



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 20
JANUARY 2016

Time: 7.00 PM, OR UPON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATEST

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Peter Curling (Labour Lead)
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse
John Oswell

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Contact: Alex Quayle
Tel: 01895 250692
Email: democratic@hillington.gov.uk

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?XXR=0&Year=2016&CIId=116&MD=ieListmeetings&>

Putting our residents first

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

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 8 December 2015 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	29 Copse Wood Way, Northwood 12537/APP/2015/3396	Northwood	Two storey, 6-bed, detached dwelling with habitable roof space with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing detached dwelling house Recommendation: Refusal	7 - 18 71 - 81
7	51 Wieland Road, Northwood 17990/APP/2015/4176	Northwood Hills	Two storey, 6-bed detached dwelling with habitable roof space and basement with associated parking and amenity space involving demolition of existing detached dwelling Recommendation: Refusal	19 - 32 82 - 91

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Land at Junction of Field End Road, Eastcote 59310/APP/2015/4125	Eastcote & East Ruislip	Replacement of the existing 17.5 metre pole with a 20 metre pole and the installation of 1 additional cabinet. Recommendation: Refusal	33 - 44 92 - 99
9	34 Burwood Avenue, Eastcote 63119/APP/2015/3763	Eastcote & East Ruislip	Single storey rear extension Recommendation: Refusal	45 - 52 100 - 104

Other

53 - 70

10 S106 Quarterly Monitoring Report

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

PART I - Plans for North Planning Committee

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

8 December 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Peter Curling (Labour Lead) Raymond Graham Carol Melvin John Oswell Brian Stead Ian Edwards Jazz Dhillon</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Transportation Consultant), Nicole Cameron (Legal Advisor), Alex Quayle (Democratic Services Officer) and Charles Francis (Democratic Services Officer)</p>	
107.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Jem Duducu, Duncan Flynn and John Morse with Councillors Brian Stead, Ian Edwards and Jazz Dhillon acting as substitutes.</p>	
108.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
109.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>	
110.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>All items were considered in Public.</p>	

111. **82 DUCK HILL ROAD, NORTHWOOD - 39262/APP/2014/4357**

(Agenda Item 5)

Three storey building with associated basement to provide 3 x 4-bed self contained supported living flats with associated parking

Officers introduced the report and provided the Committee with an overview of the application.

Officers highlighted the changes set out in the addendum and in particular drew the Committees' attention to the withdrawal of the word 'ambulance' throughout the report and the comments of the access officer. Officers also confirmed the proposal was not contrary to H10.

In accordance with the Council's Constitution, a representative of the petitioners objecting to the proposal addressed the meeting and made the following points:

- The size of the proposed extension was too large and out of character with the area and that it would have an adverse impact on residents.
- The design and form of the development would result in incongruous roof forms, which were out of keeping in the area
- The proposal would give rise to overlooking issues.
- The removal of trees was unnecessary.
- The business use of the proposal meant that 30 staff were required as it was a high dependency facility. This would create parking problems locally.
- Service vehicles would also create pressures on local roads.
- The proposal was situated in a cul-de-sac which had not been designed to accommodate the anticipated form of use.

The applicant raised the following points:

- The proposal sought to meet the needs of vulnerable adults with specific needs.
- The proposal met all the necessary standards, including the highways one in relation to car parking.
- A transport impact assessment had been submitted and proposal site was located 100 metres from a bus route.
- Vehicular access was good and the site was not located in a high incident area.
- The general character of the area had changed over the last 15 years and so the design was not out of keeping with the area.
- The proposal met waste management, flood and drainage standards.
- The proposal was a high level design which would meet a specific need.

Officers explained the proposal would provide assisted living flats, incorporating new vehicular access and associated car parking. An area of soft landscaping would be retained within the rear of the site, which could be utilised as communal amenity space.

While not objecting to the principle of the development, the Officer

	<p>report stated the refusal reasons included siting, size, scale, bulk and massing. The proposal was also deemed to be an incongruous and intrusive form of overdevelopment which was incompatible with the street scene and wider area. Additional reasons for refusal included insufficient parking and cycle storage facilities.</p> <p>Discussing the application, the Committee sought further clarification on the amount of car parking available and the size and scale of the development. In response, Officers confirmed the proposed provision of 6 car parking spaces for the number of residents and staff was considered to be unacceptable and due to the size and scale of the development, it was considered to be out of character with the surrounding area.</p> <p>On this basis the recommendation for refusal was moved, seconded and, on being put to the vote, was unanimously agreed.</p> <p>Resolved -</p> <p>That the application be refused for the reasons set out in the officer's report.</p>	
112.	<p>HOLLAND & HOLLAND SHOOTING SCHOOL, DUCKS HILL ROAD, NORTHWOOD - 16568/APP/2015/3140 (<i>Agenda Item 6</i>)</p> <p>Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>The Committee heard that as the application site was in use as a shooting ground, its use was deemed to be an acceptable use in the Green Belt. Furthermore, as an established business, its need to expand to continue to operate successfully was seen to demonstrate very special circumstances for the proposed increase in the size of the building.</p> <p>Officers explained that the current application was smaller than previous approvals and the height and bulk of the building, when taken in context with the size of the site and previous consents, was considered not to cause unacceptable levels of harm to the surrounding Green Belt.</p> <p>A Ward Councillor attended the meeting and raised the following points:</p> <ul style="list-style-type: none"> • This was one of the premier shooting establishments in the country • The application was smaller than previous ones which had been approved. • A recreational purpose was an acceptable use within the Green Belt. 	

	<p>It was moved, seconded and on being put to the vote agreed that the application be approved as set out in the officer report.</p> <p>Resolved -</p> <p>That the application be Approved.</p>	
113.	<p>48 HARLYN DRIVE, PINNER - 4956/APP/2015/3462 (Agenda Item 7)</p> <p>Two storey, 5-bed, detached dwelling with habitable basement space with associated landscaping involving demolition of existing dwelling house</p> <p>Officers introduced the report and provided the Committee with an overview of the application.</p> <p>Officers highlighted the changes in the addendum which included a petition in support of the application which had been received since the publication of the agenda.</p> <p>In accordance with the Council's Constitution, a representative of the petitioners in support of the proposal addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • The applicant had tried to work with the Council but had experienced difficulties. • The applicant disagreed with the officer report that insufficient information had been provided about flood risk. • The basement was not living accommodation. • The size and scale of the application was very similar to a design which had been granted on appeal. • The proposal had been designed to an exceptional standard. • Harlyn Drive contained a mixture of architectural styles and so the proposal would not be out of place with the street scene. <p>Officers explained that while they did not object to the principle of the design, the report stated the refusal reasons included size, scale, bulk and being out of keeping with the street scene. Officers reiterated that insufficient information had been provided by the applicant regarding the flood risk posed by the development.</p> <p>Discussing the application, the Committee agreed that the proposed design, including the large crown roof was a bulky and incongruous addition to the street scene. As a result, the design was considered to be out of character with the area.</p> <p>On this basis the recommendation for refusal was moved, seconded and on being put to the vote, was unanimously agreed.</p> <p>RESOLVED</p> <p>That the application be refused for the reasons set out in the officer's report.</p>	

	The meeting, which commenced at 6pm, closed at 6:50pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

Address 29 COPSE WOOD WAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing detached dwelling house

LBH Ref Nos: 12537/APP/2015/3396

Drawing Nos: 5329/A101 Rev G
Tree Statement
5329/A/DAS-rev A
5329/A100 Rev A
5329/A102 Rev A
5329/A103 Rev E
5329/A104 Rev E
TS15-20M/1
TS15-20M/2
TS15-20M/3

Date Plans Received: 08/09/2015

Date(s) of Amendment(s):

Date Application Valid: 21/09/2015

1. SUMMARY

The proposed scheme by reason of its unacceptable design, scale, siting, form and proportions is considered to have a detrimental impact on the character and appearance of the surrounding Area of Special Local Character. As such the scheme is considered to be unacceptable in terms of policies BE5, BE6, BE13, BE15, BE19, BE22, BE23, BE38, BE39 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the HDAS: Residential Layouts.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

It is considered that the proposed scheme by reason of its siting bulk and scale, in particular the degree to which it projects beyond the rear elevations of the neighbouring properties would result in an overbearing impact on its neighbours at Nos 27 and 31 Copse Wood Way. As such the scheme is considered to be unacceptable in terms of policies BE19, BE20, BE21, BE22, and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

It has not been demonstrated that the scheme makes adequate provision for the protection and long-term retention of valuable trees. As such, in the absence of sufficient information, the scheme is considered unacceptable in terms of Policies BE38 and Be39 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the

HDAS: Residential Layouts

3 NON2 Non Standard reason for refusal

It is considered that the proposed scheme by reason of its unacceptable design, significant increase in scale, in terms of height, width and siting, form and proportions would have a detrimental impact on the character and appearance of the surrounding Area of Special Local Character. As such the scheme is considered to be unacceptable in terms of policies BE5, BE6, BE13, BE15, and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the HDAS: Residential Layouts.

INFORMATIVES

1 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), the 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 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).

3 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
BE16	New development on the northern frontage of the A4 (Bath Road)
BE17	Design and layout of new development at Heathrow Airport
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
BE39	Protection of trees and woodland - tree preservation orders
H3	Loss and replacement of residential accommodation

H6	Considerations influencing appropriate density in residential development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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If this development had been found acceptable, it would have been liable for a contribution under the Community Infrastructure Levy (CIL).

3. CONSIDERATIONS

3.1 Site and Locality

No. 29 Copse Wood Way is located on the southern side of Copse Wood Way and comprises a large detached two storey house set within a large plot characteristic of houses in the street. The rear garden has an extensive wooded area that screens it from properties to the south.

The street scene is characterised by various size detached two storey dwellings set within spacious plots interspersed with mature trees. The application site is within a Developed Area and the Copse Wood Estate Area of Special Local Character as identified in the policies of the Hillingdon Local Plan - Part 2.

The application site is covered by TPO 398.

3.2 Proposed Scheme

The proposed dwelling would be two storeys with dormer windows in both front and rear elevations. The existing dwelling has a footprint of about 104.6 sqm and the proposed about 280 sqm. The proposed dwelling will be approximately 1.2 metres from the common boundary with No. 27 Copse Wood Way and 1.4 metres from No. 31. The existing dwelling is approximately 8 metres high and the proposed approximately 9.5 metres high. The proposed dwelling will extend between 8 and 11 metres back from the rear elevation of the existing dwelling of which approximately 6 metres will be single storey. The proposed dwelling will be approximately 10.5m back from the pavement. This compares to the existing property which is approximately 12 metres back.

3.3 Relevant Planning History

12537/B/93/0680 29 Copse Wood Way Northwood

Tree surgery to 3 Hornbeams in Area A1 on TPO 398 including thinning of the crowns of two Hornbeams by 10%, the removal of branches less than 1" (2.5 cm) diameter and the pollarding one stem of one Hornbeam

Decision: 09-06-1993 Approved

Comment on Relevant Planning History

There is no relevant planning history

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:

AM14 New development and car parking standards.
BE16 New development on the northern frontage of the A4 (Bath Road)
BE17 Design and layout of new development at Heathrow Airport
BE18 Design considerations - pedestrian security and safety
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
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.
BE39 Protection of trees and woodland - tree preservation orders
H3 Loss and replacement of residential accommodation
H6 Considerations influencing appropriate density in residential development.
HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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 29/10/2015 and a site notice was displayed on 01/11/2015.

3 letters of objection have been received together with a petition with 24 signatures in objection to the application.

These submissions raise the following concerns:

- The dwelling is of excessive scale and height and covers almost the width of the plot, and extends deep into the garden
- The new dwelling will not be sympathetic to the surrounding street and will appear at odds with Copse Wood Estate
- The front projection of the proposal is completely out of character and fails to replicate the features evident on other buildings
- The rear projection will be overbearing, visually intrusive and will result in loss of privacy
- The existing Arts and Crafts dwelling will be lost

Internal Consultees

TREE & LANDSCAPE PLANNING OBSERVATIONS:

This site is covered by TPO 398.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several protected trees within and adjacent to this site that merit protection and long-term retention.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012):

1. A tree survey to categorize the trees on and off site;
2. A tree constraints plan to show how the proposal fits within the context of the trees on and off site;
 - 2.1 Existing and proposed levels (any proposed changes in levels must be clearly defined and shown in colour on the plans)
 - 2.2 ALL existing and proposed drainage must be shown
3. A tree protection plan to show how the trees (to be retained) will be protected during development;.
4. An arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed.
5. Details of how the tree protection measures will be assessed before demolition / construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.
6. A landscape scheme in accordance with the HDAS showing at least 25% of the front garden retained as soft landscaping

Conclusion (in terms of Saved Policy BE38): The scheme is considered unacceptable because it does not make adequate provision for the protection and long-term retention of valuable trees.

OFFICER NOTE: In light of the recommendation additional details have not been sought.

HIGHWAYS:

No highways objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is within the Developed Area and the proposed replacement dwelling is acceptable in principle.

7.02 Density of the proposed development

It is not considered that the density of development is highly relevant to consideration of applications for a single dwelling where the assessment should be based more on the actual impacts of the proposal, however it is noted that the proposal would not change the density of development of the site which would continue to have a single dwelling within a generous plot.

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

The application site is not located within an archaeological priority area, nor would the proposal affect the setting of any listed buildings.

Consideration of the impacts on the Copse Wood Estate Area of Special Local Character are contained within the 'Impact on the character & appearance of the area' section of this report.

7.04 Airport safeguarding

The proposal does not raise any airport safeguarding issues.

7.05 Impact on the green belt

The application site is not within the green belt.

7.06 Environmental Impact

The proposal is not considered to give rise to any unacceptable environmental impacts.

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.

Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policies BE6 and BE22 apply specifically to development within the ASLC at Copsewood estate. These policies seek to ensure that two-storey developments in the Copsewood Estate are set-in 1.5 metres from the side boundary. Further, there is a requirement for these to be constructed on building plots of a similar average width as surrounding residential development, be constructed on a similar building line (formed by the front main walls of existing houses), be of a similar scale, form and proportion as adjacent houses, and reflect the materials, design features and architectural style predominant in the area.

In terms of the layout and siting of the proposed dwelling, the predominant character within this part of Copse Wood Way, is dwellings set a substantial distance from the front boundary. The proposed building has been sited 10.5 metres from the front boundary to the site. Whilst No. 27 has a projection further forward than the proposed front building line, this is single storey. The development would be wholly two-storey with dormer windows in the roof and further forward than both its neighbours at Nos 27 and 31 Copse Wood Way. The dwelling would be significantly larger than both its immediate neighbours. The proposal would be 1.4 metres and 1.2 metres from the respective boundaries. This is below the standard referred to above and the result will be an overly intensive development which is harmful to the character of the area.

The proposed dwelling would be 9.5 metres in height, compared to the existing 8 metre building. The existing dwelling is two storeys but with the second storey in the roofspace. The proposed development would be approximately 2.5 metres higher than No. 27. It is on rising land which tends to emphasise its dominance. No. 31 is on higher land and would appear taller than the proposal. The applicant has referred to the resultant development being narrower than the existing. The existing front elevation measures 18 metres in width and the proposed 15.5 metres. However, the existing has cat slide roofs and a single storey garage on the side closest to No. 31. This design effectively retains a gap and gives views of the trees beyond. In contrast, the proposed development effectively fills the plot and significantly reduces the visual separation between the plot and its neighbours. It is considered that the overall size, scale and massing of the proposed dwelling is unacceptable as it would dominate the plot and its setting to an unacceptable degree.

Overall, the scheme is considered unacceptable and does not comply with policies BE5, BE6, BE13, BE15, BE19, and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP

Policies (November 2012) and BE1 of Hillingdon Local Plan: Part One Strategic Policies (November 2012).

7.08 Impact on neighbours

Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

Paragraph 4.11 of HDAS Residential Layouts states that the 45 degree principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. There are no habitable rooms in either of the side elevations of the neighbouring properties. No. 29 has a first floor window in the flank elevation but this appears to serve a landing. The proposed development has side 1st floor windows. These either serve on-suite bathrooms where obscure glazing would be expected or would not face towards any windows in the adjoining properties.

No. 31 is located to the south west of the application site and consists of a large detached dwelling. The proposed dwelling would be located 1.4 metres from the party boundary and it is important to note that there is a rise in ground level of approximately 1.5 metres from the application site to No. 31

In terms of the impact of the proposed development on this property, the proposed dwelling would extend approximately 6 metres beyond the rear elevation at ground floor level and 2 metres at first floor level. No. 31 has rear facing windows and it is considered that the rear projection beyond the rear elevation would exceed the amount normally permitted by the Council's Policies and Guidance and it is considered that the development would appear unduly overbearing and visually intrusive to this occupier.

In relation to the impact of the proposal on No. 27, the development will project some 10.5 metres back from the existing rear wall with approximately 4 metres being two-storey. No. 27 has both rear windows and a side facing first floor window. Due to the significant increase in scale, bulk, height and depth it is considered that the development would appear unduly overbearing and visually intrusive to this occupier.

7.09 Living conditions for future occupiers

The London Plan seeks to ensure that all housing developments are to the highest quality, both internally and externally, and in relation to their context. It sets out minimum internal floor spaces required for residential developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

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 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 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 floor space standards therefore need to be assessed against the London Plan Transition Statement and the Mayor's Draft SPG. The standard under the Draft SPG is for a six bedroom dwelling is 129 sqm. All the bedrooms are capable of twin occupation. The proposed dwelling is 280 sqm which significantly exceeds the minimum standard. The development significantly exceeds this level of internal floorspace.

The size of the amenity space at over 750sq.m would easily meet London Plan and Council standards. It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policies 3.5 and 5.3 of the London Plan (2015).

Overall, it is concluded that the development will result in a high standard of living conditions.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed dwelling would continue to benefit from sufficient off road parking to the front driveway. Therefore, the proposed development would comply with Policy AM7, AM9, AM14 and BE19 of the Hillingdon Local Plan - Part 1 and Part 2 Strategic Policies.

7.11 Urban design, access and security

The issues relating to urban design have been covered in Section 7 of the report. Issues relating to security would be covered by the imposition of a secure by design condition in the event of any approval.

7.12 Disabled access

No specific details have been provided. However, given the scale of the proposal there is no doubt that it could easily provide disabled access or modifications to achieve this.

7.13 Provision of affordable & special needs housing

This is a single unit of accommodation and there is no requirement to provide affordable or special needs housing.

7.14 Trees, Landscaping and Ecology

The application site is covered by TPO 398 and there are other protected trees adjacent to the site. There are no details within the application to demonstrate that valuable trees will be retained or protected. There is an objection from the Council's Trees and Landscape officer and the proposals are considered to be contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The submitted Design and Access statement sets out sustainability provisions. Were the application to be approved these matters could be secured by appropriate conditions

7.16 Renewable energy / Sustainability

The submitted Design and Access statement sets out sustainability provisions. Were the application to be approved these matters could be secured by appropriate conditions

7.17 Flooding or Drainage Issues

No issues arise

7.18 Noise or Air Quality Issues

No issues arise

7.19 Comments on Public Consultations

The issues arising from the consultation are addressed within the body of the report.

7.20 Planning Obligations

The application is subject to Community Infrastructure Levy.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

None

10. CONCLUSION

It is considered that the proposed scheme by reason of its unacceptable design, significant increase in scale, in terms of height, width and siting, form and proportions will have a detrimental impact on the character and appearance of the surrounding Area of Special Local Character. In addition, it will have an overbearing impact on its neighbours at Nos 27 and 31 Copse Wood Way. As such the scheme is considered to be unacceptable in terms of policies BE5, BE6, BE13, BE15, BE19, BE22, BE23, BE38, BE39 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the HDAS: Residential Layouts.

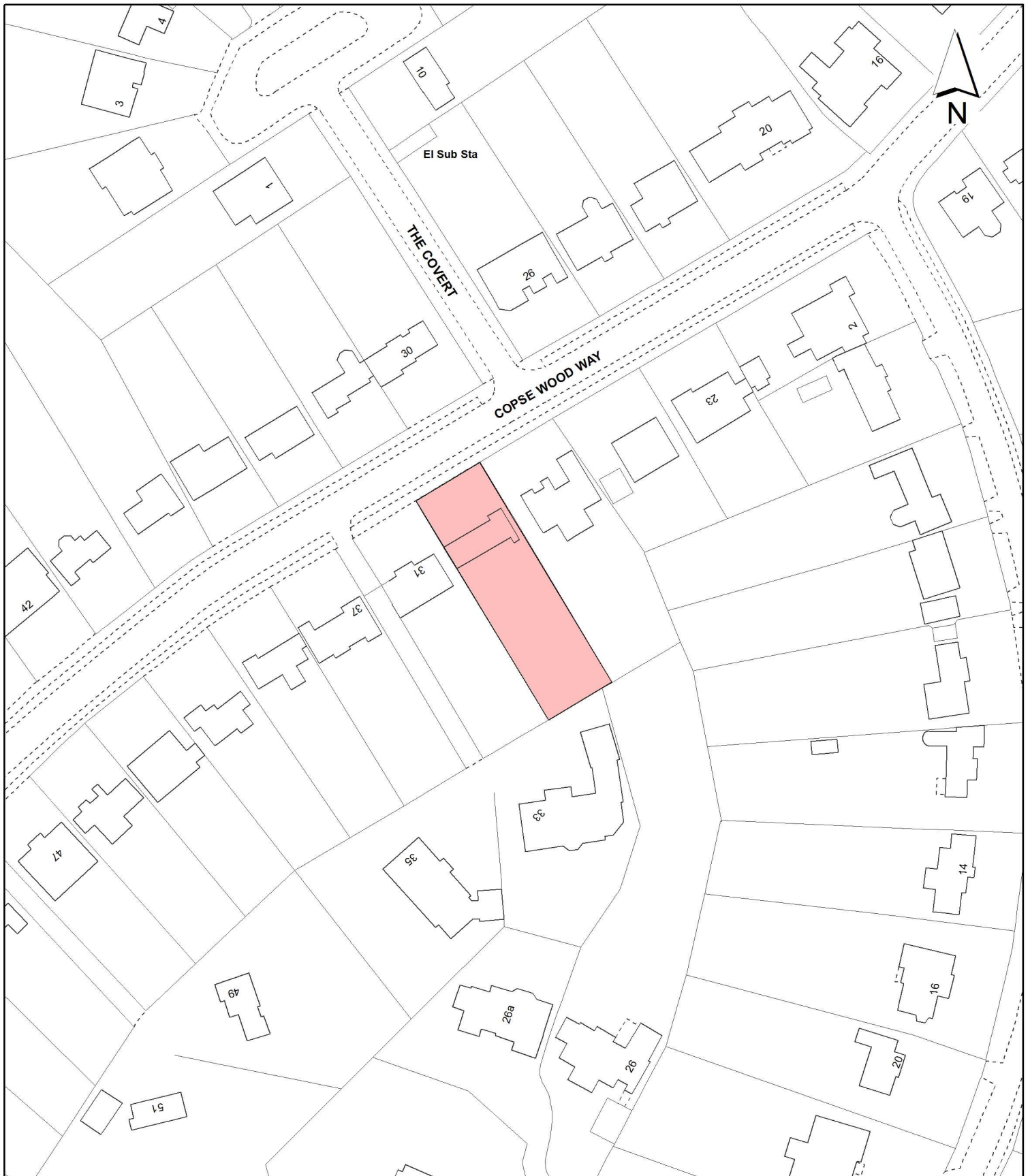
Furthermore, it has not been adequately demonstrated that the scheme makes adequate provision for the protection and long-term retention of valuable trees. As such, in the absence of sufficient information, the scheme is considered unacceptable in terms of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the HDAS: Residential Layouts

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2015 and Housing Standards transition statement and SPG
The Mayor's London Housing Supplementary Planning Document
HDAS: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**29 Copse Wood Way
 Northwood**

Planning Application Ref:

12537-APP-2015-3396

Planning Committee:

North Page 17

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

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Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

LBH Ref Nos: 17990/APP/2015/4176

Drawing Nos: Flood Risk Assessment
Design and Access Statement
Basement Construction Method Statement
00614 Sheet 1
00614 Sheet 2
00614 Sheet 3
5205/PL/LP
5205/PL/02 Rev A
5205/A101 Rev G
5205/A103 Rev E
5205/A102 Rev F

Date Plans Received: 12/11/2015

Date(s) of Amendment(s):

Date Application Valid: 12/11/2015

1. SUMMARY

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 fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character. The proposal would also have a dominant and overbearing impact on the adjacent properties to the detriment of their residential amenity.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its size, scale, bulk and design, would represent a visually unsympathetic form of development that would detract from the character, appearance and architectural composition of the original dwelling and the visual amenity of the wider Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal, by virtue of its size, scale, bulk, design and proximity, would project beyond the rear elevations of the flanking properties and therefore be detrimental to the amenities of the adjoining occupiers, by reason of over dominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 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), the 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 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).

3 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
OE1	Protection of the character and amenities of surrounding properties

	and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
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

4

If this development had been found acceptable, it would have been liable for a contribution under the Community Infrastructure Levy (CIL).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached property situated on the south eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large rear garden.

The street scene is residential in character and appearance comprising two storey detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and within the Gatehill Farm Estate Area of Special Local Character.

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and replacement with a two storey 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space.

3.3 Relevant Planning History

17990/73/1388 51 Wieland Road Northwood
Alterations and additions.

Decision: 14-08-1973 Approved

17990/APP/2001/1541 51 Wieland Road Northwood
ERECTION OF REAR CONSERVATORY EXTENSIONS

Decision: 29-11-2001 Withdrawn

17990/APP/2001/578 51 Wieland Road Northwood

ERECTION OF A REAR CONSERVATORY

Decision: 17-05-2001 Refused

17990/APP/2002/685 51 Wieland Road Northwood

ERECTION OF A REAR CONSERVATORY

Decision: 04-10-2002 Refused

17990/APP/2014/1170 51 Wieland Road Northwood

Part two storey, part single storey rear extension with habitable roofspace, conversion of existing roofspace to habitable use involving installation of 2 x rooflights to front, construction of basement and alterations to front porch

Decision: 28-05-2014 Withdrawn

17990/APP/2014/3428 51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

Decision: 21-11-2014 Refused

17990/APP/2015/2372 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 15-09-2015 Refused

17990/APP/2015/645 51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

Decision: 24-04-2015 Approved

17990/B/90/0785 51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

Decision: 22-03-1991 Refused **Appeal:** 22-03-1991 Dismissed

17990/C/97/0512 51 Wieland Road Northwood

Tree surgery to T26 (Oak), including pollarding at 7 metres (20 feet), and T27 (Oak), including reducing the height by 40% to secondary (lower/ mid) crown, on TPO 172

Decision: 18-07-1997 Approved

Comment on Relevant Planning History

17990/APP/2015/2372 - Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling (refused)

17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element (approved)

17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front (refused)

The previous submission was refused on the scale and design of the proposed dwelling being out of keeping with the character of the wider area and the detrimental impact on the amenity of the adjacent properties.

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:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The following neighbours were consulted for a period of 21 days expiring on the 8 December 2015 as follows: -

- 49 Wieland Road
- 59 Elgood Avenue
- 59a Elgood Avenue
- 53 Wieland Road
- 8 Wieland Road
- 43 Wieland Road
- 2a Wieland Road

One response was received from an adjoining neighbour and a further objection was also received from a local resident who raise the following points:

- Overwhelming effect on the adjacent property from increased overshadowing, loss of sunlight, visual intrusion and over dominance
- The plans do not show the relationship of the proposals to no.49
- Whilst the proposal has been re-designed the area and footprint appear to be the same as previously refused
- Loss of light
- Breaches the 45 degree line of sight from my windows
- The dormer windows are an unsightly protrusion from the roof and are bulky and oppressive
- I note para 7.18 of 17790/APP/2015/2372, which considers there would be no unacceptable air quality issues. There are existing spicy cooking smells and emissions coming from 51 and windows have to be closed. I request a condition be imposed to provide adequate filtration equipment is installed
- I object to the situation of the plant room as I will be affected by emissions, noise of air conditioning, heating pumps etc.
- The Basement Construction Method Statement makes no mention of the installation of movement and vibration and noise sensors before work commences

- I am concerned that the basement is only 1.5m from 49 and the construction process will undermine and damage my property
- The increased bulk in addition to the existing conifers on the boundary between 51 and 53 will virtually provide a continuous barrier from the roofline to the end of the garden, blocking the benefit of the sun, particularly when it is low but also in high summer when the shadows already extend to my garden
- Over dominant and out of character
- Potential impact on watercourses as a result of the basement

A petition of 31 signatories was also submitted against the proposal.

