



HILLINGDON
LONDON



Central & South Planning Committee

Date: THURSDAY, 28 JANUARY
2016

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

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This Agenda is available online at:

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Putting our residents first

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A useful guide for those attending Planning Committee meetings

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Mobile telephones - Please switch off any mobile telephones 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	11A Woodstock Gardens, Hayes - 6670/APP/2015/1036	Charville	Erection of a two storey building to provide 1 x 3-bed, 2 x 1-bed and 1 x studio self contained flats with associated parking and amenity space involving demolition of existing bungalow Recommendation: Approval	1-16 148-154
6	6 Churchill Avenue, Hillingdon - 71202/APP/2015/3325	Hillingdon East	Single storey detached outbuilding to rear for use as a granny annex involving demolition of existing shed Recommendation: Approval	17-26 155-161

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Brunel University Kingston Lane, Hillingdon - 532/ADV/2015/93	Brunel	Installation of 2 non-illuminated fascia signs, 3 non-illuminated door number vinyl's and 10 LED strip tube lights Recommendation: Approval	27-32 162-166
8	Chambers Business Park Sipson Road, West Drayton - 70376/APP/2015/3764	Heathrow Villages	7 x two storey, 3-bed, semi-detached dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse Recommendation: Approval	33-52 167-182
9	Land at 186 Grosvenor Crescent, Hillingdon - 70396/APP/2015/3385	Hillingdon East	Two storey, 2-bed, end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front Recommendation: Refusal	53-64 183-188
10	39 Pole Hill Road , Hillingdon - 69286/APP/2015/3673	Hillingdon East	Conversion of two storey dwelling into 3 studio flats with associated parking and amenity space, installation of vehicular crossover to front and erection of a porch. Recommendation: Approval	65-76 189-196
11	76 Snowden Avenue, Hillingdon - 17008/APP/2015/3992	Hillingdon East	2-bed, detached chalet bungalow with habitable roofspace with associated parking and amenity space and installation of vehicular crossover to front Recommendation: Refusal	77-90 197-206
12	37 Dellfield Crescent, Cowley - 71261/APP/2015/3611	Uxbridge South	First floor side extension and single storey rear extension Recommendation: Approval	91-100 207-211

Other

- 13 S106 Quarterly Monitoring Report 101-130
This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 September 2015 where the Council has received and holds funds.

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 131 - 138
15 ENFORCEMENT REPORT 139 - 146

PART I - Plans for Central and South Planning Committee 147-212

Report of the Head of Planning, Sport and Green Spaces

Address 11A WOODSTOCK GARDENS HAYES

Development: Erection of a two storey building to provide 1 x 3-bed, 2 x 1-bed and 1 x studio self contained flats with associated parking and amenity space involving demolition of existing bungalow

LBH Ref Nos: 6670/APP/2015/1036

Drawing Nos: E/A1/01 Rev. A (Proposed Front and Rear Elevations) Received 15-12-2015
E/A1/01 Rev. D (Proposed Ground Floor Plan) Received 15-12-2015
E/A1 (Proposed First Floor Plan) Received 15-12-2015
E/A1/01 (Proposed Side Elevations) Received 15-12-2015
E/A1/01 Rev. C (Location/Block Plan)
Ecology Report

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

Date Application Valid: 29/04/2015

1. SUMMARY

The application seeks full planning permission for the erection of a two storey building to provide 1 x 3-bed and 3 x 1-bed self contained flats with associated parking and amenity space involving demolition of existing bungalow.

The amended proposal is considered acceptable in principle, would have an acceptable impact upon the street scene, would not detract from highway safety and would not unacceptably detract from the residential amenities of occupants of nearby dwellings. As such the application is recommended for approval.

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 E/A1/01 Rev. A (Proposed Front and Rear Elevations) Received 15-12-2015, E/A1/01 Rev. D (Proposed Ground Floor Plan) Received 15-12-2015, E/A1 (Proposed First Floor Plan) Received 15-12-2015, E/A1/01 (Proposed Side Elevations) Received 15-12-2015 and E/A1/01 Rev. C (Location/Block Plan) and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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

3 RES7 Materials (Submission)

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

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

REASON

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

4 NONSC Non Standard Condition

Notwithstanding the details shown on the submitted plan reference E/A1 01 Rev. C, the development hereby approved shall not commence until full details of the car parking layout, including the allocation of the car parking spaces, have been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the approved layout is implemented. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

Reason: to ensure that adequate facilities are provided in accordance with Policies AM14, AM7 and parking standards as set out in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

5 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)

6 HO6 Obscure Glazing

The windows facing east and west shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 RES15 Sustainable Water Management (changed from SUDS)

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

the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

8 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 Hard Surfacing Materials
- 2.e External Lighting

3. Details of Landscape Maintenance

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

4. Schedule for Implementation

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).

INFORMATIVES

1 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).

2 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).

3 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.
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.
H3	Loss and replacement of residential accommodation
H12	Tandem development of backland in residential areas
H5	Dwellings suitable for large families
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character

4 159 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.

5 147 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).

6 12 Encroachment

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

7 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.

8 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.

9 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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

No. 11a Woodstock Gardens comprises a detached bungalow on a 0.09ha backland site which is located to the south of two storey terraced housing on Woodstock Gardens and to the north of a retail parade on Uxbridge Road, with various outbuildings at the rear. Lansbury Drive lies to the east of the site, with the more recent infill development of Regents Close to the west. The site has a narrow single width access located between Nos. 11 and 13 Woodstock Gardens which also serves an overgrown access road which runs along the rear of the adjoining terraced properties in Woodstock Gardens to the west and a private garage court to the rear of properties in Lansbury Drive, to the east. The outbuildings to the rear of the retail parade are mainly in commercial use.

The site forms part of an established residential area of mixed type and architectural style, although predominantly of two storey height.

There are trees and shrubs on and adjoining the site, particularly on the western boundary adjoining Regents Close, which is covered by Tree Preservation Order No.349. The site also has a Public Transport Accessibility Level of 3, on a scale of 1 to 6 where 1 represents the lowest level of public transport availability.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey building to provide 1 x 3-bed and 3 x 1-bed self contained flats with associated parking and amenity space involving demolition of the existing bungalow.

3.3 Relevant Planning History

70381/PRC/2014/109 11a Woodstock Gardens Hayes

Redevelopment to provide two and a half storey block comprise 3 x one-bedroom and 3 x two-bedroom flats with associate parking and landscaping

Decision: 09-02-2015 OBJ

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- 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.
- H3 Loss and replacement of residential accommodation
- H12 Tandem development of backland in residential areas
- H5 Dwellings suitable for large families
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 7.2 (2015) An inclusive environment
- LPP 7.4 (2015) Local character
- 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

22 neighbouring properties were consulted by letter dated 8.5.15 and a site notice was displayed which expired on 9.6.15.

6 letters and a petition of objection have been received raising concerns regarding:

1. Loss of privacy
2. Loss of light
3. Increased noise and disturbance
4. Inadequate access
5. Inadequate parking

Internal Consultees

Highways Officer:

The 6 parking spaces are acceptable. 5 to be allocated, one to each unit and one visitors space. 2 spaces for the existing dwellings, nos 11 and 13, should be shown on plans.

No objection subject to the plans being amended to confirm that the existing garages are to provide parking for the existing dwellings.

Officer comment: Amended plans have been received to confirm the above parking arrangement. The Council's Highways Officer has since confirmed no objection to the proposal.

Landscape Officer:

LANDSCAPE CONSIDERATIONS:

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

- No trees or other landscape features of merit will be affected by the proposal.
- A Preliminary Ecology Assessment, by Icen Ecology, describes the trees and shrub planting on the site and recommends their retention for wildlife unless deemed to be unsafe
- The Design & Access Statement, and drawing No. 01 Rev A, confirm that the proposed front garden will provide parking spaces together 25% soft landscape in the front garden. There will also be soft landscaping within the communal garden to the rear.
- The plan indicates that the existing trees and shrubs will be removed. However, their removal will not be significant, provided that suitable replacements are provided as part of a detailed landscape plan.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS: No objection, subject to the a condition relating to details of soft landscaping and hard landscaping (including refuse storage, cycle storage, means of enclosure/boundary treatments, hard Surfacing materials, external lighting, and maintenance)

Access Officer:

The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. The communal hallway is too narrow. Its width should be increased to ensure compliance with the Technical Housing Standards as prescribed in Approved Document M to the Building Regulations 2010 (2015 edition).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development would make use of an existing brownfield site and the principle of a residential development in this location is considered acceptable. The NPPF (March 2012) at paragraph 53 advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (2015) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2012 provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.23 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11). Therefore, backland development involving the use of garden land can be supported, if considered appropriate and to this end, schemes need to be carefully considered in terms of the weight and balance given to the various factors. In this instance, the principle of replacing an existing dwelling in this backland location, adjacent to a number of properties in a backland location in Regent Close, is considered to be acceptable in principle.

7.02 Density of the proposed development

The London Plan (2015) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 3 and a suburban setting would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a typical size of 3.1-3.7 habitable rooms per unit (hr/u). The Council's HDAS: 'Residential Layouts' further advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms. The revised scheme equates to a density of 45 u/ha and 147 hr/ha which accords with the Mayor's guidance. However, density guidelines are of limited use on small infill sites as it will be more important to ensure that the scheme successfully

harmonises with its neighbours whilst still affording appropriate living conditions for its future occupants. This is dealt with in an other relevant sections of this report.

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 the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

The proposal would have a similar siting to that of the existing bungalow with an enlargement of the overall height, bulk and level of hardstanding. The proposal has been amended and reduced in bulk over that which was considered at the pre-application stage with a reduced level of hardstanding and increased landscaping. A minimum gap of 1m is shown to be retained to the side boundaries of the site with additional landscaping along these boundaries. It is considered, on balance, that the proposed two storey building, 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, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The Council's policies BE20 and BE21 seek to the protect the residential amenity of adjacent neighbouring properties through spaces between them to allow for adequate sunlight and daylight. Furthermore Policy BE24 seeks to ensure that occupants of neighbouring properties do not suffer any loss of privacy.

New development needs to protect the amenities of surrounding residential occupiers and in the case of residential development, needs to provide accommodation of a suitable standard. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a minimum 21m distance between windows and private amenity space.

In the case of surrounding residential properties, it is considered that the siting of the two storey block would be acceptable in terms of the amenities of No. 26 Regents Close. A separation distance of approximately 4.5m would be retained between the two storey flank wall of the properties with the 15m line not being breached to both the front and rear elevations of 26 Regent Close. The submitted plans show that the principal windows serving habitable rooms will be located in both the front and rear elevations with obscure glazed, secondary windows (which are conditioned to be obscure glazed) being located in the flank elevations. The flank walls of the building will be set more than 1m off the side boundaries. The submitted plans have been annotated to show that the 45 degree angle is

not breached, demonstrating that the occupants of this property would not suffer an unacceptable loss of light or outlook. Furthermore in view of the separation distances involved and the obscure glazing to the windows in the side elevations of the proposed building, the proposal would not result in an unacceptable loss of privacy to occupants of nearby properties.

In summary it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new nation technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The London Plan Transition Statement sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The statement requires a 3 bedroom (5 person) flat to have a minimum internal floor area of 80m² and a one bedroom (2 person) flat to have a minimum internal floor area of 50m². The proposed layout would accords with this advice. New dwelling plans should also demonstrate that all homes are provided with adequate space and services to be able to work from home. Whilst the submitted plans do not include details of built in storage and work from home facilities, there is adequate space within each flat to provide such facilities. The plans have been amended throughout the course of the application to remove the proposed second floor flat following concerns raised in terms of the quality of the living space in the proposed second floor flat. The proposal is therefore considered to result in an acceptable standard of living environment for future occupants of the flats in accordance with Policy 3.5 of the London Plan 2015.

The Hillingdon Design and Accessibility Statement Residential Layouts, requires a 1 bedroom flat to be provided with at least 20 square metres of private or communal amenity space and a 3 bed flat to provide at least 25m². The proposal would provide a shared communal amenity area of 250 square metres, with an additional private garden area to each of the ground floor flats to the rear of the building. Planting is proposed to ensure there is some privacy to the ground floor flats which can be further reinforced and secured by condition. Therefore, sufficient outdoor private amenity space would be provided, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).

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 submitted plans show the provision of 6 parking spaces. The Highways Officer has raised no objection to use of the existing access and the proposed parking layout subject to 4 of the spaces being allocated, one to each unit and two visitor spaces. The proposed access driveway serves a number of properties and the increased use of the driveway is not considered to result in an unacceptable impact on highway safety. The Highways Officer has also requested that the parking spaces within the garages at numbers 11 and 13 Woodstock Gardens be annotated on the submitted plans. Amended plans have been submitted to address these comments and as such, the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

These issues are covered in other sections of the report.

7.12 Disabled access

Technical Housing Standards, as prescribed in Approved Document M to the Building Regulations 2010 (2015 edition) as reinforced by the Housing Standards Transition Statement, require the communal hallway to be no less than 1200mm. Amended plans have been received which confirm that the 1.2m hallway is achieved. As such the proposal is considered acceptable in respect of Policy 3.8 of the London Plan and the London Plan Housing Transition Statement (2015).

The issues relating to disabled access and lifetime homes is now covered under the building regulations and it is recommended that a condition requiring that the development meets the requirements of the Approved Document M to the Building Regulations 2015 (Category 2 M4(2) - accessible and adaptable dwelling) be added to any permission granted.

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.

No trees or other landscape features of merit will be affected by the proposal and a minimum of 25% of the frontage would be laid to soft landscaping. The Council's Landscape Officer has advised that no objection is raised to the proposal subject to the imposition of landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. The application is therefore considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposed layout plan indicates the provision of a bin storage area which could be conditioned accordingly.

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 there would not be a requirement for the new dwellings to achieve a Code Level 4.

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. This is covered by proposed condition number 7.

7.17 Flooding or Drainage Issues

A requirement to provide suitable Sustainable Urban Drainage (SuDs) is proposed to be secured by condition.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments raised by neighbours are addressed within the report above.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal would attract a CIL Liability of:

CIL £26,840.51

Mayoral CIL £10,509.42

Total CIL £37,349.93

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues are 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 full planning permission for the erection of a two storey building to provide 1 x 3-bed and 3 x 1-bed self contained flats with associated parking and amenity space involving demolition of existing bungalow.

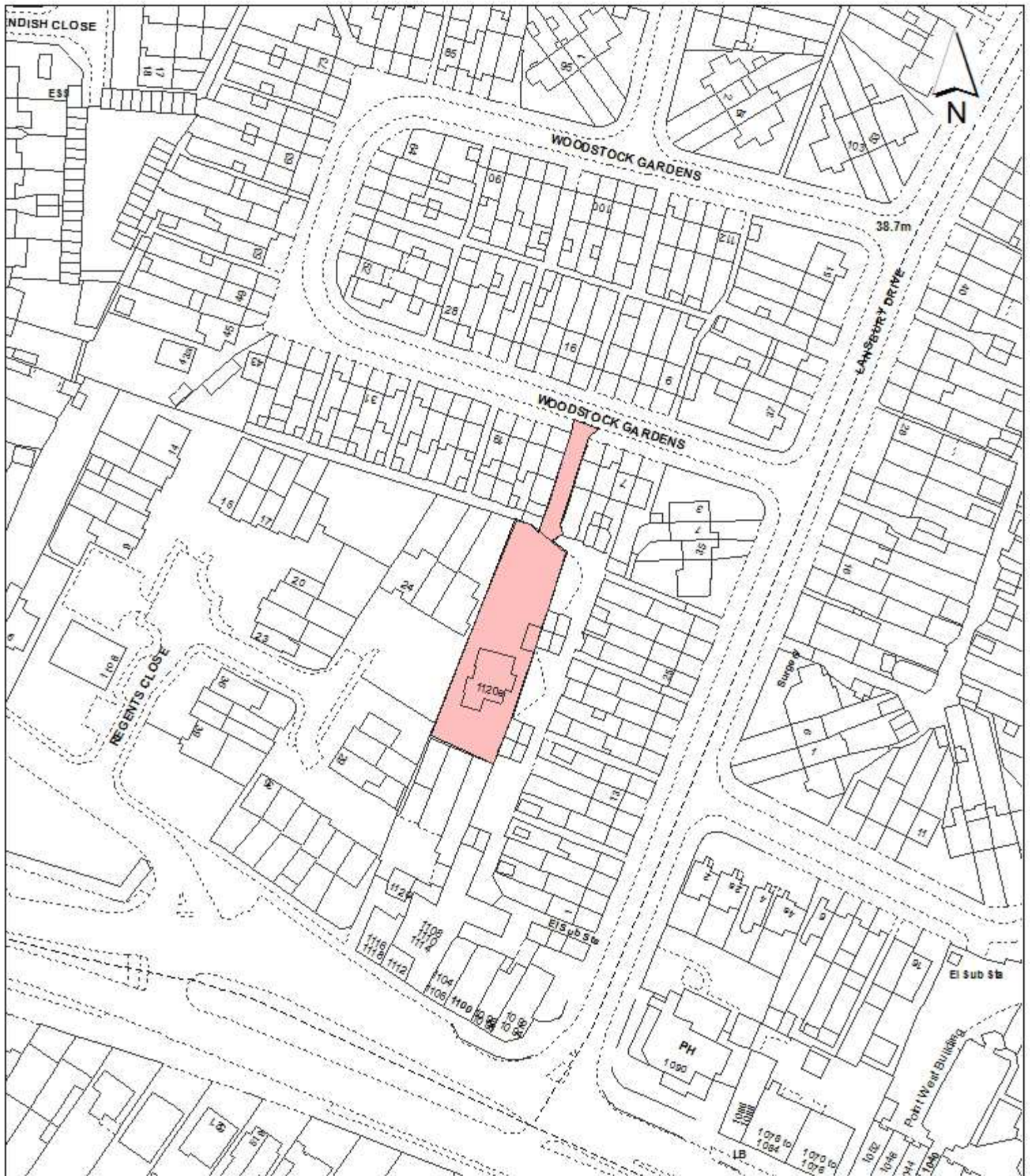
The amended proposal is considered acceptable in principle, would have an acceptable impact upon the street scene, would not detract from highway safety and would not unacceptably detract from the residential amenities of occupants of nearby dwellings. As such the application is recommended for approval.

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 (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
The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**11A WOODSTOCK GARDENS
HAYES**

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

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

Planning Application Ref:

6670/APP/2015/1036

Scale:

1:1,250

Planning Committee:

C&S Page 16

Date:

January 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 6 CHURCHILL AVENUE HILLINGDON

Development: Single storey detached outbuilding to rear for use as a granny annex involving demolition of existing shed

LBH Ref Nos: 71202/APP/2015/3325

Drawing Nos: 0290-08-15/05A Received 04-01-2016
Granny Annexe Commentary
Granny Annexe Information
0290-08-15/01A
0290-08-15/02A
0290-08-15/03A
Planning, Design and Access Statement
0290-08-15/04A

Date Plans Received: 02/09/2015 **Date(s) of Amendment(s):** 02/09/2015

Date Application Valid: 08/09/2015

DEFERRED ON 15th December 2015 FOR FURTHER INFORMATION ON

The application was initially recommended for refusal. Following the deferral at committee on the 15.12.2015, the Councillors requested the Local Planning Authority work with the applicant to come to a positive conclusion regarding the proposed granny annexe following the special circumstances cited by the applicant.

This has resulted in the submission of revised plans which remove the kitchen and any internal partition walls, to create an open plan bed/living area. The removal of the kitchen ensures that the occupier of the proposed granny annexe would have to rely upon the main house for their main meals, and thus remain ancillary.

In addition to the removal of the kitchen, it was considered the removal of the partition walls would create an open plan living/bedroom area, which would restrict the appearance of a dwellinghouse with separate rooms.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey mid-terrace dwelling along Churchill Avenue, Hillingdon. The property is characterised by a pebble dash render to the front elevation with a two storey bay window. The house benefits from a front garden which is made up of soft landscaping and trees along its common boundary, and two off road parking spaces. The rear garden has an existing garage sited at the end with access from a rear service road.

The application dwelling falls within a residential area of Hillingdon and is characterised mainly by two storey terrace dwellings that are set back from the main highway and benefit from some form of front amenity area.

1.2 Proposed Scheme

Permission is sought for the construction of a single storey detached outbuilding within the rear garden which it states would be used as an annexe.

The proposed building would be positioned at the bottom of the rear garden in place of the existing garage and would be characterised by a flat roof with a maximum height of 3m and floor area of 27.5m². The annexe would benefit from a bedroom, lounge, bathroom and W.C.

1.3 Relevant Planning History Comment on Planning History

There is no previous planning history.

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

The two adjoining neighbours at Nos. 4 and 8 Churchill Avenue were consulted via letter on 10.09.15. A site notice was attached to the front of the premises on 07.09.15 with an expiry date of 01.10.15. No comments received.

A petition in support containing 23 signatures has been received.

Ward Councillor: Requests that the application is reported to Planning 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:

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.

AM14 New development and car parking standards.

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

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours. In addition the form of building is considered, including the potential for independent occupation.

The HDAS Supplementary Planning Guidance Section 9.0 Detached Outbuildings, states outbuildings cannot be used as a separate business or as a self contained residential unit. The role of the detached outbuilding is to be used solely as an ancillary building to the main house and cannot be used for sleeping purposes or separate cooking or bathroom facilities for self contained accommodation.

The applicants have cited special circumstances for seeking this particular development and state that it is to provide ancillary accommodation for the applicant's father, who has recently had a stroke and the annexe would allow the father to have peace of mind and enable the family to provide the care needed. A personal statement setting out the circumstances has been provided.

The proposed internal layout of the annexe has been amended to incorporate an open plan living/bedroom area with a WC. The originally proposed kitchenette has been removed and it is now considered that the proposed outbuilding would be occupied as an ancillary annexe. The removal of the partition walls assist in reducing the appearance of an independent dwelling with separate rooms, and the removal of the kitchenette now means the occupier of the granny annexe must rely upon the main dwelling for their main meals, thus remaining ancillary to one other. A condition to this effect is recommended.

The proposed outbuilding would be within the rear garden and in line with the neighbouring outbuildings and by virtue of its size, scale, and position is considered to have a negligible impact on the character and appearance of the main dwelling and surrounding environment.

The proposed building would be sited at the bottom of the rear garden which equates to a separation distance of 15 metres beyond the rear wall of the main dwelling and adjoining neighbours. The building would benefit from a set of patio doors and a bedroom window facing the main dwelling, with a single obscure glazed window to the rear elevation facing the rear access road. By virtue of its size, separation distance and siting, the building is considered not to have an adverse impact on the light levels and residential amenities of the adjoining neighbours. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). A condition removing permitted development rights for any further outbuildings is also recommended to ensure that the site is not overdeveloped and to protect the amenity of adjoining residential properties in accordance with Policies BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed outbuilding would retain approximately 90sq m of garden space to the rear which is considered usable in terms of its shape and size and would therefore comply with Policy BE23 of the Hillingdon Local Plan.

The proposed outbuilding if used as ancillary space in connection with the main dwelling would not lead to an increase in demand for off-street parking thus would accord with Policy AM14 of the Hillingdon Local Plan.

The application is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0290-08-15/05A.

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 as stated within the submitted application form and proposed plans 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 NONSC Non Standard Condition

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 6 Churchill Avenue, Hillingdon and shall not be used as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

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 development falling within Class E of Part 1 Schedule 2 to that Order shall be carried out.

REASON

To avoid an overdevelopment of the site and to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1 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).

- 2 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.

Standard Informatives

- 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 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
AM14	New development and car parking standards.
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 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension.

When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

- 8 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.

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

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

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

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

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

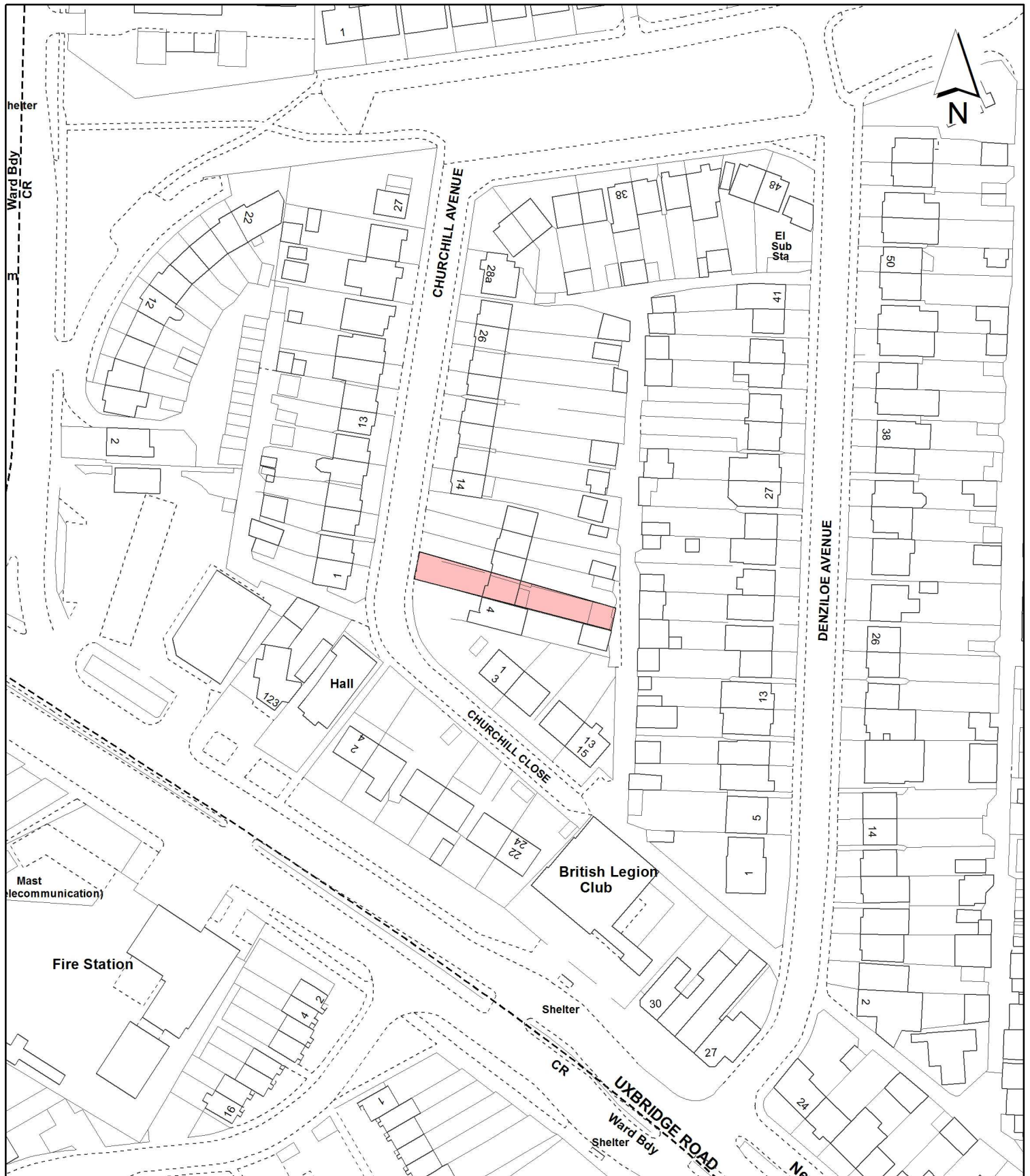
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 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.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Naim Poptani

Telephone No: 01895 250230



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 Site boundary

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Site Address:

6 Churchill Avenue

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

Planning Application Ref:
71202/APP/2015/3325

Scale:
1:1,250

Planning Committee:
C&S Page 25

Date:
January 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Installation of 2 non-illuminated fascia signs, 3 non-illuminated door number vinyls and 10 LED strip tube lights

LBH Ref Nos: 532/ADV/2015/93

Drawing Nos: 01
02
03

Date Plans Received: 09/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 09/11/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a research building located at the far south east corner of Brunel University's Science Park at site 2 of the Uxbridge Campus. It is adjoined by Kingston Lane to the east, Nursery Lane to the south and existing University Science Park buildings to the north and west. The building has been recently constructed.

1.2 Proposed Scheme

The application seeks advertisement consent for the Installation of 2 non-illuminated fascia signs, 3 non-illuminated door number vinyls and 10 LED strip tube lights.

1.3 Relevant Planning History

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 Date: 16-06-2014 **Approved** **Appeal:**

Comment on Planning History

532/APP/2014/30-Construction of a research building, together with associated substation, stores, car parking access and landscaping. APPROVED

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

A site notice was displayed at the junction of Kingston Lane with Nursery Lane which expired on 14.12.15. No responses have been received.

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:

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

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

5. **MAIN PLANNING ISSUES**

The main issues for consideration in determining this application are the impact of the signs on public safety and the impact on the visual amenity, including any impacts on the openness of the Green Belt.

In terms of visual amenity, the proposed signage would be considered to be in keeping with the size and scale of the building to which it is associated with. No concerns are raised in relation to the impact on nearby residential occupiers. The proposed signage would be considered to comply with policies BE27 and BE29 of the Hillingdon Local Plan - Saved UDP Policies (November 2012)

The proposed signs, due to their positions, are not considered to be harmful to issues of public safety.

With regard to the proposed illumination, illuminated advertisements are considered to lie within one of four zones, which have been defined in accordance with the definitions in the Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution, these are as follows:

E1 Intrinsically dark areas (ie National Parks, AONB's or other dark landscapes).

E2 Low District brightness areas (ie rural or small village locations)

E3 Medium district brightness areas (ie small town centres, urban locations)

E4 High district brightness areas (ie city and town centres with high levels of night time activities)

This site is considered to be in Zone E3. The recommended maximum luminance for this zone would be an illuminated area of up to $10m^2 = 800$ candelas/m², and for areas greater than $10m^2 = 600$ candelas/m².

The proposed signs are not illuminated. The application seeks permission for 10 LED strip lights to the front elevation, which can be condition to not exceed 800 candelas/m². The proposed signs would be located within a Major Developed Site within the Green Belt. Given its campus location, the proposed advertisements are considered not to cause harm to the amenity or visual openness of the Green Belt and would comply with Policy OL1 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

Therefore, the application is recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

- i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- ii) No advertisement shall be sited or displayed so as to:-
 - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;
 - (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADV4 Intensity of Illumination - specified

The intensity of feature LED strip lights shall not exceed 800 candelas per metre²

REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

INFORMATIVES

- 1 The decision to GRANT advertisement 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 advertisement 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.

BE27 Advertisements requiring express consent - size, design and location

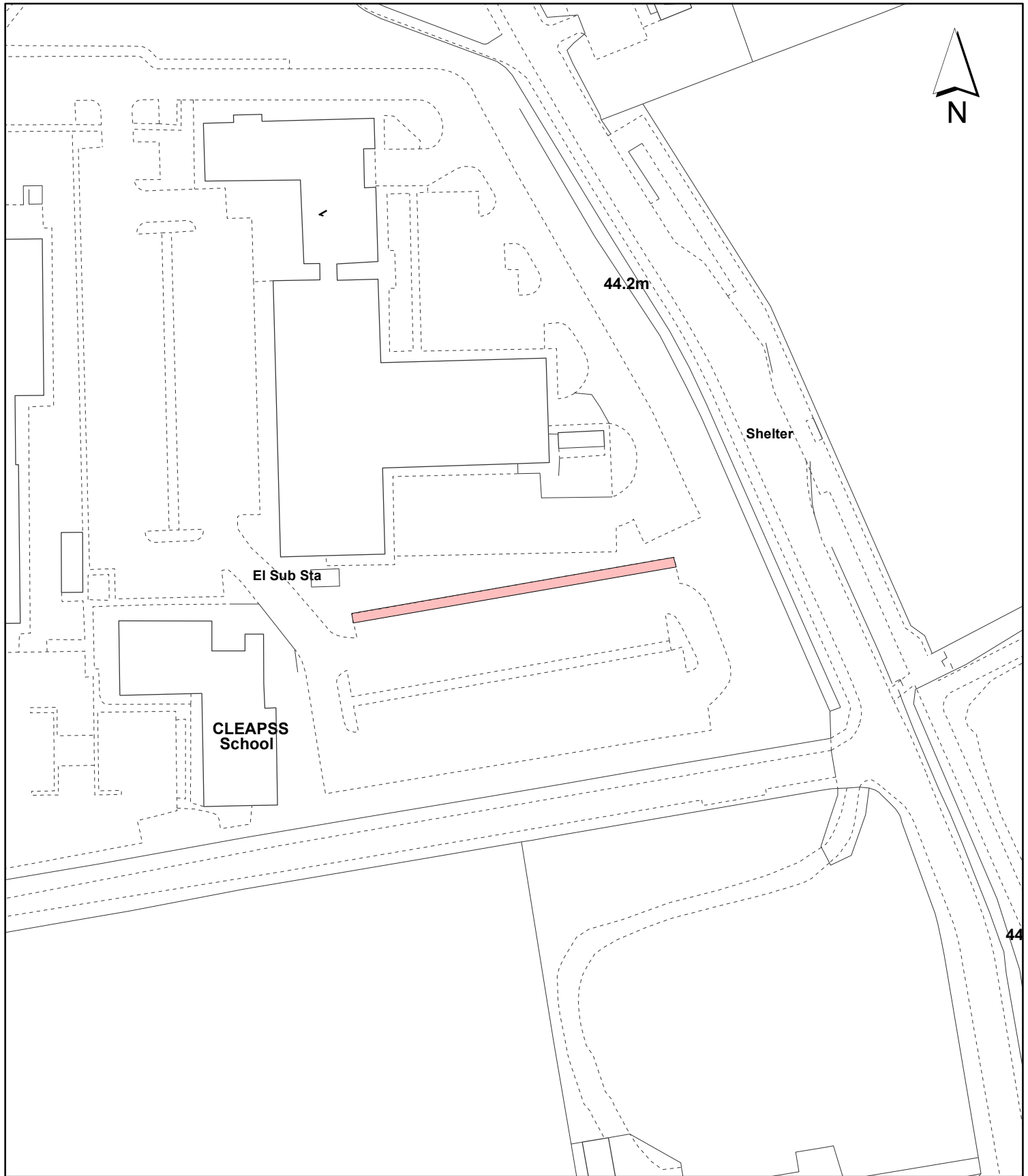
BE29 Advertisement displays on business premises

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

3 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.

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/ADV/2015/93

Scale:
1:1,000

Planning Committee:
C&S Page 31

Date:
January 2016



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Report of the Head of Planning, Sport and Green Spaces

Address CHAMBERS BUSINESS PARK SIPSON ROAD WEST DRAYTON

Development: 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse

LBH Ref Nos: 70376/APP/2015/3764

Drawing Nos: Planning, Design and Access Statemen
Energy Statement
Revised Tree Survey and Arboricultural Impact Assessment and Methc
Statement
Transport Statement
CBP/P15/01
CBP/P15/02
CBP/P15/03
CBP/P15/04
CBP/P15/25
SIP/P15/05
SIP/P15/06
SIP/P15/07
SIP/P15/09
SIP/P15/10
SIP/P15/11
SIP/P15/12
SIP/P15/08
SIP/P15/14
SIP/P15/13
Archaeological Desk Based Assessmer

Date Plans Received: 09/10/2015

Date(s) of Amendment(s):

Date Application Valid: 09/10/2015

1. SUMMARY

The application seeks full planning permission for the erection of 7 x two storey, 3 bed dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse.

The proposal is considered acceptable in principle, would not detract from the openness of the Green Belt, would have an acceptable impact upon the street scene, would not detract from highway safety and would not unacceptably detract from the residential amenities of occupants of nearby dwellings. Furthermore, the future occupants of the properties would enjoy a satisfactory level of residential amenity and, subject to conditions, the proposal would be unlikely to have either a significant or widespread archaeological impact on the significant heritage asset.

The revised application is considered to have overcome the previous reasons for refusal and as such, is recommended for approval.

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 SIP/P15/05, SIP/P15/06, SIP/P15/07, SIP/P15/09, SIP/P15/10, SIP/P15/11, SIP/P15/12, SIP/P15/08, SIP/P15/14 and SIP/P15/13 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 RES7 Materials (Submission)

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

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

REASON

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

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

5 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

6 RES8 Tree Protection

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

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

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

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

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

REASON

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

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

8 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 Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points (20% active and 20% passive)) and one disabled space
- 2.c Hard Surfacing Materials

3. Details of Landscape Maintenance

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

4. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

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

9 NONSC Non Standard Condition

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

REASON

To ensure that the archaeological interest will be conserved in accordance with the advice contained within the NPPF; Policy HE1 of the the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 7.8 of the London Plan (2015).

10 NONSC Non Standard Condition

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8, is achieved and maintained.

11 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and approved, in writing, 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.

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 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.
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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.
BE38	Retention of topographical and landscape features and provision of

	new planting and landscaping in development proposals.
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
LPP 7.16	(2011) Green Belt
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 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement

from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

9

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the eastern edge of Sipson Village between the row of terrace houses at 401-425 Sipson Road and the field which separates Sipson Village from the M4 motorway to the east. The site at present is occupied by light industrial/warehouse buildings positioned against the southern and eastern boundaries, with car parking and hardstanding covering the remainder of the site.

The existing buildings on the site are approximately 6.7 metres in height and occupy a footprint of approximately 743sqm with volume of 4960m3.

The land on which the buildings are proposed is designated as Green Belt.

3.2 Proposed Scheme

The application seeks full planning permission for the erection of 7 x two storey, 3 bed dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse.

3.3 Relevant Planning History

70376/APP/2015/1612 Chambers Business Park Sipson Road West Drayton

9 x two storey, 4 - bed, semi detached dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse

Decision: 24-07-2015 Refused

70376/PRC/2014/105 Land Rear Of 401 - 427 (Including Chambers Business Park) Sipson I
Erection of 9 houses

Decision: 20-02-2015 OBJ

Comment on Relevant Planning History

70376/APP/2015/1612 - 9 x two storey, 4 - bed, semi detached dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse was refused for the following reasons:

1. Having regard to the proposed height, massing, layout and spread of the development across the site, the proposal is considered to represent inappropriate development within the Green Belt which would have a detrimental impact on the openness and character of the Green Belt when compared to the existing structures on the site. The proposal is therefore in conflict with Policies OL1 and OL2 of the Hillingdon Local Plan, Policy 7.17 of the London Plan 2015 and the NPPF.

2. The applicant has failed to demonstrate that sufficient off street parking, manoeuvring, access arrangements would be provided, thereby leading to conditions which would be prejudicial to the operation of the highway network and pedestrian/highway safety to the detriment of public and highway safety and contrary to policies AM7 and AM14 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- OE11 Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 5.3 (2015) Sustainable design and construction
- LPP 7.2 (2015) An inclusive environment
- LPP 7.4 (2015) Local character
- LPP 7.16 (2011) Green Belt

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

21 neighbouring properties were consulted by 14.10.15 and a site notice was displayed which expired on 13.11.15.

Heathrow Villages Conservation Areas Advisory Panel: The proposal would detract from the openness of the Green Belt. The Advisory Panel have advised that whilst the proposal has less massing than that which was previously refused, it would still detract from the openness of the Green Belt. Concerns are also raised about the design of the houses and the likelihood of the parking area becoming a car park.

Historic England

No objection raised subject to a condition requiring a written scheme of investigation (WSI) to be submitted to and approved by the local planning authority in writing.

Internal Consultees

Landscape Officer

There are no Tree Preservation Orders and no Conservation Area designations affecting the site. The site lies within the designated Green Belt. No objection, subject to Landscaping conditions

Highways Officer

The existing car parking on this development site is 34 standard car parking spaces and 10 light goods vehicle spaces.

This proposal includes a total of 14 standard car parking spaces. The Highways officer has confirmed that this level of provision is acceptable subject to an amendment to the parking layout to convert one of the standards spaces to a disabled space.

In order to comply with the London Plan's Policy 6.13, the 20% active and 20% passive Electric Charging Points (EVCP), of all spaces are required for this type of development.

In total, 16 cycle parking spaces are proposed to be provided which is considered acceptable.

No objection Subject to a condition requiring parking layout and 20% EVCP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The main issues for consideration in relation to the principle of development are the loss of the business use on the site and secondly whether the principle of residential development in this location would be appropriate.

- LOSS OF BUSINESS USE

Policy LE4 states that proposals which involve the loss of the existing industrial floorspace or land outside designated industrial and business area will normally only be permitted if:

- i) The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion or an adverse impact to the character of the area;
- ii) The site is unsuitable for industrial redevelopment because of its size, shape or lack of vehicular access;
- iii) There is no realistic prospect of the land being used for industrial or warehousing purposes in the future;
- iv) They are in accordance with the Councils regeneration policies for an area.

One of the main considerations with regards to the principle of this development is whether the loss of the light industrial/business use on the site is acceptable. The general character of the surrounding area is predominantly residential dwellinghouses and the existing premises are used mainly for car repairs and MOT. Given the proximity of the site to the residential dwellinghouses, there are concerns as to whether a continued industrial/business use on the site would be the most appropriate use long term for the units.

In its current uses, the existing MOT, car repair and traffic management operations are understood to cause undue noise and disturbance to residents by virtue of the nature of the work and frequency of traffic associated with the operations. Further the existing building on the site is visually incongruous to the character, scale and design of the surrounding buildings.

Therefore given the issues associated with the existing uses on the site, it is considered that the redevelopment of this area for a residential use would be more appropriate for the residential character of the surrounding area and Green Belt setting.

- PRINCIPLE OF RESIDENTIAL DEVELOPMENT IN THE GREEN BELT

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test and these issues are covered in section 7.05.

7.02 Density of the proposed development

The London Plan (2015) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 1 and a suburban setting would range from 120-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha). At a density of 17.5 units per hectare, the proposal is below the recommended density. However, density is only one indicator of whether development is appropriate or not and other considerations such as impact to the character of the area, internal floor areas and external amenity space are more relevant considerations in this case.

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

The application site lies within in an area of archaeological interest with moderate to high potential for prehistoric, Roman and Anglo-Saxon remains. The National Planning Policy Framework (Section 12) and the London Plan (2015) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and

how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The applicant has submitted a Desk-top Study which concludes on the basis of the available evidence, the proposed development is unlikely to have either a significant or widespread archaeological impact, although unknown archaeological remains of purely local importance could be encountered.' Historic England have been consulted on this additional information and have concluded that no objection is raised to the development subject to a condition requiring a written scheme of investigation (WSI) to be submitted to and approved by the local planning authority in writing.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

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

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) Buildings for agriculture and forestry;
- ii) Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries
- iii) The extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling;
- iv) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- v) Limited infilling in villages;
- vi) Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt

The NPPF indicates that limited infilling or the partial or complete redevelopment of previously developed sites does not amount to inappropriate development, provided that the new built development would not have a greater impact on the openness of the Green Belt. The framework also indicates that the replacement of buildings may not be inappropriate provided that the replacement building is not materially larger than the one it replaces and is in the same use.

The footprint of the building to be demolished is approximately 749sq.m and the proposed buildings would occupy a footprint of approximately 483m2sq.m. The proposed buildings would occupy, a lesser area within the site and be lower in height and would also have a significantly lower volume (2976m3) which represents 59% of the existing building volume. The previously refused scheme involved two separate terraces of properties which was considered to have a much greater impact on the openness than the existing industrial building. The current proposal overcomes this concern with the development being restricted to the area of the existing building and as such, is considered to be appropriate development given that it would not have a negative impact upon the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

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

The general design approach for the scheme is considered acceptable. The scheme proposes two storey dwellinghouses with small dormers to the rear elevations. Within the surrounding roads there are a mix of semi detached and terraced properties, of varying styles and designs. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

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

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

In this respect, the proposed dwellings would be separated by approximately 38 metres when measured from flank wall to the rear elevation containing habitable room windows of the properties in Sipson Road. Given this distance, it is not considered that the proposed development would appear unduly overbearing or visually obtrusive to the surrounding occupiers, nor result in an unacceptable loss of light or privacy.

It is proposed to utilise the existing vehicular access into the site for any future residents. Given that the residential use proposed would be less intensive and noise generating than the existing, the retention and use of this route is not considered to give rise to unacceptable noise disturbance to the surrounding occupants.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The Housing Standards Transition Statement requires a three storey 3 bedroom (5 person) house to provide a minimum internal floor area of 99m² with an additional 2.5m² of built in storage. Each of the proposed dwellings, at an internal floor area of 125m² significantly exceeds this minimum standard and as such would provide the future occupants with an acceptable standard of residential amenity in accordance with Policy 3.5 of the London Plan 2015.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

The PTAL of this site location is 1b. The proposed layout shows the provision of 14 parking spaces which, the Highways officer has considered acceptable. The Highways Officer has suggested that one of the spaces should be altered to a disabled parking space which could be secured by way of condition. In order to comply with the London Plan's Policy 6.13, the 20% active and 20% passive Electric Charging Points (EVCP), of all spaces are required for this type of development. The Highways Officer has advised that this requirement could be dealt with by way of condition. The submitted application form advises that improvements will also be made to the access onto Sipson Road. Thus, the access onto the highway and the number of parking spaces proposed is considered acceptable and in compliance with council requirements.

