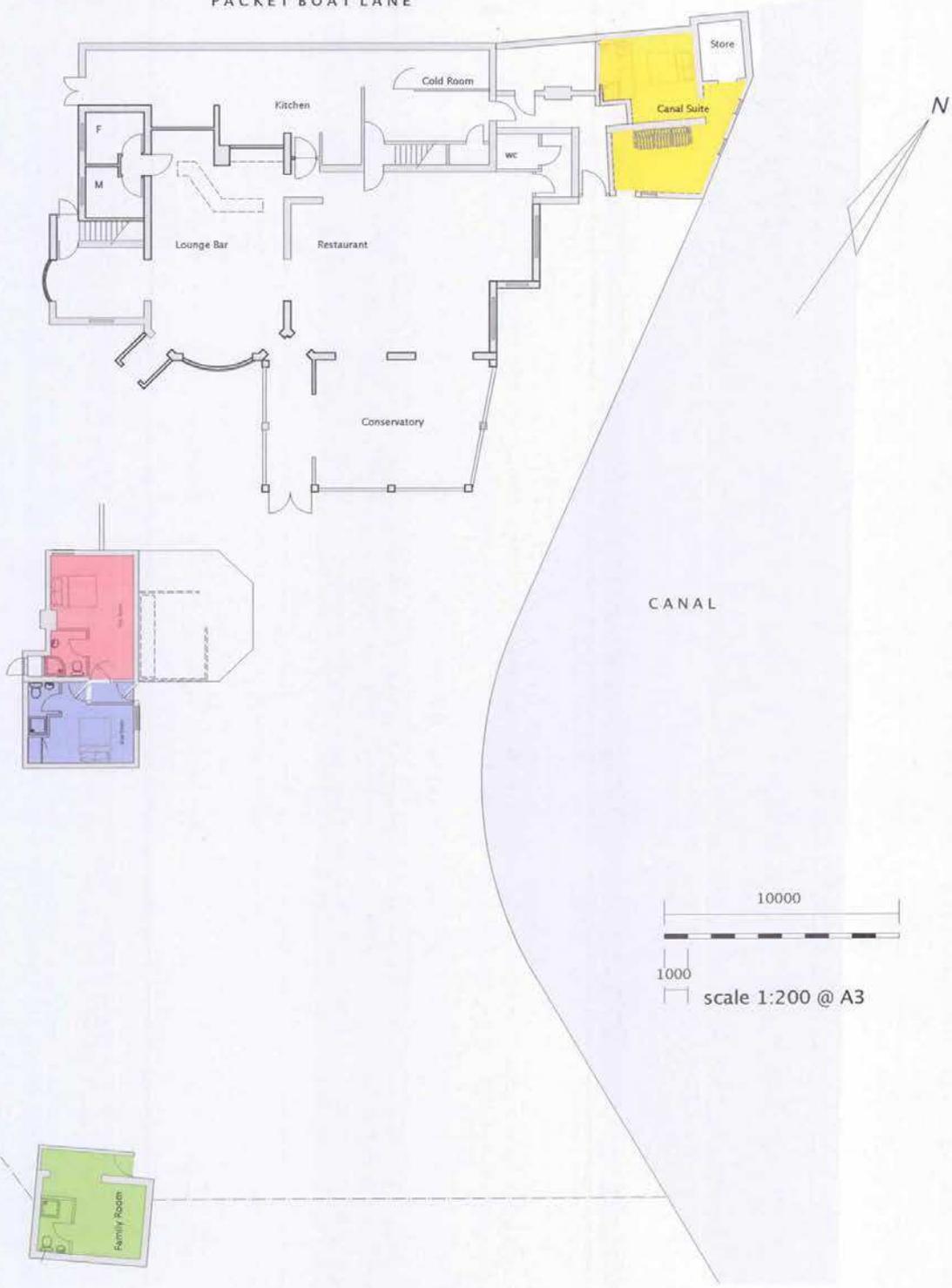
"WATERS EDGE," PACKET BOAT LANE
COWLEY - UB8 2JS
Application for Change of Use
from A4 to C1 and Regularisation
of Associated Conversion Works
February 2015
PLOT PLAN - PRE-EXISTING

Paul Hudson
Project Coordination and Management
Design and Supervision, CDM
01932 848789
07989 160537
paulatpark@aol.com ©
Paul Hudson Associates

www.paulhudson.com

0615-3-06-PE

PACKET BOAT LANE



Key to Conversion Works:

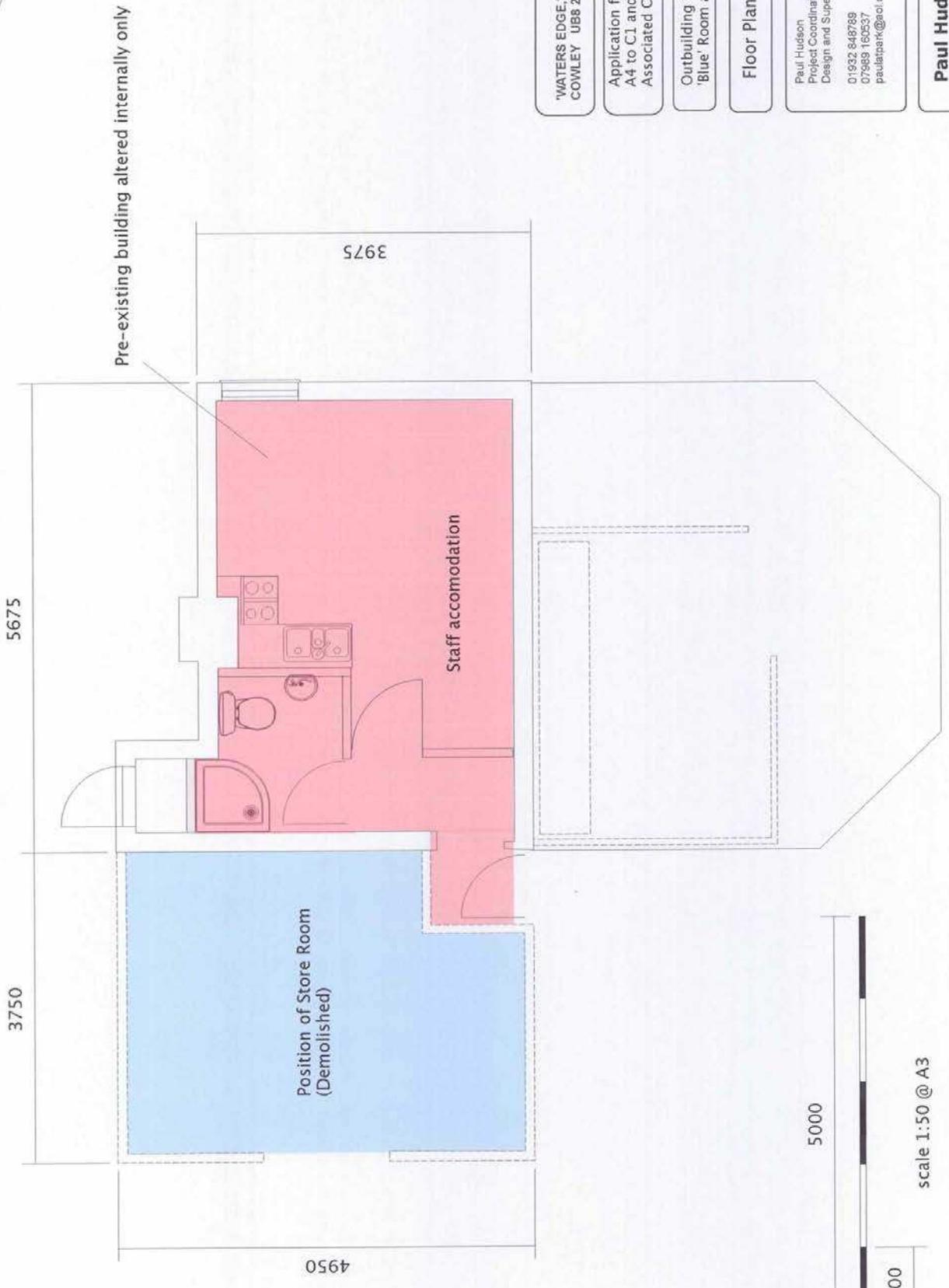
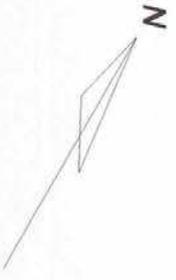
- "Canal Suite" - previous use: staff accommodation 28 SQ M
- 'Red Room' - previous use: staff accommodation 22 SQ M
- 'Blue Room' - New Build on footprint of old storage building 18 SQ M
- 'Family Room' - previous use: staff accommodation 22 SQ M

"WATERS EDGE," PACKET BOAT LANE
COWLEY - UB8 2JS
Application for Change of Use
from A4 to C1 and Regularisation
of Associated Conversion Works
February 2015
PLOT PLAN - EXISTING

Paul Hudson
Project Coordination and Management
Design and Supervision, CDM
01932 848789
07989 160537
paulatpark@aol.com
©
Paul Hudson Associates

www.paulhudson.com

0615-3-06



"WATERS EDGE," PACKET BOAT LANE,
COWLEY UB8 2JS

Application for Change of Use from
A4 to C1 and Regularisation of
Associated Conversion Works

Outbuilding Conversion -
'Blue' Room and 'Red' Room

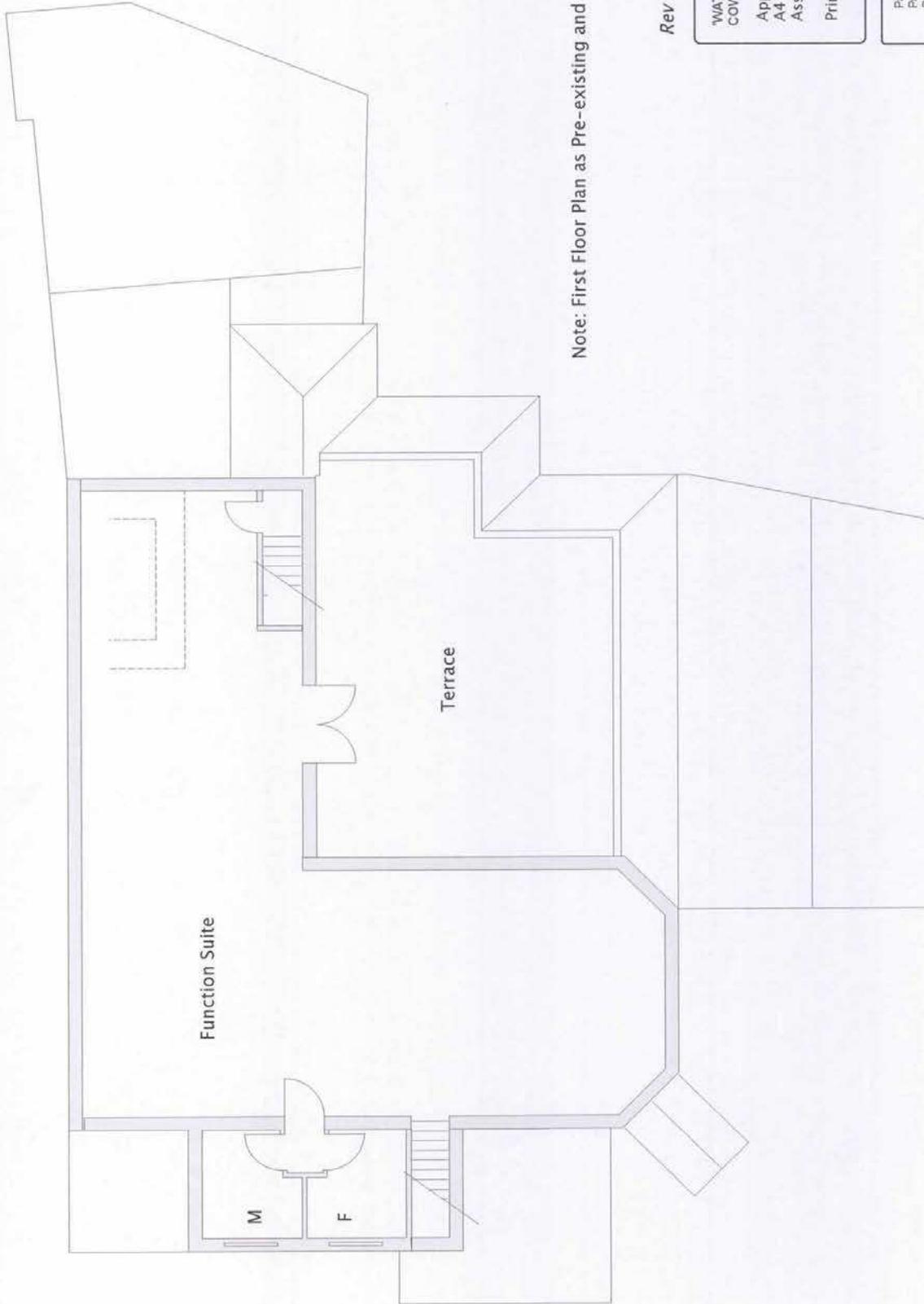
Floor Plan - Pre-existing

Paul Hudson
Project Coordination and Management
Design and Supervision, CDM
01932 848789
07989 160637
paul@pnh.com