Gatehill Residents Association - The GRA formally object on the following issues

- Too large for the plot and will dominate the neighbours. Still 4 x the size of the immediate neighbours
- Loss of light to neighbouring properties
- Less than 1.5m from the side boundary contrary to policy
- The eaves are still very deep and the 45 degree line shown is based on the corner of the wall not the gutter as required in the guidelines. It therefore breaches the 45 degree rule
- Roof design more bulky and not in keeping with the immediate neighbours
- The front elevation is unattractive and out of keeping with the surrounding properties
- The revised design still results in building over part of the existing front garden and is likely to reduce the number of car parking spaces available
- The red outline identifies land owned by the GRA who do not allow parking on this land as it is used as a pedestrian refuge from passing traffic
- The revised plans do not comply with the LBH requirement for 25% soft landscaping to the front
- The style is out of keeping with the estate
- Detrimental impact on surface water in the immediate area. The documents submitted appear to relate to a previous smaller extension
- Increased traffic due to removal of a significant amount of soil to accommodate the development

Officer Response: The issue of land ownership was raised with the applicant in the previous application, who then confirmed the land was in their ownership.

Northwood Residents Association: No response

Northwood Hills Residents Association: No response

Internal Consultees

Access Officer:
No response

Conservation and Urban Design:
No comments

Trees/Landscaping:

- No tree survey has been submitted.
- A topographic survey indicates the location of trees on the site.
- The Design & Access Statement indicates most of the amenity space in the back garden will remain unaffected by the development and 'none of the trees on the site will be affected by the new proposal or during the construction process'. No evidence has been produced to support this statement.
- It is very likely that trees in the front driveway will be affected either by the footprint of the new building or the space required to demolish the old and construct the new building.
- Most of the space and trees in the large rear garden will be unaffected by the proposal.

- On balance, the anticipated minor tree loss is not significant given the amount of space remaining for new planting which should be secured as part of a comprehensive landscape scheme, which should be conditioned.
- Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some collateral impact to nearby trees due to the excavation and construction process.
- Tree protection will be required to safeguard the retained trees.

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.

Drainage Officer:

The applicant taken on board advice that the width of the proposed building does not extend the full width of the the plot allowing an appropriately design drainage scheme to deal with any potential groundwater across the site and allow space for it to flow round the building and proposed basement. No objection subject to a condition to secure appropriate sustainable water management measures.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site currently comprises of a single residential dwelling within its own curtilage and therefore constitutes 'previously developed land' i.e. 'brownfield land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below.

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that the 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 relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. It measures 15.75m in width by 13.9m in depth with a height of 8.8m. The increased roof height is even higher than no. 61, (at 8.5m) which is the largest extended property nearby. The resultant crown roof detail, presents a large bulky box like appearance, which is out of keeping with the character of the ASLC.

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) 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 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.'

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. At a height of 8.8m the roof line is even higher than no. 61, (at 8.5m) which is the largest extended property nearby. The resultant crown roof detail (39% of the overall height of the building) presents a large bulky box like appearance, which is out of keeping with the character of the ASLC. The mock Georgian facade is not in keeping with the 1930's style of properties and the 0.9m set back from the boundary of no. 63 fails to respect the requirements of HDAS and adds to the cramped over developed appearance of the site.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC. As such it is considered that the proposal fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The proposed block plan as submitted within the application combines with the ground floor plan and only shows the relationship with the neighbouring properties attached garages and not the dwellings themselves. The proposed dwelling would extend 8.5m beyond the rear of the adjacent garage at no.49 and is set back from the boundary by 1.6m. It would extend 5.65m beyond the garage of no 53 and would be set back from the boundary by 0.9m. The first floor plan shows a recess of 1.75m at the rear corner of the north eastern elevation (adjacent to no. 49) and a diagonal line which would appear to demonstrate compliance with a 45 degree line of sight from no. 49. However the site plan submitted under application 17990/APP/2015/645 for the rear extensions did show the relationship to the adjacent properties. Measurements taken from that plan in relation to the neighbouring garages show that the maximum depth to ensure the preservation of a 45 degree line of sight would be 4.25m from the rear of no.49's garage and 6m from the rear of no.53's garage. Given that the depth clearly exceeds that requirement for no. 49 the proposed development would clearly encroach on a 45 degree line of sight.

Given the scale and bulk of the proposed dwelling; the level of projection beyond the rear of

the adjacent dwellings and the limited degree of separation from the side boundaries, it is considered that the proposal would have a dominant and overbearing impact resulting in an unacceptable degree of over dominance, visual intrusion and over shadowing.

In relation to any loss of privacy arising from the proposal, the proposed first floor windows on the side elevation are to serve en-suite bathrooms and dressing rooms. As such they could be conditioned to be obscure glazed and fixed shut. It is not considered that the front or rear windows would result in any increased overlooking to the current dwelling.

As such it is considered that the proposal is un-neighbourly form of development and fails to comply with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all housing developments are of the highest quality, both internally and externally and in relation to their context and the wider environment.

The London Plan 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. . Due to the substantial nature of the proposal the internal floor space for the new dwelling would be in excess of the minimum requirements and therefore is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

This is a deep plot and sufficient private amenity space would be retained for occupiers of the new house in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development 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 provision of 1.5 spaces per dwelling.

The front building line is as existing and the through driveway shows there is still sufficient provision to accommodate 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

A Secured by Design condition could be added to any approval to ensure the development complies with such principles should the application be acceptable in all other respects.

7.12 Disabled access

The Access Officer has not raised any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some impact to nearby trees due to the excavation and construction process. Tree protection will be required to safeguard the retained trees. If all other aspects of the proposal were acceptable, landscape conditions could be imposed 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

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The application is accompanied by a flood risk attenuation strategy. This proposes the utilisation of SuDS in the form of rainwater harvesting and attenuation storage. Infiltration has been discounted due to poor draining soils.

The design of the proposed basement is such that an appropriate drainage scheme to deal with ground water and surface water matters could be secured by a condition were the application to be acceptable in other respect. Subject to such a condition the proposal would comply with relevant policies including policies 5.13 - 5.15 of the London Plan 2015 and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised have been addressed as appropriately in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

The basement proposed is large and close to neighbouring boundaries. A comprehensive basement construction and method statement has been provided that concludes that there is a safe and effective method of excavating and constructing the basement without significant impact on the public highway or neighbouring properties.

As the basement is satisfactory from a drainage and flood risk perspective there is no reason to refuse the planning application in this regard.

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

N/A

10. CONCLUSION

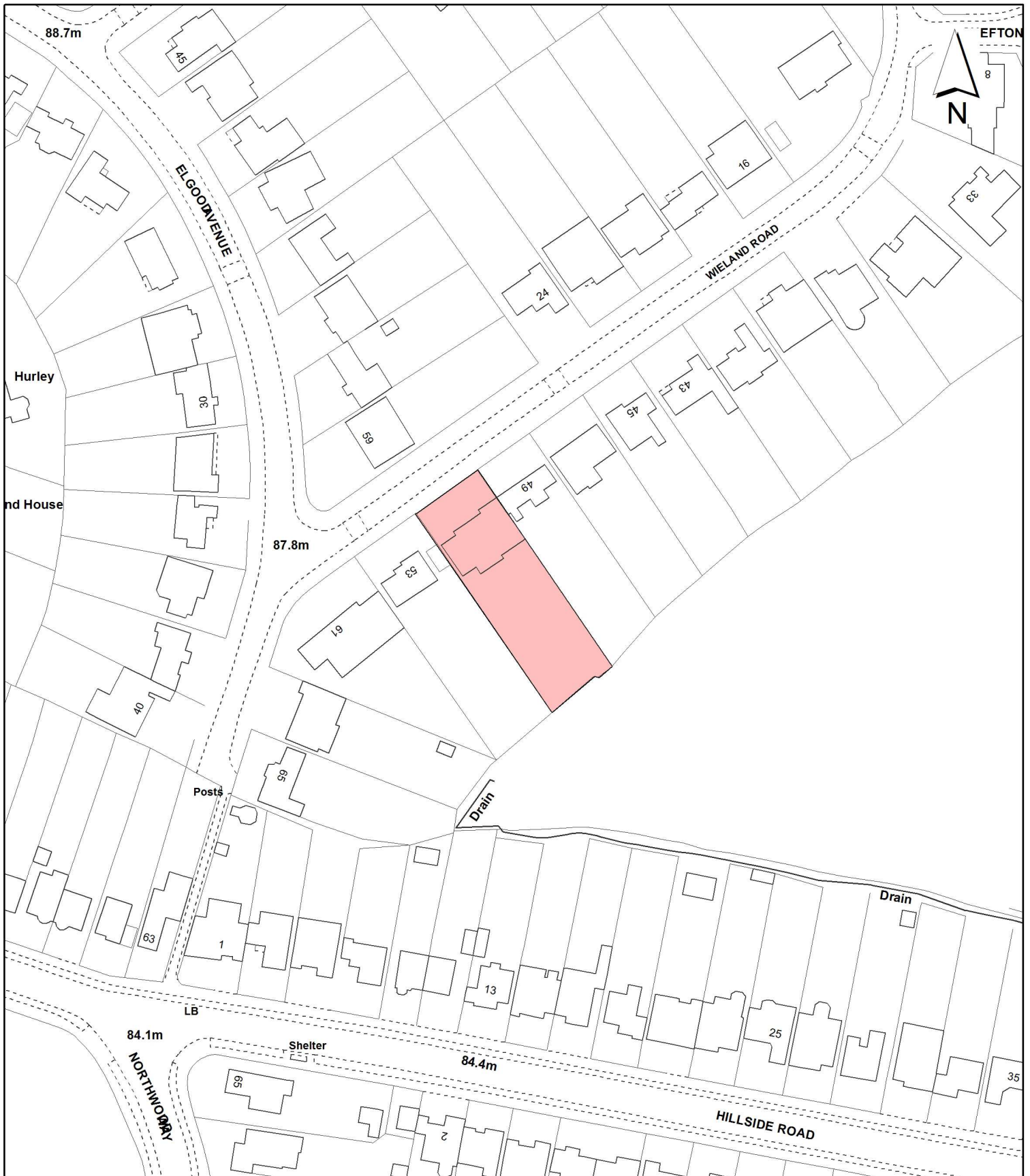
The proposal fails to comply with with policies BE5, BE6, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**51 Wieland Road
 Northwood**

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

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

Planning Application Ref:

17990/APP/2015/4176

Scale:

1:1,250

Planning Committee:

North Page 32

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT JUNCTION OF FIELD END ROAD AND HIGH ROAD EASTCOTE

Development: Replacement of the existing 17.5 metre pole with a 20 metre pole and the installation of 1 additional cabinet.

LBH Ref Nos: 59310/APP/2015/4125

Drawing Nos: Design and Access Statement
100 Rev A
200 Rev A
201 Rev A
300 Rev A
301 Rev A
400 Rev A
ICNIRP Compliance detail reference CTIL 147016
Supplementary Information

Date Plans Received: 06/11/2015 **Date(s) of Amendment(s):** 06/11/2015

Date Application Valid: 06/11/2015 10/11/2015

1. SUMMARY

The applicant seeks planning permission for the installation of a 20m high telecommunications mast and new and replacement cabinets. The proposed mast would provide improved coverage for Telefonica and Vodafone.

Although the proposed mast and cabinets would not cause harm to pedestrian or highway safety, it is considered that the proposed structures in this location, by reason of their height, siting and design would add undue clutter to the street scene and appear as visually incongruous additions, which would be considered detrimental to the character and appearance of the Conservation Area.

The proposed development does not comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE5, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Refusal reason

The proposed mast installation, by virtue of its height, design and location, would result in an incongruous and visually obtrusive form of development that would be out of keeping with the visual character of the surrounding street scene, and have a detrimental impact on the character and appearance of the wider Eastcote Village Conservation Area. Further the proposed cabinets, by reason of their size, siting and design would add undue clutter to the detriment of the visual amenity of the street scene. The proposal is therefore contrary to Chapter 5 of the NPPF, Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF5	NPPF - Supporting high quality communication infrastructure

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

Should you be minded to submit an alternative application for consideration you are advised to undertake an assessment of alternative sites in order to establish if alternative locations might be more appropriate in terms of avoiding the impacts cited within the refusal reason.

Officers are mindful that when planning permission for a mast on this site was first granted there was a moratorium preventing the installation of telecommunications antennae on land owned by the Council. This moratorium no longer exists which means preferable alternative sites may be available.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located on the grass verge and immediately adjacent to the footpath. It is opposite the mini roundabout at the junction of High Road and Field End Road. An electricity sub-station building and wooded amenity area are located to the west of the site,

beyond which is a lawn tennis club. Eastcote House Gardens are located to the north east, on the opposite side of Eastcote Road. Residential properties are located along Field End Road to the south east and Eastcote Road to the south west.

The site falls within the Eastcote Village Conservation Area as designated in the Hillingdon Unitary Development Plan Saved Policies. Tree Protection Orders apply to the adjacent trees. No.2 Field End Road, opposite, is a Grade II Listed Building.

3.2 Proposed Scheme

This application seeks consent for the replacement of the existing 17.5 metre high pole, with a new 20 metre high pole and the installation of 1 new cabinet. The proposed upgrade is required to provide new 4G coverage for both Telefonica and Vodafone and improve existing 2G and 3G coverage to the surrounding area.

There is an existing 17.5 metre high pole and four cabinets located on the verge adjacent to the junction of Field End Road and High Road. It is proposed to remove the existing pole and two cabinets, and replace these with a new 20 metre high pole located 5 metres to the south of its existing location. The two cabinets removed will be replaced with new three new cabinets, which although in the same area as the existing, are more dispersed along the verge.

This scheme is similar to one refused by Members at the planning committee on the 13th May 2015. The main changes between this and the previous submission is that instead of moving the mast 5 metres south of its current location, it has been replaced on the same footprint. Also only one new cabinet is proposed to the south of the mast.

3.3 Relevant Planning History

- 59310/APP/2004/585 Land At Junction Of Field End Road Eastcote Road Ruislip
INSTALLATION OF A 15M HIGH STREETWORKS COLUMN FOR TELECOMMUNICATIONS USE WITH TWO ANCILLARY GROUND-BASED EQUIPMENT CABINETS (APPLICATION UNDER PARAGRAPH A.3 (3) OF PART 24 OF SCHEDULE 2 TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2001)
Decision: 08-04-2004 Refused **Appeal:** 03-02-2005 Allowed
- 59310/APP/2005/2123 Land At Junction Of Field End Road Eastcote Road Ruislip
REPLACEMENT OF EXISTING 15 METRE HIGH TELECOMMUNICATION MAST WITH 17.5 METRE HIGH MONOPOLE MOBILE PHONE MAST AND EQUIPMENT CABINET
Decision: 22-09-2005 Refused **Appeal:** 06-04-2006 Allowed
- 59310/APP/2010/2005 Land At Junction Of Field End Road High Road Eastcote, Pinner
Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.
Decision: 10-01-2012 Approved

59310/APP/2012/1728 Land At Junction Of Field End Road Eastcote Road Ruislip
Installation of 1 x DSLAM cabinet (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

Decision: 04-09-2012 Refused

59310/APP/2012/2309 Land At Junction Of Field End Road Eastcote Road Ruislip
Installation of 1 x DSLAM cabinet (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

Decision: 05-11-2012 PRQ

59310/APP/2013/3137 Land At Junction Of Field End Road And High Road Eastcote
Replacement of one existing cabinet and the installation of one new additional cabinet

Decision: 06-12-2013 Refused

59310/APP/2014/3633 Land At Junction Of Field End Road And High Road Eastcote
Installation of 2 x DSLAM cabinet to replace 2 x existing cabinets (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

Decision: 28-11-2014 PRQ

59310/APP/2015/767 Land At Junction Of Field End Road And High Road Eastcote
Relocation and replacement of a 17.5 metre high telecommunications monopole with a 20 metre high telecommunications monopole, replacement of two existing cabinets and installation of one additional equipment cabinet.

Decision: 13-05-2015 Refused

Comment on Relevant Planning History

There have been a number of applications on this site relating to the installation of DSLAM cabinets and masts, which are summarised above.

O2 originally submitted an application for the installation of a 15m high streetworks column and two ancillary equipment cabinets at this site in 2004 (ref: 59310/APP/2004/585). Following the Council's refusal of the application, and strong local opposition, the installation was allowed at appeal on 03/02/05 (PINS ref: APP/R5510/A/04/1153756).

In 2005, O2 submitted two parallel applications for the replacement of the existing 15m high mast with a 17.5m high mast and additional equipment cabinet. One of these (ref: 59310/APP/2005/2123) proposed a direct replacement installation at the existing site and the second (ref: 60985/APP/2005/2149) proposed a 20m high replacement installation in the wooded area adjacent to the sub-station building, as an alternative. Despite some local support for the second location, over the existing location on the footway, both applications were refused by the Council's Planning Committee on 22/09/05. O2 subsequently submitted an appeal relating to the original site and this was allowed on 06/04/06 (ref:

APP/R5510/A/05/1196440). At that time, the Inspector concluded that the proposed changes, including the increased height, would not be so noticeable as to materially harm the character and appearance of the area.

59310/APP/2010/2005 - Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary. Approved subject to conditions.

59310/APP/2015/767 - This application refused consent for the relocation and replacement of a 17.5 metre high telecommunications monopole with a 20 metre high telecommunications monopole, replacement of two existing cabinets and installation of one additional equipment cabinet.

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

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

NPPF5 NPPF - Supporting high quality communication infrastructure

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 residents were notified of the application and a site notice displayed at the site. 3 comments were received to this consultation which raised the following concerns:

1. Can the mast not be set back from the pavement to minimise its visual impact and resolve safety concerns;
2. The mast and cabinets are on a very dangerous road and unnecessarily on the footpath, which make the pavement very narrow;
3. The location of the mast does have a significant impact on the surrounding area as it is close to

Forge Green and the heritage sign;

EASTCOTE CONSERVATION PANEL

This application is stated to be a resubmission of the previously refused application 59310/APP/2015/767.

The document entitled 'Ten Commitments Consultation' states that this proposed 20mtr high pole will now be erected on the existing base. However, the drawings in the document marked 'Plan' show the pole on a new base in the same position as the refused application.

This conflict of information gives cause for great concern should this application with incorrect drawings be passed the community will not have anyway to redress a mistake of this nature. Please can the applicant be asked to submit correct drawings before any determination is made.

It is also noted that a CIL form is not submitted. This omission should be rectified.

The applicant states that they have not asked LBH if they can site the pole further away from the High Road on LBH land, as it is a forgone conclusion that it would be refused.

It is also stated that although this site is within 3 km of an airfield the relevant authorities have not been notified. This omission should be rectified.

The objections raised by the Eastcote Conservation Panel to the previous application still apply here,[copied below] based on the position of the mast on the submitted drawings.

Should the proposed mast be erected on the same base as existing, it would still be over dominant in this sensitive part of the Conservation Area. Please note the photograph of the site page 1 of the document marked 'Plan', the current mast is still much higher than the surrounding trees, whilst the drawings show it lower than the trees, another contradiction. The extra cabinet is large, ugly and again will add to the amount of clutter already on the village green, which will detract from the rural setting of the area.

This application is full of mistakes and contradictions, we ask that correct information is supplied to the LPA before any determination is made, that interested parties be informed if such information is received.

The Panel's overall view is that this application should be refused.

Internal Consultees

CONSERVATION OFFICER

This site lies within the Eastcote Village Conservation Area and sits opposite the Grade II Listed property, 2 Field End Road. The site also lies within the Eastcote Village Archaeological Priority Area. The location of the site is very sensitive and is prominently positioned at an intersection. The existing cabinets and telecommunications equipment alongside other street furniture as existing can be considered to be visually intrusive.

The current NPPF states that as part of an application, an applicant would need to 'describe significance of any heritage assets affected, including any contribution made by their setting' (para.128). The submitted Design and Access Statement does not address that the site is situated within a Conservation Area.

Whilst there are in principle no objections to the replacement of the existing cabinets, the additional proposed cabinet would have a negative impact to the character of the conservation area. Overall the bulky cabinets would increase the density of street furniture clutter within that location, which would be considered detrimental to the street scene. NPPF (para. 64) is quite clear: '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.' Therefore all cabinets would need to be reduced to the same size as the existing cabinets, in order to remain in keeping with the surrounding area.

The increase in height of the telecommunications monopole would be considered in principle unacceptable. This increase in height would increase the visual intrusiveness of the monopole as it would stand beyond the height of the existing surrounding vegetation. The telecommunications pole and associated cabinets are situated along a narrow footpath situated along roundabout junction, which is continuously busy with vehicular movements.

It is important that development within a Conservation Area enhances and preserves the character and significance of the area. The proposal would be considered detrimental to the wider setting of the Conservation Area.

In conclusion the application is considered to be unacceptable.

HIGHWAYS OFFICER

The proposed position of the new pole/antenna is much closer to the dropped kerbs, facilitating pedestrian movements. The remaining footway width is approximately 1 metre.

The new pole/antenna would encroach on the footway, but there is a possibility to adjust the pole position, right at the back of footway.

LANDSCAPE OFFICER

No trees or other landscape features of merit will be directly affected by the proposal, no objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application has been assessed principally against the National Planning Policy Framework (NPPF) and Saved Policy BE37 of the Unitary Development Plan. The NPPF stresses the importance of high quality communications infrastructure and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site. Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities.

The site is required to provide new 4G coverage, for both Vodafone and Telefonica, to the surrounding area. Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. Given the existence of the existing telecommunications equipment on this location, there is no objection, in principle, to the continued use of this site for telecommunications equipment.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE4 states that development within Conservation Areas should be of a high quality and will be expected to preserve or enhance its significance by making a positive

contribution to its character and appearance.

Given the location of the mast on a prominent junction and the increase in its height, the proposed mast would appear considerably higher than the existing mast, and would appear as a utilitarian and incongruous feature in the street scape. The proposed mast would consist of a support pole and wider antennae shroud at the top, and would be finished in steel. At present the cabinets are located one behind the other so as to minimise their visual appearance within the area. A larger replacement Lancaster Tef cabinet (0.8x1.9x1.6) is proposed and a new Vulcan cabinet of the same size proposed 2 metres to the south of this replacement cabinet. The addition of this cabinet and scale of both, would increase the density of street furniture clutter within the locality, which would be considered to add undue clutter to the street, and harm the character and appearance of the conservation area.

Overall, the design and appearance of the proposed mast and cabinets, are considered to harm the character and appearance of the conservation area, and conflict with the Council's adopted policy BE4, which seeks to ensure that development preserves or enhances the character and appearance of conservation areas.

7.04 Airport safeguarding

The application site is not located within 3km of an aerodrome or airfield. Therefore this is not a site subject to a height specific restriction which would affect the determination of 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 BE37 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

This proposal is for a mast 20 metres in height, considerably higher than the existing mast.

Given the location of the mast on a prominent junction and its height, the proposed mast would appear considerably higher than the existing mast, and appear as a utilitarian and incongruous feature in the street scape. The existing mast and ground equipment is located at the rear of the pavement adjacent to the roundabout junction of Field End Road and Eastcote Road. To the rear of the cabinets and mast is a green area that contains a substantial number of tall dense, mainly deciduous trees some 12-15m in height that form the backdrop against which the existing mast is viewed. Having reviewed the site

throughout the year when leaves are present and absent from the trees, it is evident that the mast is highly prominent addition within the street scene. Rather than the trees obscuring the views of this mast, given its utilitarian appearance, it contrasts with the trees behind, and therefore any increase in height, will be even more prominent.

At present the cabinets are located one behind the other so as to minimise their visual appearance within the area. The proposed alterations to the siting and design of the new cabinets, which would expand the area over which they are placed, is considered to add undue clutter to the street and harm the visual character of the area. Overall, the design and appearance of the proposed mast and cabinets, are considered to harm the character and appearance of the area, and conflict with the Council's adopted policy BE13, which seeks to ensure that development harmonises with the existing street scene.

In conclusion, it is considered that the proposed installation would have an unacceptable visual impact on the street scene. Its excessive height and design in this location would be clearly visible and the mast would appear as an incongruous addition within the surrounding area. In addition, regardless of whether this is a replacement unit. Alternative sites/designs should be thoroughly investigated before a street works installation of the scale proposed in this location can be considered. As such the proposed development is considered to be contrary the Council's adopted policies and guidelines.

7.08 Impact on neighbours

The nearest residential property to the proposed development is approximately 20m away in Field End Road, although this does not look directly onto the site. Whilst visible from some residential properties, on balance, given that the mast would not be directly overlooked by the majority of properties which surround it, it is not considered that the proposed installation would impact on residential amenity sufficient to justify refusal.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The installation would be set against the pavement in an area where there is a busy traffic flow. The Council's Highway Engineer has reviewed the application and has commented that the new mast would encroach on the footway, but there is a possibility to adjust the pole position, right at the back of footway. Whilst the comments of the Officer are noted, given that a mast has been present in this location for over 10 years and this application seeks to replace an existing mast in the same location, the Council do not consider that a refusal on such grounds could be justified in this instance.

7.11 Urban design, access and security

See section 'Impact on the character and appearance of the area'.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The scheme involving the replacement of one mast with another and the provision of a replacement cabinet is not considered to have any lasting adverse impact upon any trees, landscaping or existing hedging.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- The comments raised through the public consultation have been addressed within the body of the report.
- 7.20 Planning Obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- Not applicable to this application.
- 7.22 Other Issues**
- Health:
- In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The applicant seeks planning permission for the installation of a 20m high telecommunications mast. The proposed mast would provide improved coverage for Telefonica and Vodafone.

Although the proposed mast and cabinets would not cause harm to pedestrian or highway safety, it is considered that the proposed structures in this location, by reason of their height, siting and design would add undue clutter to the street scene and appear as visually incongruous additions, which would be considered detrimental to the character and appearance of the Conservation Area.

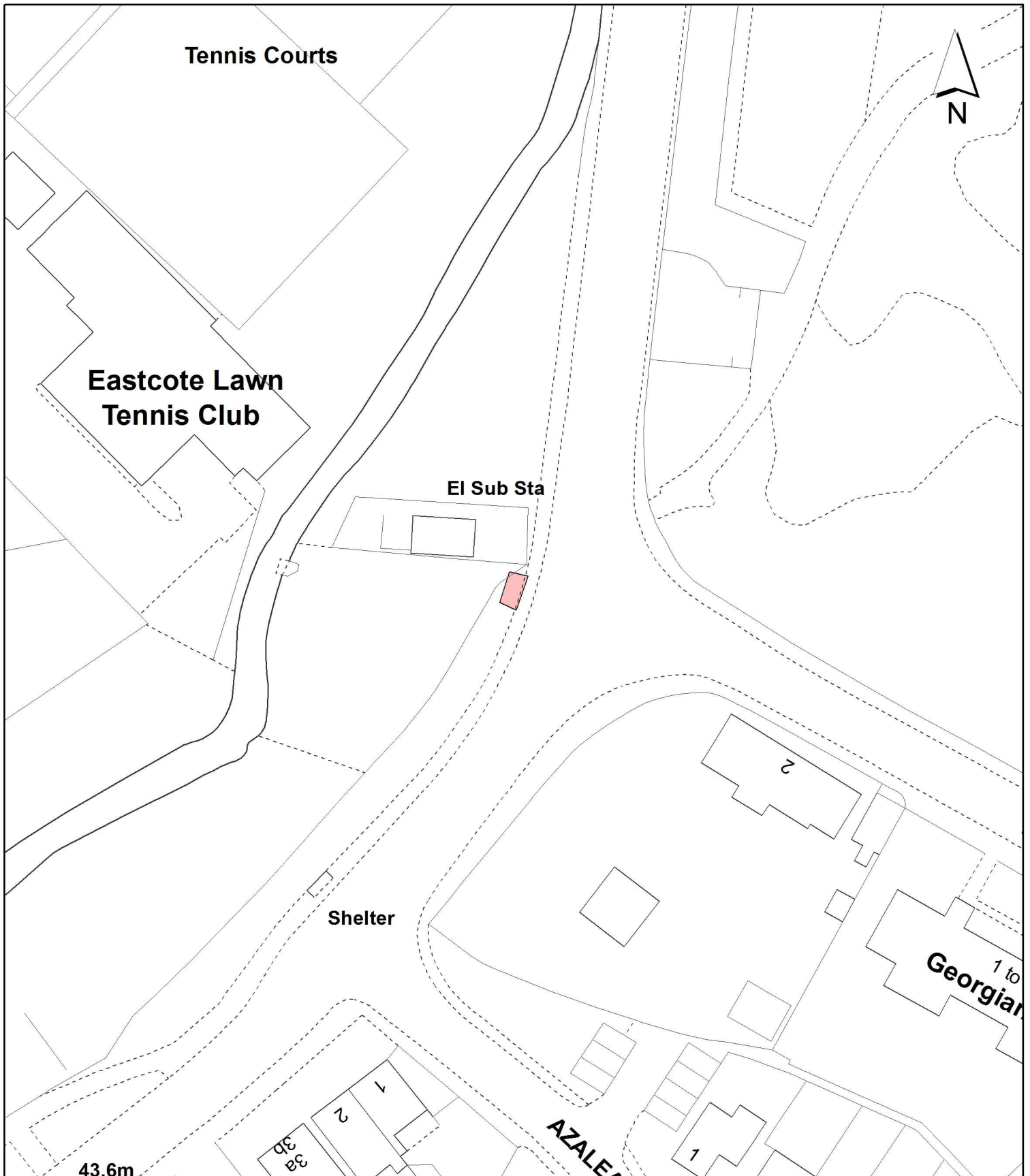
The proposed development does not comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE5, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land at Junction of
 Field End Road
 Eastcote**

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

Planning Application Ref:

59310/APP/2015/4125

Scale:

1:700

Planning Committee:

North Page 44

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 34 BURWOOD AVENUE EASTCOTE

Development: Single storey rear extension

LBH Ref Nos: 63119/APP/2015/3763

Drawing Nos: 0721-os-01 Rev A
0721-pl-01 Rev A
Design Statement
0721-ex-01

Date Plans Received: 09/10/2015

Date(s) of Amendment(s):

Date Application Valid: 28/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi detached period property situated eastern side of Burwood Avenue. The property has a mock Tudor frontage with projecting gable feature and a hipped roof; there is an attached single garage to the side. It also benefits from a good sized part landscaped, part paved front garden with parking provision for 2 cars and a larger rear garden.