7.11 Urban design, access and security

- CONTAMINATION

Policy 0E11 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), advises that planning permission will not be granted for proposals which involve the use by the public of contaminated land which is to remain untreated. The Council's EPU Officer, in connection with the previously refused application advised that the business park was identified under the contaminated land strategy as an old joinery works. EPU visited the site in 2006 and found a number of uses such as a courier, a vehicle repair garage and a plastic moulding company. The site therefore has some potential contamination issues for a change

of use to housing where there will be gardens and/or amenity space. If the application were considered acceptable in all other respects a contaminated land condition including the requirement for testing any clean imported soils could be imposed.

7.12 Disabled access

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new nation technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards. The issues relating to disabled access will therefore be addressed under the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

- LANDSCAPING

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 policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

A Tree Survey, with Arboricultural Impact Assessment and Method Statements, by Challice Consulting, has been submitted with the application. The Council's Landscape Officer has advised that there is no objection to the conclusions of the report or the recommended tree loss. The Design & Access Statement confirms that the existing landscaped bund will be retained to the north-east.

All boundaries to the site will continue to be visually screened to a large extent by the tree belts around the perimeter. Furthermore, the D&AS also notes (8.1.7) that the development will result in a reduction of the building footprint, volume and area of hard surfacing, introducing the opportunity for enhanced planting and opportunities for the restoration of soft landscape across the site. The Landscape Officer has concluded that no objection is raised subject to the imposition of landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

The proposed layout plan indicates the provision of a bin storage area which could be conditioned accordingly.

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 there would not be a requirement for the new dwellings to achieved a Code Level 4. However the advice contained within the The London Plan Housing Policy Transition Statement (May

2015) requires development to be built in accordance with the London Plan energy hierarchy and should meet the minimum targets for carbon dioxide emissions reduction.

An Energy Statement has been submitted with the application by Maven Sustainability. The report demonstrates that the required carbon emission reductions will be achieved through the provision of 2 photovoltaic panels on the south facing roof slope of 4 of the 7 houses. The report also notes that the use of sustainable urban drainage systems are proposed and the disposal of all surface water will be managed within the site if feasible, details of which would be submitted as a condition of consent. Water efficient appliances are also proposed to be installed such that the houses will use less than 105 litres of potable water per person per day. It is considered that a condition requiring the submission of an energy report to demonstrate compliance with the London Plan Energy Hierarchy should be imposed.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

The comments are addressed in the report above.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal would attract a CIL Liability of:

CIL £7058.06

Mayoral CIL £2763.59

Total CIL £9821.65

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 full planning permission for the erection of 7 x two storey, 3 bed dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse. The proposal is considered acceptable in principle, would not detract from the openness of the Green Belt, would have an acceptable impact upon the street scene, would not detract from highway safety and would not unacceptably detract from the residential amenities of occupants of nearby dwellings. Furthermore, the future occupants of the properties would enjoy a satisfactory level of residential amenity and, subject to conditions, the proposal would be unlikely to have either a significant or widespread archaeological impact on the significant heritage asset. The revised application

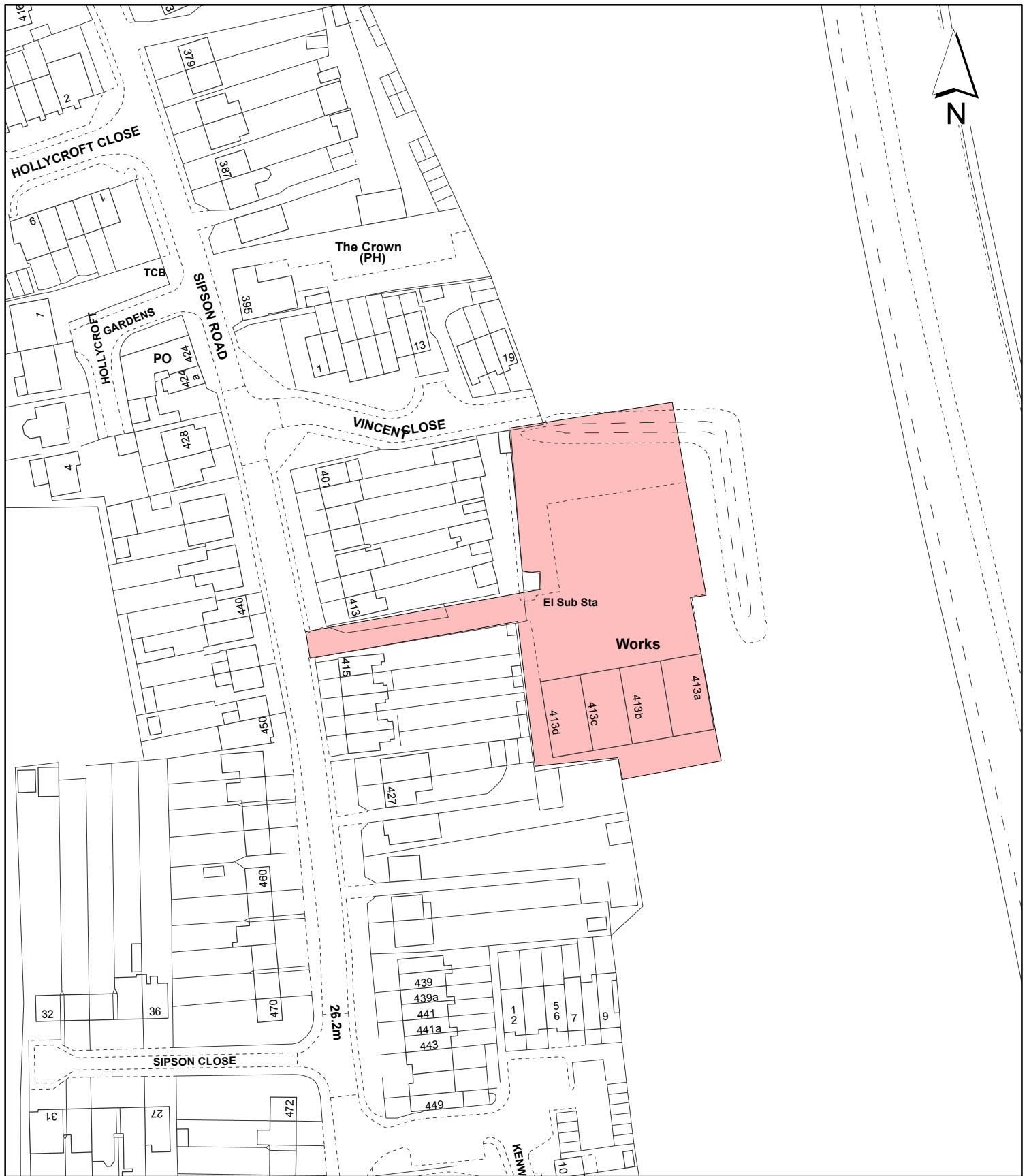
is considered to have overcome the previous reasons for refusal and as such, is recommended for approval.

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 (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
The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Chambers Buisness Park
 Sipson Road
 West Drayton**

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

Planning Application Ref:

70376/APP/2015/3764

Scale:

1:1,250

Planning Committee:

C&S Page 52

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT 186 GROSVENOR CRESCENT HILLINGDON

Development: Two storey, 2-bed, end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 70396/APP/2015/3385

Drawing Nos: A/2907-03 Rev. A
Location Plan (1:1250)
Design and Access Statement
A/2907-02 Rev. A
A/2907-01

Date Plans Received: 07/09/2015 **Date(s) of Amendment(s):**

Date Application Valid: 21/09/2015

1. **SUMMARY**

The proposal seeks planning permission for a two storey, two bedroom attached house.

The proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the design, scale and site layout on the character of the surrounding area, the potential impact on the residential amenities of adjoining and nearby occupiers, and on highways related matters such as access for all vehicles, traffic/pedestrian safety and parking in Grosvenor Crescent. The amenities of the future occupants of the proposed and donor dwellings have also been considered.

In summary, the proposal is considered to relate satisfactorily to the character and appearance of the locality, the development would be in keeping to the original building and would comply with policies BE13 and BE15 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

The application has been submitted in order to overcome the previous reason for refusal for a similar development under reference 70396/APP/2015/1977. The sole reason for refusal related to the inadequacy of off-street parking. The proposal now provides two off-street parking spaces plus two for the existing dwelling which meets current standards. However, on 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how these would be applied thorough planning policy. The system comprises of new additional 'optional' building regulations on water and access, and national space standards for new homes (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015.

As a result of these the Mayor of London is intending to bring the London Plan into line with the new standards. Until such time as the Minor Alterations to the London Plan have been adopted, transitional arrangements will apply. Details are set out in the London Plan Housing Standards Policy Transitional Statement. The proposed development fails to meet the requirements of these standards and the application is, therefore, recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would provide an overall internal floor space of an unsatisfactory size and a double bedroom of inadequate size. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2015), the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and the Mayors Housing Standards Policy Transition Statement (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments

NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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 Grosvenor Crescent, situated to the east of Hillingdon Court Park. The site comprises part of the rear/side garden and front drive of an end of terrace 3 bedroom dwellinghouse (No. 186 Grosvenor Crescent). The existing property has a large rear garden with a detached garage to the side. The site is situated in a predominantly residential area close to the junction with Leybourne Road forming part of the 'developed area' as identified in the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012). The character and appearance of the surrounding area comprises a mixture of terraced and semi-detached dwellinghouses.

The site forms part of the 'developed area' as identified in the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme is for the erection of an attached end-of-terrace two-storey, two bedroom dwellinghouse to the west side of 186 Grosvenor Crescent. The proposal would involve the demolition of the detached garage. Associated car parking for 1 vehicle would be provided within the front garden and parking for 1 vehicle at the rear, served via an existing rear access. A total of 2 spaces would also be made available for the existing dwelling, 1 at the rear and 1 at the front. Rear amenity space is provided by subdividing the existing rear garden.

The proposed dwellinghouse would be of a smaller size and scale compared to other dwellings in the street and its appearance would be similar to that of No. 186 Grosvenor Crescent including a linked porch. The new dwellinghouse would have a pitched roof matching the adjoining dwellinghouse with a height of 7.6m to the apex. The existing boundary line tapers and the proposal would maintain a 1m set in from the boundary. The proposed dwellinghouse would therefore have a varying width.

The building would accommodate at ground floor level a disabled toilet, a kitchen and a lounge and at the first floor level 2 bedrooms and a bathroom.

3.3 Relevant Planning History

70396/APP/2015/1977 Land Adjcent To 186 Grosvenor Crescent Hillingdon
Two storey, 2-bed, end-terraced dwelling with associated parking and amenity space

Decision: 30-07-2015 Refused

70396/PRC/2014/112 Land At 186 Grosvenor Crescent Hillingdon
Erection of two bedroom attached dwelling house and associated car parking and alteration to crossover position

Decision: 16-04-2015 OBJ

Comment on Relevant Planning History

Planning permission was refused in 2015 for a two storey, 2 bed end terraced dwelling with associated parking and amenity space Ref: 70396/APP/2015/1977. The reason for refusal was as follows:

The proposal is considered to provide inadequate off-street parking for the proposed and existing properties in accordance with the Mayor's adopted car parking standards and would give rise to an increase in demand for on-street car parking, in an area which is already heavily parked. As such, the proposal would be detrimental to highway and pedestrian safety, contrary to Policy 6.13 of the London Plan (March 2015), Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

The application has been submitted in order to address the sole reason for refusal.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting

and landscaping in development proposals.

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 22/09/2015 and a site notice was displayed on 01/10/2015.

Five responses have been received raising the following issues:

1. The local parking situation is very bad in Grosvenor Crescent and often overflows into other streets
2. The proposed car parking appears impractical and there will be conflict between traffic movements, including dangerous reversing
3. The car parking will cause noise, disturbance and pollution
4. The proposal is overdevelopment
5. The proposal will result in loss of privacy

The issues raised are discussed below.

The application has been called to Committee by a Ward Councillor.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where the principle of intensification of use of the site for residential purposes is acceptable, subject to all other material planning considerations being addressed.

7.02 Density of the proposed development

Paragraph 4.1 of the HDAS Residential Layouts specifies that in new developments, numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units. The key consideration is

therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal. These matters are addressed elsewhere in the report.

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.

7.06 Environmental Impact

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) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

In terms of character of the area, this scheme is materially similar to that previously refused on car parking grounds. No adverse issues related to character and appearance were raised at that time.

The proposal is designed as an extension to the existing property. Hillingdon Local Plan: Part Two Policies BE13 and BE19 seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 states a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

The streetscene is characterised by semi-detached and terraced properties. The addition of a fifth terraced dwelling on the row, similar in design and scale would continue the linear building line of the set of terraced properties which is considered in keeping with the general layout of these buildings.

As regards the gable end roof, this would not be considered out of character for an end-of-terrace, ensuring a sympathetic design within the existing street pattern. The proposed two-storey attached dwelling would be set in from the side boundaries by 1m at ground level to the side boundary and a set in of 1m at first floor which would comply with HDAS-Layouts guidance which recommends a set-in of at least 1m should be retained in order to protect the character and appearance of the streetscene. As such, the impact on the streetscene would not be considered significant.

Furthermore, dimensionally the rear projection element would not exceed the depth limit for two storey rear development at 3.3m as the width of the plot is less than 5m wide as stated in section 6.0 of HDAS-EXT. As such the proposed development would be considered appropriate in appearance. The design of the roof of the two storey rear element would be

considered acceptable as it would minimise the overall bulk and mass above ground floor and its design would be in character with the existing and adjoining properties and would meet the requirements of part 1 Policy BE1 and Part 2 Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012).

The linked porch would be acceptable as it would match the design of the existing property and thus would not look out of character with the area. Although additional car parking has been provided, this is to the rear, utilizing part of the amenity space for the existing dwelling. The car parking proposed to the front is materially as previously considered in the refused scheme. The proposal retains approximately 50% of the front garden with potential for landscaping and if the recommendation is accepted, it is considered that a condition should be imposed requiring that a minimum of 25% of the front garden shall be soft landscaped for as long as the development remains in existence.

7.08 Impact on neighbours

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

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to mitigate the negative impacts of overbearing and overshadowing. Furthermore, it explains that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

The proposed dwelling would not breach the 45 degree line from either no. 186 or from no. 188 (the neighbouring dwelling) closest to the proposal. The proposed building would project 3.265m beyond the original rear flank wall at first floor level which is consistent with the recommended 3.3m maximum for terrace houses. Therefore the depth, size, scale and bulk of the two storey rear element will not have an adverse impact on the ground floor windows and the patio area of No. 186, in accordance with Local Plan: Part Two Policies BE19, BE20 and BE21 in this regard.

In order to protect privacy, the design of a dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. The proposed building would have a WC and secondary lounge windows at ground floor and bathroom and landing windows within its flank elevations at first floor level. As these windows would face the side blank flank wall of no. 188 no concerns are raised and if planning permission is granted an obscured glazing condition could be imposed to ensure there is no risk of a loss of privacy or perception of it.

7.09 Living conditions for future occupiers

Space standards

The London Plan (2015) in Policy 3.5 sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how

these would be applied through planning policy. The system comprises of new additional 'optional' building regulations on water and access, and national space standards for new homes (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015.

Until such time as the Minor Alterations have been adopted, transitional arrangements will apply. Details are set out in the London Plan Housing Standards Policy Transitional Statement

The floor space standards therefore need to be assessed against the London Plan Transition Statement. The standard requires a two bedroom/three person dwelling to have a minimum of 70sq.m of internal space, plus 2sq.m built in storage . This is a minimum standard and the the proposal falls well below the proposed standard at 64sq.m. Furthermore, the proposed double bedroom is also slightly below the required 11.5sq.m minimum at 10.9sq.m. The applicant was requested to consider amendment of the scheme to reduce the proposal to one bedroom but requested that it be determined as it stands. The proposal is thus considered unacceptable as it would result in the provision of sub-standard accommodation to the detriment of the amenity future occupiers.

External Amenity Space

The Hillingdon Local Plan: Part Two Policy BE23 states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is usable in terms of its shape and siting.

Paragraph 4.15 of the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) states that a two bedroom dwellinghouse should have at least 60sq.m of associated usable garden space. A total of 119sq.m would be provided for the proposed new dwelling (a two bedroom dwelling). A larger area is retained for the existing dwelling. Therefore the proposal would meet this requirement comfortably and would not prejudice the donor property in accordance with Local Plan Policy BE23.

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. In the officer's report for 70396/APP/2015/1977 it was stated that:

"Parking standards for a two bedroom dwellinghouse is a maximum of 2 spaces as contained in the London Plan. This is an area which has a very low PTAL score of 1a and is heavily parked. On this basis, off-street parking should approach the maximum of 4 spaces and the 2 proposed is considered to be inadequate, that would give rise to additional on street demand that would be prejudicial to highway and pedestrian safety, contrary to Policy 6.13 of the London Plan (March 2015) and the Mayor's adopted car parking standards and Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts. "

A total of 4 spaces would be required for the proposed and existing dwelling and six spaces are provided. The provision for existing and proposed dwellings, is considered to be appropriate in terms of Policy 6.13 of the London Plan (March 2015) and the Mayor's

adopted car parking standards and Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

These issues are generally discussed elsewhere in the report under impact on the character of the area, impact on neighbours, trees and landscape and car parking and traffic. No material security issues are raised by the proposal

7.12 Disabled access

The issues relating to disabled access and lifetime homes is now covered under the building regulations and a condition requiring that the development meets the requirements of the Approved Document M to the Building Regulations 2015 (Category 2 M4(2) - accessible and adaptable dwelling) would have been recommended had the application been acceptable in all other respects.

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. Both the front and rear gardens area of little landscape merit. Should the scheme be considered acceptable in all other respect, a suitable condition would be imposed to secure additional landscaping.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

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

The issues raised are covered in the main body of the report.

7.20 Planning obligations

The proposed development would be CIL liable and the CIL, including the Mayor of London's levy, would total £9,959.98.

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 has been submitted in order to overcome the sole reason for refusal of the previous application on inadequate car parking grounds. Six car park spaces have been provided on site, two at the front and four at the rear served via an existing car parking area. In all other material aspects the application remains the same as previously refused.

The application been assessed against current policies and guidance for new housing development in terms of the potential effects of the design, scale and site layout on the character of the surrounding area, the potential impacts on the residential amenities of adjoining and nearby occupiers, and on highways related matters such as access for all vehicles, traffic/pedestrian safety and parking in Grosvenor Crescent. The amenities of the future occupants of the proposed and donor dwellings have also been considered.

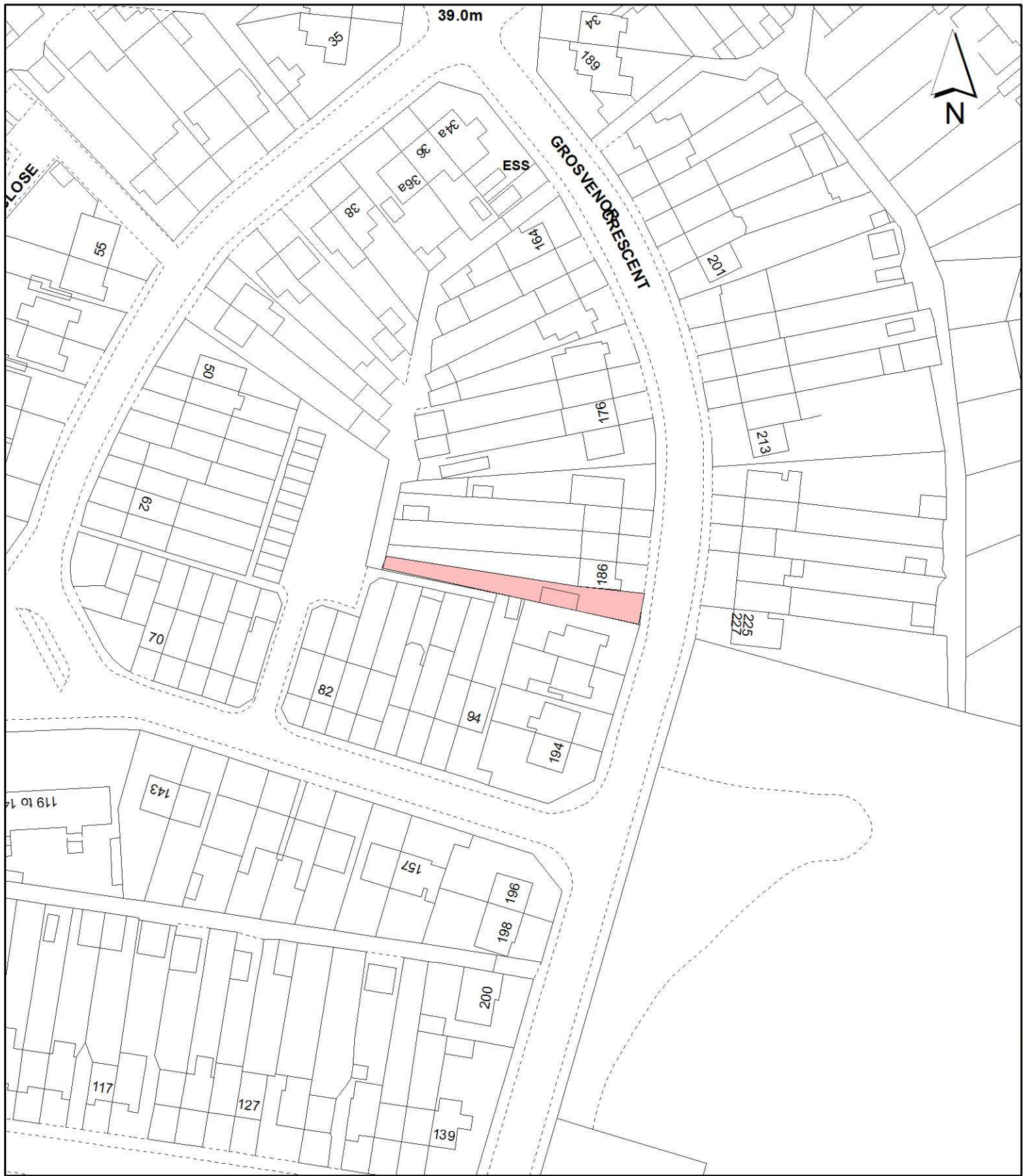
It is considered that whilst the proposal overcomes the previous reason for refusal, there has been a change in policy and the proposal fails to meet the current requirements in terms of the overall internal size of the dwelling and thus fails to provide an adequate standard of accommodation for future residents and is, thus, 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)
The London Plan (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
The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land at 186
 Grosvenor Crescent**

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

Planning Application Ref:
70396/APP/2015/3385

Scale:
1:1,000

Planning Committee:
C&S Page 64

Date:
January 2016



Report of the Head of Planning, Sport and Green Spaces

Address 39 POLE HILL ROAD HILLINGDON

Development: Conversion of two storey dwelling into 3 studio flats with associated parking and amenity space, installation of vehicular crossover to front and erection of porch.

LBH Ref Nos: 69286/APP/2015/3673

Drawing Nos: 13/024_P2B
13/024_P0B
13/024_P1A
Design and Access Statement
13/024_S2A
13/024_S1A
13/024_S0A

Date Plans Received: 02/10/2015 **Date(s) of Amendment(s):**

Date Application Valid: 07/12/2015

1. **SUMMARY**

The application seeks planning permission for the conversion of this two storey dwelling into 3 x studio flats with associated parking and amenity space and installation of vehicular crossover to front.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 3 off street parking spaces is acceptable in this location and the proposed extension of the crossover is not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

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 13/024_P1A, 13/024_P0B and 13/024_P2B 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 Policies (November 2012)

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

5 HO10 Front Garden Landscaping

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

REASON

To ensure 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 Unitary Development Plan Saved Policies September 2007) and Policy 5.17 of the London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

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

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

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north west side of Pole Hill Road. The site comprises a semi-detached two storey dwelling with a two storey rear outrigger. To the south west of the site is located the adjoining property 37 Pole Hill Road and to the north east is 41 Pole Hill Road, which is separated from the application property by a shared driveway. The property has been recently extended by way of a single storey rear extension projecting 6m to the rear. The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the conversion of two storey dwelling into 3 x studio flats with associated parking and amenity space and installation of vehicular crossover to front. The flats would be accommodated within the existing extended dwelling and would have the following internal floor areas:

Flat 1 (1 person studio)- 45.8m²
Flat 2 (1 person studio) - 39.3m²
Flat 3 (1 person Studio) - 44.5m²

The rear garden is proposed to be subdivided into three separate private garden areas measuring 28.4m², 33.6m² and 57.5m². Bin storage is also proposed to the rear. Three parking spaces and secure cycle storage is proposed within the frontage. The crossover is proposed to be extended by 1.5m and a porch is proposed to be added to the front elevation.

3.3 Relevant Planning History

69286/APP/2013/1752 39 Pole Hill Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.4 metres

Decision: 31-07-2013 PRN

69286/APP/2015/1404 39 Pole Hill Road Hillingdon

First floor rear extension and conversion of single dwelling into 2 x 1-bed flats and 1 x studio flat

Decision: 11-08-2015 Refused

Comment on Relevant Planning History

69286/APP/2015/1404 - for the erection of a first floor rear extension and conversion of single dwelling into 2 x 1-bed flats and 1 x studio flat was refused for the following reasons:

1. The proposal, by reason of the excessive width of the crossover that would be required to access the proposed parking spaces, makes inadequate provision for pedestrian refuge and would therefore be detrimental to pedestrians safety and would provide a greater area for vehicles to egress into roadway to the detriment of those using the highway and is therefore contrary to Policy AM7 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), the Councils adopted car parking standards and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed two storey rear extension, by reason of its size, scale, bulk, width and design, would be detrimental to the character and appearance of the existing and adjoining properties and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposal would provide an indoor living area of an unsatisfactory size for the occupier of the proposed ground floor studio flat. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of future occupiers and contrary to Policy 3.5 of the London Plan (2015) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments

LPP 3.8 (2015) Housing Choice

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 Neighbouring properties were consulted by letter dated 9.12.15 and a site notice was displayed to the front of the site which expired on 8.1.16.

No responses have been received.

The application has been called to committee for consideration by the Ward Councillor.

Internal Consultees

Landscape Officer - No objection subject to Landscape Conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) where there is no objection to the principal of intensifying the existing residential use of the site.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan (2015) range for sites with a PTAL of 2 to 3 in a suburban area is 150-250 habitable rooms per hectare and 35-65 units per hectare. Based on a total site area of 0.038ha the site would have a residential density of 78 units per hectare and 236 habitable rooms per hectare which is above the London Plan density range.

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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 proposal involves minimal external alterations to include a front entrance porch and the insertion of a rooflight in the rear elevation. The alterations are considered to be in keeping with the architectural integrity of the host dwelling. As a result it is considered that it 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

Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. The only extension proposed is the front porch and this will not have any impact on adjoining residential occupiers. Furthermore there are no windows proposed in the flank elevations of the proposed development. Therefore, it is considered that the proposed development would not 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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new nation technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The statement requires a 1 person studio flat to have a minimum internal floor area of 37m² and 39m² with a bath. The submitted plans confirm each of the three flats would be intended for occupation as a one person dwelling. The proposed layout would accord with the London Plan requirements and as such it is considered that the future residents of the flats would enjoy a satisfactory level of residential amenity in accordance with Policy 3.5 of the London Plan (2015).

The Hillingdon Design and Accessibility Statement Residential Layouts, requires a 1 bedroom flat to be provided with at least 20 square metres of private or communal amenity space. The proposal exceeds this advice and is therefore considered acceptable in accordance with Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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 application site is located within an area with a PTAL level of 2. The submitted plans show that 3 parking spaces (one being disabled) and secure cycle storage, can be accommodated within the frontage. The proposal involves the extension of the existing crossover by 1.5m which is in accordance with the Council's standing advice, protecting the future safety of pedestrians and vehicles in accordance with policy AM7 of the Local Plan.

7.11 Urban design, access and security

The issues are addressed in other sections of this report.

7.12 Disabled access

Technical Housing Standards as prescribed in Approved Document M to the Building Regulations 2010 (2015 edition) as reinforced by the Housing Standards Transition Statement require minimum width of hallways and other circulation spaces inside the home to comply with Part M4(2). The Council's Access Officer has not raised any concerns in respect of this application.

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 that both the front and rear gardens area of little landscape merit. Should the scheme be considered acceptable in all other respect, a suitable condition could be imposed to secure additional landscaping

7.15 Sustainable waste management

No objections are raised with respect to waste management, which could be dealt with by condition in the event of an approval.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses have been received.

7.20 Planning obligations

Not relevant to the consideration of 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 planning permission for the conversion of two storey dwelling into 3 x studio flats with associated parking and amenity space and installation of vehicular crossover to front.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 3 off street parking spaces is acceptable in this location and the proposed extension of the crossover is not considered to detract from pedestrian or highway safety.

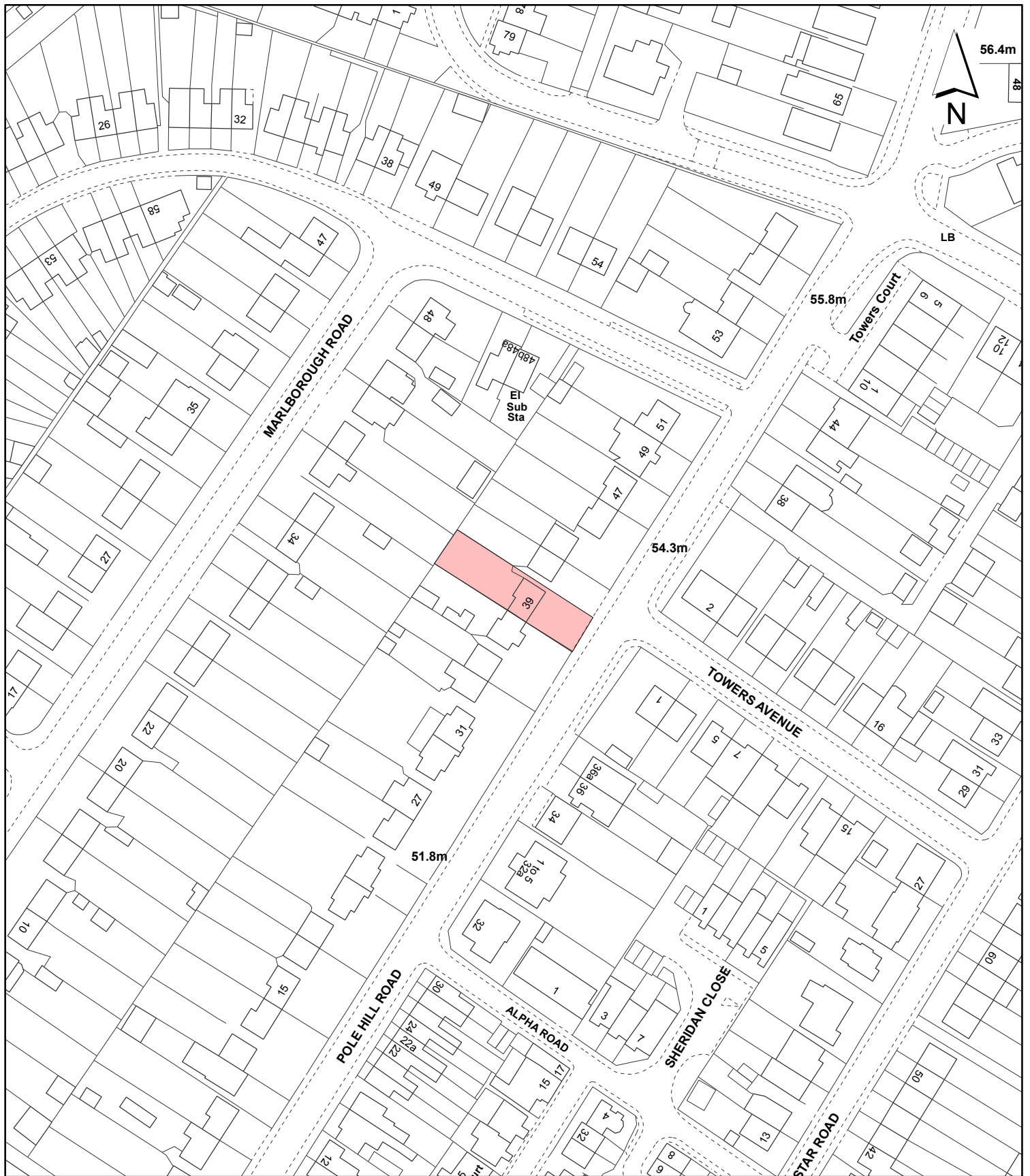
As such the application is recommended for approval.

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 (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
- The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

39 Pole Hill Road

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

Planning Application Ref:
69286/APP/2015/3673

Scale:
1:1,250

Planning Committee:
C&S Page 76

Date:
January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 76 SNOWDEN AVENUE HILLINGDON

Development: 2-bed, detached chalet bungalow with habitable roofspace with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 17008/APP/2015/3992

Drawing Nos: 1057-6 Rev. E
1057-9
Planning Statement
1057-3 Rev. B
1057-4 Rev. B
1057-1
1057-7 Rev. B
1057-8
1057-5 Rev. B

Date Plans Received: 26/10/2015

Date(s) of Amendment(s):

Date Application Valid: 05/11/2015

1. **SUMMARY**

This application seeks planning permission for a 2-bed, detached chalet bungalow with habitable roofspace, private amenity space and parking to the rear of 76 Snowden Avenue.

Taking account of the strong policy justification in place at both a local and national level to control backland tandem development, it is concluded that the introduction of a dwellinghouse to the rear of 76 Snowden Avenue would be detrimental to the character and quality of the surrounding area and street scene. The loss of significant garden space to the rear of no.76 Snowden Avenue would not relate satisfactorily to the established character of the surrounding area.

It is considered that the impact upon the residential amenity of the current and future occupiers of 76 Snowden Avenue, by reason of the material loss of privacy and undue disturbance which would result is also unacceptable.

It is therefore recommended that this application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development, by reason of its siting (in a rear garden), layout and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area, would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is detrimental to the visual

amenity and character of the surrounding and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015), the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and the NPPF (March 2012).

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of the close proximity of the proposed driveway to the existing property, 76 Snowden Avenue, would be detrimental to the residential amenity of the occupants of this property, by reason of the noise and disturbance resulting from the use of this driveway. As such the proposal would fail to comply with Policies H12, BE19, BE21 and OE1 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H12	Tandem development of backland in residential areas
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
EM6	(2012) Flood Risk Management
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

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 comprises of part of the original residential curtilage to no.76 Snowden Avenue, Hillingdon. The property consists of a three bedroom, two storey end-of-terrace property located to the eastern side of Snowden Avenue. The application site shares its northern side boundary with the Tommy Flynn's Public House, which is currently vacant.

No.76 Snowden Avenue adjoins a terrace of five properties to the south, nos.66-74. The rear of the application site abuts no.4 and no.5 Silver Way and no.98 Oakdene Road. The established character of the area comprises of terraces of two storey properties, with a high level of consistency in scale and design. The site is located within a 'Developed Area' as identified within the Hillingdon Local Plan (November 2012).

Owing to the end-of-terrace location of the property, it is acknowledged that it has a larger than average rear garden. The garden widens towards the rear of the site, with the rear boundary shared with no.4 and no.5 Silver Way having a width of 17m. The occupiers of no.76 Snowden Avenue currently enjoy external amenity space of over 200sqm, which is recognised as exceeding the size of rear gardens found on surrounding properties. The rear of the application site is heavily screened from neighbouring properties by virtue of the amount of trees and vegetation found along the side and rear boundaries. The significant amount of mature vegetation found within the application site also contributes greatly to the character of the surrounding area.

No.76 Snowden Avenue has previously been extended by way of a two storey rear extension which projects beyond the original rear wall of the property by 2.75m. A single storey garage, accessible by a driveway, is located to the northern side boundary of the site. The driveway also provides additional room for off-street parking within the curtilage of the application site.

3.2 Proposed Scheme

This application seeks planning permission for a 2-bed detached chalet bungalow with habitable roofspace, associated parking and amenity space to the rear of 76 Snowden Avenue.

The proposed dwelling would be bungalow in form, with the front elevation of the bungalow extending for a width of 7.6m and projecting for a depth of 7.4m. The bungalow would extend further beyond this part for 2.25m and a width of 4.10m, creating a staggered rear elevation. At ground floor, the bungalow would have an internal floor area of 55sqm, with an internal floor area of 28sqm at first floor level.

The bungalow would be covered by a gable ended hipped roof with a maximum height of 5.68m with the height to the eaves being 2.3m. A rear dormer would project from the first floor.

The dwelling is proposed to be set in from the south facing boundary, shared with no.74 Snowden Avenue by 1.5m. As the northern side boundary tapers, the distance maintained from the northern side boundary shared with the Hillingdon Arms P.H increases from a minimum of 1m at the front of the proposed dwelling, increasing towards a maximum of 2.5m at the rear of the property.

The private amenity space belonging to 76 Snowden Avenue would be reduced to 60sqm to facilitate the proposal, with private amenity space of 61sqm provided for the proposed bungalow.

The bungalow would be accessed from a brick paving pathway which runs parallel to the private amenity space belonging to 76 Snowden Avenue.

The accommodation provided would comprise of an open plan kitchen and living area, bathroom and one bedroom on the ground floor. A second bedroom and bathroom is proposed on the first floor.

3.3 Relevant Planning History

17008/APP/2015/1158 76 Snowden Avenue Hillingdon

Two storey side/rear extension involving demolition of detached garage to rear

Decision: 26-05-2015 Approved

17008/PRC/2015/80 76 Snowden Avenue Hillingdon

Construction of proposed bungalow with accommodation within the roof space in rear garden including demolition of garage

Decision: 04-08-2015 OBJ

Comment on Relevant Planning History

Pre-Application advice was sought prior to submission, which concluded that the introduction of a dwellinghouse to the rear of 76 Snowden Avenue would be detrimental to the character and quality of the surrounding area and street scene. The loss of significant garden space to the rear of no.76 Snowden Avenue would not relate satisfactorily to the established character of the surrounding area. It is considered that the impact upon the residential amenity of occupiers of neighbouring properties, by reason of the material loss of privacy which would result is also unacceptable.

It was concluded that there was an in principle objection to the proposal, and an application would not be recommended for approval if an application was submitted.

17008/APP/2015/1158

Approved a two storey side and rear extension to 76 Snowden Avenue. If an application for a detached dwelling however was approve the extension could not be implemented.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- H12 Tandem development of backland in residential areas
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- EM6 (2012) Flood Risk Management
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 7.4 (2015) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The occupiers of six neighbouring properties were consulted on the application by a letter dated the 6th November 2015, whilst a site notice was placed at the property on the 10th November which was valid for a period of 21 days.

By the close of the consultation period, two responses received objecting on the following grounds:

1. Proposed dwelling is in close proximity to neighbouring properties.
2. Would have a detrimental impact upon the privacy and amenity of neighbouring properties.
3. Garden area between properties acts as a barrier between properties and should be retained.
4. The view and outlook from neighbouring properties would be obstructed by the development.
5. The development is inappropriate for this location.
6. Query raised as to whether windows are suitable for the front of a dwellinghouse.
7. Concerns as to the whether the access and parking proposed is adequate.
8. The development is over-development and contrary to many policies within the Hillingdon Local Plan (November 2012).
9. Principle of backland development contrary to national and local planning policy.
10. Loss of garden space to the rear of the application property would not reflect the surrounding character.
11. Examples of backland development referred to in the submitted planning statement are alot larger in scale, therefore cannot be used to draw comparison.
12. No examples of backland development within the vicinity of the area.

Internal Consultees

Flood and Water Management:

No objection to the development, subject to a pre-commencement condition place on an approval.

Accessibility:

Concerns raised, condition recommended to an approval. Discussed further below.

Environmental Protection Unit:

No objection, subject to an informative placed on an approval.

Trees and Landscape:

No objection, subject to a pre-commencement condition placed on an approval.

Highways and Transportation:

Objection raised, discussed below.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account the currently adopted planning policy and to a lesser extent, emerging policy.

The NPPF (March 2012) at paragraph 53 advises that LPAs 'should consider the case for

setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan adopted in March 2015 notes that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2012 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.23 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The Council has also adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

Within the Council's emerging Local Plan: Part 2 - Development Management Policies (Revised Proposed Submission Version, October 2015), at paragraph 4.15 advises that the Council, in general will not accept proposals for development on garden land. Policy DMH6: Garden and Backland Development states:

'There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- features such as trees, shrubs and wildlife habitat must be retained or re-provided.'

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of a substantial proportion of the large back garden in this location would be detrimental to the local and historical

context of the area and would have a detrimental impact on the character and appearance of the area in general. It is therefore considered that the principle of the proposed backland residential development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2015), guidance within The London Plan Housing Supplementary Planning Guidance (November 2012) and the NPPF (March 2012).

7.02 Density of the proposed development

London Plan Policy 3.4 seeks to maximise the potential of sites, compatible with local context and design principles and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3.2 and which are compatible with sustainable residential quality. Density is however to be recognised as not the only means of assessing the suitability of new housing potential.

As recognised in paragraph 4.1 of the adopted HDAS: Residential Layout Guidance, 'density ranges set out in the London Plan are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units'.

However, taking into account the amount of built form proposed for the site in comparison with surrounding sites, the density and overall coverage of the site would be inconsistent with the character and appearance of the area and would not be considered acceptable.

7.07 Impact on the character & appearance of the area

Within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy BE1 requires that all new development improves and maintains the quality of the built environment. High quality design should enhance the local distinctiveness of the area. This is also further emphasised within paragraph 3.4 of the Council's adopted supplementary planning document, HDAS Residential Layouts, which recognises that backland development must 'seek to enhance the character of the local area'.

Paragraph 4.4 of the Council's adopted Supplementary Planning Document, HDAS: Residential Layouts recognises a number of factors which will be considered in assessing the suitability of new housing. Key criteria are stated as being the form, height, massing and layout of the proposal in relation to the character of the area and the surrounding buildings. New developments are also expected to have regard to the layout of the site, the context and the quality of the area.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), states; development will not be permitted if the layout and appearance fails to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. In addition, Policy BE19, states; the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

The proposed dwelling is viewed as being functional in appearance, recognised as being more intimate in height in comparison to the front properties along Snowden Avenue, although, arguably the dwelling appears bulky in appearance owing to the significant width proposed. As such, it appears over dominant within its context. In addition, the separation distance maintained from the adjoining property to the south, no.74 Snowden Avenue of 1.5m, is regarded as insufficient.

The introduction of a dwellinghouse of such scale in this position is not viewed to be reflective of the prevailing character of the surrounding area. Although plans indicate that a

2.0m high timber fence and gate to the front of the access would be introduced to minimise the impact of the proposal upon the street scene, the distance to the maximum roof height, which is over 3.0m, would still remain highly visible from the streetscene, and would be viewed as breaking the rhythm and pattern of the surrounding street scene.

In conclusion, it is considered that the such significant backland development would fail to harmonise with or reflect the established character of the surrounding street scene, and is therefore contrary to Policies BE1, BE13 and BE19 of the Hillingdon Local Plan (2012).

7.08 Impact on neighbours

An application for a new dwelling will be assessed against any impact which would be conferred upon the residential amenity of occupiers of neighbouring properties, by reason of any loss of outlook, loss of daylight, over-shadowing or over-dominance which may occur.

Paragraph 4.9 of the HDAS Residential Layout Guidance acknowledges that 15.0m is the minimum separation distance required between a property, whilst the minimum 21m overlooking distance would need to be complied with.

Towards the rear of the proposed dwelling, a separation distance of 21m would be maintained between the proposed dwelling and 4 and 5 Silver Way. However, the separation distance of 15m between the proposed dwelling and 76 Snowden Avenue is considered to be inadequate.

Given the proximity of the proposed dwelling to no.76 Snowden Avenue in addition to the access to the new dwelling, which runs parallel to the private amenity space of the occupiers of no.76, it is considered that occupancy of a dwelling in such a location would result in an unacceptable loss of residential amenity for the occupiers of no.76 Snowden Avenue, by way of loss of privacy.

It is considered that a dwelling in this location with its associated access and parking, would result in undue disturbance to the occupiers of no.76 Snowden Avenue, with the proposal therefore contrary to Policy H12 of the Hillingdon Local Plan (November 2012).

Whilst it is acknowledged that the application site is larger than found on the surrounding sites, it is not of a sufficient scale to accommodate a new dwelling in this position, particularly given the harmful impact upon the amenity of the current and future occupiers of 76 Snowden Avenue which would result.

7.09 Living conditions for future occupiers

The Housing Standards Policy Transition Statement (October 2015), outlines the minimum internal floor standards for a range of developments. Submitted plans demonstrate that the proposed dwelling would have an internal floor area of 83sqm, which therefore satisfies the minimum standard of 83sqm.

