



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 12 APRIL 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

Councillor Edward Lavery (Chairman)
Councillor John Morgan (Vice-Chairman)
Councillor Peter Curling (Labour Lead)
Councillor Jem Duducu
Councillor Duncan Flynn
Councillor Raymond Graham
Councillor Henry Higgins
Councillor John Morse
Councillor John Oswell

Published: Monday, 4 April 2016

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

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

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It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 To confirm that the items of business marked Part 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
5	10 Jackets Lane, Northwood - 70543/APP/2016/154	Northwood	3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping with installation of vehicular crossovers and demolition of existing dwelling house Recommendation: Approval + Sec 106	1 - 22 112 - 130
6	178 - 182 High Street Ruislip - 28388/APP/2015/383 4	West Ruislip	Change of use of first and second floors from Use Class A1 (Retail) To Use Class C3 (Residential) to form 3 x 2-bedroom and 3 x 1-bedroom self contained flats involving first floor rear extension, glazed balustrades to form private/communal terraces to rear, external alterations and internal refuse bin and cycle storage (Resubmission) Recommendation: Approval	23 - 44 131 - 138

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Land Between 64A & 74 and Land Between 44 & 76 Peerless Drive, Harefield - 71520/APP/2016/145	Harefield	1 x two storey, 3-bed dwelling and 1 x two storey, 4-bed dwelling with associated parking and amenity space, installation of 1 x vehicular crossover and public space to side Recommendation: Refusal	45 - 60 139 - 147
8	The Old Orchard, Park Lane, Harefield - 3499/APP/2015/4269	Harefield	Single storey detached outbuilding to be used to serve food and beverages (Revised and Resubmission) Recommendation: Approval	61 - 76 148 - 154
9	The Old Orchard, Park Lane, Harefield - 3499/APP/2015/4600	Harefield	Single storey side extension to provide a disabled toilet (Revised) Recommendation: Approval	77 - 90 155 - 161

Monitoring Report

10 S.106/278 Planning Agreements - Quarterly Financial Monitoring Report **91 - 110**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2015 where the Council has received and holds funds.

PART I - Plans for North Planning Committee

111 - 162

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Report of the Head of Planning, Sport and Green Spaces

Address 10 JACKETS LANE NORTHWOOD

Development: 3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping with installation of vehicular crossovers and demolition of existing dwelling house

LBH Ref Nos: 70543/APP/2016/154

Drawing Nos: 1300/PLN/203 Rev A
1300/PLN/204 Rev A
1300/PLN/213
Drainage Statement dated 9th October 2016 by Golder Associates
Aboricultural Impact Assessment dated July 2015 ref DAA AMS 0
Design and Access Statement
1300_loc_001
1300_PLN_201
1300/PLN/202
1300/PLN/205
1300/PLN/206
1300/PLN/207
1300/PLN/208
1300/PLN/212
1300_pln_001.1 A
1300_pln_008
1300_pln_209 Rev A
1300_pln_210 Rev A
1300_pln_211 Rev B
1300_pln_214 Rev A

Date Plans Received:	14/01/2016	Date(s) of Amendment(s):	09/03/2016
Date Application Valid:	21/01/2016		21/01/2016
			14/01/2016

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 compliments or improves the amenity and the character of the area.

The proposal is not considered have a negative impact upon the visual amenity of the site, the surrounding area, the adjacent Listed Building or the nearby Green Belt. It is also considered that the proposal would not result in a significant loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. The provision of 2 off street parking spaces for each residential unit is acceptable in this location and the proposed the crossover is not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

The application has been called in for a committee decision and a petition has been submitted objecting to the proposal.

2. RECOMMENDATION

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

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

Non-monetary contributions:

i) Highways Works S278/S38 on Jackets Lane.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) If the Legal Agreements have not been finalised by 1st July 2016 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (in respect of highways works). The proposal therefore conflicts with Policies AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPD and Air Quality SPG, and the London Plan (2015).'

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

F) That if the application is approved the following conditions be imposed, subject to any changes negotiated by the Head of Planning and Enforcement, prior to issuing the decision:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1300/PLN/203 Rev A; 1300/PLN/204; 1300/PLN/208; 1300/PLN/207; 1300/PLN/206; 1300/PLN/205; 1300/PLN/201; 1300/PLN/202; 1300/PLN/210 Rev A; 1300/PLN/209 Rev A; 1300/PLN/211 Rev B and 1300/PLN/214 Rev A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details and mitigation shown in the submitted documents:

- Drainage Statement dated 9th October 2016 by Golder Associates
- Agricultural Impact Assessment dated July 2015 ref DAA AMS 01

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

REASON

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

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES13 Obscure Glazing

The first floor side windows of all residential units hereby approved shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES12 No additional windows or doors

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

REASON

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

7 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, nor extension or roof alteration to any dwellinghouses shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

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

8 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Water: The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

i. incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,

iii. overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Receptors

i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

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

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

iv. identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

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

i. incorporate water saving measures and equipment.

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

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

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

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

f) During Construction

i. How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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

REASON

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

9 RES6 Levels

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

REASON

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

10 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or

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

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

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

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

REASON

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

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

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

- 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
- 3. Schedule for Implementation
- 4. Other
 - 4.a Existing and proposed functional services above and below ground

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

REASON

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

(2015).

12 NONSC Non Standard Condition

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building regulation standards as set out in the Councils 'Accessible Hillingdon' adopted guidance note.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

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

2 I47 Damage to Verge - For Council Roads:

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

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

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

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 I23 Works affecting the Public Highway - Vehicle Crossover

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

5 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

6

Please note the requirements of the General Permitted Development Order. Alterations to front gardens are only within permitted development rights, if it complies with the following condition:

Where the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house Guidance on how alter a front garden appropriately can be found on the RHS website: <https://www.rhs.org.uk/science/pdf/climate-and-sustainability/urban-greening/gardening-matters-front-gardens-urban-greening>

7

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north eastern side of Jackets Lane a traditional country lane, enclosed by mature vegetation giving access to a small number of detached properties set within substantial gardens. The site comprises a large detached property, characterised by the white rendered finish with the brick surround around the entrance door providing an element of detail to the principle facade. There is a small traditional detached garage on the north western boundary set down from the land level of the existing dwelling. To the rear of the property there is a large landscaped garden and a number of other small traditional garden buildings. There are also two large protected Oak trees located towards the centre of the north western boundary.

The country lane and adjacent open Green Belt Land, provides the surrounding area with a semi-rural characteristic. To the east and south are more modern housing developments including Hurst Place and Glynswood Place. To the west is a 16th Century timber framed, Grade II listed property known as The Cottage (no. 12 Jackets Lane).

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and located adjacent but outside of the Green Belt. The site is also covered by TPO 505.

3.2 Proposed Scheme

The proposal is for the demolition of the existing detached dwelling and the erection of 3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping, with the installation of vehicular crossovers, with 2 of the proposed dwellings facing and accessed from Jackets Lane and the other two from Hurst Place.

3.3 Relevant Planning History

70543/APP/2015/2992 10 Jackets Lane Northwood

4 x two storey, 5-bed, detached dwellings with habitable roofspace with associated parking, amenity space and landscaping with installation of vehicular crossovers involving demolition of existing dwelling house

Decision: 06-11-2015 Refused

70543/PRC/2015/4 10 Jackets Lane Northwood

Erection of 4 detached dwellings involving demolition of existing dwelling.

Decision: 19-03-2015 OBJ

Comment on Relevant Planning History

70543/APP/2015/2992 - 4 x two storey, 5-bed, detached dwellings with habitable roofspace with associated parking, amenity space and landscaping (refused)

70543/PRC/2015/4 - Erection of 4 dwellings (objection)

The previous application was refused on the basis of the scale and design of the proposed dwellings resulting in a cramped and undesirable form of development; the impact on the setting of the adjacent listed building; the close proximity of plot 4 resulting in a loss of amenity to the occupiers of 4 Glynswood Place and the intensification of use of a

substandard road.

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.

AM14 New development and car parking standards.

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

EC2 Nature conservation considerations and ecological assessments

EC6 Retention of wildlife habitats on derelict or vacant land

H5 Dwellings suitable for large families

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

OL5 Development proposals adjacent to the Green Belt

LPP 3.8 (2015) Housing Choice

LPP 5.12 (2015) Flood risk management

LPP 5.13 (2015) Sustainable drainage

LPP 5.14 (2015) Water quality and wastewater infrastructure

LPP 5.15 (2015) Water use and supplies

LPP 7.4 (2015) Local character

LPP 7.8 (2015) Heritage assets and archaeology

NPPF National Planning Policy Framework

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:- **23rd February 2016**

6. Consultations

External Consultees

21 neighbours were consulted for a period of 21 days expiring on the 12 February 2016. Four responses were received from nearby residents who have raised the following issues:

- Out of character for this confined area
- Loss of privacy
- Cul de sac already over crowded with cars, the service area is too small and already struggle to manoeuvre
- Safety and lives at risk as emergency vehicles will be unable to manoeuvre
- Problems with drainage and flooding
- Pressure on local services
- Increase traffic, noise and pollution
- The houses on Hurst Place are not in keeping with the others
- The common areas on Hurst Place are maintained at the expense of the existing 5 houses. Part of this land is now planned for plots 3 & 4, are there going to be any fencing for this division? Who will be liable for on-going maintenance?
- Impact on the setting of the listed building
- The plans submitted does not accurately reflect the proximity or impact on 4 Glynswood Place
- The loss of amenity to 4 Glynswood Place is increased by nearer proximity of the house in plot 4
- Moving plot 4 closer fails to resolve the loss of privacy
- Increased bulk and proximity results in over dominance
- The number of first floor windows on the flank facing 4 Glynswood Place has been increased and would need to be frosted and fixed shut
- Significant amount of mature trees/screening have already been lost around the two boundaries intersection the properties.
- The trees inferred as screening between no. 4 Glynswood Place and plot 4 are deciduous and in poor condition
- Loss of outlook
- Loss of privacy to our private amenity space
- Loss of sunlight
- Line of sight at 45 degrees does not mean they would need to 'lean out' of the window as the developer asserts
- Our master bedroom and lounge would be within 21m and 45 degrees
- Our patio will be 14.4m
- Backland development contrary to policy
- Over development of the site
- Increased traffic flow leading to impact on the highway safety for pedestrians and bridleway traffic
- Any supporting statements submitted by the applicant have been paid for by the developer and should be treated accordingly
- Precedence set by approval at 12 Jackets Lane should not inform or influence the decision for 10 Jackets Lane
- The developer should be encouraged to renovate the existing dwelling

Officer response:

Concern has been raised regarding the parking in the turning area restricting access. The proposal includes access from the turning areas to proposed plots 3 and 4, which should ensure that additional vehicles would no longer be able to park in these areas, which would ensure better access and manoeuvrability for all vehicles (including emergency vehicles) in the cul de sac. Issues relating to the maintenance of the common areas are civil issues and not material considerations in the context of the assessment of this proposal. All other issues raised are addressed in the relevant sections of the report.

Northwood Residents Association:

No response

A valid petition in objection containing 27 signatures was also received on the 11 March 2016.

Internal Consultees

Access Officer:

No response

Trees/Landscape:

This application has been subject to pre-application discussions and the proposed tree retention and landscape proposals reflect the outcome of the discussions. None of the trees covered by a TPO will be impacted as a result of the proposed works. No objection subject to condition.

Highways:

The site has a very poor PTAL 1a, indicative of developments highly likely to be dependent on car use. Jackets Lane to the west of Hurst Place comprises an adopted but unmade single carriageway with a variable width between 2.7m - 4.0m and there are no footways or street lighting. Hurst Place serves 4 dwellings and is made up and includes footway/lighting.

The application is supported by a transport statement including traffic and pedestrian counts from the existing dwellings on Hurst Place and Jackets Lane. This is used to assess the traffic and pedestrian movements likely to be generated from the consents at 12 Jackets Lane and the current proposal. There are errors and inconsistencies within the data. The results indicate the am peak hour traffic flows (two way) will be increased from 14 to 20 vehicle/hour and pedestrian flows increased from 5 to 7 per hour. Corresponding changes during the pm peak hours indicate (with errors) increase of 16 to 23 vehicles and pedestrians 8 to 11 per hour.

The proposed development would provide two dwellings off Jackets Lane and two from Hurst Place. The existing access off Jackets Lane would be closed and located centrally along the frontage. Visibility sightlines corresponding to vehicular speed of approximately 20mph only would be provided. It is also proposed that the section between the access and Hurst Place would be resurfaced, street lighting provided and the hedges trimmed to provide a shared surface for vehicles and pedestrian use. Provision of additional footway would only be provided at the end of Hurst Place, adjacent to the turning head. Overall the access proposals for Jackets Lane are not considered adequate to satisfactorily/safely accommodate movements of refuse collection/delivery vehicles, emergency service vehicles, cars and pedestrians.

Whilst the proposed development would not generate large volumes of traffic/pedestrian movements, improved access along Jackets Lane are considered necessary. These improvements would require widening the road to 4.5m to allow two way traffic flow, the inclusion of pedestrian footway/street lighting all to adoptable standards. Such improvements would provide standards of access to the new development via Jackets Lane, comparable with the provision of access to Hurst Place.

A S106/S278 agreement will be required for all highway works and adoption. The proposed development would provide 10 car parking spaces in excess of LBH requirements contrary to Policy AM14. Cycle parking should be provided.

OFFICER COMMENT - Please see section 7.10 of this report for a full assessment and response to the Highways comments.

Flood and Water Management:

No objection in principle however there has been increased flooding reports in this area and it is important that surface water is controlled appropriately. Prior to the commencement of any works a suitable scheme of sustainable water management must be submitted.

Conservation and Urban Design:

The site lies next to a 16th Century timber framed Grade II listed building The Cottage (12 Jackets Lane). The existing property with a few commendable characteristics is well situated in a large plot adjacent to Green Belt land. Jackets Lane can be described as a traditional country lane, enclosed by mature vegetation, with a small number of modest properties set within substantial gardens along it. The country lane and adjacent Green Belt provides the surrounding area with a semi rural characteristic. Therefore it is important the existing character is maintained and retained where appropriate. To note 12 Jackets Lane has approval for two dwellings to the rear.

Whilst the loss of the existing dwelling is regrettable there is scope to develop the site. There are no objections to the principle of the residential development and partly traditional architectural appearance of the proposed properties. It is important that the proposed new dwellings and any other enhancements to the site and road, respect the existing dwellings on the adjacent plots as well as the established character of the road.

From an Urban Design perspective, the addition of 4 new dwellings would increase the density on the existing plot, creating a compact development. There are concerns in regards to the impact caused by the proposed dwelling on plot 4 on the neighbouring property no. 4 Glynswood Place. The site currently benefits from natural screening from trees, as these are proposed to be removed the proposed dwelling would compromise the private amenity space of the neighbouring property. There are also issues of privacy, sightline and outlook. This amendment does not address the previous reason for refusal and it is recommended the plot 4 is amended to address the impact on the neighbouring property. Revisions to the internal layout may need to be considered; alternatively the dwelling design for plot 1 may be suitable for plot 4.

Whilst plot 1 would be sited closer in proximity to the Listed Building when compared to the existing dwelling, the amendments from the previously submitted scheme are noted improvements in regard to respecting the immediate setting of the designated heritage asset. The proposed cat slide roof maintains a suitable gap between the two properties and reduces the overall bulk of the property making it less dominating and more harmonious in the general streetscene. The single access off Jackets Lane would be a commendable feature and further planting along the site boundary and Jackets Lane would enhance the rural character of the road and contribute positively to the setting of the Listed Building.

Whilst improvements to Jackets Lane may be necessary, the scale of the improvements need to be weighed against the setting and significance of the Listed Building. Jackets Lane is characterised as a rural lane and is noted as a permissive Bridleway. The 'lane-like' characteristic contributes to the rural nature of the Listed Buildings and forms part of its overall setting. Any proposal to include further lighting, widen and formalise the road in any manner may compromise the setting of the Listed Building and have a detrimental impact on the character of the property.

Side facing windows would need to be obscure glazed and all materials conditioned for submission

prior to final approval.

Environmental Protection Unit:
No objections from a noise point of view

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

Given the residential character of the area adjacent to the plot, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) 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 site has a Public Transport Accessibility Level (PTAL) of 1b (very poor). The London Plan (2015) range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on a total site area of 0.1169ha the site would have a residential density of 15 units per hectare, which is significantly less.

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

See section 7.07 of this report.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

An area of Green Belt is located along the north western boundary of the site. Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not allow developments adjacent to or conspicuous from the green belt that would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed development sits along side the existing residential developments of Glynswood Place, Hurst Place and the proposed development to the rear of 12 Jackets Lane. It is not considered the additional dwellings would result in a significant visual impact on the adjacent Green Belt. The proposed scheme therefore complies with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The general design of the proposed dwellings appears relatively traditional and the elements previously considered unacceptable, such as the crown roof detail, have been removed from this proposal. The design of plot 1 has also been amended in line with the Conservation Officer's recommendations. Whilst the proposed dwelling would be sited in closer proximity to the adjacent Listed Building when compared to the existing dwelling, the proposed cat slide roof form maintains a suitable gap between the two properties. The cat slide roof form also reduces the overall bulk of the property making it a less dominating structure and more harmonious with the general street scene.

It is therefore considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable. The proposal would not be in accordance with policies BE10, BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property.

Plots 1 and 2 present a staggered frontage facing towards Jackets Lane, with plot 1 set back from the road by 17.25m and set in from the boundary with no.12 by 2.5m. Plot 2 is set back 20.8m from the road and set in from the boundary with no. 8 by 1.3m. Plot 1 is separated by 10.5m from no. 12, which is set further forward in its plot and away from the boundary. Plot 2 is separated from the main side wall of no 8 by 2.85m and set forward by approximately 3m. However it is noted that plot 2 occupies a similar position in the plot to the existing dwelling. The primary windows face front and rear and the proposed side windows serve the stairs or bathrooms, so could be conditioned to be obscure glazed and fixed shut.

Plots 3 and 4 are set at right angles to plots 1 and 2 and have a level frontage facing Hurst Place. Plot 3 is to the rear of plot 2 and separated by 15.6m from the single storey rear projection of the family room of plot 2 to the side elevation of plot 3. Plots 3 and 4 are set 2.3m apart. The primary windows face front and rear with the habitable rooms of the properties opposite on Hurst Place set approximately 31.6m from the front windows of the proposed dwellings. At 12 Jackets Lane, 2 dwellings have been approved in the rear garden but are orientated facing Jackets Lane, with the side elevation of plot 2 (of that development) the nearest, at a minimum distance of 18.6m from proposed plot 4 where the windows along that part of the elevation serving non habitable rooms.

Concerns have been raised by the owners of 4 Glynswood Place which is situated to the east of plot 4, regarding the potential loss of privacy and overlooking of their property. HDAS advises that in order to ensure adequate daylight, sunlight and privacy for the occupiers of the existing and proposed dwellings, a 45 degree principle will be applied. This

involves drawing a 45 degree line of site from the mid-point of an existing or new window. If the proposed building breaches that line it is unlikely to be acceptable. HDAS further advises that an adequate distance should be maintained to any area from which overlooking may occur and as a guide, not be less than 21m between facing habitable rooms. It is noted that the two buildings do not directly face one another but follow a parallel line, with the dwelling in plot 4 set from the boundary by 3m and no. 4 Glynswood Place set back by 8.1m, therefore any overlooking would be at an oblique angle. In order to address the loss of privacy issues raised in the previous submission the originally submitted plans moved plot 4 forward to increase oblique angle of view and further limit the potential loss of privacy. However this was considered to further increase the bulk of the proposed dwelling along the boundary of the site resulting in an increased loss of outlook for the occupiers of no.4 Glynswood Place. Revised plans have moved the position of the proposed dwelling back to the originally proposed building line but also moved it further from the side boundary to increase separation distances. From the site plan submitted it is acknowledged that a line of site at 45 degrees would still intersect with 4 Glynswood Place, the distances have been increased to approximately 22.5m to the corner of the building at first floor level and 20m to the corner of the ground floor projection. The increased distance from the side boundary of plot 4 would also allow for additional planting to provide additional screening to further minimise any potential increase in loss of outlook or privacy. Therefore on balance it is considered that the proposal would not result in a significant loss of privacy to the occupiers of no. 4 Glynswood Place. As such the proposal would be in accordance with policies BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has since adopted these new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards MALP (2016) sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed dwellings have a floor area of a minimum of approximately 185sqm in excess of the minimum requirements and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.

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.

The development provides 340 sqm; 171 sqm; 303 sqm and 264 sqm of private amenity space for units 1, 2, 3 and 4 respectively, which exceeds the 100 sqm required, 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)

The accompanying plans indicate an area for cycle storage within the garages. No designated refuse storage has been identified but this could be conditioned if all other aspects of the proposal were acceptable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 are concerned with traffic generation, road capacity, onsite parking and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the 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 2 spaces per dwelling. The proposed plans indicate the provision of 2 car parking spaces to the front of each dwelling in addition to the associated space within the garage, which is in excess of the adopted requirements. A Ministerial Statement (25 March 2015) highlights the Government's view that "arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery. It is for this reason that the Government abolished national maximum parking standards in 2011." The Ministerial Statement therefore introduced additional text to be read alongside paragraph 39 of the NPPF. It states "Local Planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.". In this context given the limited scale of the development proposed and the works to be undertaken to highway, it is not considered the Council would have grounds to restrict or reduce the level of car parking proposed.

The proposal will lead to an intensification of use of the site with associated traffic movements. The site has very poor public transport accessibility (PTAL=1a) and will therefore be more reliant on other modes of travel. In particular the Highways Officer has raised concerns on highway safety grounds. They have advised the existing vehicular and pedestrian access via Jackets Lane is not satisfactory because:

- i. it is narrow (2.7m - 4.0m), and poor unmade condition that would not be suitable for two way car movements or for use by service and emergency vehicles;
- ii. there are no footways for pedestrians and the verges are substantially overgrown with vegetation;
- iii. there is no street lighting; and
- iv. there will be intensification of use along a section of Jackets Lane fronting the site as a result of the proposed development and the recent consent granted for development at 12 Jackets Lane.

As a result, the Highways team have recommended that improvements are secured to provide an adoptable highways layout outside the application site, which would involve road widening and substantial loss of trees on the opposite side of Jackets Lane.

Further to the previous refusal on similar grounds the applicant have submitted a Transport Statement in support of this application including traffic and pedestrian counts to assess movements likely to be generated from the proposal and also considers the impact of the two additional dwellings to the rear of no. 12 Jackets Lane. Those dwellings were approved under planning application 67677/APP/2015/328, where it was considered that the requirement to make up the access would not be proportionate on the basis of two additional residential units. Having regard to the information provided for the traffic flow uplift for 3 additional units (including the two approved) it is noted that the proposed developments would still not generate a significant increase in traffic/pedestrian movements. The applicants have therefore put forward proposals for trimming back of the existing hedgerow, the resurfacing of the existing lane and installation of a proposed street light to the front of the repositioned access.

It is noted that the Conservation Officer has advised that from conservation perspective and having regard to the setting of the adjoining Listed Building, The Cottage (12 Jackets Lane), Jackets Lane can be described as a traditional country lane enclosed by mature vegetation, which in conjunction with the adjacent Green Belt land provides the surrounding area with a semi rural characteristic. Therefore it is important the existing character is maintained and retained where appropriate. Whilst the improvements to Jackets Lane may

be necessary, the scale of the improvements needs to be weighed against the setting and significance of the Listed Building. Jackets Lane is characterised as a rural lane and is noted as a permissive Bridleway. The 'lane-like' characteristic contributes to the rural nature of the Listed Buildings and forms part of its overall setting. Any proposal to include further lighting, widen and formalise the road in any manner may compromise the setting of the Listed Building and have a detrimental impact on the character of the property.

The section of road in question measures approximately 50m in length and runs from the side of 1 Hurst Place to the boundary with The Cottage (12 Jackets Lane). The lane curves slightly to the right (north west) in front of no. 8 Jackets Lane but any vehicle in front of 10 Jackets Lane would still have a clear view of vehicles or pedestrians at the junction with Hurst Place and vice versa. Therefore whilst the making up of the road to a full adoptable standard may be preferable from a highway perspective, on balance it is considered that given the limited increase in traffic/pedestrian movements set against the need to retain the rural characteristic of the lane, the proposed improvements would adequately address highway concerns. The proposed improvement works would be secured via a legal agreement.

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

7.12 Disabled access

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Council's Landscaping Officer has advised that the proposals comply with the advice given within pre application discussions and that subject to condition there is no objection to the scheme with regard to trees or landscaping.

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 Drainage Officer has also advised that whilst there is no objection in principle to the development there have been increased reports of flooding in this area and that prior to the commencement of any works a scheme for the provision of sustainable water management must be submitted and approved by the Local Planning authority.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

The proposal would necessitate the provision of a legal agreement to secure highway improvement works. Based on the information before officers at this stage the scheme would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not Applicable

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal is for the demolition of the existing dwelling and erection of 4 detached dwelling with associated amenity and parking provision. It is not considered the proposal would have a negative impact upon the visual amenity of the site, the surrounding area, the adjacent Listed Building or the nearby Green Belt. It is also considered that the proposal would not result in a significant loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

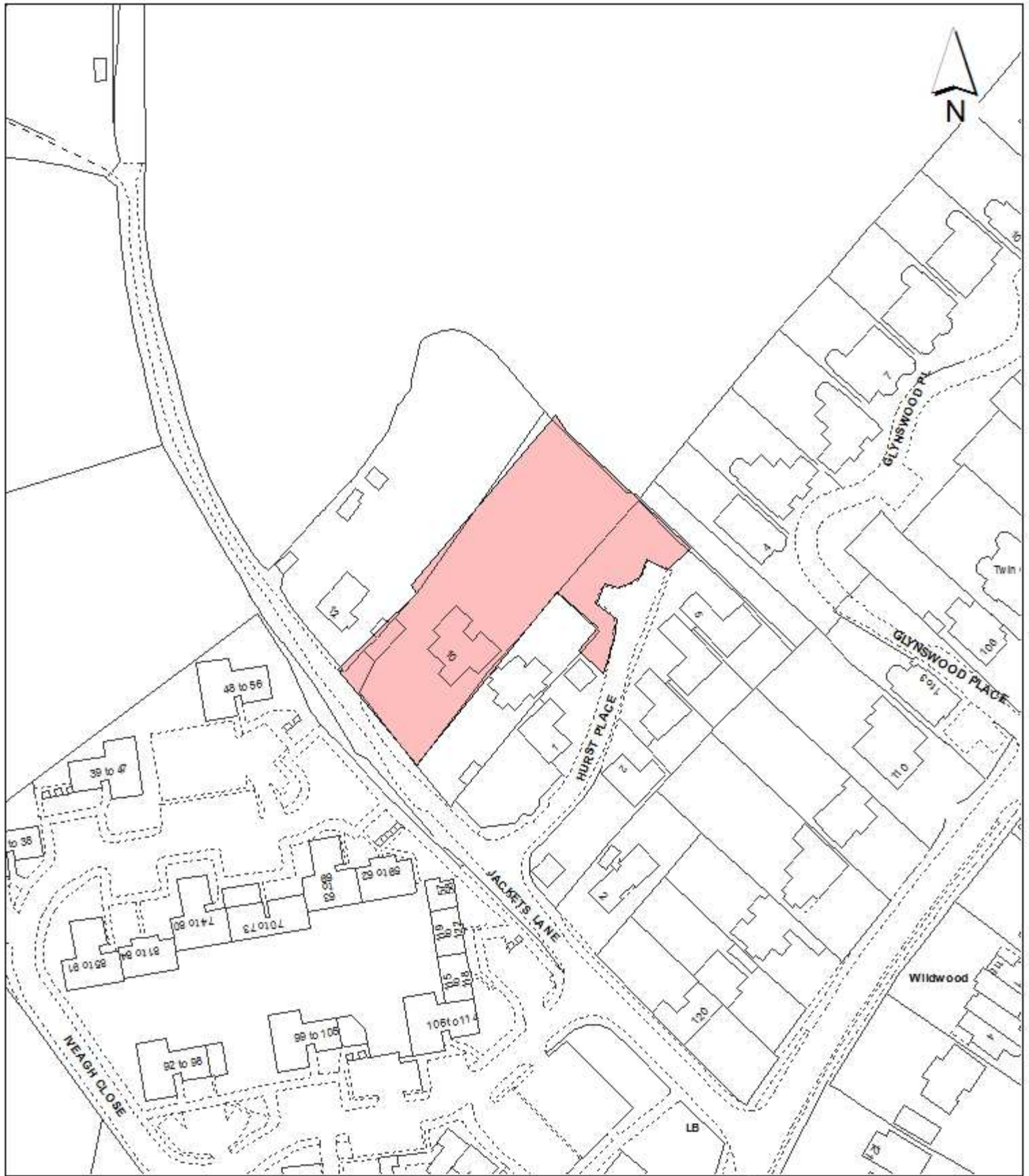
As such the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**10 Jackets Lane
Northwood**

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

Planning Application Ref:

70543/APP/2016/154

Scale:

1:1,250

Planning Committee:

North Page 21

Date:

April 2016



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 178 - 182 HIGH STREET RUISLIP

Development: Change of use of first and second floors from Use Class A1 (Retail) To Use Class C3 (Residential) to form 3 x 2-bedroom and 3 x 1-bedroom self contained flats involving first floor rear extension, glazed balustrades to form private/communal terraces to rear, external alterations and internal refuse bin and cycle storage (Resubmission)

LBH Ref Nos: 28388/APP/2015/3834

Drawing Nos: Location Plan
15/3369/1
15/3369/2
15/3369/4
15/3369/5
Design & Access Statement
15/3369/3 Rev B

Date Plans Received: 15/10/2015 **Date(s) of Amendment(s):** 15/10/2015

Date Application Valid: 05/11/2015 28/10/2015

26/10/2015

1. **SUMMARY**

This application seeks permission for the change of use of the first and second floors of the application property from Use Class A1 (Retail) to Use Class C3 (Residential) to form 3 x 2-bedroom and 3 x 1-bedroom self contained flats. As part of the proposed conversion, the proposal incorporates the erection of a flat-roof first floor rear extension, glazed balustrades to form private/communal terraces to the rear, external alterations involving two new first floor side windows and a replacement first floor rear window, and internal secure storage of refuse bins and cycle to the rearward part of the ground floor of the property. The proposal would also incorporate the retention of two off-street parking spaces to the rear.