(C)

Paul Hudson Associates
www.paulhudson.com

0615-3-01-PE



Note: First Floor Plan as Pre-existing and Current (No Change)

Rev A - Note added 20 July 2015

WATERS EDGE PACKET BOAT LANE
 COWLEY UB8 2JS
 Application for Change of Use from
 A4 to C1 and Regularisation of
 Associated Conversion Works
 Principal Building - First Floor Plan
 July 2015

©
 Paul Hudson
 Project Coordination and Management
 Design and Supervision, CDM
 01932 848789
 07988 160537
 paul@pauk@aol.com
Paul Hudson Associates
 www.paulhudson.com

0615-3-05a

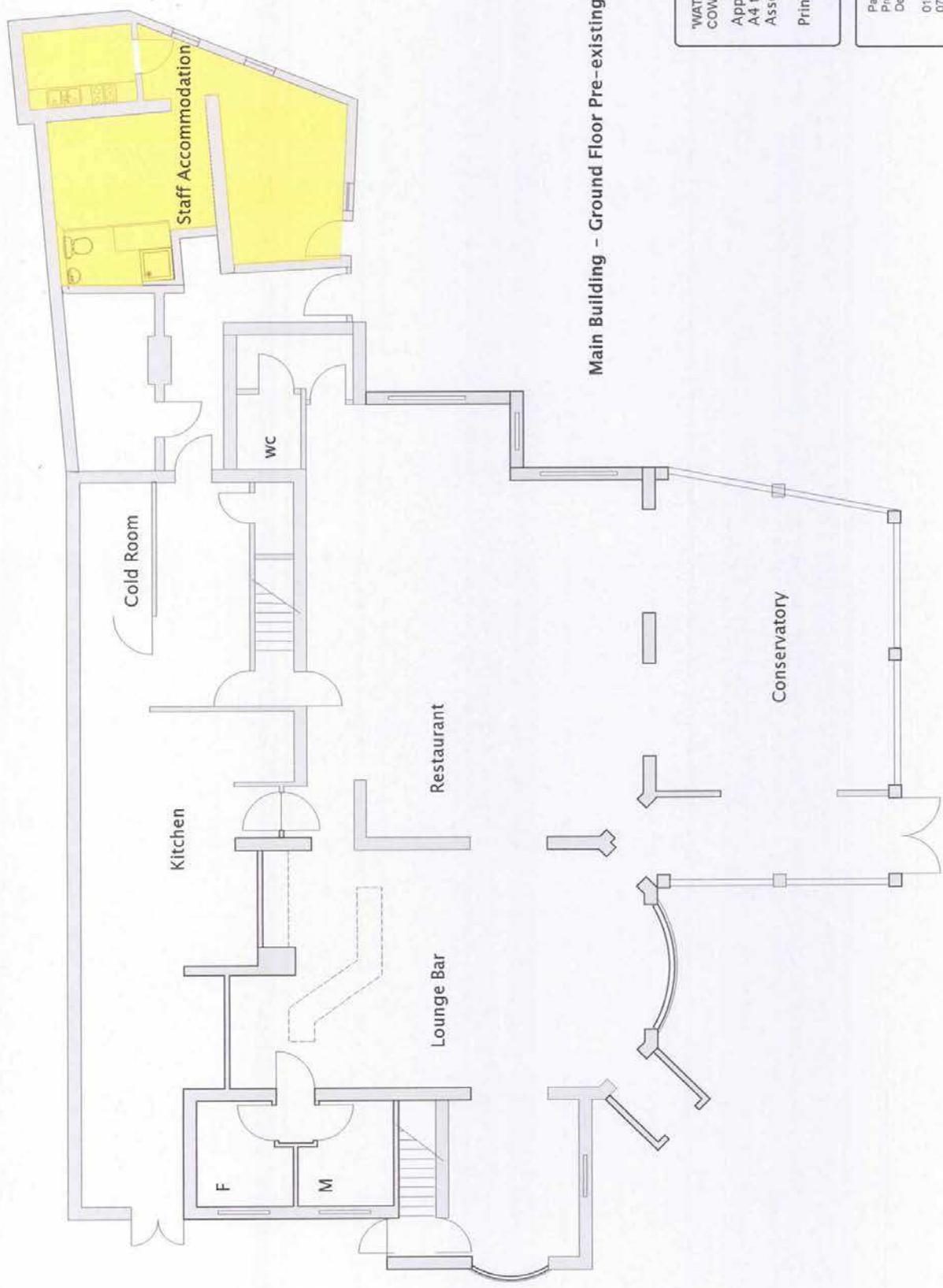


WATERS EDGE PACKET BOAT LANE
COWLEY UB8 2JS
Application for Change of Use from
A4 to C1 and Regularisation of
Associated Conversion Works
Principal Building Ground Floor Plan
July 2015

©

Paul Hudson
Project Coordination and Management
Design and Supervision, CDM
01952 848789
07989 160537
paul@paulhudson.co.uk