External Amenity Space

The private amenity space belonging to 76 Snowden Avenue would be reduced to 60sqm to facilitate the introduction of the proposed dwelling, which would be allocated 61sqm, would satisfy the Garden Space Standards contained within the the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan (November 2012), states; 'new development will

only be permitted where it is in accordance with the Council's Adopted Car Parking Standards'. As such, the adopted car parking standards would require 2 car parking spaces for both 76 Snowden Avenue and the proposed dwelling.

In respect to the proposed car parking arrangements, the Council's Highways Officer has acknowledged that 'There are currently a minimum of two off street parking spaces for the existing house. The proposal provides for one replacement parking space in the front garden accessed via a new cross over. The parking spaces on the side alley are in tandem, cannot be independently accessed, and as such are only suitable for the use of the new bungalow. One additional parking space is required for the existing house. As such the application cannot be supported on highway grounds'.

However, whilst noting the objections of the Highway Engineer, it is considered that the site is not located in an area where on-street parking is at a premium and refusal based on the shortfall of one parking space is unlikely to be supported on appeal. The Council would need to demonstrate that the proposal would lead to an impact on the safety and convenience of the adjacent roadway which would be difficult in light of the yellow line restrictions that already exist on the radii of the closest road junctions in either direction.

7.11 Urban design, access and security

Accessibility

The application has been considered by the Council's Accessibility Officer, with the following observations made:

"The proposal to site a two bedroom detached bungalow at the rear of 76 Snowden Avenue makes reference to the Lifetime Home standards. However, the said standards are no longer valid and have been superseded by the Technical Housing Standards.

In assessing this application, reference has been made to the Minor Alterations to the London Plan 2015, Policy 3.8 (Housing Choice), and Approved Document M to the Building Regulations 2015 (ADM 2015). The proposed bungalow should therefore meet the technical requirements for a Category 2 M4(2) - accessible and adaptable dwelling, as set out in ADM 2015".

It was considered that the proposed dwelling falls short of the permitted tolerances and configuration, in respect to the following details;

1. Defeatist of level access to and into the proposed dwelling.
2. Provision of a downstairs WC compliant with specifications for a Category 2 Dwelling.
3. A minimum of one bathroom on the first floor should be designed in accordance with Lifetime Home Standards'.

Conclusion

The Accessibility officer concluded that the concerns raised could be responded to by way of a pre-commencement condition placed on an approval. Therefore, had the principle of development been considered acceptable, a condition would have been attached.

7.12 Disabled access

As discussed above.

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 (November 2012) requires new development to retain and utilise landscape features which are of merit.

Comments received from the Council's Trees and Landscape Officer has acknowledged 'No trees or other landscape features of merit will be directly affected by the proposal, however trees along the rear boundary should be retained'.

Whilst it was acknowledges that the development would result in the creation of some unusable areas, with restricted car parking arrangements, in conclusion, landscape conditions could be imposed on an approval.

Therefore, had the principle of development of been considered acceptable, landscaping at the application property could have been satisfactorily resolved by way of a condition.

7.15 Sustainable waste management

Provision for bin storage for the proposed dwelling has been indicated on submitted plans, and would have been considered appropriate if the principle of the development was considered acceptable.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems.

This is not an in principle objection to development on this site, as recommended by the Council's Flood and Water Management Officer, a pre-commencement condition could have been placed on an approval.

7.18 Noise or Air Quality Issues

No objection to the development was raised to the application by the Council's Environmental Protection Unit.

7.19 Comments on Public Consultations

The issues raised by external consultees on this application have been discussed above.

7.20 Planning obligations

The proposed development would be CIL liable and the CIL, including the Mayor of London's levy, would total £11,481.64.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The applicant has cited exceptional circumstances for the proposed development and whilst the Council acknowledges the special circumstances cited, considering the strong policy presumption in place to restrict such backland development, this is considered insufficient in this instance to warrant a departure from local and national planning policy.

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

Having acknowledged the strong planning policy framework in place, it is viewed that the proposed siting of a dwelling within the curtilage of no.76 Snowden Avenue would be detrimental to the character and quality of the surrounding area and street scene. The loss of significant garden space to the rear of no.76 Snowden Avenue would not relate satisfactorily to the established character of the surrounding area.

It is considered that the impact upon the residential amenity of occupiers of neighbouring properties, by reason of the material loss of privacy and undue disturbance which would result is also unacceptable.

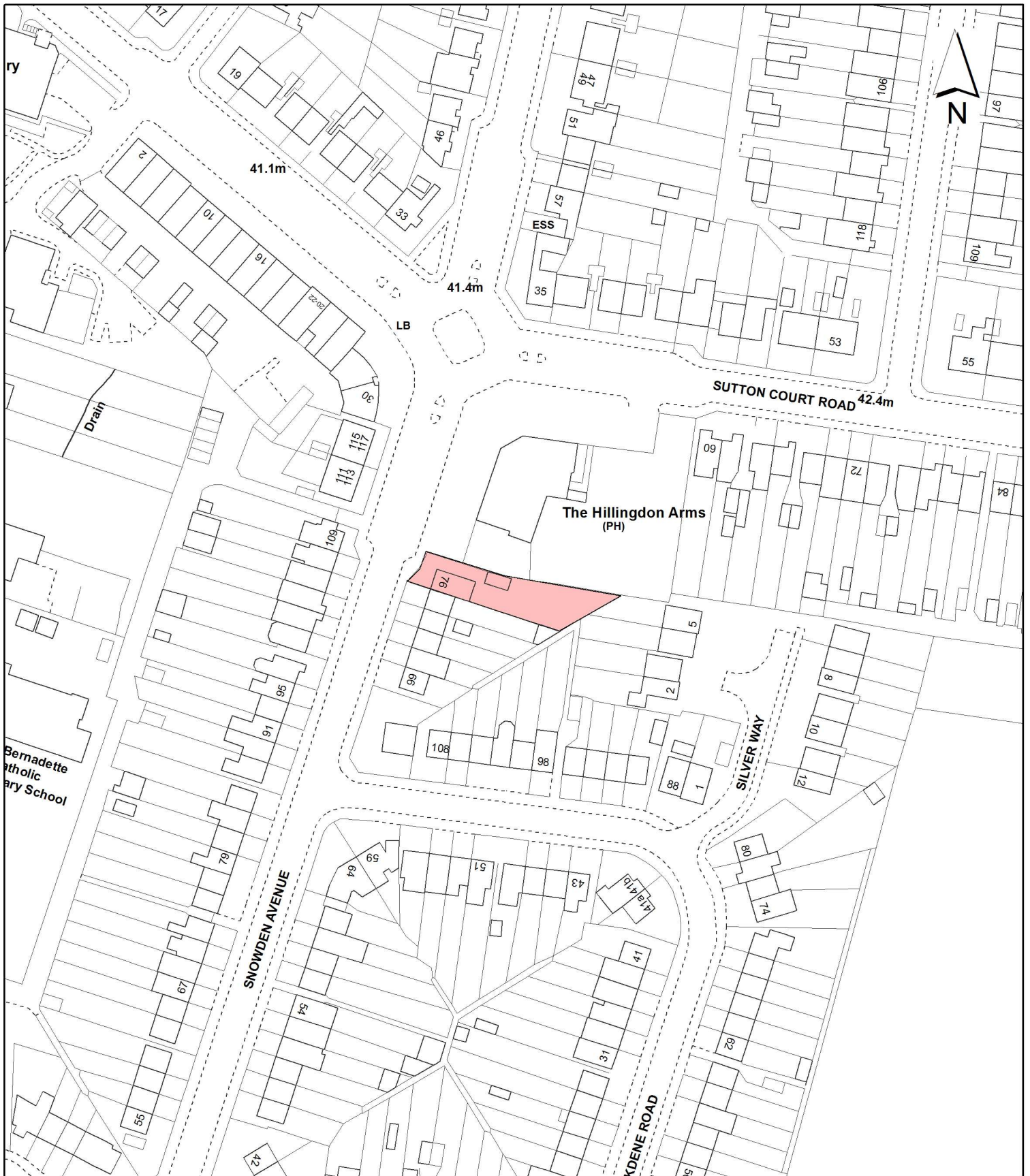
Accordingly, refusal is recommended.

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 (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
- The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Karen Mckernan

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

76 Snowden Avenue

Planning Application Ref:

17008/APP/2015/3992

Planning Committee:

C&S Page 90

Scale:

1:1,250

Date:

January 2016

LONDON BOROUGH OF HILLINGDON

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 37 DELLFIELD CRESCENT COWLEY

Development: First floor side extension and single storey rear extension

LBH Ref Nos: 71261/APP/2015/3611

Drawing Nos: 37DELIFIELD/PL06G
37DELIFIELD/PL01A
37DELIFIELD/PL03A

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

Date Application Valid: 14/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling along Dellfield Crescent. The property is set back from the main highway and is characterised by a hipped roof with pebble dash render and a two storey bay window. The house also benefits from an attached garage with off road parking to the front for up to 2 cars as well as ample garden space to the rear of the property.

The property falls within an existing residential area of Cowley and is characterised mainly by 2 storey semi-detached dwellings with terraced blocks also found within the wider context.

1.2 Proposed Scheme

Planning permission is sought for a first floor side extension and single storey rear extension.

The proposed extensions have been amended to reduce the width of the first floor side extension, so it is set in 1.5m from the side boundary and 1m from the principal elevation, at first floor level. The ground floor side element would be converted into a study.

The proposed single storey rear extension has been reduced to a maximum depth of 3.5m and also in width to ensure it would only span across the rear wall of the original dwelling and not the side elements. The extension would be characterised by a flat roof with a maximum height of 2.9m.

The proposed extensions would be finished in materials to match the main dwelling.

1.3 Relevant Planning History

71261/APP/2015/3608 37 Dellfield Crescent Cowley

Conversion of roof space to habitable use to include a rear dormer with Juliet balcony, 3 front rooflights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 04-12-2015 **Approved** **Appeal:**

Comment on Planning History

None.

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

A total of 7 neighbouring dwellings were consulted via letter on 16.10.15. A site notice was also displayed to the front of the site on 19.10.15.

One response received objecting to the proposal on the grounds of loss of view and blocking of natural light.

The Ward Councillor has requested that the application is reported to 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:

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.

AM14 New development and car parking standards.

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 planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity of the adjoining neighbours.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 5.0 of the HDAS states residential extensions of two or more storeys in height should be set back a minimum of 1m from the side boundary of the property for the full height of the building to protect the character and appearance of the street scene and protect gaps between properties. If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m. Extensions to semi-detached dwellings should be set back 1m from the main front building line to ensure a subordinate appearance. In situations where the front wall of an existing ground floor extension is in line with the front building line of the existing house, the first floor should be set back 1m from the front building line, with the height of the extension set at least 0.5m below the main roof level.

Section 3.0 of HDAS relates to single storey rear extensions and advises that such extensions up to 3.6m deep will be acceptable to semi-detached houses, using a flat roof with a maximum height of 3m.

The proposed first floor side extension would involve the conversion of the existing garage at ground floor level into a study, by replacing the existing garage door with a window. The first floor side element would measure the full depth of the existing house, 1.5m in width as well as retaining a set back of 1.5m from the shared boundary and set back of 1m from the principal elevation of the main dwelling. The extension would be characterised by a hipped roof with a set down of 500mm below the ridge level of the existing house, and finished level with the eaves.

The proposed first floor side extension is considered to be an appropriate addition to the main dwelling, as it would appear subservient by reason of its size, scale, design and set down and set back.

The proposed single storey rear extension would project 3.5m in depth, with the width reduced to span only partially across the rear wall of the original dwelling by not protruding beyond the side element of the existing house. The proposed extension would be characterised by a flat roof with a maximum height of 2.9m and is considered to be a subordinate addition to the main dwelling by reason of its size, scale, depth and height.

The proposed additions by virtue of their size, scale, bulk and design are considered to be subordinate additions to the main dwelling as well as harmonising with the character and appearance of the surrounding area to comply with Policies BE13, BE15, and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The adjoining neighbour to the west at No. 39 Dellfield Crescent would not be affected by the proposed first floor side extension as the proposed development would not protrude beyond the existing building and roof lines. The single storey rear extension would not exceed the recommended 3.6m depth limit to semi-detached dwellings as stated within the HDAS, and would be characterised by a flat roof with a maximum height of 2.9m. The proposed extensions are within the recommended guidelines set out within the supplementary guidance and would therefore have a minimal impact upon the residential amenities and light levels of the adjoining neighbour.

The adjoining neighbour to the east, No. 35 Dellfield Crescent is positioned at a chamfer in relation to the application site, with the neighbouring property facing indirectly towards the application dwellings flank wall. The proposed first floor side extension would measure a maximum of 1.5m in width, would be set below the ridge of the main dwelling by 500mm and would retain a significant gap between the proposed extension and the neighbouring dwelling at No. 35. The rear extension has been reduced in width to retain a 2.6m gap between the proposed extension and common boundary as well as being characterised by a 3m high flat roof, and given the separation distance, it is considered not to have a detrimental impact upon the residential amenities and light levels of the occupiers of No. 35 Dellfield Crescent.

The design of the single storey rear extension includes a flat roof. It is recommended that a restrictive condition be imposed on any permission granted to prevent this from being used as a roof terrace as the use of the roof in this way would create an unacceptable degree of overlooking and loss of privacy to the neighbouring occupiers.

The proposed extensions would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies and the Hillingdon Design and Accessibility Statement (December 2008).

Over 100sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The property benefits from two off road parking spaces which is sufficient to serve a dwelling with two or more bedrooms and in accordance with AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 37DELIFIELD/PL06G

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 Policies (November 2012)

4 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 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 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).

Standard Informatives

- 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 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
AM14	New development and car parking standards.
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 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any

deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 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.

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

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

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

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

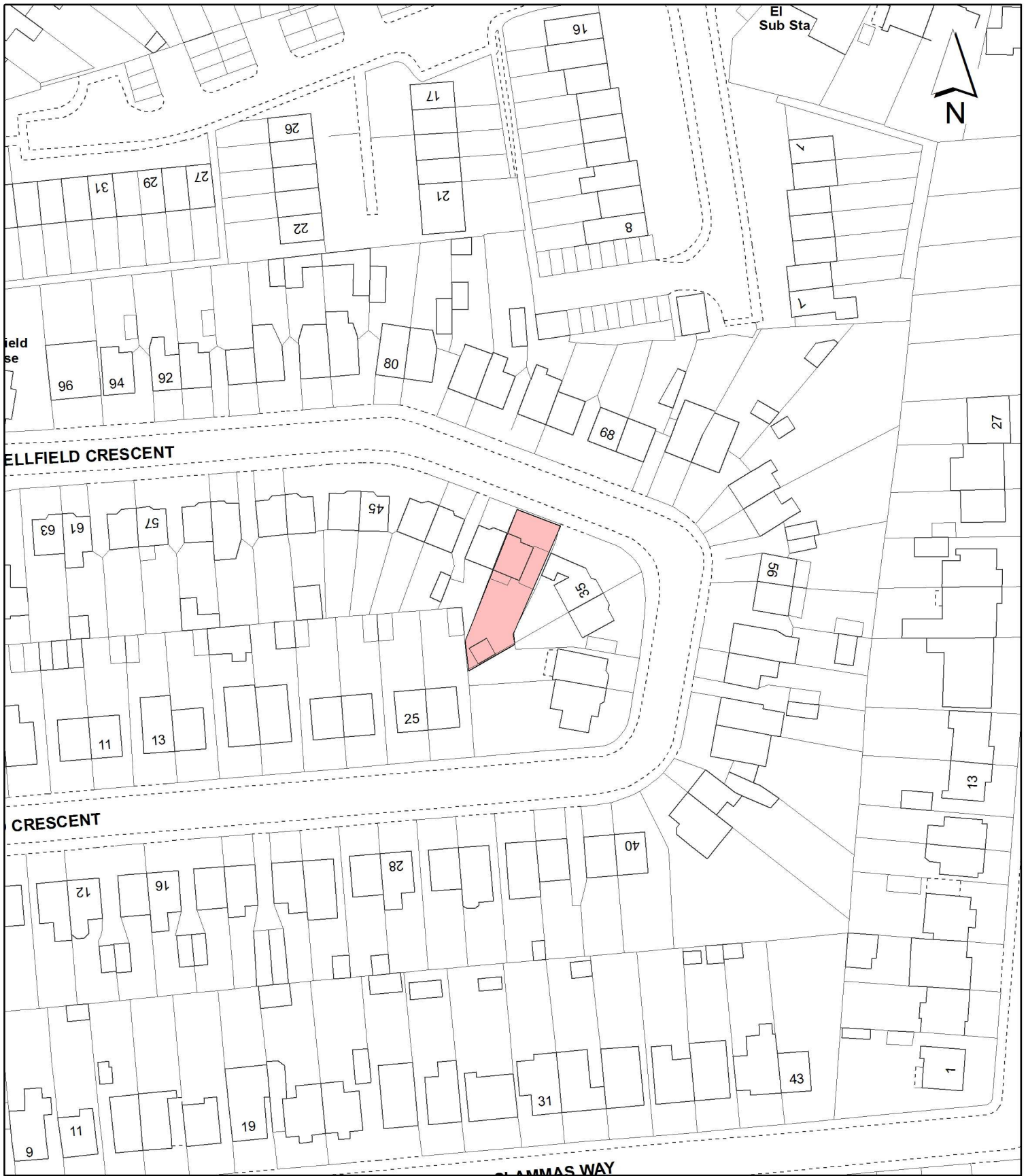
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 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.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Naim Poptani

Telephone No: 01895 250230



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 Site boundary

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Site Address:

**37 Dellfield Cresnet
 Cowley**

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

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

Planning Application Ref:

71261/APP/2015/3611

Scale:

1:1,000

Planning Committee:

C&S Page 99

Date:

January 2016



HILLINGDON
 LONDON

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Report of the Head of Planning and Enforcement

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 September 2015 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 17 December 2015 and updates the information received by Cabinet in September 2015. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 September 2015, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of October 2015 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/15' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/06/15" and "Total Income as at 30/09/15".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. The majority of the funds are linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 September 2015. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.

Cabinet Report December 2015.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 558145

Central & South Planning Committee - 28 January 2016
PART 1 - MEMBERS, PUBLIC & PRESS

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/06/15	AS AT 30/09/15	AS AT 30/06/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/2709 (Includes Former PT129) *16	Botwell	Stockley Park Phase 3 "Tident Site" 37977/W/96/1447	613,722.55	613,722.55	14,500.00	14,500.00	0.00	595,222.55	0.00	Spend is engineering fees. Development not yet implemented and highways works not started. Funds currently held are for security deposit and fully refundable subject to the due and proper implementation of the Highway works. £2,500 engineering fees transferred from PT278/27. A further £12,500 of Engineering fees needs to be claimed from developer should works commence. Interest added.
PT278/30/115 *22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees, & security (£5,000) associated with Highway Works, to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A *18	Brunel	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security, £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane, £65,271.32 - received for Kingston Lane Pedestrian Crossing, £20,500 supervision fees. If the supervision fee following final completion exceeds 10% of the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges, and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A *20	Brunel	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.76	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit, £3,200 for Traffic DC project management costs. £58,962.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security/costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to PT84/87B-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TfL invoice paid. Residual on TfL payment due to VAT not claimed - funds to be held on as contingency for extra TfL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/49/117 *23	Yeading	Grand Union Village Southall 327/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5K + interest) for highways works involving traffic calming to the junction with Glencoe Rd and a cycleway/footway on Broadhead Rd to Hayes Bypass. £2,363.10 for TfL costs for Broadhead Road Toucan Crossing proposed as part of works. Additional income is £1K of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and toucan crossing. Officers chasing TfL for implementation. Following consultation Cabinet Member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TfL signal costs.

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PT1278/57/140 A	Pinkwell	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	419,128.68	419,128.68	325,719.61	325,719.61	0.00	93,409.07	0.00	£188,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed. TTS invoice for signals at Lavender Rise paid. Funding for additional items of works (removal of right turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial completion.
PT1278/60/147B	West Drayon	DERA Site, Kingston Lane, West Drayon - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00	0.00	0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/ Porters Way Junction and any such other incidental work as identified by the Council to support the development. Funds not spent by February 2014 are to be refunded together with interest accrued. These works to be performed by developer of RAF Porters Way (see PT1278/62/148A). Funds to be retained as a contingency for these works.
PT1278/62/149A	Botwell	Hayes Goods Yard 10057/APP/2004/2396&2399	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	The Council's costs due upon lodgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT1278/65/182	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2294	9,521.00	9,521.00	4,521.00	4,521.00	0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete, security to be refunded following maintenance period.
PT1278/74/209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26	117,300.26	0.00	3,000.00	0.00	Fees received for design checks for proposed junction works and carriageway widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT1278/76/198A	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement.
PT1278/81/249E	Townfield	Fmr Glenister Hall, 119 Minet Drive, Hayes. 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT1278/82/273A *87	Uxbridge South	Autogild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £19,195 received towards upgrading of traffic lights at junction of Cowley Mill Road. £72,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £5,920 received & claimed for design checks.
PT1278/83/283A *90	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	167,096.00	167,096.00	135,596.00	135,596.00	0.00	31,500.00	0.00	Fees received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Further £94,596 received and claimed by ECU towards fees associated with s278 agreement.
PT1278/85 *93	Yiewsley	GSK Stockley Park, 5 Iron Bridge Road. 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	0.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
PT1278/98/314D *111	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	22,500.00	22,500.00	2,500.00	2,500.00	0.00	20,000.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £20,000 received as a returnable security deposit.
		SECTION 278 SUB - TOTAL	2,114,618.95	2,114,618.95	950,518.72	950,518.72	0.00	1,164,100.23	0.00	
		SECTION 106								
		PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING								

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PT/05/04a *2	Heathrow Villages	BA World Cargo / 50045A95/1043	339,111.08	339,111.08	212,469.24	212,469.24	0.00	126,641.84	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow. S106 funding (from this case and PT/05/4b) would be used to 'pump prime' these services. £210,000 allocated to enhancements to 350 and 423 bus services (Cabinet Member decision 21/10/09). Enhanced bus services commenced December 09. £70,084 payment to London Buses (bus service agreement 09/10). Year 2 & 3 payments to London buses (£70,084). £23.5k allocated towards a pedestrian crossing facility on the A4 Colnbrook Bypass (Cabinet Member Decision 29/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b *2	Heathrow Villages	BA World Cargo / 50045A95/1043	406,331.57	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.
PT/24/55 (see E/05) *28	Pinkwell	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	23,639.34	23,639.34	6,052.54	6,052.54	0.00	17,586.80	0.00	Highway improvement Works according to the 3rd Schedule of the agreement (13.141K). Excess funds are to be refunded to the developer following the date of the Final Account. Conflict between works specified in agreement and works required in association with application for Harlington Community School Sports Centre (see PT/27/8/51). Works (to right hand turn lane) have been carried out as part of the Harlington Community School development. Reasonable time for spend has elapsed. Owners permission obtained to complete any outstanding works as required under the agreement. Funds allocated (Cabinet Member decision 5/01/2011). External highway works completed 31/3/11. Outstanding works still to be completed. officers negotiating with owners of the site.
PT/37/40B-C *53 (see: PPR/29)	Botwell	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/566&1418 (Old Vinyl Factory 5987/APP/2012/1893)	559,443.43	559,443.43	372,015.36	372,015.36	0.00	187,428.07	74,928.07	Project 40B- Environmental improvements in Blyth Road. Funds committed to highways works on Blyth Road and subway CCTV. Unspent funds at 6 months of occupation to be refunded. New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend. £838.48 remaining balance from PT/37/40F transferred to PT/27/8/47. £12,500 allocated towards lighting scheme in Blyth Road. £100,000 allocated towards Hayes Town Centre Improvements (Cabinet Member Decision 19/06/2015)
PT/37/40E *47	Botwell	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1838)	32,805.42	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blyth Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. No time limit for spend.
PT/42/41	Heathrow Villages	Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Colne Valley project. Deed of variation has been secured to remove time limits.
PT/54/21C	Botwell	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.

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PT/61/89B (see E/35)	West Drayton	LHR Training Centre, Stockley Close / 51458/97/1537	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TfL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.
PT/65/74A (see EYL/40, E/20 & E/21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column in footpath leading to the high Street. Last column installed. Connection by Southern Electric were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.
PT/80/112 (formerly PT/278/005)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT/278/023)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.
PT/84/87B-D (Formerly part of PT/278/44)	Brunel	Brunel s106 16 April 04 532 SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B), £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required & whether further payments are due late Jan 2008. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned roadway at Hillingdon Hill. Interest accrued. £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking 'Site 2' to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140C *38	Pinkwell	MOD Records Office, Stockley Road, Hayes - Prologis Park 18399/APP/2004/2284	754,743.82	754,743.82	450,090.96	450,090.96	0.00	304,652.86	0.00	Funds received as the public transport contribution to enhance the level of public transport to and from the area of the development site. Funds allocated towards the extension of the U4 bus route on to the site for a 5 year period (Cabinet Member Decision 29/05/2012) TMO approved TfL bus shelter installed on site. Spend towards implementation of yellow lines to allow bus to run. DOV now completed to extend time limit to spend funds to March 2017. Bus extension operational from end of Sept 2012. £24,756 paid towards the provision of bus stop on the Prologis site. Payment to TfL for first year of operation 12/13. £33,513 further TfL costs. Payment to TfL for second year of operation 13/14. Payment to TfL for third year of operation 14/15.
PT/88/140F *46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	73,774.40	73,774.40	0.00	0.00	0.00	73,774.40	73,774.40	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads utilised within the residential part of the development. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the MOD development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013. No parking scheme has been requested. Time limit has now passed. Officers in contact with developer.

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PT/101/170A	Botwell	11 - 21 Clayton Road, Hayes 56840/APP/2004/630	30,527.21	30,527.21	12,974.24	12,974.24	0.00	17,552.97	17,552.97	Funds received for parking management in the area. Funds held to be used in combination with those at case ref. PT/37/40E should any scheme be required. Funds not spent by 31 August 2014 are to be refunded. £13,000 from this contribution allocated towards the implementation of a parking management scheme in Blyth Road, Clarendon Road & Clayton Road (Cabinet Member Decision 16/03/2012). Scheme complete April 2012.
PT/102/161D	Yiewsley	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	77,151.50	77,151.50	66,889.23	67,393.44	-504.21	10,262.27	10,000.00	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds to be spent by September 2014. Funds allocated towards public transport initiatives in the West Drayton area to include bus stop accessibility and enhancement of the pedestrian link along Tavislock Road to West Drayton Station and bus interchange (Cabinet Member Decision 22/04/2014). Scheme completed September 2014. £10,000 can be retained towards other schemes related to the development.
PT/103/174A	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	100,000.00	100,000.00	97,187.10	74,433.75	24,500.17	2,812.90	0.00	Contribution received for the West Drayton to Heathrow Cycle Scheme. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards the implementation of a traffic calming scheme on Hatch Lane (which forms part of the route). Cabinet Member Decision 11/77/2013. Scheme completed July 2013. Funds reallocated towards the second phase of the scheme in Holloway Lane (Cabinet Member Decision 10/03/2014). Scheme substantially completed August 2014. Additional works completed 2015. Awaiting invoices.
PT/104/147H	West Drayton	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.
PT/106/149E	Botwell	Hayes Goods Yard 10057/APP/2009/2996 & 2999	119,402.15	119,402.15	44,974.63	44,750.63	392.00	74,427.52	0.00	Funds received towards enhancements to the London Cycle Network, route 88A or any other cycle route likely to be used by the occupiers of the development. Funds to be spent by Oct 2015. £25k allocated and spent towards-cycle access to canal at Hayes Town Centre (Cabinet Member decision 22/77/2011). £27,320 allocated towards cycle improvements at Dawley Roundabout (Cabinet Member Decision 18/77/2013). Scheme complete awaiting invoices. £67,082 allocated towards cycle way improvements in Coldharbour Lane as part of Hayes TC scheme (Cabinet Member Decision 29/1/15).
PT/108/155E	West Drayton	Former RAF Porters, West Drayton. 5107/APP/2005/2082	1,003.90	1,000.00	1,003.90	0.00	1,003.90	0.00	0.00	Funds received to provide a local walking bus scheme. Funds to be spent within 3 years of receipt (Jan 2012). Funds allocated towards the development of a walking bus scheme in association with West Drayton Primary school (Cabinet Member decision 5/01/2011). Scheme not viable, time limit has expired, contribution returned to developer.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the travel plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/113/198C	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge Public Transport 3114/APP/2008/2497	24,410.43	24,410.43	0.00	0.00	0.00	24,410.43	24,410.43	Contribution towards the provision of public transport improvements in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PT/114/209A *67	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded five years following first occupation.
PT/115/209B	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014)

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PT/116/210A	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	AS AT 30/09/15 30,140.58	AS AT 30/06/15 30,140.58	AS AT 30/09/15 30,140.58	AS AT 30/09/15 30,140.58	To 30/09/15 11,408.46	0.00	0.00	Contribution received towards the cost of upgrading two bus shelters in the vicinity of the development. Funds to be spent within 5 years of receipt (March 2015). Further £104.58 received as indexation payment. Funds allocated to bus stop upgrades (Cabinet Member Decision 4/12/14). Scheme complete.
PT/119/209D	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	31,874.14	31,874.14	7,655.00	7,655.00	0.00	24,219.14	0.00	Funds received for the purpose of the provision of 3 upgraded or replacement bus shelters within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £874.14 received as indexation payment. £7,665 allocated towards bus stop improvements in Yiewsley High Road (Cabinet Member Decision 7/02/2014). Scheme complete.
PT/121/242A	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	34,000.00	34,000.00	34,000.00	34,000.00	0.00	0.00	0.00	Funds received towards the cost of providing new and improved bus stops/shelters in the vicinity of the development. No time limit on spend. Funds allocated towards bus stop scheme (Cabinet Member Decision 03/06/2015). Scheme complete.
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 38074/APP/2008/1418	54,486.29	54,486.29	0.00	0.00	0.00	54,486.29	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016). Funds earmarked towards phase 1 of Uxbridge gateway scheme.
PT/124/261	West Drayton	Land at Stockley Close Estate, West Drayton. 56244/APP/2003/1437	60,000.00	60,000.00	6,755.44	6,755.44	0.00	53,244.56	0.00	Contribution received towards providing accessibility improvements including public transport in the vicinity of the land. Funds to be committed within 3 years of receipt (Dec 2014). Funds committed towards accessibility improvements to bus stops on Lavender Rise and towpath improvements between Stockley Road and West Drayton Station (Cabinet Member Decision 17/10/2014). £8,755.44 spent towards access to bus stops 14/15. Towpath works programmed for Sept 2015.
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	389,910.54	389,910.54	0.00	0.00	0.00	389,910.54	0.00	£210,000 received as the phase 2 & 3 payments towards improvements and additions to TfL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. £159,910.54 received June quarter as the Phase 4 payment.
PT/126/242D *82	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	22,155.20	22,155.20	0.00	0.00	0.00	22,155.20	22,155.20	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2019).
PT/129/277A	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/130/277B	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	40,965.69	40,965.69	0.00	0.00	0.00	40,965.69	0.00	Contribution received towards off site highway works to the Clock House Roundabout, Heathrow. No time limits for spend. Funds allocated towards a TfL scheme for footpath/cycleway improvements at the Clockhouse Roundabout (Cabinet Member Decision 5/11/2014).
PT/131/273B	Uxbridge South	Autoguild House (Ltd), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel Plan for a ten year period. Balance to be refunded after 10 years (2022).
PT/132/149J *88	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.
PT/133/149K	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	62,500.00	62,500.00	0.00	0.00	0.00	62,500.00	62,500.00	Contribution received towards the establishment of parking management areas within the area no further than 800m from the boundary of the site. Funds to be spent within 7 years of receipt (Nov 2019).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999 3114/APP/2012/2881	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019). Funds allocated towards appropriate maintenance works (Cabinet Member Decision 07/05/2015).
PT/135/198E	Uxbridge South	Fmr Gas works, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Contribution received towards the implementation of directional signage on Cowley Mill Road and junction with St John's Road (see agreement for details). Funds to be spent within 7 years of receipt (March 2020).
PT/136/297A	Heathrow Villages	Fmr Technician Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2009/1938	34,541.66	34,541.66	0.00	0.00	0.00	34,541.66	0.00	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing / tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).
PT/137/300A *101	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as the "TFL Feasibility Contribution" to be used by TfL to carry out a feasibility study into capacity and improvement options for the Parkway and Bulls Bridge Roundabout. No time limits for spend.
PT/138/300B *102	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received to be used by TfL to carry out required improvement works to the junction at The Parkway and Bulls Bridge Roundabout. No time limits
PT/139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.
PT/140/315A	Phinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	458,800.00	458,800.00	0.00	0.00	0.00	458,800.00	0.00	Contribution to be used towards (but not limited to) the provision of footway and public realm improvements between the land and Hayes Town Centre. No time limits for spend.
PT/141/315B	Phinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards the provision of a new bus stop outside the store and "real time" bus travel information (see agreement for details). No time limits for spend.
PT/144/198H	Uxbridge South	Former Gas Works site (Kier Park) Cowley Mill Road, Uxbridge 3114/APP/2012/2881	40,635.00	40,635.00	0.00	0.00	0.00	40,635.00	0.00	Funds received as the "reduced public transport contribution" to be applied towards the hopper bus service or other public transport links relating to the site (see legal agreement). Funds to be spent within 7 years of receipt (May 2021).
PT/145/198J	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	20,317.00	20,317.00	0.00	0.00	0.00	20,317.00	0.00	Contribution received towards the provision or improvement of cycling in the vicinity of the site in accordance with the Council's adopted cycleway strategy. Funds to be spent within 7 years of receipt (May 2021).
PT/146/198K	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	66,031.00	66,031.00	0.00	0.00	0.00	66,031.00	0.00	Funds received towards the reconstruction of the footway and kerbing on both sides of Cowley Mill Road between the site access and Cowley Road, together with minor improvements to the footway and kerbing on the eastern side of Waterloo Road. Funds to be spent within 7 years of receipt (May 2021).
PT/149/325C	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Funds to be spent within 5 years of receipt (December 2019).
PT/150/344A	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00	0.00	Contribution to be used by the Council to offset the shortfall in energy savings and enable the Council to make annual energy carbon savings elsewhere in the Authority's area. Funds to be spent within 5 years of receipt (July 2020).
PT/151/345A	Uxbridge South	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards improvement of the area from the High Street through to Windsor Street to Charter Place (see agreement for details). No time limits for spend.
PT/152/334B	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Monies to be returned at the end of the monitoring period.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
PT/153/345B	South Uxbridge	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan bond, to be used to ensure that the obligations outlined in the approve travel plan are satisfactorily carried out.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	4,455,323.40	4,455,319.50	1,505,217.95	1,505,217.95	70,800.32	2,892,628.41	1,420,556.27	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	6,569,942.35	6,569,938.45	2,513,213.71	2,455,736.67	70,800.32	4,056,728.64	1,420,556.27	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/107/201A	Barnhill	360, Uxbridge Road, Hayes, 7517/APP/2007/188	77,414.00	77,414.00	42,399.00	42,399.00	0.00	35,015.00	35,015.00	Funds received towards nursery places (£2,291) primary school places (£40,108), and secondary school places (£35,015) within a 3 mile radius of the development. Funds not spent by June 2016 must be returned. Primary and nursery contributions allocated and spent towards Grange Park primary expansion as part of phase 1 of the primary expansion programme (Cabinet Member decision 6/12/2011).
EYL/118/214B	Uxbridge	Hillingdon House Farm, 2543/APP/2005/870	1,090,166.31	1,090,166.31	741,313.09	741,313.09	0.00	348,853.22	348,853.22	£256,399.34 received as first instalment towards the cost of providing nursery (£64,099), primary (£110,251.72) and secondary (£82,047) school places within the London Borough of Hillingdon. First contribution to be spent before April 2017. Primary contribution (£110,251.72) allocated and spent towards expansion at Whitehall School, (part of phase 1 of the school expansion programme). Cabinet Member decision 6/12/2011. Second instalment (£268,661.94) received. Second contribution to be spent before Oct 2018. Final instalment (£565,085) received. Final contribution to be spent before Jan 2019. £631,061 allocated and spent to expansion at Hermitage Primary School (Cabinet Member Decision 24/01/2014).
EYL/119/216	Charville	119 to 137 Charville Lane, Hayes, 38290/APP/2006/2501	56,316.00	56,316.00	27,139.00	27,139.00	0.00	29,177.00	29,177.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Primary and nursery components allocated and spent towards primary school expansion at Grange Park School as part of phase 1 of the school expansion programme (Cabinet Member decision 6/12/2011).
EYL/132/232	Hillingdon	23, Sweetcroft Lane, Hillingdon, 8816/APP/2004/3045	42,280.88	42,280.88	22,573.00	22,573.00	0.00	19,707.88	19,707.88	Funds to be used towards the costs of providing additional primary school facilities (£22,573) & secondary school facilities (£19,707) relating to the development. Funds to be spent within 7 years of receipt (October 2017). £22,573 allocated and spent towards expansion at The Hermitage Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013).
EYL/140/209G	Viewsley	Tesco, Trout Road, Viewsley 60929/APP/2007/3744	231,454.55	231,454.55	36,971.13	36,971.13	0.00	194,483.42	194,483.42	A total contribution of £231,454.55 was received towards the cost of providing secondary school places and improvement of existing facilities within a 3 mile radius of the site and primary school places within a 2 mile radius of the site . All contributions to be spent by March 2017. £20,251.99 has been allocated and spent towards expansion at Colham Manor Primary School as part of Phase 1 of the Primary Schools Expansion Programme (Cabinet Member Decision 6/12/2011). £1,671.91 has been allocated and spent towards expansion at Rabbotsfarm Primary School (Cabinet Member Decision 24/01/2014). Further £15,047.23 allocated and spent towards expansion at Rabbos Farm Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). £194,483.42 remains available to be allocated towards the provision of secondary School places.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/06/15	AS AT 30/09/15	AS AT 30/06/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
EYL/158/242B	West Drayton	West Drayton Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	4,162,355.83	4,162,355.83	3,000,000.00	3,000,000.00	0.00	1,162,355.83	1,162,355.83	Funds received as first, second and third instalments towards the costs of providing educational improvements in the Authority's area (see legal agreement for details). No time limit for spend. £1,500,000 allocated and spent towards expansion at West Drayton Primary School (Cabinet Member Decision 24/01/2014). Further £1,500,000 spent towards expansion at Raboastarm Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). Fourth instalment plus further £21,951.53 received towards the same purpose.
EYL/165/267B	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	60,915.00	60,915.00	27,341.00	27,341.00	0.00	33,574.00	33,574.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. Funds to be split as follows: nursery £7,185; primary £20,156; secondary £33,574. No time limits for spend. £20,156 allocated and spent towards expansion at Wood End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/03/2013). £7,185 allocated and spent towards expansion at Rosedale Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). £33,574 remains available to be allocated towards the provision of secondary school places.
EYL/169/276C	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	1,158,245.50	1,158,245.50	762,750.86	762,750.86	0.00	395,494.64	395,494.64	First instalment £375,570.86 received towards the cost of providing education improvements on facilities to accommodate extra children in the Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). Second instalment £387,180 received towards the same purpose (spend July 2020). £375,570 allocated and spent towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014). £87,180 spent towards expansion at Heathrow Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). Final instalment received (Spend by February 2022).
EYL/213/332	Hillingdon East	43 and land rear of 35-47 Snowden Avenue, Hillingdon 6231/APP/2012/3075	15,932.00	15,932.00	15,932.00	15,932.00	0.00	0.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary yield arising from the development. No time limits. Funds spent towards expansion at Hillingdon Primary School as part of the Primary Expansion Programme. (Cabinet Member Decision 07/07/2015)
EYL/214/33A	Viewsley	39 High Street, Viewsley 24485/APP/2013/138	94,188.38	94,188.38	94,188.38	94,188.38	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds spent towards expansion at Rabbs Farm Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 07/07/2015).
EYL/215/334	Pinkwell	43-44 Fahey Ave, Hayes 69055/APP/2014/37	14,118.00	14,118.00	14,118.00	14,118.00	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds spent towards expansion at Pinkwell Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 07/07/2015).
EYL/219/338A	Uxbridge South	37 St John's Road, Uxbridge 15811/APP/2012/2444	47,714.00	47,714.00	0.00	0.00	0.00	47,714.00	47,714.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend.
EYL/220/340	Uxbridge North	6 & 6a High Street, Uxbridge 1538/APP/2011/2003	9,133.00	9,133.00	0.00	0.00	0.00	9,133.00	9,133.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary yield arising from the development. No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/06/15	AS AT 30/09/15	AS AT 30/06/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
EYL/225/347A	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	44,835.90	44,835.90	0.00	0.00	0.00	44,835.90	44,835.90	Contribution received towards providing educational improvements or facilities in parts of the Authority's area south of the A40; to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent/committed within 7 years of receipt (May 2022).
EYL/227/48C	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68764/APP/2011/2711	40,922.25	0.00	0.00	0.00	0.00	40,922.25	40,922.25	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend.
EYL/228/352	Barnhill	Land lying south of Shakespeare Ave (Scout Hut), Hayes . 16910/APP/2012/2612 & 16910/APP/2014/2274	66,660.00	0.00	0.00	0.00	0.00	66,660.00	66,660.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	7,212,651.60	7,105,069.35	4,784,725.46	4,784,725.46	0.00	2,427,926.14	2,427,926.14	
		PORTFOLIO: CENTRAL SERVICES								
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION								
PPR/47/26A (formerly PT/56/26A)	Bowwell	Trident Site, Phase 3, Stockley Park - Hayes Hub/H50 & Botwell Common Road, Zebra Crossing 37977/P/94/335	2,601,600.00	2,601,600.00	1,808,071.42	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harlington Station Improvements and associated interchange initiatives. Project on hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits. Funds earmarked towards improvements to the public transport interchange and public realm improvements as part of the Crossrail/Hayes Town Centre Scheme.
PPR/49/74C	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	350,000.00	350,000.00	300,400.00	300,400.00	0.00	49,600.00	3,677.00	Contribution towards the Local Labour Strategy, as defined in the agreement. No time limits. Second instalment £100,000 received 1/12/09. £200,000 allocated to the delivery of the Strategy as outlined in Allocation report. (Cabinet Member decision 27/10/10). Third instalment of £100,000 received towards same purpose 31/3/11. £14,000 spent towards accelerate 50% match funding to support long term unemployed into work. £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13 (Cabinet Member Decision 19/3/13). Final instalment (£50,000) received towards the Labour Strategy. £44,100 spent towards Economic Development post 2013/14. Further £91,323 allocated towards the continuation of the Economic Development Officer Post. (Cabinet Member Decision 10/9/2014). Spend towards Economic Development Officer Post 2014/15.
PPR/49/74D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	531,426.00	450,000.00	450,000.00	0.00	81,426.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/11/12). Total of £261,000 paid towards Academy Programme 2012/13. Further £270,246 received towards the Programme.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS AS AT 30/09/15	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/15	COMMENTS (as at mid November 2015)
PPR/52/149G	Botwell	Former Hayes Goodsvard site. 10057/APP/2005/2996&299	AS AT 30/09/15 75,360.00	AS AT 30/06/15 75,360.00	AS AT 30/05/15 75,220.72	To 30/09/15 2,300.90	AS AT 30/09/15 139.28	AS AT 30/09/15 0.00	Funds received towards improvements to open space to the canal towpath opposite the site. Any remainder to be expended towards purchasing new equipment for the YMCA Youth Centre as necessitated as a result of the development. Funds not spent within 7 years (May 2016) to be returned. Funds allocated towards Western View canal side improvement scheme (Cabinet Member decision 22/7/2011). Scheme began on site Oct 2011 and now substantially complete. Scheme complete.	
PPR/53/149H	Botwell	Former Hayes Goodsvard site. 10057/APP/2005/2996&299	6,000.00	6,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.	
PPR/56/198D	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	12,205.22	12,205.22	0.00	0.00	12,205.22	12,205.22	Contribution towards the employment training initiatives promoted by the Council to encourage employment in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).	
PPR/60/209E	Viewsley	Tesco, Trout Road Viewsley. 60929/APP/2007/3744	37,186.49	37,186.49	0.00	0.00	37,186.49	0.00	Contribution received for the purposes of providing additional CCTV facilities and/or additional safety measures within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £2,186.49 received as indexation payment.	
PPR/61/247	Townfield	Former Hayes Sports and Social Club. 143 Church Road, Hayes. 65797/APP/2010/1176	7,663.99	7,663.99	0.00	0.00	7,663.99	0.00	Contribution received towards the cost of providing construction training courses delivered by the provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 10 years of receipt (June 2021). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).	
PPR/63/248B	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge 3807/APP/2008/1418	21,794.51	21,794.51	12,600.00	0.00	9,194.51	0.00	Contribution received towards the purpose of providing construction training schemes for Hillingdon. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £11,820 spent towards Construction Workplace Co-ordinator 2014/15.	
PPR/64/262C	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	0.00	0.00	9,360.44	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).	
PPR/66/265B	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	39,826.13	39,826.13	0.00	0.00	39,826.13	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).	
PPR/67/266C	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	9,236.85	9,236.85	0.00	0.00	9,236.85	9,236.85	Contribution received to be used for the provision of approved training schemes in the hospitality & leisure industry (see legal agreement for details). Funds to be spent within 5 years of receipt (Nov 2016).	
PPR/68/266D	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	53,289.47	53,289.47	0.00	0.00	53,289.47	53,289.47	Contribution to be used for public realm improvements within the vicinity of the site, in accordance with the Council's SPD. Funds to be spent within 5 years of receipt (Nov 2016).	
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	54,107.14	54,107.14	0.00	0.00	54,107.14	37,433.86	First instalment (£21,111.11) towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Final instalment £16,673.28 received this quarter (spend by February 2022). Earmarked towards phase 2 of Townfield community centre.	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	3,742.97	3,742.97	0.00	6,257.03	6,257.03	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend. Funds allocated towards upgrading cinema equipment at The Beck Theatre (Cabinet Member Decision 28/08/2014). Scheme complete, contribution not required, funds to be reallocated.
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.
PPR/75/291A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	0.00	0.00	0.00	13,699.22	13,699.22	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits.
PPR/78/198F	Uxbridge	Fmr Gasworks Site, Cowley Mill Road (Kier Park), Uxbridge. 3114/AP/2012/2881	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution received towards employment and training initiatives promoted by the Council in association with Uxbridge College or any other approved provider. Funds to be spent within 7 years of receipt (March 2020).
PPR/80/297B	Heathrow Villages	Fmr Technician Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).
PPR/81/81/297C	Heathrow Villages	Fmr Technician Site, 271 Bath Rd, Sipson. 35293/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).
PPR/87/303C	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	7,731.96	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits.
PPR/85/308B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	7,875.62	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/86/308B	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	17,190.00	17,190.00	0.00	0.00	0.00	17,190.00	17,190.00	Contribution received towards the cost of providing construction training schemes in the Borough. Funds to be spent within 7 years of receipt (Oct 2020)
PPR/88/325A	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,713.00	20,713.00	0.00	0.00	0.00	20,713.00	20,713.00	Funds received as the "construction training scheme shortfall costs" & the "co-ordinator costs" towards construction training courses delivered by recognised providers and provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 5 years of receipt (April 2019).
PPR/89/328B	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	35,813.52	35,813.52	0.00	0.00	0.00	35,813.52	35,813.52	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
PPR/92/333B	Viewsley	39 High Road, Viewsley 24485/APP/2013/138	22,543.13	22,543.13	0.00	0.00	0.00	22,543.13	22,543.13	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/93/333C	Viewsley	39 High Road, Viewsley 24485/APP/2013/138	25,010.10	25,010.10	0.00	0.00	0.00	25,010.10	25,010.10	Contribution received as the "public realm contribution" towards the provision of CCTV, lighting, closure/gating of paths and links, safety improvements to public transport interchanges, facilities, and car parks, enhanced night bus networks to and from major new facilities and leisure uses within the authority's area. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
PPR/96/347B	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	24,335.69	24,335.69	0.00	0.00	0.00	24,335.69	24,335.69	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent/committed within 7 years of receipt (May 2022).
PPR/97/314C	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/99/344C	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56662/APP/2014/170	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00	4,800.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/101/348D	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	3,331.89	0.00	0.00	0.00	0.00	3,331.89	3,331.89	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/102/354A	Botwell	Land on west Side of Dawley Road, Hayes. 38065/APP/2014/2143	9,644.70	0.00	0.00	0.00	0.00	9,644.70	9,644.70	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Sept 2022)
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	4,166,684.66	4,153,708.07	2,652,035.11	2,652,035.11	2,300.90	1,514,649.55	469,727.85	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
CSL/13/219A	Yeading	Rear of Syney Court, Perth Avenue, Hayes. 65936/APP/2010/883	414.00	414.00	0.00	0.00	0.00	414.00	414.00	Funds received towards the provision or improvement to library facilities and or library books within the Borough. No time limits. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/14/220	Townfield	Truscott House, Hayes. 36261/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.
CSL/21/209F	Viewsley	Tesco, Trout Road, Viewsley. 60929/APP/2007/3744	66,988.81	66,988.81	0.00	0.00	0.00	66,988.81	28,863.00	Contribution received for the purpose of improving existing community facilities within the Viewsley area. Funds to be spent by March 2016. Further £3,938.81 received as index linking payment. £38,125 allocated towards improvements to Yewlsley & West Drayton Community Centre (Cabinet Member Decision 24/09/15).
CSL/24/244A	Townfield	505 to 509 Uxbridge Road, Hayes. 9912/APP/2009/1907	2,150.96	2,150.96	0.00	0.00	0.00	2,150.96	2,150.96	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. Funds to be spent by June 2018.
CSL/25/249A	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	4,167.60	4,167.60	0.00	0.00	0.00	4,167.60	4,167.60	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. No time limits.
CSL/26/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL/27/210D	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	13,813.07	13,813.07	12,664.00	0.00	0.00	1,149.07	1,149.07	Contribution received towards the provision of library facilities in the borough of Hillingdon. Funds to be spent within 5 years of receipt (Sept 2016). Further £1,328.07 received as index linking payment. £12,664 from this contribution allocated to scheme to provide air conditioning to meeting rooms at Botwell Library. (Cabinet Member Decision 16/8/13).
CSL/28/262A	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	555.53	555.53	0.00	0.00	0.00	555.53	555.53	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/30/267A	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	644.23	644.23	0.00	0.00	0.00	644.23	644.23	Contribution received towards the provision of library facilities in the borough of Hillingdon. No time limits. Earmarked towards eBooks scheme, subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
CSL/31/276B	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	10,771.94	10,771.94	0.00	0.00	0.00	10,771.94	10,771.94	Contribution received towards the provision of library books and/or library books within the Authority's area. Funds to be spent by July 2019
CSL/32/278A	Botwell	6-12 Clayton Road, Hayes 62528/APP/2009/2502	528.08	528.08	0.00	0.00	0.00	528.08	528.08	Contribution received towards the provision or improvement of library facilities and/or library books within the Authority's area. No time limits for spend. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/33/284B	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	529.85	529.85	0.00	0.00	0.00	529.85	529.85	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/34/291B	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	575.00	575.00	0.00	0.00	0.00	575.00	575.00	Contribution received towards the provision of library facilities and/or library books within the Authority's area. No time limits for spend. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/39/303D	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	1,459.67	1,459.67	0.00	0.00	0.00	1,459.67	1,459.67	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/40/304B	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	684.48	684.48	0.00	0.00	0.00	684.48	684.48	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/41/306C	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	493.40	493.40	0.00	0.00	0.00	493.40	493.40	Contribution received towards the provision of library books within the authority's area. No time limits. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/44/242F	West Drayton	Drayton Garden Village (fmr NATS site)/Porters Way, West Drayton 5107/APP/2009/2348	34,000.00	34,000.00	0.00	0.00	0.00	34,000.00	34,000.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/46/321B	Charville	The Grange, Pine Place, Hayes 51065/APP/2009/646	392.00	392.00	0.00	0.00	0.00	392.00	392.00	Contribution towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/49/329C	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	1,764.67	1,764.67	0.00	0.00	0.00	1,764.67	1,764.67	Contribution towards the cost of providing library facilities and other associated initiatives within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
CSL/50/329D	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	11,875.30	11,875.30	11,875.30	11,875.30	0.00	0.00	0.00	Contribution received towards community facilities to be provided within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024). Funds spent as part of end of year financing towards Hayes End Library redevelopment scheme to provide a new improved library. (Cabinet Member Decision 07/07/2015)
CSL/52/333D	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/138	1,321.00	1,321.00	0.00	0.00	0.00	1,321.00	1,321.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/55/347C	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	1,291.11	1,291.11	0.00	0.00	0.00	1,291.11	1,291.11	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/57/348E	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	805.36	805.36	0.00	0.00	0.00	805.36	805.36	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
			176,825.06	176,019.70	24,539.30	24,539.30	0.00	152,285.76	94,159.95	
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	4,343,509.72	4,329,727.77	2,676,574.41	2,676,574.41	2,300.90	1,666,935.31	563,887.80	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL								
		PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES								