The street scene is residential in character and appearance comprising similar sized semi detached period properties of varying design.

The application site lies within the Eastcote Park Estate Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the erection of a single storey rear extension.

1.3 Relevant Planning History

63119/APP/2007/1501 34 Burwood Avenue Eastcote

ERECTION OF A SINGLE STOREY PART SIDE/ PART FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE).

Decision Date: 12-07-2007 Refused **Appeal:**

63119/APP/2008/403 34 Burwood Avenue Eastcote

ERECTION OF A SINGLE STOREY SIDE/ FRONT EXTENSION AND SINGLE STOREY PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)

Decision Date: 29-04-2008 Refused **Appeal:**

63119/APP/2009/1640 34 Burwood Avenue Eastcote

Single storey side and rear extension, involving demolition of existing detached garage to side.

Decision Date: 22-09-2009 Approved **Appeal:**

63119/APP/2009/1642 34 Burwood Avenue Eastcote

Single storey side and rear extension (Application for Conservation Area Consent).

Decision Date: 28-07-2009 Withdrawn **Appeal:**

63119/APP/2009/357 34 Burwood Avenue Eastcote

Single storey side and rear extension, involving demolition of existing detached garage to side.

Decision Date: 23-04-2009 Refused **Appeal:**

63119/APP/2009/359 34 Burwood Avenue Eastcote

Demolition of existing detached garage to side (Application for Conservation Area Consent).

Decision Date: 15-04-2009 NFA **Appeal:**

63119/APP/2010/618 34 Burwood Avenue Eastcote

Removal of rear extension and enlargement of side extension (Application for a non-material amendment following grant of planning permission ref:63119/APP/2009/1640 dated 22/09/2009)

Decision Date: 29-06-2010 Approved **Appeal:**

63119/APP/2015/2468 34 Burwood Avenue Eastcote

Single storey rear extension

Decision Date: 01-09-2015 Refused **Appeal:**

63119/APP/2015/3640 34 Burwood Avenue Eastcote

Single storey rear extension

Decision Date: 02-10-2015 NFA **Appeal:**

Comment on Planning History

63119/APP/2015/2468 - Single storey rear extension (refused)

63119/APP/2010/618 - NMA - Removal of rear extension and enlargement of side extension

63119/APP/2009/1640 - Single storey side and rear extension (approved)

63119/APP/2009/357 - Single storey side and rear extension (refused)

The previous submission was refused on the basis of the scale and bulk of the extension being detrimental to the character of the existing dwelling and the wider Conservation Area. The current proposal has reduced the height of the roof.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd December 2015

2.2 Site Notice Expiry Date:- 30th November 2015

3. Comments on Public Consultations

The following neighbours were consulted for a period of 21 days expiring on the 23

November 2015 as follows:

- 32 Burwood Avenue
- 8 Nightingale Close
- 36 Burwood Avenue
- 38 Burwood Avenue
- 40 Burwood Avenue
- 42 Burwood Avenue
- 44 Burwood Avenue

No responses were received from adjoining neighbours.

Eastcote Residents Association - No response received.

Eastcote Park Estate Association - No response received.

Eastcote Village Conservation Panel - No response received.

Trees/Landscaping - No Objection.

Conservation and Urban Design - The current scheme proposes a single storey extension, with a very shallow pitched roof, running across the whole of the rear of the original house, and across the rear of the side extension too. It would actually cut off a diagonal section of the canted bay, so that the bay would appear to balance on the sloping roof of the extension. The extension pays no regard to the character, appearance or plan form of the original house and would detract significantly from it. It is considered that the rear extension previously permitted would comprise the largest that could be accommodated without serious harm to the character of the original house. Recommendation: Unacceptable.

Trees/Landscaping - No Objection.

Officer Comments: In discussion with the applicant they suggested reducing the height to 3.4m in line with HDAS, maintaining the roof slope up to a flat roof of a maximum of 3.4m (creating a crown roof). I advised that the objection from the Conservation Officer was not specifically the height but rather the transection of the bay feature and in design terms the crown roof would be less acceptable than as existing. The applicant agreed to retain as submitted, but wanted to know how the extension at no.30 was approved across the whole width, when this was a problem for his property. The extension to the rear of no. 30 is 3m deep and was approved under permitted development rights on a Certificate of Lawful Development application and as such was not subject to design considerations.

A request has been made by the local ward councillor for the decision on this application to be taken by the North area 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:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

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

The proposed single storey rear extension measures 8.5m in width (across the whole rear elevation) and 3.6m in depth, with a pitched roof measuring 4m in height and 2.65m at the eaves. HDAS advises that for single storey rear extensions a depth of 3.6m with a pitched roof of 3.4m would be acceptable, therefore the proposal is contrary to HDAS guidance. It is acknowledged that there are a number of other larger extensions in the area however these were approved a number of years ago or have been constructed under permitted development rights. Furthermore the Conservation Officer has raised concerns over the design and scale of the proposal.

The current scheme proposes a single storey extension, with a shallow pitched roof, running across the whole of the rear of the original house, and across the rear of the side extension also. It cuts off a diagonal section of the canted bay, so that the bay would appear to balance on the sloping roof of the extension. The extension pays no regard to the character, appearance or plan form of the original house and would detract significantly from it.

This proposal is significantly larger than the proposal assessed and found unacceptable under application 63119/APP/2009/357 and it is considered that the rear extension previously permitted (63119/APP/2009/1640) would comprise the largest that could be accommodated without serious harm to the character of the original house. As such it is considered that the proposed extension is not appropriate and would detract from the architectural integrity of the original property and the character and appearance of the wider Conservation Area. Therefore it is considered that the proposal fails to comply with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS:

HDAS advises that the roof height should not exceed 3.4m and generally roof design must not significantly obstruct sunlight and daylight to adjoining neighbouring properties. The height of the proposed extension exceeds this recommendation; however the proposed roof design has a shallow pitch rising from the boundary to a central ridge, with the height at the eaves at 2.75m and rises away not exceeding 3.4m in height until 2m from the boundary. It is therefore considered that the proposed development would not impact of the amenities of the adjoining occupiers in terms of visual intrusion, overlooking or a loss of daylight or sunlight due to its projection, height and siting. Therefore, the proposed development would not constitute an un-neighbourly form of development and would be in compliance with Policies BE20, BE21 and BE24 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 3.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and will still retain more than sufficient garden space.

There is no impact on existing parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear extension, by reason of its height, scale and bulk, would be detrimental to the appearance and character of the existing property and would fail to preserve or enhance the character and appearance of the wider Eastcote Park Estate Conservation Area. As such, the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

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

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-E> Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

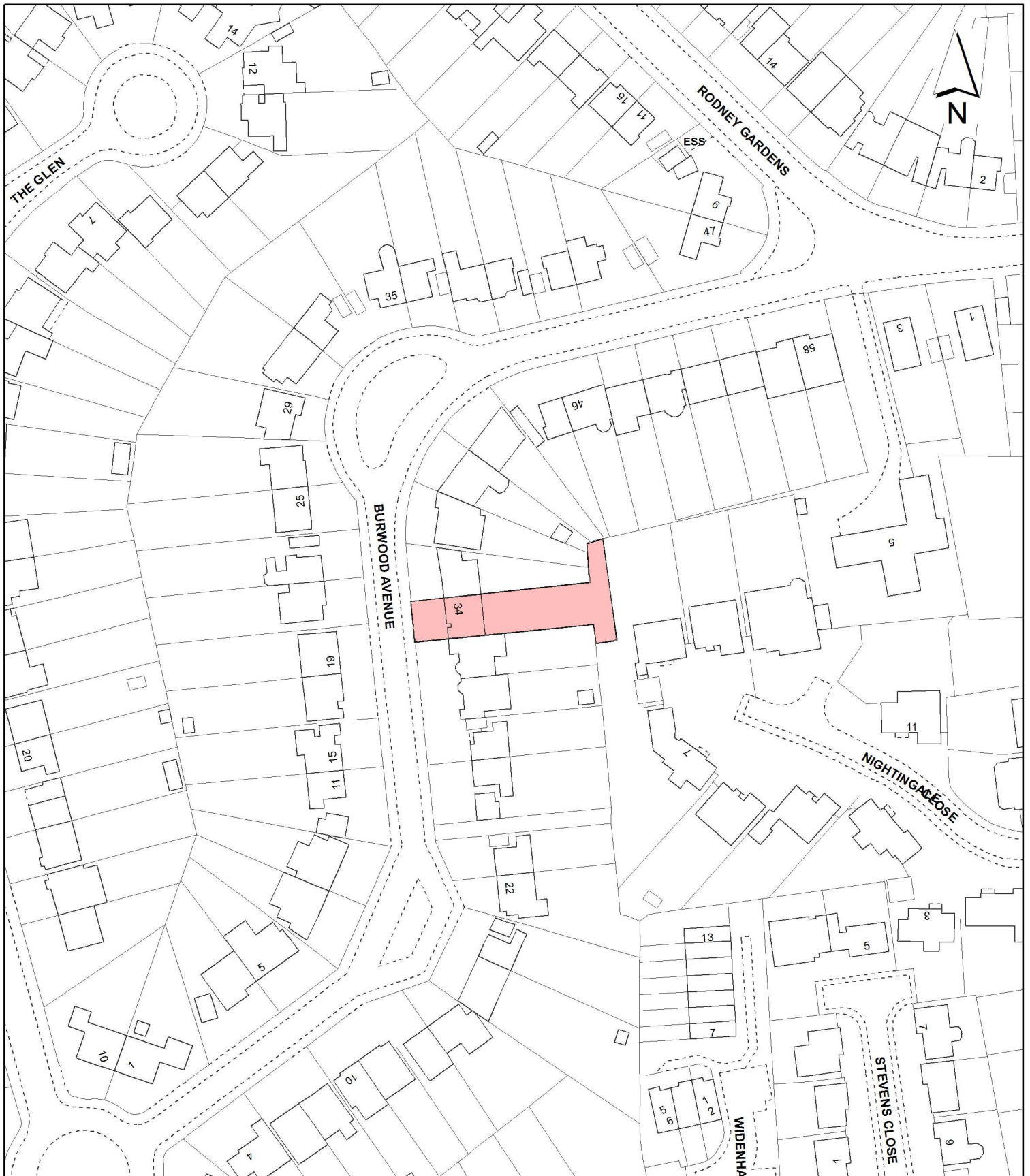
Part 2 Policies:

AM14 New development and car parking standards.
 BE4 New development within or on the fringes of conservation areas
 BE13 New development must harmonise with the existing street scene.
 BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

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Site Address:

**34 Burwood Avenue
 Eastcote**

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

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

Planning Application Ref:

63119/APP/2015/3763

Scale:

1:1,250

Planning Committee:

North Page 52

Date:

January 2016



HILLINGDON
 LONDON

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 North 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 North 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. A majority of the funds is 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 - 2508145

**North Planning Committee - 20th 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										
PT/278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A *49	South Ruislip	BFFO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt.. South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,782).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,983.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT/278/89/249 *115	Harefield	West London Composting, New Years Green Lane, Harefield.	106,884.18	106,884.18	0.00	0.00	0.00	106,884.18	0.00	Funds received as a returnable bond to ensure the satisfactory completion of the highway works associated with the development.
SECTION 278 SUB - TOTAL			252,457.28	145,573.10	86,656.91	86,656.91	0.00	165,800.37	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										

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)
PT/25/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1/97/0684	AS AT 30/09/15 37,425.09	AS AT 30/06/15 37,425.09	AS AT 30/09/15 0.00	AS AT 30/06/15 0.00	To 30/09/15 0.00	AS AT 30/09/15 37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Agreement.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov.08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/117/231B	West Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	26,422.03	3,222.80	23,199.43	3,577.97	0.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015). Funds allocated towards improved provision for cyclists in Ickenham High Road (Cabinet Member Decision 29/1/15). Scheme complete, awaiting invoices.
PT/127/238H	West Ruislip	Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	34,603.50	34,603.50	Contribution received towards carbon reduction projects in the Ruislip area. Earthmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
PT/143/323A	Cavendish	150 Field End Road, (initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend.
PT/148/327 *105	Northwood Hills	Northwood School, Porter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/154/350A	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	135,000.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00	Contribution towards the provision of public transport infrastructure improvements and related initiatives in the authority's area including bus priority measures, improvements to bus services and cycle provision (see legal agreement for details). Funds to be spent within 7 years of receipt (Sept 2022).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	312,282.15	177,282.15	54,541.18	31,341.75	23,199.43	257,740.97	189,603.50	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	564,739.43	322,855.25	141,198.09	117,998.66	23,199.43	423,541.34	189,603.50	
PORTFOLIO: EDUCATION AND CHILDREN'S 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 30/09/15	AS AT 30/09/15	AS AT 30/09/15	To 30/09/15	AS AT 30/09/15	AS AT 30/09/15	
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,755,319.11	3,066,954.11	3,066,954.11	0.00	688,365.00	688,365.00	A total of £3,755,319 received in three instalments towards the cost of providing nursery, primary or secondary education places or improvements in the North Secondary Planning Area. Funds to be spent by September 2016. £68,998 has been allocated and spent towards expansion at Ruislip High School (Cabinet Member Decision 21/10/2010) and £342,000 towards Deansfield Early Years Centre (Cabinet Member Decision 28/10/2010). A further £779,000 has been allocated and spent towards the expansion of Harlyn Primary School and £686,496.96 allocated and spent towards Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/03/13). £414,115.99 not used in financing 2013/14. Reallocated and spent towards Harlyn Primary School. (Cabinet Member Decision 19/03/2015). £688,365 remains available from this contribution to be allocated towards secondary school places. Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL/137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/03/2013). Further, £185,696 allocated and spent towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	512,742.69	512,742.69	298,439.38	298,439.38	0.00	214,303.31	214,304.00	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). Funds to be spent within 5 years of receipt (Feb 2019).
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/3220	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Fund received towards the provision of educational facilities within the London Borough of Hillingdon. No time limits for spend. Funds allocated towards expansion at Harefield Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). £17,869.51 spent 2014/15.
EYL/211/330	Harefield	Little Hammonds, Breakspear Rd North, Harefield	33,436.00	33,436.00	17,869.51	17,869.51	0.00	15,566.49	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary school child yield arising from the development. No time limits for spend.
EYL/216/335	West Ruislip	157-161 High Street, Ruislip 64711/APP/2011/214	2,176.00	2,176.00	0.00	0.00	0.00	2,176.00	2,176.00	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/217/336	Northwood	Land Adj to 27 Lees Ave, Northwood 69195/APP/2013/1310	25,593.00	25,593.00	0.00	0.00	0.00	25,593.00	25,593.00	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/218/337	Northwood	37 Moor Park Road, Northwood 45811/APP/2013/3765	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	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/221/341	Northwood	Plumtree Cottage, 89 Ducks Hill Road, Northwood 4730554/APP/2014/3276	2,265.00	2,265.00	0.00	0.00	0.00	2,265.00	2,265.00	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/222/342	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2013/1837	29,834.07	29,834.07	0.00	0.00	0.00	29,834.07	29,834.07	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/224/343	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	75,649.88	75,649.88	0.00	0.00	0.00	75,649.88	75,649.88	Funds received towards the costs of providing nursery, secondary and post 16 year old education or improvements or facilities in the authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limit for spend.
EYL/223/346A	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	128,490.42	128,490.42	0.00	0.00	0.00	128,490.42	128,490.40	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/226/351A	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	29,531.00	0.00	0.00	0.00	0.00	29,531.00	29,531.00	Contribution received towards providing education, 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/229/353	West Ruislip	28 Withy Lane, Ruislip. 6885/APP/2014/987	5,081.00	0.00	0.00	0.00	0.00	5,081.00	5,081.00	Contribution received towards providing education, 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	5,052,057.14	5,017,446.14	3,383,263.00	3,383,263.00	0.00	1,668,794.14	1,653,228.32	
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/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2304	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	75,000.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118/231C.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	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).

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/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	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. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/299E	Cavendish	161 Elliot Ave. (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1080	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018).
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	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. Funds to be spent within 5 years of receipt (July 2018).
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/95/343B	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	17,700.00	17,700.00	17,700.00	0.00	17,700.00	0.00	0.00	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. Contribution returned, paid in error.
PPR/94/346B	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,026.42	8,026.42	0.00	0.00	0.00	8,026.42	8,026.42	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/100/351B	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood	10,959.04	10,959.04	0.00	0.00	0.00	10,959.04	10,959.04	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.
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	288,311.32	287,352.28	17,700.00	0.00	17,700.00	280,611.32	240,481.97	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
CSU/6/189A	Ruislip	30 Kings End, Ruislip. 46239/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSU/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSU/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.

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)
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	AS AT 30/09/15 277,131.54	AS AT 30/06/15 277,131.54	AS AT 30/09/15 276,881.40	To 30/09/15 0.00	AS AT 30/09/15 250.14	AS AT 30/09/15 0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Scheme completed 2013. Remaining balance allocated towards the upgrade of the Music studio at Ruislip Youth Centre (Cabinet Member Decision 09/07/2014).	
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/280	13,338.00	13,338.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.	
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds allocated towards improvements to the Compass Theatre (Cabinet Member Decision 23/09/15). Scheme on site.	
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.	
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.	
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).	
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	356.03	356.03	0.00	0.00	356.03	356.03	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/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	0.00	0.00	2,263.48	2,263.48	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). Earmarked towards eBooks scheme, subject to formal allocation.	
CSL/36/299B	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	955.56	0.00	0.00	955.56	955.56	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/37/299C	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	11,028.95	0.00	0.00	0.00	Contribution received towards the provision or improvement of community facilities within the Authority's area. No time limit for spend. Funds spent as part of end of year financing towards a scheme to provide an extension to Eastcote Bowls Club. (Cabinet Member Approval 07/07/2015).	
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	1,375.61	0.00	0.00	1,375.61	1,375.61	Contribution received towards the provision of library facilities and/or library books serving the locality of the development. Funds to be spent within 5 year of receipt (July 2016). Earmarked towards eBooks scheme, subject to formal allocation.	
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend.	
CSL/45/319B	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	2,560.63	2,560.63	0.00	0.00	2,560.63	2,560.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. 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	
CSL/48/323E	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	1,500.73	1,500.73	0.00	0.00	0.00	1,500.73	1,500.73	Contribution received towards the provision of or improvements to library facilities and/or books within the Authority's Area. No time limits. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/51/331D	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	458.62	458.62	0.00	0.00	0.00	458.62	458.62	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. Earmarked towards eBooks scheme, subject to formal allocation.
CSL/54/343C	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	1,846.79	1,846.79	0.00	0.00	0.00	1,846.79	1,846.79	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/53/346C	Northwood	42-46 Ducks Hill Road, Northwood 49887/APP/2013/1451	1,355.94	1,355.94	0.00	0.00	0.00	1,355.94	1,355.94	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/56/351C	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood	659.51	0.00	0.00	0.00	0.00	659.51	659.51	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.
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	654,978.01	654,318.50	287,910.35	287,910.35	0.00	367,067.66	64,854.61	
		COMMUNITY, COMMERCE AND REGENERATION - TOTAL	953,289.33	941,670.78	305,610.35	287,910.35	17,700.00	647,678.98	305,336.58	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2355	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	30,383.12	30,383.12	0.00	116,496.63	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016. Earmarked towards improvements at Churchfield Gardens.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	7,214.17	6,678.17	536.00	2,785.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2282/APP/2006/2475	30,000.00	30,000.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, stalling, tree & river maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. £5,000 spent towards access improvements at the reserve.

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/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 68895/APP/2011/3049	AS AT 30/09/15 10,000.00	AS AT 30/06/15 10,000.00	AS AT 30/09/15 10,000.00	AS AT 30/06/15 9,451.62	To 30/09/15 548.38	AS AT 30/09/15 0.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13). Scheme complete.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/91/323B	Cavershish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	55,000.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend.
E/99/350B	West Ruislip	Fmr A16 Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	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 (Sept 2022).
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	451,179.35	401,179.35	94,722.26	93,637.88	1,084.38	356,457.09	120,000.00	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46 Pembroke Rd, Ruislip 59816/APP/2006/2896	21,754.72	21,699.53	21,754.72	8,584.43	13,170.29	0.00	0.00	Contribution received towards primary health care facilities within a 2 mile radius of the development. Funds not spent by July 2015 must be returned to the developer. £8,584 allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013). Funds transferred to NHS Property Services (Feb 2014). Remaining balance allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Approval 12/06/2015). Funds transferred to HCCC (July 2015).
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,516.57	22,455.88	22,516.57	0.00	22,516.57	0.00	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016. Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Approval 12/06/2015). Funds transferred to HCCC (July 2015).
H/22/239E *74	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	48,364.47	31,512.07	48,364.47	1,237.06	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association (Elm Park). Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A. Contribution allocated towards improvements at the Elm Park Dining Centre. (Cabinet Member Decision 19/03/2015). Scheme completed, awaiting invoices.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	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/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	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 5 years of completion of the development (estimated to be 2019).
H/36/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/289D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	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/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	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 5 years of receipt (July 2018).
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	0.00	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	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/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	0.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	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/46/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	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/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	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/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. 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 AS AT 30/09/15	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/15	COMMENTS (as at mid November 2015)
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/20131094	AS AT 30/09/15 8,698.77	AS AT 30/09/15 8,698.77	AS AT 30/09/15 0.00	0.00	To 30/09/15 0.00	AS AT 30/09/15 8,698.77	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/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	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/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	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	906,544.05	900,215.29	40,096.50	84,051.33	813,908.29	646,883.88		
		SECTION 106 SUB - TOTAL	7,675,352.02	7,437,792.71	3,836,249.48	126,035.14	3,744,579.47	2,915,052.28		
		GRAND TOTAL ALL SCHEMES	7,927,809.30	7,583,365.81	4,017,428.46	126,035.14	3,910,379.84	2,915,052.28		
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.										
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)										
24: P1125			£7,425.09	reasonable period for expenditure without owner's agreement has lapsed						
*32: P1278/46			£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded).						
*48: P1278/63			£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded).						
*55: H/91/84C			£0.00	funds have been received to provide Primary Health Care facilities in the borough.						
*57: H/11/195B			£3,156.00	funds have been received to provide health care services in the borough.						
*62: P1278/177/197			£23,000.00	held as security for the due and proper execution of the works.						
*72: H/20/238F			£31,441.99	funds have been received to provide Health Care services in the borough.						
*73: H/2/1237D			£0.00	funds have been received to provide Primary Health Care facilities in the borough.						
*74: H/22/239E			£7,365.00	funds have been received to provide Health Care services in the borough.						
*76: P1278/76/238G			£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded).						
*81: H/28/263D			£3,353.86	funds have been received to provide Health Care services in the borough.						
*92: H/34/282F			£15,031.25	funds received to provide health care facilities in the borough.						
*94: H/36/299D			£9,001.79	funds received to provide health care facilities in the borough.						
*95: H/37/301E			£12,958.84	funds received to provide health care facilities in the borough.						
*103: H/44/319D			£24,312.54	funds received to provide health care facilities in the borough.						
*104: H/46/323G			£14,126.88	funds received to provide health care facilities in the borough.						
*105: P17/48/327			£20,000.00	is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)						
*107: H/48/331E			£4,320.40	funds received to provide health care facilities in the borough.						
*110: H/51/231H			£17,374.27	funds received to provide health care facilities in the borough.						
*112: H/54/343D			£8,698.77	funds received to provide health care facilities in the borough.						
*113: H/53/346D			£8,434.88	funds received to provide health care facilities in the borough.						
*115: P1278/69/949			£105,884.18	funds to be held as a returnable deposit for highways works (to be later refunded).						
*116: H/57/351D			£6,212.88	funds received to provide health care facilities in the borough.						
			£386,056.52							

	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 g3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29) *16	664 Victoria Rd S Ruislip / 27060/APP/2003/1105 Stockley Park Phase 3 "Trident Site" 37977/W/96/1447 Terminal 5, Land at Longford	58,827	58,827		58,827		5,000	5,000			0	
PT278/30/115 *22	Roundabout, Heathrow s278 10 Jan 02 47853/93/246 Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon	10,500	10,500		10,500		5,000	5,000			0	
PT278/34/86A *18	Hill / Kingston Lane & Pelican Crossing on Kingston Lane Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	385,827	385,827		385,827		188,379	188,379			0	
PT278/44/87A *20	10A Sandy Lodge Way Northwood	278,673	278,673		278,673		197,592	197,592			0	
PT278/46/135 *32	54671/APP/2002/54	7,458	7,458		7,458		5,000	5,000			0	
PT278/47	Refunds Various			(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	63,873	63,873		63,873		63,873	63,873			0	
PT278/50/132	Land at Rockingham Road, Riverside Way Uxbridge / 56862/APP/2001/2595 Harlington Community School Sports	33,510	33,510		33,510						0	
PT278/51/128 *36 PT278/55/10A *14 (Formerly PT/31)	Centre, Pinkwell Lane, Hayes / 18948/APP/2000/2427 Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	4,847	4,847		4,847						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		161,036	161,036			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	16,500	16,500		16,500		15,000	15,000			0	
PT278/60/147 B	Drayton - Highways 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 PT/278	10057/APP/2004/2996&2999 White House Gate, R.A.F Northolt R.A.F. Eastcote	2,000	2,000		2,000						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	
PT/05/04a *2 PT/05/04b *2 PT/08/68A&B (See also PT/66) PT/11/45	BA World Cargo / 50045A/95/1043 BA World Cargo / 50045A/95/1043 Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	328,915	328,915		328,915		328,915	328,915			0	
PT/18/38B (See also E/25/38A) *33 PT/20/70	Springwell Lane - Cycle Way / 6679/AZ/98/0897 Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297 Wimpey Site, Beaconsfield Road / 582/BX/98/0882	399,335	399,335		399,335		136,690	136,690			0	
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	12,418	12,418		12,418						0	
PT/24/55 (see E/08) *28	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248		3,248						0	
PT/25/56 *24	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714 J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	135,981	135,981		135,981		59,068	59,068			0	
PT/37/40B-C (see: PPR/29) PT37/40E	582/BX/98/0882 The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485		113,485				893	(893)	0	
*47 PT/41/94A (See also E/29)	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714 J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	22,935	22,935		22,935		22,935	22,935			0	
*19 PT/41/94B	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	36,310	36,310		36,310		36,310	36,310			0	
*19 PT/41/94C	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819		31,819		31,819	31,819			0	
*19 PT/42/41 *31 PT/44/03	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full) Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113	9,506	9,506		9,506		9,506	9,506			0	
PT/45/58	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	4,777	4,777		4,777		4,777	4,777			0	
		5,703	5,703		5,703		5,703	5,703			0	
		50,000	50,000		50,000		50,000	50,000			0	
		157,292	157,292		157,292						0	
		13,689	13,689		13,689						0	