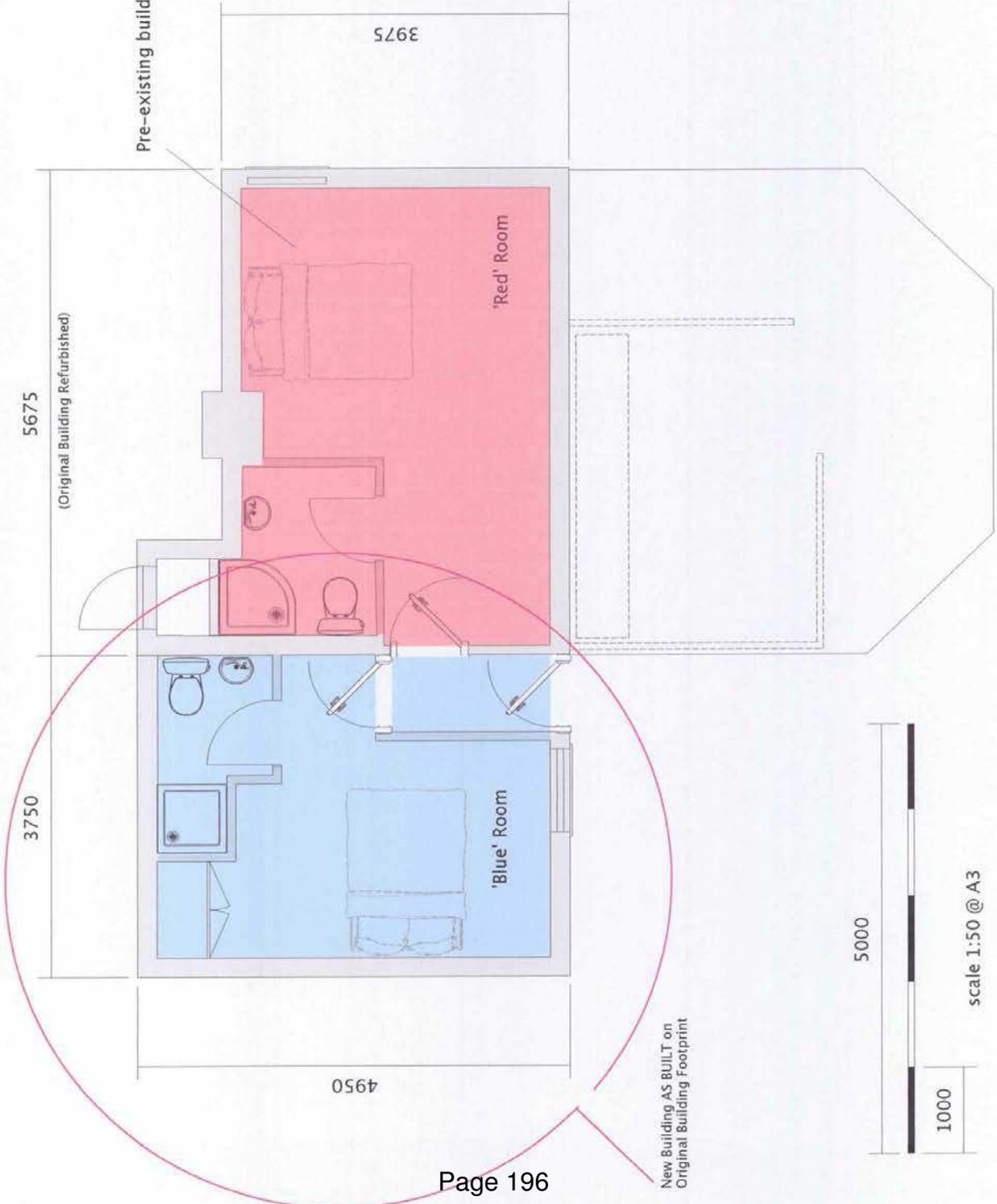
Paul Hudson Associates
www.paulhudson.co.uk



Main Building - Ground Floor Pre-existing



scale 1:100 @ A3



Rev A
 'Blue Room' noted 'New Building AS BUILT' on pre-existing building footprint - 'Red Room' indicated noted as pre-existing. 20 July 2015

'WATERS EDGE', PACKET BOAT LANE,
 COWLEY UBB 2JS

Application for Change of Use from
 A4 to C1 and Regularisation of
 Associated Conversion Works

Outbuilding Conversion -
 'Blue' Room and 'Red' Room

Floor Plan - As Built

Paul Hudson
 Project Coordination and Management
 Design and Supervision, CDM
 01932 848789
 07869 160537
 paul@paulhudson.com