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/06/15	AS AT 30/09/15	AS AT 30/06/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
E/02/18	West Drayton	Old Mill House, Thomey Mill Road, West Drayton 41706C/91/1904	59,556.42	59,556.42	52,577.45	52,577.45	0.00	6,978.97	0.00	Revenue cost (12K) spent. The balance is required for the establishment and management of a nature reserve on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works (access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend towards maintenance works. There are no time constraints upon the expenditure of the funds.
E/17/26D (see: PT/66 & PPR/18)	Botwell	Trident Site, Phase 3, Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400.00	1,323,400.00	1,323,370.96	1,323,370.96	1,699.63	29.04	0.00	Balance for Lake Farm. Friends of Lake Farm now agreed scope of works. Engineering Consultancy have been commissioned to commence works to enhancing slope of BMX track. Botwell Green Play area complete. See Cabinet report 18 December 2003. Planning permission for skate park granted. No time limits for spend. Skate Park project completed July 2013. Balance towards seating. Scheme complete.
E/26/93 (Formerly PT/33)	Heathrow Villages	H.S.A.Land, Bath Road 41687/S/98/16	12,396.46	12,396.46	9,812.37	9,812.37	-1,282.75	2,584.09	0.00	Available for Environmental Improvements in Bath Rd area. Balance allocated to improvements scheme at Berkeley Meadows also using funds at E/10/85. See update at E/10/85. Interest accrued. No time constraints. Spend towards tree planting. Improvements ongoing.
E/26/71 (Formerly PT/40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.
E/32/01 (Formerly PT/43/01)	Townfield	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970	1,008,500.00	1,008,500.00	1,005,951.10	1,005,951.10	0.00	2,548.90	0.00	The balance has been included in s 106 dated 10 May 2004 for Lombardy Retail Park, Coldharbour Lane for the Council to use the funds for the following specified improvements: (i) provision of CCTV coverage on the land (ii) provision of safety enhancements (iii) provision of environmental improvements to Uxbridge Rd (iv) provision of either CCTV within the wider area of the land, junction improvements at Springfield Road/Uxbridge Road, or installation of bollards and lighting along Springfield Road; or other similar schemes in the vicinity of the site to be agreed in writing by the developer. Sainsbury has given approval for a scheme in Lombardy Park. Playground works are complete. Spend towards design works to install lighting along main footpath. Unspent funds to be repaid by 12 January 2011. Scheme complete.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.
E/42/140J	Pinkwell	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	104,308.09	104,308.09	104,120.23	104,120.23	0.00	187.86	0.00	To be applied towards the provision and maintenance of open space and recreational facilities within the area of the site. £25,000 allocated to Bourne Park Playing Fields. Balance allocated to Pinkwell Park (Cabinet Member Decision 6/8/09). Drainage works to the Bourne Park Playing Fields are now complete. Funds not spent including interest within 7 years of receipt (January 2014) are to be repaid. Path works completed March 2013. New playground equipment installed and scheme now complete.
E/49/179B	Botwell	555-559 & r/o 51-553 Uxbridge Road, Hayes planning ref. 41390/APP/2006/1346	33,912.00	33,912.00	17,755.00	17,755.00	0.00	16,157.00	0.00	Funds received towards improvement to the open space facilities at Rosedale Park adjoining the land. No time limits. Spend towards improvements to Park Pavilion.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015/2016 EXPENDITURE	BALANCE OF FUNDS AS AT 30/09/15	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/15	COMMENTS (as at mid November 2015)
E/51/186C	Yiewsley	92-104, High St., Yiewsley 59189/APP/2005/3476	AS AT 30/09/15 60,616.20	AS AT 30/06/15 60,616.20	AS AT 30/09/15 60,616.20	AS AT 30/06/15 39,705.71	To 30/09/15 22,554.99	AS AT 30/09/15 0.00	0.00	Funds received towards open space improvements at Yiewsley Recreation Ground. Funds unspent at 20/04/2015 to be returned. Spend towards footpath works completed Dec 09. Remaining funds to be spent towards play builder scheme. Completed June 2010. Remaining balance allocated towards the installation of a skate board park at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/53/192B	Uxbridge	126/127, Waterloo Road Uxbridge 2325/APP/2006/3452	20,913.64	20,913.64	11,271.70	11,271.70	0.00	9,641.94	0.00	Funds received towards provision of public open space in the locality of the site. Officers looking at a programme of improvements to Rockingham Recreation Ground. No time limits. Funds to be spent towards playbuilder scheme, due to commence spring 2010. Playbuilder scheme completed August 2010. Awaiting invoices.
E/54/194D	Uxbridge	Frays Adult Education Centre, Herefield Road, Uxbridge. 18732/APP/2006/1217	44,509.05	44,509.05	41,536.22	41,536.22	0.00	2,972.83	0.00	Funds received towards the provision of open space facilities within the Borough of Hillingdon. No time limits. Funds allocated to Hillingdon Court Park (reconstruction of the bowling green). Cabinet Member decision 20/7/09. Scheme completed October 09. Remaining balance to be reallocated.
E/59/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). Funds to be spent by Dec 2012. £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012). Developer has agreed that the remaining balance can be retained and spent towards the continued maintenance of the play equipment (letter received June 2015).
E/67/209H	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	35,742.27	35,742.27	35,742.27	0.00	35,742.27	0.00	0.00	Contribution received for the purposes of expanding the existing facilities at Yiewsley Recreation Ground. Funds to be spent by March 2016. Further £2,101.57 received as indexation payment. Contribution allocated towards the installation of a skate Board Park at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/69/246B	Botwell	561& 563 Uxbridge Road, Hayes. 63060/APP/2007/1385	20,175.83	20,175.83	0.00	0.00	0.00	20,175.83	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit on spend.
E/73/265E	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	26,644.74	26,644.74	26,644.74	12,709.18	13,935.56	0.00	0.00	Funds received for the monitoring and implementation of air quality management measures on the land on or in the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/74/271	Townfield	Fmr Ailink House, Land to the north of Pump Lane, Hayes. 5505/APP/2010/2455	12,500.00	12,500.00	12,500.00	0.00	12,500.00	0.00	0.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014).
E/75/272	Heathrow Villages	White Hart PH, Bath Rd, Harrington. 4129/APP/2011/453	12,500.00	12,500.00	12,500.00	0.00	12,500.00	0.00	0.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	199,656.76	199,656.76	0.00	0.00	0.00	199,656.76	199,656.76	First instalment (£64,740) of a contribution received towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £66,741 received as the second instalment towards the same purpose (spend July 2020). Final instalment £68,174 received (spend by Feb 2022).
E/77/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	27,018.91	27,018.91	0.00	0.00	0.00	27,018.91	27,018.91	First instalment (£8,761) of a contribution received towards air quality improvements in the Authority's area including measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). £9,031 received as the second instalment towards the same purpose (spend by July 2020). Final instalment received this quarter (spend Feb 2022).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/06/15	AS AT 30/09/15	AS AT 30/06/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
E/79/277E	Heathrow Villages	The Portal Soylia Rd, Heathrow Airport	25,804.75	25,804.75	22,942.67	22,942.67	22,942.67	2,862.08	0.00	Contribution received towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Further contribution towards the same purpose. No time limit for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/80/249F	Townfield	Glenister Hall, 119 Minet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/ refurbishment of cricket wicket at Grassy meadows (see agreement for details). No time limits.
E/82/288B	Yiewsley	Versatile House, Benimck Road, Yiewsley 59436/APP/2010/721	12,717.00	12,717.00	12,347.24	12,347.24	12,347.24	369.76	0.00	Contribution received towards improvements to open space facilities in the vicinity of the site. No time limits for spend. Funds allocated towards the provision of a skate park facility at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/83/198G	Uxbridge	Fmr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park), 3114/APP/2012/2881	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020). Funds allocated towards Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014).
E/84/287D	Heathrow Villages	Fmr. Technical Site, 271 Bath Rd, Sipson. 35293/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85/300D	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/87/314A	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Contribution towards initiatives to improve air quality in the Borough including: use of low fuel technology, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018).
E/88/314B	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	59,160.00	59,160.00	21,945.00	21,945.00	0.00	37,215.00	37,215.00	Funds received as the "carbon offsetting contribution" to be used by the Council to ensure the shortfall of carbon dioxide savings generated on-site is met by allowing energy efficient measure (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018). £21,945 allocated towards the installation of solar panels at Pine Community Centre (Cabinet Member Decision 10/2/2015). Scheme complete.
E/89/315C	Pinkwell	Asda Unit 3 Westlands Estate, Millington Rd, Hayes 32157/APP/2011/872	26,323.47	26,323.47	0.00	0.00	0.00	26,323.47	26,323.47	Contribution received as the "air quality contribution", to be used by the Council towards air quality monitoring in the Authority's area. No time limits for spend.
E/90/325B	West Drayton	Stockley Close Units 1623 & 1685 25760/APP/2013/3632	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology, tree and other planting, restrictions on certain types of vehicles, use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/92/333E	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/138	6,262.53	6,262.53	0.00	0.00	0.00	6,262.53	6,262.53	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology, tree and other planting, restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/93/326	Pinkwell	Prologis Park, Stockley Road, Hayes 18399/APP/2013/3449	21,789.00	21,789.00	0.00	0.00	0.00	21,789.00	21,789.00	Contribution received as the "allowable solutions" (energy) contribution. Funds to be used towards local carbon emissions reduction initiatives in the London Borough of Hillingdon. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
E/94/338B	Uxbridge South	37 St John's Road, Uxbridge 158111/APP/2012/2444	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the cost of environmental and ecological mitigation measure and enhancements at the Little Britain site of Metropolitan Importance for Nature Conservation as made necessary by the development. No time limits for spend.
E/95/344D	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (July 2020).
E/96/344E	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,750.00	5,750.00	0.00	0.00	0.00	5,750.00	5,750.00	Contribution received towards the maintenance of the footpath works as shown on a plan attached to the agreement. Funds to be spent within 5 years of receipt (July 2020).
E/97/344F	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the cost of tree works to those trees sited in the adjoining nature reserve. Funds to be spent within 5 years of receipt (July 2020).
E/98/354B	Botwell	Land on west Side of Dawley Road, Hayes. 38065/APP/2014/2143	12,558.21	0.00	0.00	0.00	0.00	12,558.21	12,558.21	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2022).
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	3,385,178.16	3,372,619.95	2,788,956.05	132,939.61	132,939.61	596,222.11	466,344.71	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/8/186D *54	Yiewsley	92-105, High St., Yiewsley 59189/APP/2005/3476	15,615.26	15,615.26	15,615.26	15,615.26	0.00	0.00	0.00	Funds received towards the cost of providing additional primary health facilities in the Borough. Funds not spent by 20/04/2015 must be returned. Funds allocated towards phases 2-5 of the HESA extension (Cabinet Member Approval 25/02/2015). Funds transferred to NHS Property Services, April 2015.
H/10/190D *56	Uxbridge	Armstrong House & The Pavilions. 43742/APP/2006/252	43,877.59	43,395.00	43,577.59	0.00	0.00	0.00	0.00	Contribution received towards primary health care facilities in the borough. Funds not spent by July 2015 are to be returned to the developer. Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Approval 12/06/2015). Funds transferred to HCCG (July 2015).
H/13/194E *59	Uxbridge	Frays Adult Education Centre, Hatfield Road, Uxbridge. 18732/APP/2006/1217	12,426.75	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes. 6593/6APP/2009/2629	3,902.00	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities Area. No time limits. £1,800 earmarked towards conversion of existing office space to an additional consulting room at the Pine Surgery, Hayes, subject to formal approval.
H/23/209K *75	Yiewsley	Tesco, Trout Road, Yiewsley. 60529/APP/2007/3744	37,723.04	37,723.04	0.00	0.00	0.00	37,723.04	0.00	Contribution received towards the provision of local health service infrastructure in the Yiewsley, West Drayton, Cowley area. Funds to be spent by March 2016. Further £2,218.04 received as indexation payment for the contribution.
H/27/262D *80	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	5,233.36	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	104,319.06	104,319.06	68,698.26	68,698.26	0.00	35,620.80	0.00	First instalment of a contribution (£33,826) received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020). £68,698.86 allocated towards phases 2-5 of the HESA extension (Cabinet Member Decision 4/12/2014). Final instalment (£35,620.80) received this quarter (spend by Feb 2022). £68,698.86 transferred to NHS Property Services 24/02/2015.
H/32/284C *89	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	5,280.23	5,280.23	0.00	0.00	0.00	5,280.23	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/33/291C *91	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	5,416.75	5,416.75	0.00	0.00	0.00	5,416.75	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/39/304C *97	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/40/306D *98	Hillindon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	4,645.60	4,645.60	4,645.60	4,645.60	0.00	0.00	0.00	Contribution received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/47/309D *99	Uxbridge South	Former Dagenham Motors, Junction of St. Johns Rd & Cowley Mill Rd, Uxbridge 188/APP/2008/3309	12,046.96	12,030.11	0.00	12,046.96	0.00	0.00	0.00	Contribution received towards the cost of providing health care facilities within the London Borough of Hillingdon as necessitated by the development. Funds to be spent within 7 years of receipt (Oct 2020). Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	337,574.00	337,574.00	0.00	0.00	0.00	337,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including: expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits.
H/47/329E *106	Townfield	Land at Pronto Industrial Estate, 565-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	14,066.23	14,066.23	0.00	0.00	0.00	14,066.23	0.00	Contribution received towards the cost of providing healthcare facilities in the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
H/49/283B *108	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	624,507.94	624,507.94	177,358.31	177,358.31	0.00	447,149.63	0.00	Contribution received towards the provision of healthcare facilities serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (August 2024). £177,358 from this contribution is allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
H/50/333F *109	Yewstey	39 High street, Yewstey 24485/APP/2013/138	12,444.41	12,444.41	0.00	0.00	0.00	12,444.41	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/55/347D *114	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	12,162.78	12,162.78	0.00	0.00	0.00	12,162.78	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent/committed within 7 years of receipt (May 2022).
H/56/348A	North Uxbridge	Lancaster & Hemiaque Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	390,564.64	378,000.00	0.00	0.00	0.00	390,564.64	390,564.64	Contribution received to be used by the Council to provide subsidised housing available through a Registered Social Landlord to persons who cannot afford to rent or buy houses generally available on the open market. No time limits for spend. Index linking received.
H/58/348B *117	Uxbridge North	Lancaster & Hemiaque Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	7,587.72	0.00	0.00	0.00	0.00	7,587.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,655,542.42	1,635,190.62	321,941.98	84,313.62	253,243.72	1,333,600.44	390,564.64	
		SECTION 106 SUB - TOTAL	21,052,205.30	20,897,927.19	12,134,892.89	11,708,909.16	459,284.55	8,917,312.41	5,269,279.56	
		GRAND TOTAL ALL SCHEMES	23,166,824.25	23,012,546.14	13,085,411.61	12,659,427.88	459,284.55	10,081,412.64	5,269,279.56	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £3,145,585.10)										
2. PT105										
£399,222.55 is to be held as a returnable security deposit for the highways works (to be later refunded).										
£194,910.65 includes a returnable security deposit for the highway works (to be later refunded) plus interest.										
£20,938.04 includes a returnable security deposit for the highway works (to be later refunded) plus interest.										
£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded)										
£22,108.66 includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TL costs.										
*23. PT27849										
£17,586.80 reasonable period* for spend has elapsed. Awa. Agreement with developer being sought										
*38 PT188140C										
£304,652.86 funds have been received to provide a specific bus service through TL, therefore implementation is not within control of the Council.										
*46 PT188140F										
£73,774.40 there has not been any petitions for parking schemes in the area.										
*47 PT3740E										
£32,805.42 there has not been any petitions for parking schemes in the area.										
*51 PT27862/149A										
£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*52 PT1727865										
£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*54 H/181/86D										
£0.00 funds have been received to provide Primary Health Care facilities in the borough.										
*56 H/101/90D										
£0.00 funds have been received to provide Primary Health Care facilities in the borough.										
*59 H/131/94E										
£12,426.75 funds have been received to provide health care services in the borough.										
*60 PT27876										
£5,000.00 is to be held as a returnable security deposit for highway works (to be later refunded)										
*61 PT1101/988										
£14,240.00 is to be held as a returnable security deposit for the implementation of the travel plan (to be later refunded)										
*63 PT111/205A										
£20,000.00 is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)										
*67 PT114/209A										
£25,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)										
*70 H/182/19C										
£3,902.00 funds have been received to provide Health Care services in the borough.										
*75 H/232/09K										
£37,723.04 funds have been received to provide Health Care services in the borough.										
*80 H/272/262D										
£5,233.36 funds have been received to provide Health Care services in the borough.										
*82 PT106/240D										
£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)										
*84 PT27881/249E										
£4,000.00 funds received as a security deposit to ensure proper execution of works (to be refunded)										
*85 H/302/76G										
£35,620.80 funds received as a security deposit to ensure proper execution of works (to be refunded)										
*87 PT27882/273A										
£72,000.00 funds received as a security deposit to ensure proper execution of works (to be later refunded)										
*88 PT1321/149J										
£15,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2015)
			AS AT 30/09/15	AS AT 30/06/15	AS AT 30/09/15	AS AT 30/06/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
*88: H/32284C			£5,280.23							
*90: P/T/278/83/292			£31,500.00							funds received to provide health care facilities in the borough.
*91: H/33291C			£5,416.75							funds to be held as a returnable deposit for highways works (to be later refunded).
*93: P/T/278/85			£5,000.00							funds received to provide health care facilities in the borough.
*97: H/39/304C			£6,448.10							funds to be held as a returnable deposit for highways works (to be later refunded).
*98: H/40/306D			£0.00							funds received to provide health care facilities in the borough.
*99: H/41/309D			£0.00							funds received to provide health care facilities in the borough.
*100: H/42/429G			£337,574.00							funds received to provide health care facilities in the borough.
*101: P/T/137/500A			£10,000.00							funds to be used by TfL for traffic study at Bulls Bridge roundabout
*102: P/T/138/500B			£20,000.00							funds to be used towards TfL scheme at Bulls Bridge roundabout
*106: H/47/329E			£14,066.23							funds received to provide health care facilities in the borough.
*108: H/49/283B			£447,149.63							funds received to provide health care facilities in the borough.
*108: H/50/335F			£12,444.41							funds received to provide health care facilities in the borough.
*111: P/T/278/86/339			£20,000.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*114: H/55/547D			£12,162.78							funds received to provide health care facilities in the borough.
*117: H/60/346B			£7,587.72							funds received to provide health care facilities in the borough.
			£2,777,488.48							

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
June figs	14,142,736.87	7,852,440.05	3,297,900.32	2,992,396.50

income 30 sept 15	income 30 Jun 15	
31,515,904.65	30,979,307.91	536,596.74
		536,596.74
exp 30 Jun 15	exp 30 Jun 15	
17,382,389.45	16,836,571.04	545,818.41
		545,818.41

total bal	spendable unalloc:	unspendable	allocated (live/not live)
14,133,515.20	8,184,331.84	3,145,585.10	2,803,598.26
			2,798,952.66

-	9,221.67	331,891.79	-	152,315.22	-	188,798.24
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-	9,221.67
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		Dec report			Sept rpt		S106 unspendable			not allocated		
		Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
		at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29)	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827		58,827		5,000	5,000				0
PT278/30/115 *22	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447 Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	572,732	572,732		572,732		568,232	568,232				0
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	385,827	385,827		385,827		188,379	188,379				0
PT278/44/87A *20	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673		278,673		197,592	197,592				0
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458		7,458		5,000	5,000				0
PT278/47	Refunds Various		12,339	(12,339)	12,339							0
PT278/48	No Legal Agreement Various	74,984	74,984		74,984							0
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106 Land at Rockingham Road, Riverside	63,873	63,873		63,873		63,873	63,873				0
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595 Harlington Community School Sports Centre, Pinkwell Lane, Hayes /	33,510	33,510		33,510							0
PT278/51/128 *36	18948/APP/2000/2427	4,847	4,847		4,847							0
PT278/55/10A *14 (Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499		161,499		161,036	161,036				0
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284 The Dairy Farm, Breakspear Road North, Harefield	381,642	381,642		381,642							0
PT278/58/143 PT278/60/147 A	27314/APP/2005/844	1,000	1,000		1,000							0
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Highways	16,500	16,500		16,500		15,000	15,000				0
PT278/60/147 B	45658/APP/2002/3012	55,126	55,126		55,126							0
PT278/61/148 A	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082 Hayes Goods Yard	2,000	2,000		2,000							0
PT278/62/149 PT278/63 *49	10057/APP/2004/2996&2999	2,000	2,000		2,000							0
PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote	25,000	25,000		55,000	(30,000)			20,000	20,000		0
	SECTION 278 SUB - TOTAL	2,137,998	2,148,337	(10,339)	2,178,337	(30,000)	1,199,112	1,199,112	20,000	20,000		0
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915		328,915		328,915	328,915				0
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335		399,335		136,690	136,690				0
PT/08/68A&B (See also PT/66)	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418		12,418							0
PT/11/45	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248		3,248							0
PT/18/38B (See also E/25/38A)	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	135,981	135,981		135,981		59,068	59,068				0
PT/20/70	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915		19,915							0
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485		113,485			893	(893)			0
PT/24/55 (see E/08)	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 362/BH/97/0714	22,935	22,935		22,935		22,935	22,935				0
PT/25/56 *24	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310		36,310		36,310	36,310				0
PT/37/40B-C (see: PPR/29)	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808		553,808							0
PT37/40E	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819		31,819		31,819	31,819				0
PT/41/94A (See also E/29)	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	9,506	9,506		9,506		9,506	9,506				0
*19 PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	4,777	4,777		4,777		4,777	4,777				0
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	5,703	5,703		5,703		5,703	5,703				0
PT/42/41 *31	Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	50,000	50,000		50,000		50,000	50,000				0
PT/44/03	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	157,292	157,292		157,292							0
PT/45/58 PT/50/15B (see also: PPR/07)	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018 County Court Site Traffic Management	30,000	30,000		30,000							0
		35,757	35,757		35,757							0

PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme										
*45	10850/5/97/2005	3,520	3,520	3,520						0	
PT/54/21C	Former EMI Site, Dawley Road - Landscaping	57,000	57,000	57,000						0	
PT/54/21D	Former EMI Site, Dawley Road - HGV Signage	39,739	39,739	39,739						0	
PT/56/26A	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing	2,676,600	2,601,600	75,000	2,601,600					0	
(see: PPR/18 & E/17)											
PT/57/27C	(see: EYL/35 & E/18)										
*34	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	13,882	13,882	13,882		12,511	12,511			0	
PT/61/89B	LHR Training Centre, Stockley Close / 51458/97/1537	25,000	25,000	25,000						0	
(see: E/35)	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting	18,863	18,863	18,863						0	
PT/65/74A	(see EYL/40, E/20 & E/21)										
PT/66/51	White Hart Public House, 1186 Uxbridge Road, Hayes	5,261	5,261	5,261						0	
(See also PT/08)											
PT/67/95A	(Formerly E30/95A)										
	Land At Royal Lane Hillingdon	3,440	3,440	3,440						0	
	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296	42,925	42,925	42,925						0	
PT/68/96A	Land at West Drayton Depot Stockley Road West Drayton - Landscaping	5,463	5,463	5,463						0	
PT/69/97A	(see: E/22)										
PT/70/98A	(see: EYL/46 & E/23)										
	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552	25,590	25,590	25,590						0	
PT/71/99	11005/AG/97/360	250,000	250,000	250,000						0	
PT/72/88B	Land at Hales Yard Springwell Lane, Harefield	41,720	41,720	41,720						0	
(see: PT/73 & EYL/47)											
PT/73/88C	Land at Hales Yard, Springwell Lane, Harefield	9,840	9,840	9,840						0	
(see: PT/72 & EYL/47)											
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	34,213	34,213	34,213						0	
PT/77/123	Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	49,588	49,588	49,588						0	
PT/78/10B	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	27,201	27,201	27,201						0	
(See also PT/278/55)											
PT/79/108A	(formerly PT/278/41)										
PT/80/112	Larchmont, Ladygate Lane, Ruislip.	74,594	74,594	74,594						0	
(formerly PT/278/05)											
PT/82/114	Grand Union Park, Packet Boat Lane, site ref. 1197 (various applications)	46,418	46,418	46,418						0	
(formerly PT/278/23)											
PT84/87B-D	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	12,785	12,785	12,785						0	
(Formerly part of PT/278/44)											
	Brunel s106 16 April 04	14,396	14,396	14,396						0	
	532/SP/2002/2237										
	MOD Records Office, Stockley Road, Hayes - Offsite Footpath	3,127	3,127	3,127						0	
PT/88/140 B	18399/APP/2004/2284	488,717	488,717	488,717		488,717	488,717			0	
PT/88/140C	MOD Records Office, Stockley Road, Hayes - Public Transport	70,516	70,516	70,516		70,516	70,516			0	
*38											
PT/88/140F	18399/APP/2004/2284	1,018	1,018	1,018						0	
*46	MOD Records Office, Stockley Road, Hayes - Parking	40,290	40,290	40,290						0	
PT/91/142A	58866/APP/2005/1087	20,046	20,046	20,046						0	
PT/92/154	5, 7, 7a & 10 Westlands Industrial Estate	32,073	32,073	32,073						0	
PT/93/147C	1902/APP/2005/2370	15,010	15,010	15,010						0	
PT/93/147D	DERA Site, Kingston Lane, West Drayton - Traffic Calming	20,046	20,046	20,046						0	
	45658/APP/2002/3012										
	DERA Site, Kingston Lane, West Drayton - Cycle Network	32,073	32,073	32,073						0	
	45658/APP/2002/3012										
	Former Honeywell Site, Trout Road, West Drayton - Footpath	10,500	10,500	10,500						0	
PT/95/161A	335/APP/2002/2754	15,000	15,000	15,000						15000	
PT/96/164	26-38 Windsor Street (Westcombe House), Uxbridge	40,000	40,000	40,000						40000	
PT/97	13544/APP/2005/31	5,000	5,000	5,000						5000	
PT/98	Colham House Taxi Rank Relocation	10,000	10,000	10,000						10000	
PT/99	27298/APP/2006/875	30,066	30,066	30,066						30066.7	
PT/100	Colham House Footpath Re-Paving	10,000	10,000	10,000						10000	
PT/101	27298/APP/2006/875	151,948	151,948	151,948						151947.8	
PT/102	11 - 21 Clayton Road, Hayes	100,000	100,000	100,000						100000	
PT/103	56840/APP/2004/630	10,000	10,000	10,000						10000	
PT/104	Honeywell Site, Trout Road Yiewsley	6,486,241	6,301,241	185,000	6,265,484	35,757	1,257,467	1,259,055	(1,588)	252,014	252,014
	335/APP/2002/2754										
	West Drayton to Heathrow Cycle Scheme										
	DRA Site at Kingston Lane										
CSL/1/13	(formerly EYL/15/13)										
	Sainsbury-Minet D. / 40601H/91/1970	1,433,000	1,433,000	1,433,000						0	
CSL/2/147E	DERA Site, Kingston Lane, West Drayton - Community Facility	243,005	243,005	243,005						243005.77	
	45658/APP/2002/3012										

CSL3/1401 CSL4/152A	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	66,134	66,134	66,134	66,134	66133.52
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 CULTURE, SPORT AND LEISURE SUB - TOTAL	19,839	19,839	19,839	19,839	19839.13
		1,761,977	1,761,977	1,761,977	328,977	328,977
EYL/03/12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174	668,174		0
EYL/14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640	21,640		0
EYL/19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620	31,620		0
EYL/28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318	20,318		0
EYL/29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836	36,836		0
EYL/30/30 EYL/31/19A	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898	161,898		0
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements / 49542F/98/1509	194,922	194,922	194,922		0
EYL/38/104	Land at North Works, Summerhouse Lane, Harefield 201A/J/98/2472	394,733	394,733	394,733		0
see: PT/278/22 EYL/39/65A		121,107	121,107	121,107		0
EYL/40/74D						
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357 Heme House, Church Walk, Hayes 15405/APP/2003/188 339-353 High Street, Harlington 53740/APP/99/310	18,900	18,900	18,900	18,900	0 18,900
EYL/43/67		66,514	66,514	66,514		0
EYL/44/81		18,680	18,680	18,680		0
EYL/45/82	113 Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467 Land at 9 Orchard Drive Cowley 11972/APP/2003/1546 2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	18,610	18,610	18,610		0
EYL/49/106		11,465	11,465	11,465		0
EYL/55/110 EYL/56/108B& C		69,984	69,984	69,984		0
(See also PT/278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865	22,865		0
EYL/57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440	167,440	167,440	167440.09
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783 5 - 19 Botwell Lane Hayes 53799/APP/2003/360	13,565	13,565	13,565	13,565	0 13,565
EYL/60/131	St Vincent's Hospital Northwood 138/APP/2001/1240	19,427	19,427	19,427		0
EYL/62/137	Land at Dalegarth & Rydall Orchard View Cowley 55481/APP/2003/2735 3 Reginald Road, Northwood 58866/APP/2004/274	371,818	371,818	371,818	197,818	197817.94
EYL/63/138		8,417	8,417	8,417	8,417	0 8,417
EYL/65/142B		28,460	28,460	28,460	15,321	15321.45
EYL/66/144	68 Ducks Hill Road 11900/APP/2005/1087 6A Swan Road West Drayton 9037/APP/2005/2945	179,174	179,174	179,174	86,922	86921.5082
EYL/67/145		21,276	21,276	21,276		0
EYL/68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663	68,663		0
EYL/69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876 35 The Drive, Ickenham 32381/APP/2004/282	30,346	30,346	30,346	16,205	16204.9883
EYL/70/151	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	471,253	471,253	471,253		0
EYL/71/155B	18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	13,120	13,120	13,120		0
EYL/72/156						
EYL/73/157	23b Green Lane, Northwood 38244/APP/2005/2654 29 Dawley Road, Hayes 11280/APP/2005/678	21,063	21,063	21,063	11,248	11247.642
EYL/74/158		14,543	14,543	14,543		0
EYL/75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680 18a Colham Ave, West Drayton 29679/APP/2006/1048	19,129	19,129	19,129	19,129	0 19,129
EYL/76/163	DERA Site, Kingston Lane, West Drayton	18,939	18,939	18,939	8,826	0 8,826
EYL/77/147F	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	328,366	328,366	328,366		0
EYL/78/161B	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	238,153	238,153	238,153		0
EYL/79/140G		768,003	768,003	768,003	357,890	0 357,890
EYL/80/165	Land Rear of 4-20 Acacia Avenue, Yewlsley 39054/APP/2004/2894	77,511	77,511	77,511		0
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872 367-371, High St, Harlington 19758/APP/2005/371	29,087	29,087	29,087	15,532	15532.458
EYL/82		45,214	45,214	45,214		0
EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844 37, Watford Rd., Northwood 35199/APP/2006/884	73,803	73,803	73,803	73,803	73802.65
EYL/83		7,722	7,722	7,722	7,722	7721.63
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999 11-21, Clayton Rd, Hayes 56840/APP/2004/630	262,182	252,606	252,606	9,576	0
EYL/85		98,853	98,853	98,853	98,853	98852.87
EYL/86	Honeywell Site, Trout Rd., Yewlsley 335/APP/2002/2754	765,637	765,637	765,637	405,787	529545.08 (123,758)
EYL/88	former True Lovers' Knot Public House,	66,591	66,591			

EDUCATION, YOUTH AND LEISURE										
SUB - TOTAL		6,120,274	6,044,107	76,167	6,044,107			1,523,377	1,220,408	302,969
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000		100,000					0
PPR/05/33	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778		66,778					0
PPR/07/15A										
(see: PT/50)										
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570		150,570					0
*8	Abbess Warehouse, Hayes / 49614B/96/110	30,000	30,000		30,000					0
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195		86,195					0
PPR/13/19C										
(see: PT/51, EYL/31 & E/12)	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803		15,803					0
PPR/15/21B										
(see: PT/54 & E/13)	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081		131,081					0
PPR/24/05	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000		200,000					0
*35										
PPR/26/84	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000		10,000					0
PPR/32/50	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466		47,466					0
(Formerly PT/02)										
PPR/33/139	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000		5,000					0
PPR/34/140D	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171		78,171					0
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250		13,250					0
PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200		4,200					0
PPR/40/147G	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153		67,153	30,000	30,000			0
PPR/41/167	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500		8,500					0
PPR/42	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939		78,939					0
PPR/43	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000		10,000					0
PPR/44	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229		18,229					0
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336		1,121,336	30,000	30,000			
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41708C/91/1904	59,556	59,556		59,556					0
E/06/2A	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000		100,000					0
E/09/11B										
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021		38,021					0
E/10/85	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000		25,000					0
(see: PT/36) E/13/21A										
(formerly PT/54/21A) E/17/26D	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000		25,000					0
(see: PT/56 & PPR/18) E/18/27B	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400		1,323,400					0
(see: PT/57 & EYL/35) E/19/36	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274		125,274					0
(see: PPR/21) E/21/74C	Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999		43,999					0
(see: PT/65, EYL/40 & E/20) E/22/97B	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370		5,370					0
(see: PT/69) E/24/62	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463		5,463					0
(See also PT/60 & PPR/23) E/25/38A	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940		13,940					0
(See also PT/18/38B) E/26/93	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015		39,015					0
(Formerly PT/33) E/27/92	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204		12,204					0
(Formerly PT/36) E/28/71	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000		50,000					0
(Formerly PT/40) E/28/71	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692		12,692					0

E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852						0		
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	42,172						0		
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500						0		
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	8,607				52,114	52,114	0		
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437 9-15 Harefield Rd, Uxbridge	10,000	10,000	10,000				10,000	10,000	0		
E/39/160	59532/APP/2005/2401	8,532	8,532	8,532						0		
E/40/155C E/41/49 (Formerly PPR/31/49)	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970	20,147	20,147	20,147				20,147	20,147	0		
E/42/140J	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	453,000	453,000	453,000						0		
E/43/1B E/44 E/45	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710 Air Quality Action Plan Porters Way Play Area	11,544	11,544	11,544				11,544	11,544	0		
E/46	Former True Lovers Knot P.H Green Spaces provision	25,000	25,000	25,000						0		
	ENVIRONMENT SUB -TOTAL	21,195	21,195	21,195						0		
		3,768,333	3,597,138	171,195	3,597,138			93,805	93,805			
H/1/152C	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562	8,562						0		
*40	9-15 Harefield Rd, Uxbridge	8,562	8,562	8,562			8,562	8,562		0		
H/2/160B H/3/155A	59532/APP/2005/2401	300,000	300,000	300,000				300,000	300,000	0		
*41	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	74,041	74,041	74,041			74,041	74,041		0		
H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	51,133	51,133	51,133			51,133	51,133		0		
*43	18399/APP/2004/2284	51,133	51,133	51,133			51,133	51,133		0		
H/5/161C	Former Honeywell Site, Trout Road, West Drayton	50,032	50,032	50,032			50,032	50,032		0		
*44	335/APP/2002/2754	50,032	50,032	50,032			50,032	50,032		0		
H/6	11-21, Clayton Rd., Hayes	30,066	30,066	30,066			30,066	30,066		0		
*48	56840/APP/2004/630	30,066	30,066	30,066			30,066	30,066		0		
H/7	Hayes and Harlington Scrapyard. Health Provision	2,908	2,908	2,908						0		
		516,742	513,834	2,908	513,834	5,757	213,834	213,834	(1,588)	300,000	300,000	
		21,912,902	21,487,970	424,931	21,482,213		2,700,413	2,702,001		2,518,173	2,215,204	
										0	0	302,969

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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

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
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Plans for Central & South Applications Planning Committee

Thursday 28th January
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 11A WOODSTOCK GARDENS HAYES

Development: Erection of a two storey building to provide 1 x 3-bed, 2 x 1-bed and 1 x studio self contained flats with associated parking and amenity space involving demolition of existing bungalow

LBH Ref Nos: 6670/APP/2015/1036

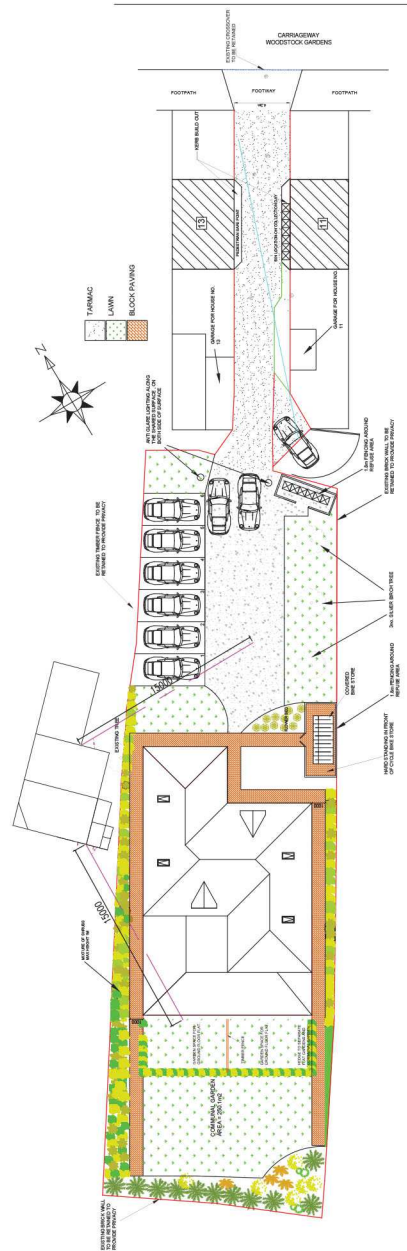
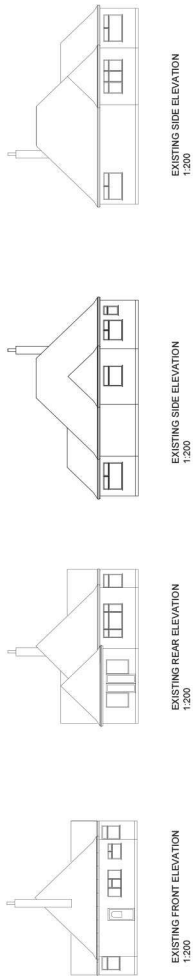
Date Plans Received: 19/03/2015 **Date(s) of Amendment(s):** 19/03/2015

Date Application Valid: 29/04/2015

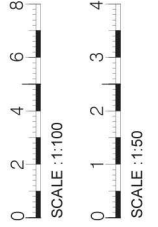
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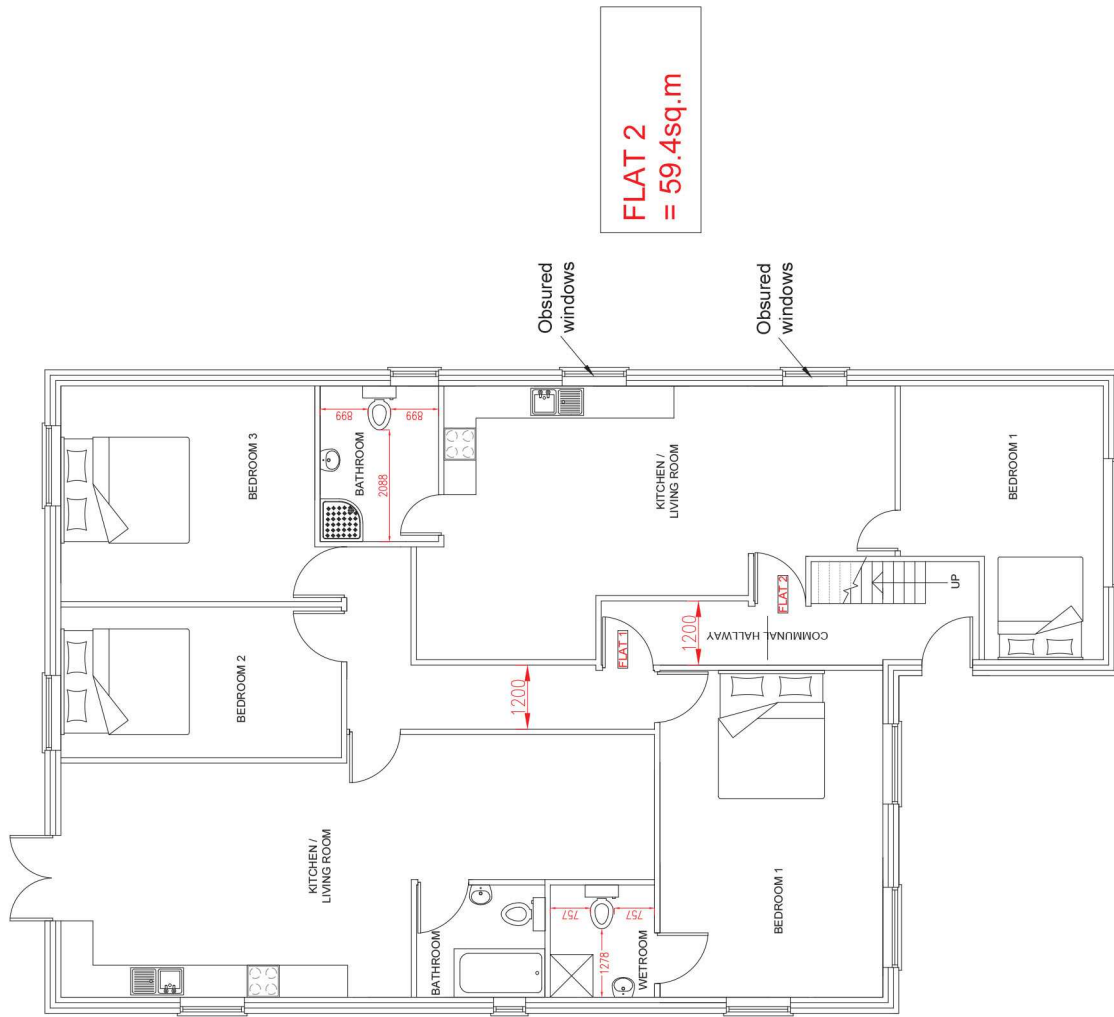
LOCATION PLAN
1:1250 @ A1



BLOCK PLAN
1:200 @ A1



Revision	
B	Amendments to block plan
C	Garage spaces indicated on block plan
General Notes:	
This drawing is not to be issued. The main contractor is responsible for all dimensions on site prior to commencement of work on site.	
Please note that contractor must only commence site planning, building control and any other approvals have been received. It is the responsibility of the owner / contractor to commence prior to these approvals.	
Project	
11a Woodstock Gardens	
Hayes	
UB4 8BA	
Description	
Existing Elevations	
Location and Block Plan	
Scale	
As Shown	Designed Drawn Date
AB	CM
Project No.	
Drawing No.	
E/A1	01
Rev.	
C	



Revision

D Amendments made as per planning officers requests

General Notes:

This drawing is not to be scaled. The main contractor is responsible for all dimensions on site prior to commencement of work on site.