PT/50/15B									
(see also: PPR/07)	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000		30,000				0
	County Court Site Traffic Management	35,757	35,757			35,757			
PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme								
*45 PT/54/21C	10850/5/97/2005	3,520	3,520		3,520				0
PT/54/21D	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000	57,000		57,000				0
PT/56/26A	Former EMI Site, Dawley Road - HGV Signage 6198/BS/98/1343	39,739	39,739		39,739				0
(see: PPR/18 & E/17) PT/57/27C (see: EYL/35 & E/18)	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,676,600	2,601,600	75,000	2,601,600				0
*34 PT/61/89B	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	13,882	13,882		13,882	12,511	12,511		0
(see: E/35) PT/65/74A (see EYL/40, E/20 & E/21) PT/66/51 (See also PT/08) PT/67/95A (Formerly E/30/95A)	LHR Training Centre, Stockley Close / 51458/97/1537 Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357 White Hart Public House, 1186 Uxbridge Road, Hayes 10852/APP/2003/2196	25,000	25,000		25,000				0
PT/68/96A PT/69/97A	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296 Land at West Drayton Depot Stockley Road West Drayton - Landscaping	42,925	42,925		42,925				0
(see: E/22) PT/70/98A (see: EYL/46 & E/23)	2760/APP/2003/2816 Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552 UB1 Vine Street Uxbridge	5,463	5,463		5,463				0
PT/71/99 PT/72/88B (see: PT/73 & EYL/47) PT/73/88C (see: PT/72 & EYL/47)	11005/AG/97/360 Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath	250,000	250,000		250,000				0
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077 Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	41,720	41,720		41,720	695	(695)		0
PT/77/123 PT/78/10B (See also PT278/55) PT/79/108A (formerly PT278/41) PT/80/112 (formerly PT278/05) PT/82/114 (formerly PT278/23) PT84/87B-D (Formerly part of PT278/44)	9,840 Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077 Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	9,840	9,840		9,840				0
PT/77/123 PT/78/10B (See also PT278/55) PT/79/108A (formerly PT278/41) PT/80/112 (formerly PT278/05) PT/82/114 (formerly PT278/23) PT84/87B-D (Formerly part of PT278/44)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	49,588	49,588		49,588				0
PT/88/140 B	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	27,201	27,201		27,201				0
PT/88/140C *38 PT/88/140F	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203 Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	74,594	74,594		74,594				0
*46	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	46,418	46,418		46,418				0
PT/91/142A	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	12,785	12,785		12,785				0
PT/92/154	Brunel s106 16 April 04 532/SPP/2002/2237 MOD Records Office, Stockley Road, Hayes - Offsite Footpath	14,396	14,396		14,396				0
PT/93/147C	18399/APP/2004/2284 MOD Records Office, Stockley Road, Hayes - Public Transport	3,127	3,127		3,127				0
PT/93/147D	18399/APP/2004/2284 MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood	488,717	488,717		488,717	488,717	488,717		0
PT/95/161A	58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming	70,516	70,516		70,516	70,516	70,516		0
PT/96/164	45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network	1,018	1,018		1,018				0
PT/97	45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network	40,290	40,290		40,290				0
PT/98	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath	20,046	20,046		20,046				0
PT/99	335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation	15,010	15,010		15,010				0
PT/100	27298/APP/2006/875 Colham House Footpath Re-Paving	10,500	10,500		10,500				0
PT/101	27298/APP/2006/875 Colham House Kerb Alignment	15,000	15,000		15,000	15,000	15,000		15000
	27298/APP/2006/875 Colham House Side Alley Re-surfacing	40,000	40,000		40,000	40,000	40,000		40000
	11 - 21 Clayton Road, Hayes	5,000	5,000		5,000	5,000	5,000		5000
	56840/APP/2004/630	10,000	10,000		10,000	10,000	10,000		10000
		30,066	30,066		30,066	30,066	30065.7		30065.7

PT/102	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	151,948	151,948		151,948					151,948	151947.8
PT/103	West Drayton to Heathrow Cycle Scheme	100,000		100,000							
PT/104	DRA Site at Kingston Lane	10,000		10,000							
		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
CSL/1/13											
(formerly EYL/15/13)	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility	1,433,000	1,433,000		1,433,000						0
CSL/2/147E	45658/APP/2002/3012 MOD Records Office Stockley Road/Bourne Avenue, Hayes	243,005	243,005		243,005					243,005	243004.77
CSL/3/140I CSL/4/152A	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 Land at 78-84 The Crescent, Harlington	668,174	668,174		668,174						0
EYL/14/75	/ 46970/APP/1999/2169 The Springs, Springwell Lane,	21,640	21,640		21,640						0
EYL/19/44	Rickmansworth / 6879/AZ/98/0897 Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	31,620	31,620		31,620						0
EYL/28/79	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	20,318	20,318		20,318						0
EYL/29/54	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	36,836	36,836		36,836						0
EYL/30/30 EYL/31/19A		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 /	194,922	194,922		194,922						0
EYL/38/104	49542F/98/1509 Land at North Works, Summerhouse Lane, Harefield 201A/J/98/2472	394,733	394,733		394,733						0
see: PT278/22 EYL/39/65A		121,107	121,107		121,107						0
EYL/40/74D											0
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357 Herne House, Church Walk, Hayes	18,900	18,900		18,900					18,900	0 18,900
EYL/43/67	15405/APP/2003/188 339-353 High Street, Harlington	66,514	66,514		66,514						0
EYL/44/81	53740/APP/99/310	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	18,610	18,610		18,610						0
EYL/49/106	11972/APP/2003/1546 2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	11,465	11,465		11,465						0
EYL/55/110 EYL/56/108B & C		69,984	69,984		69,984						0
(See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203 Land at the Chestnuts, Barra Hall, Hayes	22,865	22,865		22,865						0
EYL/57/118 (See also E/31)	8134/APP/2003/2838 & 8134/APP/2003/2831 Land at Buchan Close Cowley	167,440	167,440		167,440					167,440	167440.09
EYL/59/129A	58254/APP/2003/783 5 - 19 Botwell Lane Hayes	13,565	13,565		13,565					13,565	0 13,565
EYL/60/131	53799/APP/2003/360 St Vincent's Hospital Northwood	19,427	19,427		19,427						0
EYL/62/137	138/APP/2001/1240 Land at Dalegarth & Rydall Orchard View Cowley 56481/APP/2003/2735	371,818	371,818		371,818					197,818	197817.94
EYL/63/138	3 Reginald Road, Northwood	8,417	8,417		8,417					8,417	0 8,417
EYL/65/142B	58866/APP/2004/274 68 Ducks Hill Road	28,460	28,460		28,460					15,321	15321.45
EYL/66/144	11900/APP/2005/1087 6A Swan Road West Drayton	179,174	179,174		179,174					86,922	86921.5082
EYL/67/145	9037/APP/2005/2945 91 Cowley Road Uxbridge	21,276	21,276		21,276						0
EYL/68/146	263/APP/2003/1769 The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876	68,663	68,663		68,663						0
EYL/69/150	35 The Drive, Ickenham	30,346	30,346		30,346					16,205	16204.9883
EYL/70/151	32381/APP/2004/282 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	14,256	14,256		14,256						0
EYL/71/155B	18-24 Heroics Road, Uxbridge	471,253	471,253		471,253						0
EYL/72/156	60045/APP/2005/1997 23b Green Lane, Northwood	13,120	13,120		13,120						0
EYL/73/157	38244/APP/2005/2654 29 Dawley Road, Hayes	21,063	21,063		21,063					11,248	11247.642
EYL/74/158	11280/APP/2005/678 23-26 Queens Road Uxbridge	14,543	14,543		14,543						0
EYL/75/162	53248/APP/2005/680 18a Colham Ave, West Drayton	19,129	19,129		19,129					19,129	0 19,129
EYL/76/163	29679/APP/2006/1048 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	238,153	238,153		238,153						0

EYL/79/140G	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	768,003	768,003	768,003	357,890	0	357,890
EYL/80/165	Land Rear of 4-20 Acacia Avenue, Yiewsley 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	29,087	29,087	29,087	15,532	15532.458	
EYL/82	367-371, High St, Harlington 19758/APP/2005/371	45,214	45,214	45,214		0	
EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844	73,803	73,803	73,803	73,803	73802.65	
EYL/83	37, Watford Rd., Northwood 35199/APP/2006/884	7,722	7,722	7,722	7,722	7721.63	
EYL/84	Hayes Goods Yard 10057/APP/2005/2996 & 2999	262,182	252,606	9,576	252,606	0	
EYL/85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	98,853	98,853	98,853	98,853	98852.87	
EYL/86	Honeywell Site, Trout Rd., Yiewsley 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	Abbeys 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)							
PPR/24/05	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081	131,081		0	
*35	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000	200,000		0	
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	
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, Thomey Mill Road, West Drayton / 41706C/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)							
E/10/85	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021	38,021		0	
(see: PT/36) E/13/21A	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000	25,000		0	
(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)	Land adj, Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999	43,999		0	

E/21/74C

(see: PT/65, EYL/40 & E/20)

Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357 5,370 5,370 5,370 0

E/22/97B

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

E/24/62

(See also PT/60 & PPR/23)

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

E/25/38A

(See also PT/18/38B)

Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297 39,015 39,015 39,015 0

E/26/93

(Formerly PT/33)

H.S.A Land, Bath Road 41687S/98/16 12,204 12,204 12,204 0

E/27/92

(Formerly PT/36)

A4 Heathrow Corridor scheme - Oxford Avenue Green 50,000 50,000 50,000 0

E/28/71

(Formerly PT/40)

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)

Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831 42,172 42,172 42,172 0

E/32/01

(Formerly PT/43/01)

Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 1,008,500 1,008,500 1,008,500 0

E36/140E

MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284 52,114 52,114 52,114 52,114 52114.04

E/37/152B

Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 8,607 8,607 8,607 0

E/38/153B

Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437 10,000 10,000 10,000 10,000 10000

E/39/160

9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401 8,532 8,532 8,532 0

E/40/155C

(Formerly PPR/31/49)

Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 20,147 20,147 20,147 20,147 20147.3

E/41/49

Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970 453,000 453,000 453,000 0

E/42/140J

MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284 100,737 100,737 100,737 0

E/43/1B

E/44

Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710 11,544 11,544 11,544 11,544 11543.73

E/45

Air Quality Action Plan 25,000 25,000

E/46

Porters Way Play Area 125,000 125,000

Former True Lovers Knot P.H Green Spaces provision 21,195 21,195

ENVIRONMENT SUB -TOTAL 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 8,562 8,562 0

*40

9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401 300,000 300,000 300,000 300,000 300000

H/2/160B

H/3/155A

Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 74,041 74,041 74,041 74,041 74,041 0

*41

MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284 51,133 51,133 51,133 51,133 51,133 0

H/4/140H

*43

Former Honeywell Site, Trout Road, West Drayton 335/APP/2002/2754 50,032 50,032 50,032 50,032 50,032 0

*44

11-21, Clayton Rd., Hayes 56840/APP2004/630 30,066 30,066 30,066 30,066 30,066 0

H/6

*48

Hayes and Harlington Scrapyard. Health Provision 2,908 2,908

516,742 513,834 2,908 513,834 213,834 213,834 213,834 213,834 (1,588) 300,000 300,000 2,912,902 21,487,970 424,931 21,482,213 5,757 2,700,413 2,702,001 (1,588) 2,518,173 2,215,204 302,969

Plans for North Applications Planning Committee

Tuesday 20th January
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 29 COPSE WOOD WAY NORTHWOOD

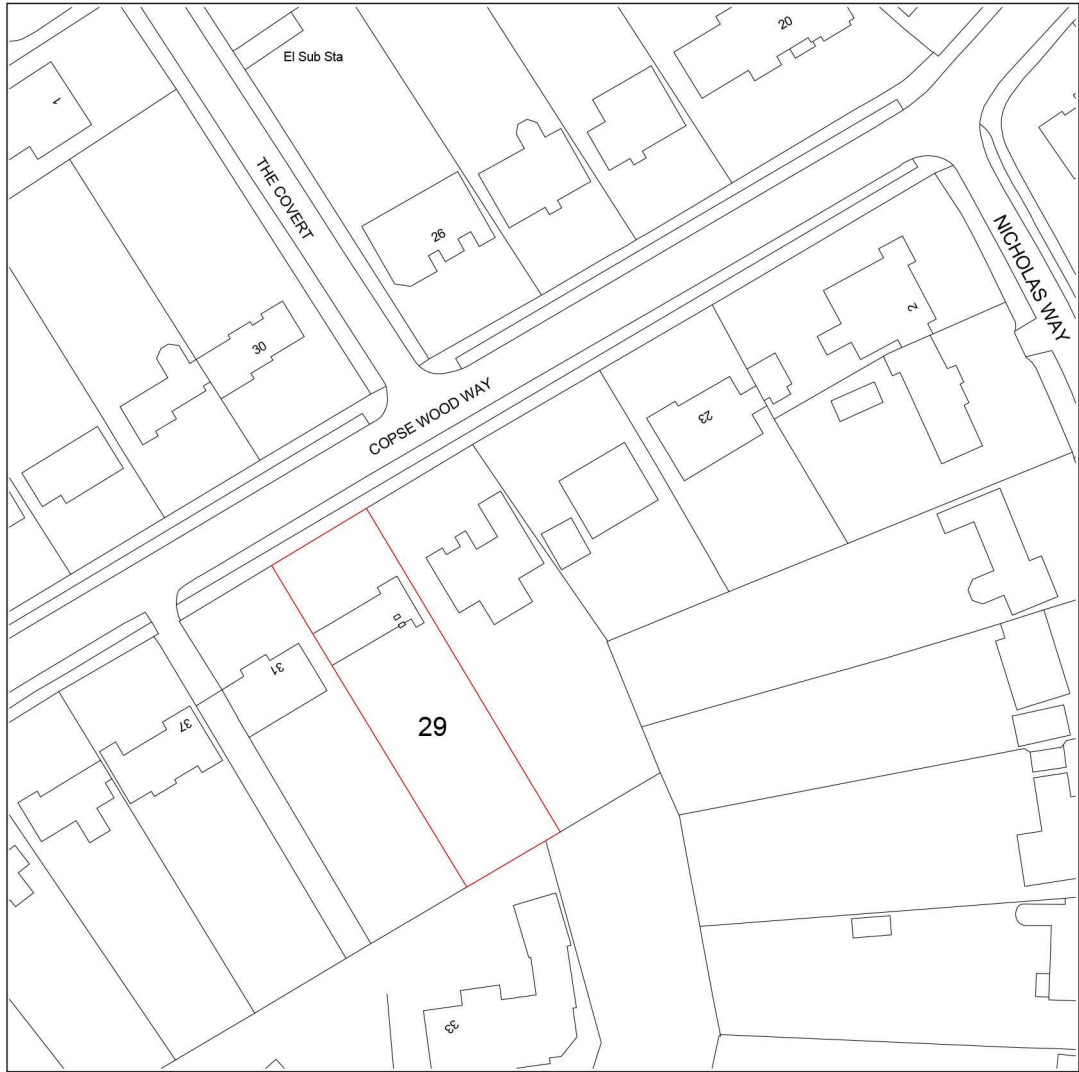
Development: Two storey, 6-bed, detached dwelling with habitable roofspace with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing detached dwelling house

LBH Ref Nos: 12537/APP/2015/3396

Date Plans Received: 08/09/2015

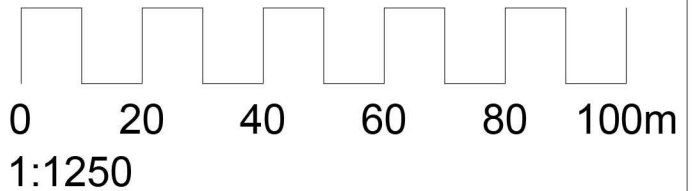
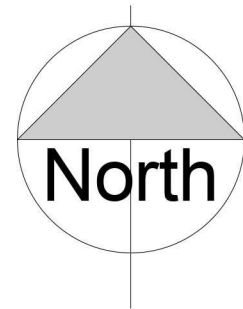
Date(s) of Amendment(s):

Date Application Valid: 21/09/2015



1 Location Plan

1 : 1250



SEABROOK ARCHITECTS CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham,
Bucks, HP5 2JU
Tel: 01494 778918 Fax: 01494 770620
Seabrook Architects LLP
e-mail: info@seabrookarchitects.co.uk

29 Copse Wood Way
Northwood, HA6 2TZ

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Dimensions MUST NOT be scaled from this drawing.

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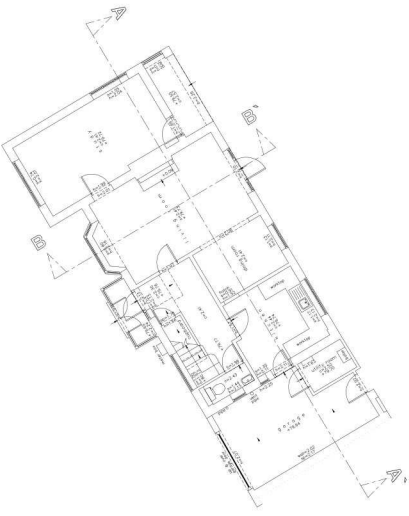
This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences.

All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate.

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Location Plan

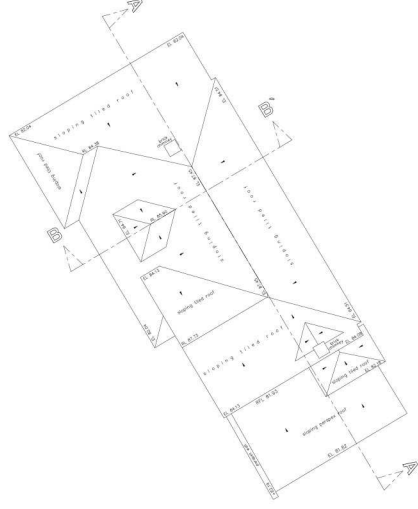
Drawn By BSW	Date 07/09/2015
Checked By -	Date 07/09/2015 16:39:18
Approved By -	Date 07/09/2015 16:39:18
Drawing No. 5329 / A100	Rev. A



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

Revision	Description	Date

LEGEND

To view individual floors all layers beginning with "C" must be turned on and threads, along with all of the layers beginning with the relevant floor prefix.

- FLOOR PREFIXES**
- B = Basement
 - 1 = First Floor
 - 2 = Second Floor
 - 4 = Fourth Floor
- Prefixes:**
- R = Ridge Level
 - EL = Eaves Level
 - TL = Roof Level
 - STL = Stair Level
 - b = Beam Height
 - TH = Threshold Level
 - FF = Finished Floor Level
 - FIN = Finished Wall Level
 - SC = Structural Ceiling Height
 - sf = Soffit Height
 - c/b = Curboids
- Elevation spot levels:**
- +35.20 Detailed spot level
 - +32.76 Elevation spot levels

Direction/Section Line

- Box partition
- Stair/Ramp up
- Slope up
- Stair cut line
- Radialator
- Expanded Beam
- Hidden Beam

terrain
Land and Architectural Surveys

Units: Survey: M
Drawing: Metric
Scale: High Steel
Map: Metric
Map: A4
Map: A3
Map: A2
Map: A1

Client: **SEABROOK ARCHITECTS**

Project: **29 COPSE WOOD WAY
NORTHWOOD
HAS 2TC**

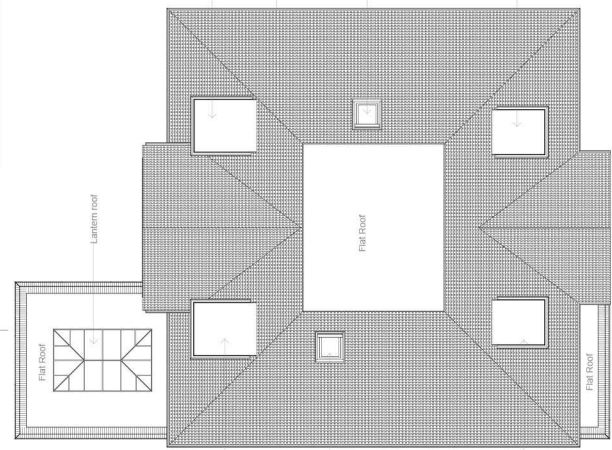
Title		
Drawn by	Checked by	NAA
Scale	Date	JUNE 2015
Drawing Number	Revision	
1		
TS15-205M\2		

All levels related to OS spot Active Network at Sunny Station I.
Value: 77775m

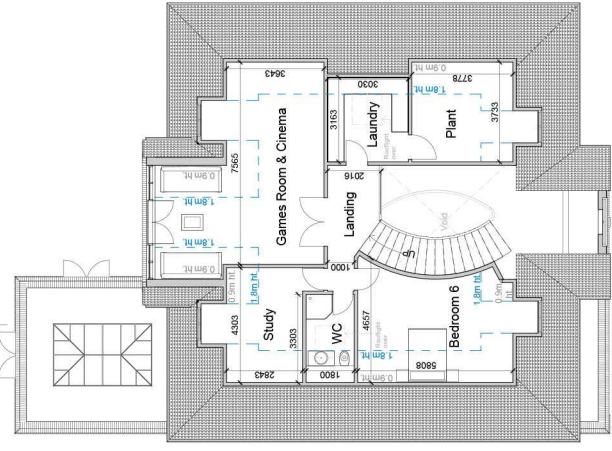


0 2 10 meters

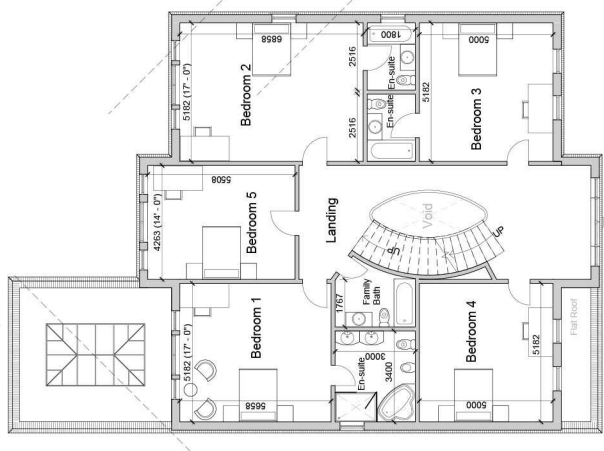
Rev.	Description	Date	Issued By



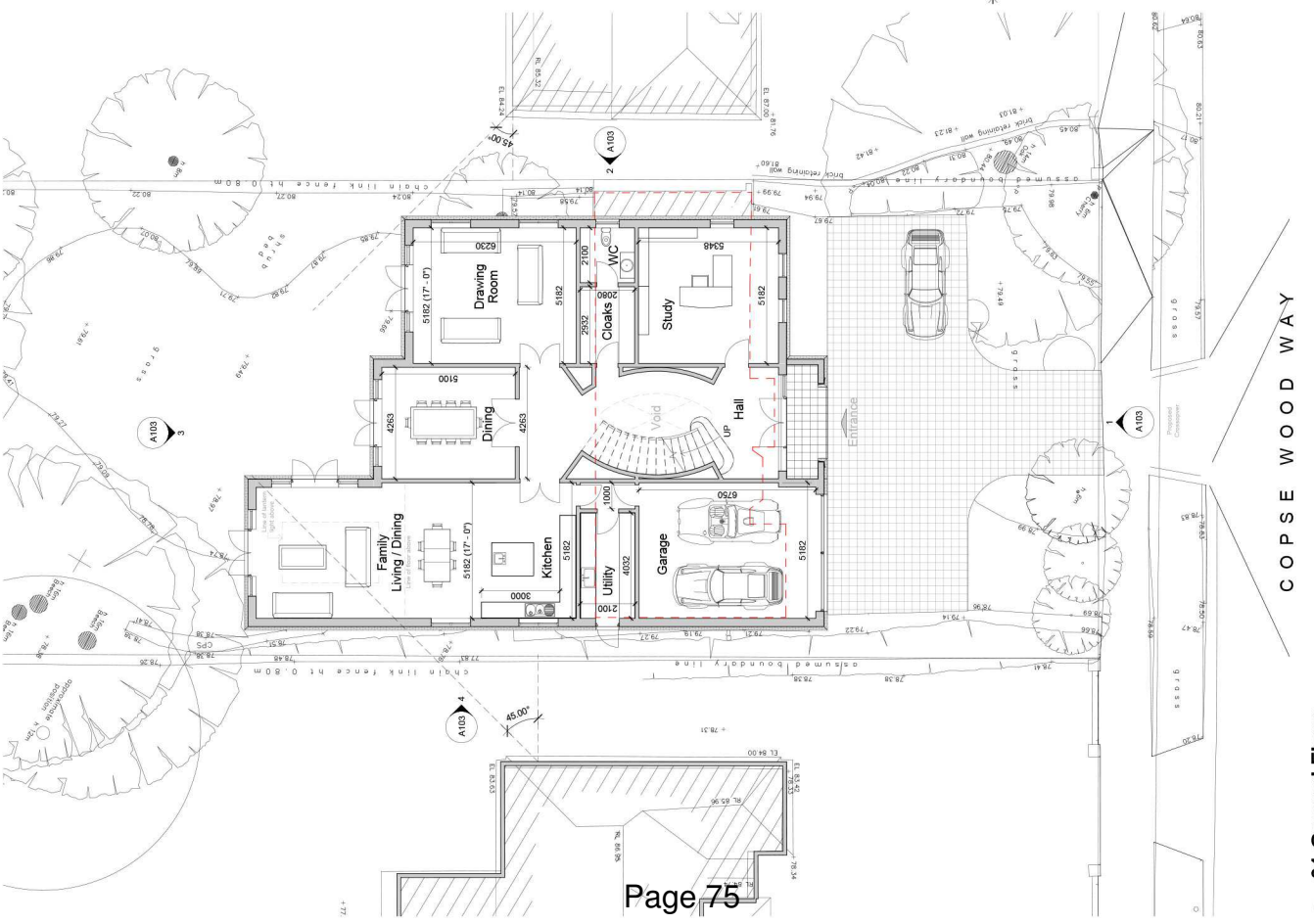
06. Roof Plan
4 1:100



03. Second Floor
3 1:100



02. First Floor
2 1:100



01. Ground Floor
1 1:100

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Project
29 Cope Wood Way
Northwood, HA6 2TZ

Client
Seabrook Architects LLP

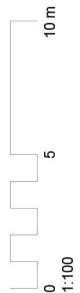
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Approved By: -

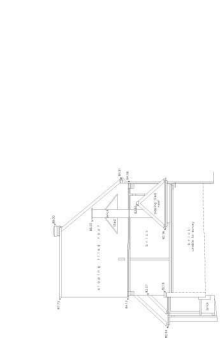
Drawing No:
5329 / A102

Rev:
A

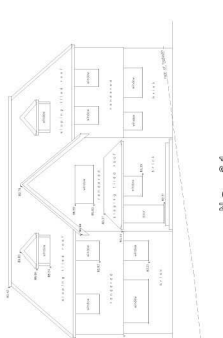
Floor Plans

Area Schedule (GIA)	Name	Area
Ground Floor		255.1 m ²
First Floor		223.0 m ²
Second Floor over 1.5m		95.0 m ²

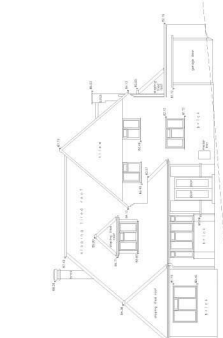




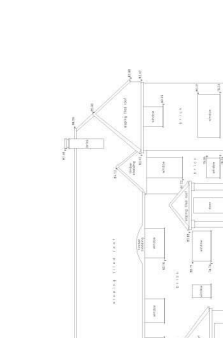
NORTH EAST ELEVATION



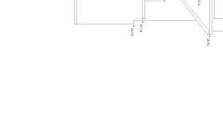
NORTH WEST ELEVATION



SOUTH WEST ELEVATION

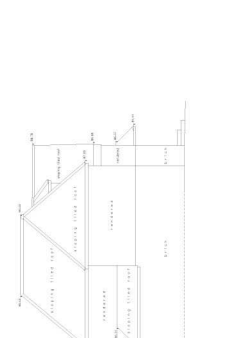


NORTH SIDE ELEVATION

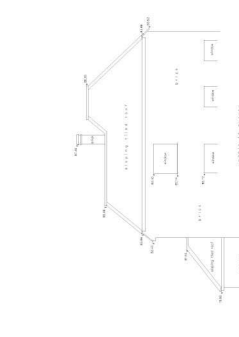


SOUTH SIDE ELEVATION

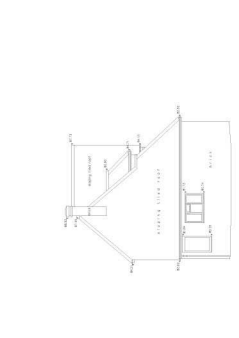
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 DIMENSION 75.00m



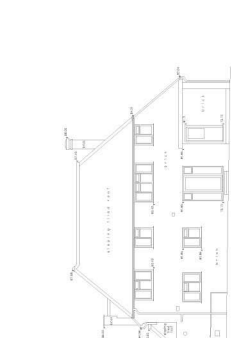
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

0 10 20 30 40 50 60 70 80 90 100
 DIMENSION 75.00m

SYMBOL	DESCRIPTION	DATE
	LEGEND	

1. All elevations are shown in black ink on white paper.
 2. All elevations are shown in black ink on white paper.
 3. All elevations are shown in black ink on white paper.
 4. All elevations are shown in black ink on white paper.
 5. All elevations are shown in black ink on white paper.
 6. All elevations are shown in black ink on white paper.
 7. All elevations are shown in black ink on white paper.
 8. All elevations are shown in black ink on white paper.
 9. All elevations are shown in black ink on white paper.
 10. All elevations are shown in black ink on white paper.