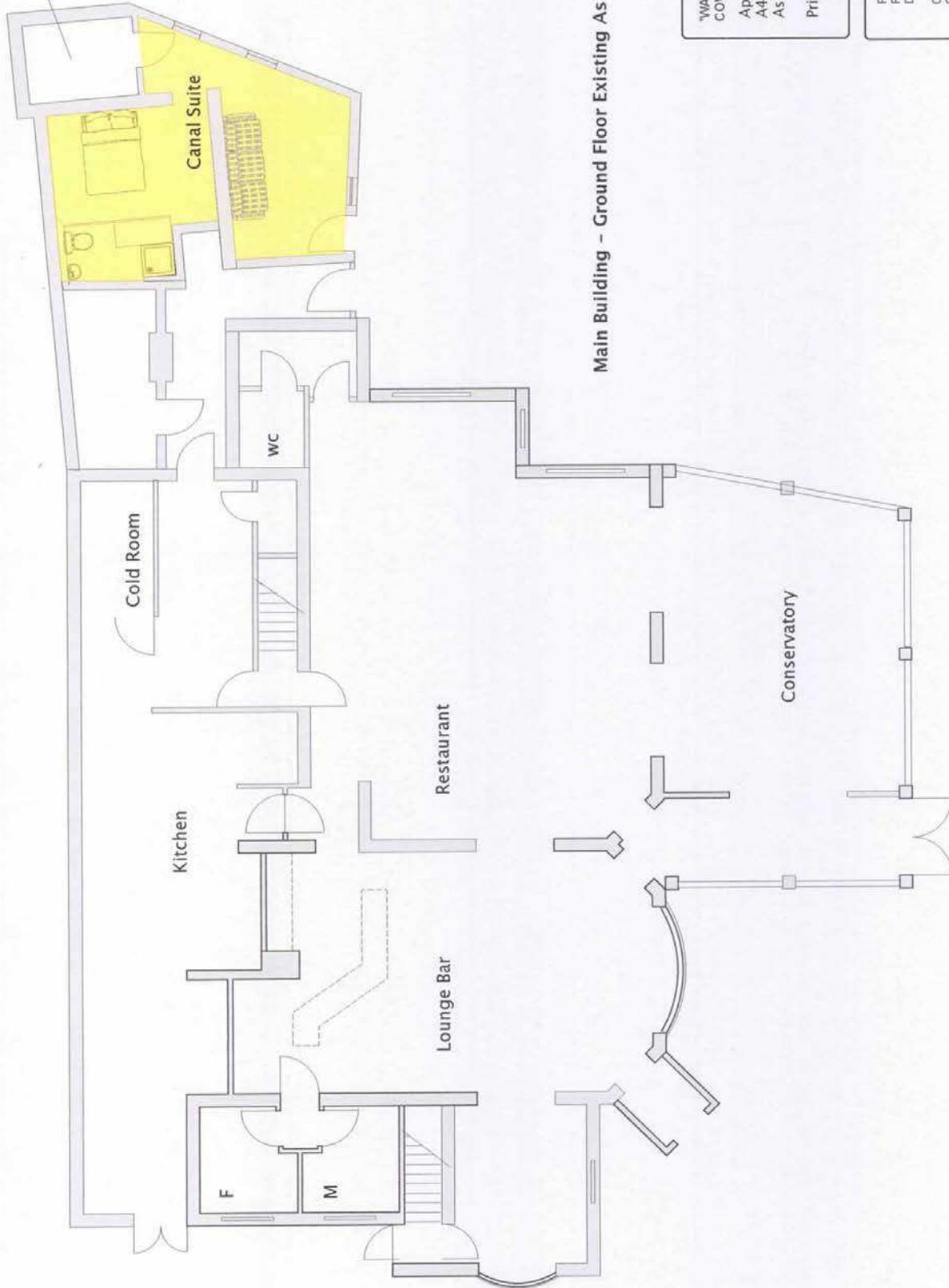


Paul Hudson Associates

www.paulhudson.com

0615-3-01a

Store - previous use -
kitchen to staff accommodation



Main Building - Ground Floor Existing As Built

'WATERS' EDGE' PACKET BOAT LANE
COWLEY UB8 2JS

Application for Change of Use from
A4 to C1 and Regularisation of
Associated Conversion Works

Principal Building Ground Floor Plan
July 2015

Paul Hudson
Project Coordination and Management
Design and Supervision, CDM

01932 848789
07989 160537
paul@paulhudson.com



Paul Hudson Associates



www.paulhudson.com

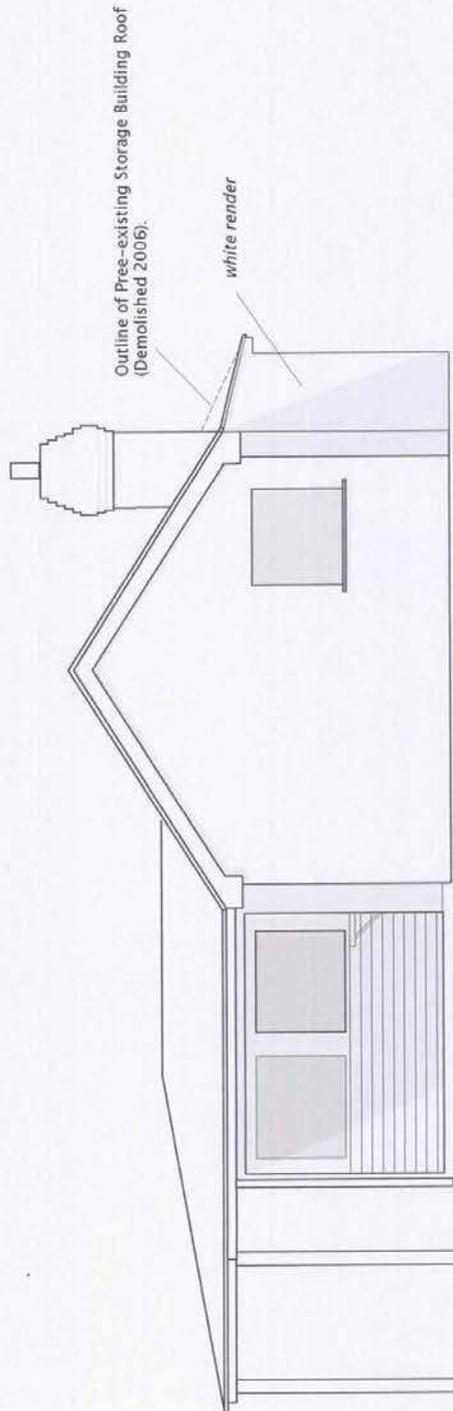
10000.00

scale 1:100 @ A3

1000.00



North East Elevation - Pre-Existing



North West Elevation - Pre-Existing

5000

1000

scale 1:50 @ A3

'WATERS EDGE', PACKET BOAT LANE,
COWLEY UB8 2JS

Application for Change of Use from
A4 to C1 and Regularisation of
Associated Conversion Works