The application is being referred to the Planning Committee because it has been called in by a Ward Councillor, and because it proposes the partial loss of the established lawful Class A1 retail space in the application property.

It is considered that the proposed development would result in an appropriate mix of retail and residential uses on the site, and that the retained retail space on the ground floor of the property would be adequate to ensure the continued retail core functioning, and the viability, vitality and vibrancy of the Ruislip Town Centre.

It is also considered that the bulk, positioning and design of the first floor rear extension, glazed balustrades/terraces and external alterations are such that the proposed development would not detract from the character and appearance of the existing and neighbouring buildings, and would preserve the appearance of the wider Ruislip Village Conservation Area. The development would therefore be compliant with 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 HDAS SPD: Residential Extensions (December 2008).

The proposal would provide a satisfactory level of accommodation and amenity space for future occupants of the proposed flats, and would not have an adverse impact on the residential amenities of adjacent neighbouring occupiers, compliant with Policies BE20, BE21, BE22, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

Other than the retention of the existing two off-street parking spaces to the rear, the application does not propose any additional off-street car parking provision for the residential flats. The site has a high Public Transport Accessibility Level (PTAL) rating of 4 and it is situated within the Primary Shopping Area of the Ruislip Town Centre, and in close proximity to local facilities and local transport opportunities. As such, it is considered that any residential occupiers of the proposed development would have good access to local facilities and to the wider London area, via good public transport connections and is therefore considered to be acceptable and in accordance with planning policy.

Accordingly, the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15/3369/4 and 15/3369/3 Rev B (revised and received on 17/03/2016), and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 **Materials (Submission)**

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

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

REASON

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

4 B16 **Details/Samples to be Submitted**

Development shall not begin until details and/or samples of all materials, colours and finishes of the following have been submitted to and approved by the Local Planning

Authority:

- The new brick work and parapet should match the existing, samples should be submitted for agreement;
- The new glazing should be metal Crittal type, details of their design and materials to be submitted;
- Details of the new external door to be submitted;
- Details of the design and fixing of glazed screens
- The location and type of all vents and flues to be submitted for agreement.

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

REASON

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

5 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of the covered and secure cycle storage, for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. The details submitted should clearly demonstrate that the facility is capable of being accessed by users.

Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- | | |
|------|--|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| 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.
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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S6	Change of use of shops - safeguarding the amenities of shopping areas
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 6.13	(2015) Parking
LPP 7.4	(2015) Local character
LPP 7.8	(2015) Heritage assets and archaeology
NPPF	National Planning Policy Framework

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a corner plot that is located at the southern end of the western side of High Street, Ruislip, and on the junction intersection between High Street and Kingsend to the west. To the east and south of the intersection are Pembroke Road and West End Road.

The site is situated within the Ruislip Village Conservation Area and the Primary Shopping Area of the Ruislip Town Centre, as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site comprises a part two/three storey end-of-terraced building, which is currently in use as a Class A1 retail unit for the sale of furniture and beds (Quilters). The building has a three-storey height (with pitch roof recessed and a parapet wall) that fronts onto the High Street. It then steps to a flat-roof two

storey height along the southern boundary adjacent the Kingsend highway, which is mainly a residential street. The existing two storey projection almost extends to the rear boundary adjacent to Princess Lane, and it is set in from the northern side boundary with the adjoining property at No. 176 High Street (Wimpy) by 6.4m. A flat-roof single storey rear addition, which is set forward of the rear building line of the two storey rear projection, infills the area between the two storey projection and the northern side boundary. An external staircase at the rear forms secondary access to the retail space on the upper floors of the property, and the adjoining footpath to the rear, which is within the curtilage of the site, forms part of an informal servicing yard and area for two off-street parking spaces.

The High Street is a London Distributor Road and the site has a high Public Transport Accessibility Level (PTAL) rating of 4. The immediate locality has restrictions of on-street parking at the junction intersections and 'Pay and Display' parking bays directly in front of the application property and on the High Street. The site is within approximately 130m walking distance to the Ruislip Underground Station farther to the southeast.

3.2 Proposed Scheme

This application seeks permission for a change of use of the first and second floors from Use Class A1 (Retail) to Use Class C3 (Residential) to form 3 x 2-bedroom and 3 x 1-bedroom self contained flats. As part of the proposed conversion, the proposal incorporates the erection of a first floor rear extension, glazed balustrades to form private/communal terraces to the rear and external alterations, involving two new first floor side windows and a replacement first floor rear window.

The proposed first floor rear extension would be erected to the northern side of the existing two storey rear projection and on top of the existing single storey rear infill addition. The first floor rear extension would be 2.7m wide, 5.8m deep and 3.4m high. The existing external staircase to the rear would be retained and form primary access to the upper floor flats, while the rear extension would form an enclosure for internal access. The private terrace would form private amenity area for one of the 2-bedroom flats on the first floor, and it would be 2.65m deep and 5.1m wide. The communal terrace would be 7.43m deep and 5.1m wide, and it would be sited in front of the private terrace. The communal terrace would have a 1.5m high obscure-glazed balustrade, while the private terrace would have a 0.6m high obscure-glazed balustrade on top of an existing 1.2m high retaining wall.

Revised plans have been submitted, which show the provision of internal storage of 2 x 1100 litre Wheelie refuse bins and 6 cycles spaces to the rearmost part of the ground floor of the building. The bins and cycle storage spaces would be accessed via two existing external rear doors with level access.

Other than the retained two off-street parking spaces, no additional off-street parking spaces have been proposed for the application scheme.

3.3 Relevant Planning History

28388/APP/2012/3171 178-182 High Street Ruislip

Change of use of 1st & 2nd floors from A1 to C3. Extension to 1st, 2nd & 3rd floors (3rd floor formerly roof space) to provide C3 use. The provision of 9 no. two bed flats, 3 no. one bed flats, no. additional parking spaces, ancillary cycle storage & bin store.

Decision: 20-03-2013 Withdrawn

28388/APP/2013/1487 178-182 High Street Ruislip

Change of use of first and second floors from Use Class A1 (Shops) to Use Class C3 (Dwelling Houses), rear extensions to first and second floor, conversion of roofspace to habitable use involving extension to third floor, part demolition of ground floor to allow for the provision of 9 x 2 bed self contained flats, with associated balconies, parking and installation of cycle and bin stores, and alterations to all elevations

Decision: 24-07-2013 Withdrawn

28388/J/99/3117 178-182 High Street Ruislip

Installation of two externally illuminated fascia signs

Decision: 13-10-1999 Approved

49368/A/94/3152 178 High Street Ruislip

Installation of internally illuminated shop fascia sign and shop blinds

Decision: 30-01-1995 Approved

Comment on Relevant Planning History

28388/APP/2013/1487 - Change of use of first and second floors from Use Class A1 (Shops) to Use Class C3 (Dwelling Houses), rear extensions to first and second floor, conversion of roofspace to habitable use involving extension to third floor, part demolition of ground floor to allow for the provision of 9 x 2-bed self contained flats, with associated balconies, parking and installation of cycle and bin stores, and alterations to all elevations
Decision: Withdrawn on 24/07/2013.

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.

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.
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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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OE1	Protection of the character and amenities of surrounding properties and the local area
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LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 6.13	(2015) Parking
LPP 7.4	(2015) Local character
LPP 7.8	(2015) Heritage assets and archaeology
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th December 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

13 neighbouring properties (Nos. 155A, 157-161 & 176 High Street; Nos. 4, 5 & 7 Kingsend; Nos. 1, 2, 3, 4, 5 & 6 Kingsend Court, Kingsend; and Bridge House, The End), the Ruislip Residents Association, the Ruislip Village Conservation Panel and the Ruislip Chamber of Commerce were consulted by letter on 09/11/2015. A site notice was displayed in the area on 18/11/2015.

One response was received from the Ruislip Chamber of Commerce, which is outlined below:

- Although the ground floor will still be A1 (retail), the High Street will be losing two floors of retail space in a prime location.

Internal Consultees

CONSERVATION OFFICER:

This site is highly visible and lies at the southern entrance to the Ruislip Village Conservation Area. The current building is of a discrete and not unattractive design. It probably dates from the late 1950s, and is a purpose built structure of three floors plus a pitched roof behind a parapet. It appears to be traditionally constructed in a dark red brick with a tiled roof and original, metal framed casement windows. These are set within painted, projecting concrete "box like" framing and are symmetrically positioned and grouped across the front and side street elevations. The height of the building reduces to two storeys along Kingsend, where the street becomes residential in character.

There are no objections in conservation terms to these proposals as the external alterations would be fairly minor. It appears that the roof of the rear addition, to be used as a terrace, may need to be raised to be strengthened to provide this space and to provide level access from the adjacent landing as shown. If so, details should be provided.

The bike/bin store looks to result in the removal of parking, possibly for staff, at the rear of the building.

Should this application be recommended for approval, conditions should be applied to cover the following:

- The new brick work and parapet should match that existing, samples should be submitted for agreement
- The new glazing should be metal Crittal type, details of their design and materials to be submitted
- Details of the new external door to be provided
- Details of the design and fixing of glazed screens
- The location and type of all vents and flues to be submitted for agreement.

HIGHWAYS OFFICER:

The site located in a Good PTAL 4 rating.

The applicant was initially requested to submit a parking survey to provide evidence of car reliance and the availability of spare on-street parking availability, which the development could rely upon.

The assessment of on-street car parking (after excluding paid, private and controlled / restricted parking), indicated that there is very high levels of existing parking stress (100%) on the limited available unrestricted / free on-street car parking. Pay & Display parking is short-term and is therefore considered suitable for shoppers visiting the High Street and is well occupied.

There is clear and compelling evidence of reliance on car use in the area. Consequently, the proposed development (with nil on-site car park provision) is not considered acceptable.

A Section 106 agreement has been considered to remove parking permits for the future occupiers of the development. However the surrounding roads are not within a controlled parking zone, which would otherwise require resident parking permits. Therefore removing parking permits will not achieve its goal of removing additional parking demand associated with the development.

A secured cycle store is required, which is proposed at the rear of the site for six cycles. Although the cycle parking provision is considered acceptable, the cycle store would result in loss of 2 existing car parking spaces at the rear, which is unacceptable as the parking demand in the surrounding area is already very high.

Consequently, the application is considered to be contrary to Policies AM7 and AM14.

Case Officer comments: Following the submission of revised plans by the applicant, which show the retention of the existing two off-street rear parking spaces and internal secure storage of refuse bins and cycle spaces, the Highways Officer has provided additional comments.

Additional Highways Officer comments:

The Previous Highway comments remain valid except for the reference to the loss of two existing car park spaces.

Additional Case Officer comments: For full comments, see section 7.10 of this report. Whilst the comments set out by the Highways Officer above are noted, a recent Inspectors decision at the site across the road considered a car free development to be acceptable and sustainable within this town centre location. As such, it is not considered that a reason for refusal on the grounds of lack of car parking could be substantiated at appeal. As such, this application is considered acceptable with regard to it being a car-free proposal.

In addition, whilst ground floor cycle parking provision is provided, a condition will be imposed requiring further details to ensure the storage is accessible, safe and secure.

TREES OFFICER:

The site is occupied by a three-storey building at the junction of Ruislip High Street and Kingsend, and is situated within Ruislip Town Centre. The building is currently used for retail, with south and east elevations hard on the back edge of the footway. There is a service yard to the rear of the building (west elevation) accessed from Princess Lane. There are no trees or other landscape features on the site. The closest trees are those within the wide High Street footway to the front of the building.

There are no Tree Preservation Orders affecting the site. The site lies on the edge of the Ruislip Village Conservation Area.

Landscape Considerations:

- No trees or landscape features will be affected by the proposed development.
- The proposal is for a car-free development with space for bike storage.
- This is an urban / town centre location with no scope for external amenity space or landscape enhancement in association with this scheme.

No objection and, in this case, no need for landscape conditions.

ACCESS OFFICER:

I have considered the detail of this planning application and have no comments to make.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework (NPPF) emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within

different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) also seeks to encourage additional housing in Town Centres. The supporting text states: "The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly of one or two-bedroom units".

Policy H8 of the Local Plan (Part Two) specifies that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the Local Plan.

The site is located within a 'Developed Area' as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

The objection from the Ruislip Chamber of Commerce in respect of the loss of the upper floor retail space in a prime location is noted.

The dominant use in the Primary Shopping Area of the Ruislip Town Centre is Class A1 retail, and even though the proposed development would result in the loss of the existing retail space on the first and second floors of the application property, it would incorporate the retention of the larger retail space on the ground floor with associated shopfront and display window. The retained ground floor would have a trading floor area of 323 sq.m, given that a small section would be partitioned off for the provision of secure refuse bin and cycle storage. The retained retail trading floor area of 323 sq.m is considered adequate to maintain the viability, vibrancy and maintenance of the vitality of the Primary Shopping Area of the Town Centre. The siting of the proposed first floor rear extension is such that it would not displace the space in the servicing yard and off-street parking area to the rear.

The Ruislip Town Centre comprises terraced parades of buildings with mainly ground floor commercial uses and upper floor residential accommodation, so the proposed conversion of the upper floors to residential accommodation would not be a departure from the Local Plan policies. Given that adequate retail space would be retained in the ground floor of the property, and a substantial element of its services provided to visiting members of the public, it is considered that the proposed mixed use development would be appropriate to the retail function and the role of the Primary Shopping Area of the Town Centre. It would

therefore be of economic benefit to the Town Centre and ensure its continued vitality and vibrancy. Even though the proposal would result in a partial loss of retail space, it is instructive to note that the Council's most recent Town Centre survey indicates that the predominant use in the shopping frontage of the Primary Shopping Area of the Ruislip Town Centre is still Use Class A1 retail.

Having regard to The London Plan and the Council's policies and guidelines, it is considered that in general, there is no objection to the principle of the proposed mixed use development on the site incorporating retail and residential uses. It is considered that the proposal would provide an increase in smaller to medium housing stock within the Borough and is acceptable in principle, as it would provide additional housing within an area of very high public transport accessibility.

The principle of the development is therefore considered acceptable, as it would accord with the objectives of Policies 3.3, 3.4, 3.5 and 3.8 of The London Plan (2015) and Policies H4, H8 and S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

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

Paragraph 4.1 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies that in new developments, numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal.

However, density is only one indicator for the acceptance of the scheme, and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The application site is not situated within an Archaeological Priority Zone or Area of Special Local Character. The site does not comprise any statutorily or locally listed buildings.

However, the site is situated within the Ruislip Village Conservation Area. A detailed assessment of the design merits of the proposed development incorporating a flat-roof first floor rear extension, glazed balustrades to form private/communal terraces and external alterations involving the insertion of new side and rear windows, has been provided in the 'Impact on the Character and Appearance of the Area' section below.

The Conservation Officer has not raised any objection to the bulk and design of the proposed development, and it is considered that it would not detract from the character and appearance of the existing and neighbouring buildings, and would preserve the appearance of the wider Ruislip Village Conservation Area, thereby compliant with 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 HDAS SPD: Residential Extensions (December 2008).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application as the site is not situated within the Green Belt.

7.07 Impact on the character & appearance of the area

Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) require all new development to maintain the quality of the built environment including providing high quality urban design and the preservation/enhancement of sites with heritage assets such as Conservation Areas.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. As such, there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements, improves and/or harmonises with the character and visual amenity of a streetscene and surrounding residential area in which it is situated.

Paragraph 1.20 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that proposals for sites within a Conservation Area will require: a higher standard of design, traditional materials and features that are complementary to the existing building.

The extensive depth of 5.8m for the proposed first floor rear extension is noted. However, the first floor rear extension would have a flat roof with height equal to that of the existing two storey rear projection (which it would be attached to). The first floor rear extension would be set forward of the rear building line of the two storey rear projection by 7.8m. As such, it would not project to a depth where it could be visually prominent or intrusive on the Kingsend and Princess Lane streetscenes to the rear. The first floor rear extension would be set in from the northern side boundary with the adjoining property at No.176 High Street by 5m, and it would have a width of 2.7m. As such, it would have a modest footprint of 15.66 sq.m relative to that of the existing property. The first floor rear extension would not be visible from the High Street streetscene, and the Conservation Officer has not raised any objection to its form, scale, bulk and design. It is considered that the use of obscure-glazed panels for the balustrades (to enclose the terraces) is acceptable, as it is a material that is complementary to the traditional red facing brickwork of the existing property. It is also considered that the scale, proportions and design of the new first floor windows to the southern side elevation and the replacement larger first floor window are in keeping with those of existing openings in the property. The Conservation Officer has not raised any objection to these elements of the proposal.

Subject to the imposition of suitable conditions, which require the submission and approval of details of the materials to be used in the construction of the proposed development, it is considered that the proposed development would not detract from the character and appearance of the existing and neighbouring buildings, and would preserve the appearance of the wider Ruislip Village Conservation Area, thereby compliant 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 HDAS SPD: Residential Extensions (December 2008).

7.08 Impact on neighbours

Paragraph 4.11 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) gives advice that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected.

Paragraph 4.9 of the HDAS SPD specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies 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.

The proposed first floor rear extension would be screened off from views of the closest adjacent properties on the southern side of Kingsend by the existing two storey rear projection. The existing and new first and second floor windows in the southern side elevation of the property would serve habitable rooms in flats on those floors. The side windows would offer views out directly towards the front garden of the dwelling at No. 5 Kingsend and the apartment block at Nos. 1 to 6 Kingsend Court to the south. However, there would be a separation distance of 25m between the side windows and the facing habitable front windows at those properties. Given that the separation distance exceeds the required minimum of 21m, it is considered that there would be no detrimental impact on the neighbouring amenities of the properties on the southern side of Kingsend in terms of loss of natural light, outlook, over-looking, over-shadowing, loss of privacy, over-dominance and/or visual intrusion.

The closest adjacent residential property to the rear (west) of the application site and on the northern side of Kingsend across Princess Lane is No. 4 Kingsend. There would be separation distances of 13m and 17m between the eastern flank elevation of No.4 and the proposed first floor rear extension and communal terrace respectively. It is noted that the eastern flank elevation of No.4 features first floor non-habitable windows and there is a single storey rear extension at that dwelling. It is considered that the 1.5m height of the obscure-glazed balustrade enclosing the communal terrace is such that any direct and/or oblique views out towards the flank elevation and rear garden of No.4 would be severely restricted. As such, it is considered that there would be no detrimental impact on the neighbouring amenities of No.4 in terms of loss of natural light, outlook, over-looking, over-shadowing, loss of privacy, over-dominance and/or visual intrusion.

The adjoining property to the north at No. 176 High Street does not comprise any residential units or accommodation on any of its three floors. As such, there are no concerns to address in terms of impact on residential amenity at that adjoining property.

Given the above considerations, it is considered that the proposed development would not have an adverse impact on the residential amenities of adjacent neighbouring occupiers, compliant with Policies BE20, BE21, BE22, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards").

These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards in the form of 'Housing Standards Minor Alterations to The London Plan (MALP) (March 2016). Appendix 1 of the alterations sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

Policy 3.5 and Table 3.3 of The London Plan (March 2015), which is substituted by Table 1 of the nationally described space standard, specify that the minimum internal floor space area/standard for a one-bedroom, two person flat and two-bedroom, three person flat should be 50 sq.m and 61 sq.m respectively. The nationally described space standards define the Gross Internal Area (GIA) or internal floor space area of a dwelling as 'the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs.

The proposed 6 flats on the first and second floors would all have internal floor areas that exceed the minimum required areas. It is therefore considered that the proposed flats would result in the provision of satisfactory internal accommodation of adequate sizes for future occupiers. All 6 flats would have single and double sized bedrooms with areas that exceed the minimum required nationally described space standards of 7.5 sq.m and 11.5 sq.m respectively. The living and kitchen/dining area on the ground floors would have combined areas that exceed the minimum required space standards specified in The London Plan. However, it should be specified and noted here that the new nationally described standards have removed the standards for combined living/kitchen and dining areas in residential developments. The new nationally described space standards specify that plans for new dwellings should demonstrate that all homes are provided with adequate space and services to be able to work from home. Given that the proposed flats in the new building would have adequate widths and areas for living areas, it is considered that there would be adequate scope for the provision of services to enable occupiers to work from home.

It is considered that the habitable rooms in the flats would have windows with front, side and rear aspects, and would have adequate and acceptable levels of outlook and entry of daylight/sunlight. As a result, the proposal would be compliant with the related guidance contained in The London Plan (2015), Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Residential Layouts HDAS SPD (July 2006).

With regards to the provision of adequate usable communal amenity space, paragraph 4.17 of the HDAS SPD requires a minimum of 20 sq.m for a one-bedroom flat and 25 sq.m for a two bedroom flat. As a result, the required minimum for the proposed 6 flats is 135 sq.m (60 sq.m for the 3 x 1-bedroom flats and 75 sq.m for the 3 x 2-bedroom flats). However paragraph 4.19 states 'Exceptions to the garden area requirements will only apply in special circumstances such as the provision of non-family housing, predominantly made up of 1 bedroom units, in town centres or the provision of small non-family housing above shops'. The proposed private terrace and communal terrace would have a combined area of 51.4 sq.m, which is below the required 135sq.m however, in light of the guidance, it is not considered necessary to adhere to the exact requirements in this town centre location, especially as the scheme makes provision for some usable amenity space throughout the development.

In addition, the applicant has provided a schedule of 16 parks and sites with communal

play grounds/fields in the surrounding area, which can provide amenity area to offset the significant shortfall of amenity provision on the site. The closest of the parks and grounds are the Ruislip Rugby Club and Churchfield Gardens, which are within 450 metres walking distance from the application site. As such, the on-site provision and close proximity to sites with adequate public amenity areas would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed flats, thereby compliant with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance contained in the HDAS SPD: Residential Layouts (July 2006).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Paragraph 32 of the National Planning Policy Framework (NPPF) which states that "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". A Ministerial Statement (reference HCWS488, 25 March 2015) further adds to this and states "Local Planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network."

Policy 6.13 (b) states that: 'in locations with high public transport accessibility, car free developments should be promoted'. The applicant has highlighted that this site has a high PTAL rating of 4 and is therefore one of the more accessible locations in the Borough.

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

Policy AM14 of the Local Plan (Part Two) specifies that new development will only be permitted where it is in accordance with the Councils adopted car parking standards.

Other than the retention of two existing off-street parking spaces to the rear, the proposed development does not propose any additional off-street parking provision. As mentioned in the 'Internal Consultees' section above, the Highways Officers has raised an objection to the 'car-nil' provision. The Highways Officer has commented that the submitted parking survey studies from the applicant indicate that there are very high levels of existing parking stress (100%) on the limited available unrestricted / free on-street spaces on the road network in the surrounding area. The Highways Officer has commented that the studies discount the capacity of the short-term paid, private and controlled / restricted parking availability during daytime hours.

It is considered however that refusing permission on the above grounds could not be sustained for the following reasons. It is instructive to note that the existing parking spaces on the site would alleviate some of the parking stress on the surrounding roads, which the Highways Officer has made reference to. Furthermore, it is instructive to note that the presence of double yellows and restrictions of on-street parking at the junction intersections of High Street, West End Road, Pembroke Road and Kingsend are such that it is impractical to provide any off-street parking in the site and is likely to discourage car ownership. As such, it is considered that the specific circumstances of the restrictions in and around the site would cause no detrimental harm to pedestrian and highway safety.

It is instructive to note that a number of previous permissions have been granted that form precedents for car-free developments in the immediate locality. In an appeal for 6 flats at 157-161 High Street, Ruislip (located directly opposite the site), whilst the appeal was

dismissed by the Inspector on other grounds, with specific reference to the proposals for a car free development, the Inspector commented that 'the site is in a sustainable location from the public transport point of view, and there are existing opportunities for off-street parking, therefore the development proposed accords with the Government guidance on sustainable development and that on-site parking is not essential. The proposals are therefore not considered to merit refusal on parking grounds.' The Inspectors conclusion is such that it is considered that a car free development within the Ruislip Town Centre and close to the Ruislip Underground Station is considered acceptable and a refusal on these grounds could not be upheld in an appeal.

The immediate locality has a high Public Transport Accessibility Level (PTAL) rating of 4 and the site is in close proximity to local facilities and local transport opportunities. As such, it is considered that any residential occupiers of the proposed development would have good access to local facilities and to the wider London area, via good public transport connections.

Given the above considerations, the car free element of the proposed development would not have any conflict with the objectives of the NPPF, Policy 6.13b of The London Plan (2015) and Policies AM7 and 14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

In terms of design, it has been discussed that the proposed development would constitute a level of design that would ensure the preservation of the appearance of the wider Ruislip Village Conservation Area.

In terms of security, the use of an existing staircase access to the rear and adjacent siting to the Princess Lane highway are such that adequate surveillance would be provided from the public realm. The proposal would therefore comply with 'secured by design' principles.

7.12 Disabled access

In terms of suitable access for all persons, the existing level and inclusive access into the ground floor retail shopfront would be retained.

The upper floor flats would have adequate sized bathrooms with adequate opening door widths. The upper floor flats have internal areas that comply with the required space standards, and it is considered that there is adequate scope within the flats to create larger sized bathrooms should the need arise for inclusive access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no protected trees on the site and the proposal would not be sited in close proximity of any trees with high amenity value adjacent or near to the site. The Trees Officer has not recommended the requirement of any landscaping scheme, given the Town Centre location of the site.

7.15 Sustainable waste management

The proposal incorporates adequate and secure recycling and refuse storage provision for both the retail and residential uses on the site.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is not situated within any Flood Zone, and even though the proposal

incorporates residential development, the upper floor siting of the proposed development is such that it would not result in the generation of any localised flooding on the site.

7.18 Noise or Air Quality Issues

There are no adverse air or noise quality issues to address, as the proposal would result in an appropriate and acceptable mix of retail and residential uses on the site.

7.19 Comments on Public Consultations

The representation (objection) from the Ruislip Chamber of Commerce in respect of the loss of the retail space on the upper floors has been discussed in the main section of this report above.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the proposed development would result in an appropriate mix of retail and residential uses on the site, and that the retained retail space on the ground floor of the property would be adequate to ensure the continued retail core functioning, and the viability, vitality and vibrancy of the Ruislip Town Centre.

It is also considered that the bulk, positioning and design of the first floor rear extension, glazed balustrades/terraces and external alterations are such that the proposed development would not detract from the character and appearance of the existing and neighbouring buildings, and would preserve the appearance of the wider Ruislip Village Conservation Area. The development would therefore be compliant with 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 HDAS SPD: Residential Extensions (December 2008).

The proposal would provide a satisfactory level of accommodation and amenity space for future occupants of the proposed flats, and would not have an adverse impact on the residential amenities of adjacent neighbouring occupiers, compliant with Policies BE20, BE21, BE22, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

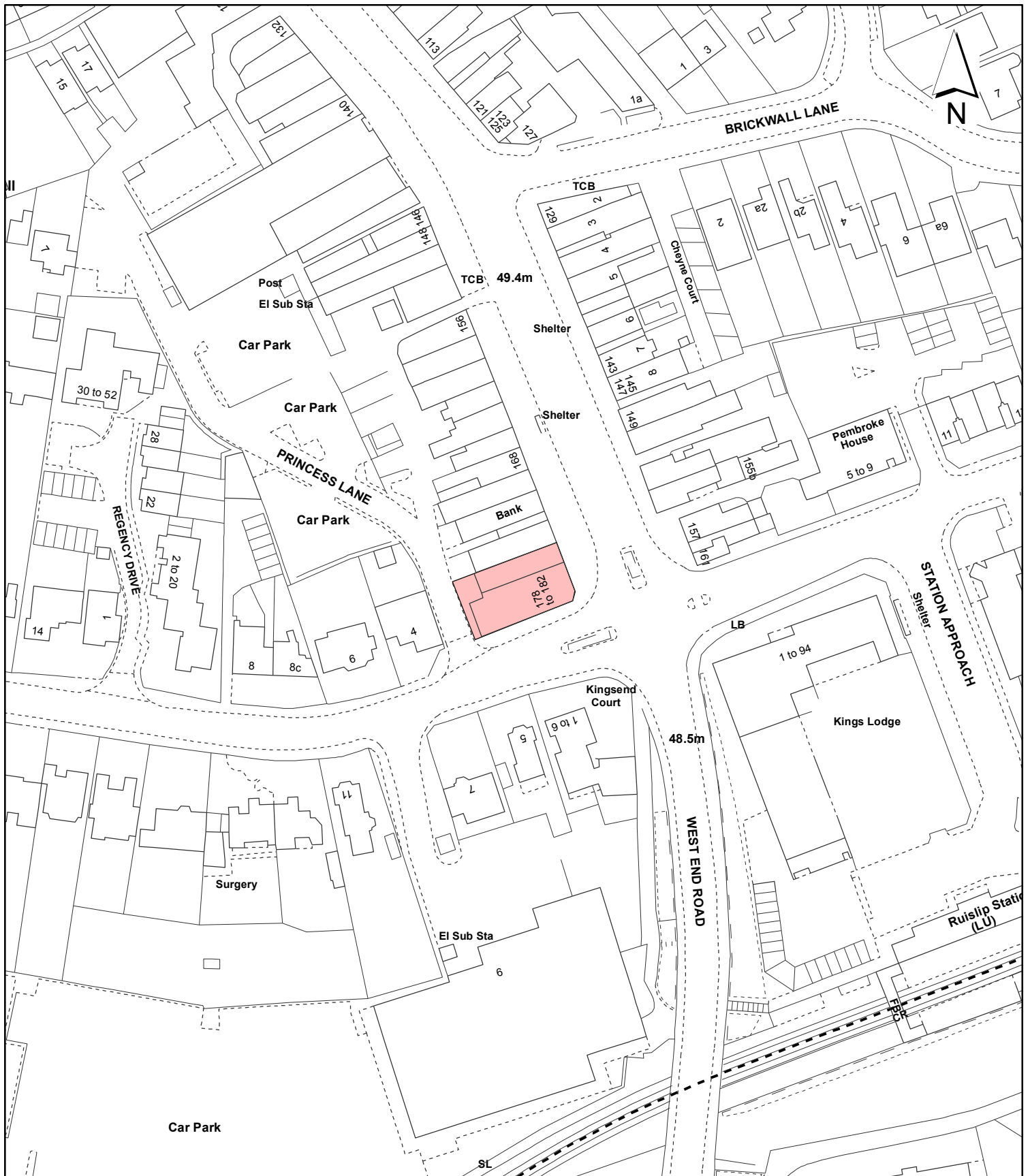
The application proposes a car free development for the residential flats. However, the site has a high Public Transport Accessibility Level (PTAL) rating of 4 and it is situated within the Primary Shopping Area of the Ruislip Town Centre, and in close proximity to local facilities and local transport opportunities. As such, it is considered that a car free development would have good access to local facilities and to the wider London area, via good public transport connections and therefore accords with local and regional planning policies.