- 1 = 1st Floor
- 2 = 2nd Floor
- 3 = 3rd Floor
- 4 = 4th Floor
- 5 = 5th Floor
- 6 = 6th Floor
- 7 = 7th Floor
- 8 = 8th Floor
- 9 = 9th Floor
- 10 = 10th Floor
- 11 = 11th Floor
- 12 = 12th Floor
- 13 = 13th Floor
- 14 = 14th Floor
- 15 = 15th Floor
- 16 = 16th Floor
- 17 = 17th Floor
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- 22 = 22nd Floor
- 23 = 23rd Floor
- 24 = 24th Floor
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- 26 = 26th Floor
- 27 = 27th Floor
- 28 = 28th Floor
- 29 = 29th Floor
- 30 = 30th Floor
- 31 = 31st Floor
- 32 = 32nd Floor
- 33 = 33rd Floor
- 34 = 34th Floor
- 35 = 35th Floor
- 36 = 36th Floor
- 37 = 37th Floor
- 38 = 38th Floor
- 39 = 39th Floor
- 40 = 40th Floor
- 41 = 41st Floor
- 42 = 42nd Floor
- 43 = 43rd Floor
- 44 = 44th Floor
- 45 = 45th Floor
- 46 = 46th Floor
- 47 = 47th Floor
- 48 = 48th Floor
- 49 = 49th Floor
- 50 = 50th Floor

Seabrook Architects
 1000 West 10th Street
 Suite 100
 Victoria, BC V8W 2E1
 Tel: 250-383-1111
 Fax: 250-383-1112
 www.seabrookarchitects.com

Project	20 COPE WOOD WAY NORTHWOOD HASTIE
Drawn	MEM
Checked	NAA
Date	JUNE 2015
Sheet Number	TSI-205MA/3
Sheet	1
Scale	1:100

ELEVATIONS & SECTIONS

SCALE BAR
 0 10 20 30 40 50 60 70 80 90 100
 DIMENSION 75.00m



1 03.North West (Front) Elevation
1 : 100



2 02.South West (Side) Elevation
1 : 100



3 01.South East (Rear) Elevation
1 : 100



4 04.North East (Side) Elevation
1 : 100



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Project
**29 Cope Wood Way
Northwood
HA6 2TZ**

Drawings
Elevations

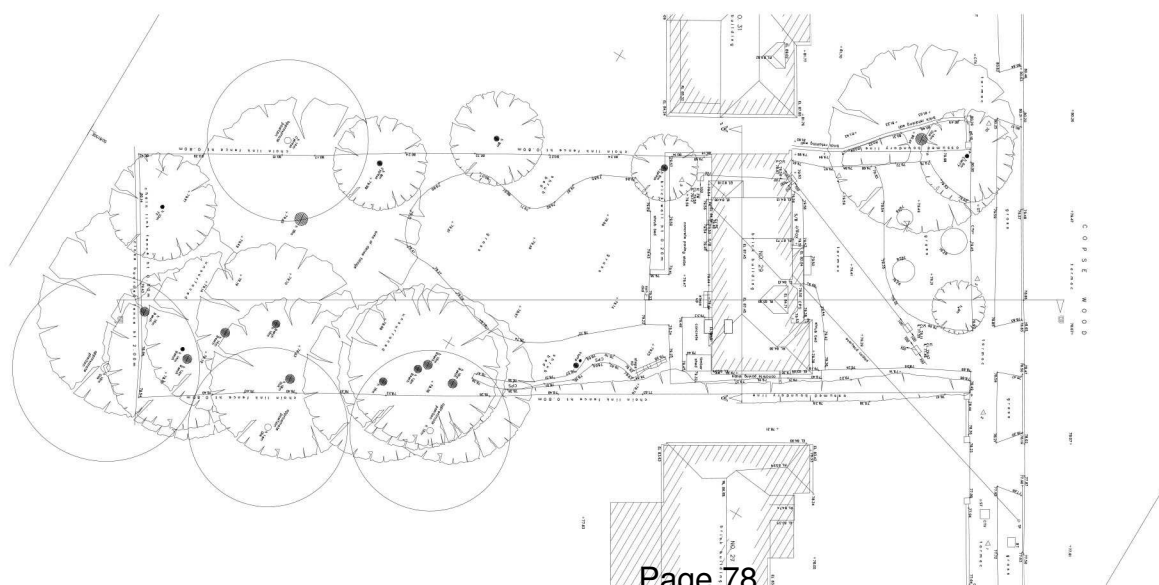
**SEABROOK
ARCHITECTS**
CHARTERED ARCHITECTS
The Studio House, 101, North Street, Faversham, Kent, ME13 9JL
Seabrook Architects LLP - e-mail: info@seabrookarchitects.co.uk

Drawn By:	BW	Date:	05/01/2015
Checked By:	-	Date:	07/09/2015 16:34:42
Approved By:	-	Date:	07/09/2015 16:34:42

Drawing No:
5329 / A103

Rev:
E

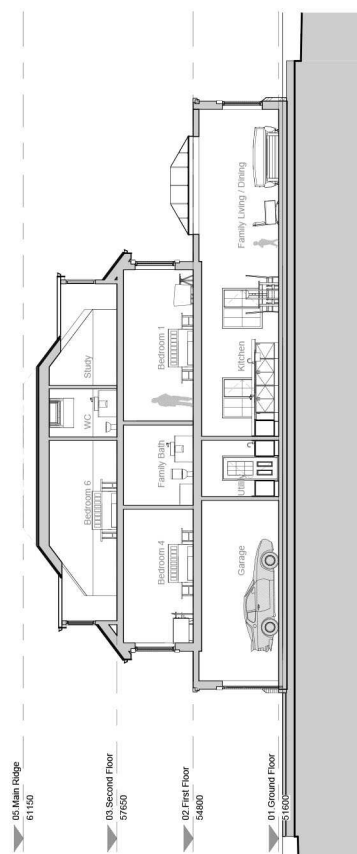
Rev.	Description	Date	Issued By



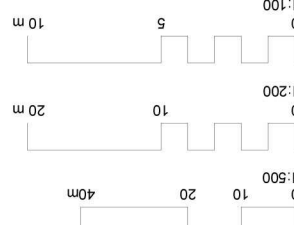
2 Existing Site Plan
1:200



1 Proposed Site Plan
1:200



4 Section B-B
1:100



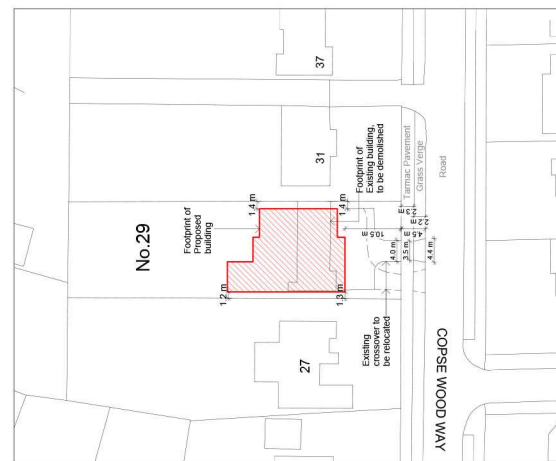
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Structural and Geotechnical Engineers to be appointed.

Project
29 Copse Wood Way
Northwood, HA6 2TZ



Drawings:
Site Plans,
Site Block Plan
& Section

3 Block Plan
1:500



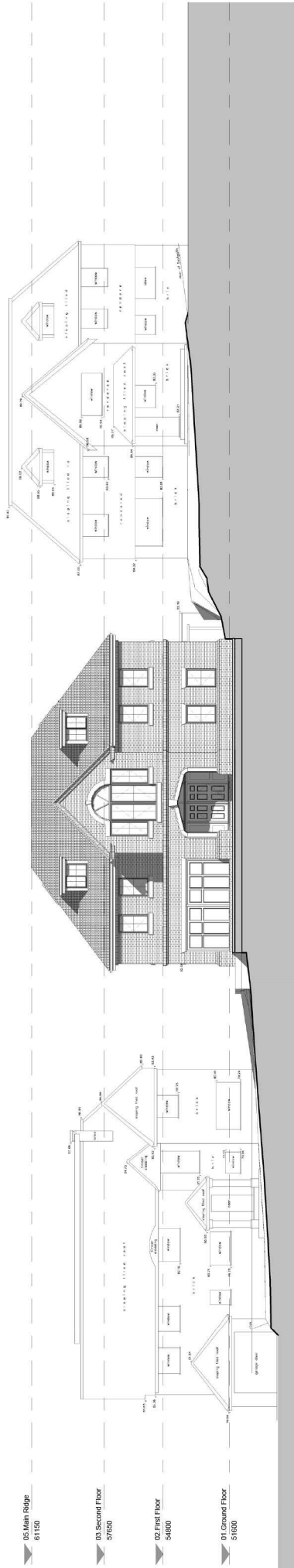
SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

The Studio: 100, The Old Rectory, Church Lane, Northwood, Middlesex, HA6 2JH
Tel: 0181 871 2700
Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

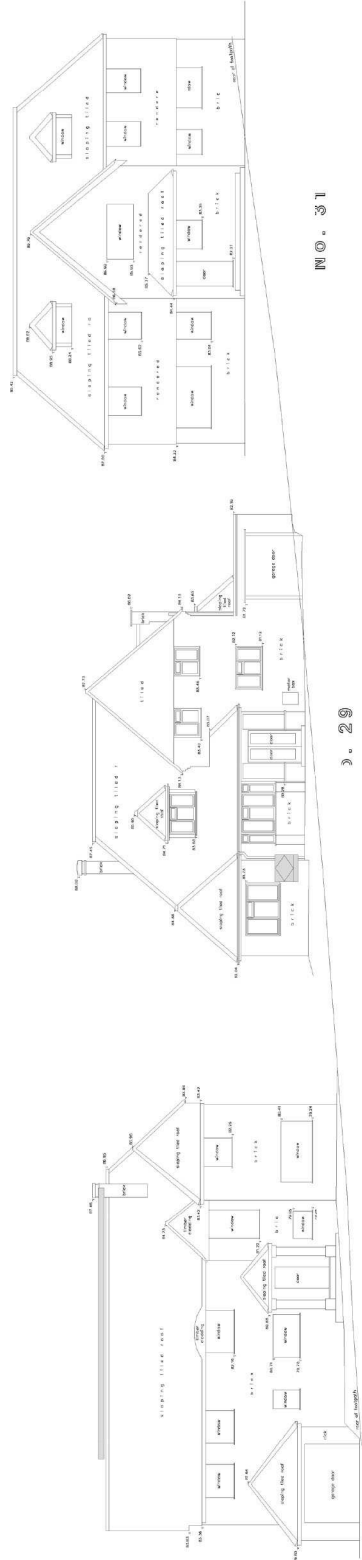
Drawn By: BW Date: 07/09/2015
Checked By: - Date: 18/09/2015 16:57:58
Approved By: - Date: 18/09/2015 16:57:58

Drawing No: 5329 / A101
Rev: G

No.	Description	Date	Issued By



2 Proposed Street Elevation
1 : 100



1 Existing Street Elevation
1 : 100

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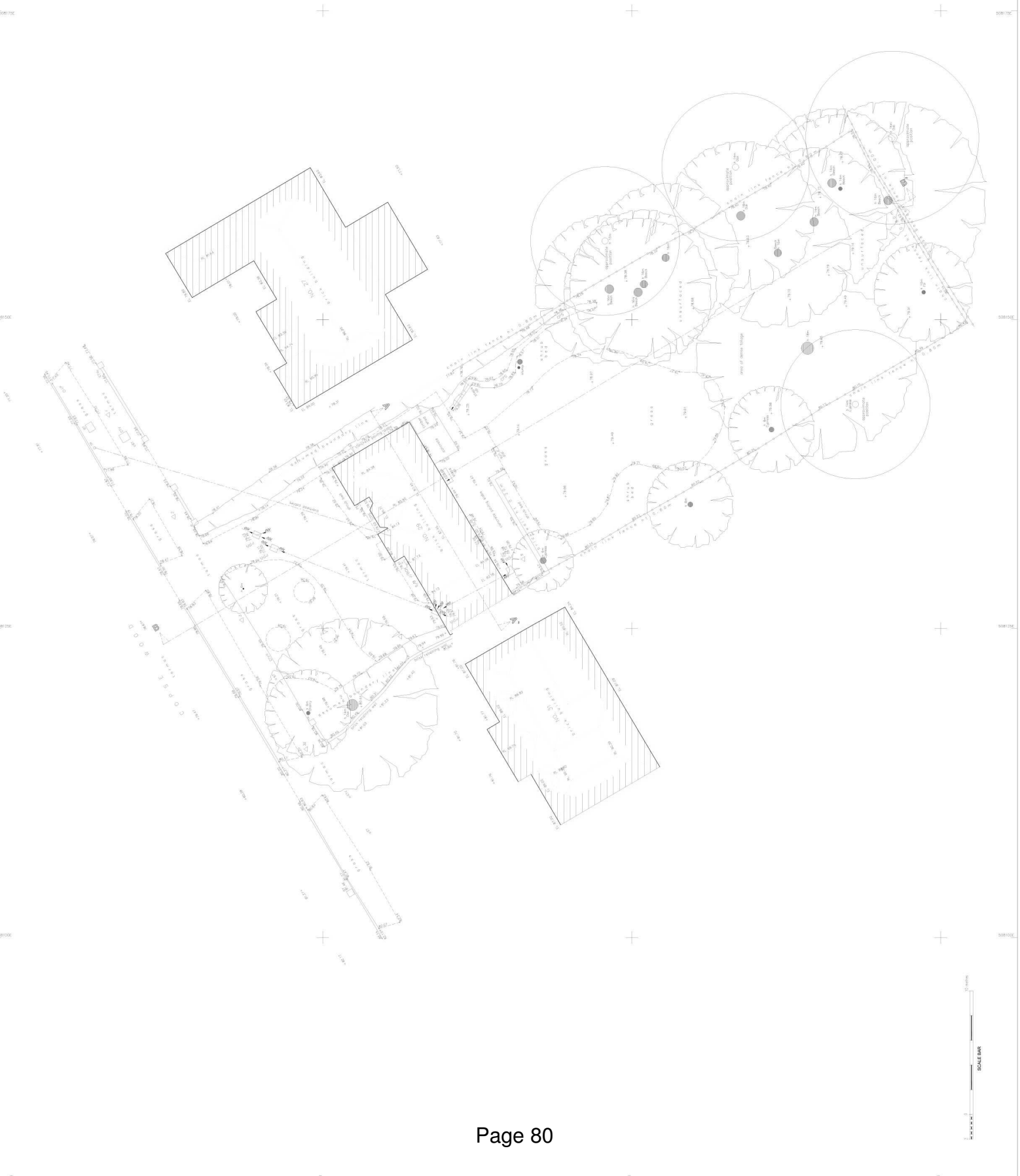
Project
29 Copsse Wood Way
Northwood
HA6 2TZ

Drawing
Street Elevations

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

The Studio House, 101, Church Street, London, Greater London, E16 1JH
Seabrook Architects LLP - e-mail: info@seabrookarchitects.co.uk
Drawn By: BW Date: 04/09/2015
Checked By: - Date: 07/09/2015 16:35:44
Approved By: - Date: 07/09/2015 16:35:44
Drawing No: 5329 / A104
Rev: E

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	06/15/15
3	ISSUED FOR PERMIT	06/15/15
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5	ISSUED FOR PERMIT	06/15/15
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17	ISSUED FOR PERMIT	06/15/15
18	ISSUED FOR PERMIT	06/15/15
19	ISSUED FOR PERMIT	06/15/15
20	ISSUED FOR PERMIT	06/15/15



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LEGEND

- Spot Height
- Contour
- Building
- Utility
- Other

ABBREVIATIONS

- BL Building
- CH Contour
- HT Height
- UT Utility
- OT Other

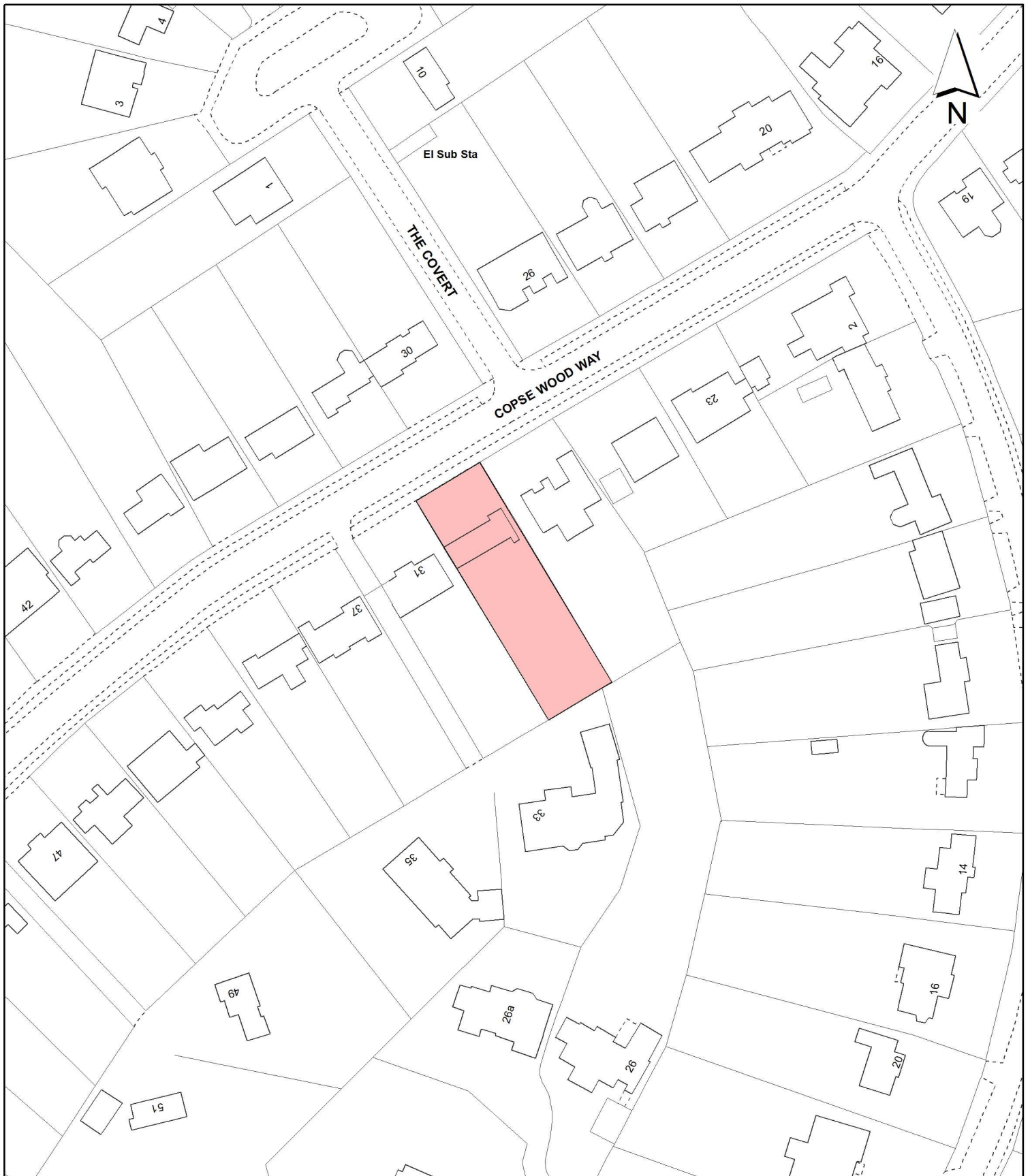
PROJECT INFORMATION

Client: JUS
 Designer: MAA
 Date: 11/02/10
 Drawing Number: TS15-035A V1
 Sheet: 1 of 1
 Date: 11/02/10

SEAROCK ARCHITECTS
 15 CORSE WOOD WAY
 NORTHWOOD
 MASS 01854

TOPOGRAHICAL SURVEY

SCALE
 1" = 40'



Notes:

 Site boundary

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Site Address:

**29 Copse Wood Way
 Northwood**

Planning Application Ref:

12537-APP-2015-3396

Planning Committee:

North Page 81

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 51 WIELAND ROAD NORTHWOOD

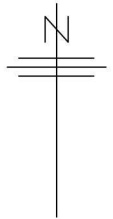
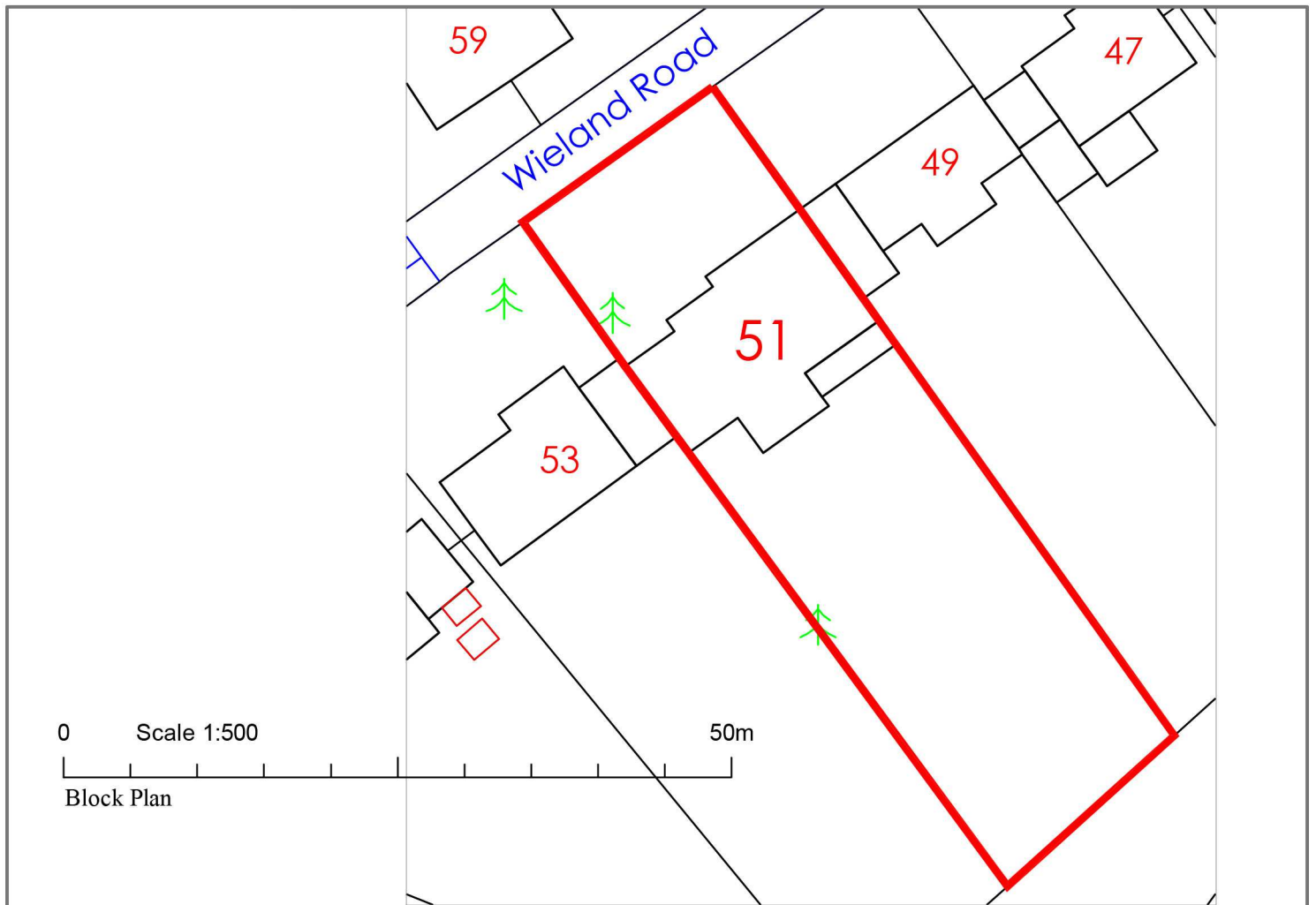
Development: Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling (Resubmission)

LBH Ref Nos: 17990/APP/2015/4176

Date Plans Received: 12/11/2015

Date(s) of Amendment(s):

Date Application Valid: 12/11/2015



PROJECT
51 Wieland Road, Northwood,
Middx. HA6 3QX

Drawn By : PH	Date : 20.03.2014
Approved By	Scale : 1:1250;1:500 @ A4
Drawing No. 5205/PL/LP	Rev. Page 83

**SEABROOK
ARCHITECTS**

CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham,
Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770620

DRAWING
Location Plan
& Block Plan

Amendments/Notes

Rev:	Detail	By:	Date
A	Elevations and Site Plan added.	PH	28.05.2014

NOTES:
 THESE PLANS ARE INTENDED TO SHOW APPROXIMATE LAYOUT OF EXISTING WALLS, PARTITIONS AND OPENINGS ONLY. FINISHES AND FITTINGS NOT SHOWN

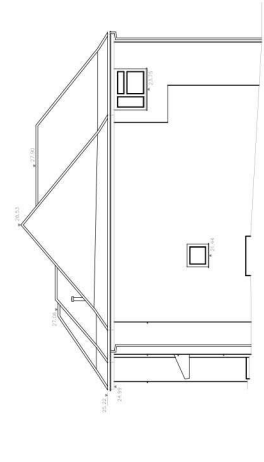
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Project
 51 Wieland Road
 Northwood
 Middx HA6 3QX

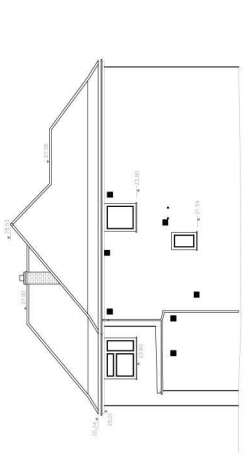
Drawing
 Plans, Elevations & Sections
 As Existing

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Old Rectory, 100, High Street, Northwood, Middlesex, Bucks HP23 3JL Tel: 01494 778018 Fax: 01494 778020 e-mail: info@seabrookarchitects.co.uk