Outbuilding Conversion -
'Blue' Room and 'Red' Room

Elevations Pre-existing - Sheet 1
June 2015

Paul Hudson
Project Coordination and Management
Design and Supervision, CDM

01932 848789
07989 160537
paul@paulhudson.com

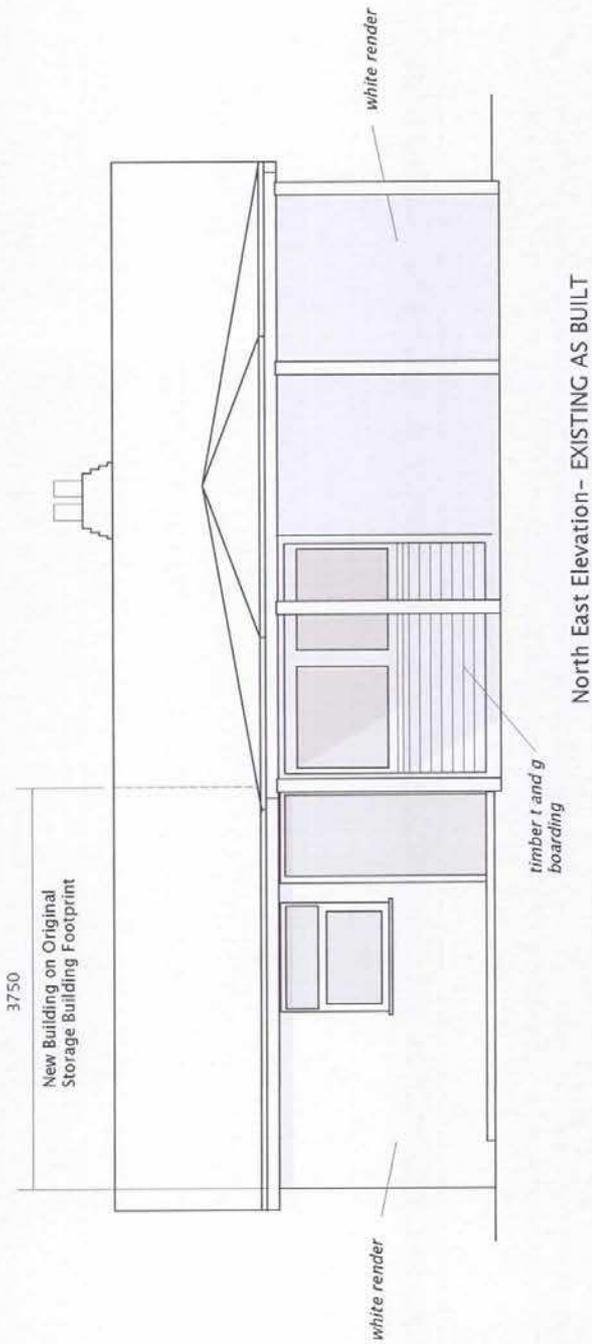
©

Paul Hudson Associates

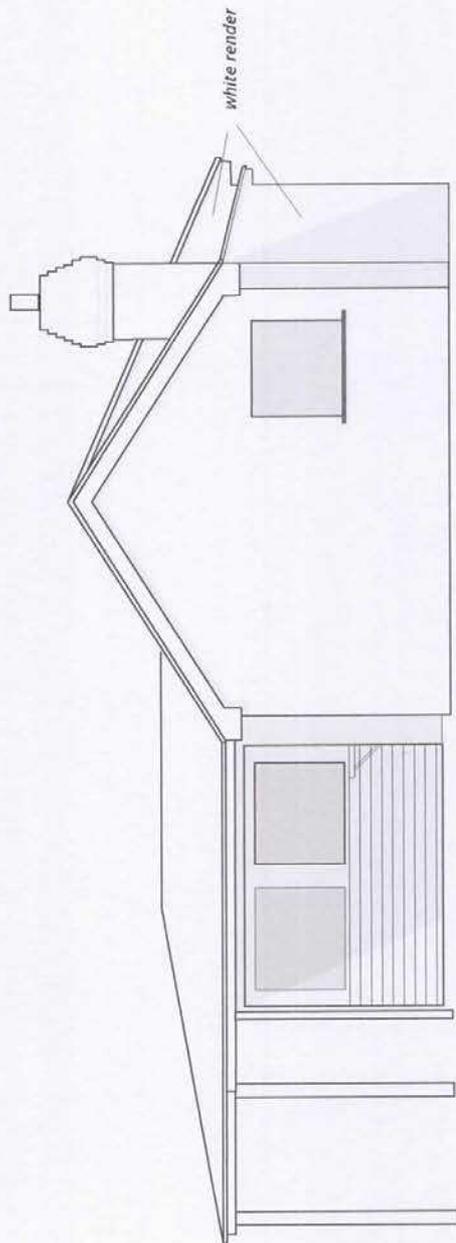


www.paulhudson.com

0615-3-02-PE



North East Elevation - EXISTING AS BUILT



North West Elevation - EXISTING AS BUILT



scale 1:50 @ A3

Rev A - Elevations noted
'Existing As Built' 20 July 2015

'WATERS EDGE', PACKET BOAT LANE,
COWLEY UB8 2JS

Application for Change of Use from
A4 to C1 and Regularisation of
Associated Conversion Works

Outbuilding Conversion -
'Blue' Room and 'Red' Room

Elevations Existing As Built - Sheet 1
June 2015

Paul Hudson
Project Coordination and Management
Design and Supervision, CDM

01932 846789
07989 160537
paul@park@aol.com

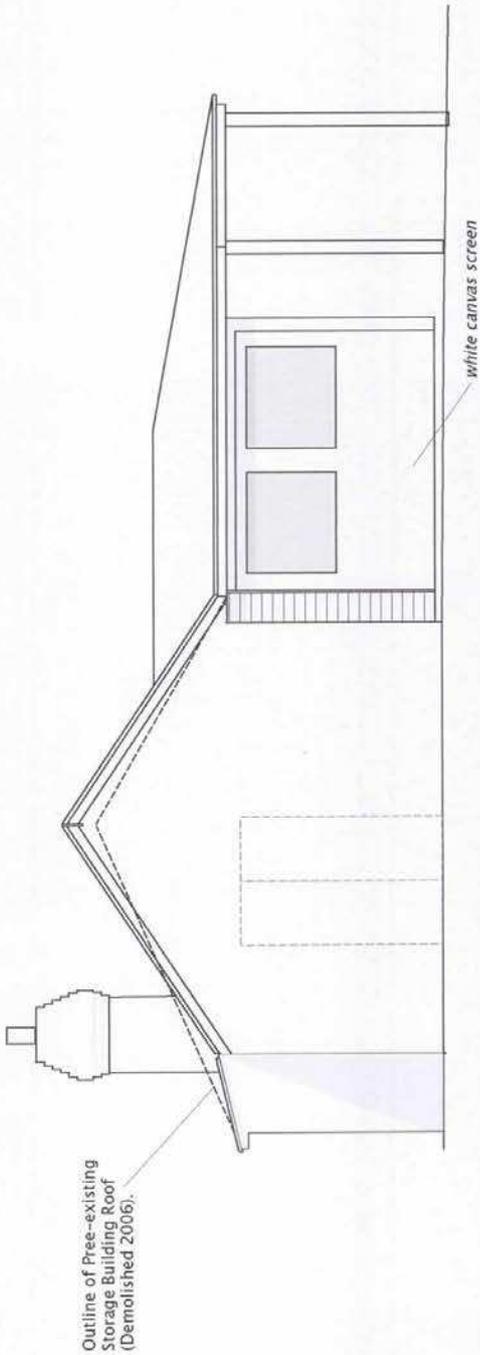
(C)