11. Reference Documents

The London Plan (2015).
Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Mayor of London's Housing Supplementary Planning Guidance (November 2012)
Housing Standards Minor Alterations to The London Plan (March 2016)
Parking Standards Minor Alterations to The London Plan (March 2016)
Supplementary Planning Document HDAS: Residential Layouts (July 2006)
Supplementary Planning Document HDAS: Residential Extensions (December 2008)
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

178 - 182 High Street Ruislip

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:
28388/APP/2015/3834

Scale:
1:1,250

Planning Committee:
North Page 43

Date:
April 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND BETWEEN 64A & 74 AND LAND BETWEEN 44 & 76 PEERLESS DRIVE HAREFIELD

Development: 1 x two storey, 3-bed dwelling and 1 x two storey, 4-bed dwelling with associated parking and amenity space, installation of 1 x vehicular crossover and public space to side

LBH Ref Nos: 71520/APP/2016/145

Drawing Nos: 15.192/06 Rev A
15.192/07
15.192/01 Rev A
15.192/02 Rev A
15.192/03 Rev A
15.192/04 Rev A
15.192/05 Rev A
Design and Access Statement

Date Plans Received: 14/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 25/01/2016

1. **SUMMARY**

The proposal is to construct two new dwellings on linked plots of land, in the applicant's ownership, which has served as informal recreational open space for residents of the Peerless Drive estate since it was built in the early 1980's.

The application site is in an established built up area, excluded from the surrounding Green Belt, where residential infill development is acceptable in principle. The sites are of sufficient size to be capable of accommodating two new dwellings within an appropriate density range for this locality and the proposal would be acceptable in terms of design, form and standard of internal living accommodation in terms of light and outlook for its future occupants.

However, the proposal has given rise to a number of objections from residents mostly concerned with the loss of the valuable open green space and the loss of the existing on-street parking spaces in front of the site that would result. This is in an area which is considered by many to already be overdeveloped and congested and where such space is limited.

An assessment of the proposals has shown that there are other layout and technical deficiencies in the proposed scheme. Those identified include inadequate separation distances (to avoid direct overlooking of the existing dwellings to the rear/front), inadequate internal living accommodation for the occupants of the new dwellings, a failure to demonstrate adequate parking provision could be achieved and the tree protection for an existing Birch which is threatened. The dimensions of the proposed vehicular crossovers also exceed the Council's standing advice for these and would be inconvenient for pedestrians.

For these reasons therefore, it is considered that the proposal falls contrary to a number

of adopted Local Plan policies and criteria contained in the Residential Layouts SPD.

It is therefore recommended for refusal.

The Ward Member has requested the application be called in for a decision by the North Committee.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed developments (Birch House and Canal House) by reason of their bulk and proximity, would result in an overdominant relationship with the neighbouring properties, Nos. 46; 48 and 50 Peerless Drive, and in particular would create opportunities for direct overlooking with associated loss of privacy between the rear windows and gardens. It would therefore be contrary to Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the Hillingdon Design and Accessibility Statement - Residential Layouts (July 2006).

2 NON2 Non Standard reason for refusal

The proposal would provide substandard bedroom sizes and therefore gives rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers, contrary to Policy 3.5 of the London Plan, the Mayor of London's adopted Housing SPG (March 2016), The Mayor of London's Housing Standards (MALP 2016) and the Technical Housing Standards-Nationally described space standard adopted 2015.

3 NON2 Non Standard reason for refusal

The application is not accompanied by a tree survey or topographic survey and thus fails to demonstrate that the existing Birch tree will be unaffected by the development and makes no provision for its long term protection.

As such, the proposal is contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Unitary development Plan Policies (November 2012) and to the adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008).

4 NON2 Non Standard reason for refusal

The provision of a crossover to the front of the new dwelling 'Birch House' would result in an excessively wide dropped kerb and lowered footpaths that would be inconvenient and dangerous to pedestrians. The loss of existing spaces from the public highway is also likely to cause additional on-street parking stress to the detriment of highway and pedestrian safety. The development would therefore be contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

5 NON2 Non Standard reason for refusal

The design of the proposed unit referred to as Canal House is considered to be out of keeping within the character and appearance of the surrounding area and is detrimental to the views from the Grand Union Canal by virtue of its excessive scale and massing. Therefore the proposals fails to fails to respect the character of the areas and fails to comply with policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2 Saved Policies (Nov 2012).

6 NON2 Non Standard reason for refusal

The proposed development, by reason of the proximity of 'Canal House' to no. 46 Peerless Drive, would fail to provide a satisfactory residential environment by reason of restricted outlook to habitable rooms within the proposed development. As such, the proposal would provide a poor standard of residential accommodation, contrary to Policy 3.5 of the London Plan (March 2015) and Policies BE19, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Supplementary Planning Guidance - Housing (2015) and the Council's HDAS 'Residential Layouts'.

7 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for collection of refuse and recycling for the 'Canal House' development which should be less than 30 metres from the public highway collection point, the proposals is therefore contrary to Policies OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS 'Residential Layouts'.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- 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.
- BE32 Development proposals adjacent to or affecting the Grand Union Canal
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- OL5 Development proposals adjacent to the Green Belt
- R4 Proposals that would involve the loss of recreational open space
- LPP 3.4 (2015) Optimising housing potential

LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is in part a resubmission of a previously refused scheme, where the Officer Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Peerless Drive and is virtually divided into two separate plots by the rear gardens of nos. 45-50. Both plots are surrounded on three sides by residential units with the front plot 'Birch House' fronting Peerless Drive and the rear plot 'Canal House' bordered by an open area of land with the Grand Union Canal beyond.

The street scene is residential in character with primarily two storey terraced properties adjacent to the site. The street scene is characterised by off street parking bays and areas of open grass in front of and between the buildings with some specimen trees.

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

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and the erection of 1 x two storey, 3-bed dwelling and 1 x two storey, 4-bed dwelling with associated parking and amenity space, installation of 1 x vehicular crossover and public space to side.

3.3 Relevant Planning History

Comment on Relevant Planning History

69179/APP/2013/1210 - 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of 2 x vehicular crossovers to front

The previous proposal for the front plot adjacent to Peerless Drive was refused on the basis of the bulk and proximity resulting in an over dominant relationship with the neighbouring properties; loss of privacy; inadequate floor space and amenity space for the proposed dwellings; excessive crossovers detrimental to highway safety; impact on the existing Birch tree and the ability to provide 25% soft landscaping to the front.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- 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.
- BE32 Development proposals adjacent to or affecting the Grand Union Canal
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- H4 Mix of housing units
- OL5 Development proposals adjacent to the Green Belt
- R4 Proposals that would involve the loss of recreational open space
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- 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:- **26th February 2016**

6. Consultations

External Consultees

36 neighbours were consulted for a period of 21 days expiring on the 17 February 2016. The site notice (expiring 26 February) was also erected on the lamp post directly in front of the site between 64a and 74 Peerless Drive. 22 responses were received from near by neighbours who raise the following points:

- The development would affect the security and safety of my children in my own back garden
- Loss of privacy
- Impact on the surrounding properties
- Accessing the land as a cut through for the rest of the estate
- The rear plot is landlocked how will it be built
- This is communal land as demised to the leaseholders of the flats in Peerless Dive who have legal rights over the land
- Loss of natural habitat
- Loss of light
- How would the residents of the western building access the proposed parking area when existing resident exercise their lawful right to park outside their homes in Peerless Drive
- Increased pressure on existing services
- Flood risk due to proximity of Canal House to the Canal
- Landfill area and a risk assessment should be undertaken
- The applicant seems to have not noticed the presence of a mature Apple tree and 2 Birch trees on site
- As stated by the Applicant the western site is gated and accessible to and enjoyed by local residents, obviously not the representative 1 person 'consulted' by them
- The proposal is speculative and insulting and has no benefit to the local community or environment
- As a leaseholder I own the right to use and have used the amenity land described within the application as run down and inaccessible. The land has been gated by the leaseholders to prevent anti social behaviour and access is available from one of the keyholders as identified in the AGM 2014
- The area is not run down but is sympathetically managed by residents to preserve the natural habitat. The developers enhancement misleads anyone who not seen the wildlife garden and it would certainly be inappropriate to kick a football about as illustrated, which would cause disturbance to the adjoining neighbours
- Lack of adequate notification by the landowner or Council, no notices posted
- Nuisance during construction and afterwards especially for those on shift work
- Overdevelopment and overcrowding
- Increased demand for on street parking which is already heavily congested, potential problems for access for emergency vehicles and council waste collections
- In order to comply with the requirements of the NPPF additional appropriate provisions for wildlife would need to be provided
- No provision for key worker homes
- Detrimental to the character and appearance of the area
- Detrimental to the quality of life to the existing residents
- Regis is responsible for the maintenance and management of the estate. If the application is for a 'neglected area' this is because they have failed in their duty to maintain it
- As close neighbours the land has never been a problem with anti-social behaviour to the extent suggested by the applicant

- The Grand Union Canal can be viewed from the site unlike assertions in the D & A Statement
- Disengenuous to suggest they will be providing recreational space as this whole area is designated as recreational space
- The remaining small area identified as public amenity land following development is insufficient to support the indicated activities
- The provision of the two car parking spaces appears to encroach on land belonging to 74 and 72 Peerless Drive
- Impact on the value of the existing properties
- Loss of outlook, overbearing and enclosure
- Impact on crime rate

Harefield Tenants and Residents Association - I am lead to believe the land in question has leases allowing rights of access to the land for leisure purposes. When planning was originally approved is was given on the understanding that the green land should remain forever. Parking is also a problem.

Herts and Middlesex Wildlife Trust - NPPF states that "When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: - opportunities to incorporate biodiversity in and around developments should be encouraged." Changes should be made to the plans to reflect this or features for wildlife could be secured by condition. This application should not be approved without suitable features clearly marked on the plans or a suitably worded condition.

Aerodrome Manager - The site is within the Aerodrome Traffic Zone and flight path. It is inevitable that any occupants will both hear and see aircraft and should be made aware of the Juxtaposition of the sites

Internal Consultees

Environmental Protection - No response

Access Officer - No response

Highways - In terms of parking two spaces each dwelling is in accordance with car parking standards and cycles can be stored within the rear gardens.

Width of the crossover to Peerless Drive should be reduced and centrally located to ensure visibility splays. Access for two car parking spaces for the second house will be gained by removing part of the footway to extend the road, which would need to dedicated as highway land as a continuation of Peerless Drive. The works will require a S38/S278 agreement. Any construction related costs for relocating services will need to be borne by the developer. The pedestrian footway leading to the proposed house will need to be lit. Residents of the rear house would be required to walk 75m for refuse collections, significantly more than the maximum 30m.

Trees/Landscaping - The D & A Statement claims the Birch tree will be retained, however no tree survey has been submitted. The plans indicate it will be surrounded by new hard surfacing well within the RPA. It is therefore unlikely the tree will survive. The application has failed to demonstrate the tree will be unaffected and has not made provision for its long term protection. The application should be refused.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a Conservation Area and none of the nearby buildings are Listed. The Green Belt is situated

approximately 38m to the east and separated from the site by the Grand Union Canal.

Hillingdon Local Plan: Part Two Policy OL5 considers development proposals that are adjacent to or conspicuous from the Green Belt. These are permitted if they do not injure the visual amenities of Green Belt land by reason of siting, materials, design, traffic or activities generated.

Hillingdon Local Plan: Part Two Policy R4 advises that the Local Planning Authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space (including publicly accessible open space).

The existing areas of open space at this site were provided as open space since their construction in the 1980's. The front site is an open and easily accessed valuable amenity and children's play space. The described use of the rear site is somewhat conflicted, with the applicant asserting that this is a run down inaccessible section of land which is currently blocked off due to excess amounts of anti-social behaviour and the tenants who have right of access advising the gates have been installed to prevent potential anti social behaviour on a lightly managed greenspace which is designed to encourage wildlife and biodiversity.

Notwithstanding this, the proposal includes the retention of a part of the rear plot for a more formalised area of open space to the side of the proposed dwelling Canal House and a made up pathway connecting Peerless Drive running alongside Birch House. Whilst the level of proposed open space retained is limited in respect of the overall site, it is also noted that there are other green spaces within the estate and a large open field with a children's play area along with other sports facilities to the rear of Harefield Community Centre situated very close by. It is therefore considered that it would be unreasonable to refuse permission on this basis.

The NPPF has a requirement to encourage the effective use of land by re-using land. These are two separate areas of open space set within an existing residential area, where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

The current scheme also proposes the retention of a publicly accessible pedestrian path which would provide connectivity from Peerless Drive to the Canal side and also proposes the provision of an area of public open space adjoining the canal, fitted with seating and lawned area. Whilst the area of public open space would be smaller than the current provision, the overall proposals are considered to on balance provide an acceptable layout which ensures accessibility and open space are retained within the development site. in accordance with policies BE19, BE31 and BE32 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the residential character of the surrounding area, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) 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 site has a Public Transport Accessibility Level (PTAL) of 1b (very poor). The London Plan (2015) range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on the site area proposed for residential of 0.0314ha the site would have a residential density of 64 units per hectare, which is within an acceptable level.

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

Not applicable to this application.

7.04 Airport safeguarding

No objection from Aerodrome Manager.

7.05 Impact on the green belt

Hillingdon Local Plan: Part Two Policy OL5 considers development proposals that are adjacent to or conspicuous from the Green Belt. These are permitted if they do not injure the visual amenities of Green Belt land by reason of siting, materials, design, traffic or activities generated.

However, the site is sufficiently beyond the Green Belt boundary here, which runs alongside the tow-path on the opposite side of the Grand Union Canal, and within the established built up area of South Harefield (there are two rows of houses between the site and the Canal) so as not to have any likely detrimental impact on visual amenities.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The proposed dwellings are of a contemporary design and incorporate some of the design features within the estate. Birch House has a characteristic half dormer above the main first floor window and small single storey front projection. It also has a half timbered detail which corresponds to the tile detail of the adjacent properties. Canal house is slightly larger and proposes a two storey glazed gable ended rear projection, which is not characteristic of the area. The proposed dwelling has a much larger and bulkier appearance to the adjacent properties and although it is acknowledged this is set within the rear plot and would not be readily visible from the wider street scene, it would be very visible from the retained area of open space to the side of the property and from the area to the rear across the Grand Union Canal. As such in terms of design the proposal is considered to be out of keeping with the character and appearance of the surrounding area.

Therefore the proposal fails to respect the architectural character and appearance of the

wider area and fails to comply with the requirements of Policies 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.

Birch House is set on a similar front building line with the adjacent property no 64a Peerless Drive whilst the rear building line projects approximately 1m beyond the main wall of that dwelling. It is set back 0.9m from the boundary and 1.55m from its flank wall. There are no proposed windows on the side elevation facing this property. To the south, the nearest adjacent property is no 74 Peerless Drive, which is situated over 8m away and separated by the proposed access path. The proposal includes side facing secondary windows to the bedrooms facing no. 74 and even though there are no side windows to that property, as secondary windows, these could be conditioned to be obscure glazed and fixed shut below 1.8m to ensure no potential loss of privacy to the adjacent property or its private amenity space to the rear.

The rear of the proposed dwelling is situated 7.7m from the boundary with no. 50 Peerless Drive and will look into the rear garden of that property. For this reason, the proposal would thus represent an overdominant form of development likely to be detrimental to the amenities of the adjoining residential occupiers through loss of privacy contrary to Policy BE24.

Canal House is set in a corner position back from nos. 44 and 46 Peerless Drive. It is set back 1.75m from the boundary with no. 44 and 4.35m from the flank wall of that property. There are no side windows in the flank wall and the only side window of the proposed dwelling would serve a bathroom, which could be conditioned. The proposed dwelling would not compromise a 45 degree line of sight from the rear windows of that dwelling. The front of the proposed dwelling faces the flank wall of no 48, 4.85m to the east. Whilst there are no side windows to that property, the first floor bedroom windows will be in very close proximity and directly overlook that properties rear conservatory and garden, resulting in a significant loss of privacy to the occupiers of that dwelling. For this reason, the proposal would thus represent an overdominant form of development likely to be detrimental to the amenities of the adjoining residential occupiers through loss of privacy contrary to Policy BE24.

As such it is considered that the proposal is an un-neighbourly form of development and complies 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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 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. Birch House has a floor area of approximately 89sqm against a requirement of 84sqm plus 2.5sqm of built in storage, based on a 3 bedroom 4 person property, which meets the minimum requirement. However national technical standards indicate a minimum area for a single bedroom would be 7.5sqm and at 6sqm one of the bedrooms falls below this standard. Canal House has approximately 119sqm of floor area against a requirement of 97sqm plus 3sqm of built in storage, based on a 4 bed 5 person property, which again meets the minimum requirement. However at 5.2sqm and 7.1sqm two of the bedrooms also fail to provide an adequate level of accommodation.

It is considered that the majority of proposed habitable rooms, would have an adequate outlook and source of natural light. However Canal House will be in very close proximity and directly overlook at oblique angles, no. 46 Peerless Drive, providing a poor outlook to the future occupiers of the Canal House property. The proposed development, by reason of the proximity of 'Canal House' to no. 46 Peerless Drive, would fail to provide a satisfactory residential environment by reason of restricted outlook to habitable rooms within the proposed development. As such, the proposal would provide a poor standard of residential accommodation, contrary to Policy 3.5 of the London Plan (March 2015) and Policies BE19, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Supplementary Planning Guidance - Housing (2015) and the Council's HDAS 'Residential Layouts'.

The proposal provides 90sqm and 113sqm of usable private amenity space for Birch House and Canal House respectively in excess of 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 2 spaces per dwelling.

The proposed plans indicate the provision of two spaces to the front of Birch House with a vehicle crossover of 4.2m at the back of the footway and 6.25m at the kerb line. Highways have advised that this should be reduced to 3m and 4.5m respectively and the access should be centrally located to achieve satisfactory visibility splays. Whilst this could be amended to meet highway requirements, this would bring the proposed cross over and parking area closer to the Birch Tree, which may in turn have a detrimental impact upon the tree. This is addressed elsewhere in the report.

It is also considered that the loss of on-street parking at Peerless Drive could lead to parking stress in the local area.

The proposed parking provision for Canal House, would involve the extension of Peerless Drive. The extended highway should be dedicated as highway and such works would require a S38/S278 agreement.

Therefore in the current format the proposal has failed to demonstrate that it can provide suitable parking provision and as such fails to comply with requirements of Policy AM14.

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

7.12 Disabled access

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Design and Access Statement identifies that the Birch tree will be retained as part of the development and correctly refers to the need to respect the Root Protection Area (RPA) of the tree. However, no tree survey has been submitted and therefore the RPA is not known. Furthermore the tree will be surrounded to the north, south and west by new/proposed hard surfacing, most of which will be laid well within the RPA of the birch, a tree noted for its shallow rooting pattern. The Tree/Landscape Officer has advised that if the application was recommended for approval it is very likely that the Birch tree would not survive. Therefore in the absence of a tree survey/arboricultural impact assessment and supporting documentation the applicant has failed to demonstrate that the tree will be unaffected by the development and has not made provision for its long term protection and as such is unacceptable.

7.15 Sustainable waste management

At present the refuse collection arrangements are not detailed sufficiently within the planning submission. However, the proposed Birch House property could be adequately served by refuse collection vehicles from the front of the property on Peerless drive itself, as is the current arrangement for the adjoining properties. However, the Canal House proposed unit fails to provide a refuse collection point within the 30metre collection distance required by the Refuse Collection teams. Under the current proposals, the collection team would be required to travel 75metres to the property entrance in order to make the necessary collection which exceeds the council standards and is deemed unacceptable. With collections not being within the required collection distance criteria, the scheme has the potential to create environmental nuisance problems as well as leading to highways and pedestrian safety issues if collection vehicles are stopped for excessive amounts of time. The proposal is therefore contrary to Policies OE1, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS 'Residential Layouts'.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Concern has been raised with regard to the potential for the proposed property Canal house to be at risk of flooding due to the close proximity to the Grand Union Canal. This area is not identified as being at risk of flooding and the proposed property is in line with others set in the same position and distance. As a managed waterway, the levels of the canal can be controlled with more provision to prevent overtopping of the bank.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Issues of tenancy and rights of access are civil issues and not material planning considerations. Any subsequent grant of planning permission would not over-ride any other

legislation or civil agreement and the ability to implement such permission would still be subject to compliance with the terms of any other agreement. In such issues I would refer the tenants of any leasehold to a Solicitor for further guidance. Similarly issues of property values are also not material planning considerations. Any potential pressure upon existing services would be dealt with through building regulations or by the applicant directly with the service provider. Also as this is a small developer there is no requirement to incorporate specific key worker accommodation.

All other issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

The proposal would necessitate the provision of planning obligations to secure S278 works to the external highways at Peerless Drive to secure car parking for Canal House and 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

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

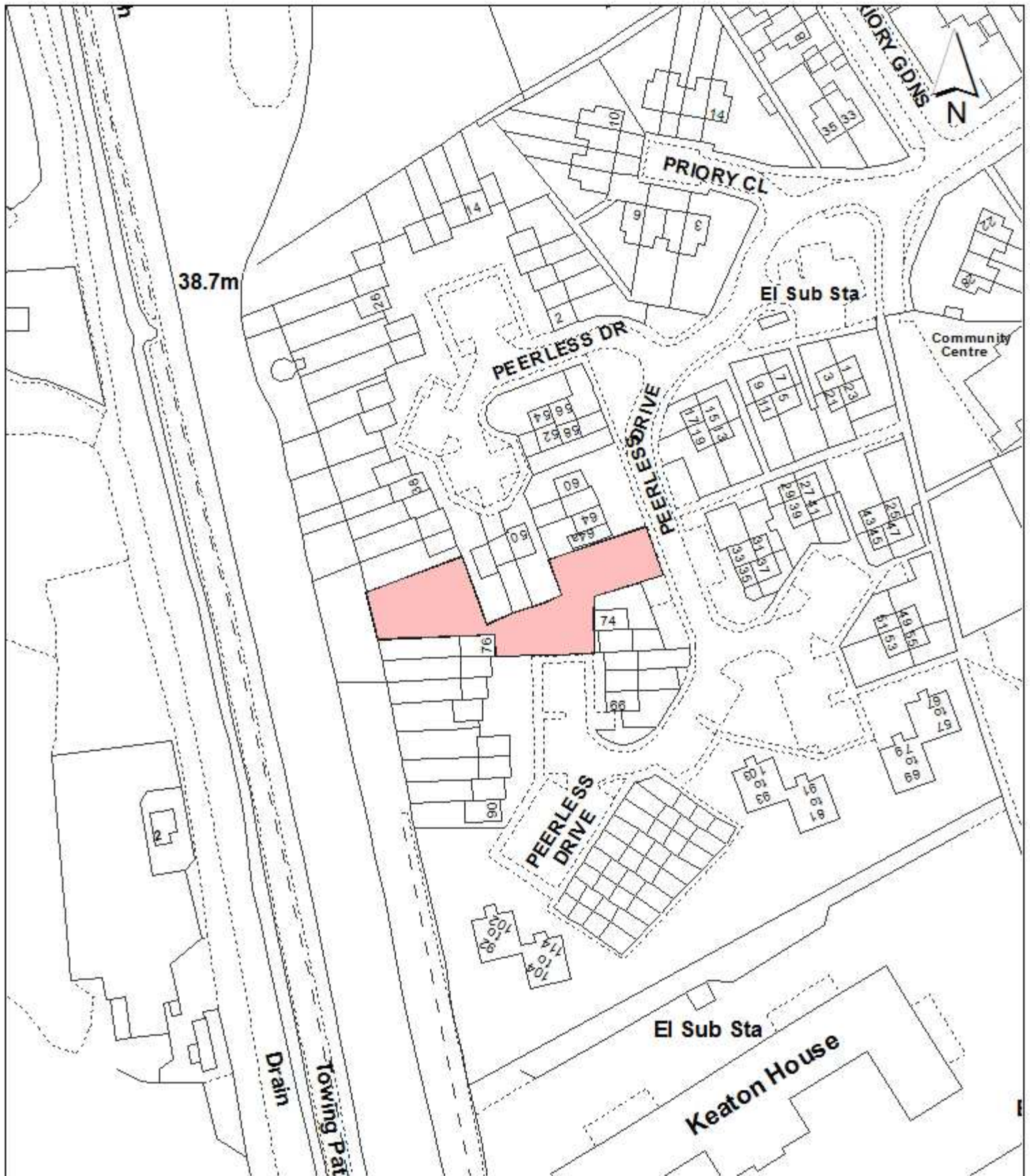
The proposed dwellings fail to provide adequate internal living accommodation for the occupants of the new dwellings. It also fails to include adequate separation distances from existing properties resulting in a loss of privacy to the occupiers of those dwellings. The proposal also fails to demonstrate how adequate parking provision can be provided or tree protection for an existing Birch tree to the front of the site. As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (March 2015)

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address: **Land Between 64A & 74
Land Between 44 & 76
Peerless Drive
Harefield**

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

Planning Application Ref:
71520/APP/2016/145

Scale:
1:1,250

Planning Committee:
North Page 59

Date:
April 2016



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address THE OLD ORCHARD PARK LANE HAREFIELD

Development: Single storey detached outbuilding to be used to serve food and beverages (Revised and Resubmission)

LBH Ref Nos: 3499/APP/2015/4269

Drawing Nos: 70/15/33
267/12/02 Rev A
70/15/30 Rev D
70/15/31 Rev E
70/15/32 Rev E

Date Plans Received: 19/11/2015

Date(s) of Amendment(s): 19/11/2015

Date Application Valid: 20/11/2015

1. SUMMARY

This application is being referred to the Planning Committee for determination as it constitutes a minor development in the Green Belt.

The application seeks planning permission for the erection of a single storey detached barbeque outbuilding in the rear garden of the application site for the purposes of serving hot/cold food and beverages.

The application is a resubmission of a previous application (reference 3499/APP/2015/2212), which was refused permission on 01/09/2015 for a similar scheme (erection of a single storey detached barbeque outbuilding in the rear garden for the purposes of serving hot/cold food and beverages).

It is considered that the proposed detached outbuilding, by reason of proportionate and subordinate scale, bulk and sympathetic design, would visually relate well with the high-quality design of the existing public house on the site. The proposed development would therefore preserve the setting, character and appearance of the building and the Harefield Village Conservation Area. It has also been considered that the proposed outbuilding would not have any adverse impact on the maintenance of the openness and visual amenity of the Green Belt.

The proposed development would accord with the objectives of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Accordingly, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years

from the date of this permission.

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 70/15/30 Rev D, 70/15/31 Rev E and 70/15/32 Rev E (revised and received on 22/03/2016), and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance and preserves the character and appearance of the Harefield Village Conservation Area in accordance with Policies BE4 and BE13 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

The barbecue and outdoor food preparation area in the single storey detached outbuilding hereby permitted shall only be used between the hours of 1000 and 2200 Mondays to Fridays, and between the hours of 1000 and 2300 Saturdays. The use in the outbuilding shall not be carried out on Sundays and / or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies BE24, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

No music or amplified speech, recorded or otherwise, shall be played in the single storey detached outbuilding hereby permitted.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies BE24, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.16	(2015) Green Belt

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), 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.

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

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this

development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

5

As the London Borough of Hillingdon is in a Smoke Control Area, no fuels are to be burnt, which are not smokeless fuels such as charcoal or anthracite. A full list of approved fuels can be found on the defra website: <http://smokecontrol.defra.gov.uk/fuels>

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Park Lane and is accessed from Jacks Lane, which runs in a south-westerly direction.

The application site comprises an attractive building that has jettied wings. The building is currently in use as a public house/ restaurant with an open seating area in an expansive garden to the rear. A temporary white marquee structure is presently sited in the garden. The public house building is positioned on an elevated site overlooking the lake and river valley on the outskirts of Harefield Village.

To the north and northwest of the application site lie the residential curtilages of Old Orchard Lodge and Old Orchard Cottage. The Old Orchard Cottage, a detached bungalow style dwelling, fronts onto Jack's Lane.

The area in general comprises open countryside and is rural in character. The site lies within the Green Belt, the Colne Valley Regional Park and Harefield Village Conservation Area, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

This application seeks permission for the erection of a single storey detached barbecue outbuilding in the rear garden for the purposes of serving hot/cold food and beverages.