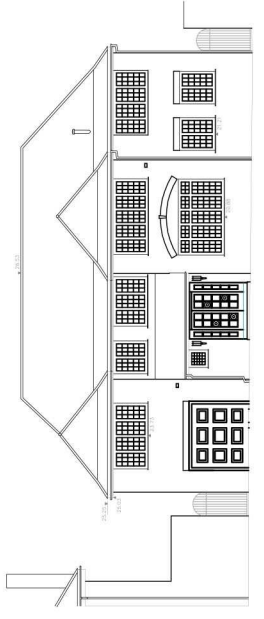
Drawn By:	SK	Date:	FEB 2014
Checked By:	PH	Date:	N/A
Approved By:		Scale:	1:100 @ A1
Drawing No:	5205/PL_02	Rev:	A



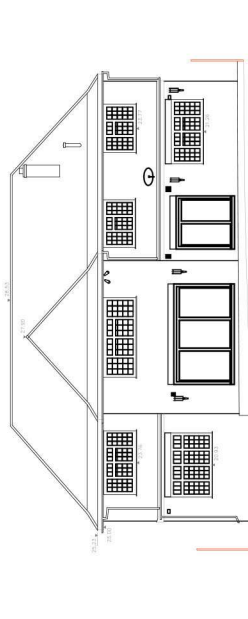
ELEVATION A-A



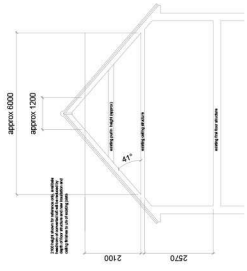
ELEVATION B-B



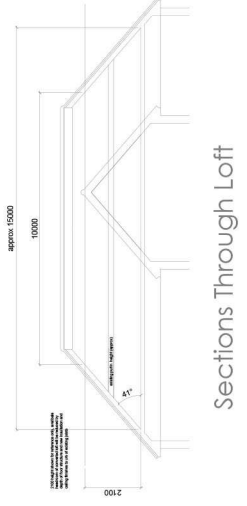
ELEVATION D-D



ELEVATION C-C

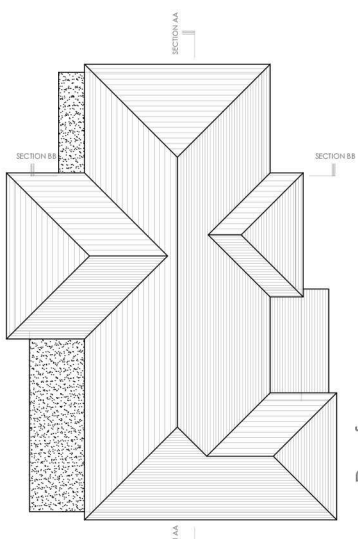


EXISTING SECTION BB 1:100

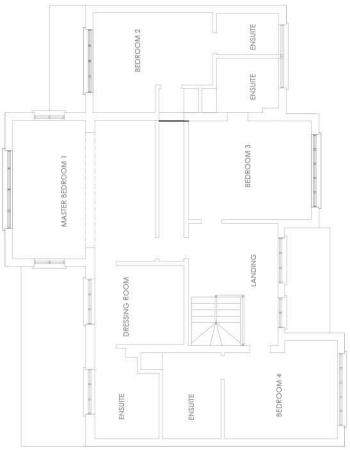


Sections Through Loft

EXISTING SECTION AA 1:100



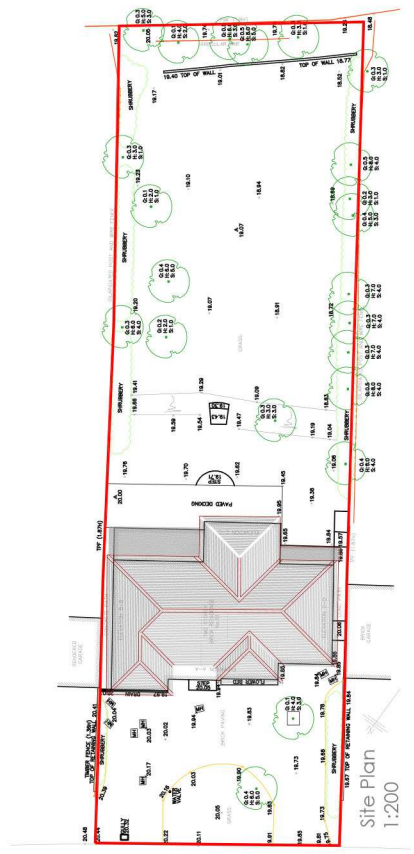
Roof 1:100



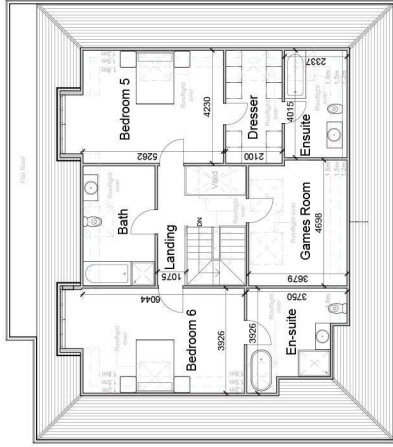
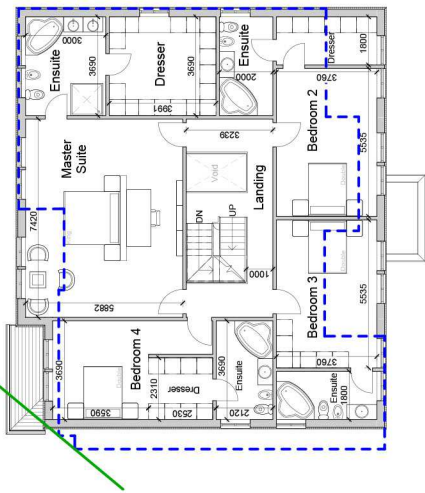
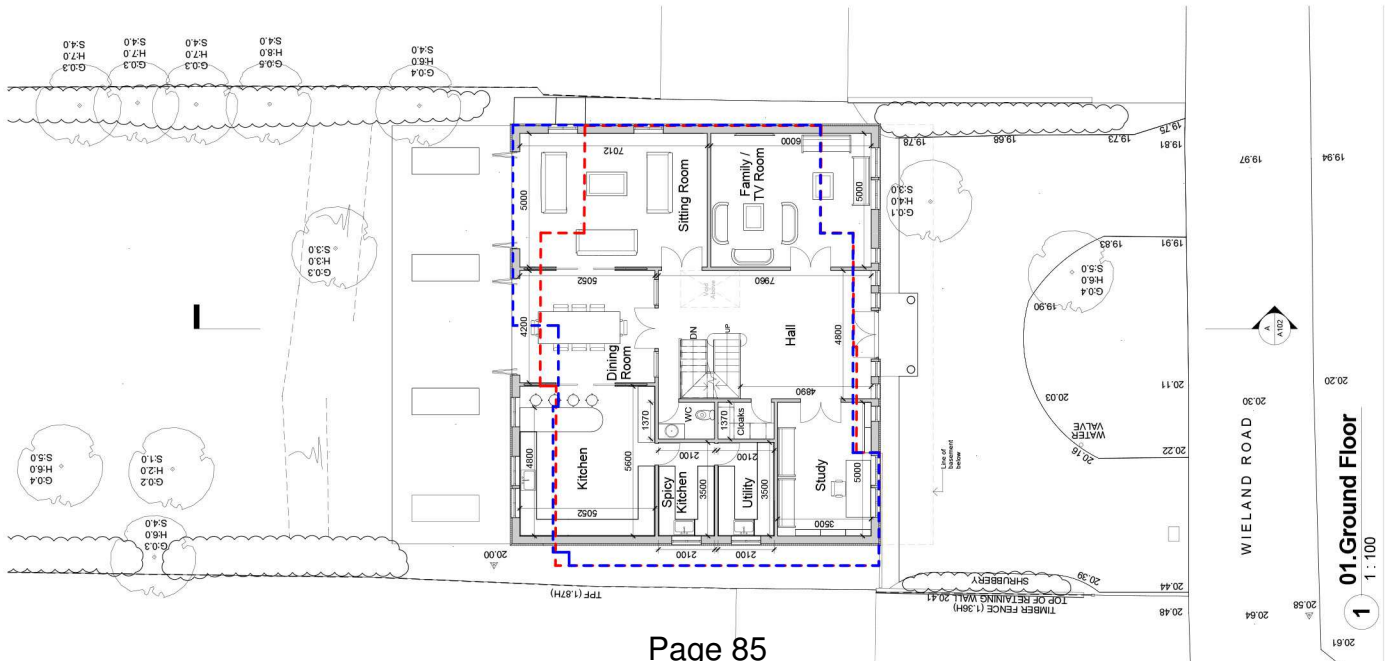
First Floor 1:100



Ground Floor 1:100



Site Plan 1:200



--- Outline of Existing Building.
--- Outline of Approved Building.
 (Ref: 17980/APP/2015/645)

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Project
**51 Wieland Road,
 Northwood, HA6 3QX**

Drawing
Proposed Floor Plans

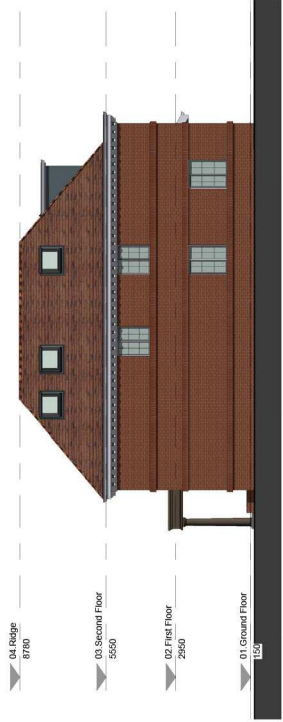
**SEABROOK
 ARCHITECTS**
 CHARTERED ARCHITECTS
 The Studio House, 101, Great Titchfield Road, Northwood, Middlesex, HA6 3JZ
 Tel: 0181 777 7777 Fax: 0181 777 7777
 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By:	BW	Date:	April 2015
Checked By:		Date:	
Approved By:		Date:	
Drawing No:	5205/ A101	Rev:	G





1 Front (North-West) Elevation
1 : 100



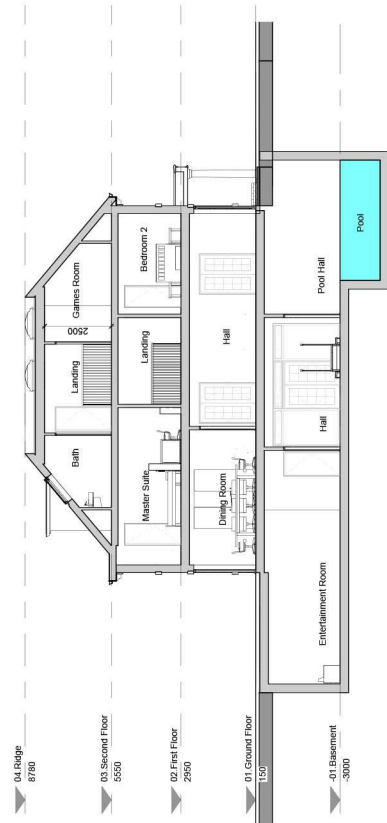
3 Side (South-West) Elevation
1 : 100



4 Side (North-East) Elevation
1 : 100



2 Rear (South-East) Elevation
1 : 100



A Section A-A
1 : 100



All dimensions and levels to be checked on site by contractor prior to preparation of any drawings and commencement of work on site.
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This drawing is to be read in conjunction with all relevant consultation and/or planning documents and any other drawings or documents which may be referred to in the schedule of work.
All works on site are to be carried out fully in accordance with current CDMS, Statutory and other Regulations, British Standards and Codes of Practice as appropriate.

Project
51 Wieland Road,
Northwood, HA6 3QX

Drawing
Proposed Elevations
&
Section

SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS

The Studio House, 101, Great Western Road, London, W2 3DA
Seabrook Architects LLP - e-mail: info@seabrookarchitects.co.uk

Drawn By: BW Date: April 2015
Checked By: - Date: -
Approved By: - Date: -
Drawing No: 5205/ A102
Rev: F

ELEVATIONS A-A & B-B

Site Address :
 51 WELAND STREET,
 NORTHWOOD,
 LONDON.

Sheet 2 of 3
 April, 2014
 Scale 1:50



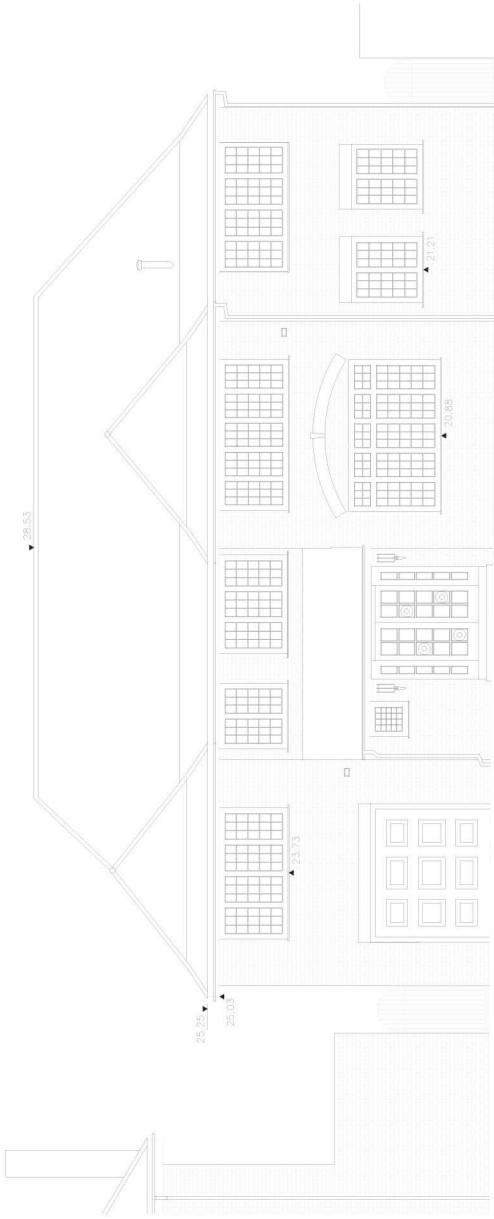
NOTES:
 SURVEY ORIENTATION HAS BEEN ASSUMED
 TO BE CORRECT AND SHOULD BE USED
 AS A GUIDE ONLY.
 TREE DIMENSIONS ARE AN APPROXIMATION ONLY
 DO NOT SCALE FROM DRAWING

LEGEND:
 TPF - TIMBER PANEL FENCE
 WPF - WIRE MESH FENCE
 TCF - TYPICAL CURB
 S(6.0) - TREE SPREAD
 H(4.0) - TREE HEIGHT
 S(3.0) - TREE SPREAD

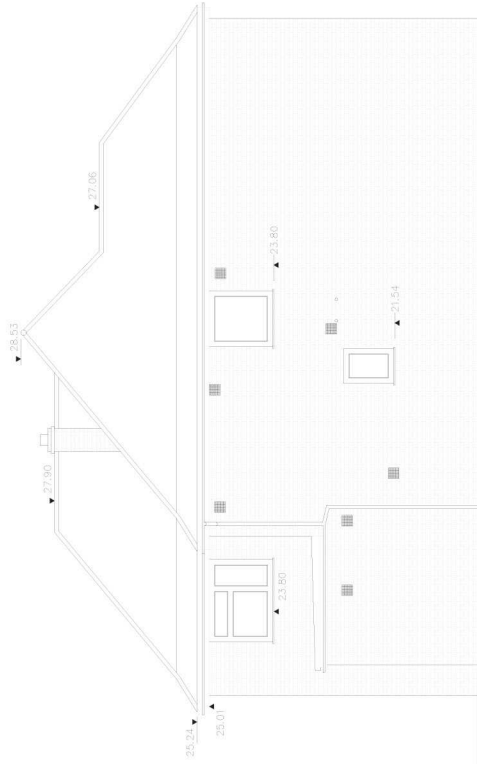
Client : Arcoise Consulting Ltd,
 311a Cedar Road, Southgate,
 London, N14 6JG.

Surveyed by	WR				
Date of Survey	16th April 2014				
Drawing Ref.	Rev No.	Date	Description	Drawn By	Drawn By
006/14	---	04/14	Elevations	WR	PSS

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ELEVATION A-A



ELEVATION B-B

ELEVATIONS C-C & D-D

Site Address :
 51 WELAND STREET,
 NORTHWOOD,
 LONDON.

Sheet 3 of 3
 April 2014

Scale 1:50



NOTES:

- SURVEY ORIENTATION HAS BEEN ASSUMED
- HEIGHTS ARE IN METERS UNLESS STATED OTHERWISE
- TREE DIMENSIONS ARE AN APPROXIMATION ONLY
- DO NOT SCALE FROM DRAWING

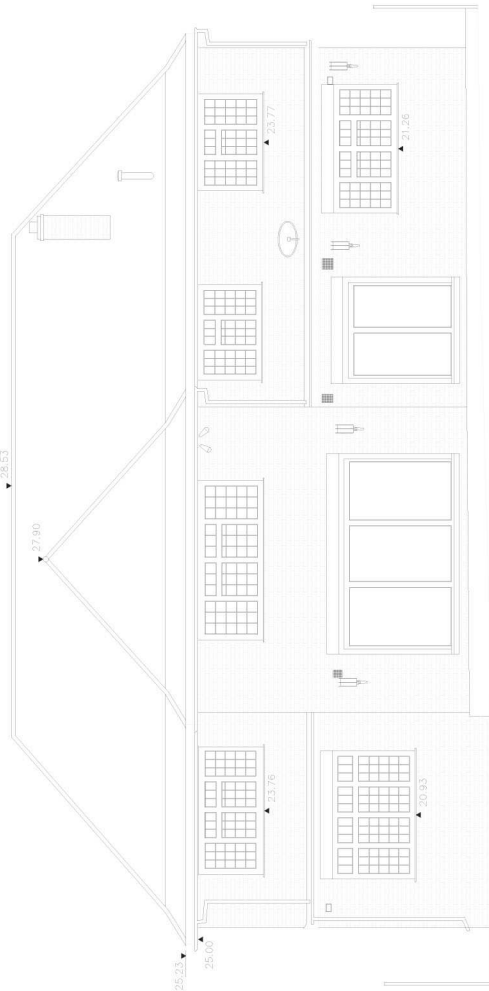
LEGEND:

- TPF - TIMBER PANEL FENCE
- WMF - WIRE MESH FENCE
- WTF - WOODEN POST AND RAIL FENCE
- S.O.U. - TREE SPREAD
- H.4.0 - TREE HEIGHT
- S.3.0 - TREE SPREAD

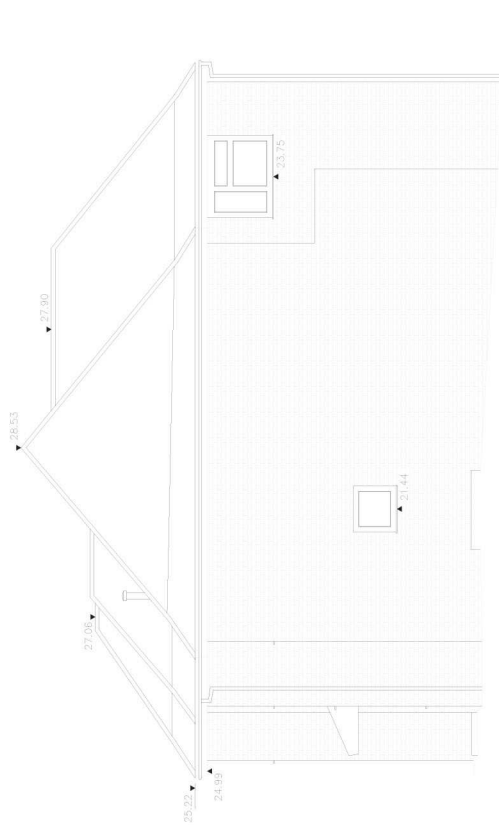
Client : Arcoise Consulting Ltd,
 311a Cedar Road, Southgate,
 London, N14 6JG.

Surveyed by	WR				
Date of Survey	16th April 2014				
Drawing Ref.	Rev No.	Date	Description	Drawn By	Checked By
006/14	---	04/14	Elevations	WR	PSS

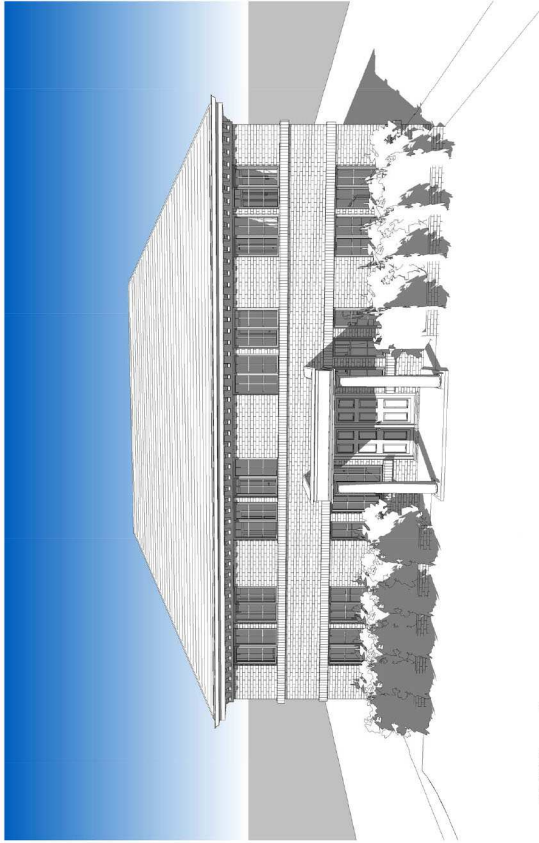
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ELEVATION C-C



ELEVATION D-D



1 3D View 1



3 3D View 3



2 3D View 5



4 3D View 6

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Project	51 Wieland Road, Northwood, HA6 3QX
Drawing	3D Views
SEABROOK ARCHITECTS CHARTERED ARCHITECTS <small>The State Bar, 100, The Quadrant, London, EC4A 3DF, UK. Tel: 0207 490 8800 Seabrook Architects LLP, 100, The Quadrant, London, EC4A 3DF, UK. Tel: 0207 490 8800 Seabrook Architects LLP, e-mail: info@seabrookarchitects.co.uk</small>	
Drawn By	BW
Checked By	-
Approved By	-
Drawing No.	5205/ A103
Rev.	E

TOPOGRAPHIC
SURVEY

Site Address :
51 WELAND STREET,
NORTHWOOD,
LONDON.

Sheet 1 of 3
April, 2014
Scale 1:100



- NOTES:
- SURVEY ORIENTATION HAS BEEN ASSUMED
 - DIMENSIONS ARE IN METERS AND ARE APPROXIMATIONS ONLY
 - TREE DIMENSIONS ARE IN APPROXIMATION ONLY
 - DO NOT SCALE FROM DRAWING

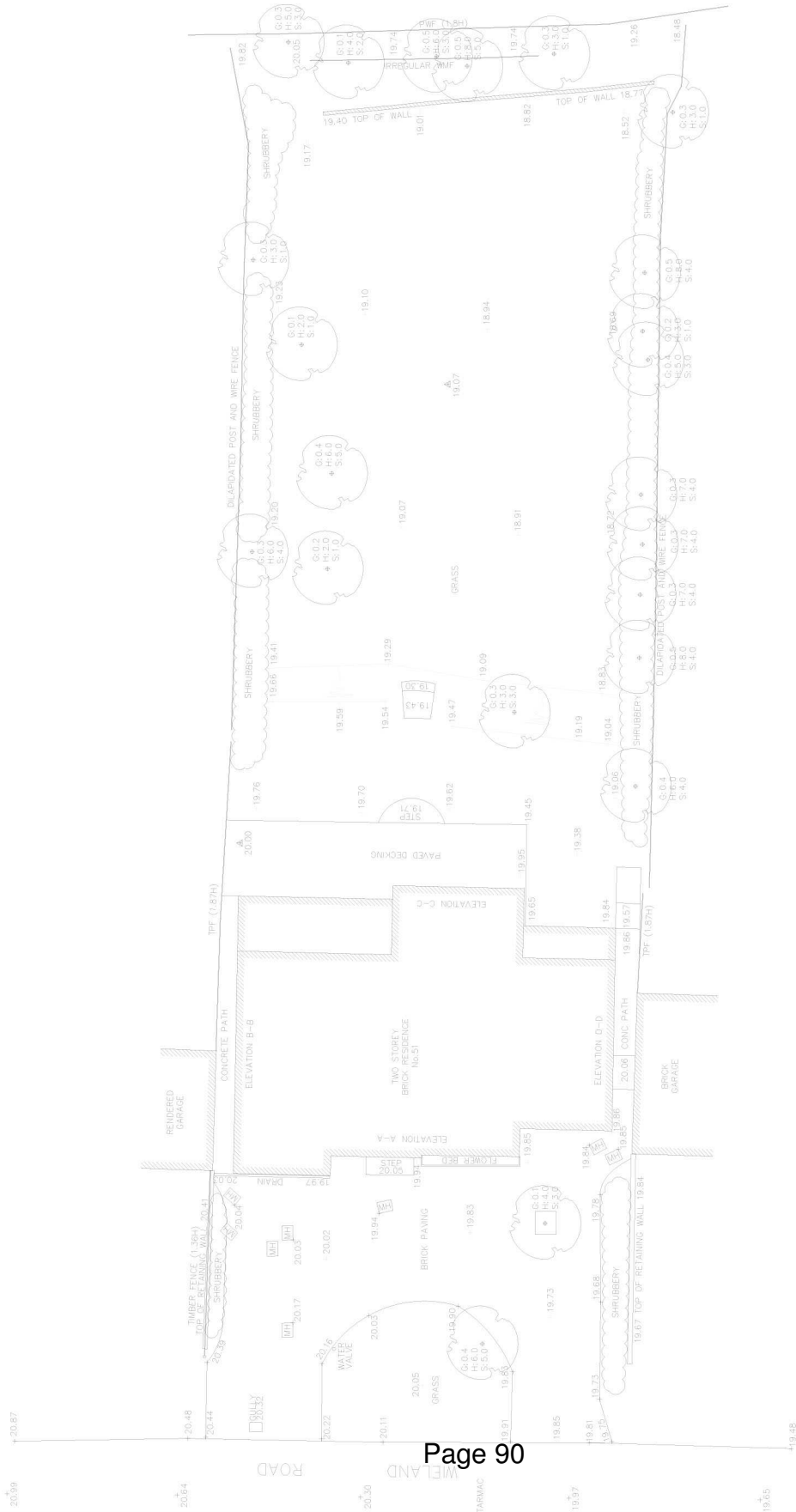
LEGEND:

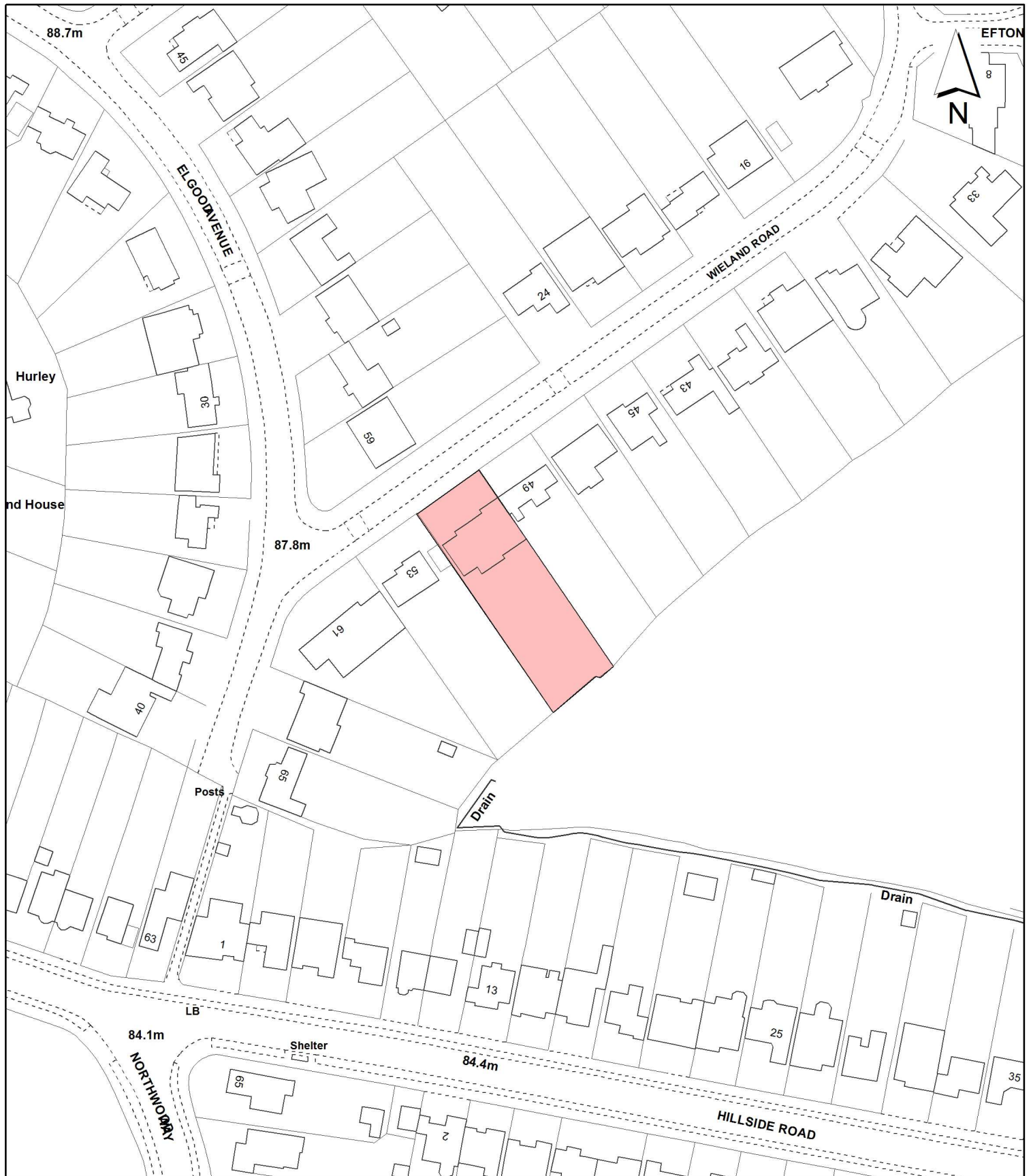
- TPF - TIMBER PANEL FENCE
- WMF - WIRE MESH FENCE
- IR - IRREGULAR WIRE FENCE
- G.O.1 - TREE GIRTH
- H.4.0 - TREE HEIGHT
- S.3.0 - TREE SPREAD

Client : Accredo Consulting Ltd,
311a Cedar Road, Southgate,
London, N14 6JG.