Paul Hudson Associates

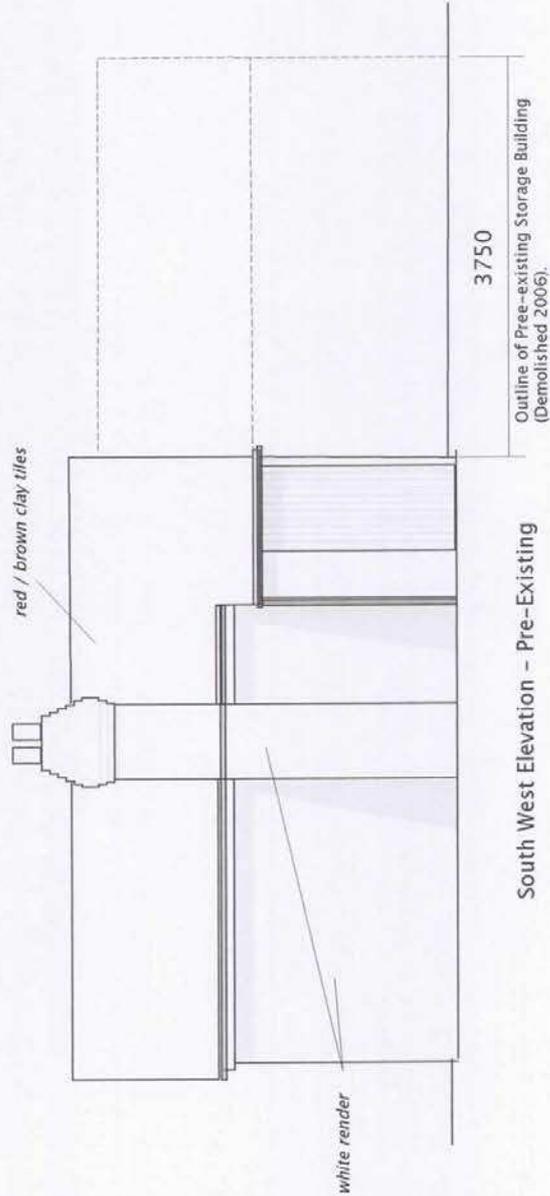


www.paulhudson.com

0615-3-02a

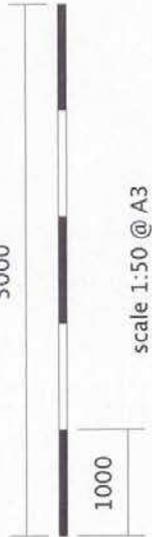


South East Elevation – Pre-Existing



South West Elevation – Pre-Existing

5000



scale 1:50 @ A3

'WATERS EDGE', PACKET BOAT LANE,
COWLEY UB8 2JS

Application for Change of Use from
A4 to C1 and Regularisation of
Associated Conversion Works

Outbuilding Conversion –
'Blue' Room and 'Red' Room

Elevations – Pre-existing – Sheet 2
June 2015

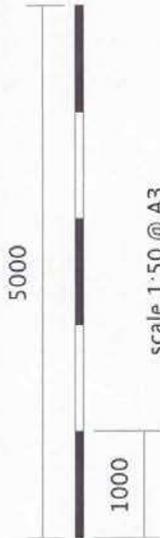
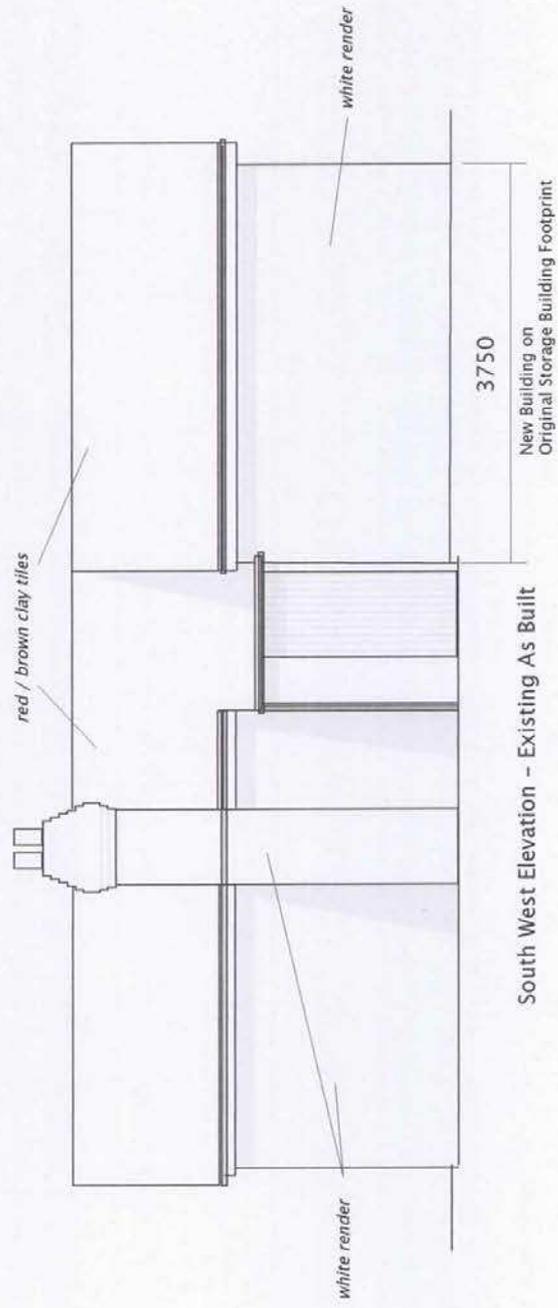
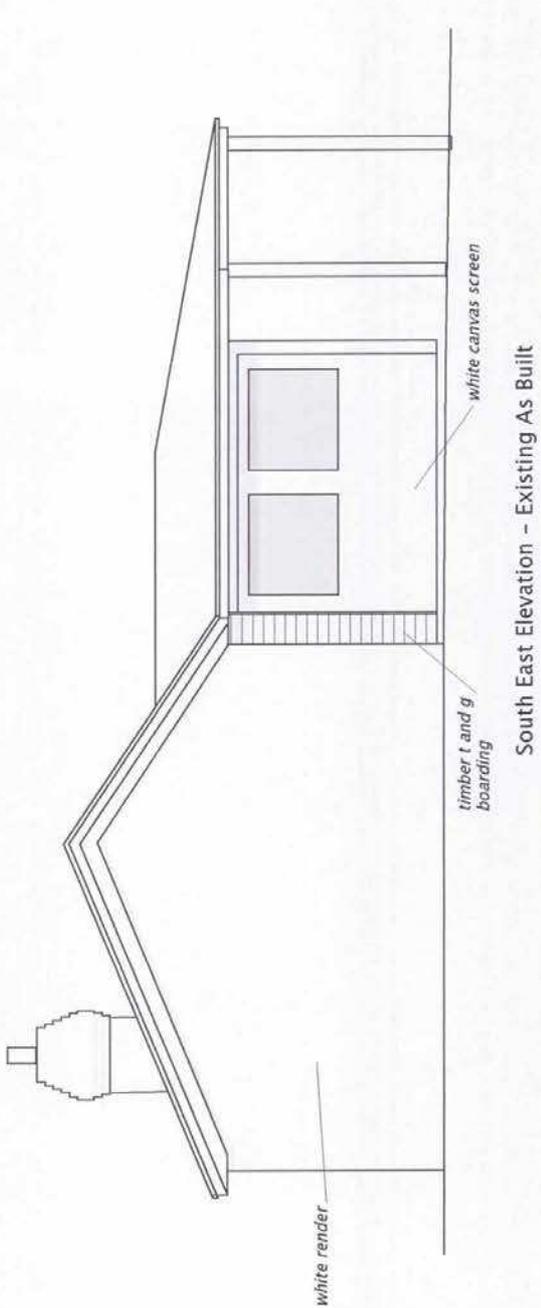
Paul Hudson
Project Coordination and Management
Design and Supervision, CDM
01932 848789
07988 180537
paulatpar@aol.com