Revised plans have been submitted to show a hipped roof with crown section for the proposed outbuilding to a height of 3.7m, and which would be 6m wide and 4m deep. The outbuilding would have hung doors with top opening flaps in the two side elevations (north and south), and the rear elevation (east) of the outbuilding would be enclosed by a 0.7m high retaining wall. The front (west) elevation would comprise a timber framed door and two top hung opening flaps.

The outbuilding would be sited within a new 11m wide and 7m deep paved terrace in the garden and it would be built with half-round plain clay tiles supported on timber trusses and square oak posts, red-brick infill plinth and timber clad finish. Soft landscaping has been proposed to enclose the terrace.

The application is a resubmission of a previous application (reference

3499/APP/2015/2212), which was refused permission on 01/09/2015 for the erection of a flat-roof 2.5m high, 7m wide and 4m deep single storey detached barbeque outbuilding in the rear garden for the purposes of serving hot/cold food and beverages.

3.3 Relevant Planning History

- 3499/AA/95/0611 The Old Orchard Hotel Park Lane Harefield
Change of use of existing hotel to nursing home and erection of three storey side and rear extensions to provide a 53-bedroom facility for 60 patients and associated servicing, car parking and landscaping
Decision: 02-10-1996 Refused
- 3499/APP/2003/1219 Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield
ERECTION OF A FRONT PORCH (INVOLVING DEMOLITION OF EXISTING PORCH)
Decision: 16-02-2004 Approved
- 3499/APP/2004/497 Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield
ERECTION OF A SINGLE STOREY REAR INFILL EXTENSION AND FRONT PORCH (INVOLVING REMOVAL OF A COVERED STORAGE AREA AND EXISTING PORCH)
Decision: 05-08-2004 Approved
- 3499/APP/2005/494 Edwinns Brasserie, The Old Orchard Park Lane Harefield
ERECTION OF A SINGLE STOREY EXTENSION TO FORM TERRACE ROOM ON SITE OF EXISTING TERRACE
Decision: 07-04-2005 Approved
- 3499/APP/2009/2729 Edwinns, The Old Orchard Park Lane Harefield
Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.
Decision: 11-05-2010 Approved
- 3499/APP/2009/2730 Edwinns, The Old Orchard Park Lane Harefield
Demolition of existing bay window to side (Application for Conservation Area Consent.)
Decision: 30-03-2010 Withdrawn
- 3499/APP/2010/1533 Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield
Details in compliance with conditions 5 (cycle storage), 7 (tree survey), 9 (tree protection) and 1 (landfill gas) of planning permission ref: 3499/APP/ 2009/2729 dated 02/02/2010: Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations

to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.

Decision: 04-01-2011 Approved

3499/APP/2010/7 The Old Orchard Park Lane Harefield

Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter and new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new fencing and alterations to existing terrace area.

Decision: 20-01-2010 NFA

3499/APP/2010/8 The Old Orchard Park Lane Harefield

Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter & new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new fencing and alterations to existing terrace area (Application for Conservation Area Consent.)

Decision: 29-01-2010 NFA

3499/APP/2012/1924 The Old Orchard Park Lane Harefield

INSTALLATION OF NEW EXTRACTION PLANT TO REPLACE EXISTING PLANT AND THE ERECTION OF A NEW CLOSE BOARDED FENCE TO MASK THE PLANT

Decision: 19-09-2012 NFA

3499/APP/2012/2773 The Old Orchard Park Lane Harefield

Installation of replacement extraction plant and close boarded fence (Retrospective)

Decision: 26-03-2013 Refused

3499/APP/2015/2212 The Old Orchard Park Lane Harefield

Single storey detached outbuilding to be used to serve food and beverages

Decision: 01-09-2015 Refused

3499/APP/2015/4600 The Old Orchard Park Lane Harefield

Single storey side extension to provide a disabled toilet (Revised)

Decision:

3499/L/78/1637 The Old Orchard Hotel Park Lane Harefield

Res.dev - Hostel/Boarding/Guest house (Full) (P)

Decision: 15-12-1978 Approved

3499/M/79/0339 The Old Orchard Hotel Park Lane Harefield
Extension/Alterations to Hostel/Guest house (P) of 109 sq.m.

Decision: 26-06-1979 Approved

3499/N/82/1034 The Old Orchard Hotel Park Lane Harefield
Section 53 certificate (P)

Decision: 28-09-1982 GPD

3499/Q/84/0651 The Old Orchard Hotel Park Lane Harefield
Front ground floor porch extension.

Decision: 30-05-1984 Approved

3499/R/84/1548 The Old Orchard Hotel Park Lane Harefield
Residential development - Hotel (Outline)(P)

Decision: 18-12-1984 Refused

3499/S/87/1183 The Old Orchard Hotel Park Lane Harefield
Extns to hotel (outline)

Decision: 08-01-1988 Approved

3499/T/88/2288 The Old Orchard Hotel Park Lane Harefield
Dem of ancil bldgs, erect of extns + new lower grnd floor + basement to form 53 bed hotel+assoc
facils

Decision: 12-10-1989 Refused **Appeal:** 06-10-1990 Withdrawn

3499/X/90/0763 The Old Orchard Hotel Park Lane Harefield
Erection of three-storey side extension and two- storey rear extension including demolition of
ancillary buildings at rear, to provide 42 bedrooms, dining area, meeting rooms and ancillary
areas, and associated landscaping

Decision: 29-06-1990 Approved

3499/Y/94/1242 The Old Orchard Hotel Park Lane Harefield
Change of use of existing hotel to nursing home, erection of a three storey side and rear
extension to provide 53-bedroom facility for 60 patients, plus associated servicing facilities, car

parking and landscaping

Decision: 13-12-1994 Withdrawn

3499/Z/95/0321 The Old Orchard Hotel Park Lane Harefield

Renewal of planning permission ref. 3499X/90/763 dated 29/06/90; Erection of three storey side extension and two storey rear extension, including demolition of ancillary buildings at rear to provide 42 bedrooms, dining area, meeting rooms and ancillary areas and associated landscapi

Decision: 15-11-1995 Refused **Appeal:** 28-06-1996 Dismissed

4772/B/84/0652 The Old Orchard Hotel Park Lane Harefield

Householder development - residential extension(P)

Decision: 17-05-1984 Approved

Comment on Relevant Planning History

3499/APP/2015/2212 - Single storey detached outbuilding to be used to serve food and beverages

Decision: Refused on 01/09/2015.

Reason for refusal:

The proposed single storey detached outbuilding, by virtue of unsympathetic design would not visually relate well with the high-quality design of the existing public house building on the site, and it would not preserve or enhance the setting, character and appearance of the building or the Harefield Village Conservation Area. The proposed development would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.16	(2015) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd December 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 neighbouring occupiers (Old Orchard Cottage and Old Orchard Lodge) and the Harefield Village Conservation Area Panel were consulted by letter on 24/11/2015 and a site notice was displayed in the area on 03/12/2015.

An objection has been received from a neighbouring resident, the grounds of which are outlined below:

- Situated within Green belt land and part of the Harefield Village Conservation area.
- Detrimental impact in terms of additional noise from visitors utilising the proposed building
- Additional traffic and parking problems

Harefield Village Conservation Area Panel: No objection to the proposal.

Internal Consultees

Conservation Officer initial comments:

The site is located within the Harefield Village Conservation Area and on designated Green Belt land. The existing restaurant/ public house building is most attractive in the Arts and Crafts, Mediaeval manor house tradition. It is designed in an 'H' shape with jettied wings. The building's context comprises of open seating areas around the building and on the adjacent lawn. The site is situated in a high position, providing views overlooking the lake and river valley towards Buckinghamshire.

Whilst there are no objections to the principle of such a building, as proposed the single storey detached barbecue outbuilding would be considered in principle unacceptable. The proposed building would not enhance or relate well to the existing buildings and structures on the site.

As the proposed building would be a permanent fixture and its proposed prominent positioning on the site, it is recommended that the proposed building's location, scale and overall design are revised. The design of the proposed building/ structure as a permanent feature should relate to the design and style of the existing building, highlighting important features. This would in turn enhance the character of the building, site and surrounding Conservation Area.

The proposed building/ terrace is in close proximity to the existing smoking shelter/ terrace, creating a cramped/ crowded character to the beer garden, which would deter from the rural character of the surrounding area. Therefore it would be considered in principle unacceptable.

Case Officer comments:

Following a joint visit to the site by the Case and Conservation Officers, the receipt of revised plans from the applicants and re-consultation, the Conservation Officer provided additional/revised comments.

Conservation Officer revised comments:

This is now acceptable. Please condition the external materials and finishes - samples to be provided for agreement; also please require by condition details of any flues, vents and external pipework, as well as details of the sleeper walls, paving and planting.

Environmental Protection Unit (EPU) Officer:

No objection. The comments made in the previous application (reference 3499/APP/2015/2212) in respect of conditioning hours of operation are applicable to this application.

The EPU Officer's comments for the previous application are discussed in the 'Impact on Neighbours' section of this report below.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of the principle of the development, the application seeks permission for the erection of a detached outbuilding in conjunction with the existing public house/restaurant use. The public house/restaurant is the established historic use and the associated proposed outbuilding would therefore be considered acceptable in principle.

7.02 Density of the proposed development

Not applicable as it does not constitute a residential development.

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

The site lies within the Colne Valley Regional Park and Harefield Village Conservation Area. The site does not comprise any statutory or locally listed buildings and it is not located in an Area of Special Local Character (ASLC).

The proposed outbuilding, by reason of proportionate and subordinate scale, bulk and sympathetic design, would not be obtrusive, and would visually relate well with the high-quality design of the existing public house building on the site. The proposed outbuilding would therefore overcome the previous reason for refusal and would preserve the setting, character and appearance of the public house building and the Harefield Village Conservation Area, and accord with 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).

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

The objection from the objector in respect of the Green Belt positioning is noted.

In terms of the impact of the outbuilding on the Green Belt, the outbuilding would be single storey and its footprint would constitute approximately 6% of the footprint of the existing public house building. The original public house building has been extended with a number of ad-hoc extensions to the sides and rear. However, the cumulative floor area of the ad-hoc extensions and proposed outbuilding would not exceed 50% of the floor area and footprint of the original building.

It is therefore considered that the scale of the outbuilding is such that it would not increase the built up appearance of the site or adversely impact the maintenance of the openness and visual amenity of the Green Belt, in accordance with Saved Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within Conservation Areas will be expected to preserve or enhance those features, which contribute to their special architectural and visual qualities.

Policy BE13 of the Local Plan will not be permitted if the layout and appearance fail to harmonise with the existing streetscene or other features of the area, which the Local Planning Authority considers it desirable to retain or enhance.

The application site is located within Harefield Village Conservation Area. It is noted that the proposed revised hipped roof of the outbuilding would not replicate the gable end roof of the main building on the site. However, the Conservation Officer has raised no objection to the proposed hipped roof, as the degrees of the pitch slopes are such that they would significantly reduce the bulk, massing and footprint of the outbuilding, thereby making it less prominent as a permanent structure in an open semi-rural location. The proposed use of timber material for mainly the external facades and brickwork for the base and plinths are such that the proposed outbuilding would constitute a light-weight structure. The Conservation Officer has advised that a light-weight appearance is such that it would not represent a significant departure from the high-quality design of the public building, which incorporates attractive and distinctive features such as the jettied wings. As a result, the design of the outbuilding is such that it would not be obtrusive and it would integrate well visually with the existing public house building, as well as preserve the character, appearance and setting of the Harefield Village Conservation Area.

Given the above considerations, the proposed outbuilding, by reason of proportionate and subordinate scale, bulk and sympathetic design, would not be obtrusive, and would visually relate well with the high-quality design of the existing public house building on the site. The proposed outbuilding would therefore overcome the previous reason for refusal and would preserve the setting, character and appearance of the public house building and the Harefield Village Conservation Area, and accord with 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).

7.08 Impact on neighbours

In terms of impact on neighbouring residential amenity, the objection received in respect of

additional noise generation/disturbance and increased parking pressure is noted.

The proposed outbuilding would be sited approximately more than 60m away from the nearest residential properties to the north and north-west (Old Orchard Lodge and Old Orchard Cottage) and it would be screened off from those properties by the public house building on the site. The outbuilding would therefore not result in an unacceptable impact on the neighbouring residential amenities by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook.

The applicant has submitted that the proposed outbuilding would form an associated food/drink serving facility for customers who utilise the open seating area in the rear garden. The applicant has also submitted on the application forms that the opening hours of the public house are unknown. It is noted that the use of the open seating area in the garden has an existing element of noise generation from the comings and goings of customers to the site. It is also noted that the Council's Environmental Protection Unit (EPU) Officers were consulted for the previous related application (reference 3499/APP/2015/2212) and this current application. The EPU Officers advised then, and have confirmed with this application, that if the application is considered acceptable in all aspects, the imposition of opening hours between 1000 and 2200, Mondays to Fridays, and between 1000 and 2300 on Saturdays for food preparation in the outbuilding should be conditioned. It is considered that the recommendation is applicable in the instance of this current application, and that restricting the proposed opening hours to a later hour of 2300 is acceptable, as it would ensure that there is no disturbance to the night rest and sleeping periods of neighbouring residents, typically between 2300 and 0700 hours. This would also help address the concerns of the objector in terms of noise nuisance. The recommendation of the EPU Officer in the previous application, which restricts the playing of music or amplified speech (recorded or otherwise) in the outdoor food preparation area is also considered an appropriate measure.

In terms of the concerns related to additional car parking pressures on the highway, the siting of the proposed outbuilding would not displace any of the existing car parking spaces on the site. The outbuilding is proposed as an associated food preparation area, so it would not result in any material change of the existing use on the site and the parking availability/trip generation it currently generates.

It is therefore considered that the proposal would not harm the residential amenities of the neighbouring occupiers from increased overshadowing, loss of sunlight, visual intrusion, over-dominance, noise nuisance and traffic impacts. As such, the proposal is in compliance with Policies BE20, BE21, BE24, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable as it does not constitute a residential development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

As discussed in the 'Impact on Neighbours' section above, the proposal would have no adverse implications in terms of highway / pedestrian safety, parking availability and traffic / trip generations in and out of the wider area.

7.11 Urban design, access and security

The proposed development would incorporate an acceptable level of design, which would be in keeping with that of the main building on the site. The development would also be sited in a secure location and would incorporate inclusive and level access into the building.

7.12 Disabled access

As mentioned above, the proposed development would incorporate inclusive and level access into the building.

7.13 Provision of affordable & special needs housing

Not applicable as it does not constitute a residential development.

7.14 Trees, Landscaping and Ecology

The proposed outbuilding would not be sited in close proximity of any trees with high amenity value adjacent or near to the site. Additional and complementary soft landscaping would be planted around the terrace enclosing the proposed outbuilding, which is considered would visually soften the appearance of the building.

7.15 Sustainable waste management

The proposal would incorporate existing adequate and secure recycling and refuse storage provision on the site.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The application site is not situated within any Flood Zone, and the scale and use of the proposed development are such that it would not result in the generation of any localised flooding on the site.

7.18 Noise or Air Quality Issues

The EPU Officers had advised in the previous related application, and confirmed with this application, that the installation of a permanent barbecue feature in the proposed outbuilding and lack of an extractor to draw grease of a fryer could have a detrimental effect in terms of emission of smoke through the rest of the serving area and towards neighbouring residential properties. The EPU Officer has advised of the addition of an informative to ensure that fuels which are not smokeless (such as charcoal or anthracite) are not to be burnt. It was also advised that the barbecue in the outbuilding should be sited away from windows and under some form of roof shelter with little or no enclosure surrounding it.

It is considered that the imposition of the suggested informative would ensure that the proposal accords with the control of emission of dark smoke, grit, dust and fumes in line with the Clean Air Act 1993.

7.19 Comments on Public Consultations

The representation (objection) from an adjacent residential occupier in respect of the Green Belt/Conservation Area location of the site, generation of noise and nuisance, and additional traffic/parking pressures has been discussed in the main section of this report above.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It has been considered that the proposed detached outbuilding, by reason of proportionate and subordinate scale, bulk and sympathetic design, would visually relate well with the high-quality design of the existing public house on the site. The proposed development would therefore preserve the setting, character and appearance of the building and the Harefield Village Conservation Area. It has also been considered that the proposed outbuilding would not have any adverse impact on the maintenance of the openness and visual amenity of the Green Belt.

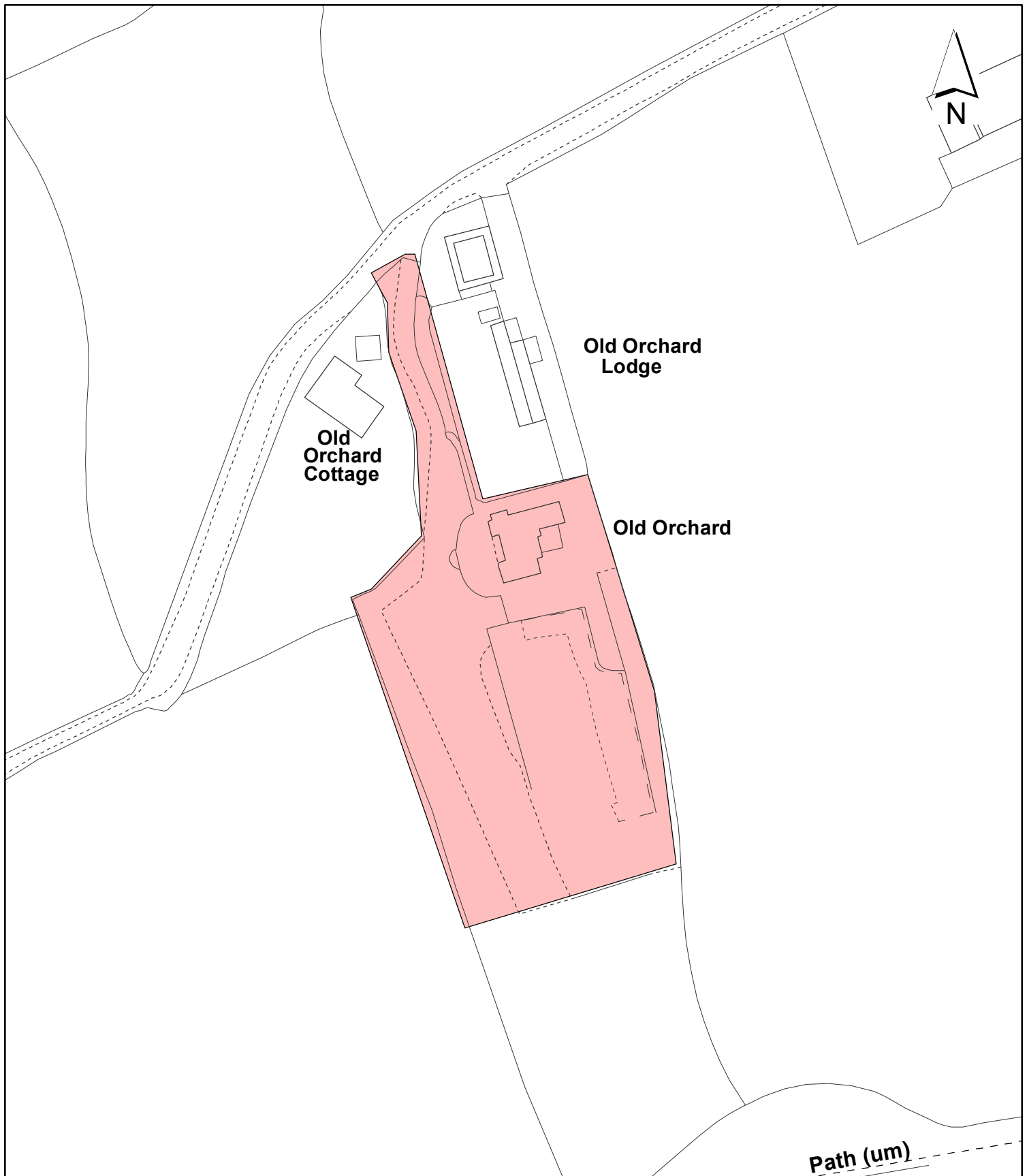
The proposed development would therefore accord with the objectives of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

11. Reference Documents

The London Plan (March 2015)
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)

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Old Orchard
 Park Lane
 Harefield**

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

Planning Application Ref:

3499/APP/2015/4269

Scale:

1:1,250

Planning Committee:

North Page 76

Date:

April 2016



HILLINGDON
 LONDON

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 02 Rev B, 03 Rev B and 04 Rev B (Revised and received on 22 March 2016).

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies BE4 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL4	Green Belt - replacement or extension of buildings
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.16	(2015) Green Belt

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), 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.

4 I47 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Park Lane and is accessed from Jacks Lane to the north, which runs in a south-westerly direction.

The application site comprises an attractive building that has 'jettied wings' gable projections to the front (western) and northern side elevations. The building is designed in the Arts and Crafts tradition and has a main gable end roof, which links in with the gable projections. The building is currently in use as a public house/restaurant with an open seating area in an expansive garden to the rear. A temporary white marquee structure is presently sited in the garden. The public house building is positioned on an elevated site overlooking the Pynesfield Lake to the west and Colne Valley on the outskirts of Harefield Village. The access road leading into the site from Jacks Lane winds round to the west and rear of the building, leading to an expansive car-park area. An upward and steeply inclined ramp with retaining brick walls is sited to the north of the building and provides inclusive access to the front elevation.

To the north and northwest of the application site lie the residential curtilages of Old Orchard Lodge and Old Orchard Cottage. The Old Orchard Cottage, a detached bungalow style dwelling, fronts onto Jack's Lane.

The area in general comprises open countryside and is rural in character. The site lies within the Green Belt, the Colne Valley Regional Park and Harefield Village Conservation Area, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

This application proposes a single storey extension to the northern side elevation of the building, which would form a disabled toilet facility.

Revised plans have been submitted, which show that the proposed single storey side extension would be sited behind the gable projection on the northern side elevation. The proposed side extension would be set-in 5.63m from the edge of the front wall by 5.63m, and set-in 15.43m from the rear wall/eastern edge of the side wall. The proposed side extension would have an obscure-glazed side window and stepped mono-pitched roof to eaves and ridge heights of 2.7m and 4m. The side extension would be 3.26m deep and 1.8m wide (extending 0.57m beyond the width of the gable projection).

3.3 Relevant Planning History

- 3499/AA/95/0611 The Old Orchard Hotel Park Lane Harefield
Change of use of existing hotel to nursing home and erection of three storey side and rear extensions to provide a 53-bedroom facility for 60 patients and associated servicing, car parking and landscaping
Decision: 02-10-1996 Refused
- 3499/APP/2003/1219 Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield
ERECTION OF A FRONT PORCH (INVOLVING DEMOLITION OF EXISTING PORCH)
Decision: 16-02-2004 Approved
- 3499/APP/2004/497 Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield
ERECTION OF A SINGLE STOREY REAR INFILL EXTENSION AND FRONT PORCH (INVOLVING REMOVAL OF A COVERED STORAGE AREA AND EXISTING PORCH)
Decision: 05-08-2004 Approved
- 3499/APP/2005/494 Edwinns Brasserie, The Old Orchard Park Lane Harefield
ERECTION OF A SINGLE STOREY EXTENSION TO FORM TERRACE ROOM ON SITE OF EXISTING TERRACE
Decision: 07-04-2005 Approved
- 3499/APP/2009/2729 Edwinns, The Old Orchard Park Lane Harefield
Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.
Decision: 11-05-2010 Approved
- 3499/APP/2009/2730 Edwinns, The Old Orchard Park Lane Harefield
Demolition of existing bay window to side (Application for Conservation Area Consent.)

Decision: 30-03-2010 Withdrawn

3499/APP/2010/1533 Edwinn's Restaurant, The Old Orchard Hotel Park Lane Harefield

Details in compliance with conditions 5 (cycle storage), 7 (tree survey), 9 (tree protection) and 1 (landfill gas) of planning permission ref: 3499/APP/ 2009/2729 dated 02/02/2010: Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.

Decision: 04-01-2011 Approved

3499/APP/2010/7 The Old Orchard Park Lane Harefield

Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter and new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new fencing and alterations to existing terrace area.

Decision: 20-01-2010 NFA

3499/APP/2010/8 The Old Orchard Park Lane Harefield

Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter & new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new fencing and alterations to existing terrace area (Application for Conservation Area Consent.)

Decision: 29-01-2010 NFA

3499/APP/2012/1924 The Old Orchard Park Lane Harefield

INSTALLATION OF NEW EXTRACTION PLANT TO REPLACE EXISTING PLANT AND THE ERECTION OF A NEW CLOSE BOARDED FENCE TO MASK THE PLANT

Decision: 19-09-2012 NFA

3499/APP/2012/2773 The Old Orchard Park Lane Harefield

Installation of replacement extraction plant and close boarded fence (Retrospective)

Decision: 26-03-2013 Refused

3499/APP/2015/2212 The Old Orchard Park Lane Harefield

Single storey detached outbuilding to be used to serve food and beverages

Decision: 01-09-2015 Refused

3499/APP/2015/4269 The Old Orchard Park Lane Harefield

Single storey detached outbuilding to be used to serve food and beverages (Revised and Resubmission)

Decision:

3499/L/78/1637 The Old Orchard Hotel Park Lane Harefield
Res.dev - Hostel/Boarding/Guest house (Full) (P)

Decision: 15-12-1978 Approved

3499/M/79/0339 The Old Orchard Hotel Park Lane Harefield
Extension/Alterations to Hostel/Guest house (P) of 109 sq.m.

Decision: 26-06-1979 Approved

3499/N/82/1034 The Old Orchard Hotel Park Lane Harefield
Section 53 certificate (P)

Decision: 28-09-1982 GPD

3499/Q/84/0651 The Old Orchard Hotel Park Lane Harefield
Front ground floor porch extension.

Decision: 30-05-1984 Approved

3499/R/84/1548 The Old Orchard Hotel Park Lane Harefield
Residential development - Hotel (Outline)(P)

Decision: 18-12-1984 Refused

3499/S/87/1183 The Old Orchard Hotel Park Lane Harefield
Extns to hotel (outline)

Decision: 08-01-1988 Approved

3499/T/88/2288 The Old Orchard Hotel Park Lane Harefield
Dem of ancil bldgs,erect of extns + new lower grnd floor + basement to form 53 bed hotel+assoc
facils

Decision: 12-10-1989 Refused **Appeal:** 06-10-1990 Withdrawn

3499/X/90/0763 The Old Orchard Hotel Park Lane Harefield
Erection of three-storey side extension and two- storey rear extension including demolition of
ancillary buildings at rear, to provide 42 bedrooms, dining area, meeting rooms and ancillary

areas, and associated landscaping

Decision: 29-06-1990 Approved

3499/Y/94/1242 The Old Orchard Hotel Park Lane Harefield

Change of use of existing hotel to nursing home, erection of a three storey side and rear extension to provide 53-bedroom facility for 60 patients, plus associated servicing facilities, car parking and landscaping

Decision: 13-12-1994 Withdrawn

3499/Z/95/0321 The Old Orchard Hotel Park Lane Harefield

Renewal of planning permission ref. 3499X/90/763 dated 29/06/90; Erection of three storey side extension and two storey rear extension, including demolition of ancillary buildings at rear to provide 42 bedrooms, dining area, meeting rooms and ancillary areas and associated landscapi

Decision: 15-11-1995 Refused **Appeal:** 28-06-1996 Dismissed

4772/B/84/0652 The Old Orchard Hotel Park Lane Harefield

Householder development - residential extension(P)

Decision: 17-05-1984 Approved

Comment on Relevant Planning History

The site has an extensive history of records (consents/refusals) for varied additions to the application public house building.

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:

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.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL4	Green Belt - replacement or extension of buildings
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.16	(2015) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th February 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Two neighbouring occupiers and the Harefield Village Conservation Area Panel were consulted by letter on 21/01/2016 and a site notice was displayed in the area on 29/01/2016.

An objection has been received from a neighbouring resident, the grounds of which are summarised below:

- The existing building has space to accommodate a disabled toilet so there is no need for an additional extension.

Internal Consultees

Conservation Officer - Initial comments:

This is a very handsome building, designed in the Arts and Crafts tradition and prominently located high above the Colne Valley. It is situated within Harefield Conservation Area and the Green Belt. There have been many extensions and alterations to the building over the years, but great care was taken to ensure that they were in keeping with the building's design and character.

Whilst the proposal to relocate the current disabled toilet would be acceptable in principle, its design, a flat roofed box like structure attached to the side elevation, would be very inappropriate. The desired location, which is both attractive and visible, will not make it easy to design an appropriate structure, to appear as if part of the host building. At the very least, the structure would need to have a lean-to tiled roof, with an obscure glazed window to break up the long wall.

Following the submission of revised plans by the applicants, the Conservation Officer has commented that the revised design and scale of the proposed single storey side extension is acceptable, and that they have no objection to the proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of the principle of the development, the application seeks permission for the erection of a single storey side extension in conjunction with the existing public house/restaurant use. The public house/restaurant is the established historic use and the

proposed side extension would form an associated integral disabled toilet facility. It is therefore considered that the proposed side extension is acceptable in principle.

7.02 Density of the proposed development

Not applicable as it does not constitute a residential development.

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

The site lies within the Colne Valley Regional Park and Harefield Village Conservation Area. The site does not comprise any statutory or locally listed buildings and it is not located in an Area of Special Local Character (ASLC).

As will be discussed in the 'Impact on the character and appearance of the area' section of this report below, the proposed single storey side extension, by reason of acceptable proportionate scale and sympathetic roof design, would not be obtrusive, and would visually relate well with the high-quality design of the existing public house building on the site. The proposed side extension would therefore preserve the setting, character and appearance of the public house building and the Harefield Village Conservation Area, thereby according with the objectives of 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 guidance contained in the adopted HDAS SPD: Residential Extensions (December 2008).