Please note that contractor must only commence any planning building control and any other approvals have been received. It is the responsibility of the owner / contractor to commence prior to these approvals.

Project

11a Woodstock Gardens
Hayes
UB4 8BA

Description

Proposed Ground Floor Plan

Scale

1:50

Designed

AB

Drawn

CM

Date

Project No.

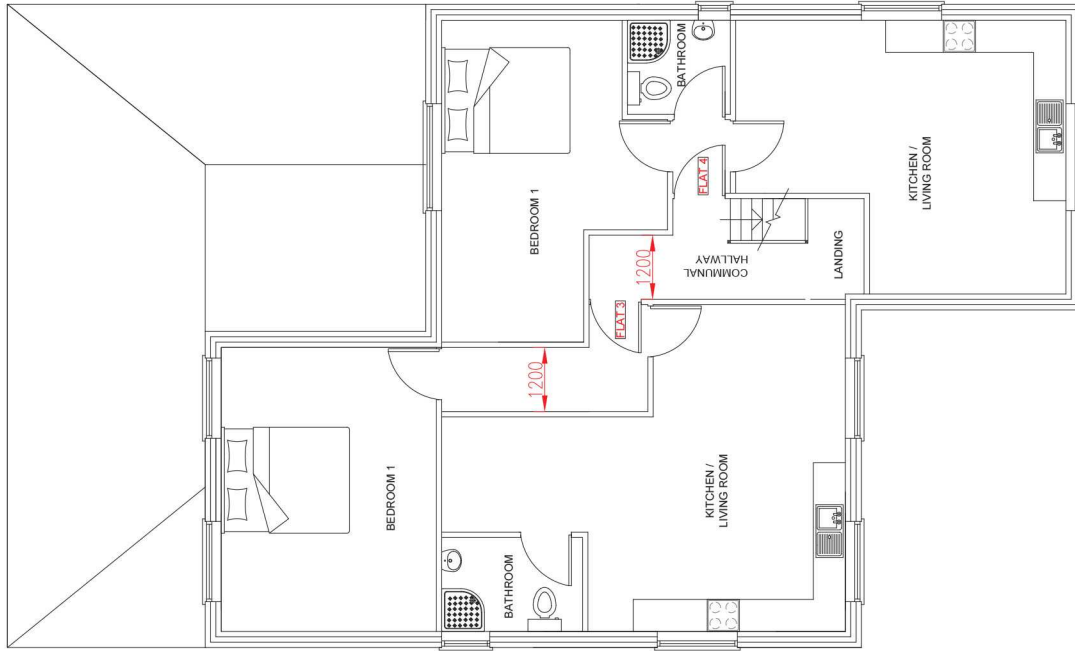
E/A1

Drawing No.

01

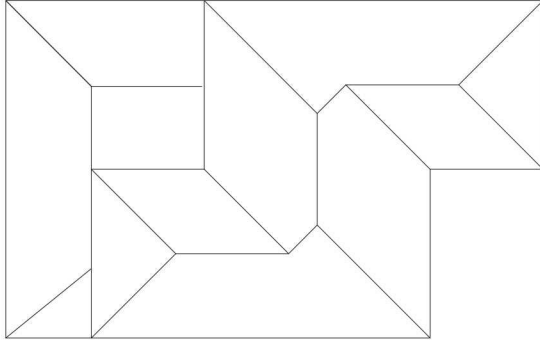
Rev.

D



FLAT 3
= 58.61sq.m

FLAT 4
= 52.06sq.m



PROPOSED ROOF PLAN
1:100 @ A1

PROPOSED FIRST FLOOR PLAN
1:50 @ A1



Revision

General Notes:

This drawing is not to be issued. The main contractor is responsible for all dimensions on site prior to commencement of work on site.

Please note that contractor must only commence work after planning, building control and any other approvals have been received. It is the responsibility of the owner / contractor to commence prior to these approvals.

Project

11a Woodstock Gardens
Hayes
UB4 8BA

Description

Proposed First Floor Plan

Scale

1:50

Designed

AB

Drawn

CM

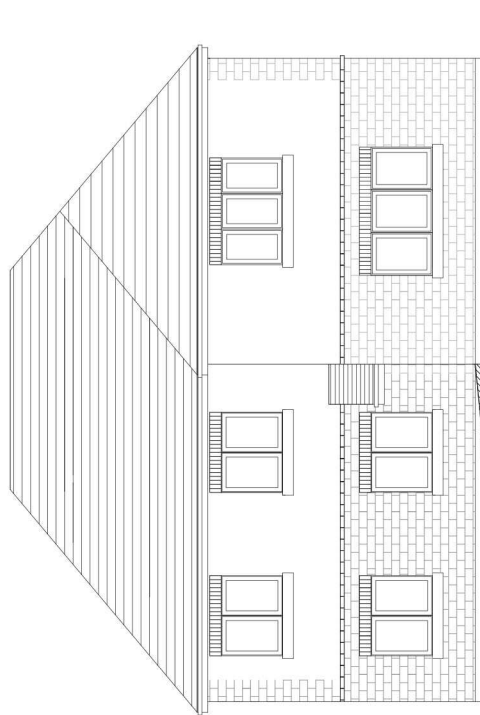
Date

Project No.

E/A1

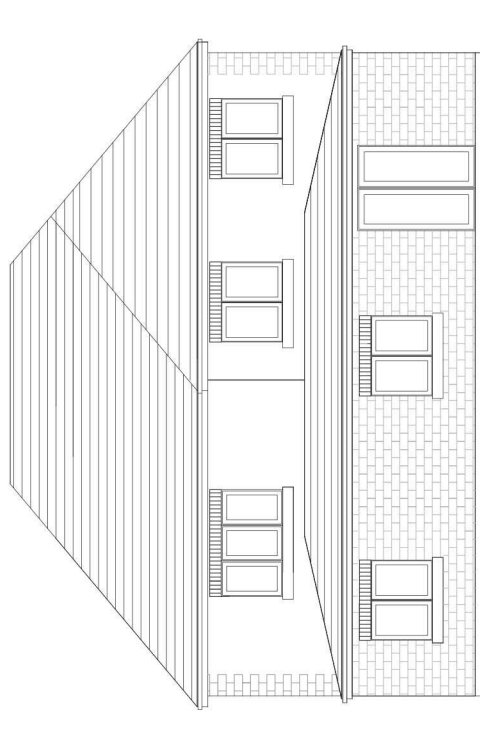
Drawing No.

Rev.

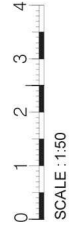


Level access will be provided, a fall of 1:50 will be provided at the principal entrance

PROPOSED FRONT ELEVATION
1:50 @ A1



PROPOSED REAR ELEVATION
1:50 @ A1



Revision

A

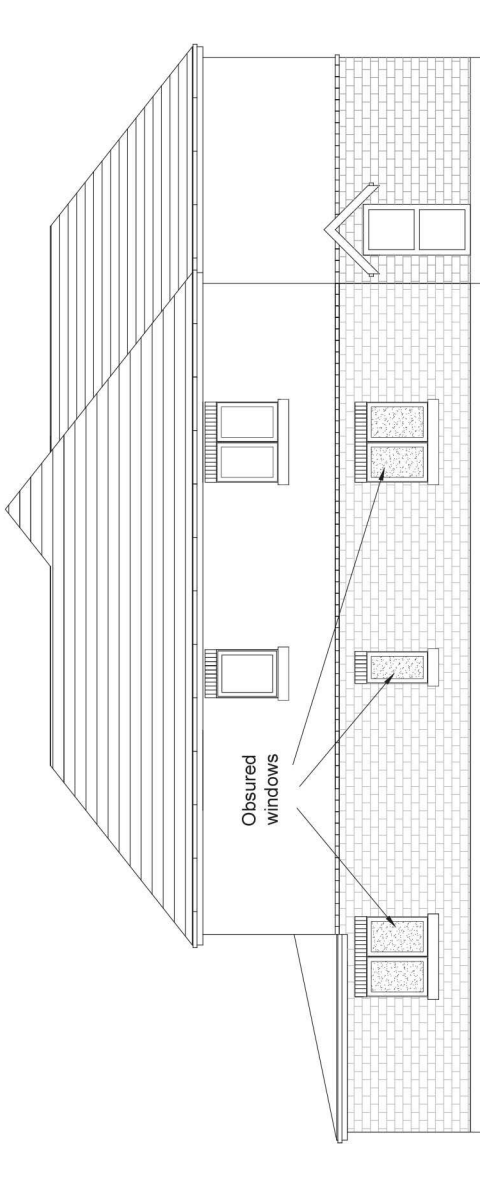
General Notes:
This drawing is not to be issued. The main contractor is responsible for all site dimensions on site prior to commencement of work on site.
Please note that contractor must only commence site planning, building control and any other approvals have been received. It is the responsibility of the owner / contractor to commence prior to these approvals

Project
11a Woodstock Gardens
Hayes
UB4 8BA

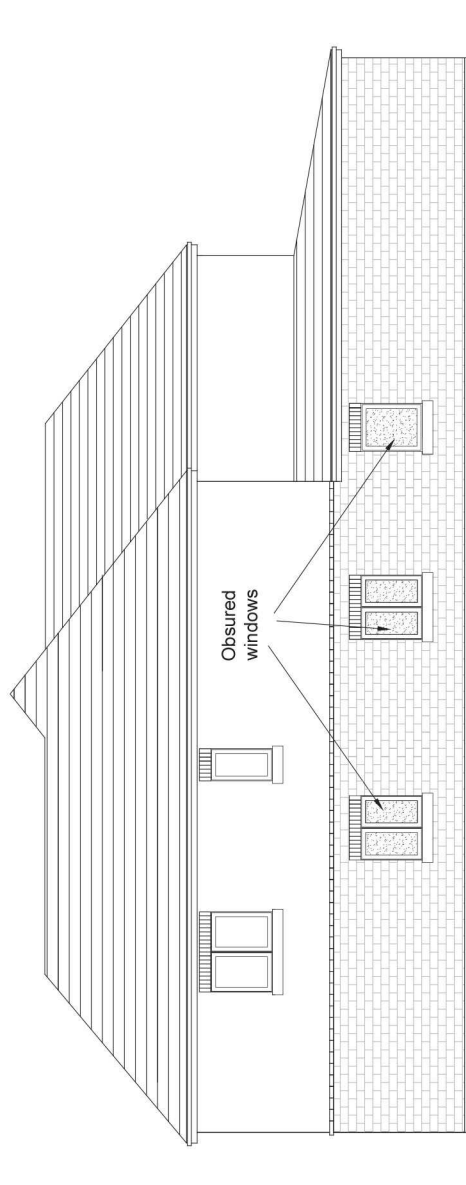
Description

Proposed Elevations

Scale	1:50	Designed	AB	Drawn	CM	Date	03/2015	
Project No.	E/A1	Drawing No.		01	Rev.			A



PROPOSED SIDE ELEVATION
1:50 @ A1



PROPOSED SIDE ELEVATION
1:50 @ A1



Revision

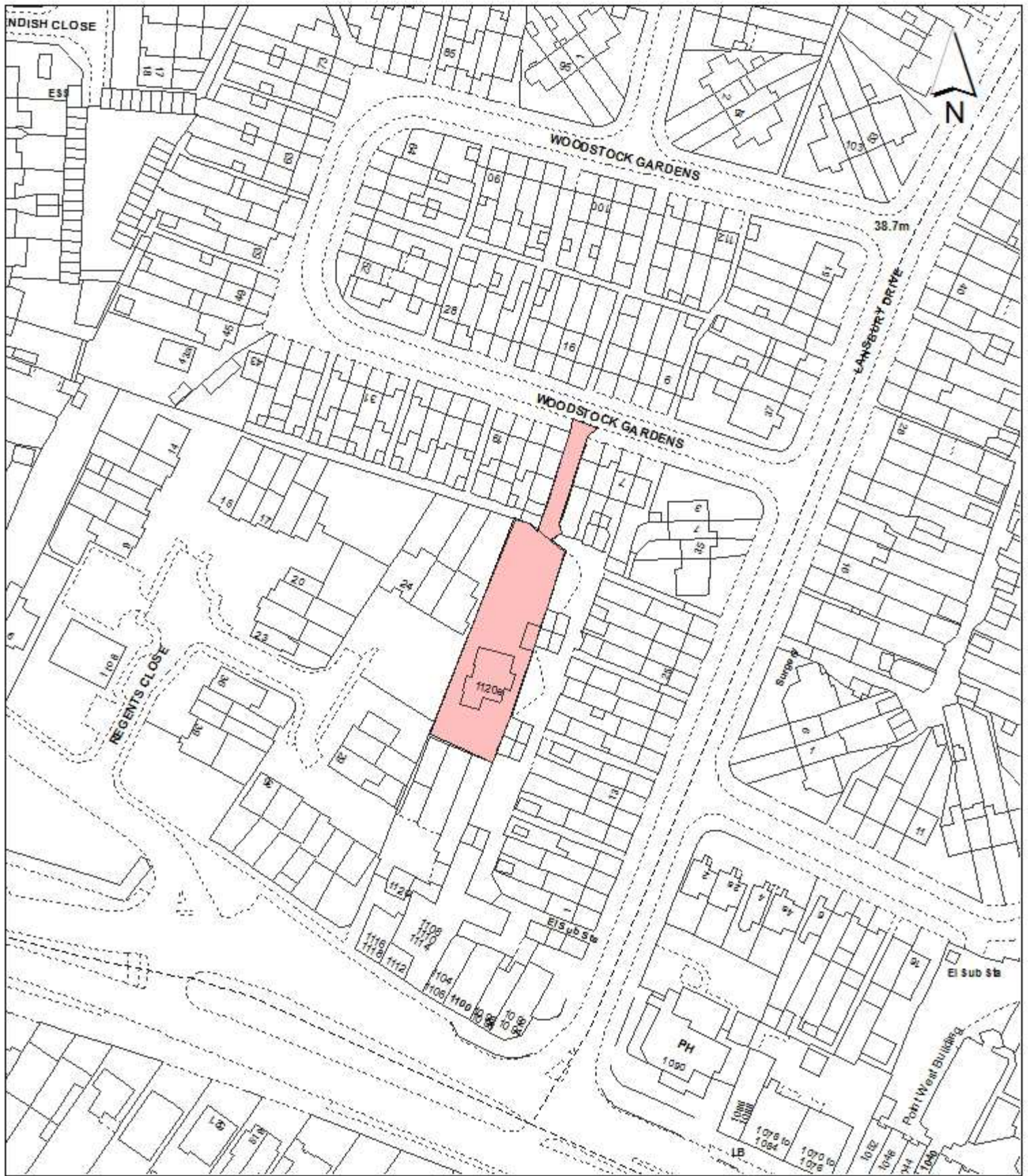
General Notes:
This drawing is not to be issued. The main contractor is responsible for all site preparations on site prior to commencement of work on site.
Please note that contractor must only commence work planning building control and any other approvals have been received. It is the responsibility of the owner / contractor to commence prior to these approvals

Project
11a Woodstock Gardens
Hayes
UB4 8BA

Description

Proposed Elevations

Scale	1:50	Designed	AB	Drawn	CM	Date	03/2015
Project No.	E/A1	Drawing No.		01		Rev.	



Notes:

 Site boundary

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Site Address:

**11A WOODSTOCK GARDENS
HAYES**

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

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

Planning Application Ref:

6670/APP/2015/1036

Scale:

1:1,250

Planning Committee:

C&S Page 154

Date:

January 2016

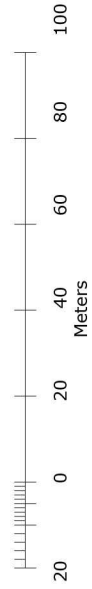
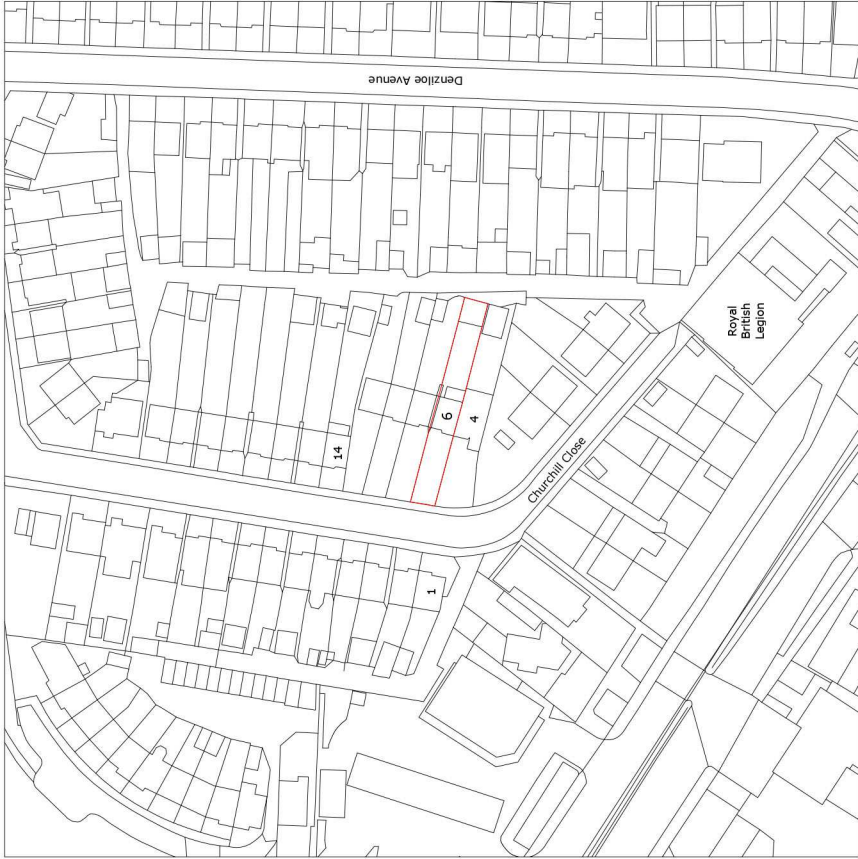


HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 6 CHURCHILL AVENUE HILLINGDON
Development: Single storey detached outbuilding to rear for use as a granny annex involving demolition of existing shed
LBH Ref Nos: 71202/APP/2015/3325

Date Plans Received: 02/09/2015 **Date(s) of Amendment(s):** 02/09/2015
Date Application Valid: 08/09/2015



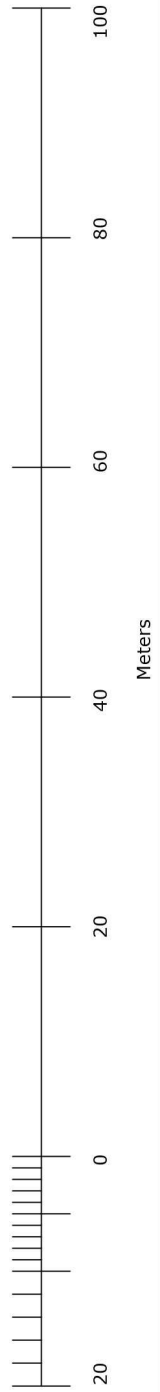
Client -
 Ms Karen Davies
 6 Churchill Avenue
 Hillingdon
 UB10 0EB

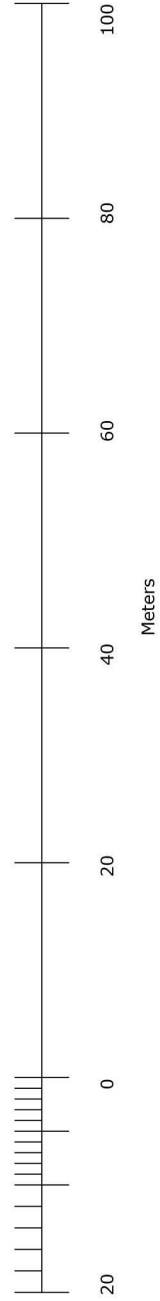
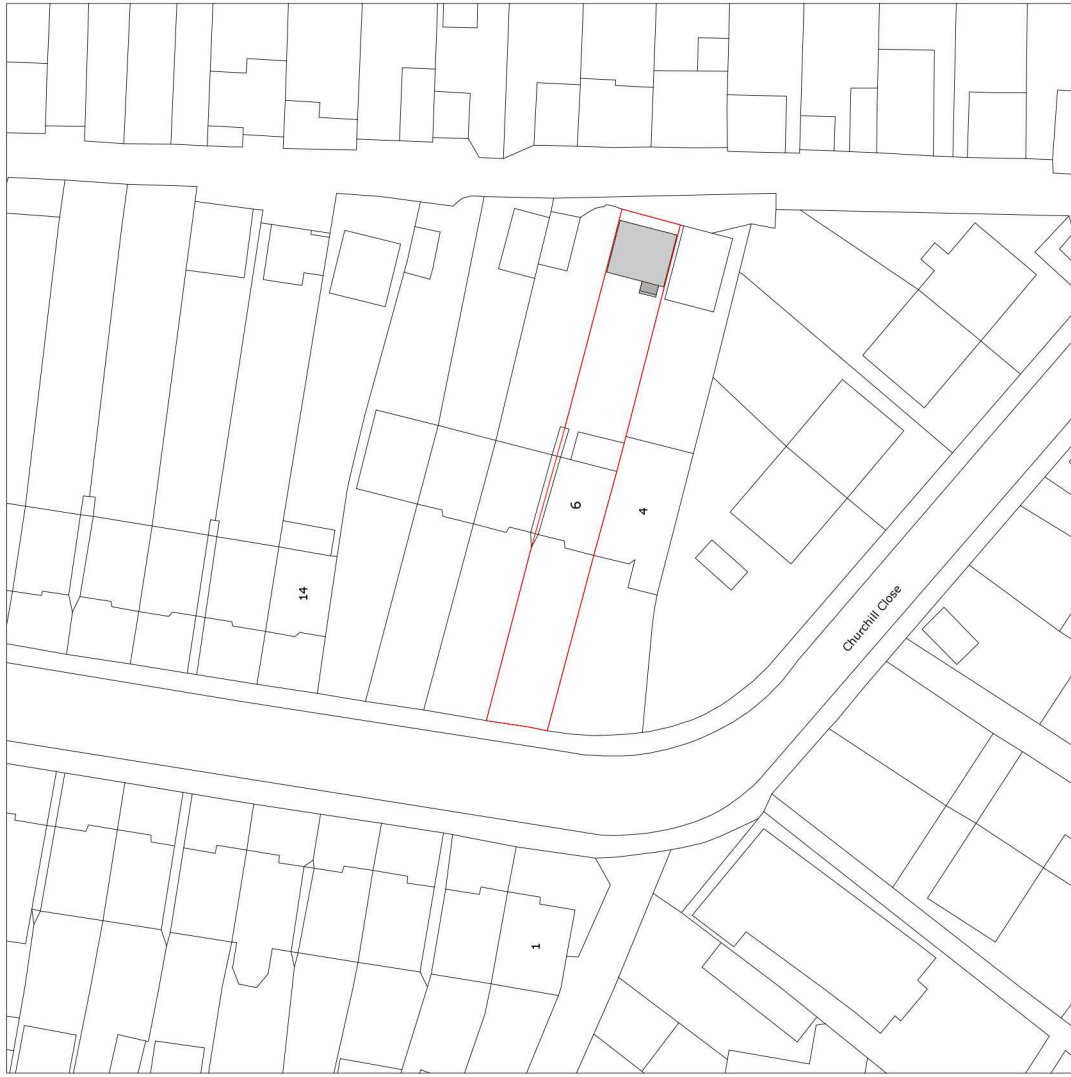


Granny Annexe, Head Office, Office A1,
 Sandy Business Park, 11 Gosforth
 Close, Sandy, Beds, SG19 1RB

Tel - 0800 334 5774
 Email - info@grannyannexe.com
 Web - www.grannyannexe.com

DWG No - 0290-08-15/01A - Location Plan
 Drawn by - CM
 Date - 12/08/2015
 Scale - 1:1250 @ A3



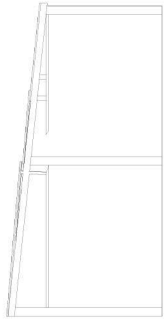


Client - Ms Karen Davies
 6 Churchill Avenue
 Hillingdon
 UB10 0EB

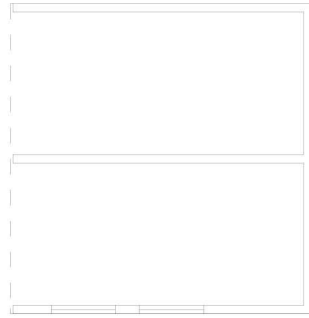
granny annexe®
 Granny Annexe, Head Office, Office A1,
 Sandy Business Park, 11 Gosforth
 Close, Sandy, Beds, SG19 1RB

Tel - 0800 334 5774
 Email - info@grannyannexe.com
 Web - www.grannyannexe.com

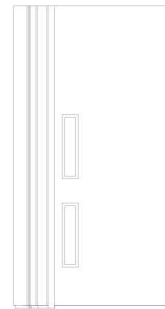
DWG No - 0290-08-15/03A - Proposed Site Plan
 Drawn by - CM
 Date - 12/08/2015
 Scale - 1:500 @ A3



North West Elevation



Plan



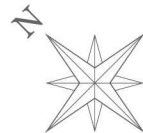
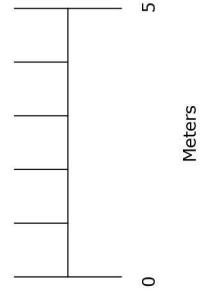
South West Elevation



North East Elevation



South East Elevation



Client - Ms Karen Davies
6 Churchill Avenue
Hillingdon
UB10 0EB

granny annexe®
Granny Annexe, Head Office, Office A1,
Sandy Business Park, 11 Gosforth
Close, Sandy, Beds, SG19 1RB
Tel - 0800 334 5774
Email - info@grannyannexe.com
Web - www.grannyannexe.com

DWG No - 0290-08-15/04A - Existing Elevation Drawing
Drawn by - CM
Date - 12/08/2015
Scale - 1:100 @ A3

FOUNDATIONS

Pressure-treated timber bearers on concrete pad foundations.

ROOF CONSTRUCTION

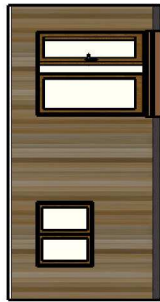
Flat Epdm rubber membrane Roof finished with black plastic rainwater guttering

JOINERY

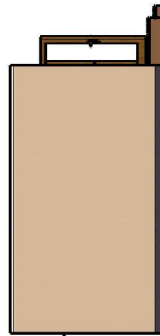
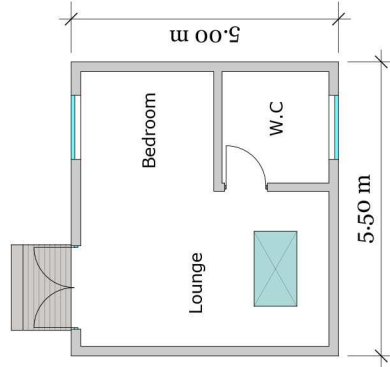
Glazing as shown in the drawings finished in UPVC

EXTERNAL CLADDING

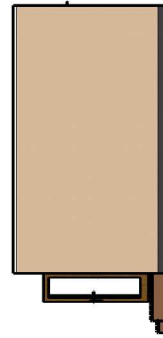
Clad in Red Western Cedar to front and light stone fire retardant render to three sides to comply with building regulations due to proximity to boundary.



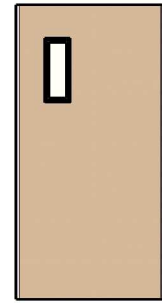
North West Elevation



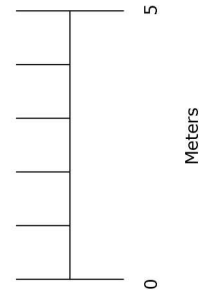
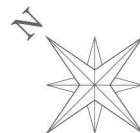
South West Elevation



North East Elevation



South East Elevation

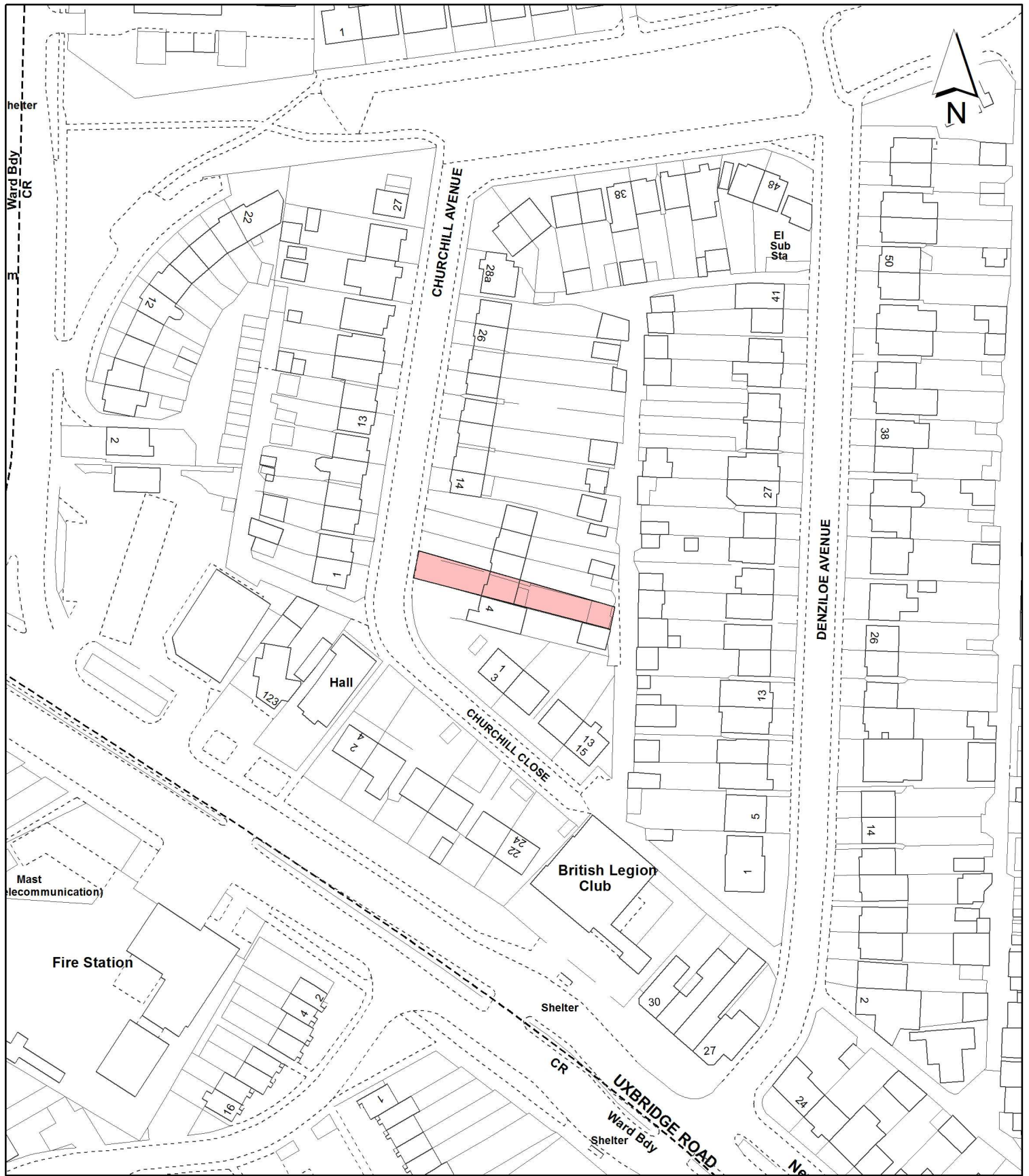


Meters

Client - Ms Karen Davies
6 Churchill Avenue
Hillingdon
UB10 0EB

granny annexe®
Granny Annexe, Head Office, Office A1,
Sandy Business Park, 11 Gosforth
Close, Sandy, Beds, SG19 1RB
Tel - 0800 334 5774
Email - info@grannyannexe.com
Web - www.grannyannexe.com

DWG No - 0290-08-15/05A - Proposed Elevation Drawing
Drawn by - CM
Date - 21/12/2015
Scale - 1:100 @ A3



Notes:

 Site boundary

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Site Address:

6 Churchill Avenue

Planning Application Ref:

71202/APP/2015/3325

Planning Committee:

C&S Page 161

Scale:

1:1,250

Date:

January 2016

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON
Development: Installation of 2 x non-illuminated fascia signs, 3 x non-illuminated door number vinyls and 10 x LED strip tube lighting
LBH Ref Nos: 532/ADV/2015/93

Date Plans Received: 09/11/2015 **Date(s) of Amendment(s):**
Date Application Valid: 09/11/2015



Project Name: **BRUNEL UNIVERSITY**
 BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
 Client: **BRUNEL UNIVERSITY**
 Planning
 Drawing Originator: **PASCALL+WATSON**
 Date: **1:1250 @ A1**
 Drawn By: **[Name]**
 Approved By: **[Name]**
 Project Number: **5386**
 Originator Discipline: **P-W**
 Level: **A**
 Drawing No.: **PL**
 Revision: **01**

PLANNING
 AMCC1 RESEARCH FACILITY
 PLANNING
 BUILDING SIGNAGE
 LOCATION PLAN

PASCALL+WATSON
 The Workhouses, 10 Blue Fries Lane, London EC4V 6ER
 T: +44 (0)20 3637 2500 www.pascall-watson.co.uk

Rev	Dim	Date	Description
/	MM	10/11/2015	PLANNING APPLICATION ISSUE

Key Plan
 Brunel University Campus
 Proposed Site
 0 10 20 30 40 50 100

Model File References List: Other Model Names, Version & Status:
 Brunel University London
 Brunel Centre for Advanced Solidification Technology
 BCST

Note: Contractors are responsible for the verification of all dimensions on site and the architect is to be notified of any discrepancies. The drawing may contain Ordnance Survey Map data and/or other data. © Crown Copyright and database right 2015. Ordnance Survey Licence number: 100006119.



Legend

- 1 Brunel University Logo Signage
- 2 BCAST Logo Signage
- 3 Door Identification Supergraphics
- 4 LED Strip Feature Lighting

PROPOSED NORTH-WEST VIEW - MAIN ENTRANCE

(foreground trees and existing ancillary buildings not shown for clarity)



PROPOSED VIEW FROM KINGSTON LANE

(Winter view - No green tree branches to block the view)

Notes:
Contractors are responsible for the verification of all dimensions on site and the architect is to be notified of any discrepancies immediately.
This drawing may contain Ordnance Survey Mapwork and/or Public Data. © Crown Copyright and database right 2013. Ordnance Survey Licence number: 100006119.

Model File Reference: Lst_0014 Model Name: Version 8 - Block



Key Plan

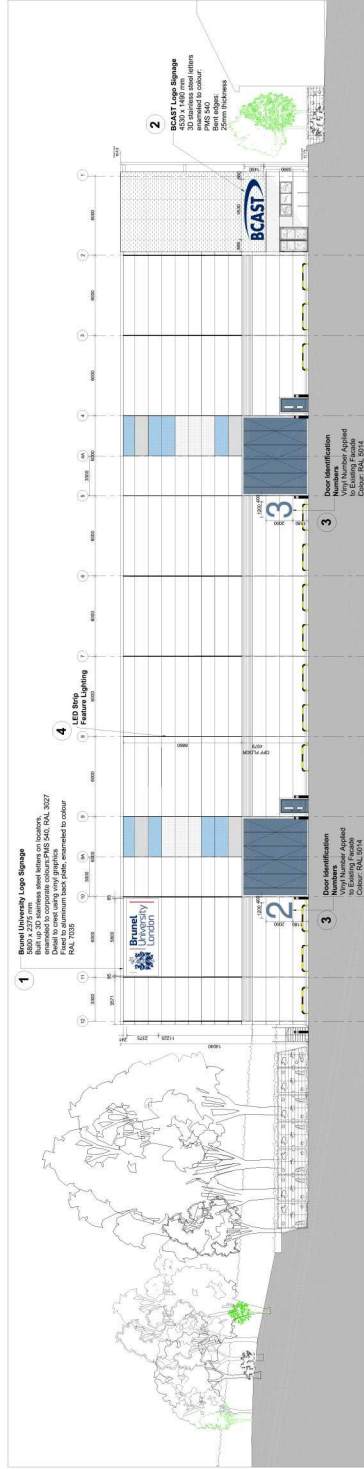
PLANNING

Rev	Dim	Date	Description
/	MM	14/11/2015	PLANNING APPLICATION ISSUE

PASCALL + WATSON
The Workshops, 10 Bosc, Friar Lane, London EC4A 6ER
T: +44 (0)20 3637 2500 www.pascall.co.uk

The **AMCC1 RESEARCH FACILITY**
PLANNING
BUILDING SIGNAGE
PAGE 2 OF 3

Project Name	BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY	Revision	PLANNING
Client	BRUNEL UNIVERSITY	Drawing Originator	PASCALL+WATSON
Drawn By	MM	Checked By	MM
Project Number	5386	Operator	P-W
Drawing No.	02	Level	PL
		Discipline	A
		Scale	@ A1
		Drawn Date	14/11/2015
		Drawn No.	02
		Revision	/

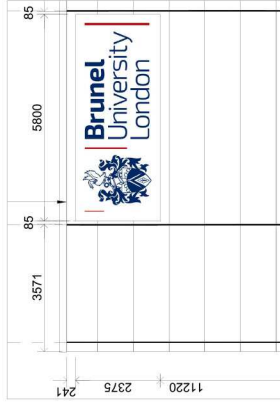


PROPOSED NORTH ELEVATION - MAIN ENTRANCE
1:200 @A1

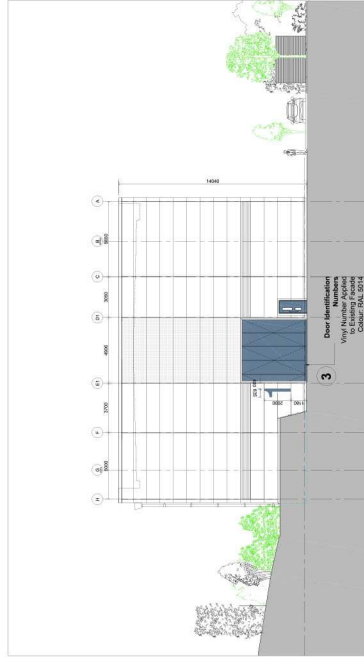
(foreground trees and existing ancillary buildings not shown for clarity)

1 Brunel University Logo Signage

5800 x 2375 mm
Built up 3D stainless steel letters on locators, enamelled to colours: PMS 540, RAL 3027
Detail to crest using vinyl graphics
Fixed to aluminum back plate, enamelled to colour RAL 7035



Brunel University Logo Signage
1:75 @ A1
To match adjacent picture

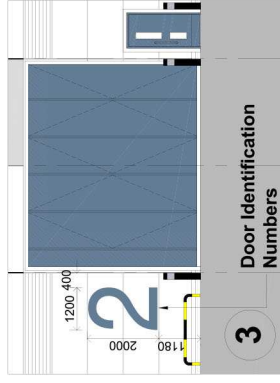


PROPOSED EAST ELEVATION
1:200 @A1

(foreground trees and existing ancillary buildings not shown for clarity)

3 Door Identification Numbers

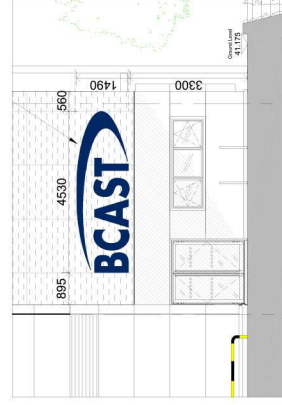
Vinyl Numbers Applied to Existing Facade
Colour: RAL 5014



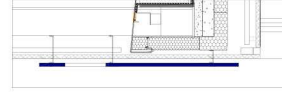
Door Identification Numbers
1:75 @ A1

2 BCASST Logo Signage

4530 x 1490 mm
3D Stainless Steel letters
Enamelled to colour: PMS 540
Bent edges: 2.5mm thickness

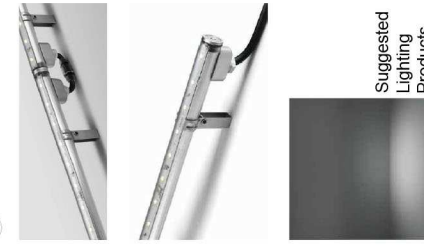


BCASST Logo
1:75 @ A1

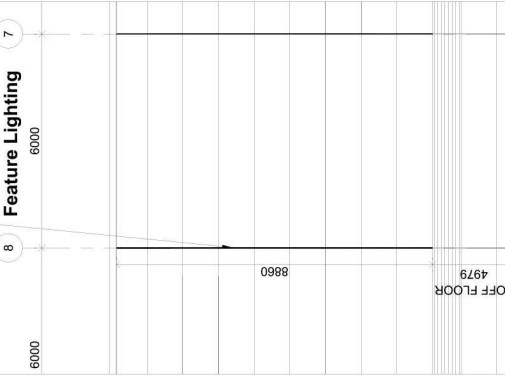


BCASST Logo
1:20 @ A1
Section

4 LED Strip Feature Lighting



Suggested Lighting Products



LED Strip Feature Lighting
6000

Note: Contractors are responsible for the verification of all dimensions on site and the architect is not liable for any errors. The drawing may contain Ordnance Survey Mapping and/or other data. © Crown Copyright and database right 2013. Ordnance Survey Licence number: 100006119.