Drawn By	Rev No.	Date	Description
WR	00614	04/7/14	Topographic Survey

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Site Address:

**51 Wieland Road
 Northwood**

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

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

Planning Application Ref:

17990/APP/2015/4176

Scale:

1:1,250

Planning Committee:

North Page 91

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT JUNCTION OF FIELD END ROAD AND HIGH ROAD EASTCOTE
Development: Replacement of the existing 17.5 metre pole with a 20 metre pole and the installation of 1 additional cabinet.
LBH Ref Nos: 59310/APP/2015/4125

Date Plans Received:	06/11/2015	Date(s) of Amendment(s):	06/11/2015
Date Application Valid:	06/11/2015		10/11/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE	
N.G.R	E: 510588 N: 188638
CONCESSION REQUIRED	NO
DIRECTIONS TO SITE: FROM M25 J18 EAST ON A404 TOWARDS NORTHWOOD. AT THE ROUNDABOUT TURN RIGHT ONTO JOEL STREET. CONTINUE DOWN THE ROAD TO THE MINI ROUNDABOUT. TURN RIGHT AND GO TO THE NEXT MINI ROUNDABOUT. THE SITE IS LOCATED ON THE R.H.S. OF THE ROUNDABOUT	
NOTES:	
REV	Issued for Construction
CPK	CT
DATE	23.10.15
BY	CH
DATE	

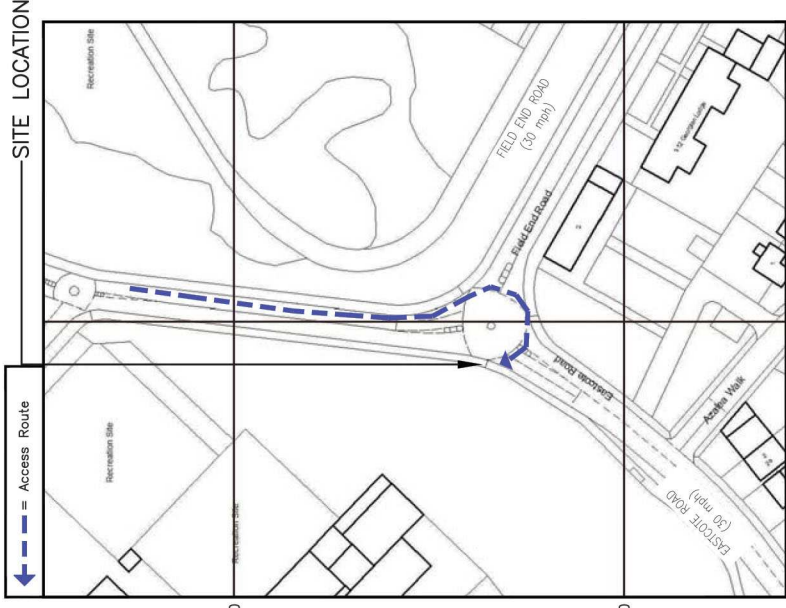


WOLVEY - HINCKLEY - LEICESTERSHIRE - LE19 3JF
Tel: +44 (0)1455 22792 Fax: +44 (0)1455 22769



CTIL

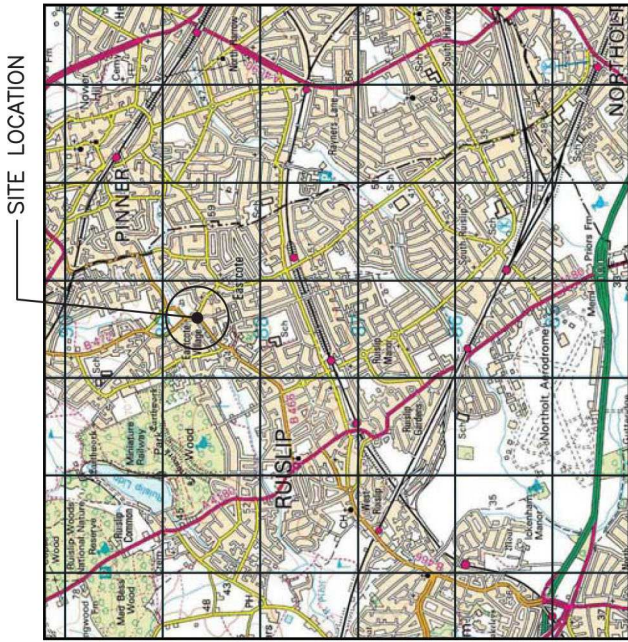
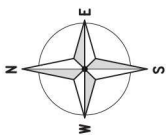
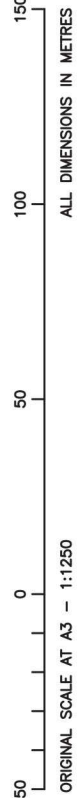
Cell Name	EASTGATE ROAD SW	Opt	-
Cell ID No			
CTIL	147016	TEF	VF
Site Address / Contact Details	EASTGATE ROAD EASTGATE VILLAGE HILLINGDON MIDDLESEX HA5 2QW		
Drawing Title:	SITE LOCATION MAPS		
Purpose of Issue:	CONSTRUCTION		
Drawing Number:	100		
Surveyed By:	CT	Original Sheet Size:	A3
Drawn:	CPK	Check:	CT
DATE:	22.10.15	Date:	23.10.15
Issue:	A		



DETAILED SITE LOCATION

(Scale 1:1250)

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SITE LOCATION

(Scale 1:50000)

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SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 510588 N: 188638

CONCESSION REQUIRED NO

NOTES:

REV	Issued for	CPK	CT	BY	CH	DATE
A	Construction	CPK	CT			23.10.15



Cell Name	Opt
EASTGATE ROAD SW	-

Cell ID No	VF
TEF	VF

CTIL	TEF	VF
147016	009076	46999

Site Address / Contact Details
EASTGATE ROAD
EASTGATE VILLAGE
HILLINGDON
MIDDLESEX
HA5 2QW

Drawing Title: EXISTING SITE PLAN

Purpose of Issue: CONSTRUCTION

Drawing Number: 200

Surveyed By: CT

Original Sheet Size: A3

Scale: A

Date: 22.10.15

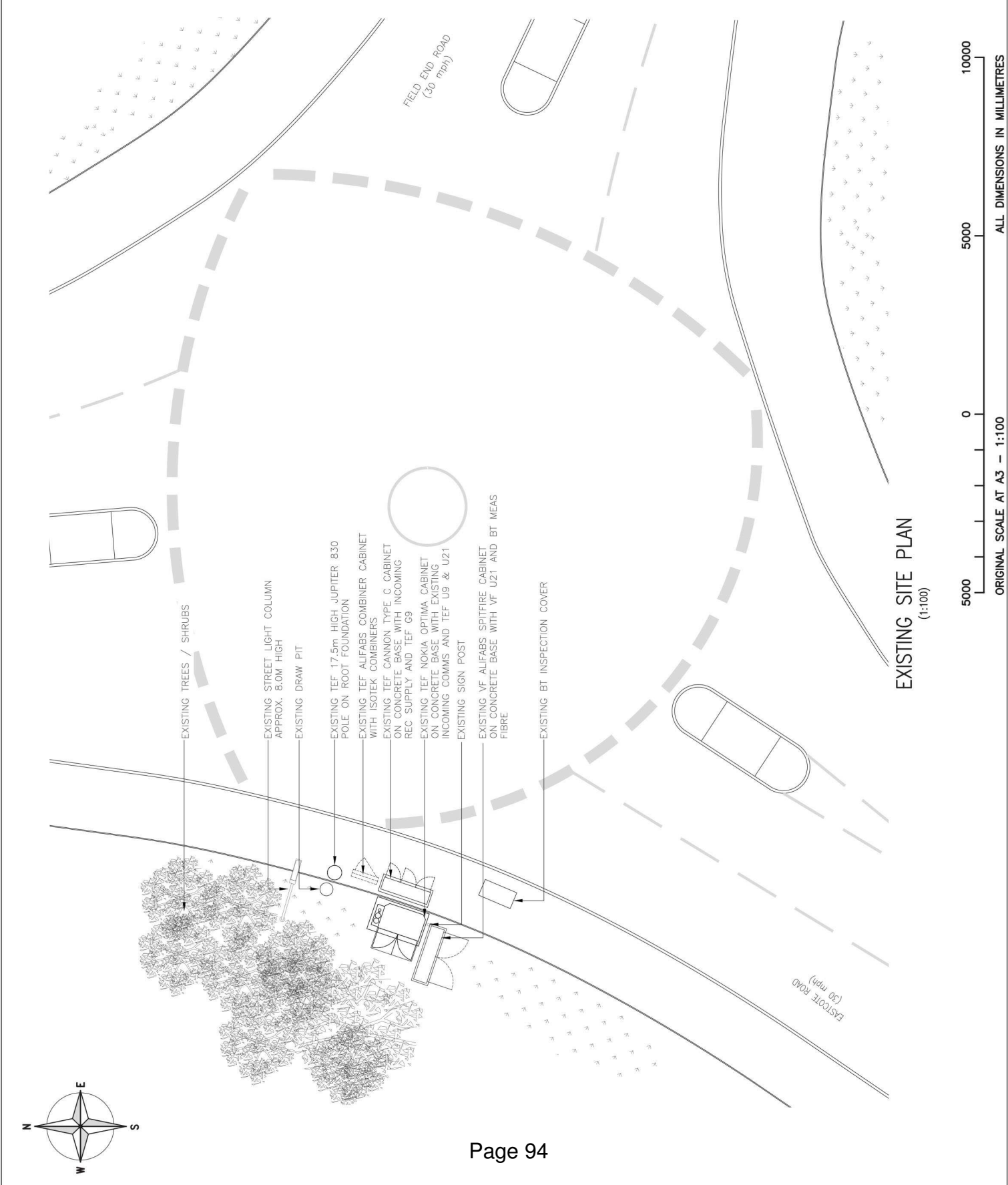
Checked: CT

Date: 23.10.15

Drawn: CPK

Date: 23.10.15

Scale: A



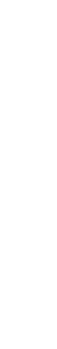
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 510588 N: 188638

CONCESSION REQUIRED NO

NOTES:

REV	Issued for Construction	CPK CT	BY	CH	DATE
A		23.10.15			



WOLVEY - HINGKLEY - LEICESTERSHIRE - LE10 3JF
Tel: +44 (0)1455 222752 Fax: +44 (0)1455 222758



Cell Name EASTGATE ROAD SW
Cell ID No TEF VF

CTIL 147016 TEF 009076 VF 46999

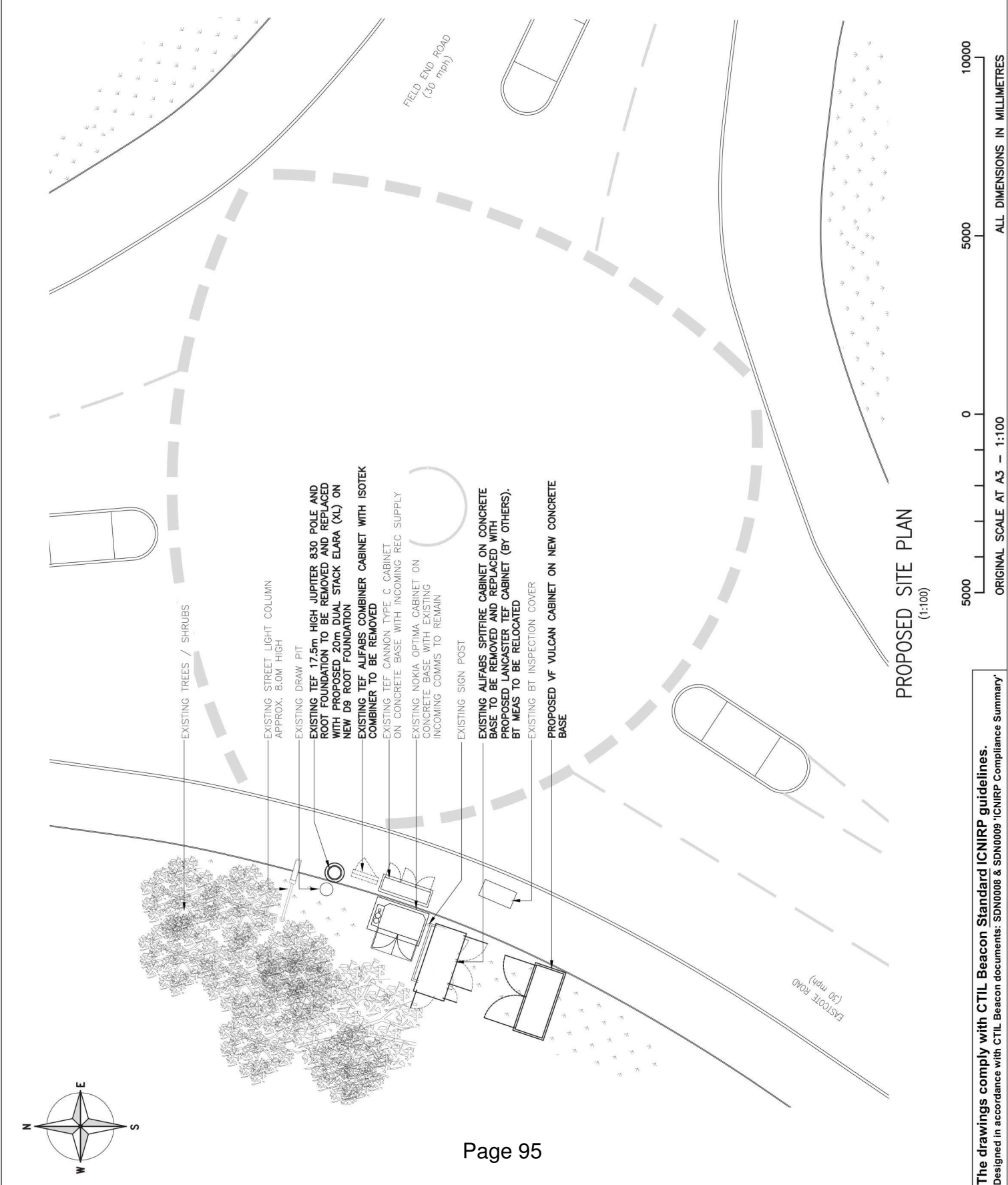
Site Address / Contact Details
EASTGATE ROAD
EASTGATE VILLAGE
HILLINGDON
MIDDLESEX
HA5 2QW

Drawing Title: PROPOSED SITE PLAN
Purpose of Issue: CONSTRUCTION

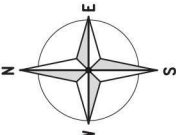
Drawing Number: 201

Surveyed By: CT
Date: 22.10.15
Original Sheet Size: A3

Drawn: CPK
Checked: CT
Date: 23.10.15
Issue: A



PROPOSED SITE PLAN
(1:100)



The drawings comply with CTIL Beacon Standard ICNIRP guidelines.
Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'CNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.C.R E: 510588 N: 188638

CONCESSION REQUIRED NO

NOTES:

REV	Issued for Construction	CPK	CT	BY	CH	DATE
A						23.10.15



WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF
Tel: +44 (0)1455 222752 Fax: +44 (0)1455 222758



Cell Name
EASTGATE ROAD SW

Cell ID No
TEF VF

CTIL	147016	TEF	009076	VF	46999
------	--------	-----	--------	----	-------

Site Address / Contact Details

EASTGATE ROAD
EASTGATE VILLAGE
HILLINGDON
MIDDLESEX
HA5 2QW

Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue: CONSTRUCTION

Drawing Number: 300

Surveyed By: CT

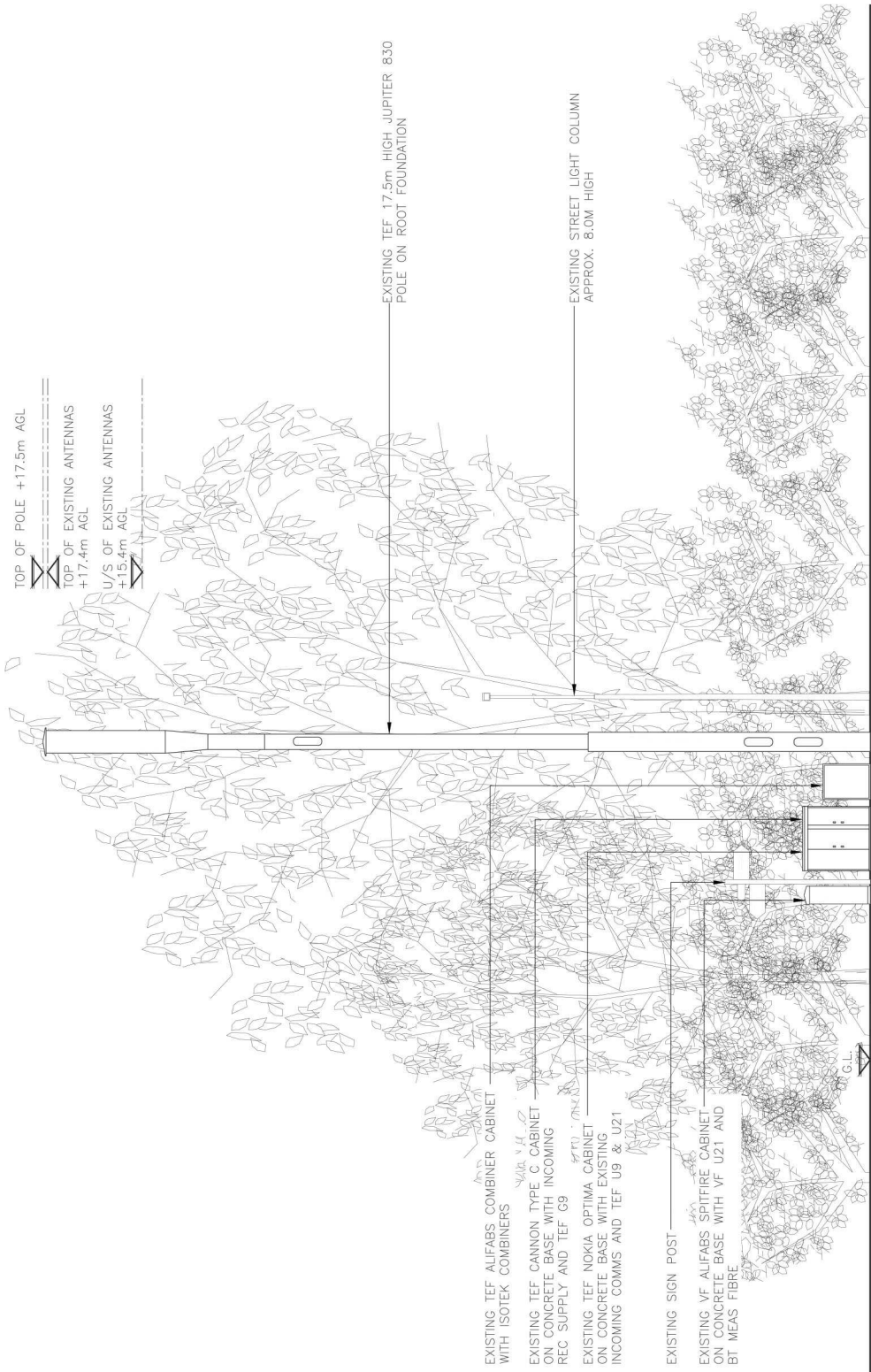
Original Sheet Size: A3

Date: 22.10.15

Checked: CT

Date: 23.10.15

Scale: A



EXISTING WEST ELEVATION
(1:100)



ORIGINAL SCALE AT A3 - 1:100
ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.C.R E: 510588 N: 188638

CONCESSION REQUIRED NO

NOTES:

REV	Issued for	CPK	CT	DATE
A	Construction	CPK	CT	23.10.15



Cell Name	Opt
EASTGATE ROAD SW	-

Cell ID No	VF
147016	009076
	46999

Site Address / Contact Details
EASTGATE ROAD
EASTGATE VILLAGE
HILLINGDON
MIDDLESEX
HA5 2QW

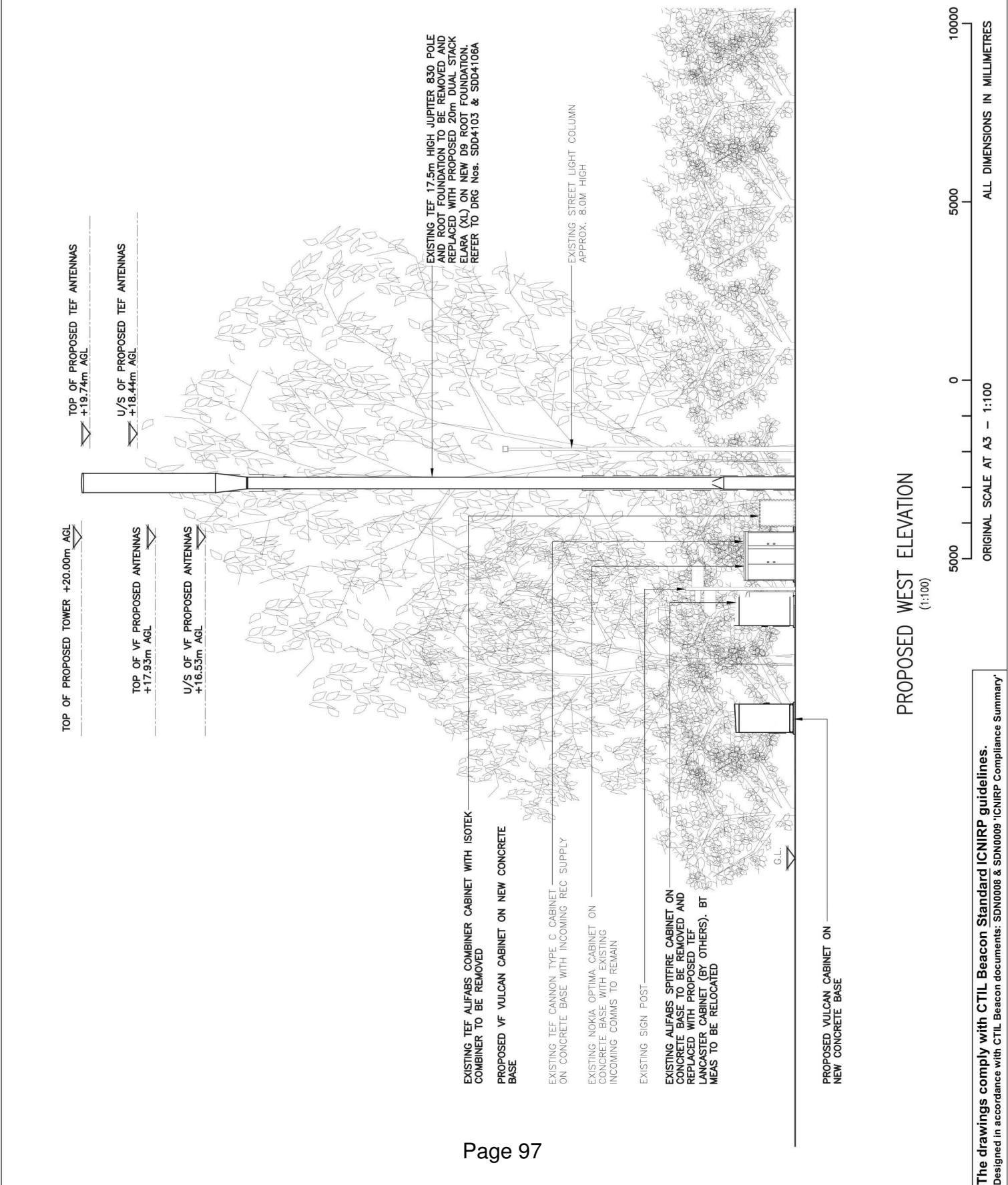
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Purpose of Issue: CONSTRUCTION

Drawing Number: 301

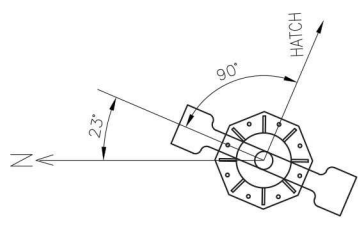
Surveyed By: CT
Original Sheet Size: A3

Drawn: CPK
Date: 22.10.15
Checked: CT
Date: 23.10.15

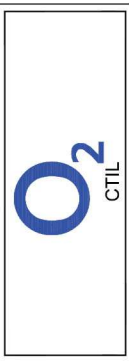
Issue: A



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R E: 510588 N: 188638
 CONCESSION REQUIRED NO



REV	Issued for	CPK	CT	DATE
A	Construction	CPK	CT	23.10.15
	MODIFICATION	BY	CH	DATE

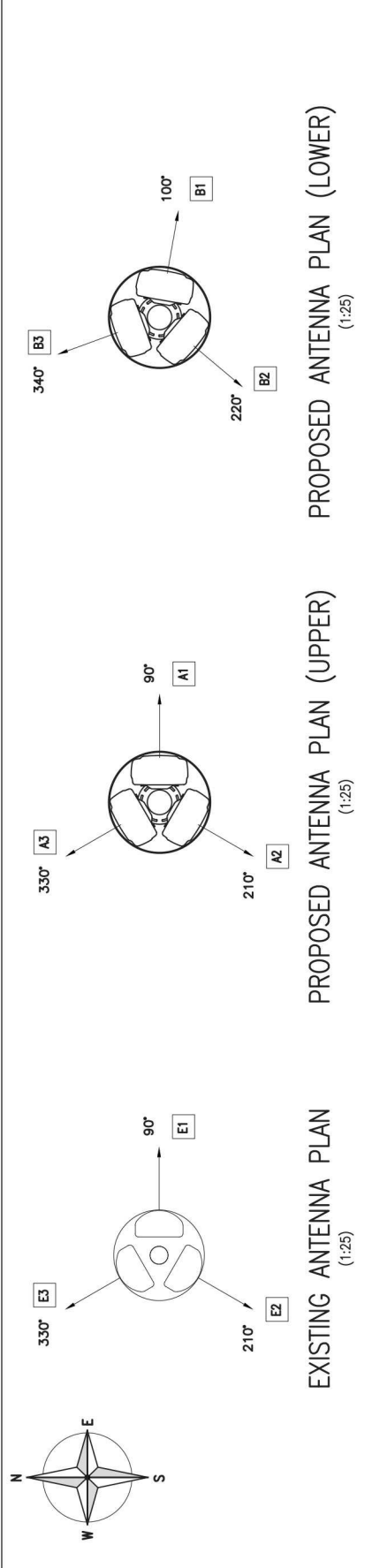


Cell Name	Opt
EASTGATE ROAD SW	-
Cell ID No	VF
CTIL	VF
147016	009076
	46999

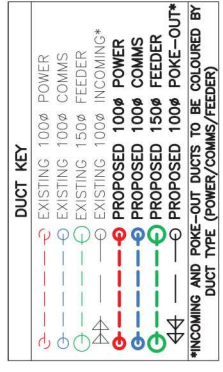
Site Address / Contact Details
 EASTGATE ROAD
 EASTGATE VILLAGE
 HILLINGDON
 MIDDLESEX
 HA5 2QW