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

In terms of the impact of the outbuilding on the Green Belt, the proposed side extension would be single storey and its footprint in and of itself would constitute approximately 6% of the footprint of the existing public house building. The original public house building has been extended with a number of ad-hoc extensions to the sides and rear. However, the cumulative floor area of the ad-hoc extensions and proposed side extension would not exceed 50% of the floor area and footprint of the original building.

It is therefore considered that the scale of the extension is such that it would not increase the built up appearance of the site or adversely impact the maintenance of the openness and visual amenity of the Green Belt, in accordance with Saved Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within Conservation Areas will be expected to preserve or enhance those features, which contribute to their special architectural and visual qualities.

Policies BE13, BE15 and BE19 of the Local Plan specify that development will not be permitted if the layout and appearance fail to harmonise with the existing streetscene or other features of the area, which the Local Planning Authority considers it desirable to retain or enhance.

The application site is located within Harefield Village Conservation Area. The proposed single storey side extension would be 1.8m wide, and its depth of 3.26m is such that it would be less than the overall depth of that side elevation by approximately 21m. As such, it is considered that the side extension would not constitute an unduly bulky addition in relation to the scale and massing of the existing northern side elevation of the public house building.

The Conservation Officer has raised no objection to the revised scale and roof design of the proposed single storey side extension, on the grounds that the pitched roof would appropriately be in keeping with the profile of the gable end main roof to the northern side and pitch roofs of the existing 'jetted wing' projection and other existing additions to that side elevation. The acceptable roof design and scale of the proposed extension are such that the extension would not be unduly prominent and would not appear as an incongruous and/or obtrusive addition in that open semi-rural location. The proposed side extension would incorporate an adequately sized window opening, which would ensure the break up of the massing of the side extension. As a result, the design of the side extension is such that it would not be obtrusive, and it would integrate well visually with the existing public house building, its high architectural quality, as well as with the character and appearance of the Harefield Village Conservation Area.

Given the above, it is considered that the proposed single storey side extension, by reason of acceptable proportionate scale and sympathetic roof design, would not be obtrusive, and would visually relate well with the high-quality design of the existing public house building on the site. The proposed side extension would therefore preserve the setting, character and appearance of the public house building and the Harefield Village Conservation Area, thereby accords with the objectives of 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).

7.08 Impact on neighbours

In terms of impact on neighbouring residential amenity, the proposed side extension would be sited approximately 5.5m away from the rear garden boundary of the nearest residential property to the north at Old Orchard Lodge. The side extension would be adequately screened off from that property by a thick belt of high hedging and trees on that neighbouring rear boundary. There would be an approximate distance of 32m across the access road between the proposed extension and the eastern side boundary of the residential property to the north-west at Old Orchard Cottage. The proposed side extension would therefore not result in an unacceptable impact on the neighbouring residential amenities by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook.

It is therefore considered that the proposed single storey side extension would not harm the residential amenities of the neighbouring occupiers from increased overshadowing, loss of sunlight/outlook, visual intrusion and over-dominance. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable as it does not constitute a residential development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The siting of the proposed single storey side extension would not displace any of the existing car parking spaces on the site. The side extension is proposed as an integral disabled toilet facility area, so it would not result in any material change of the existing use on the site and the parking availability/trip generation it currently generates.

As such, the proposal would have no adverse implications in terms of highway/pedestrian safety, parking availability and traffic / trip generations in and out of the wider area, and would not have any conflict with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The proposed development would incorporate an acceptable level of design, which would be in keeping with that of the main building on the site. The development would also be sited in a secure location and would incorporate inclusive and level access into the building.

7.12 Disabled access

As mentioned above, the proposed development would incorporate inclusive and level access into the building.

7.13 Provision of affordable & special needs housing

Not applicable as it does not constitute a residential development.

7.14 Trees, Landscaping and Ecology

The proposed outbuilding would not be sited in close proximity of any trees with high amenity value adjacent or near to the site.

7.15 Sustainable waste management

The proposal would incorporate existing adequate and secure recycling and refuse storage provision on the site.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The application site is not situated within any Flood Zone, and the scale and use of the proposed development are such that it would not result in the generation of any localised flooding on the site.

7.18 Noise or Air Quality Issues

The scale, nature and level of use of the proposed development are such that the development would not result in any adverse noise and/or air quality concerns.

7.19 Comments on Public Consultations

The representation (objection) from an adjacent residential occupier in respect of the accommodation of the proposed development within the existing internal confines of the main building on the site has been discussed in the main section of this report above.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It is considered that the proposed single storey side extension, by reason of its acceptable proportionate scale and sympathetic design, would not be an obtrusive addition, and it would visually relate well with the high-quality design of the existing public house on the site. The proposed development would therefore preserve the setting, character and appearance of the host building and the wider Harefield Village Conservation Area. It has also been considered that the proposed side extension would not have any adverse impact

on the maintenance of the openness and visual amenity of the Green Belt.

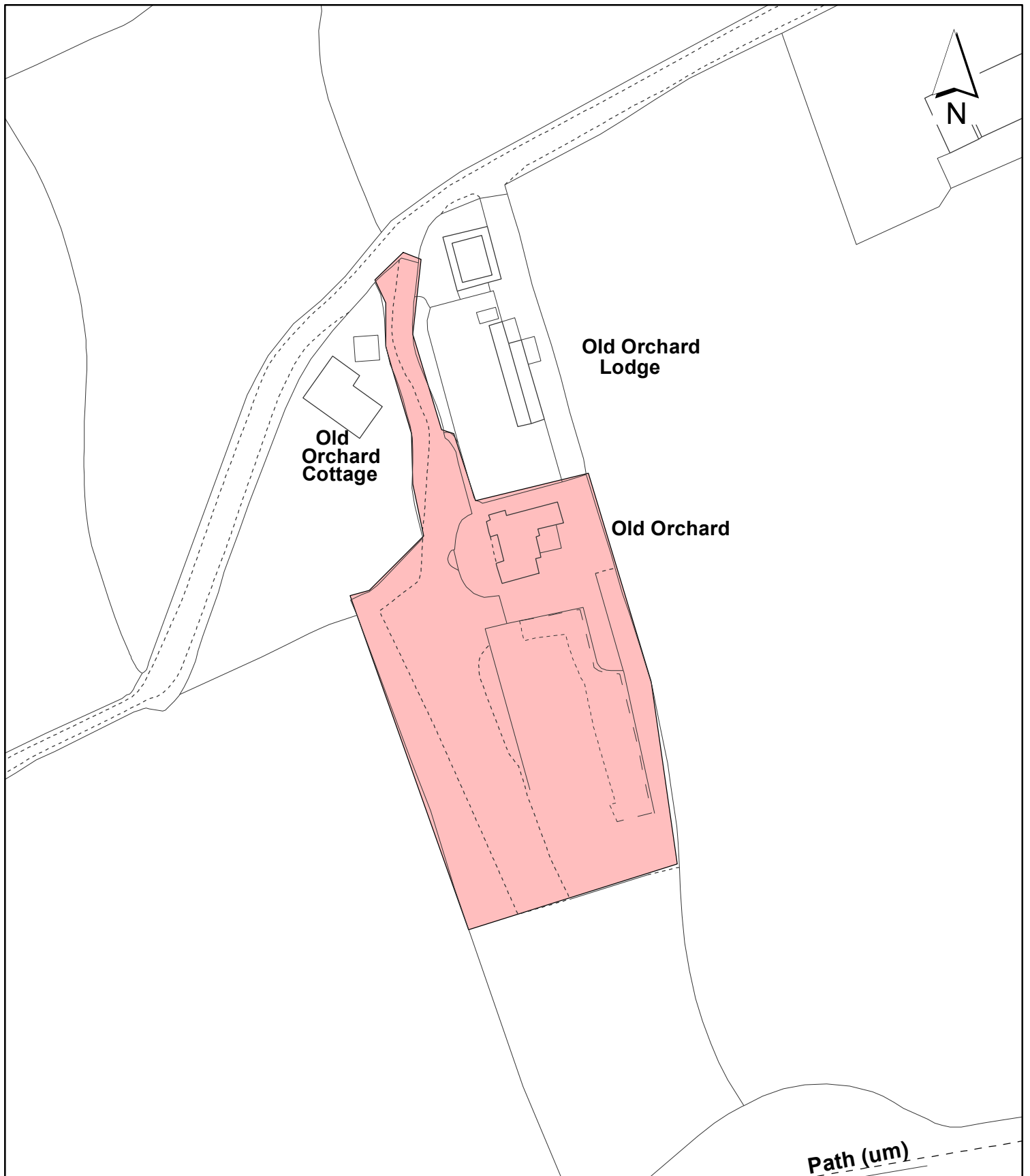
The proposed development would therefore accord with the objectives of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

11. Reference Documents

The London Plan (2015)
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)

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Old Orchard
 Park Lane
 Harefield**

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

Planning Application Ref:

3499/APP/2015/4600

Scale:

1:1,250

Planning Committee:

North Page 90

Date:

April 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 31 December 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 March 2016 and updates the information received by Cabinet in December 2015. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 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 January 2016 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/15' 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 30/09/15" and "Total Income as at 31/12/15".

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 31 December 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 March 2016.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

**North Planning Committee - 12th April 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 February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
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 £16,000 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/278/77/197 *62	South Ruislip	R.A.F Northolt.. South RuislipMain 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/278/78/238G *76	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/278/86/237E	Eastcote & East 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 (£14,752).
PT/278/89/949 *115	Harefield	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442 West London Composting, New Years Green Lane, Harefield.	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. £7,963.56 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
SECTION 278 SUB - TOTAL			252,457.28	252,457.28	86,656.91	86,656.91	0.00	165,800.37	0.00	Funds received as a returnable bond to ensure the satisfactory completion of the highway works associated with the development.
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	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PT/25/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	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	26,422.03	23,227.43	3,549.97	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. Earmarked 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 Aida Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	135,000.00	135,000.00	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	312,282.15	54,541.18	54,541.18	23,227.43	257,712.97	189,603.50	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	564,739.43	564,739.43	141,198.09	141,198.09	23,227.43	423,513.34	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 February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
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	0.00	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. £658,998 has been allocated and spent towards expansion at Ruislip High School (Cabinet Member Decision 21/10/2010) and £342,000 towards Deanfield 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 2011/14. Reallocated and spent towards Harlyn Primary School. (Cabinet Member Decision 19/03/2015). Remaining funds earmarked towards Northwood School, subject to Cabinet Member approval.
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	426,346.97	0.00	0.00	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016. Contribution allocated and spent towards improvements at White Heath Primary School (retrospective). Cabinet Member Decision 28/01/2016.
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	0.00	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). Remaining funds earmarked towards Northwood School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16524/APP/2012/3220	12,796.00	12,796.00	0.00	0.00	12,796.00	12,796.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent within 5 years of receipt (Feb 2019).
EYL/206/358	Northwood	Land forming part of Oakhurst, Northgate, Northwood. 6712/APP/2011/2712	13,391.12	0.00	0.00	0.00	13,391.12	13,391.12	13,391.12	Contribution received to be used by the Council 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; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
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	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/216/335	West Ruislip	157-161 High Street, Ruislip 64711/APP/2011/214	2,176.00	2,176.00	0.00	0.00	2,176.00	2,176.00	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. Funds earmarked towards Ruislip Gardens Primary School scheme, as part of the Council's Primary Expansion Programme. Subject to formal approval.

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 February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
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	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Abotsfield School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
EYL/218/337	Northwood	37 Moor Park Road, Northwood 4581/APP/2013/3765	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Northwood School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
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	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary yield arising from the development. No time limits. Funds earmarked towards Northwood School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
EYL/222/342	Northwood	Royal 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	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Northwood School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
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	0.00	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. £45,389.88 earmarked towards Northwood School and £30,260 earmarked towards Glebe Primary School project as part of the Council's Primary and Secondary School Expansion Programme, subject to Cabinet Member approval.
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	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Northwood School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
EYL/226/351A	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	29,531.00	29,531.00	0.00	0.00	0.00	29,531.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Northwood School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS AS AT 31/12/15	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/15	COMMENTS (as at mid February 2016)
EYL/229/353	West Ruislip	28 Withy Lane, Ruislip. 6885/APP/2014/987	AS AT 31/12/15 5,081.00	AS AT 30/09/15 5,081.00	AS AT 31/12/15 0.00	To 31/12/15 0.00	AS AT 31/12/15 5,081.00	AS AT 31/12/15 0.00	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. Funds earmarked towards Northfield School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.	
EYL/232/357	Ickenham	66 Long Lane, Ickenham 20545/APP/2012/2848	20,041.43	0.00	0.00	0.00	20,041.43	20,041.43	Contribution received to be used by the Council towards providing education; educational improvements or 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 limits for spend.	
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,085,489.69	5,052,067.14	3,383,263.00	0.00	1,702,226.69	46,228.55		
PORTFOLIO: CENTRAL SERVICES										
		CENTRAL SERVICES SUB - TOTAL	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	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/58/238C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	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	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 P/118/231C. Original scheme not viable. Time limit has now expired. Officers in negotiation with developer.	
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	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).	
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	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	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/2009/1060	16,353.04	16,353.04	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	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)	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS AS AT 31/12/15	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/15	COMMENTS (as at mid February 2016)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 592.14/APP/2010/1766	AS AT 31/12/15 19,669.95	AS AT 30/09/15 19,669.95	AS AT 31/12/15 0.00	AS AT 30/09/15 0.00	To 31/12/15 0.00	AS AT 31/12/15 19,669.95	AS AT 31/12/15 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	17,700.00	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	298,311.32	298,311.32	17,700.00	17,700.00	17,700.00	280,611.32	240,481.97	
		PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION								
CSL/6/189A	Ruislip	30 Kings End, Ruislip 46299/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.
CSL/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.
CSL/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.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	276,881.40	276,881.40	0.00	250.14	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 09/02/2014).
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	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	166,516.50	166,516.50	0.00	103,233.50	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 continuing on site, awaiting invoices.

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 February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
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	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	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	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	0.00	356.03	0.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
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	0.00	2,263.48	0.00	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). Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/36/299B	Gavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	955.56	0.00	0.00	0.00	955.56	0.00	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/37/299C	Gavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	11,028.95	11,028.95	0.00	0.00	0.00	Contribution received towards the provision of 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 592.14/APP/2010/1766	1,375.61	1,375.61	0.00	0.00	0.00	1,375.61	0.00	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). Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
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	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	2,580.63	2,580.63	0.00	0.00	0.00	2,580.63	2,580.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/48/323E	Gavendish	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	0.00	Contribution received towards the provision of or improvements to library facilities and/or books within the Authority's Area. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/51/331D	Gavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	458.62	458.62	0.00	0.00	0.00	458.62	0.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
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/55/346C	Northwood	42-46 Ducks Hill Road, Northwood 49987/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	659.51	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	654,978.01	454,426.85	287,910.35	166,516.50	200,551.16	57,944.58	

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 February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL	953,289.33	953,289.33	472,126.85	305,610.35	184,216.50	481,162.48	298,426.65	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	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 returned. 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 committed 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	Contribution received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016. Contribution allocated towards improvements at Churchfield Gardens. (Cabinet Member Decision 18/12/2015). Scheme on site.
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	7,214.17	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, Northolt, 2292/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, staffing, 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.
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip, 68895/APP/2011/3049	10,000.00	10,000.00	10,000.00	10,000.00	548.38	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 Pin Meadow (Cabinet Member Decision 3/17/10/13). 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	Cavendish	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 Arla Dairy Site, Victoria Rd, Ruislip, 68819/APP/2014/1600	50,000.00	50,000.00	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	451,179.35	94,722.26	94,722.26	1,084.38	356,457.09	120,000.00	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										

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 February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,754.72	21,754.72	21,754.72	21,754.72	13,170.29	0.00	0.00	Contribution received towards primary health care facilities within a 3 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 HCCG (July 2015).
H/11/195B *57	Ruislip	Highgrove House, Eascole 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	22,516.57	22,516.57	22,516.57	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 HCCG (July 2015).
H/22/239E *74	Eastcote	Highgrove House, Eascole 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	49,601.53	48,364.47	49,601.53	0.00	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 CSL5/164A. Contribution allocated towards improvements at the Elm Park Dining Centre. (Cabinet Member Decision 19/03/2015). Scheme completed June 2015. All invoices now received.
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.
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/35/282G	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	40,528.05	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/36/299D *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	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
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	86,000.00	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/48/331E *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 & 3359/3356 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidised 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.
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/20131094	8,698.77	8,698.77	0.00	0.00	0.00	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	906,544.05	93,872.82	92,635.76	85,288.39	812,671.23	646,883.88	
		SECTION 106 SUB - TOTAL	7,708,784.57	7,675,352.02	4,098,554.11	3,930,772.55	293,816.70	3,610,230.46	1,301,142.48	
		GRAND TOTAL ALL SCHEMES	7,961,241.85	7,927,809.30	4,185,211.02	4,017,429.46	293,816.70	3,776,030.83	1,301,142.48	
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.										

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 February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
<p>Bold figures indicate changes in income and expenditure</p> <p>Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.</p> <p>* Denotes funds the Council is unable to spend currently (total £368,096.62)</p> <p>*24: PT/25 £37,425.09 reasonable period* for expenditure without owner's agreement has lapsed.</p> <p>*32: PT/28/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).</p> <p>*49: PT/28/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).</p> <p>*55: H/9/84C £0.00 funds have been received to provide Primary Health Care facilities in the borough.</p> <p>*57: H/11/195B £3,156.00 funds have been received to provide health care services in the borough.</p> <p>*62: PT/28/77/197 £23,000.00 held as security for the due and proper execution of the works.</p> <p>*72: H/20/238F £31,441.99 funds have been received to provide Health Care services in the borough.</p> <p>*73: H/2/237D £0.00 funds have been received to provide Primary Health Care facilities in the borough.</p> <p>*74: H/2/239E £7,363.00 funds have been received to provide Health Care services in the borough.</p> <p>*76: PT/28/78/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).</p> <p>*81: H/2/233D £3,353.86 funds have been received to provide Health Care services in the borough.</p> <p>*92: H/3/4282F £15,031.25 funds received to provide health care facilities in the borough.</p> <p>*94: H/3/6299D £9,001.79 funds received to provide health care facilities in the borough.</p> <p>*96: H/3/7301E £12,958.84 funds received to provide health care facilities in the borough.</p> <p>*103: H/4/319D £24,312.54 funds received to provide health care facilities in the borough.</p> <p>*104: H/4/6323G £14,126.88 funds received to provide health care facilities in the borough.</p> <p>*105: PT/148/327 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)</p> <p>*107: H/4/8331E £4,320.40 funds received to provide health care facilities in the borough.</p> <p>*110: H/5/231H £17,374.27 funds received to provide health care facilities in the borough.</p> <p>*112: H/5/4343D £8,698.77 funds received to provide health care facilities in the borough.</p> <p>*113: H/63/346D £8,434.86 funds received to provide health care facilities in the borough.</p> <p>*115: PT/28/89/349 £106,884.18 funds to be held as a returnable deposit for highways works (to be later refunded).</p> <p>*116: H/67/351D £6,212.88 funds received to provide health care facilities in the borough.</p> <p>£368,096.62</p>										

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

income 31 Dec 15	income 30 sept 15	
34,839,523.30	31,515,904.65	3,323,618.65
		3,323,618.65

exp 31 Dec 15	exp 30 Sept 15	
17,653,899.56	17,382,389.45	271,510.11
		271,510.11

total bal	spendable unalloc:	unspendable	allocated (live/not live)
17,185,623.74	7,296,471.14	3,255,886.44	6,633,266.16
			6,592,995.68

3,052,108.54	-	887,860.70	110,301.34	3,829,667.90
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3,052,108.54

		Dec report			Sept rpt		S106 unspendable			not allocated		
		Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
		at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29)	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827		58,827		5,000	5,000				0
PT278/30/115 *22	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447 Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	572,732	572,732		572,732		558,232	558,232				0
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	385,827	385,827		385,827		188,379	188,379				0
PT278/44/87A *20	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673		278,673		197,592	197,592				0
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458		7,458		5,000	5,000				0
PT278/47	Refunds Various		12,339	(12,339)	12,339							0
PT278/48	No Legal Agreement Various	74,984	74,984		74,984							0
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106 Land at Rockingham Road, Riverside	63,873	63,873		63,873		63,873	63,873				0
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595 Harlington Community School Sports Centre, Pinkwell Lane, Hayes /	33,510	33,510		33,510							0
PT278/51/128 *36	18948/APP/2000/2427	4,847	4,847		4,847							0
PT278/55/10A *14 (Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499		161,499		161,036	161,036				0
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284 The Dairy Farm, Breakspear Road North, Harefield	381,642	381,642		381,642							0
PT278/58/143 PT278/60/147 A	27314/APP/2005/844	1,000	1,000		1,000							0
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Highways	16,500	16,500		16,500		15,000	15,000				0
PT278/60/147 B	45658/APP/2002/3012	55,126	55,126		55,126							0
PT278/61/148 A	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082 Hayes Goods Yard	2,000	2,000		2,000							0
PT278/62/149 PT278/63 *49	10057/APP/2004/2996&2999	2,000	2,000		2,000							0
PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote	25,000	25,000		55,000	(30,000)			20,000		20,000	
	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	BA World Cargo / 50045A/95/1043	328,915	328,915		328,915		328,915	328,915				0
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335		399,335		136,690	136,690				0
PT/08/68A&B (See also PT/66)	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418		12,418							0
PT/11/45	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248		3,248							0
PT/18/38B (See also E/25/38A)	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	135,981	135,981		135,981		59,068	59,068				0
PT/20/70	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915		19,915							0
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485		113,485			893	(893)			0
PT/24/55 (see E/08) *28	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 362/BH/97/0714	22,935	22,935		22,935		22,935	22,935				0
PT/25/56 *24	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310		36,310		36,310	36,310				0
PT/37/40B-C (see: PPR/29) PT37/40E	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808		553,808							0
*47 PT/41/94A (See also E/29)	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819		31,819		31,819	31,819				0
*19 PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	9,506	9,506		9,506		9,506	9,506				0
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	4,777	4,777		4,777		4,777	4,777				0
*19 PT/42/41 *31	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	5,703	5,703		5,703		5,703	5,703				0
PT/44/03	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	50,000	50,000		50,000		50,000	50,000				0
PT/45/58 PT/50/15B (see also: PPR/07)	2664/AA/98/2349	13,689	13,689		13,689							0
	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018 County Court Site Traffic Management	30,000	30,000		30,000							0
		35,757	35,757		35,757							

PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme										
*45	10850/5/97/2005	3,520	3,520	3,520						0	
PT/54/21C	Former EMI Site, Dawley Road - Landscaping	57,000	57,000	57,000						0	
PT/54/21D	Former EMI Site, Dawley Road - HGV Signage	39,739	39,739	39,739						0	
PT/56/26A	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing	2,676,600	2,601,600	75,000	2,601,600					0	
(see: PPR/18 & E/17)											
PT/57/27C	(see: EYL/35 & E/18)										
*34	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	13,882	13,882	13,882		12,511	12,511			0	
PT/61/89B	LHR Training Centre, Stockley Close / 51458/97/1537	25,000	25,000	25,000						0	
(see: E/35)	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting	18,863	18,863	18,863						0	
PT/65/74A	(see EYL/40, E/20 & E/21)										
PT/66/51	White Hart Public House, 1186 Uxbridge Road, Hayes	5,261	5,261	5,261						0	
(See also PT/08)											
PT/67/95A	(Formerly E/30/95A)										
	Land At Royal Lane Hillingdon	3,440	3,440	3,440						0	
	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296	42,925	42,925	42,925						0	
PT/68/96A	Land at West Drayton Depot Stockley Road West Drayton - Landscaping	5,463	5,463	5,463						0	
PT/69/97A	(see: E/22)										
PT/70/98A	(see: EYL/46 & E/23)										
	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552	25,590	25,590	25,590						0	
PT/71/99	11005/AG/97/360	250,000	250,000	250,000						0	
PT/72/88B	Land at Hales Yard Springwell Lane, Harefield	41,720	41,720	41,720						0	
(see: PT/73 & EYL/47)											
PT/73/88C	Land at Hales Yard, Springwell Lane, Harefield	9,840	9,840	9,840						0	
(see: PT/72 & EYL/47)											
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	34,213	34,213	34,213						0	
PT/77/123	Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	49,588	49,588	49,588						0	
PT/78/10B	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	27,201	27,201	27,201						0	
(See also PT/278/55)											
PT/79/108A	(formerly PT/278/41)										
PT/80/112	Larchmont, Ladygate Lane, Ruislip.	74,594	74,594	74,594						0	
(formerly PT/278/05)											
PT/82/114	Grand Union Park, Packet Boat Lane, site ref. 1197 (various applications)	46,418	46,418	46,418						0	
(formerly PT/278/23)											
PT84/87B-D	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	12,785	12,785	12,785						0	
(Formerly part of PT/278/44)											
	Brunel s106 16 April 04	14,396	14,396	14,396						0	
	532/SPP/2002/2237										
	MOD Records Office, Stockley Road, Hayes - Offsite Footpath	3,127	3,127	3,127						0	
PT/88/140 B	18399/APP/2004/2284	488,717	488,717	488,717		488,717	488,717			0	
PT/88/140C	MOD Records Office, Stockley Road, Hayes - Public Transport	70,516	70,516	70,516		70,516	70,516			0	
*38											
PT/88/140F	18399/APP/2004/2284	1,018	1,018	1,018						0	
*46	MOD Records Office, Stockley Road, Hayes - Parking	40,290	40,290	40,290						0	
PT/91/142A	58866/APP/2005/1087	20,046	20,046	20,046						0	
PT/92/154	5, 7, 7a & 10 Westlands Industrial Estate	32,073	32,073	32,073						0	
PT/93/147C	1902/APP/2005/2370	20,046	20,046	20,046						0	
PT/93/147D	DERA Site, Kingston Lane, West Drayton - Traffic Calming	32,073	32,073	32,073						0	
PT/95/161A	45658/APP/2002/3012	15,010	15,010	15,010						0	
PT/96/164	DERA Site, Kingston Lane, West Drayton - Cycle Network	10,500	10,500	10,500						0	
PT/97	45658/APP/2002/3012	15,000	15,000	15,000						15,000	
PT/98	Former Honeywell Site, Trout Road, West Drayton - Footpath	40,000	40,000	40,000						40,000	
PT/99	335/APP/2002/2754	5,000	5,000	5,000						5,000	
PT/100	26-38 Windsor Street (Westcombe House), Uxbridge	10,000	10,000	10,000						10,000	
PT/101	13544/APP/2005/31	30,066	30,066	30,066						30,066	
PT/102	Colham House Taxi Rank Relocation	151,948	151,948	151,948						151,948	
PT/103	27298/APP/2006/875	100,000	100,000	100,000						100,000	
PT/104	Colham House Footpath Re-Paving	10,000	10,000	10,000						10,000	
CSL/1/13	27298/APP/2006/875	5,000	5,000	5,000						5,000	
(formerly EYL/15/13)											
CSL/2/147E	Colham House Side Alley Re-surfacing	30,066	30,066	30,066						30,066	
	11 - 21 Clayton Road, Hayes	30,066	30,066	30,066						30,066	
	56840/APP/2004/630	151,948	151,948	151,948						151,948	
	Honeywell Site, Trout Road Yiewsley	151,948	151,948	151,948						151,948	
	335/APP/2002/2754	100,000	100,000	100,000						100,000	
	West Drayton to Heathrow Cycle Scheme	10,000	10,000	10,000						10,000	
	DRA Site at Kingston Lane	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
	Sainsbury-Minet D. / 40601H/91/1970	1,433,000	1,433,000	1,433,000						0	
	DERA Site, Kingston Lane, West Drayton - Community Facility	243,005	243,005	243,005						243,005	243004.77