Model File References: Lit_V014 Model Name: Version 8.0404.



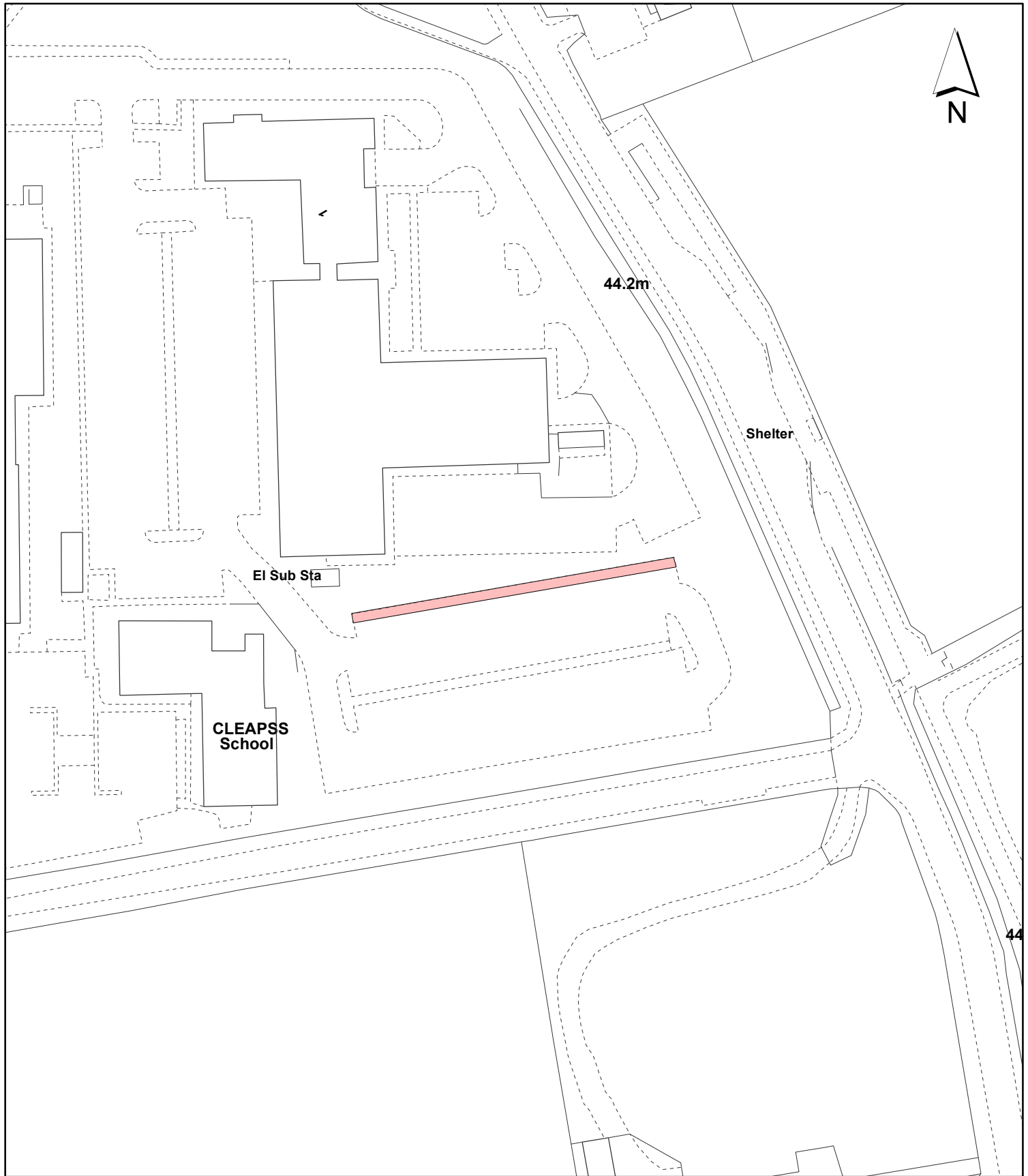
Key Plan

PLANNING

PASCALL + WATSON
The Workhouses, 10 Bunsen Street, London EC4A 3DF
T: +44 (0)20 3637 2500 www.pascall-watson.co.uk

AMCC1 RESEARCH FACILITY
PLANNING
BUILDING SIGNAGE
PAGE 3 OF 3

Project Name	BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
Client	BRUNEL UNIVERSITY PLANNING
Drawn By	Pascall+Watson
Checked By	1:200/275 @ A1
Project Number	5386
Discipline	P-W
Level	A
Revision	PL
Drawing No.	03
Client Job No.	/



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/ADV/2015/93

Scale:
1:1,000

Planning Committee:
C&S Page 166

Date:
January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CHAMBERS BUSINESS PARK SIPSON ROAD WEST DRAYTON
Development: 7 x two storey, 3-bed, semi-detached dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse
LBH Ref Nos: 70376/APP/2015/3764

Date Plans Received: 09/10/2015

Date(s) of Amendment(s):

Date Application Valid: 09/10/2015

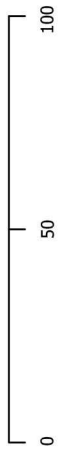


**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

LOCATION PLAN

Scale 1:1250 at A3

Drawing No. CBP / P15 / 01

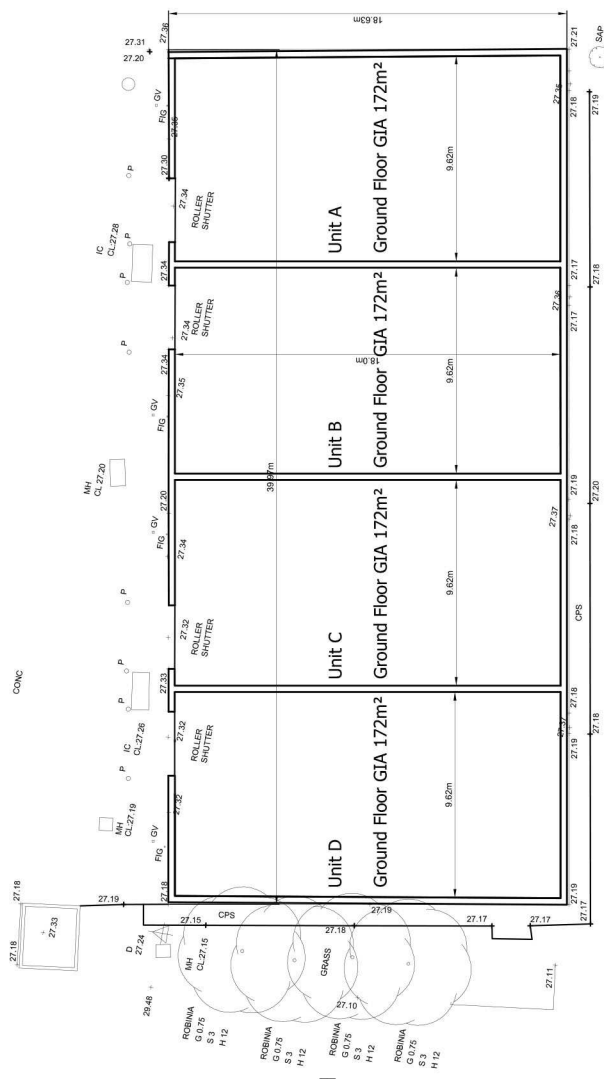


Chambers Business Park,
Sipson Road, Sipson UB7 0HX

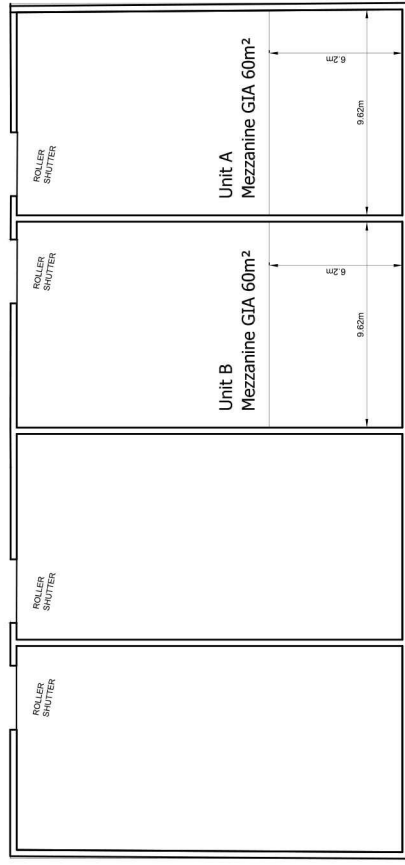
EXISTING WAREHOUSE UNITS
FLOOR PLANS

Scale 1:250 at A3

Drawing No. CBP / P15 / 25



GROUND FLOOR PLAN



MEZZANINE PLAN
(Units A and B only)





Existing / Proposed Comparison:

Existing building footprint: 749m²
 Proposed building footprint: 4833m²

Existing building volume: 4960m³
 Proposed building volume: 2976m³

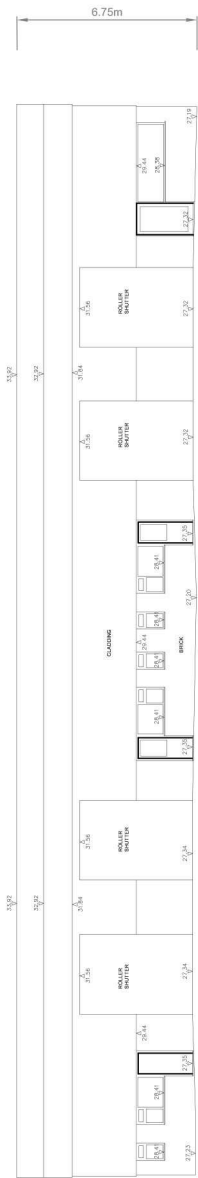
Existing area of hardstanding: 2439m²
 Proposed area of hardstanding: 859m²

**Chambers Business Park,
 Sipson Road, Sipson UB7 0HX**

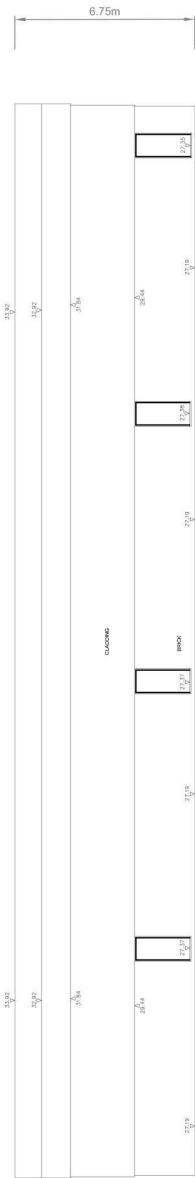
PROPOSED SITE LAYOUT

Scale 1:250 at A3

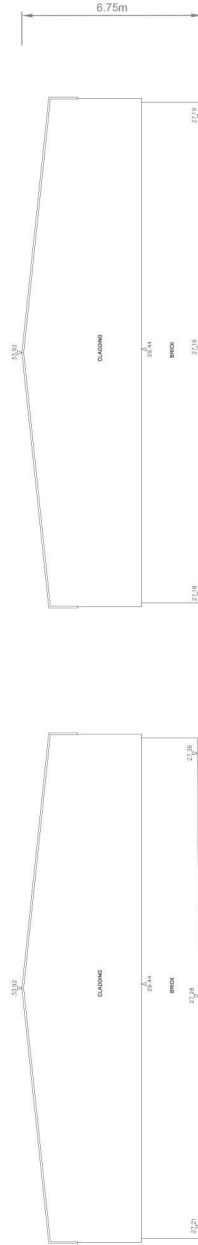
Drawing No. SIP / P15 / 06



WAREHOUSE NORTH ELEVATION

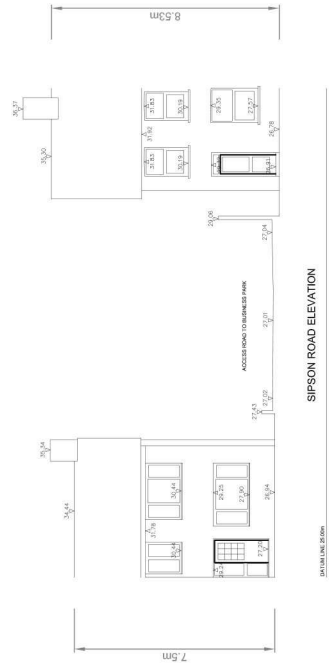


WAREHOUSE SOUTH ELEVATION



WAREHOUSE EAST ELEVATION

WAREHOUSE WEST ELEVATION



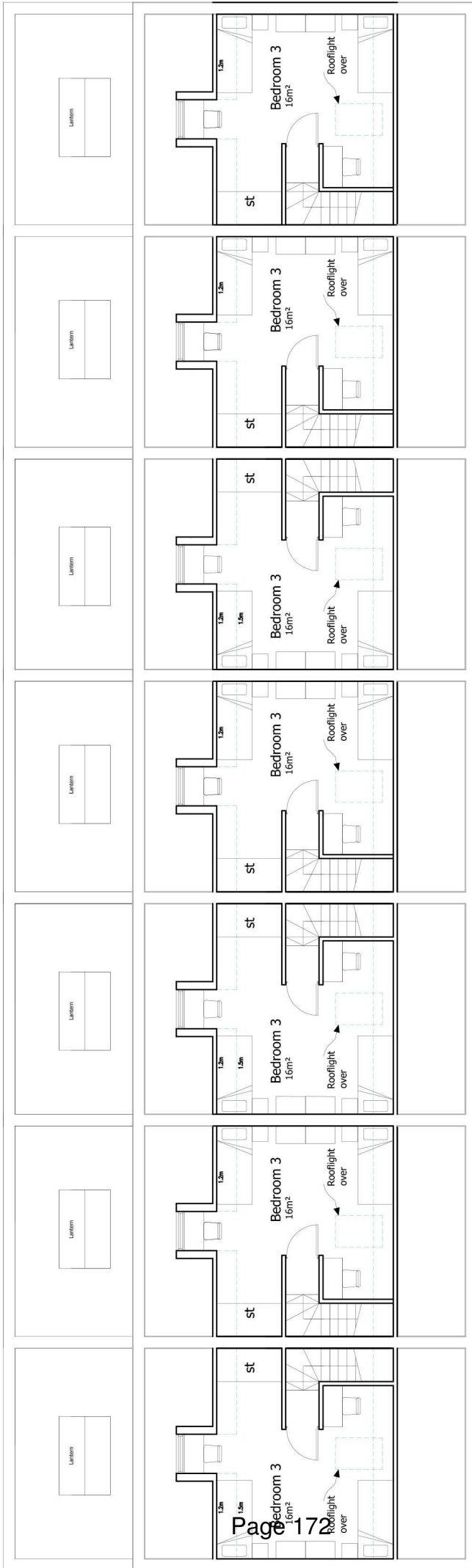
SIPSON ROAD ELEVATION

Chambers Business Park,
Sipson Road, Sipson UB7 0HX

**ELEVATIONS OF
EXISTING WAREHOUSE
AND
SECTION THROUGH
ACCESS ROAD**

Scale 1:200 at A3

Drawing No. CBP / P15 / 04



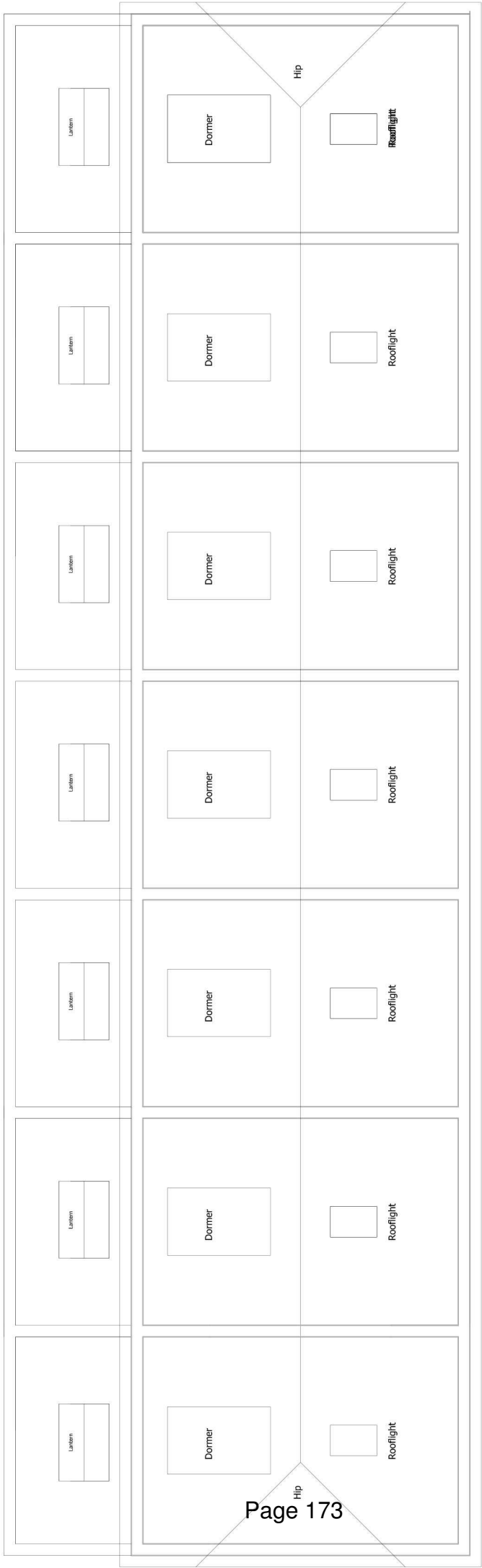
**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

SECOND FLOOR PLANS

Scale 1:100 at A3

Drawing No. SIP / P15 / 09





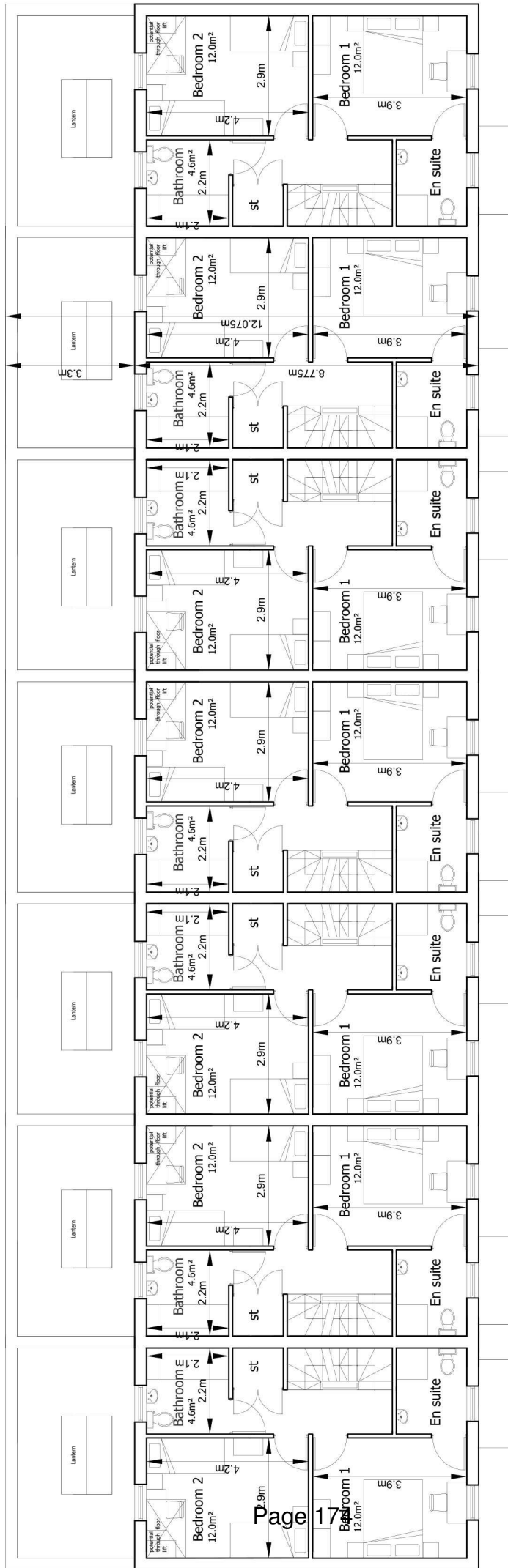
**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

ROOF PLANS

Scale 1:100 at A3

Drawing No. SIP / P15 / 10





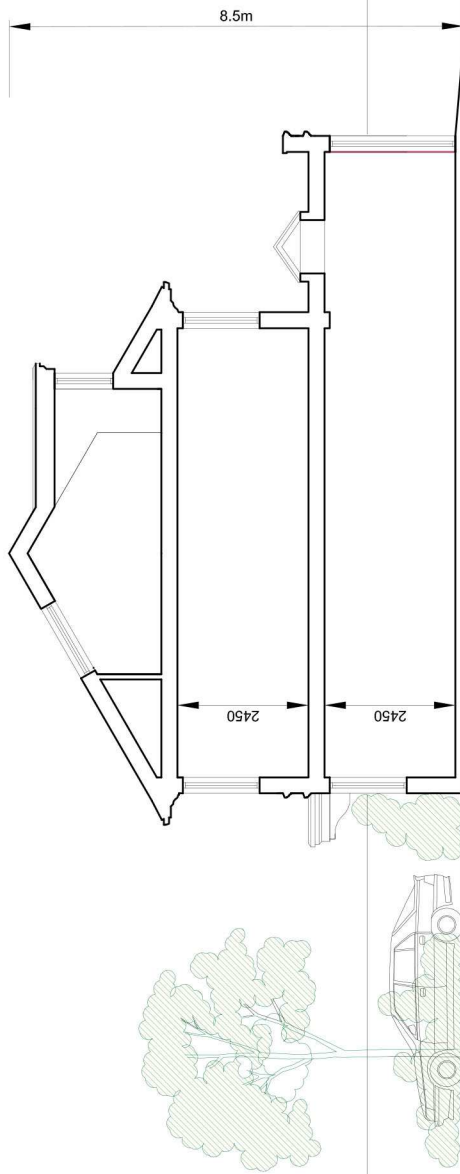
**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

FIRST FLOOR PLANS

Scale 1:100 at A3

Drawing No. SIP / P15 / 08





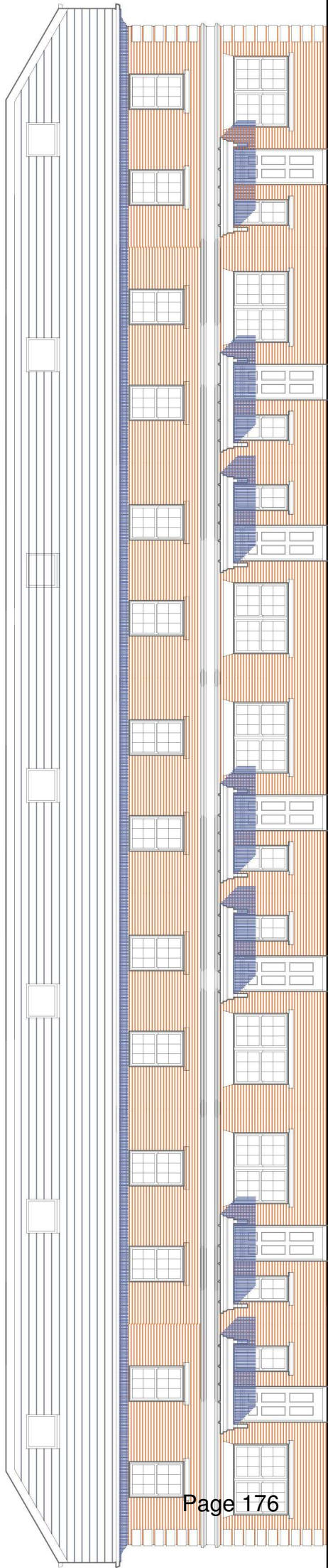
**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

CROSS SECTION

Scale 1:100 at A3

Drawing No. SIP / P15 / 14





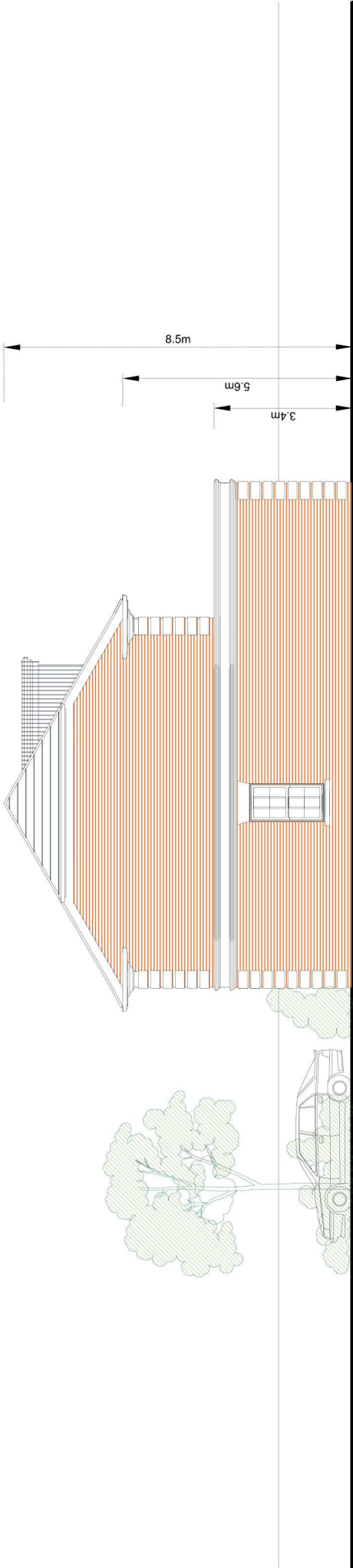
**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

NORTH ELEVATION

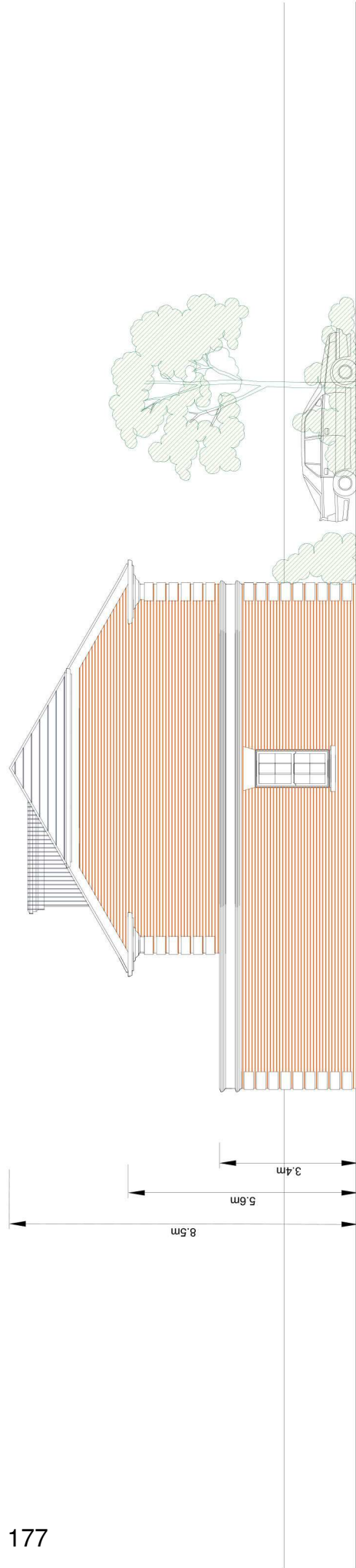
Scale 1:100 at A3

Drawing No. SIP / P15 / 11





WEST ELEVATION



EAST ELEVATION

**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

SIDE ELEVATIONS

Scale 1:100 at A3

Drawing No. SIP / P15 / 13





**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

SOUTH ELEVATION

Scale 1:100 at A3

Drawing No. SIP / P15 / 12





**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

PROPOSED CONTEXT PLAN

Scale 1:500 at A3

Drawing No. SIP / P15 / 05



**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

TOPOGRAPHIC SURVEY

Scale 1:250 at A3

Drawing No. CBP / P15 / 03

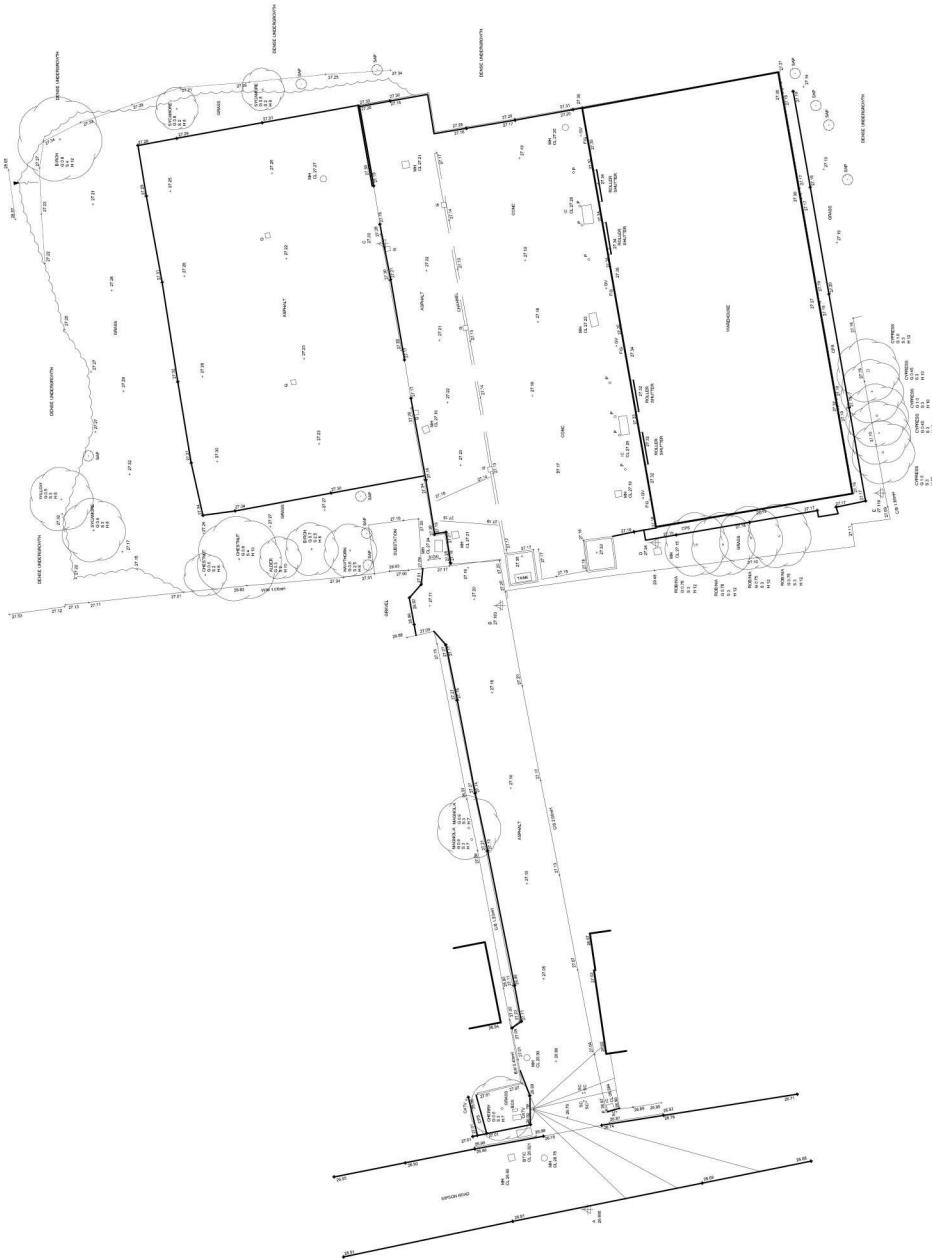


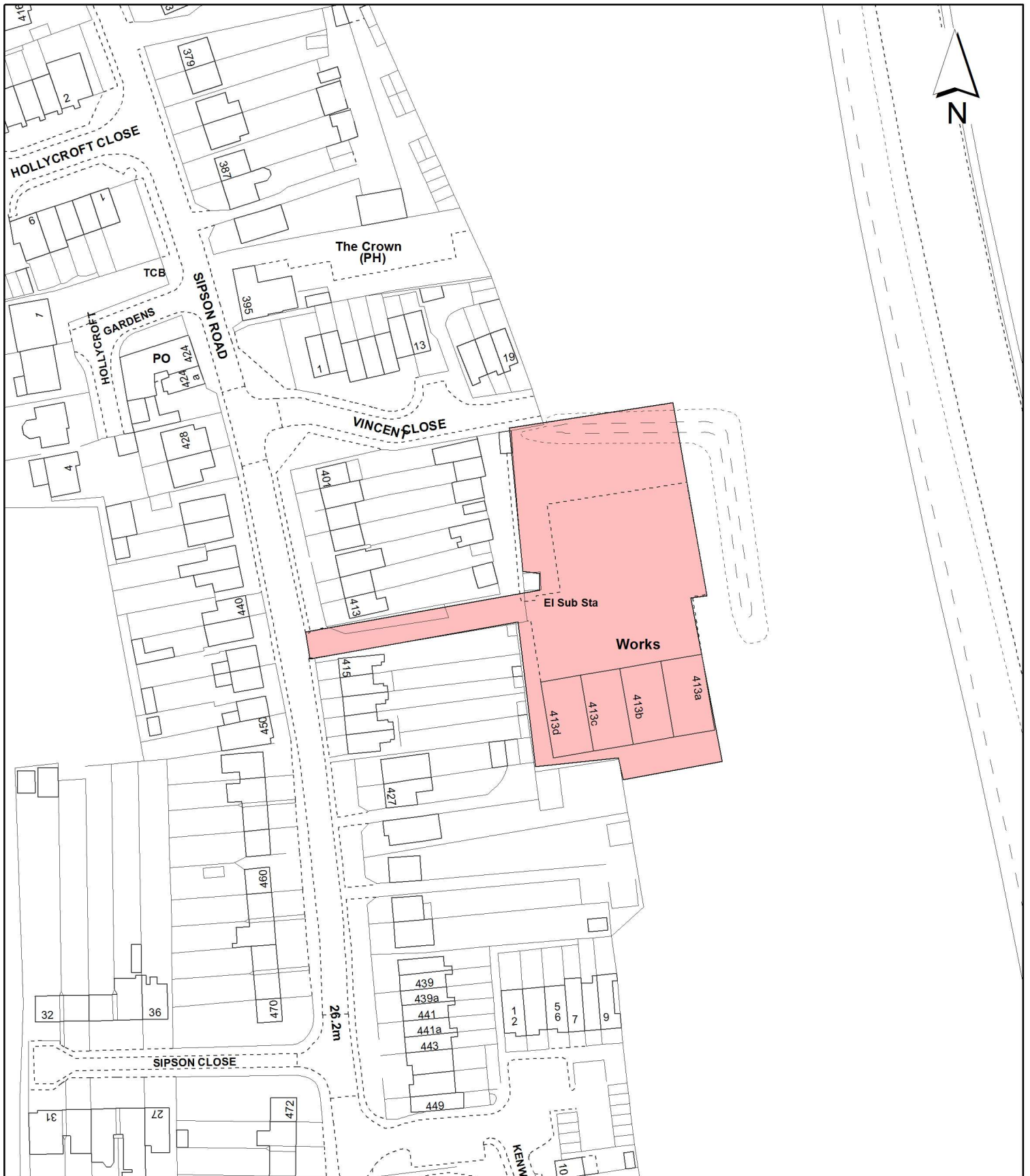
**Chambers Business Park,
Sipson Road, Sipson UB7 0HX**

TOPOGRAPHIC SURVEY

Scale 1:500 at A3

Drawing No. CBP / P15 / 02





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 Site boundary

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Site Address:

**Chambers Buisness Park
 Sipson Road
 West Drayton**

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

Planning Application Ref:
70376/APP/2015/3764

Scale:
1:1,250

Planning Committee:
C&S Page 182

Date:
January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT 186 GROSVENOR CRESCENT HILLINGDON
Development: Two storey, 2-bed, end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front
LBH Ref Nos: 70396/APP/2015/3385

Date Plans Received: 07/09/2015 **Date(s) of Amendment(s):**
Date Application Valid: 21/09/2015



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Revision: A
 Date: August 2015
 Drawn by: CT
 Checked by: CT
 Project: Parking and Access Amendments

NEIL DOWLMAN | Architecture
 www.neildowdmanarchitecture.co.uk

CLIENT
Mr T Cowe

PROJECT
Proposed New Dwelling
Adjacent to 186 Grosvenor Crescent
Hillingdon
UB10 9EZ

SCALE
1:100

DRAWN BY
CT

CHECKED BY
CT

DRAWING NO.
AG20/135

DRAWING REVISION
A

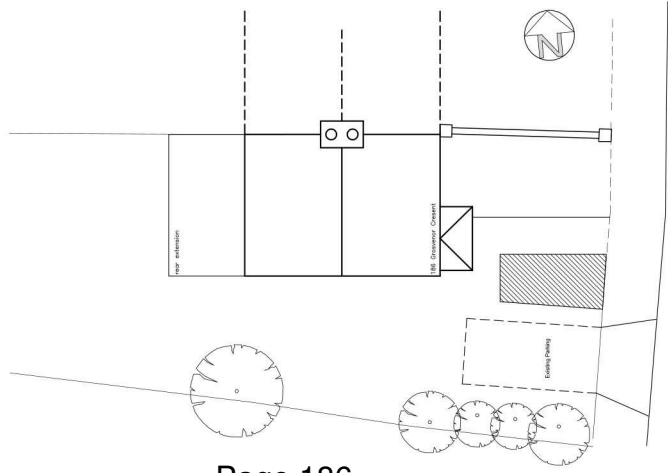
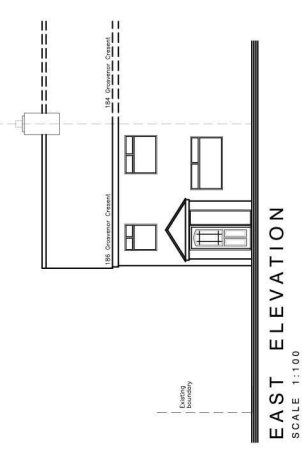
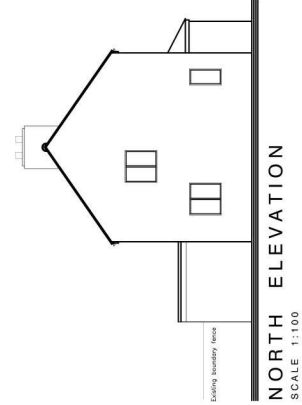
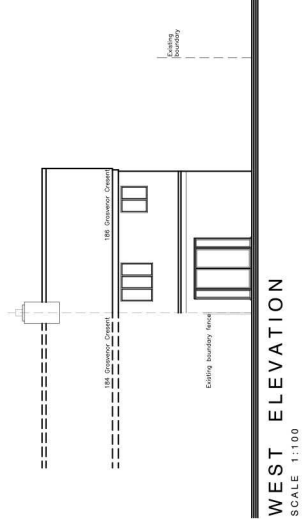
DATE
April 2015

TITLE
Proposed Site plan

Standards
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 BS 1192:2011:99
 BS 1192:2011:100

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Revision	Description	Made by	Date



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www.neildowmanarchitecture.co.uk

CLIENT
Mr T Cove

PROJECT
Proposed New Dwelling
186 Grosvenor Crescent
Hillingdon
UB10 9EZ

SCALE
1:100

DRAWN BY
CT

CHECKED BY
CLAY

DRAWING NO.
AG20/01

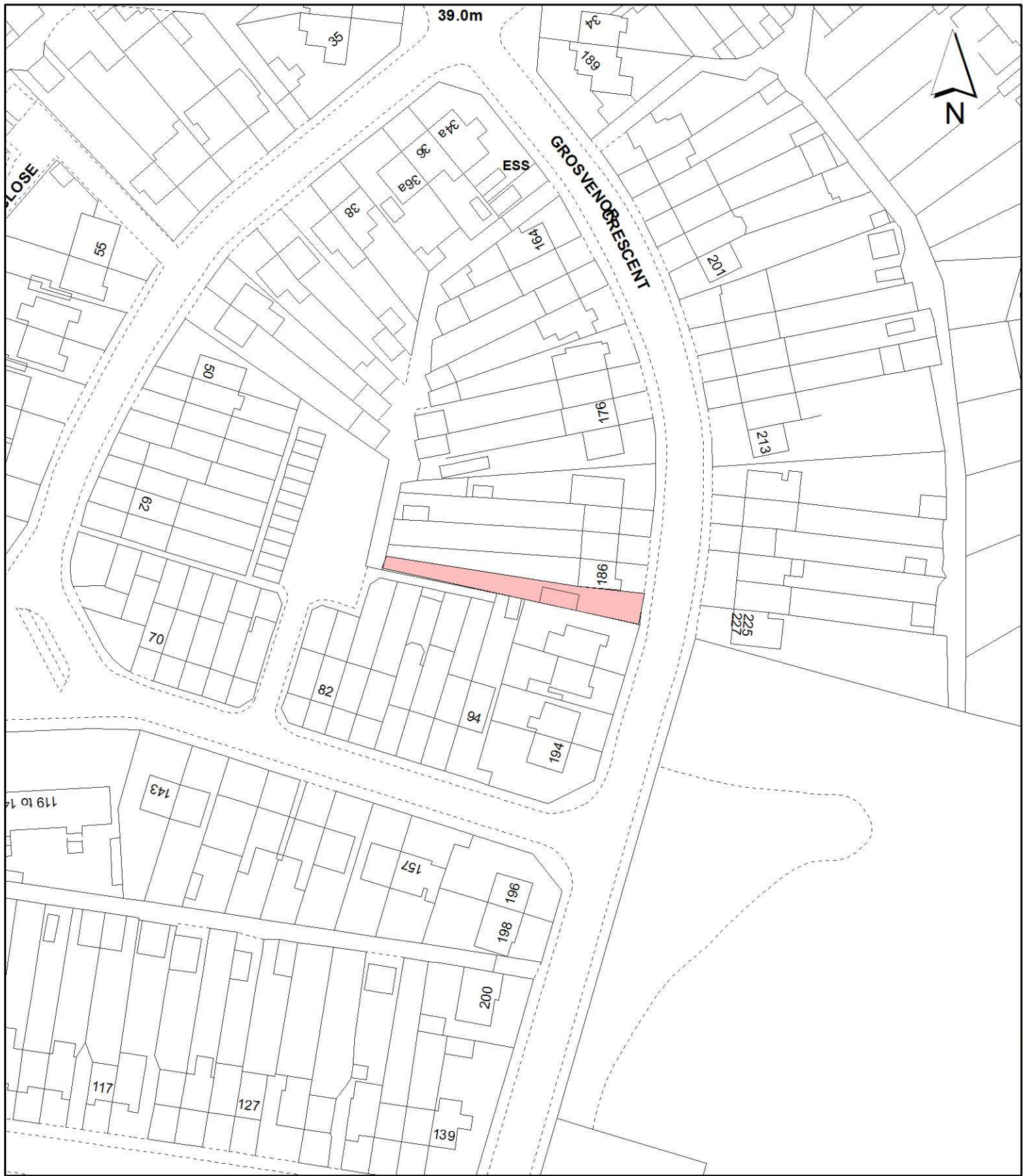
DRAWING REVISION

DATE
April 2015

TITLE
Existing Elevations
Block Plan 1/500

Standards
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BS 1192:2012
BS 1192:2013
BS 1192:2014
BS 1192:2015
BS 1192:2016
BS 1192:2017
BS 1192:2018
BS 1192:2019
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BS 1192:2048
BS 1192:2049
BS 1192:2050

Approved
RIBA #
CABE
LABC



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Site Address:

**Land at 186
 Grosvenor Crescent**

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

Planning Application Ref:
70396/APP/2015/3385

Scale:
1:1,000

Planning Committee:
C&S Page 188

Date:
January 2016



Report of the Head of Planning, Sport and Green Spaces

Address 39 POLE HILL ROAD HILLINGDON

Development: Conversion of two storey dwelling into 3 studio flats with associated parking and amenity space, installation of vehicular crossover to front and erection of a porch.