(C)



www.paulhudson.com

0615-3-03-PE



Rev A - Elevations noted as 'Existing As Built'
20 July 2015

'WATERS EDGE', PACKET BOAT LANE,
COWLEY UBB 2JS

Application for Change of Use from
A4 to C1 and Regularisation of
Associated Conversion Works

Outbuilding Conversion -
'Blue' Room and 'Red' Room

Elevations Existing As Built - Sheet 2
June 2015

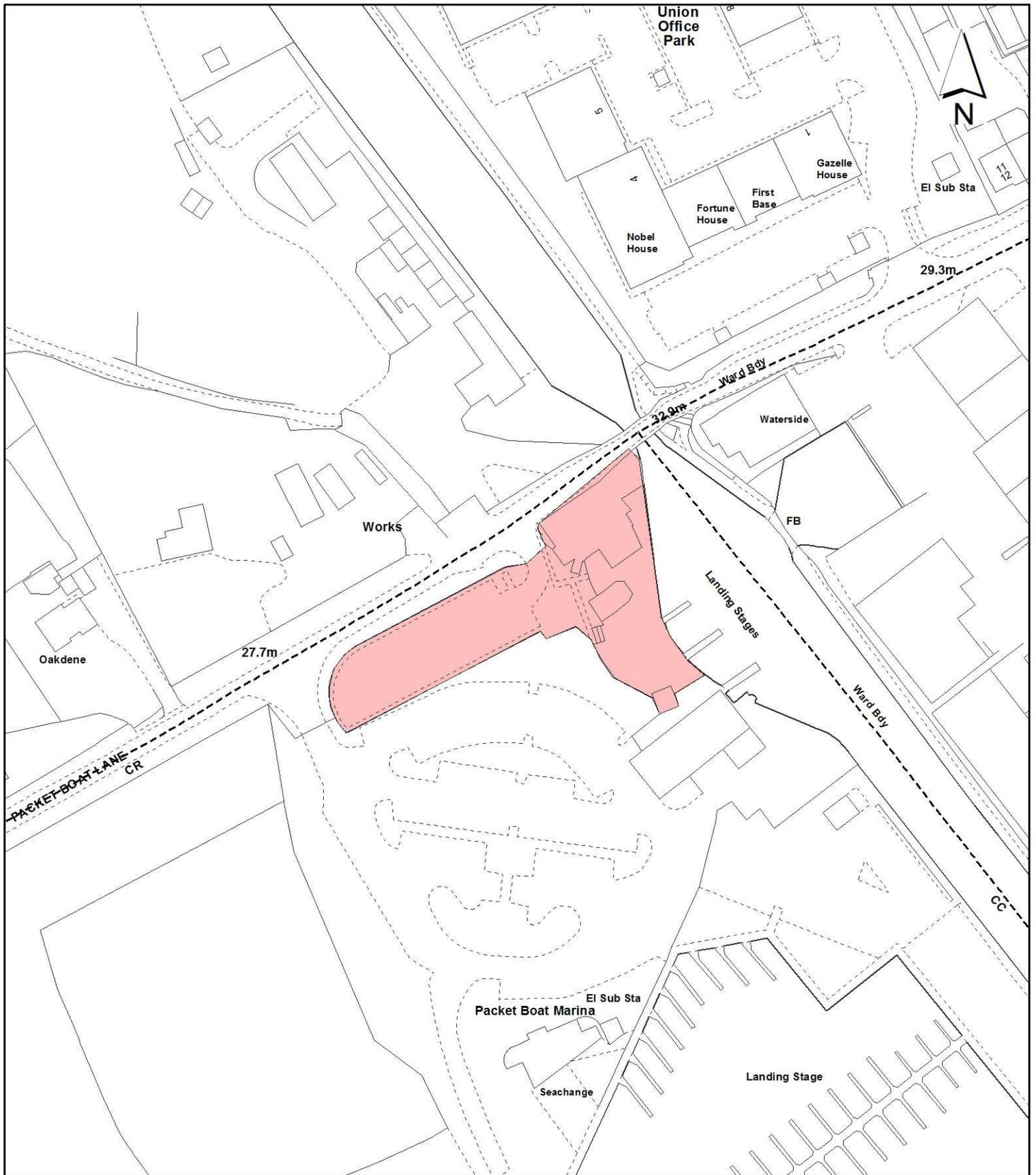
Paul Hudson
Project Coordination and Management
Design and Supervision, CDM
01932 848789
07989 160537
paul@paulhudson.com



Paul Hudson Associates

www.paulhudson.com

0615-3-03a



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**The Waters Edge Restaurant & Bar
 4 Canal Cottages
 Packet Boat Lane
 Cowley**

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

Planning Application Ref:
13654/APP/2015/2569

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015



HILLINGDON
 LONDON