CSL3/1401 CSL4/152A	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	66,134	66,134	66,134	66,134	66133.52
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 CULTURE, SPORT AND LEISURE SUB - TOTAL	19,839	19,839	19,839	19,839	19839.13
		1,761,977	1,761,977	1,761,977	328,977	328,977
EYL03/12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174	668,174		0
EYL14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640	21,640		0
EYL19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620	31,620		0
EYL28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318	20,318		0
EYL29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836	36,836		0
EYL30/30 EYL31/19A	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898	161,898		0
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements / 49542F/98/1509	194,922	194,922	194,922		0
EYL38/104	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	394,733	394,733	394,733		0
see: PT278/22 EYL39/65A	Land at Johnson's Yard 53936/APP/2002/1357	121,107	121,107	121,107		0
EYL40/74D						
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357	18,900	18,900	18,900	18,900	0 18,900
EYL43/67	Herne House, Church Walk, Hayes 15405/APP/2003/188	66,514	66,514	66,514		0
EYL44/81	339-353 High Street, Harlington 53740/APP/99/310	18,680	18,680	18,680		0
EYL45/82	113 Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467	18,610	18,610	18,610		0
EYL49/106	Land at 9 Orchard Drive Cowley 11972/APP/2003/1546	11,465	11,465	11,465		0
EYL55/110 EYL56/108B& C	2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	69,984	69,984	69,984		0
(See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865	22,865		0
EYL57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440	167,440	167,440	167440.09
EYL59/129A	Land at Buchan Close Cowley 58254/APP/2003/783	13,565	13,565	13,565	13,565	0 13,565
EYL60/131	5 - 19 Botwell Lane Hayes 53799/APP/2003/360	19,427	19,427	19,427		0
EYL62/137	St Vincent's Hospital Northwood 138/APP/2001/1240	371,818	371,818	371,818	197,818	197817.94
EYL63/138	Land at Dalegarth & Rydall Orchard View Cowley 55481/APP/2003/2735	8,417	8,417	8,417	8,417	0 8,417
EYL65/142B	3 Reginald Road, Northwood 58866/APP/2004/274	28,460	28,460	28,460	15,321	15321.45
EYL66/144	68 Ducks Hill Road 11900/APP/2005/1087	179,174	179,174	179,174	86,922	86921.5082
EYL67/145	6A Swan Road West Drayton 9037/APP/2005/2945	21,276	21,276	21,276		0
EYL68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663	68,663		0
EYL69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876	30,346	30,346	30,346	16,205	16204.9883
EYL70/151	35 The Drive, Ickenham 32381/APP/2004/282	14,256	14,256	14,256		0
EYL71/155B	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	471,253	471,253	471,253		0
EYL72/156	18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	13,120	13,120	13,120		0
EYL73/157	23b Green Lane, Northwood 38244/APP/2005/2654	21,063	21,063	21,063	11,248	11247.642
EYL74/158	29 Dawley Road, Hayes 11280/APP/2005/678	14,543	14,543	14,543		0
EYL75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680	19,129	19,129	19,129	19,129	0 19,129
EYL76/163	18a Colham Ave, West Drayton 29679/APP/2006/1048	18,939	18,939	18,939	8,826	0 8,826
EYL77/147F	DERA Site, Kingston Lane, West Drayton	328,366	328,366	328,366		0
EYL78/161B	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	238,153	238,153	238,153		0
EYL79/140G	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	768,003	768,003	768,003	357,890	0 357,890
EYL80/165	Land Rear of 4-20 Acacia Avenue, Yewlsley 39054/APP/2004/2894	77,511	77,511	77,511		0
EYL81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	29,087	29,087	29,087	15,532	15532.458
EYL82	367-371, High St, Harlington 19758/APP/2005/371	45,214	45,214	45,214		0
EYL87	Dairy Farm Breakspear Rd 27314/APP/2005/844	73,803	73,803	73,803	73,803	73802.65
EYL83	37, Watford Rd., Northwood 35199/APP/2006/884	7,722	7,722	7,722	7,722	7721.63
EYL84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999	262,182	252,606	252,606	9,576	0
EYL85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	98,853	98,853	98,853	98,853	98852.87
EYL86	Honeywell Site, Trout Rd., Yewlsley 335/APP/2002/2754	765,637	765,637	765,637	405,787	529545.08 (123,758)
EYL88	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)	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081		131,081					0
PPR/24/05	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000		200,000					0
*35										
PPR/26/84	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000		10,000					0
PPR/32/50	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466		47,466					0
(Formerly PT/02)										
PPR/33/139	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000		5,000					0
PPR/34/140D	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171		78,171					0
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250		13,250					0
PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200		4,200					0
PPR/40/147G	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153		67,153	30,000	30,000			0
PPR/41/167	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500		8,500					0
PPR/42	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939		78,939					0
PPR/43	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000		10,000					0
PPR/44	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229		18,229					0
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336		1,121,336	30,000	30,000			
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41708C/91/1904	59,556	59,556		59,556					0
E/06/2A	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000		100,000					0
E/09/11B										
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021		38,021					0
E/10/85	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000		25,000					0
(see: PT/36)										
E/13/21A										
(formerly PT/54/21A)	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000		25,000					0
E/17/26D										
(see: PT/56 & PPR/18)	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
E/18/27B										
(see: PT/57 & EYL/35)	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274		125,274					0
E/19/36	Land adj. Eastern Perimeter Rd. H'row. - (see: PPR/21)	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										
(see: PT/69)	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	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940		13,940					0
(See also PT/60 & PPR/23)										
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)										
E/27/92	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204		12,204					0
(Formerly PT/36)										
E/28/71	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000		50,000					0
(Formerly PT/40)										
	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692		12,692					0

E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852						0	
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	42,172						0	
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500						0	
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	8,607				52,114	52,114	0	
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437 9-15 Harefield Rd, Uxbridge	10,000	10,000	10,000				10,000	10,000	0	
E/39/160	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	8,532	8,532	8,532						0	
E/40/155C E/41/49 (Formerly PPR/31/49)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970 MOD Records Office Stockley Road/Bourne Avenue, Hayes	20,147	20,147	20,147				20,147	20,147	0	
E/42/140J	18399/APP/2004/2284 Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	100,737	100,737	100,737						0	
E/43/1B E/44 E/45	Air Quality Action Plan Porters Way Play Area Former True Lovers Knot P.H Green Spaces provision	11,544 25,000 125,000	11,544 25,000 125,000	11,544				11,544	11,544	0	
E/46	ENVIRONMENT SUB -TOTAL	21,195	21,195	21,195						0	
H/1/152C	ENVIRONMENT SUB -TOTAL	3,768,333	3,597,138	171,195	3,597,138			93,805	93,805	0	
H/1/152C *40	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 9-15 Harefield Rd, Uxbridge	8,562	8,562	8,562		8,562	8,562			0	
H/2/160B H/3/155A	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	300,000	300,000	300,000				300,000	300,000	0	
*41 H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	74,041	74,041	74,041		74,041	74,041			0	
*43 H/5/161C	18399/APP/2004/2284 Former Honeywell Site, Trout Road, West Drayton	51,133	51,133	51,133		51,133	51,133			0	
*44 H/6 *48	335/APP/2002/2754 11-21, Clayton Rd., Hayes 56840/APP/2004/630 Hayes and Harlington Scrapyard. Health Provision	50,032 30,066	50,032 30,066	50,032 30,066		50,032 30,066	50,032 30,066			0	
H/7		2,908	2,908	2,908						0	
		516,742	513,834	2,908	513,834	5,757	2,700,413	2,702,001	(1,588)	300,000	300,000
		21,912,902	21,487,970	424,931	21,482,213					0	302,969

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Plans for North Applications Planning Committee

Tuesday 12th April
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

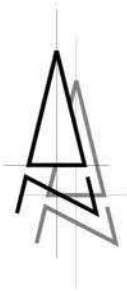
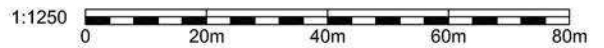
Address 10 JACKETS LANE NORTHWOOD

Development: 3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping with installation of vehicular crossovers and demolition of existing dwelling house

LBH Ref Nos: 70543/APP/2016/154

Date Plans Received: 14/01/2016
Date Application Valid: 21/01/2016

Date(s) of Amendment(s): 09/03/2016
21/01/2016
14/01/2016



Project:	10 Jackets Lane, Northwood
Drawing Title:	1300_loc_001
Scale:	1:1250 @ A4
Date:	Page 113 23.07.2015

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 All dimensions and levels must be checked on site and verified
 prior to construction

Notes

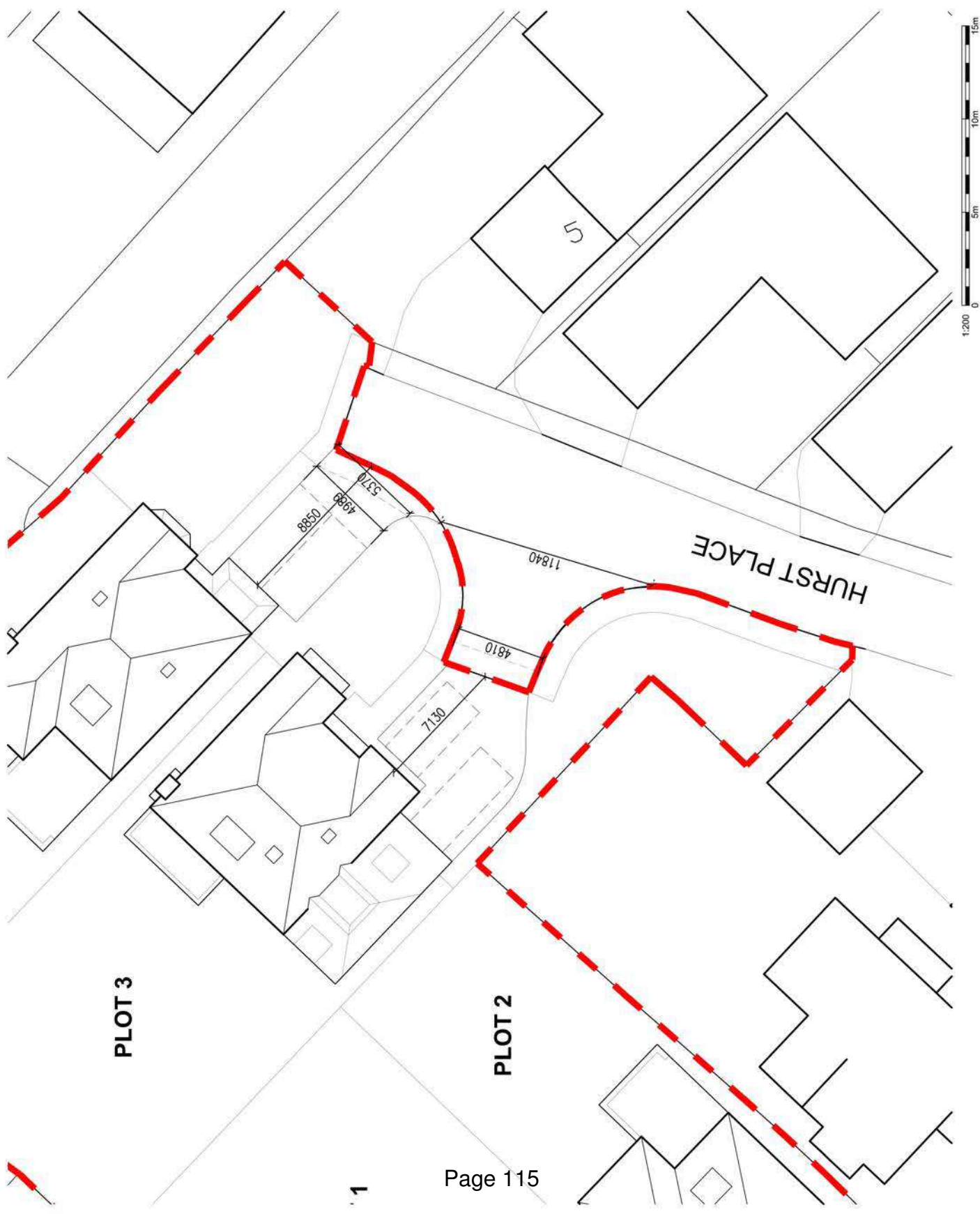
Rev.	Description	Date
A	Plot 4 amended after LPA comments	03.03.16

Project
 10 Jackets Lane
 Northwood

Drawing Title
 Vehicular Crossover
 Plots 3 & 4
 Block Plan

SHANLY HOMES
 'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: KB	Date: 25.08.2015
Scale: 1:200	A3
Drawing No. 1300/PLN/214	Revision A



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Notes:

Rev.	Description	Date

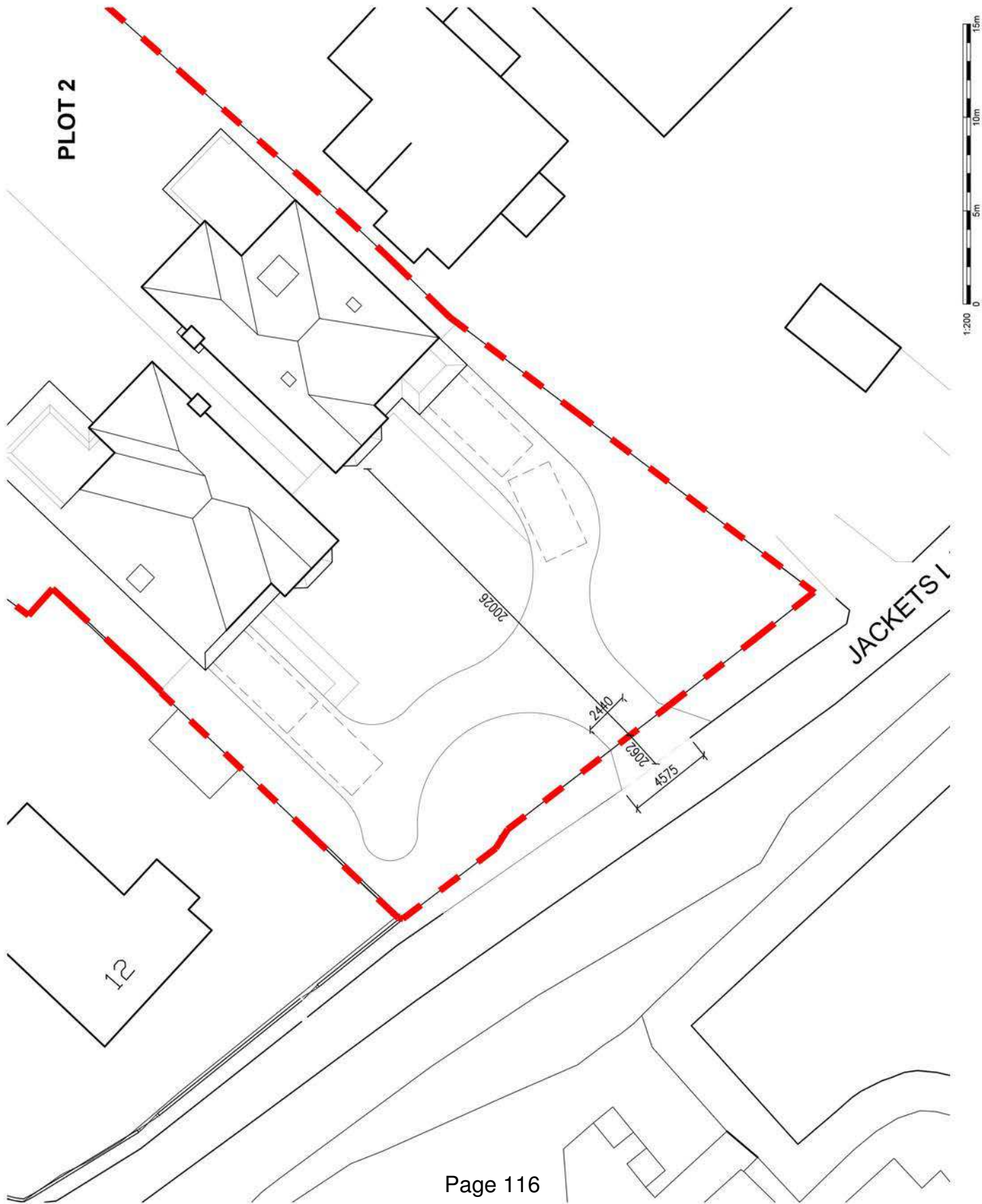
Project
10 Jackets Lane
Northwood

Drawing Title
Vehicular Crossover
Plots 1 & 2
Block Plan

SHANLY
— HOMES —

'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire, HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

Drawn By: KB	Date: 25.08.2015
Scale: 1:200	A3
Drawing No. 1300/PLN/213	Revision



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Notes		
Rev.	Description	Date

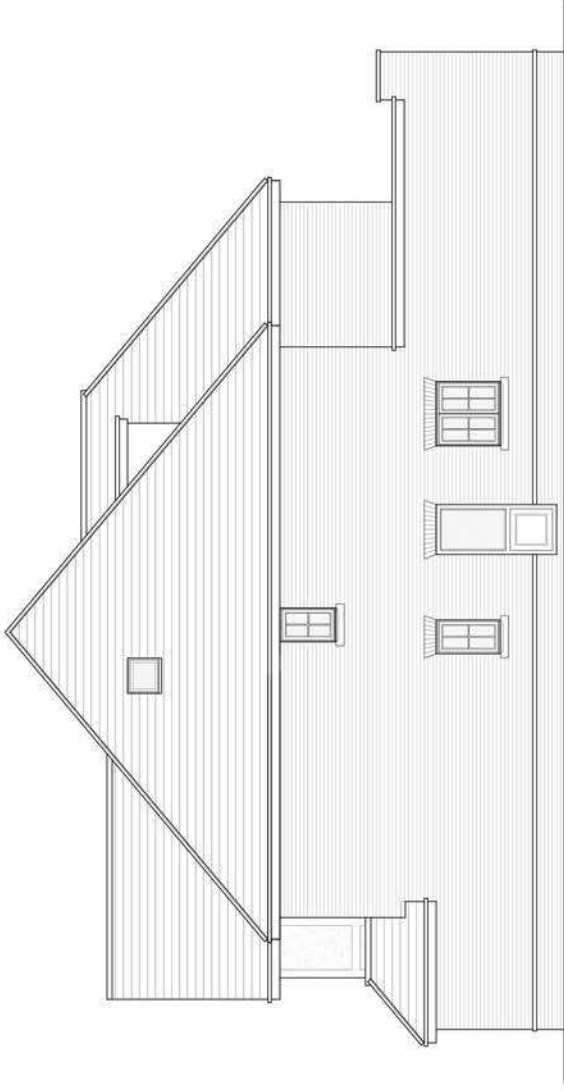
Project:
**No.10 Jackels Lane
 Northwood**

Drawing Title
**Plot 2
 Elevations**

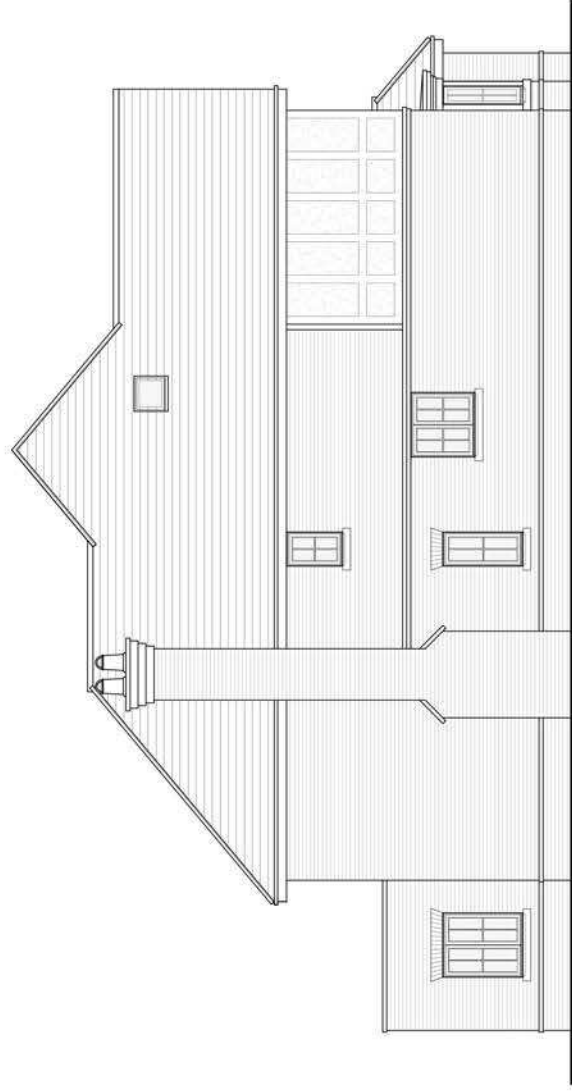
SHANLY HOMES

'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34607 Beaconsfield

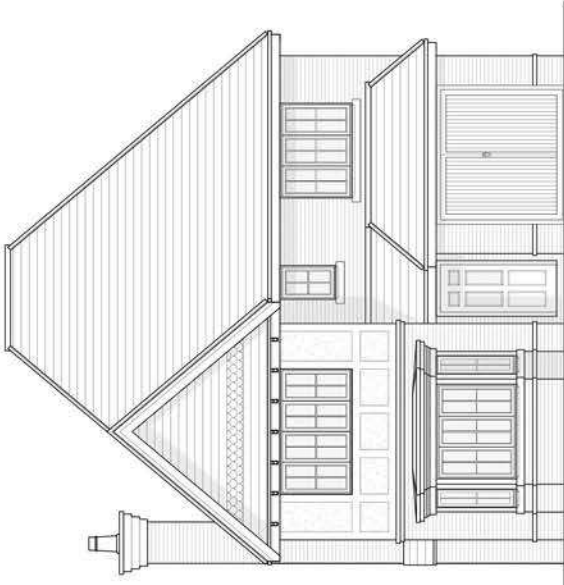
Drawn By: AJT	Date: 11/01/16
Scale: 1:100	A3
Drawing No. 1300/PLN/205	Revision



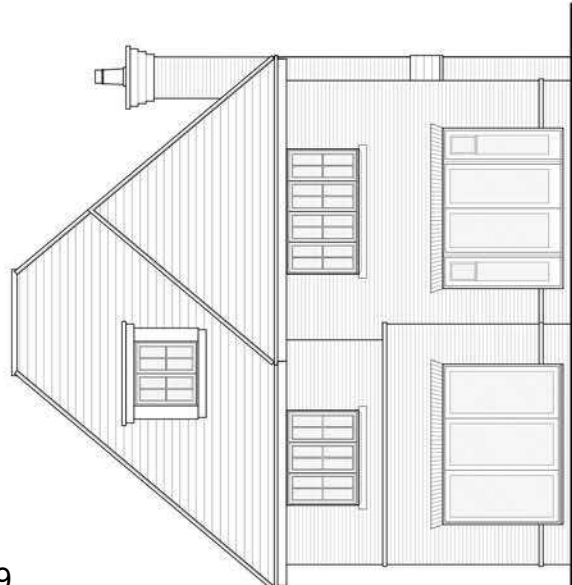
Side Elevation



Side Elevation



Front Elevation



Rear Elevation



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 prior to construction

Notes:

Rev.	Description	Date
A	Amendment to windows	20/01/16

Project

No. 10 Jackels Lane
 Northwood

Drawing Title

Plot 2
 Floor Plans

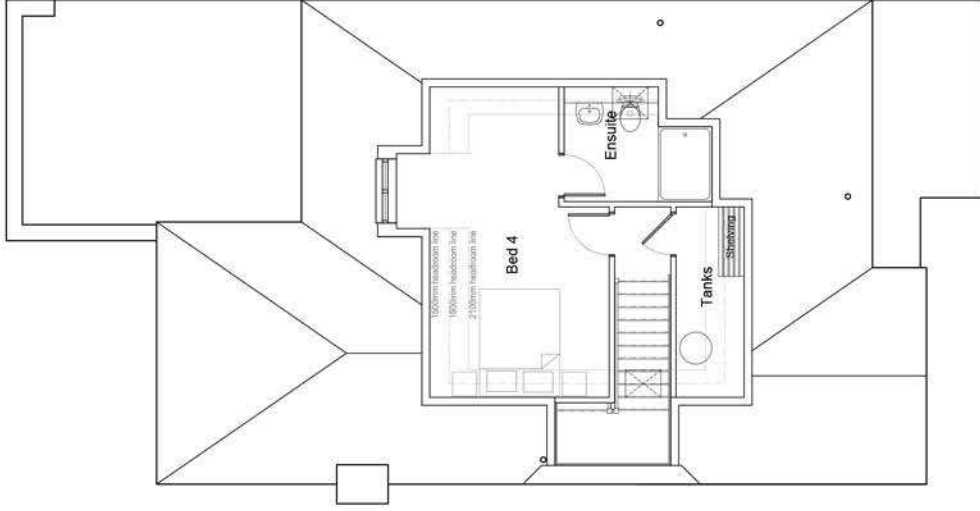


'Seobon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 876417
 DX 34507 Beaconsfield

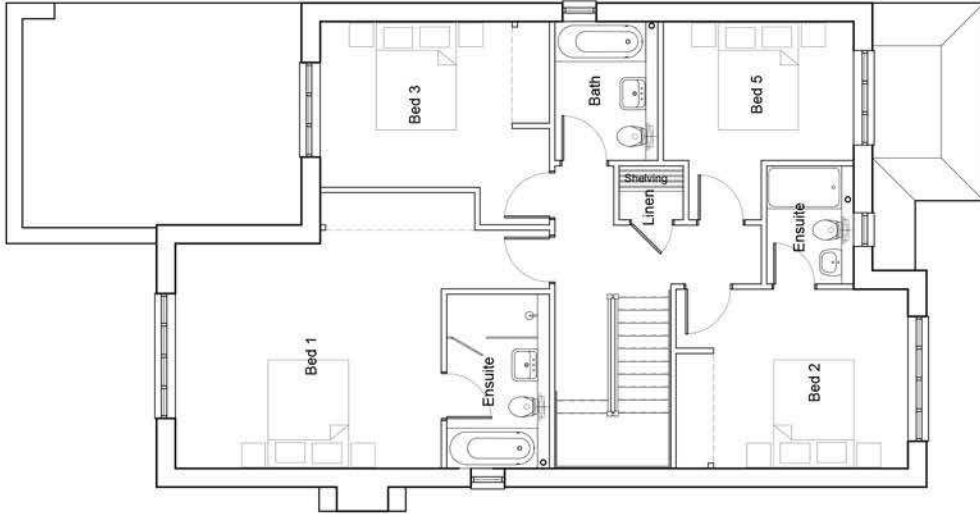
Drawn By: AJT Date: 11/01/16

Scale: 1:100 A3

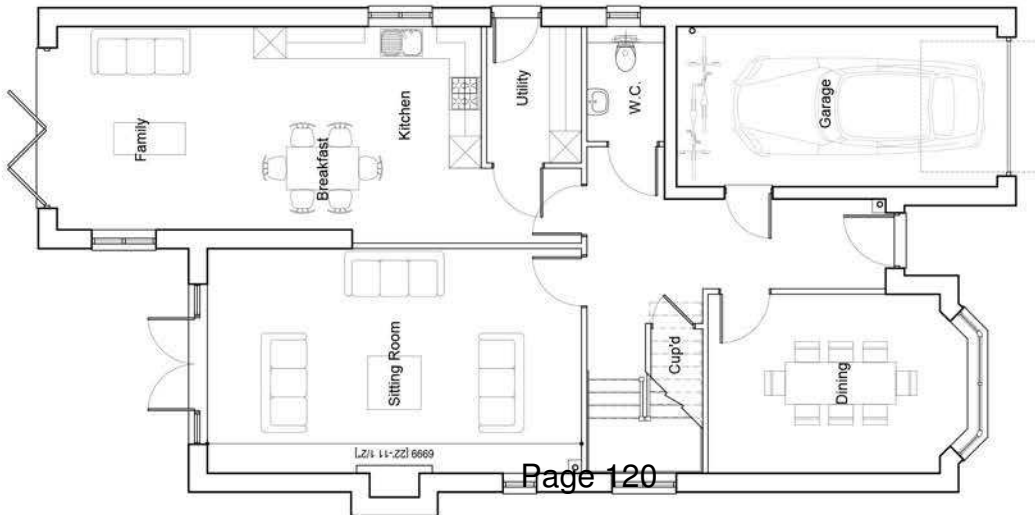
Drawing No. 1300/PLN/204 Revision A



Second Floor



First Floor



Ground Floor

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prior to construction.

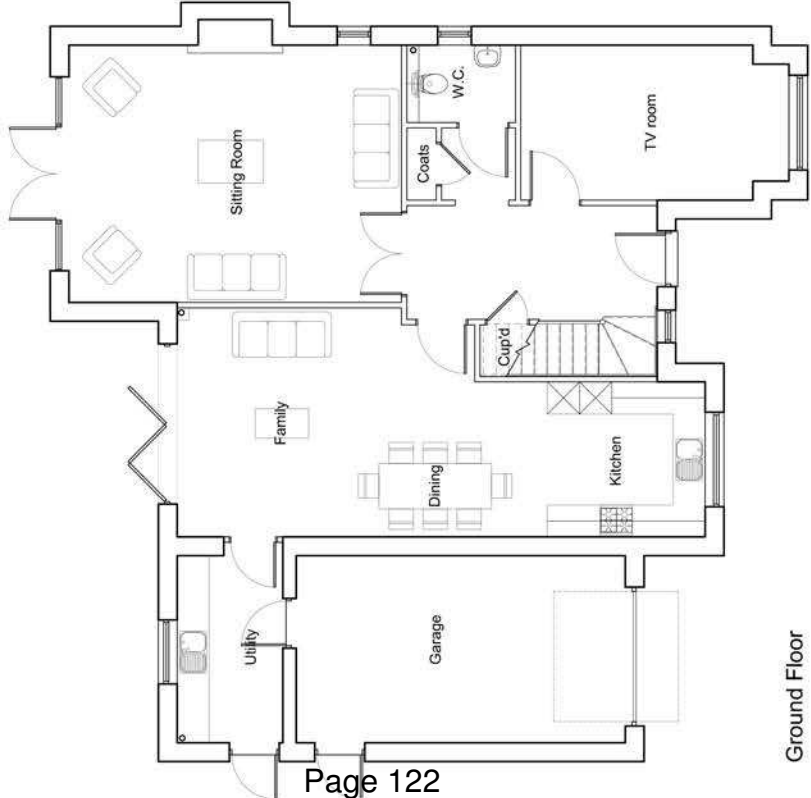
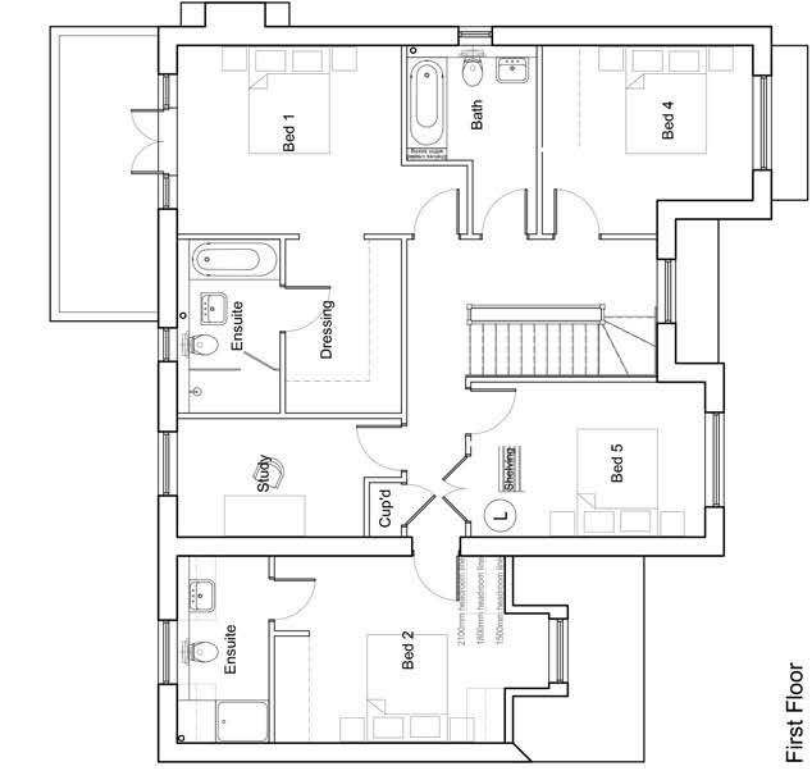
Notes		
Rev.	Description	Date

Project
**No.10 Jackets Lane
Northwood**

Drawing Title
**Plot 3
Floor Plans
(Sheet 1)**

SHANLY HOMES
"Sorbon", Aylesbury End, Beaconsfield,
Buckinghamshire, HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX:34507 Beaconsfield

Drawn By: AJT	Date: 11/01/16
Scale: 1:100	A3
Drawing No. 1300/PLN/206	Revision



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 prior to construction.