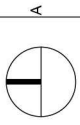
LBH Ref Nos: 69286/APP/2015/3673

Date Plans Received: 02/10/2015

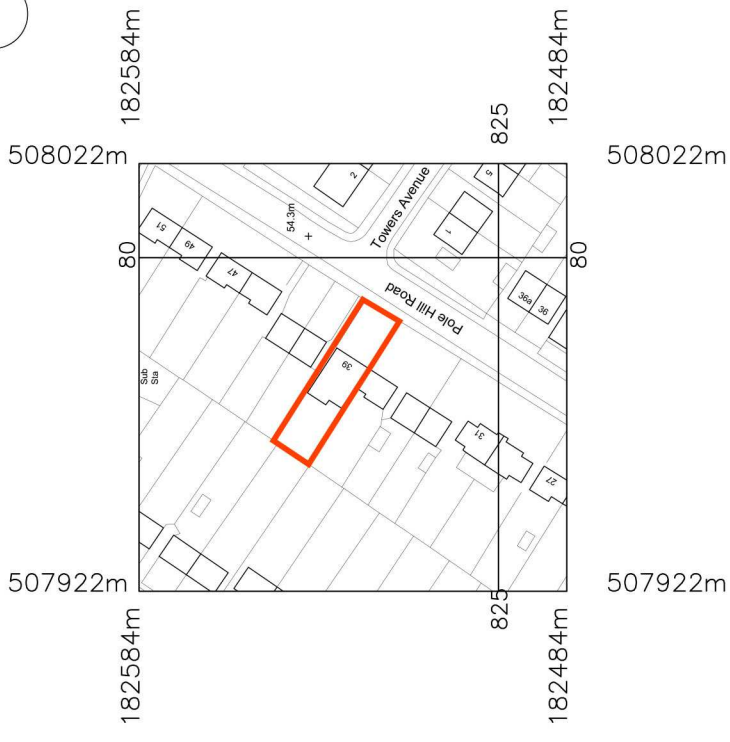
Date(s) of Amendment(s):

Date Application Valid: 07/12/2015

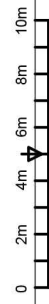
16	Separate Checks	Date	12.10.2015
15	Review	Revision note	
14	A	Changes in response to EPA request	



41



2 LOCATION PLAN
Scale: 1:1250



1 SITE PLAN
Scale: 1:200



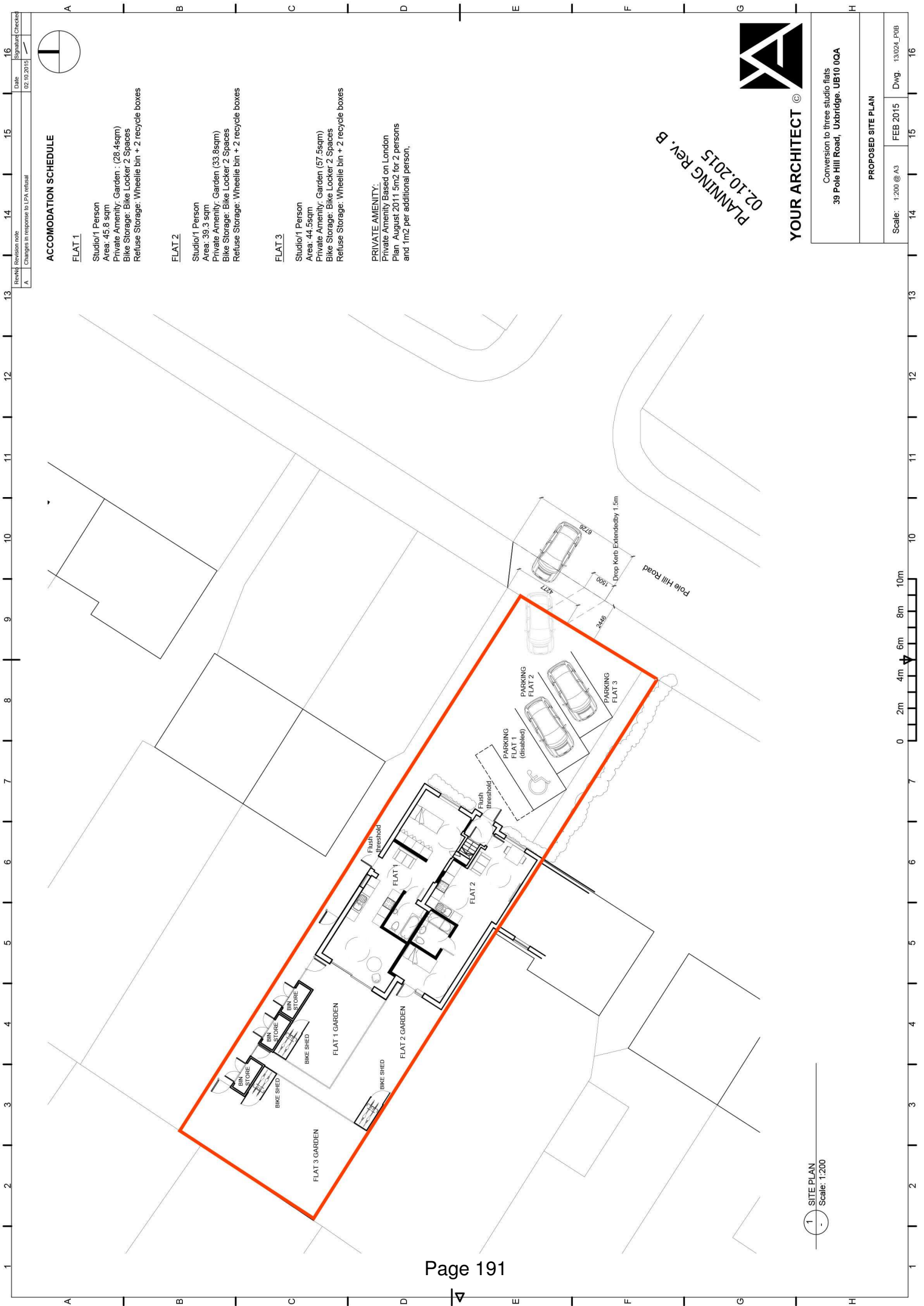
YOUR ARCHITECT ©

PLANNING REV. A
02.10.2015

Conversion to three studio flats
39 Pole Hill Road, Uxbridge, UB10 0QA

LOCATION/SITE PLANS

Scale: 1:200/1:1250 @ A3 FEB 2015 Dwg. 13/024_S0A



Rev'd	Revision note	Date	Signature/Checked
A	Changes in response to LPA refusal	02.10.2015	

ACCOMMODATION SCHEDULE

FLAT 1

Studio/1 Person
 Area: 45.8 sqm
 Private Amenity: Garden : (28.4sqm)
 Bike Storage: Bike Locker 2 Spaces
 Refuse Storage: Wheelie bin + 2 recycle boxes

FLAT 2

Studio/1 Person
 Area: 39.3 sqm
 Private Amenity: Garden (33.8sqm)
 Bike Storage: Bike Locker 2 Spaces
 Refuse Storage: Wheelie bin + 2 recycle boxes

FLAT 3

Studio/1 Person
 Area: 44.5sqm
 Private Amenity: Garden (57.5sqm)
 Bike Storage: Bike Locker 2 Spaces
 Refuse Storage: Wheelie bin + 2 recycle boxes

PRIVATE AMENITY:

Private Amenity Based on London Plan August 2011 3m2 for 2 persons and 1m2 per additional person.



1 SITE PLAN
 Scale: 1:200



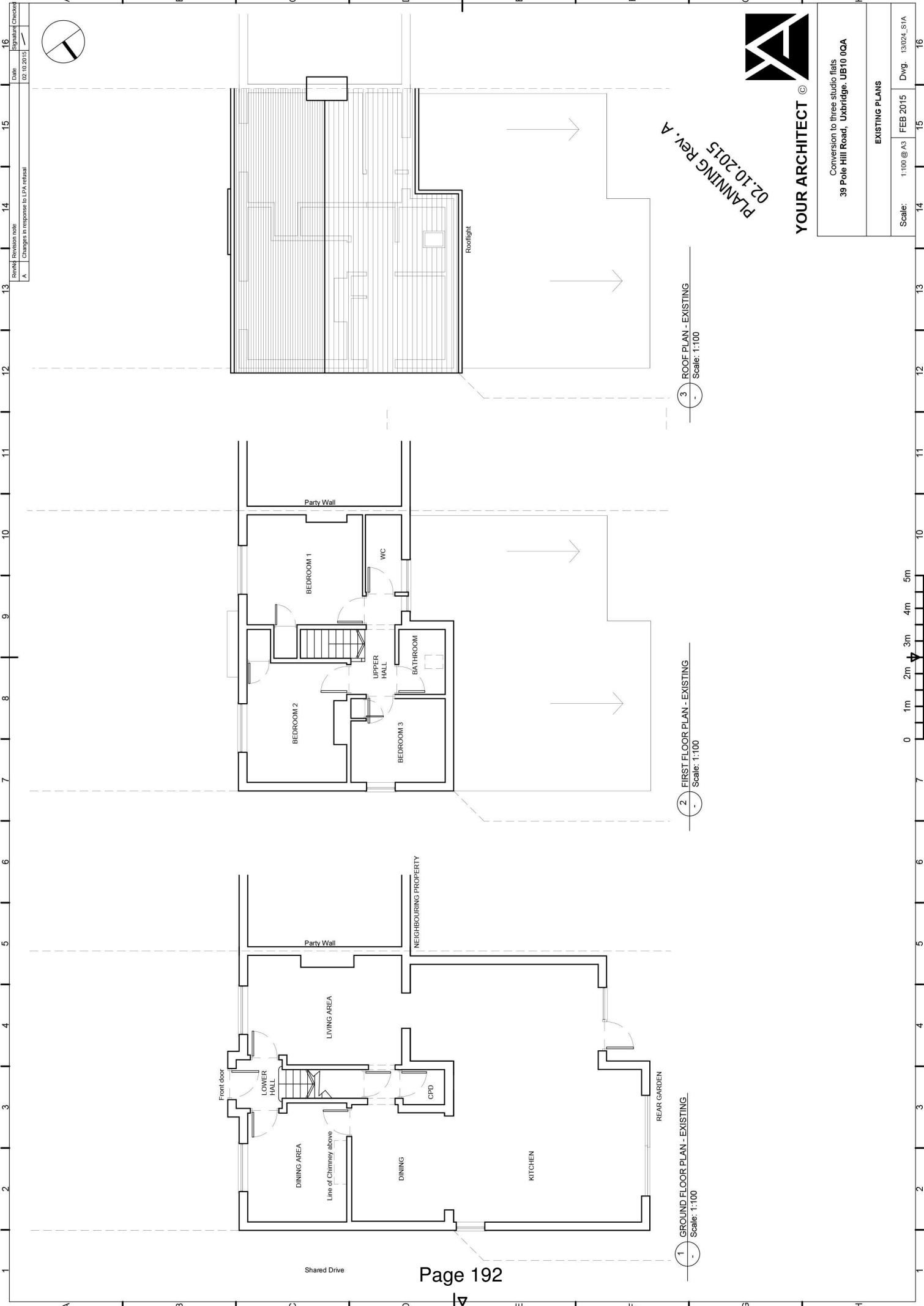
YOUR ARCHITECT ©

Conversion to three studio flats
 39 Pole Hill Road, Uxbridge, UB10 0QA

PROPOSED SITE PLAN

Scale: 1:200 @ A3	FEB 2015	Dwg. 13/024_P008
-------------------	----------	------------------

PLANNING REV. B
 02.10.2015



3 ROOF PLAN - EXISTING
Scale: 1:100

2 FIRST FLOOR PLAN - EXISTING
Scale: 1:100

1 GROUND FLOOR PLAN - EXISTING
Scale: 1:100

PLANNING REV. A
02.10.2015



YOUR ARCHITECT ©

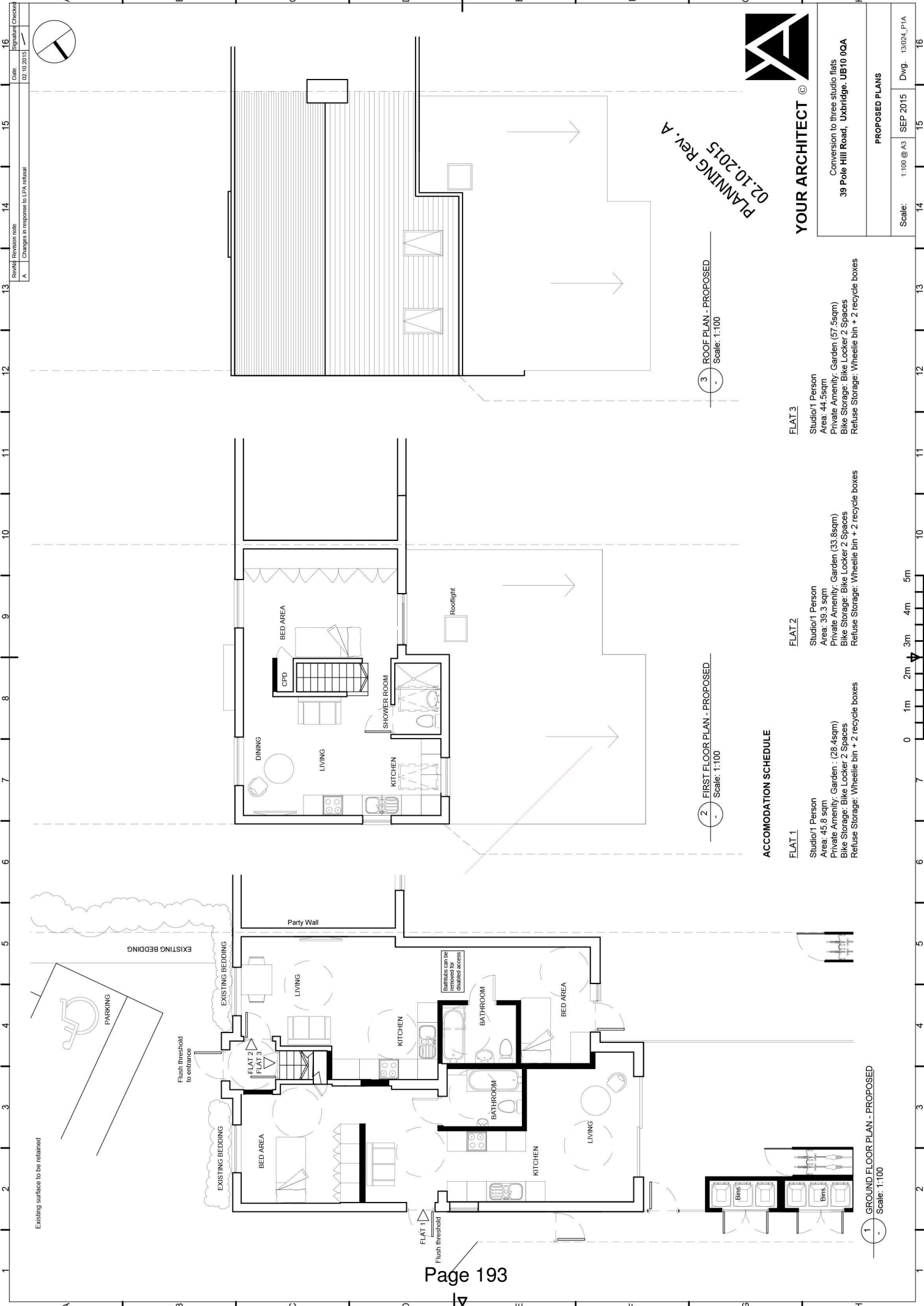
Conversion to three studio flats
39 Pole Hill Road, Uxbridge, UB10 0QA

EXISTING PLANS

Scale: 1:100 @ A3 FEB 2015 Dwg. 131024_S1A

Rev	Revision note	Date	Signature/Checked
A	Changes in response to LPA refusal	02.10.2015	
16	Separate Checks		





16	Separate Checks
15	Date: 10.10.2015
14	Revision note: Changes in response to EPA refusal
13	Rev'd
12	A

PLANNING REV. A
02.10.2015

3 ROOF PLAN - PROPOSED
Scale: 1:100

2 FIRST FLOOR PLAN - PROPOSED
Scale: 1:100

1 GROUND FLOOR PLAN - PROPOSED
Scale: 1:100

ACCOMMODATION SCHEDULE

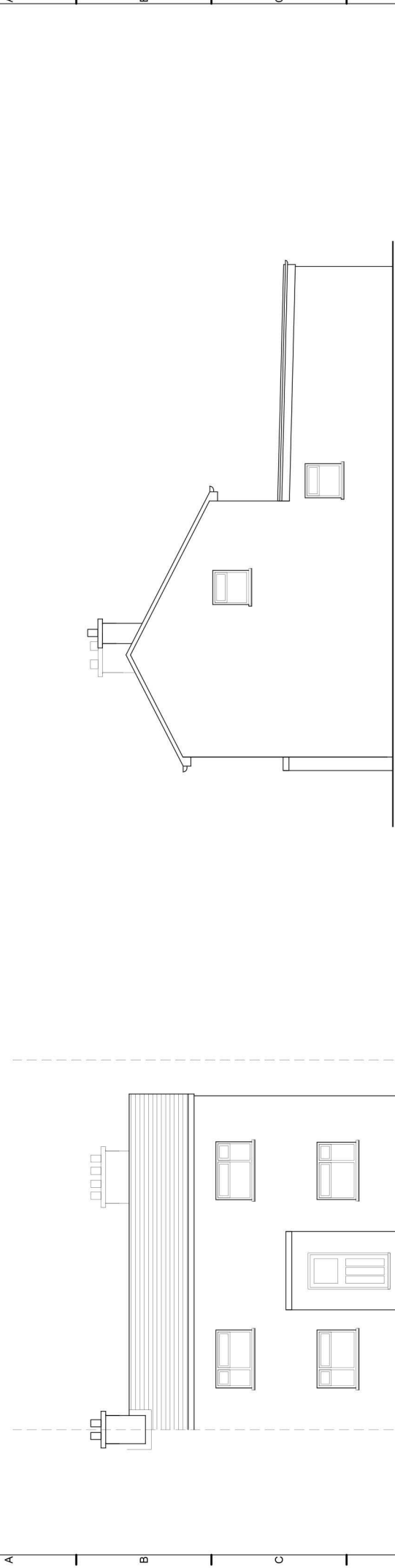
FLAT	Person	Area	Private Amenity	Garden	Bike Locker	Recycle Boxes
FLAT 1	Studio/1 Person	45.8 sqm	(28.4sqm)		2 Spaces	2
FLAT 2	Studio/1 Person	39.3 sqm	(33.8sqm)		2 Spaces	2
FLAT 3	Studio/1 Person	44.5sqm	(57.5sqm)		2 Spaces	2

YOUR ARCHITECT ©

Conversion to three studio flats
39 Pole Hill Road, Uxbridge, UB10 0QA

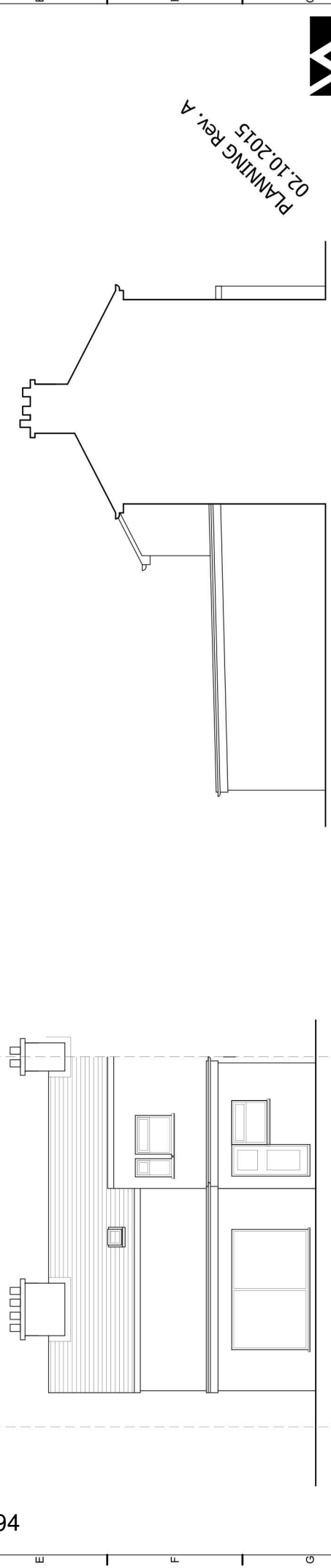
Scale:	1:100 @ A3
Date:	SEP 2015
Dwg. No.:	13/024_P1A
PROPOSED PLANS	

16	Separate Checks
15	Date: 10.10.2015
14	Revision note: A Changes in response to LPA refusal
13	Revision note: A Changes in response to LPA refusal



2 SIDE ELEVATION - EXISTING
Scale: 1:100

1 FRONT ELEVATION - EXISTING
Scale: 1:100



4 SIDE ELEVATION - EXISTING
Scale: 1:100

3 REAR ELEVATION - EXISTING
Scale: 1:100

PLANNING REV. A
02.10.2015

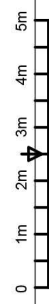


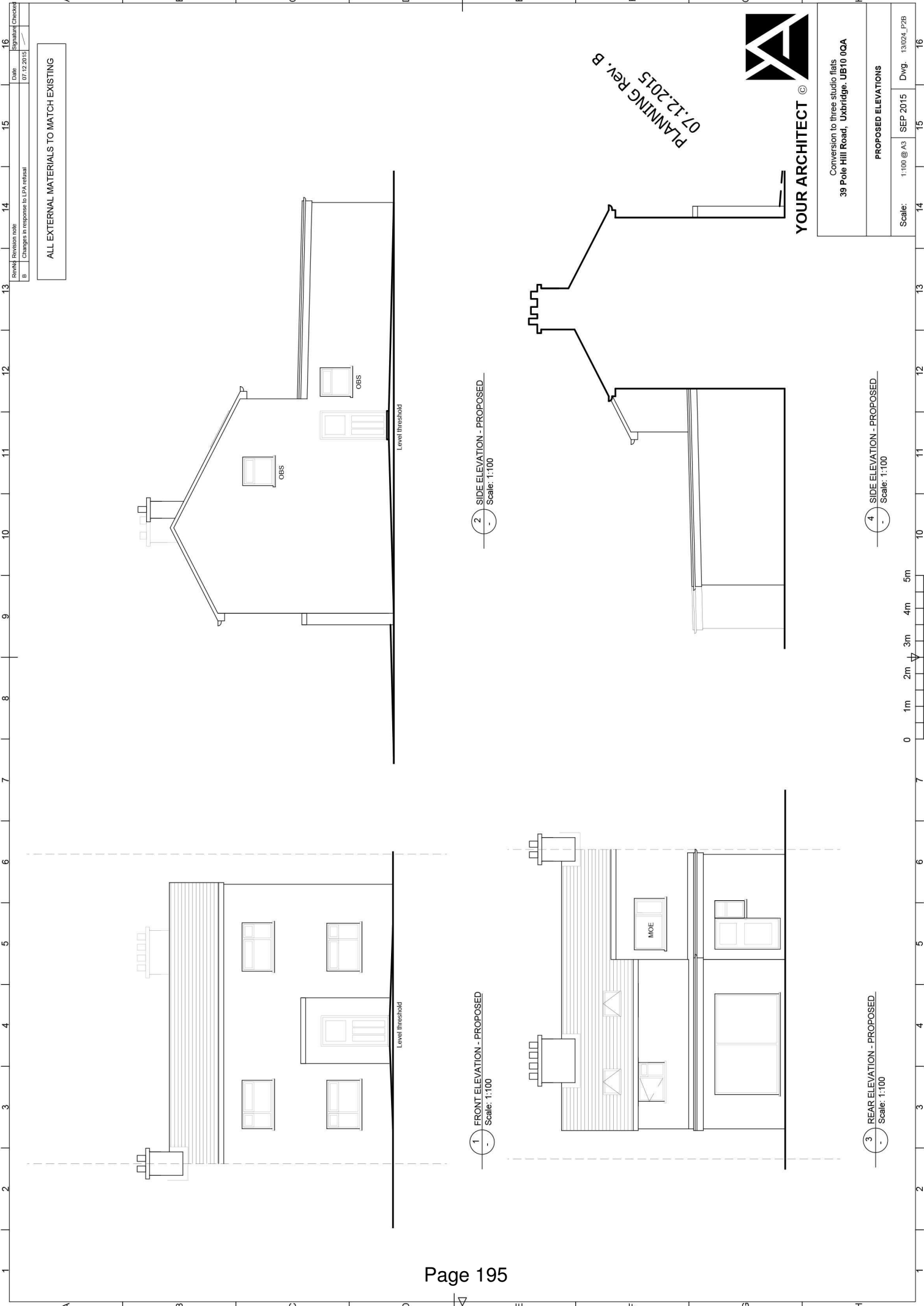
YOUR ARCHITECT ©

Conversion to three studio flats
39 Pole Hill Road, Uxbridge, UB10 0QA

EXISTING ELEVATIONS

Scale: 1:100 @ A3 FEB 2015 Dwg. 13/024_S2A





ALL EXTERNAL MATERIALS TO MATCH EXISTING

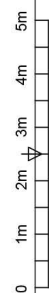
Rev	Revision note	Date	Signature	Checked
B	Changes in response to EPA release	07.12.2015		
16				

1 FRONT ELEVATION - PROPOSED
Scale: 1:100

2 SIDE ELEVATION - PROPOSED
Scale: 1:100

3 REAR ELEVATION - PROPOSED
Scale: 1:100

4 SIDE ELEVATION - PROPOSED
Scale: 1:100



YOUR ARCHITECT ©

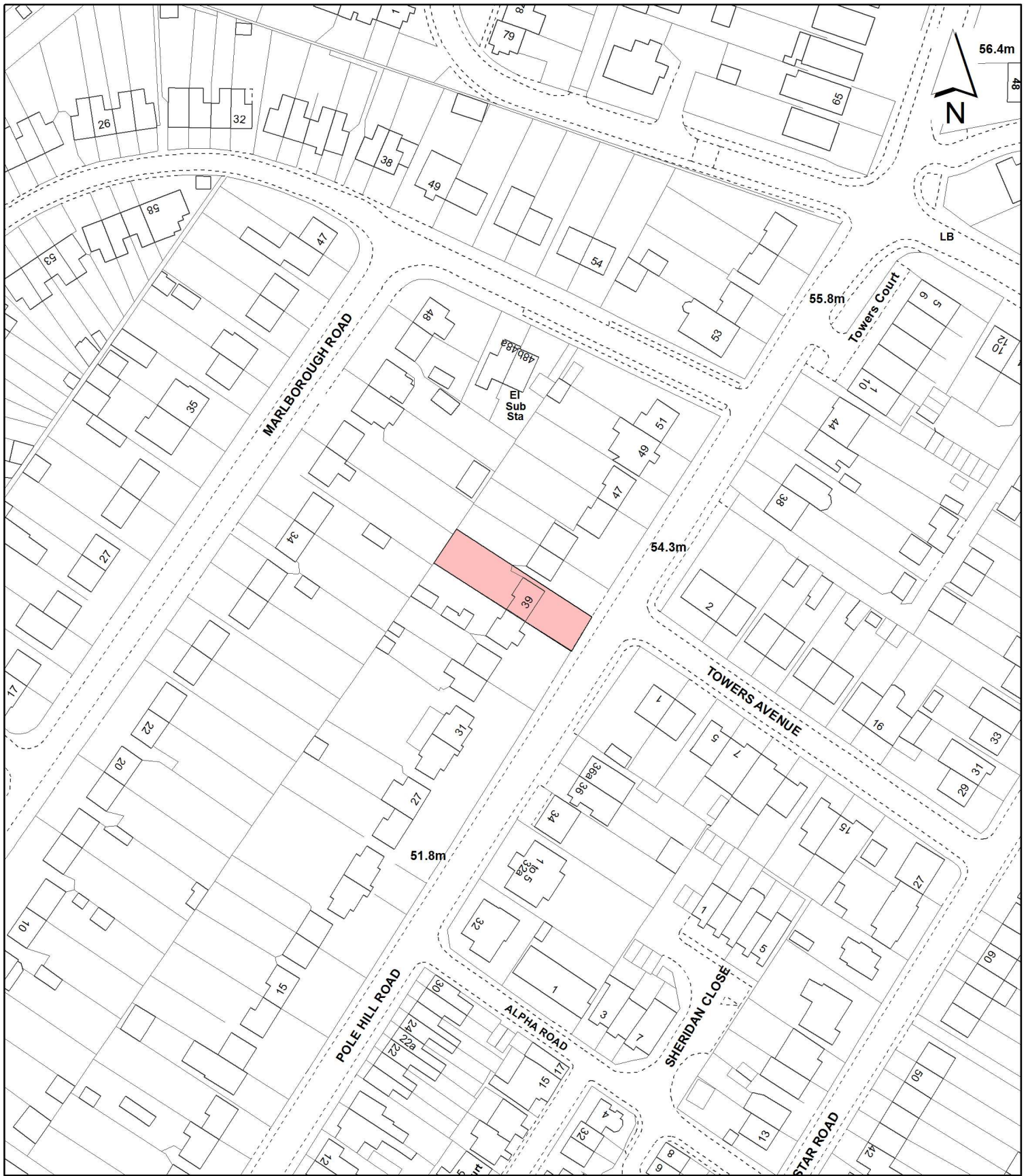


Conversion to three studio flats
39 Pole Hill Road, Uxbridge, UB10 0QA

PROPOSED ELEVATIONS

Scale: 1:100 @ A3
SEP 2015
Dwg. 13/024_P2B

PLANNING REV. B
07.12.2015



Notes:

 Site boundary

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Site Address:

39 Pole Hill Road

Planning Application Ref:

69286/APP/2015/3673

Planning Committee:

C&S Page 196

Scale:

1:1,250

Date:

January 2016

LONDON BOROUGH OF HILLINGDON

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 76 SNOWDEN AVENUE HILLINGDON

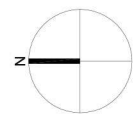
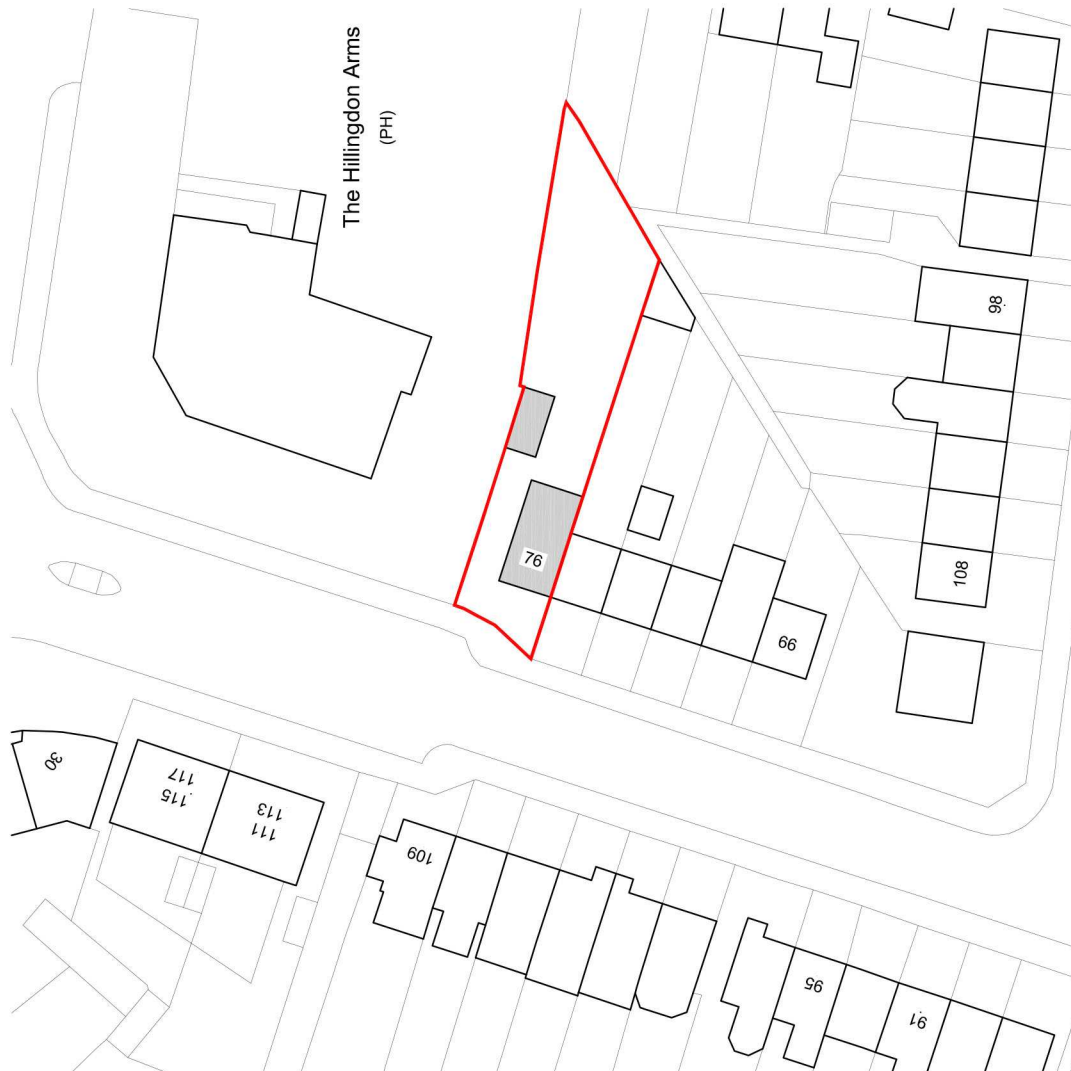
Development: 2-bed, detached chalet bungalow with habitable roofspace with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 17008/APP/2015/3992

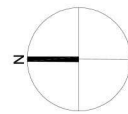
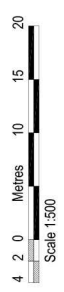
Date Plans Received: 26/10/2015

Date(s) of Amendment(s):

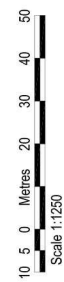
Date Application Valid: 05/11/2015



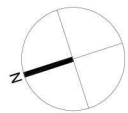
BLOCK PLAN 1:500



LOCATION PLAN 1:1250



AMENDMENTS	DATE	REV.
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bernard murray design chartered architect <small>WWW.BERNARDMURRAYDESIGN.CO.UK 78 BRIDGE ROAD, UXBRIDGE, MIDDLESEX UB8 3PQ TEL: 01895 417174 EMAIL: B.MURRAYDESIGN@VIVID.CO.UK</small>		
PROJECT LAND REAR OF 76 SNOWDEN AVENUE UXBRIDGE UB10 0SE		
CLIENT DARREN SULLIVAN		
DRAWING LOCATION AND BLOCK PLANS		
SCALE	1:1250 & 1:500	DRAWING NUMBER
DATE	MAR 2015	REV.
DRAWN	BM	1057-1



TREES	OCT 2015	B
PUBLIC HOUSE NAME	SEPT 2015	A
AMENDMENTS	DATE	REV.

CONTRACTOR: www.bm.com.au
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 TEL: 01898 417174 EMAIL: BM@BERNARDMURRAYDESIGN.CO.UK

PROJECT
 LAND REAR OF
 76 SNOWDEN AVENUE
 UXBRIDGE
 UB10 0SE

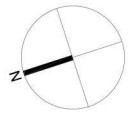
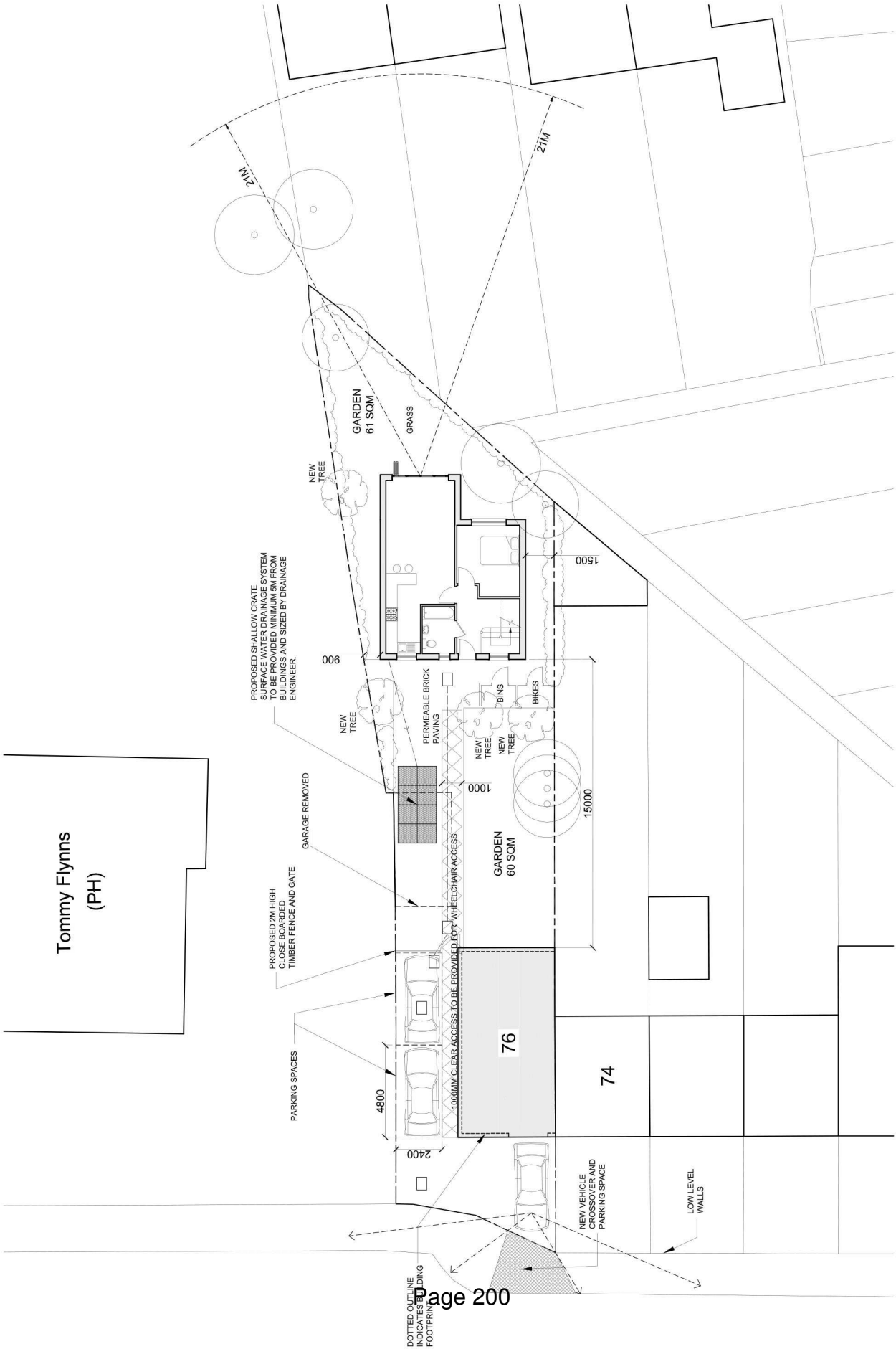
CLIENT
 DARREN SULLIVAN

DRAWING
 EXISTING SITE PLAN

SCALE	1:200 @ A3	DRAWING NUMBER	REV.
DATE	JUNE 2015	1057-7	B
DRAWN	BM		

EXISTING SITE PLAN 1:200

Tommy Flynn
(PH)



0 2 4 6 8
Metres
Scale 1:200

CROSSOVER	NOV. 2015	E
SITE LAYOUT <td>OCT. 2015 <td>D</td> </td>	OCT. 2015 <td>D</td>	D
SITE LAYOUT <td>SEPT. 2015 <td>C</td> </td>	SEPT. 2015 <td>C</td>	C
PARKING <td>JULY 2015 <td>B</td> </td>	JULY 2015 <td>B</td>	B
NOTES <td>JUNE 2015 <td>A</td> </td>	JUNE 2015 <td>A</td>	A
AMENDMENTS <td>DATE <td>REV. </td></td>	DATE <td>REV. </td>	REV.

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TEL: 01898 417174 EMAIL: BERNARDMURRAYDESIGN@MURRAYDESIGN.CO.UK

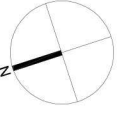
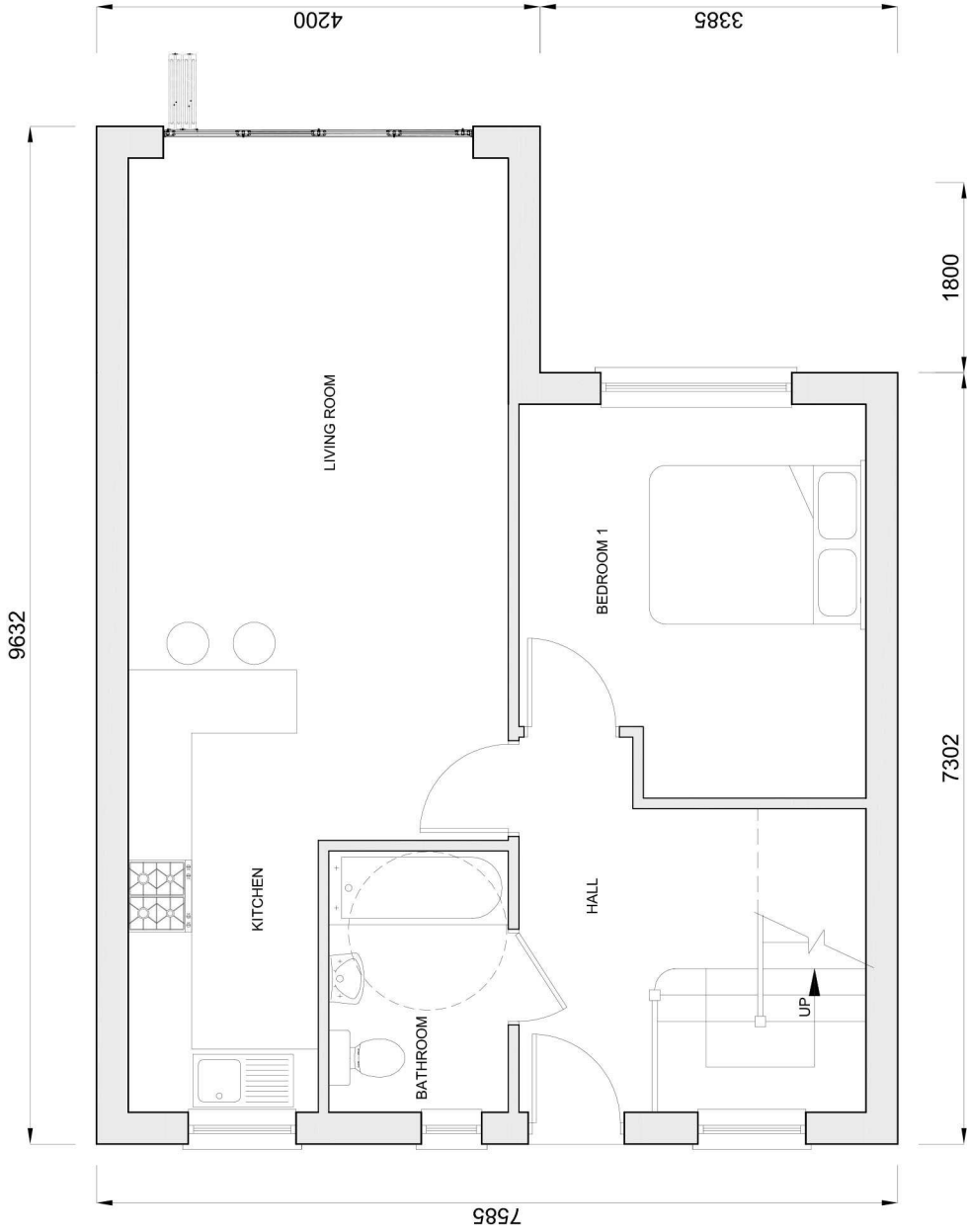
PROJECT
LAND REAR OF
76 SNOWDEN AVENUE
UXBRIDGE
UB10 0SE

CLIENT
DARREN SULLIVAN

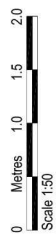
DRAWING
PROPOSED SITE PLAN

SCALE 1:200 @ A3 DRAWING NUMBER REV.
DATE MAY 2015
DRAWN BY 1057-6 E

PROPOSED SITE PLAN 1:200



GROUND FLOOR INTERNAL AREA 55 SQM



SETTING OUT	SEPT 2015	B
NORTH POINT	JUNE 2015 <td>A</td>	A
AMENDMENTS	DATE	REV.