Drawing Title: EXISTING ANTENNA LAYOUT
 Purpose of Issue: CONSTRUCTION
 Drawing Number: 400

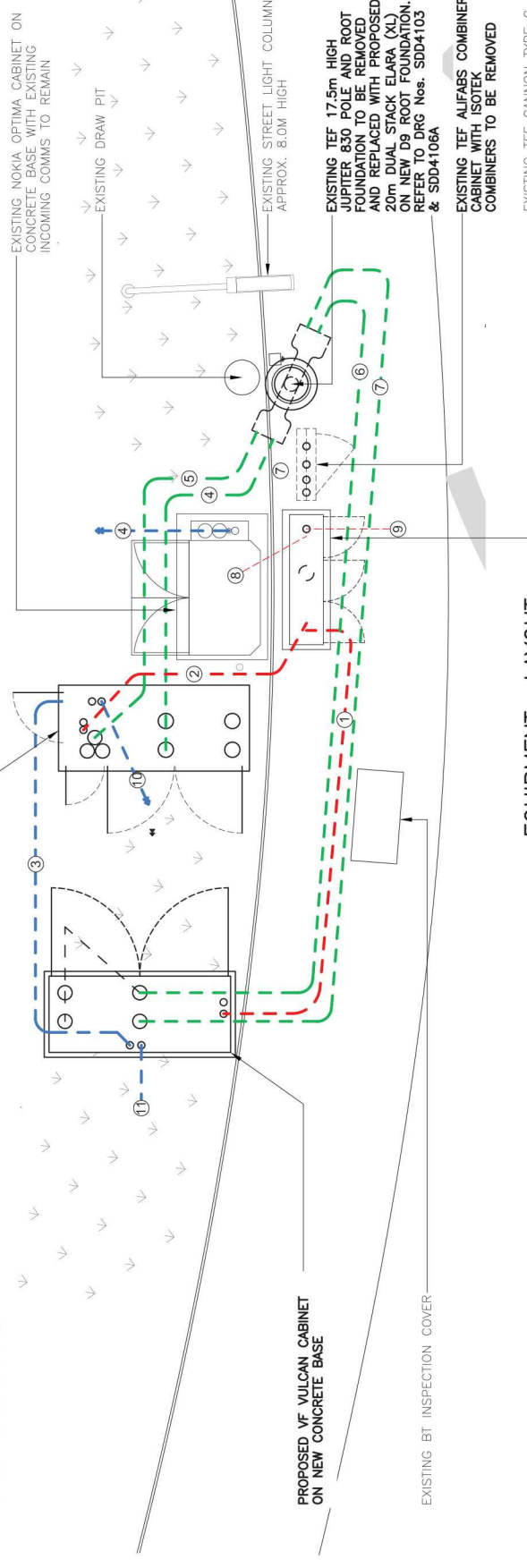
Surveyed By:	Original Sheet Size:	Issue:
CT	A3	
Drawn:	Date:	Date:
CPK	22.10.15	23.10.15
	Checked:	CT



DUCT SIZE (mm)	END 'A'	END 'B'	DETAILS	DRAW ROPE	MARKER PEG
1	CANNON C	VULCAN	POWER DUCT	X	-
2	CANNON C	LANCASTER	POWER DUCT	X	-
3	VULCAN	LANCASTER	COMMS DUCT	X	-
4	POLE	LANCASTER	FEEDER CABLE DUCT	X	-
5	POLE	LANCASTER	FEEDER CABLE DUCT	X	-
6	POLE	VULCAN	FEEDER CABLE DUCT	X	-
7	POLE	VULCAN	FEEDER CABLE DUCT	X	-
8	OPTIMA	CANNON C	POWER DUCT	X	-
9	OPTIMA	LANCASTER	FEEDER CABLE DUCT	X	-
10	LANCASTER	POKE OUT	COMMS DUCT	X	-
11	VULCAN	TX POKE OUT	COMMS DUCT	X	-

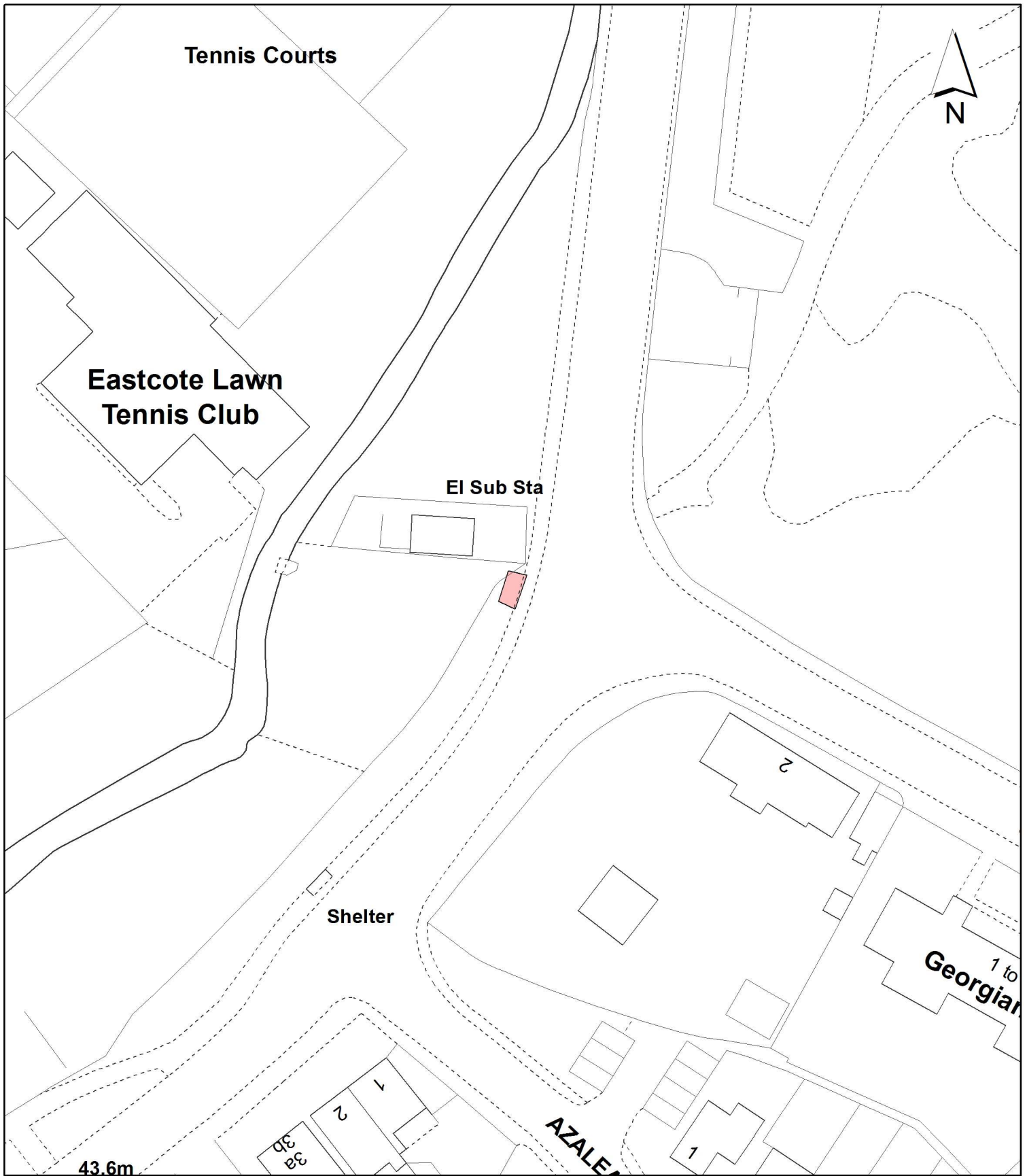


EXISTING ALIFABS SPITFIRE CABINET ON CONCRETE BASE TO BE REMOVED AND REPLACED WITH PROPOSED LANCASTER TEF CABINET (BY OTHERS). BT MEAS TO BE RELOCATED



EQUIPMENT LAYOUT (1:50)

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 Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'CNIRP Compliance Summary'



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Site Address:

**Land at Junction of
 Field End Road
 Eastcote**

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

Planning Application Ref:

59310/APP/2015/4125

Scale:

1:700

Planning Committee:

North Page 99

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 34 BURWOOD AVENUE EASTCOTE

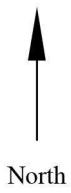
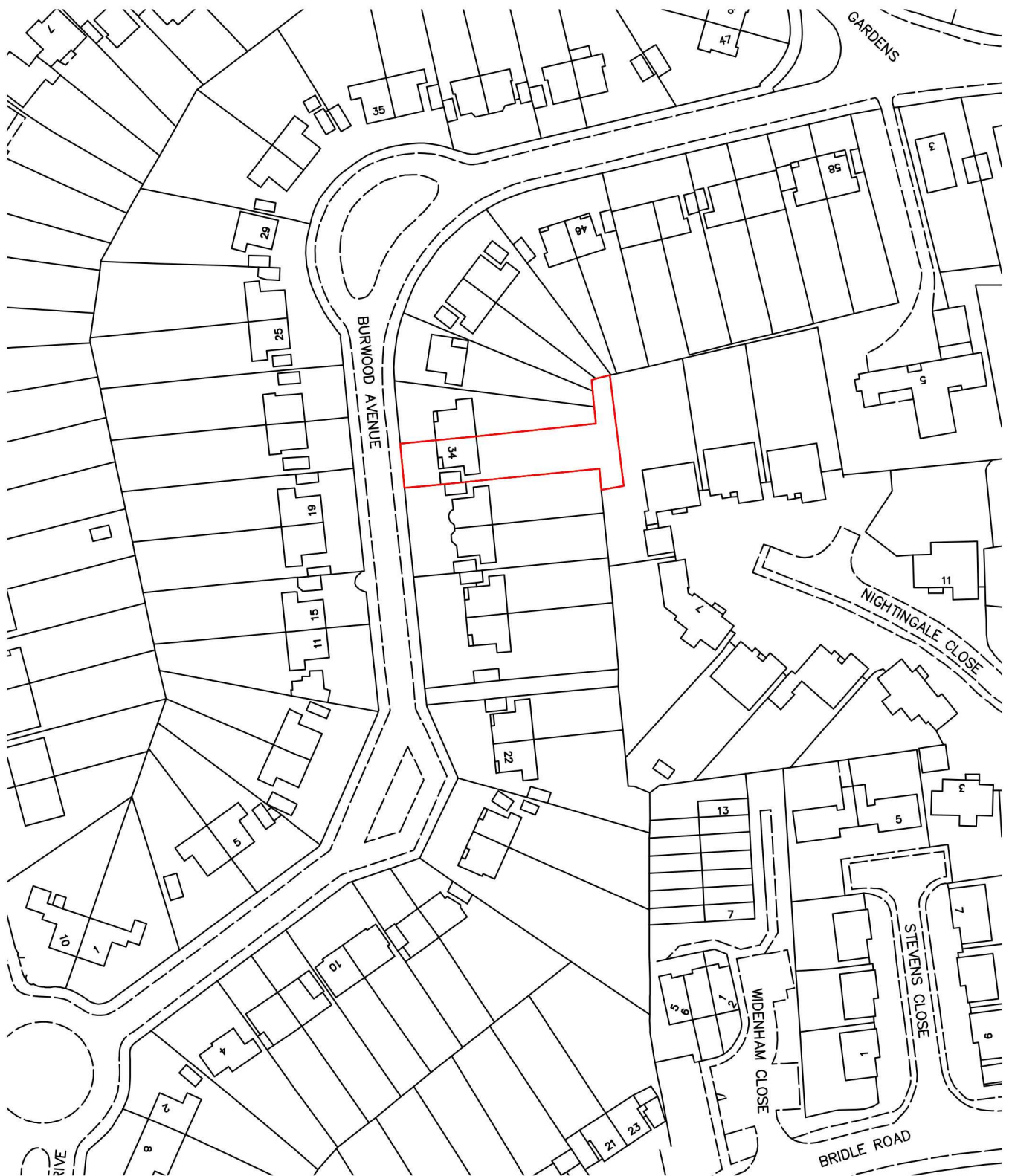
Development: Single storey rear extension

LBH Ref Nos: 63119/APP/2015/3763

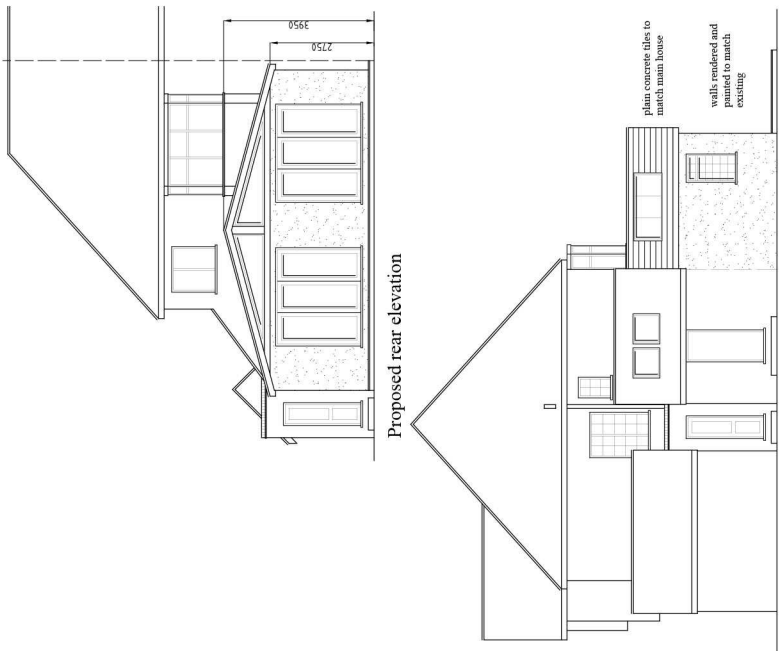
Date Plans Received: 09/10/2015

Date(s) of Amendment(s):

Date Application Valid: 28/10/2015

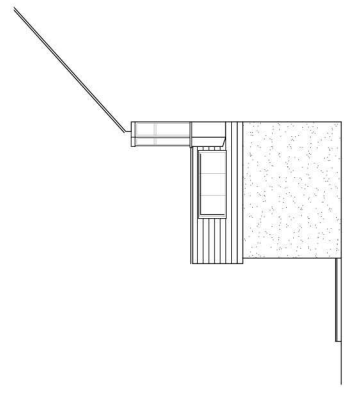


Revisions:		
ABA Chartered Surveyors 49 The Green, Southall UB2 4AR		email:aba@aujla.co.uk Tel: 020 8574 3535
scale 1:1250 @A4	title Location Plan	
date 08/07/15		
drg no 0721-os-01	rev A	site 34 Burwood Avenue, Eastcote.



Proposed side elevation

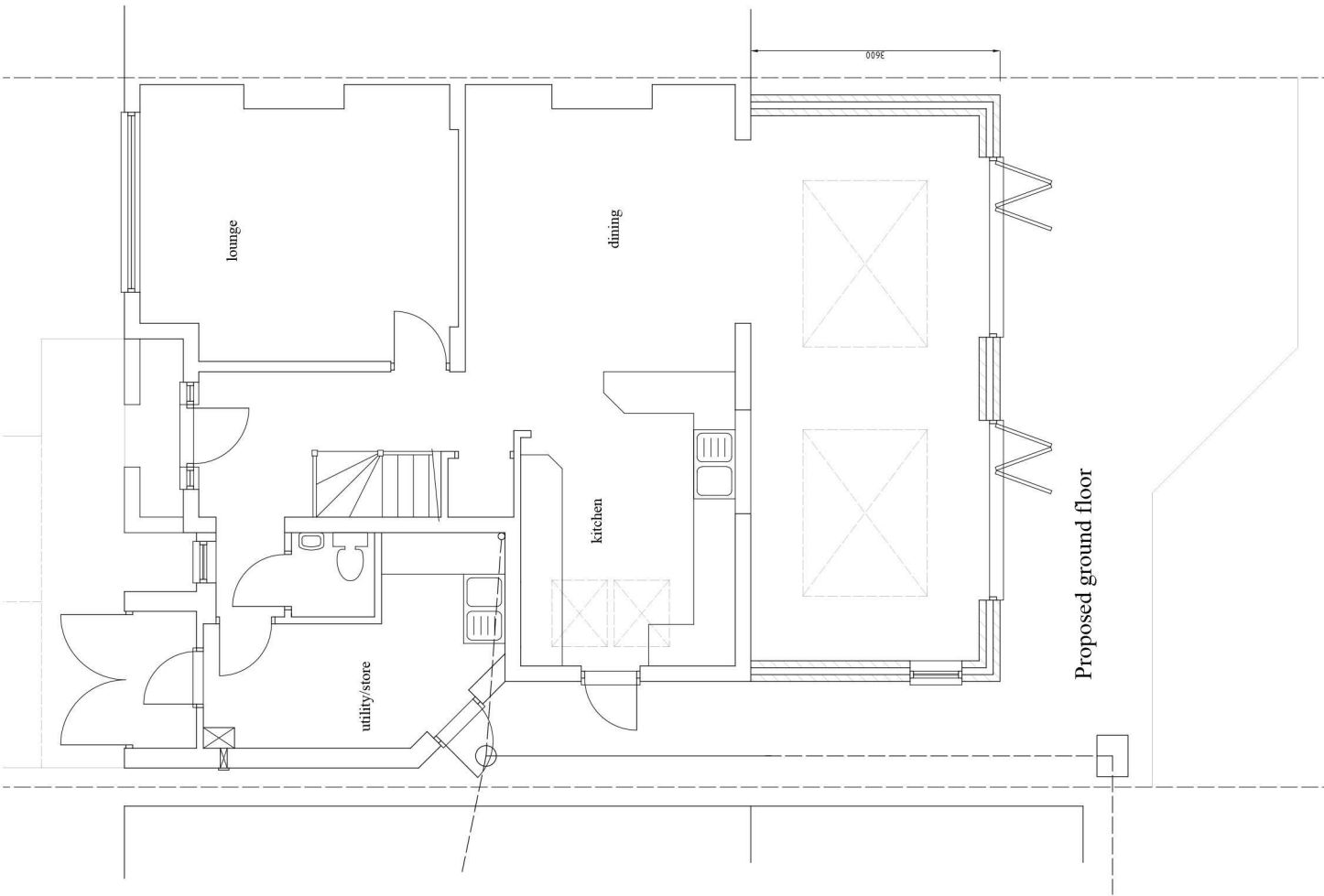
Proposed rear elevation



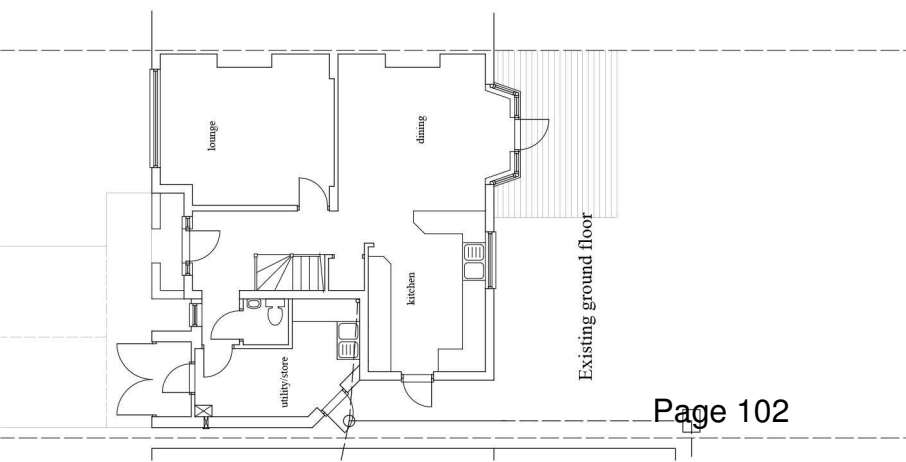
Proposed side elevation



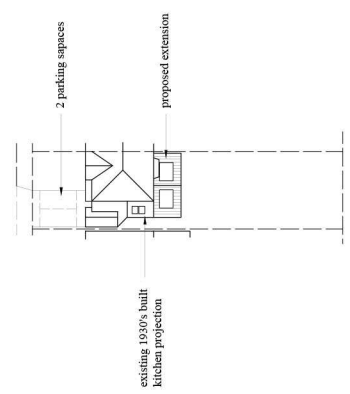
Revisions:	A	Height reduced to 3.95m.	25/09/15
ABA Chartered Surveyors 49 The Green, Southall UB2 4AR email:aba@abh.co.uk Tel: 020 8574 3535			
scale	1:50 & 1:100 @A2	title	Single storey rear extension
date	11/06/15	rev	
drw no	0721-pl-01	site	A
			34 Burwood Avenue, Eastcote



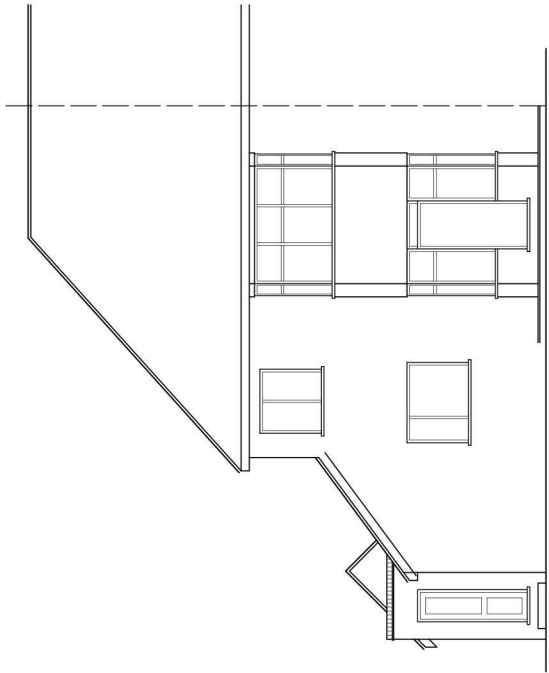
Proposed ground floor



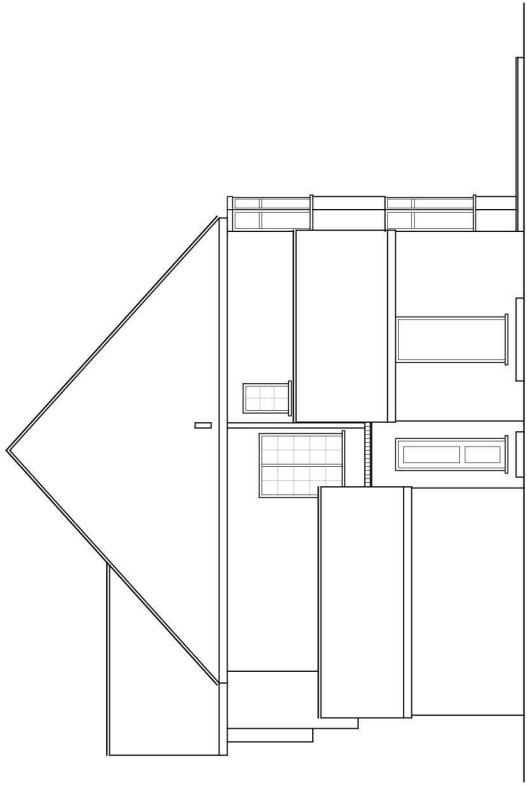
Existing ground floor



Block Plan 1:500



Existing rear elevation



Existing side elevation

1:100



Revisions:

ABA Chartered Surveyors
49 The Green, Southall UB2 4AR

email:aba@anjla.co.uk
Tel: 020 8574 3535

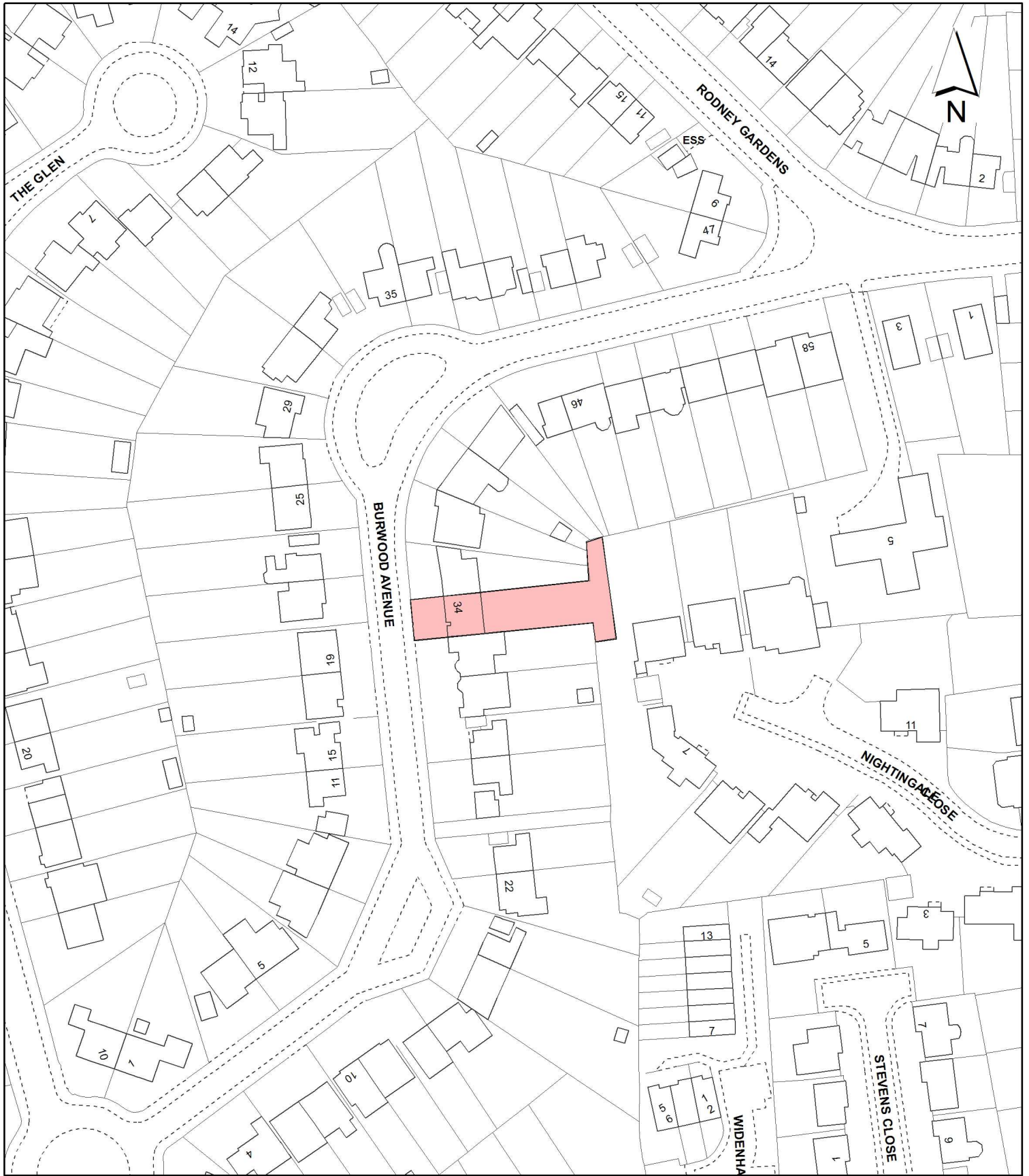
scale 1:100 @ A3

date 11/06/15

drg no 0721-ex-01

title Existing elevations

site 34 Burwood Avenue, Eastcote



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Site Address:

**34 Burwood Avenue
 Eastcote**

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

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

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