Notes		
Rev.	Description	Date
B	Plot amended due to LPA comments	03.03.16
A	Amendment to roof on side elevation	20.01.16

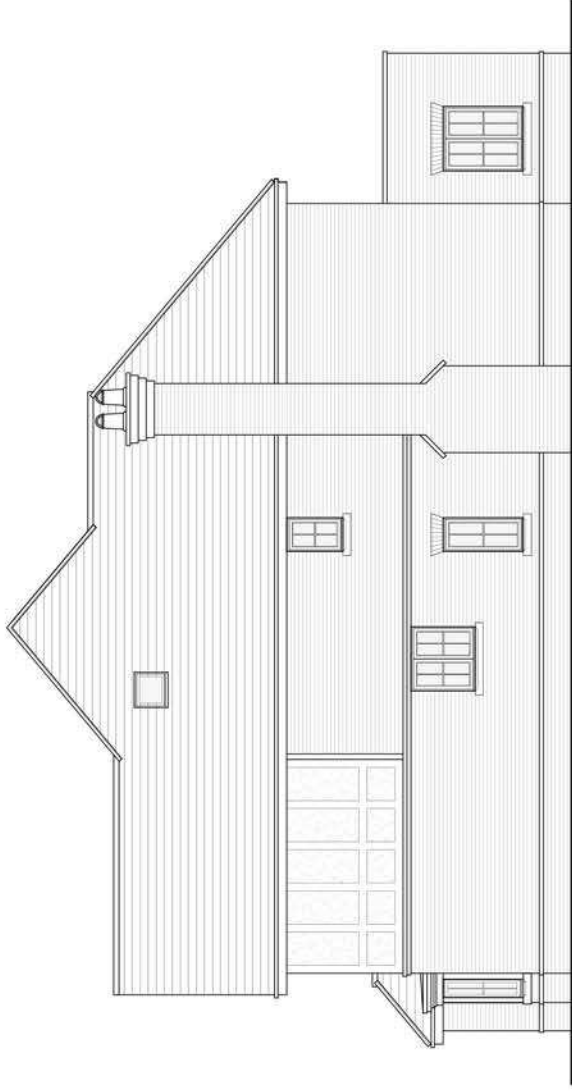
Project
No.10 Jackets Lane
 Northwood

Drawing Title
Plot 4
 Elevations

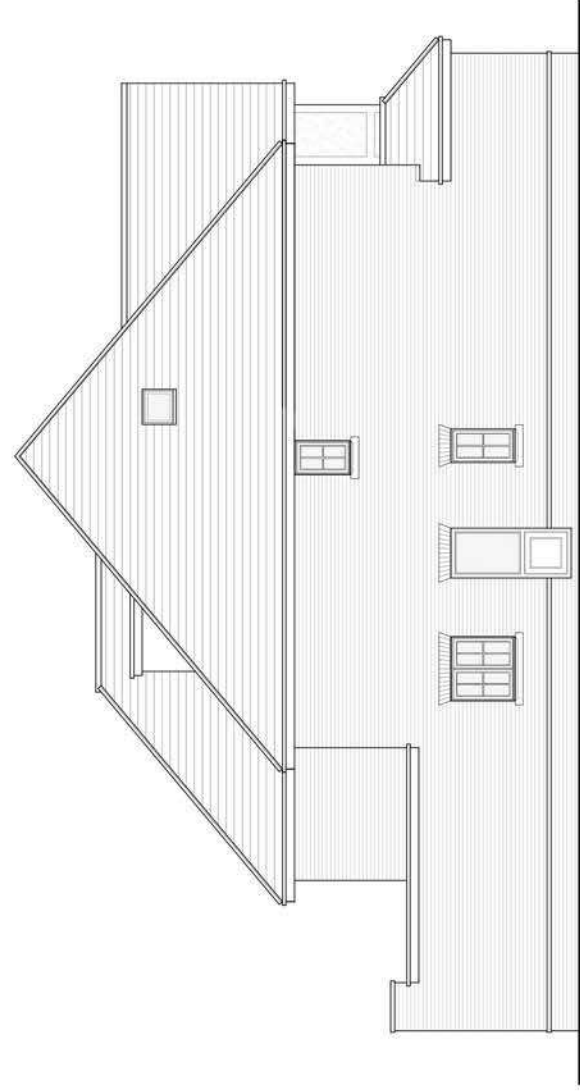
SHANLY
 HOMES

'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34607 Beaconsfield

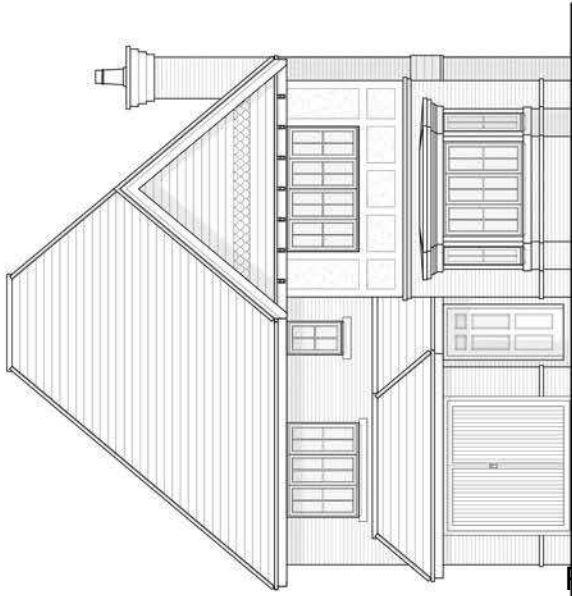
Drawn By: AJT	Date: 11/01/16
Scale: 1:100	A3
Drawing No. 1300/PLN/211	Revision B



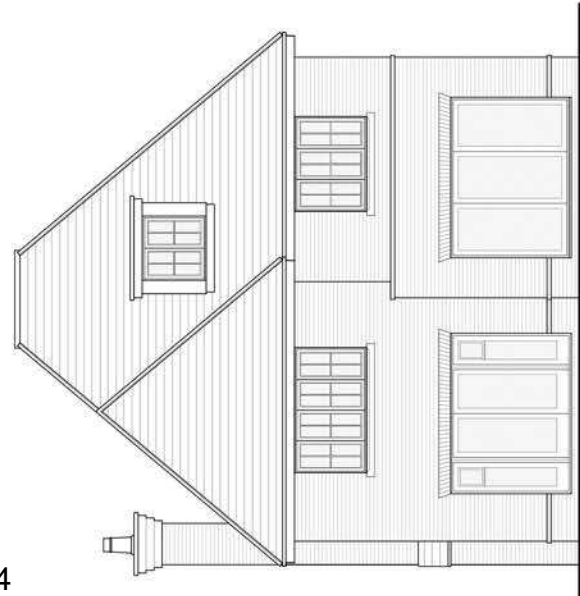
Side Elevation



Side Elevation



Front Elevation



Rear Elevation



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All dimensions and levels must be checked on site and verified
prior to construction

Notes	
Rev.	Description
A	Plot amended due to LPA comments: 03.03.16
	Date

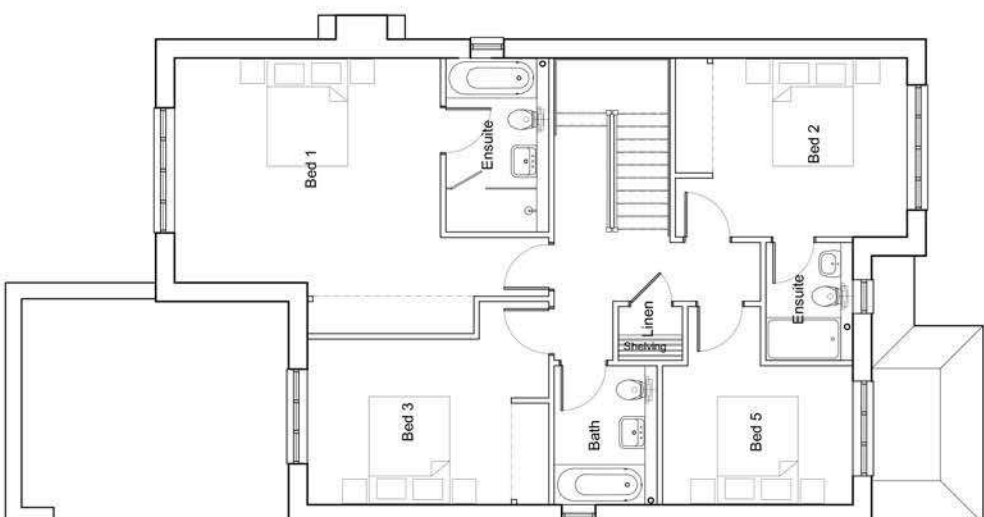
Project:
**No.10 Jackets Lane
Northwood**

Drawing Title
**Plot 4
Floor Plans
(Sheet 1)**

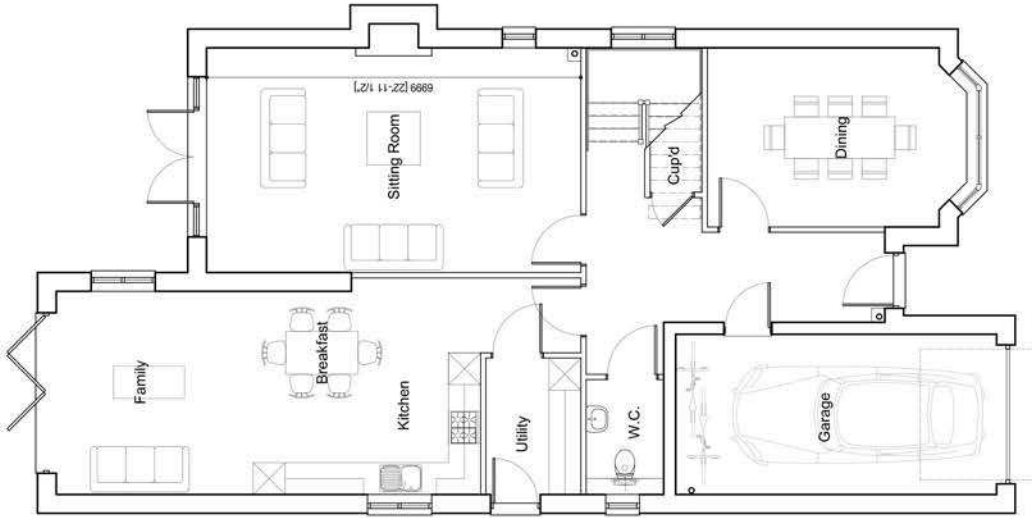
SHANLY HOMES

Sorbon, Aylesbury End, Beaconsfield,
Buckinghamshire, HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

Drawn By: AJT	Date: 11/01/16
Scale: 1:100	A3
Drawing No. 1300/PLN/209	Revision A



First Floor



Ground Floor



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 prior to construction

Notes			
Rev.	Description	Date	
A	Plot amended due to LPA comments	03.03.16	

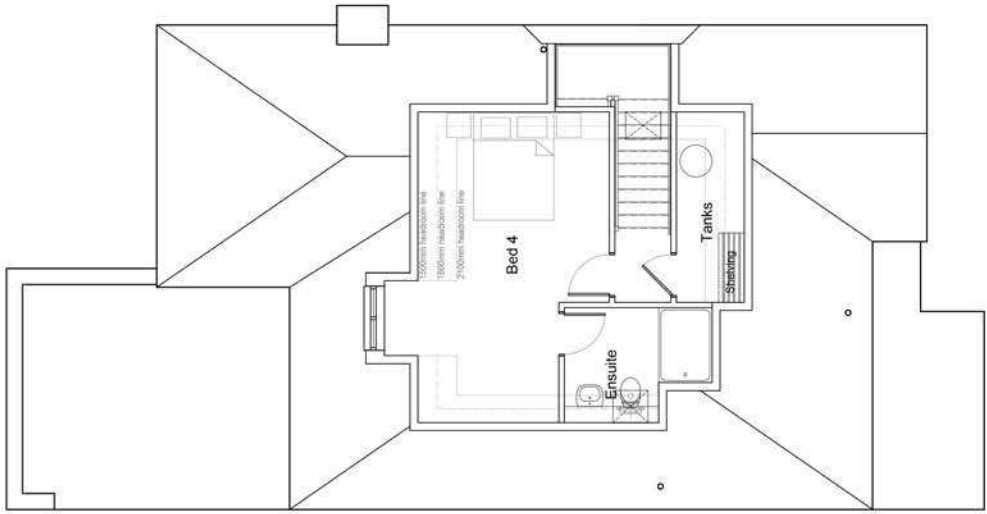
Project
**No.10 Jackets Lane
 Northwood**

Drawing Title
**Plot 4
 Floor Plans
 (Sheet 2)**



Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: AJT	Date: 11/01/16
Scale: 1:100	A3
Drawing No. 1300/PLN/210	Revision A



Second Floor



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Notes

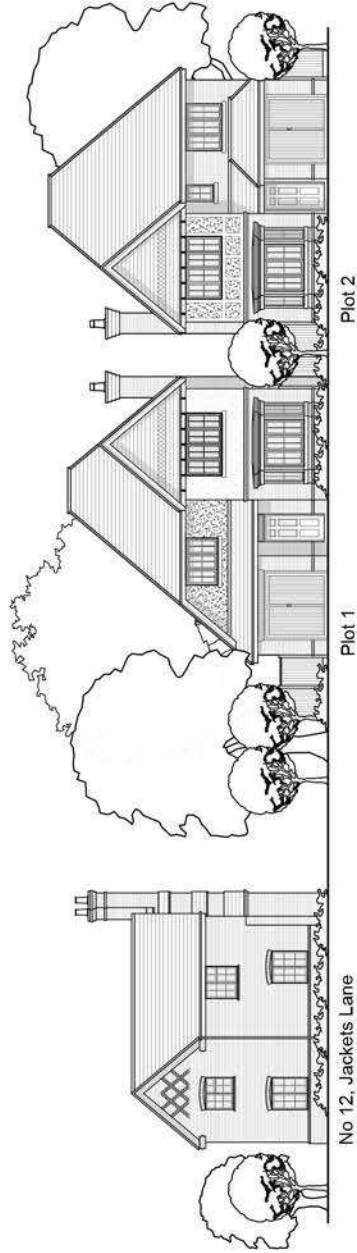
Rev.	Description	Date

Project

No.10 Jackets Lane
Northwood

Drawing Title

Indicative Street Scene



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— HOMES —

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Buckinghamshire, HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

Drawn By: AJT Date: 11/01/16

Scale: 1:200 A3

Drawing No. 1300/PLN/212 Revision



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Notes	
Rev.	Description
B	Plot 4 amended after LPA comments 03.03.16
A	Planning Highways comments added 22.10.15
Date	

Project:
**Proposed development at
 10 Jackets Lane
 Northwood**

Drawing Title:
**Road improvements
 Refuse collection scheme**

SHANLY HOMES
 'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: KB	Date: 25.08.2015
Scale: 1:500	A3
Drawing No. 1300_PLIN_008	Revision B



APPROVED UNDER
 App No: EN1771462/2015/0006

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Notes	
Rev.	Description
A	Plot 4 Amended after LPA comments
	Date
	03.03.16

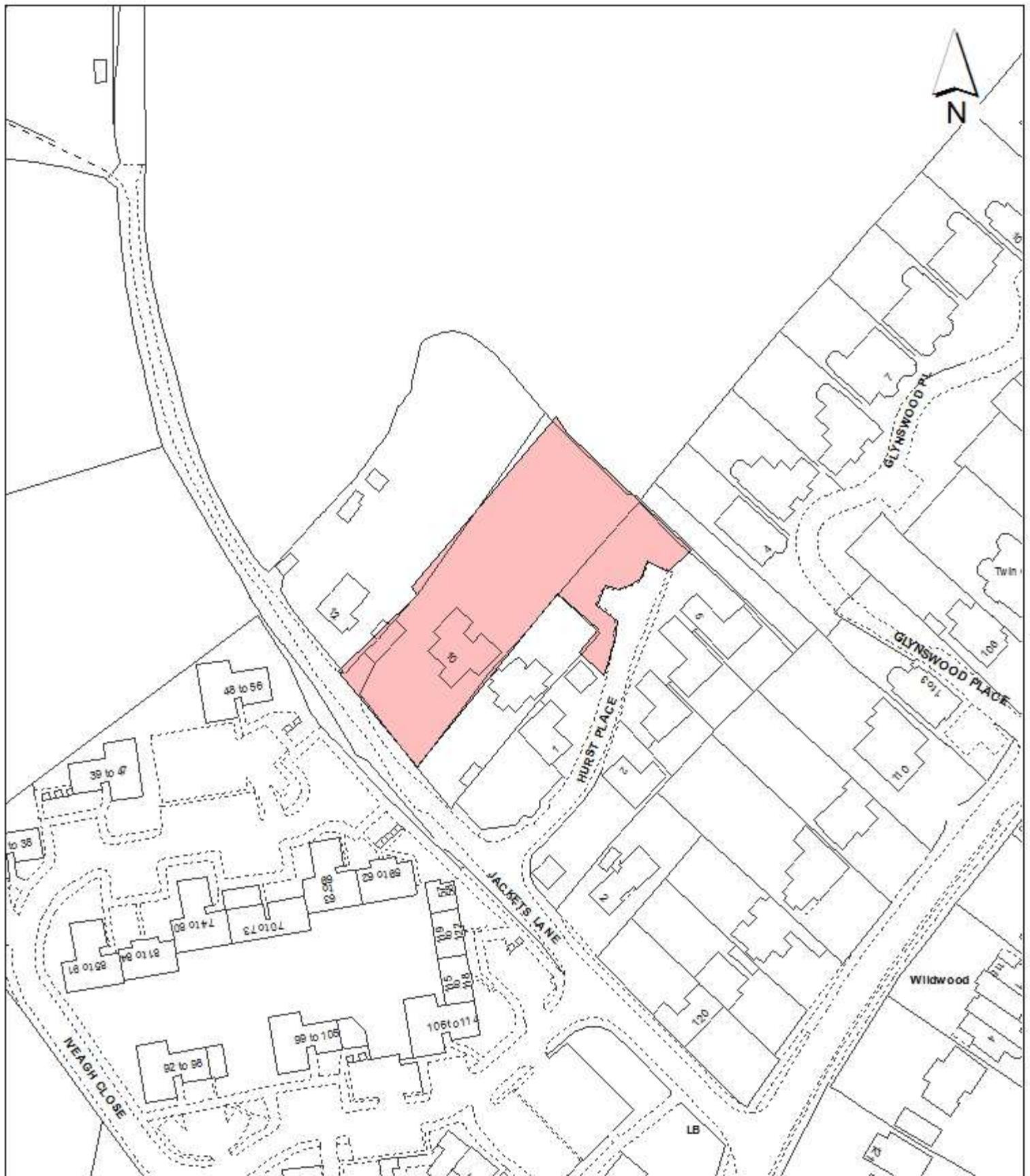
Project
**Proposed development at
 10 Jackets Lane
 Northwood**

Drawing Title
**Site Layout
 Tree survey**

SHANLY HOMES
 'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: KB	Date: 09.11.2015
Scale: 1:500	A2
Drawing No: 1300_pln_001.1	Revision A





Notes:

 Site boundary

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Site Address:

**10 Jackets Lane
Northwood**

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

Planning Application Ref:

70543/APP/2016/154

Scale:

1:1,250

Planning Committee:

North Page 130

Date:

April 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 178 - 182 HIGH STREET RUISLIP

Development: Change of use of first and second floors from Use Class A1 (Retail) To Use Class C3 (Residential) to form 3 x 2-bedroom and 3 x 1-bedrom self contained flats involving first floor rear extension, glazed balustrades to form private/communal terraces to rear, external alterations and bin/cycle store to rear (Resubmission)

LBH Ref Nos: 28388/APP/2015/3834

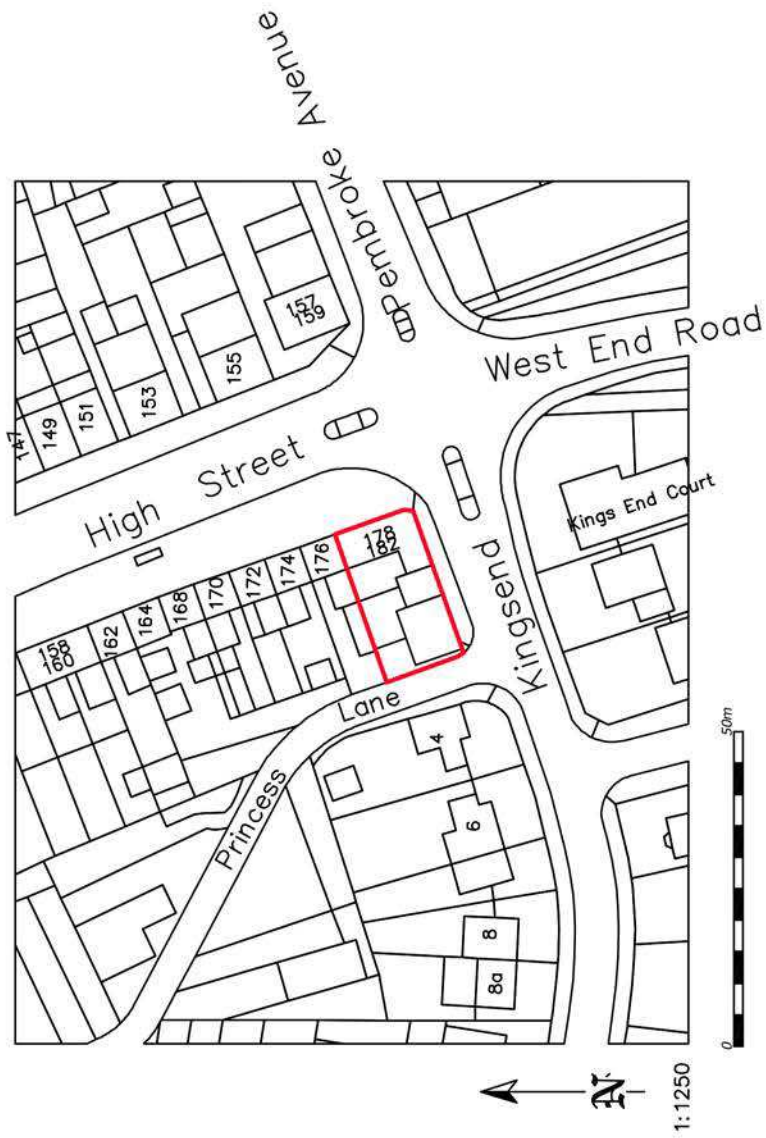
Date Plans Received: 15/10/2015

Date(s) of Amendment(s): 15/10/2015

Date Application Valid: 05/11/2015

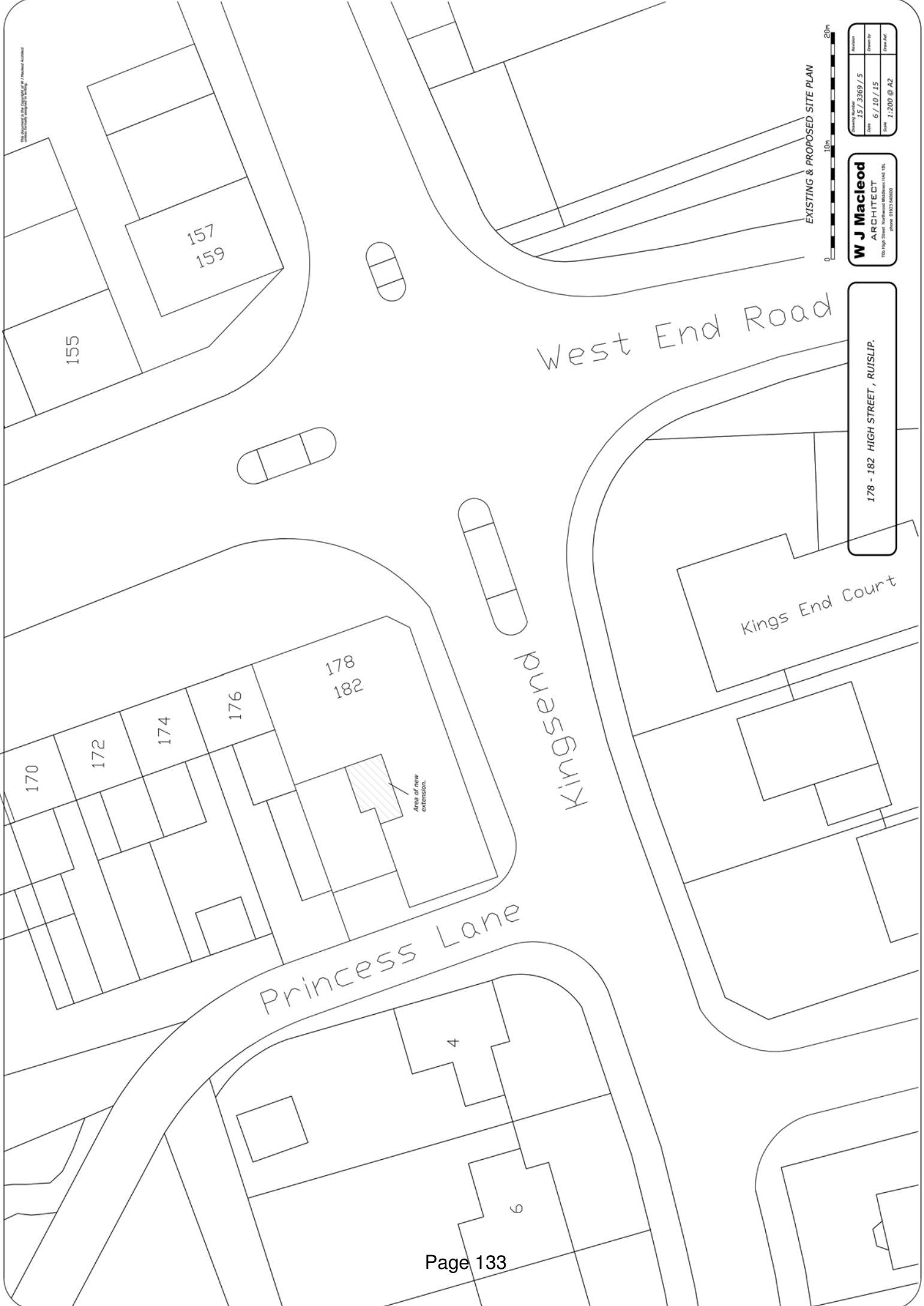
28/10/2015

26/10/2015



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The Applicant is the Owner of the Property and is not a Licensed Architect
Under the Ontario Building Act



EXISTING & PROPOSED SITE PLAN



Project Number	15 / 3369 / 5
Date	6 / 10 / 15
Scale	1:200 @ A2
Drawn By	
Checked By	

W J Macleod
ARCHITECT
770 High Street, Northwood, Mississauga, ON L4Y 1R7
Phone: (905) 276-0000

178 - 182 HIGH STREET, RUISLIP.