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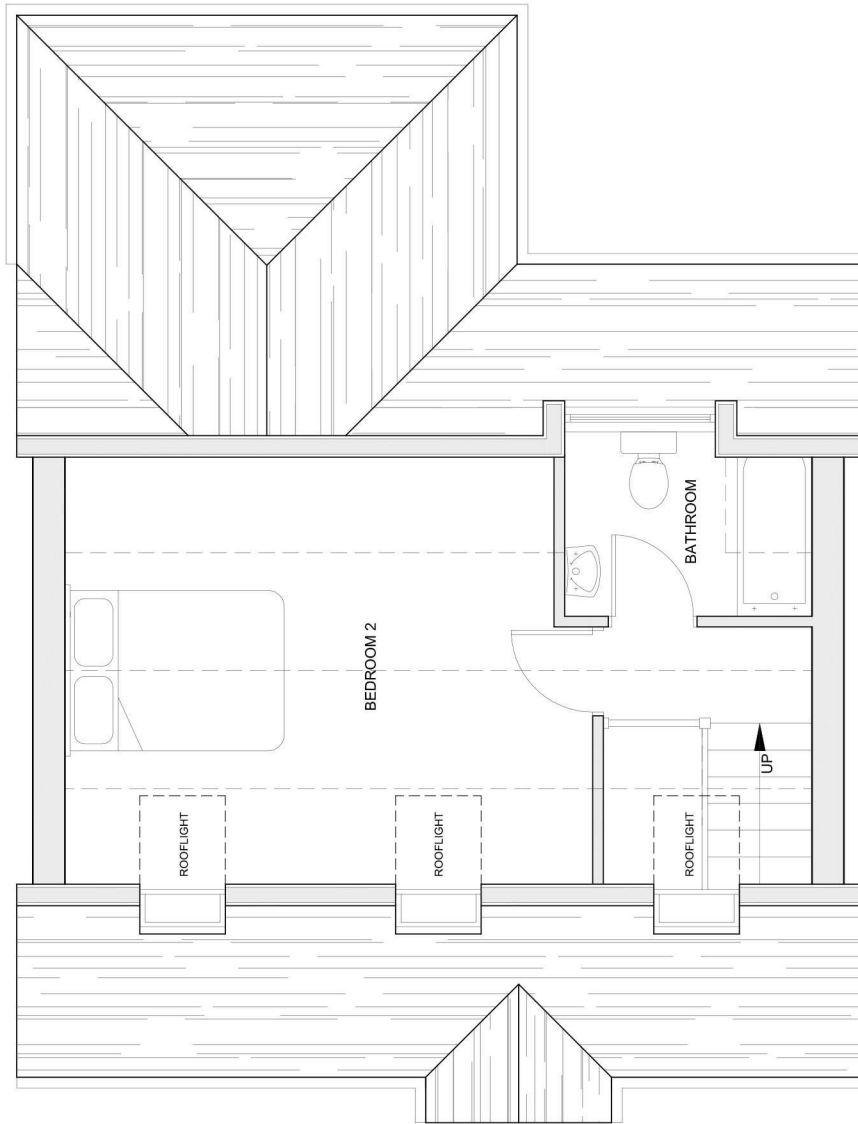
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TEL: 01894 617174 EMAIL: BMURRAYDESIGN@MURRAYDESIGN.CO.UK

PROJECT
LAND REAR OF
76 SNOWDEN AVENUE
UXBRIDGE
UB10 0SE

CLIENT
DARREN SULLIVAN

DRAWING
PROPOSED GROUND
FLOOR PLAN

SCALE	1:50 @ A3	DRAWING NUMBER	REV.
DATE	MAY 2015	1057-3	B
DRAWN			BM



FIRST FLOOR INTERNAL AREA 28 SQM



SETTING OUT	SEPT 2015	B
NORTH POINT <td>JUNE 2015 <td>A</td> </td>	JUNE 2015 <td>A</td>	A
AMENDMENTS <td>DATE <td>REV. </td></td>	DATE <td>REV. </td>	REV.

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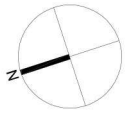
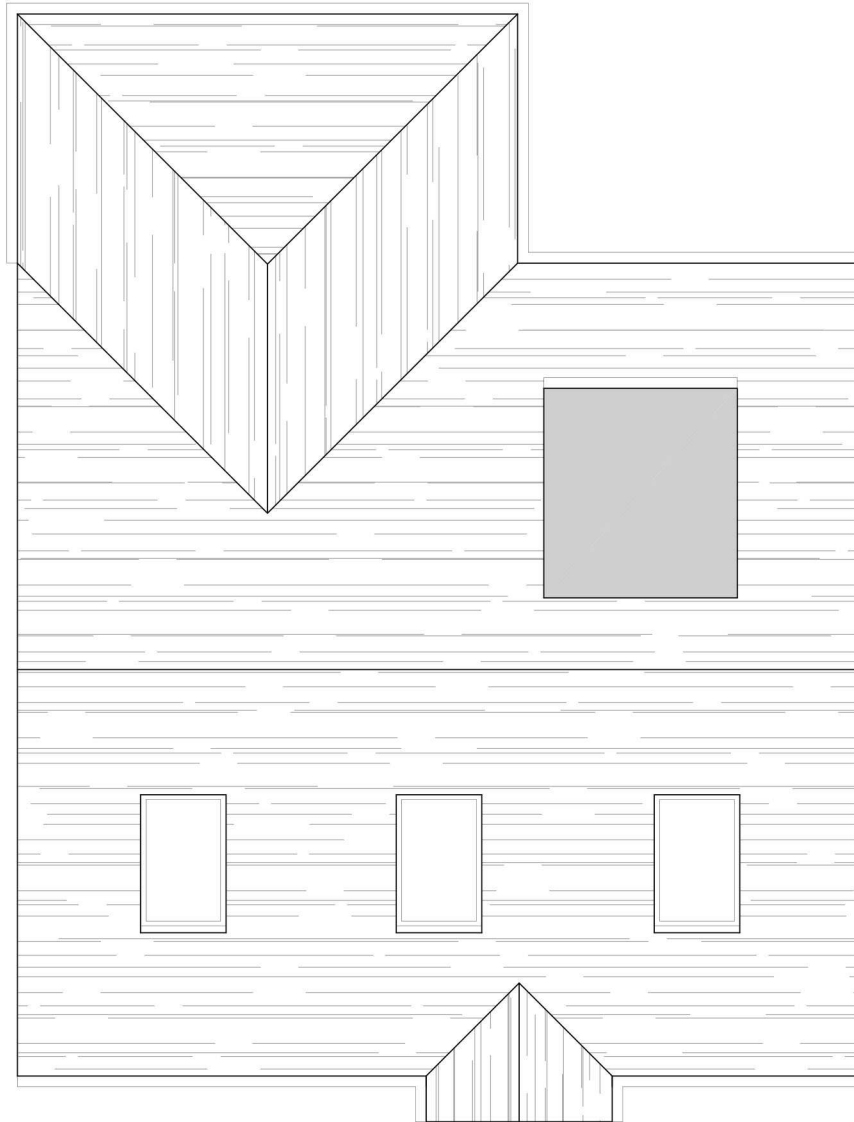
www.bernardmurraydesign.co.uk
78 BRIDGE ROAD, UXBRIDGE, MIDDLESEX UB8 3RQ
TEL: 01895 471741 EMAIL: B.MURRAY@BERNARDMURRAYDESIGN.CO.UK

PROJECT
LAND REAR OF
76 SNOWDEN AVENUE
UXBRIDGE
UB10 0SE

CLIENT
DARREN SULLIVAN

DRAWING
PROPOSED FIRST FLOOR PLAN

SCALE	1:50 @ A3	DRAWING NUMBER	REV.
DATE	MAY 2015	1057-4	B
DRAWN	BM		



AMENDMENTS	DATE	REV.
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TEL: 01895 817174 EMAIL: BERNARDMURRAYDESIGN@GMAIL.COM

PROJECT
LAND REAR OF
76 SNOWDEN AVENUE
UXBRIDGE
UB10 0SE

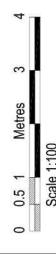
CLIENT
DARREN SULLIVAN

DRAWING
PROPOSED ROOF PLAN

SCALE 1:50 @ A3
 DATE SEPT 2015
 DRAWN BM

DRAWING NUMBER	REV.
1057-8	

MATERIALS
 ROOF: BROWN CLAY TILE TO MATCH
 WALLS: RED MULTI FACING BRICKS
 TO MATCH



SETTING OUT	SEPT 2015	B
GLAZING	JUNE 2015	A
AMENDMENTS	DATE	REV.

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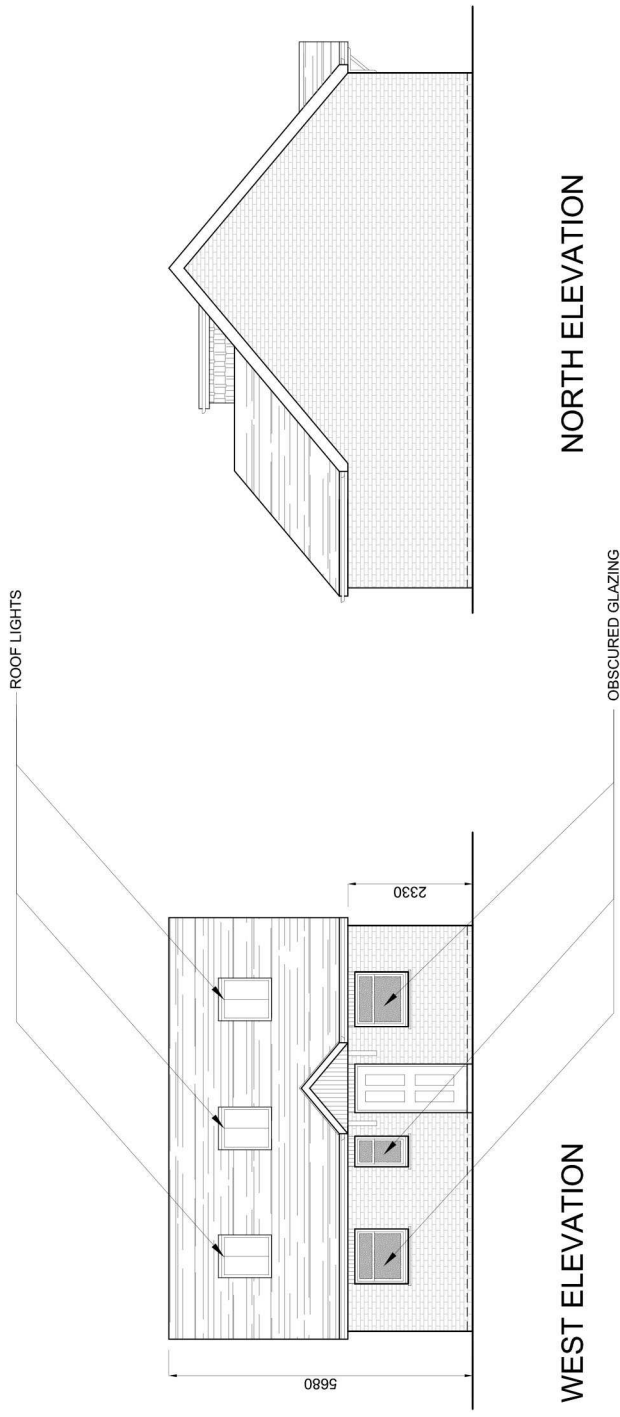
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 chartered architect
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 78 BRIDGE ROAD, UXBRIDGE, MIDDLESEX, UB8 3JW
 TEL: 01896 847174 EMAIL: BERNARDMURRAYDESIGN@MURRAYDESIGN.CO.UK

PROJECT
 LAND REAR OF
 76 SNOWDEN AVENUE
 UXBRIDGE
 UB10 0SE

CLIENT
 DARREN SULLIVAN

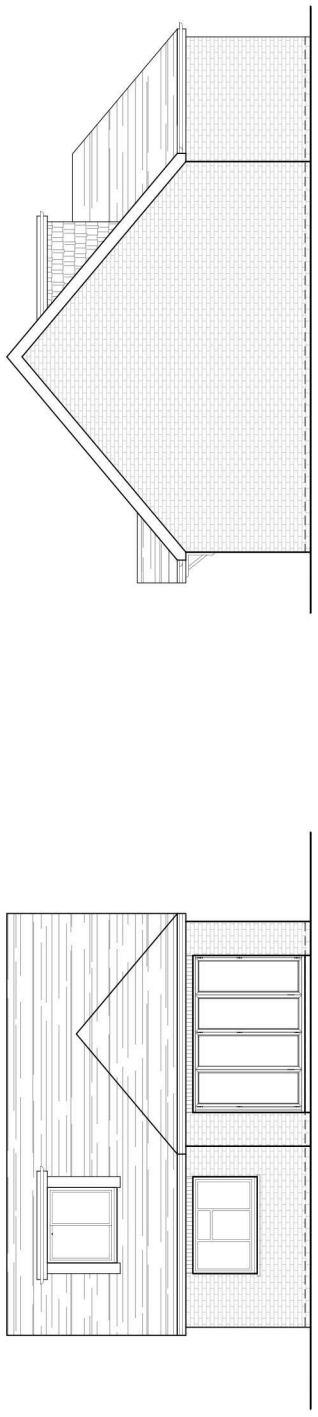
DRAWING
 PROPOSED ELEVATIONS

SCALE	1:100 @ A3	DRAWING NUMBER	REV.
DATE	MAY 2015	1057-5	
DRAWN	BM	B	



NORTH ELEVATION

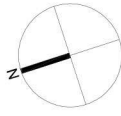
WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

SNOWDEN AVENUE



AMENDMENTS	DATE	REV.
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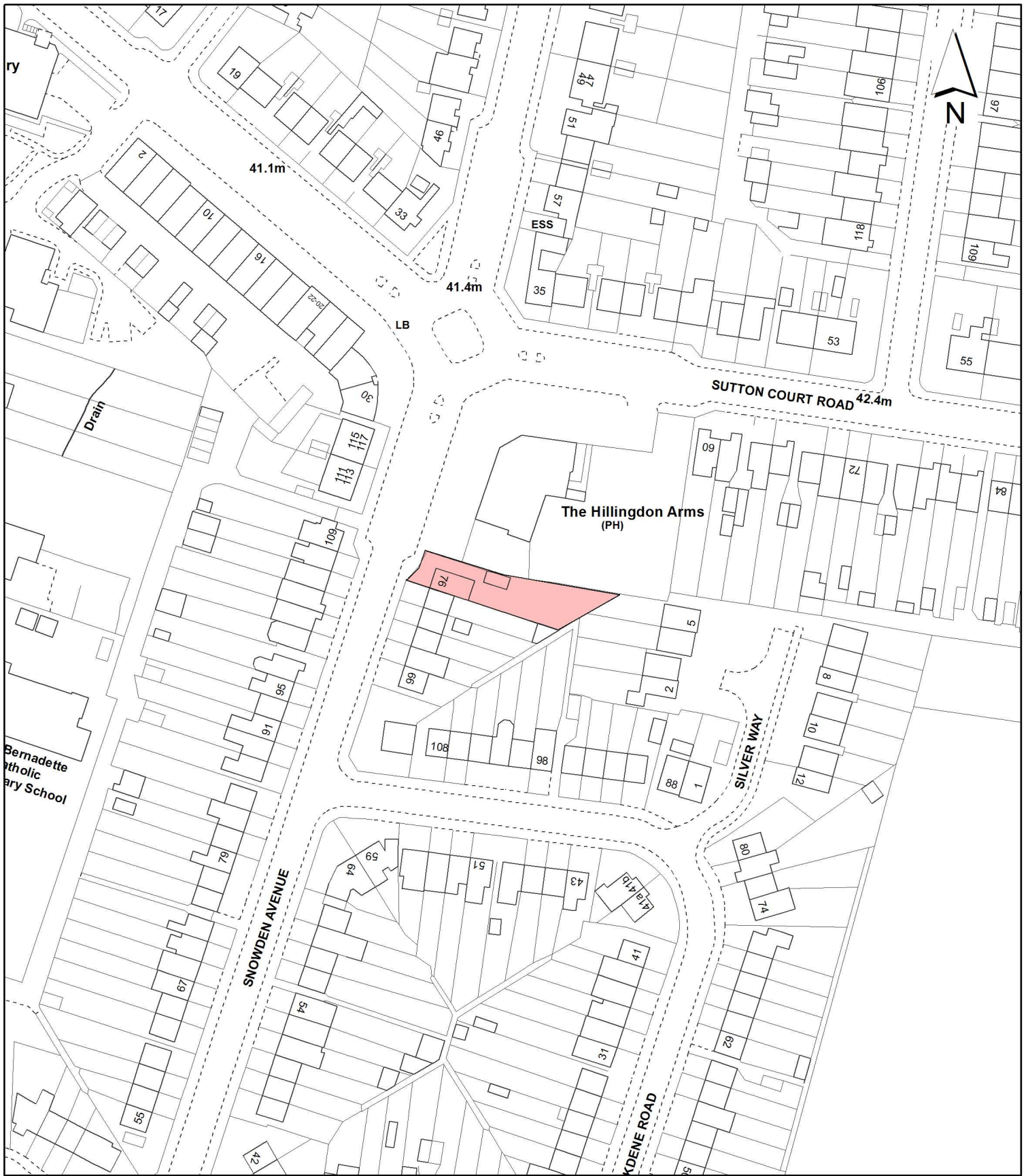
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 TEL: 01894 817741 EMAIL: BMURRAYDESIGN@BMURRAYDESIGN.CO.UK

PROJECT
 LAND REAR OF
 76 SNOWDEN AVENUE
 UXBRIDGE
 UB10 0SE

CLIENT
 DARREN SULLIVAN

DRAWING
 VEHICLE CROSSOVER

SCALE	1:50 @ A3	DRAWING NUMBER	REV.
DATE	NOV/2015		
DRAWN			
			1057-9



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 Site boundary

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Site Address:

76 Snowden Avenue

Planning Application Ref:

17008/APP/2015/3992

Planning Committee:

C&S Page 206

Scale:

1:1,250

Date:

January 2016

LONDON BOROUGH OF HILLINGDON

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

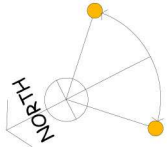
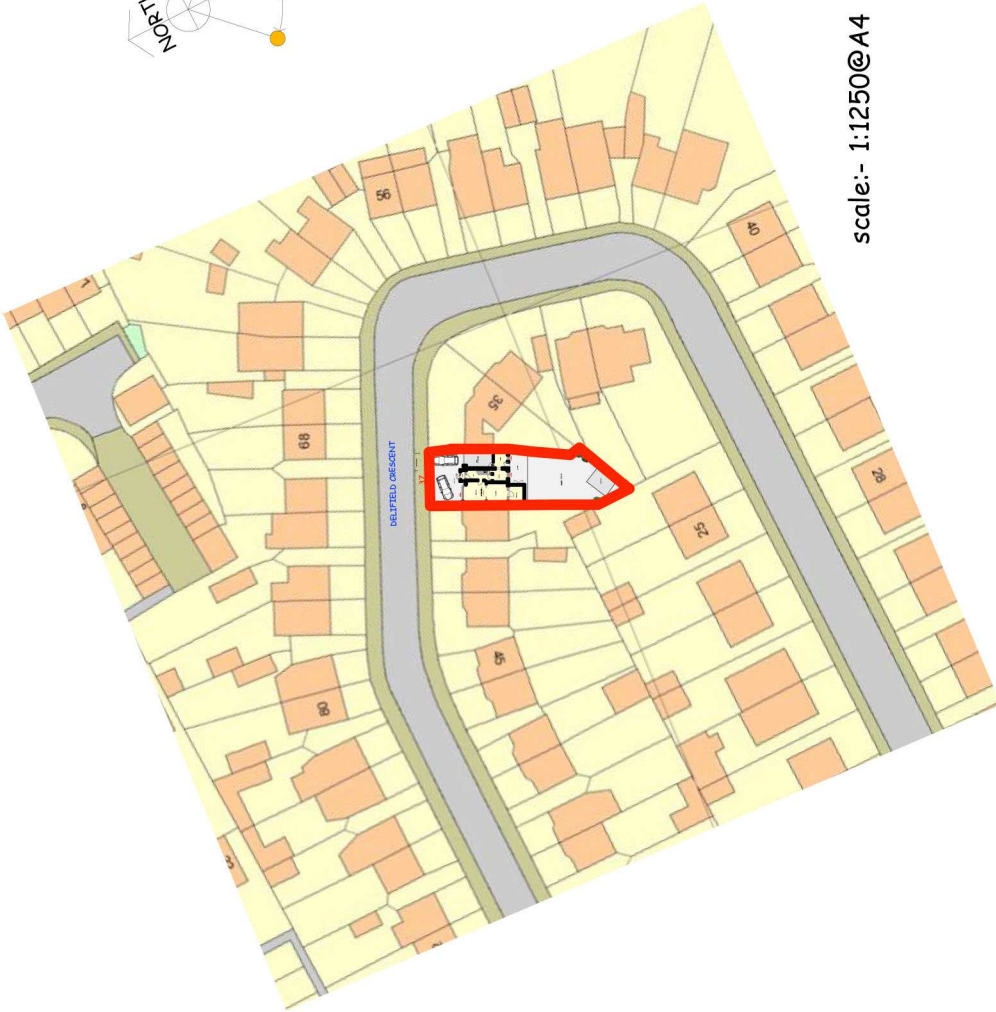


HILLINGDON
 LONDON

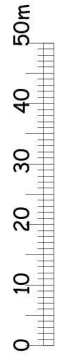
Report of the Head of Planning, Sport and Green Spaces

Address 37 DELLFIELD CRESCENT COWLEY
Development: First floor side extension and single storey rear extension
LBH Ref Nos: 71261/APP/2015/3611

Date Plans Received: 28/09/2015 **Date(s) of Amendment(s):** 14/10/2015
Date Application Valid: 14/10/2015



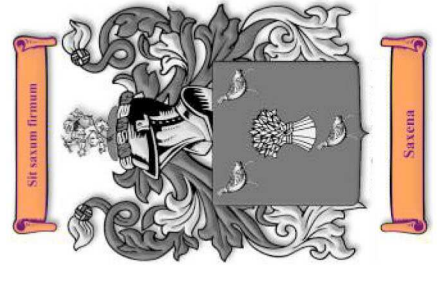
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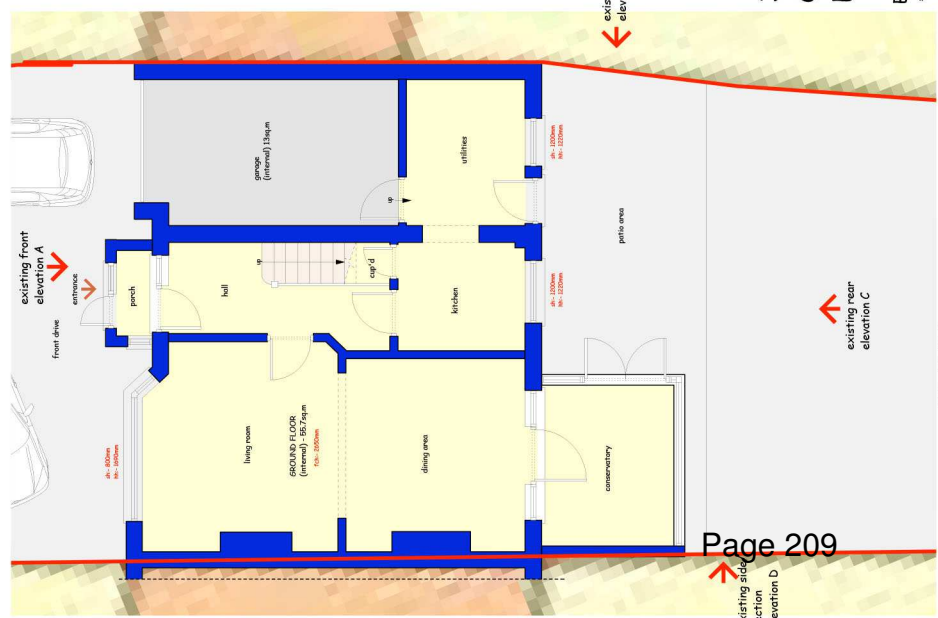
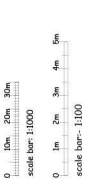
scale bar:- 1:1250

**37 DELIFIELD CRESCENT,
 COWLEY. UXBRIDGE.MIDDX. UB8 2EU
 EXISTING SITE LOCATION PLAN 37DELIFIELD/PL01A**

Architectural Design Services
 Mr S Saxena
 Suite 462
 5, Spur Road, Isleworth.
 Middlesex.
 TW7 5BD
 email:- sundeep.saxena@yahoo.co.uk



NOTE: 1. Dimensions are to the face of the building.
2. All dimensions are to be checked on site before construction.
3. All dimensions are to be checked on site before construction.



EXISTING SITE / GROUND PLAN
scale: 1:100@A1

Architectural Design Services
Mr S. Saxon
Suite 402
The Old Rectory, Esher,
Middlesex,
TW7 8BB
email: sarah@saxonservices.co.uk



REV.	DATE	DESCRIPTION

PROJECT
37 Delifield Crescent, Cowley,
Oxfordshire, OX8 2EU

DRAWING
EXISTING INFORMATION

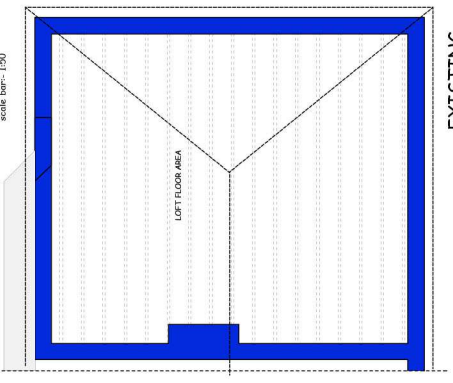
CLIENT
Saxons

DATE
11/01/2010 @ A1

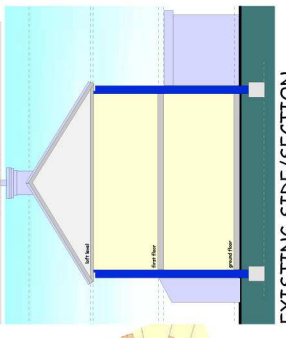
DATE
5/PT/2015

DRAWING NO.
37DELIFIELD/PLO3A

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EXISTING LOFT PLAN
scale: 1:150@A1



EXISTING SIDE/SECTION ELEVATION D
scale: 1:100@A1



EXISTING SITE LOCATION PLAN
scale: 1:1250@A1

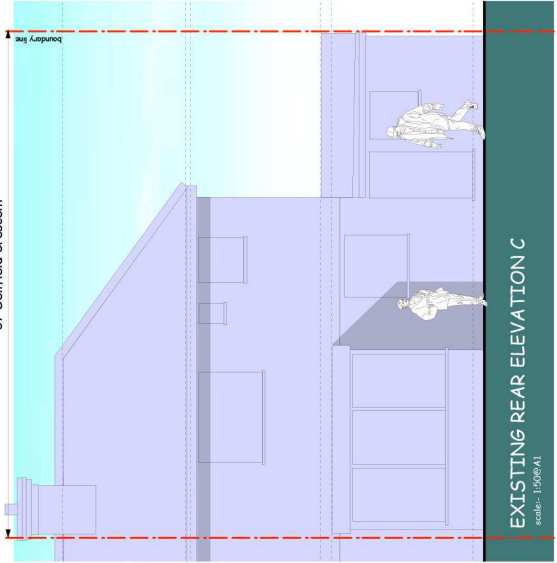
**37 DELIFIELD CRESCENT,
COWLEY, UXBRIDGE, MIDD. UB8 2EU
EXISTING SITE INFORMATION**

Site Area:- (approx) - 263sq.m/2.831sq.ft 0.064 ACRES

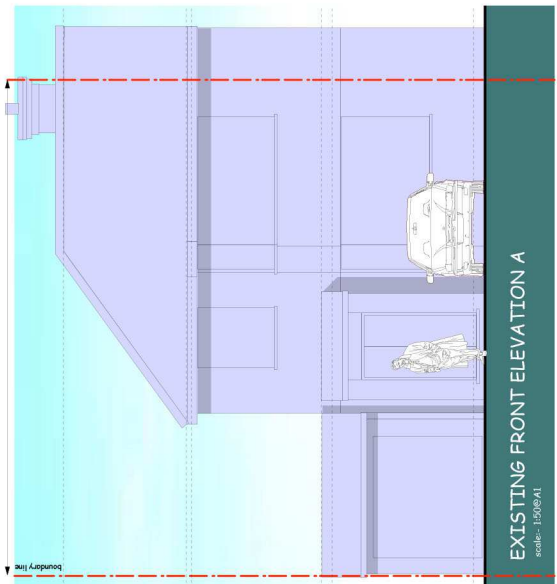
TOTAL ACCOMMODATION TO SITE
(internal area)

ground floor:- 55.7sq.m
first floor:- 38sq.m
TOTAL:- 93.7sq.m/1,009sq.ft

garage:- 13sq.m
rear garden:- amenity space:- 130sq.m

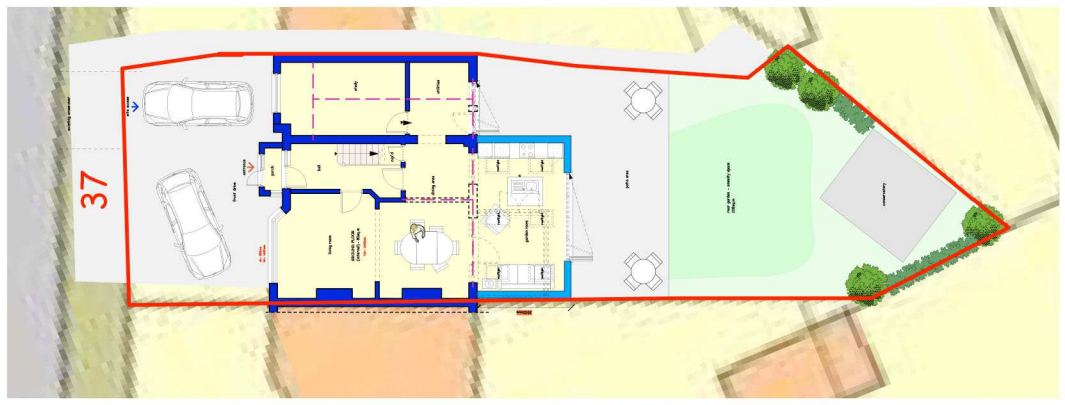


EXISTING REAR ELEVATION C
scale: 1:150@A1



EXISTING FRONT ELEVATION A
scale: 1:150@A1

NOTE: 1. Dimensions are to face unless otherwise stated.
 2. All dimensions to be checked on site before construction.
 3. All dimensions to be checked on site before construction.

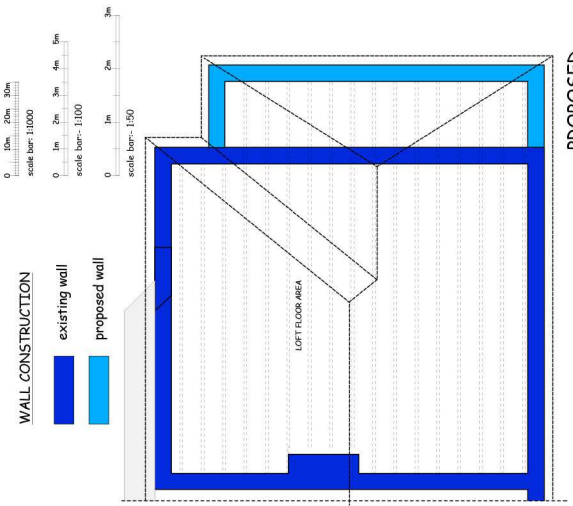


**PROPOSED SITE /
GROUND
PLAN**
 scale:- 1:100@A1

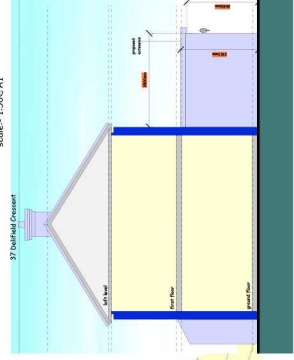
REV.	DATE	DESCRIPTION

PROJECT	37 Delifield Crescent, Cowley, Oxfordshire, OX8 2EU
DRAWING	PROPOSED INFORMATION
CLIENT	
DATE	5/5/2015
DRAWING NO.	37DELIFIELD/PL066
DATE	5/5/2015

Architectural Design Services
 Mr S. Saxon
 Suite 402
 100, High Street, Ebbw Vale,
 Mid Glamorgan, NP23 5BB
 t: 01495 344444 e: info@ads.co.uk



**PROPOSED
LOFT PLAN**
 scale:- 1:100@A1

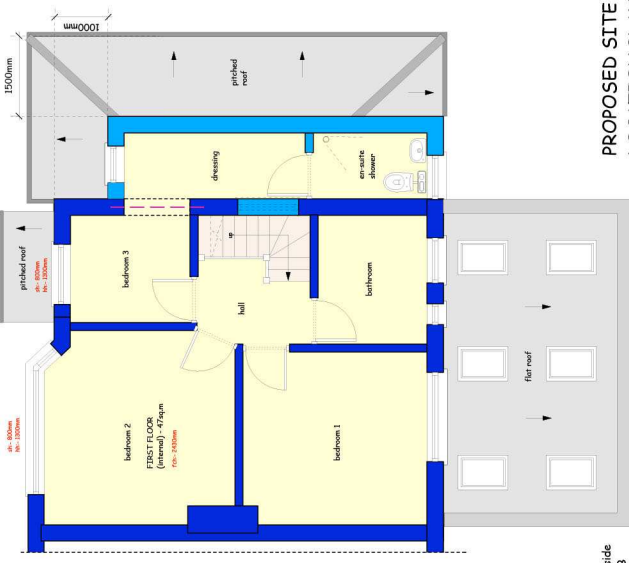
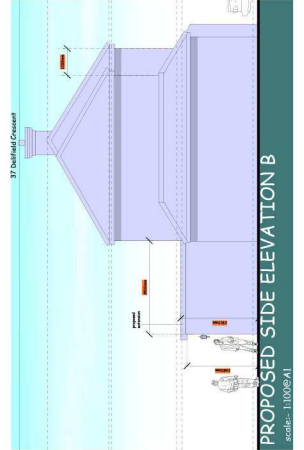


Site Area:- (approx) - 2,633sq.m/2,831sq.ft 0.064 ACRES
 scale:- 1:100@A1

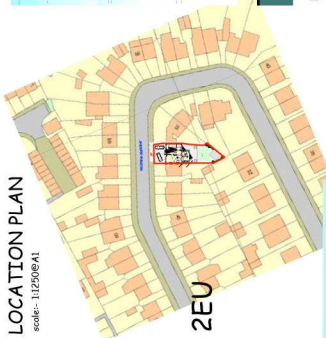
TOTAL ACCOMMODATION TO SITE
 (internal area)

ground floor:- 80sq.m
 first floor:- 47sq.m
TOTAL:- 127sq.m/1,367sq.ft

rear garden- amenity space:- 108sq.m

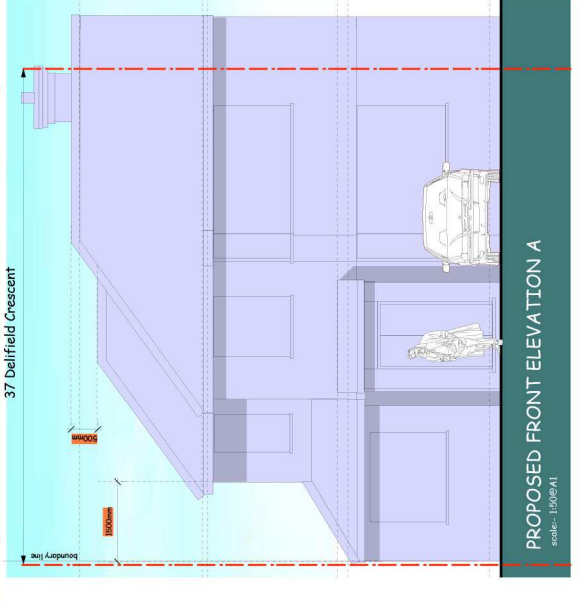
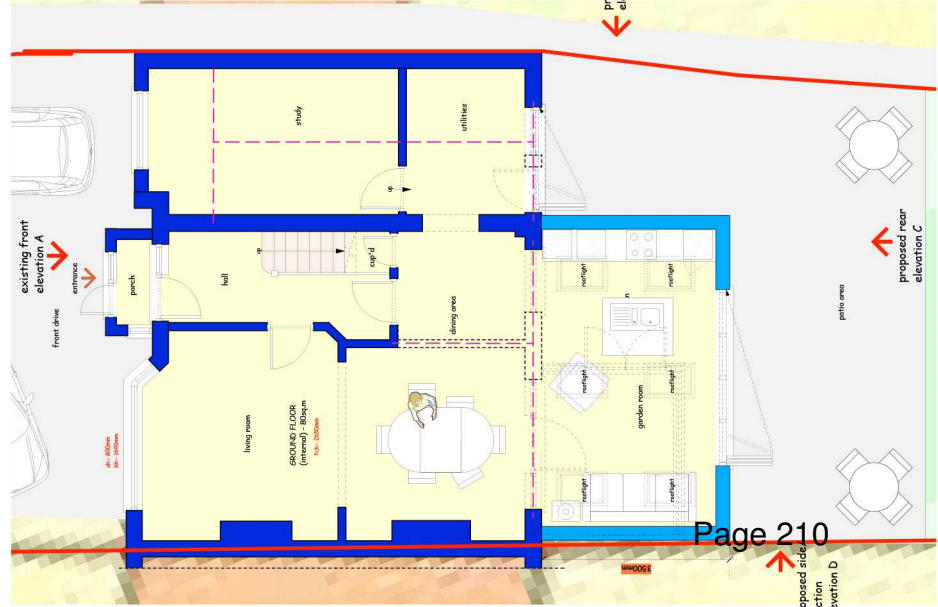
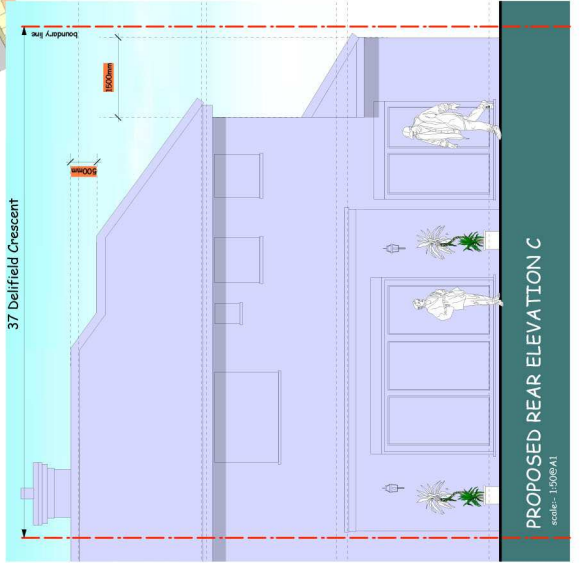


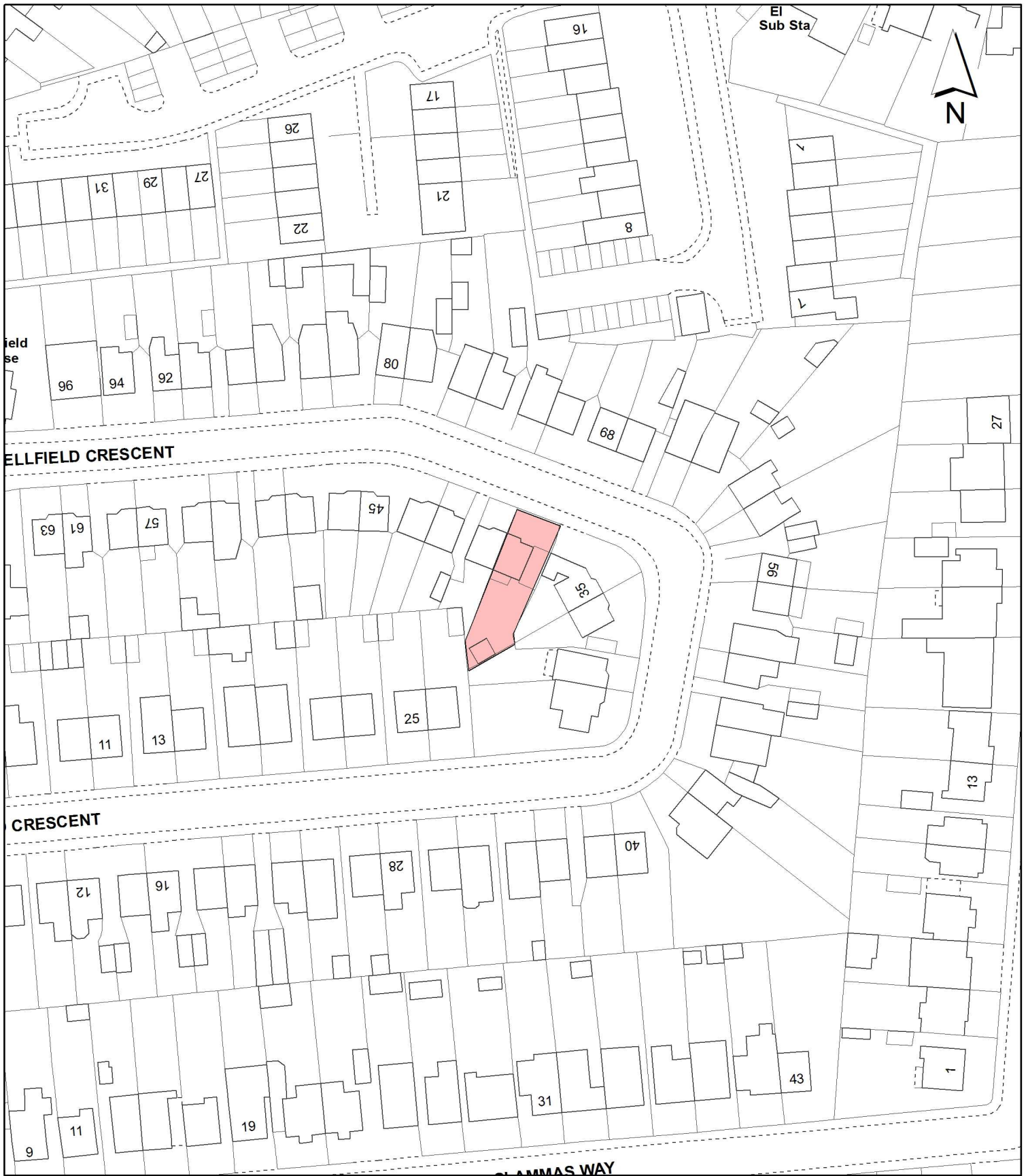
**PROPOSED SITE
LOCATION PLAN**
 scale:- 1:1250@A1



**37 DELIFIELD CRESCENT,
COWLEY, UXBRIDGE, MIDD. UB8 2EU
PROPOSED SITE INFORMATION**

PROPOSED GROUND FLOOR PLAN
 scale:- 1:50@A1





Notes:

 Site boundary

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Site Address:

**37 Dellfield Cresent
 Cowley**

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

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

Planning Application Ref:

71261/APP/2015/3611

Scale:

1:1,000

Planning Committee:

C&S Page 211

Date:

January 2016



HILLINGDON
 LONDON

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