Kings End Court

West End Road

Kings End Road

Princess Lane

178
182

176

174

172

170

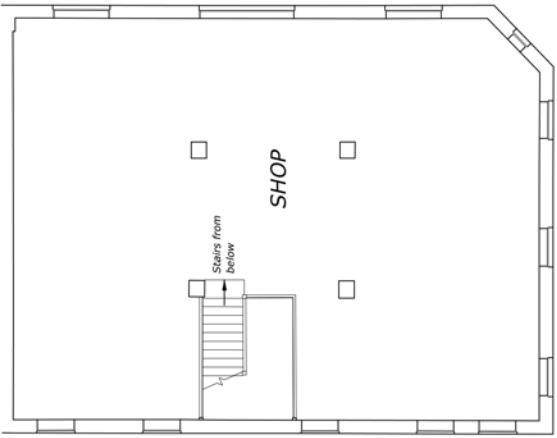
155

157
159

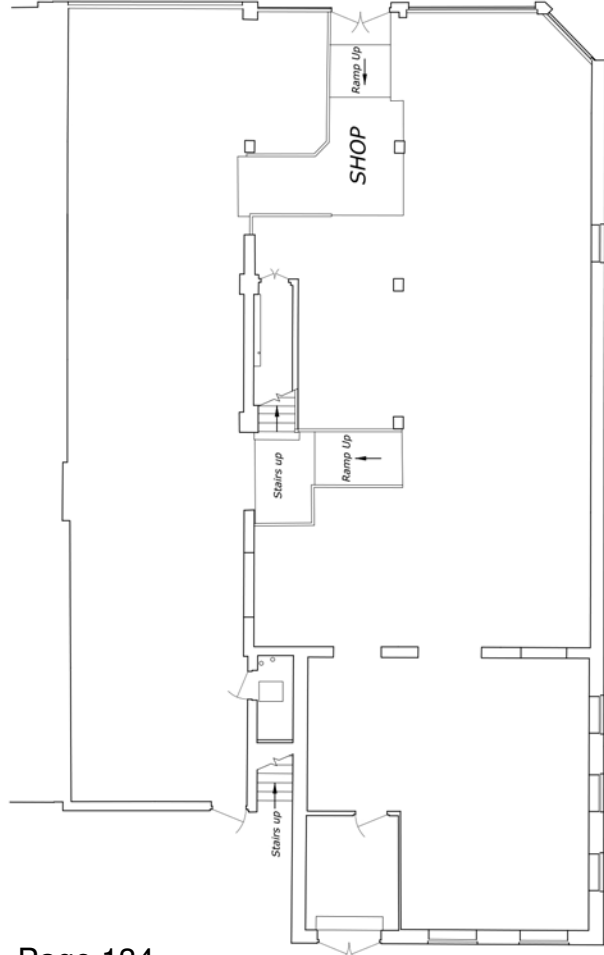
4

6

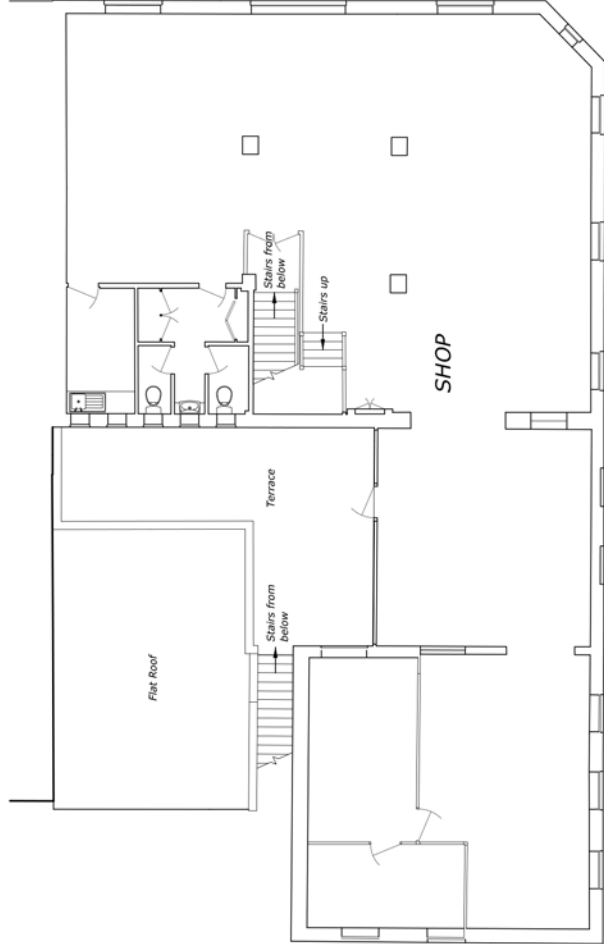
Area of new extension.



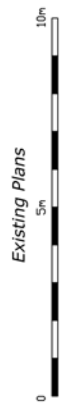
SECOND



GROUND



FIRST

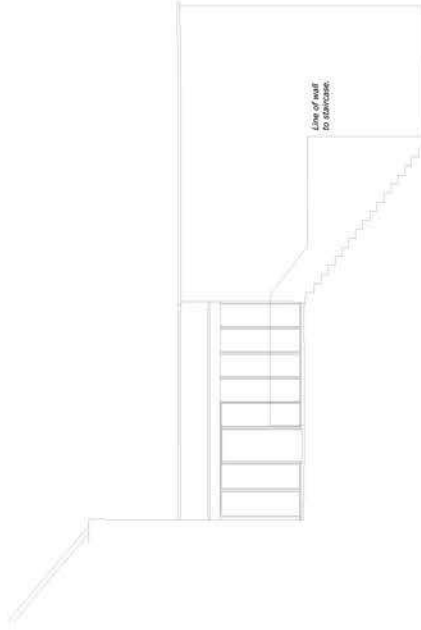
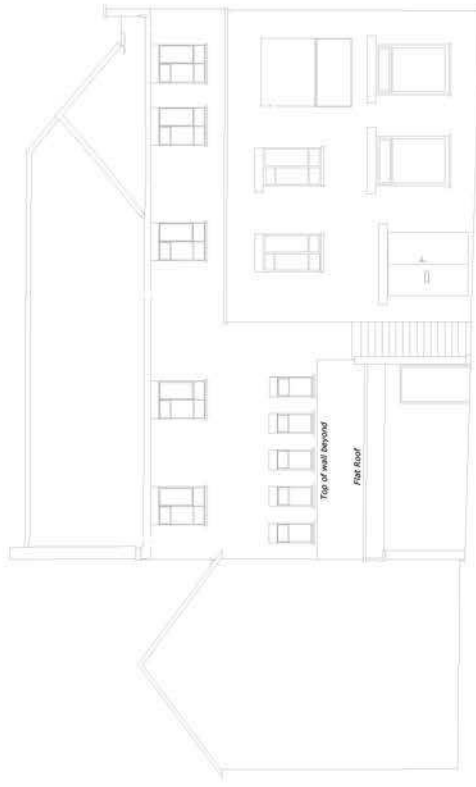
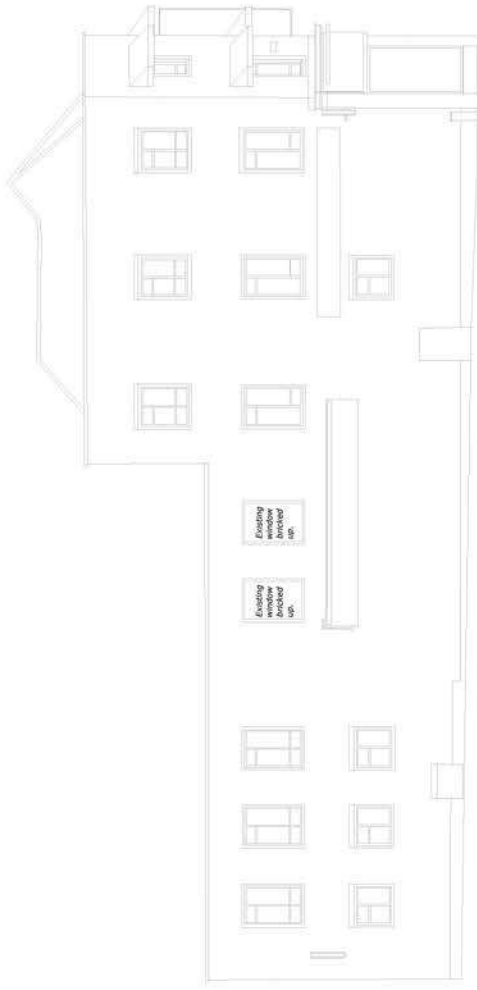
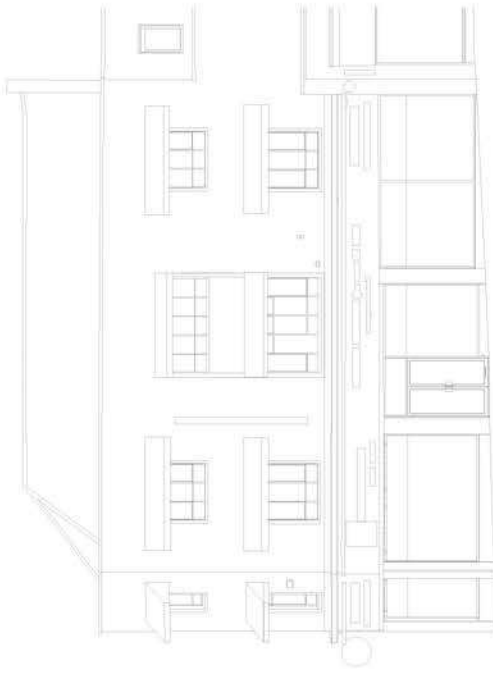


Existing Plans

178 - 182 HIGH STREET, RUIISLIP.

W J Macleod
ARCHITECT
7th High Street, Northwood Malvern WA 98.
phone 0832 848888

Project Number	15 / 369 / 1
Date	3 / 7 / 15
Scale	1:100@A2



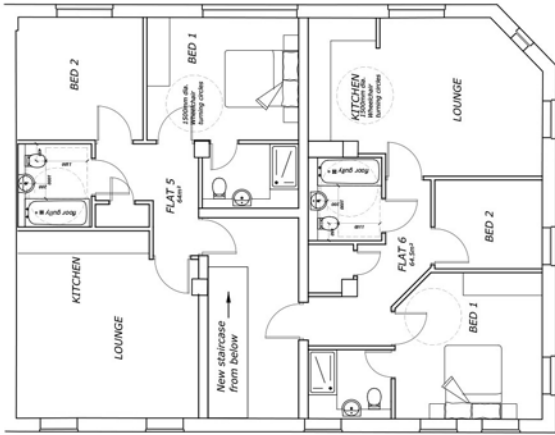
Existing Elevations



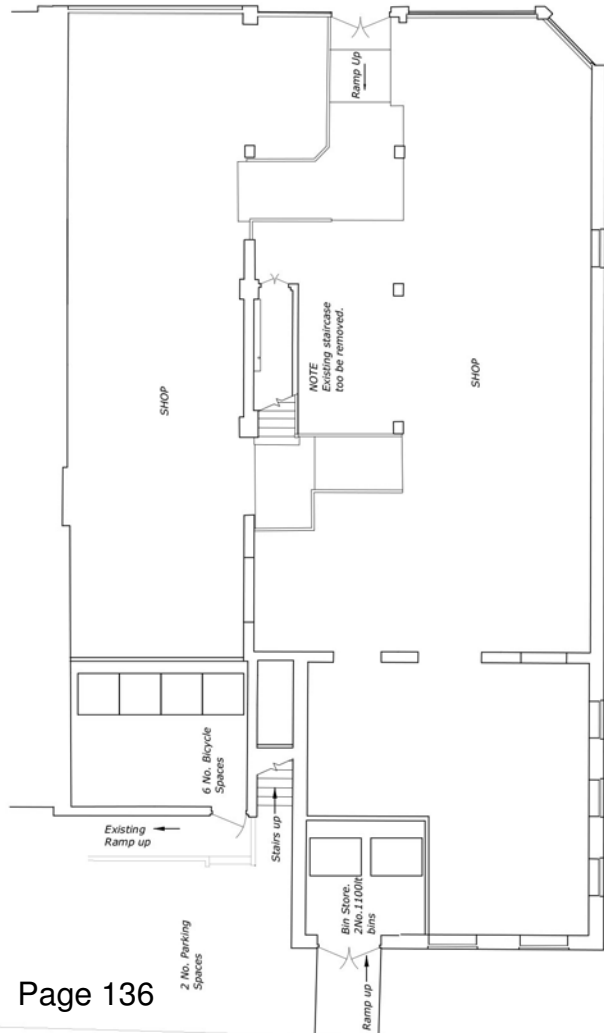
178 - 182 HIGH STREET, RUISLIP.

W J Macleod
 ARCHITECT
 7th High Street, Ruislip, Middlesex W3 7LN.
 phone: 0203 856000

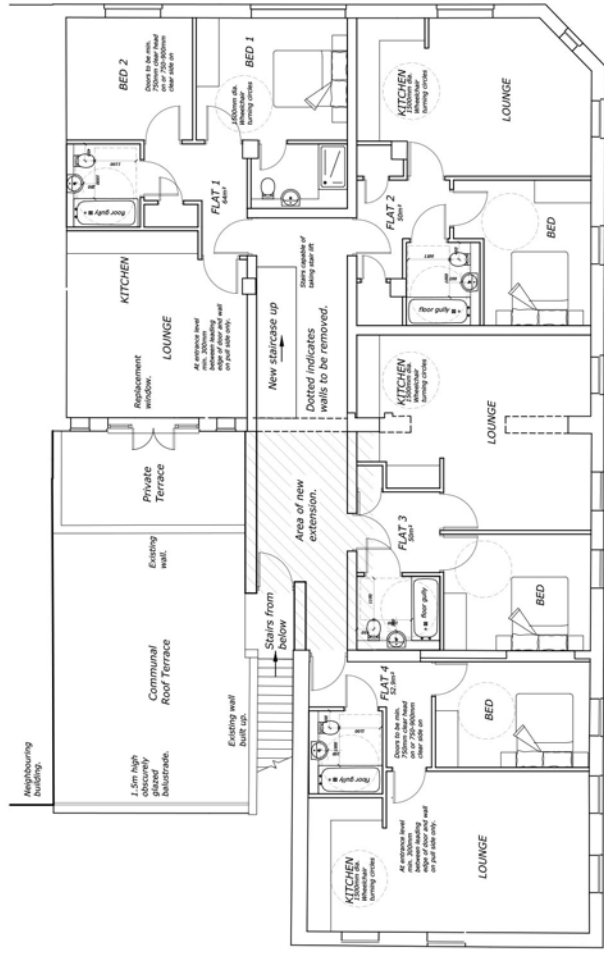
Project Number:	15/389 / 2
Date:	3 / 7 / 15
Scale:	1:100@A2



SECOND



GROUND



FIRST

Proposed Plans

0 5m 10m

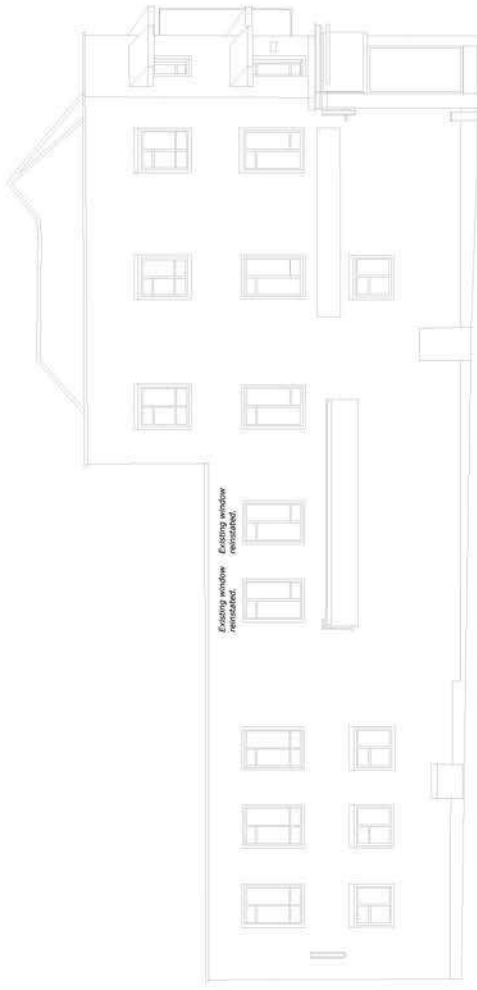
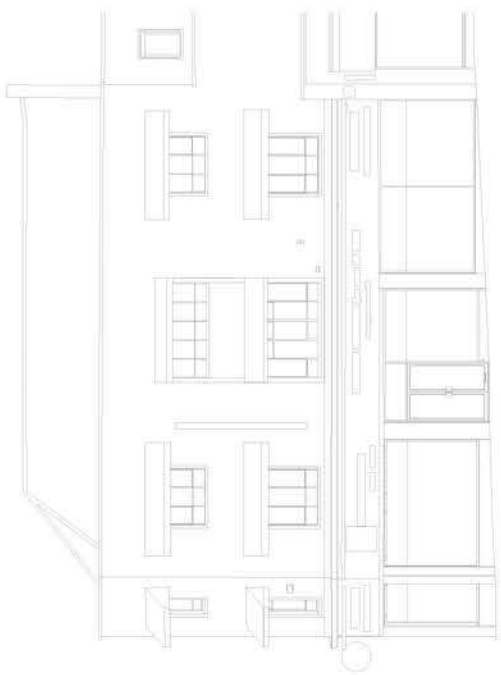
REV A Bin & Cycle stores repositioned 16/03/2016
 REV B Ground floor plan updated 17/03/2016

178 - 182 HIGH STREET, RUISLIP.

W J Macleod
 ARCHITECT

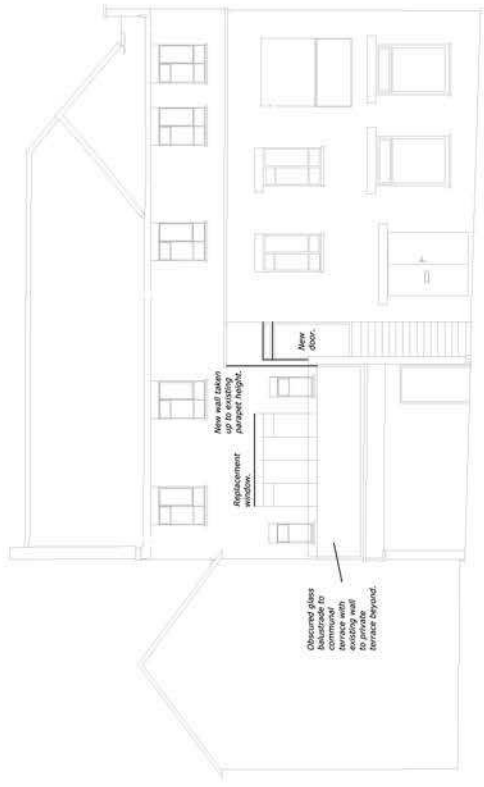
7th High Street, Ruislip, Middlesex HA4 6SL
 phone: 01832 540000

Drawing Number	157/369 / 3
Client	28 / 7 / 15
Scale	1:100 @ A2



Existing window
renovated

Existing window
renovated

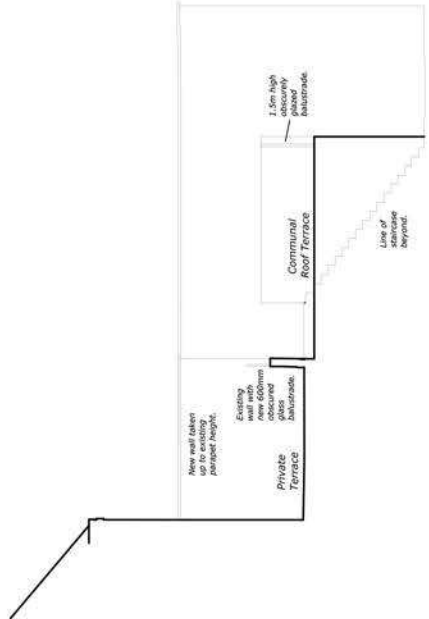


Ground floor
balcony to
communal
area to be
removed
to private
entrance
to private
entrance
to private
entrance

New wall taken
up to existing
parapet height.

Replacement
window.

New door.



New wall taken
up to existing
parapet height.

Existing
wall to be
removed
to private
entrance

Private
Terrace

Communal
Roof Terrace

1.5m high
obscure
balustrade

1.5m high
obscure
balustrade

Line of
obscure
balustrade

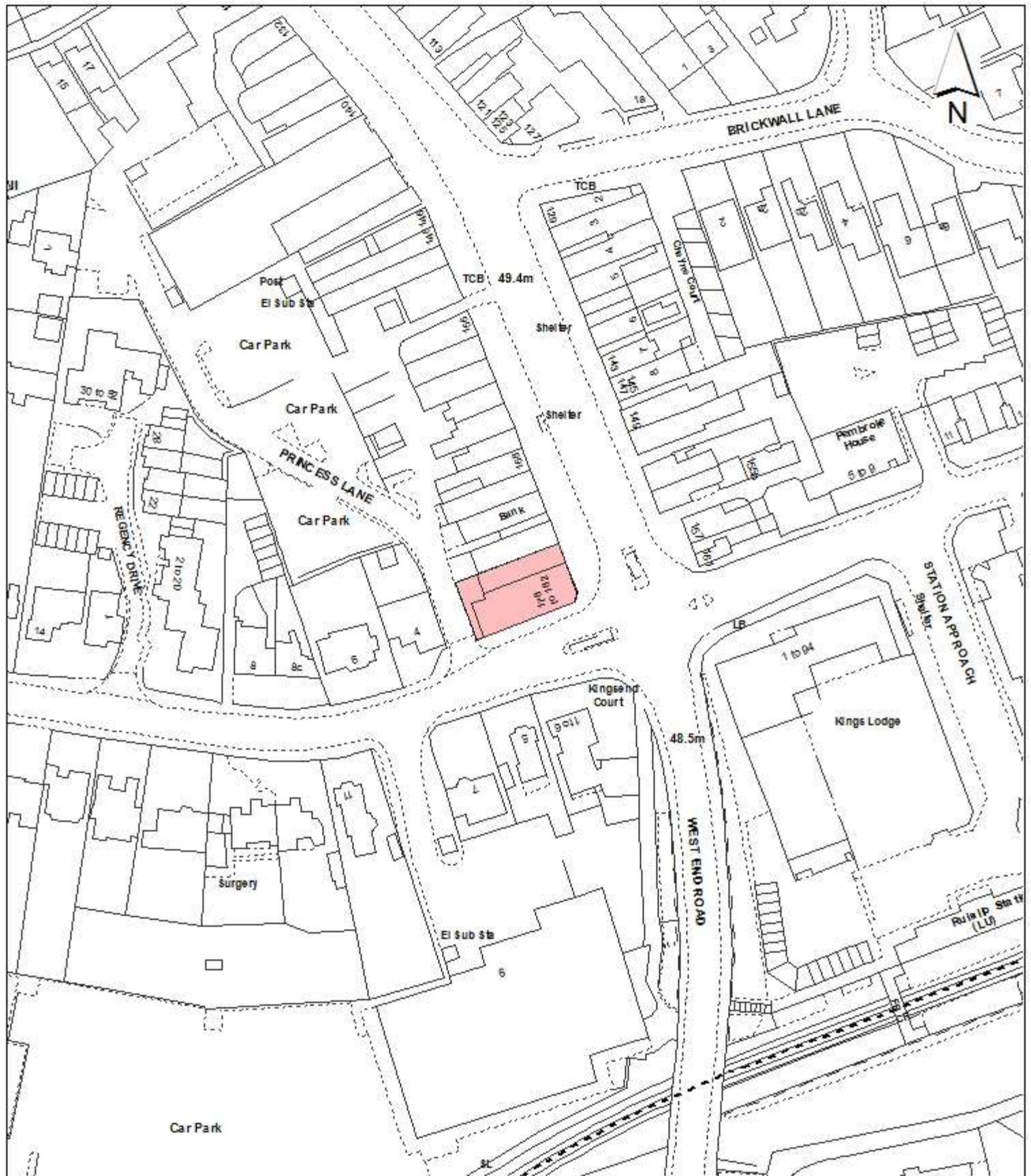
Proposed Elevations



178 - 182 HIGH STREET, RUISSLIP.

W J Macleod
ARCHITECT
178 High Street, Ruimslip, Cape Town 7800
Phone: 021 550 0000

Drawing Number	157/3869 / 4
Date	3 / 7 / 15
Scale	1:100@A2



Notes:

 Site boundary

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Site Address:

178 - 182 High Street Ruislip

Planning Application Ref:

28388/APP/2015/3834

Planning Committee:

North Page 138

Scale:

1:1,250

Date:

April 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 LAND BETWEEN 64A & 74 AND LAND BETWEEN 44 & 76 PEERLESS DRIVE HAREFIELD

Development: 1 x two storey, 3-bed dwelling and 1 x two storey, 4-bed dwelling with associated parking and amenity space, installation of 1 x vehicular crossover and public space to side

LBH Ref Nos: 71520/APP/2016/145

Date Plans Received: 14/01/2016
Date Application Valid: 25/01/2016

Date(s) of Amendment(s):



Thick red line devotes boundary of land owned by client.

Existing Birch tree to remain in the exact location, also ensuring no damage is made to it.

Proposed scheme creates 2 No. detached family dwellings + opens up and provides public open space.



Existing LOCATION Plan 1:1250

Proposed SITE Plan 1:500

BDA
ARCHITECTURE

RIBA #1

The Range Group Plc
Location: Locations between 64a and 74 + 44 and 76
Purinton Drive, Thurpe Bay
Essex, SS1 3PF

Project: 2 No. Proposed New Dwellings.
(Site - Location Plan)

Drawn: CF
Checked: SJF
Scale: 1:500 + 1:1250 @ A3 Size
Date: January 2018
Drawing No: 15120506
Rev: A

www.bdaarchitecture.co.uk

PLANNING DRAWING

The outline of the site used by the applicant is complete and according to the plan of the park, or if a different one is used, it is to be provided with the relevant information.



Notes: please refer to the plan of the park and the plan of the proposed 1/4 section for details.

Existing lots are to remain in the same lot, and are not to be changed or merged with other lots. The applicant must provide a plan of the proposed 1/4 section for details. The applicant must provide a plan of the proposed 1/4 section for details. The applicant must provide a plan of the proposed 1/4 section for details.

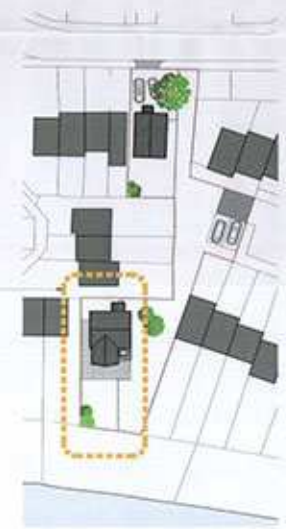
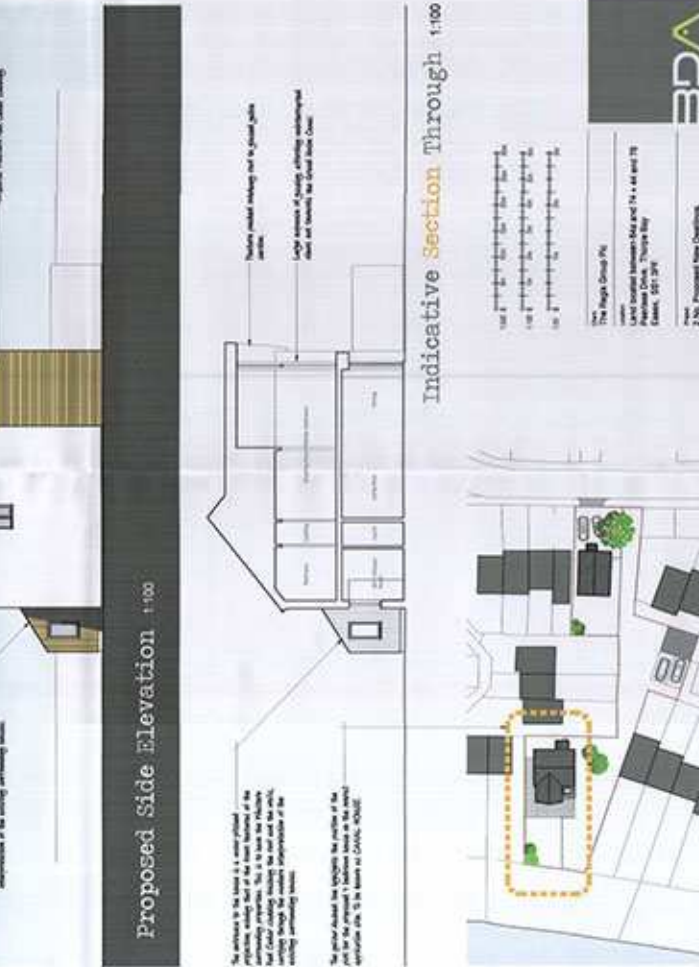
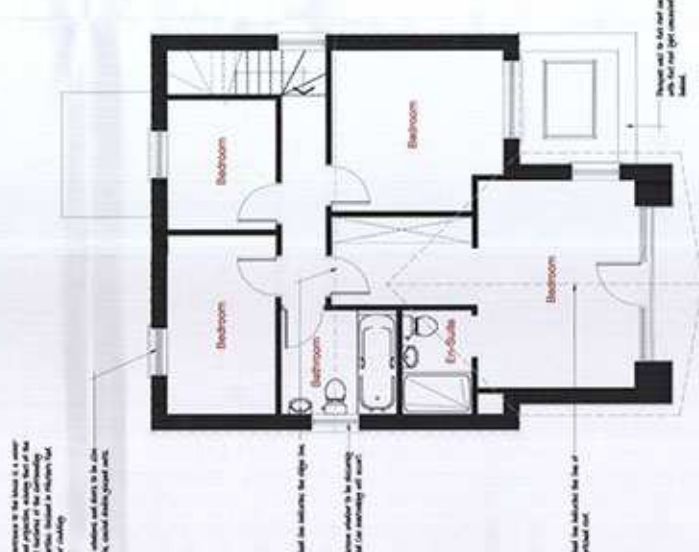
BDA ARCHITECTURE
RIBA HR
 ARCHITECTS
 15 BUCKINGHAM GARDENS, LONDON, W1J 7BX
 TEL: 020 7730 8000
 WWW.BDAARCHITECTURE.CO.UK

The Regis Court PH
 Land between 64a and 76 + 44 and 76
 Peerless Drive, London SW17 2PL
 Date: 20/11/2014

Site: 2.10. Proposed New Outings
 EXISTING SITE PLAN
 Date: 20/11/2014
 Scale: A

Existing **SITE** Layout Plan 1:100

PLANNING DRAWING



EDA ARCHITECTURE
 RIBA #01
 27, The High Cross Pike
 Lower Ground Floor, 14-16 and 17
 Parkside Close, Torquay, Devon, TQ1 3PL
 Tel: 01392 391111
 Fax: 01392 391112
 Email: info@eda-arch.co.uk
 Website: www.eda-arch.co.uk

Project Name: Proposed Canal House
 Date: 15/10/2014
 Scale: A

Reason for Refusal No.4 from the previous application suggested that an excessively wide dropped kerb would be inconvenient and dangerous. As this revised scheme would only require the provision of one, standard sized dropped section of kerb, it must be considered acceptable as it will be completely in keeping with surrounding properties.



Proposed **BLOCK** (Crossover) Plan 1:200



The existing car parking bay area + access road extended as shown into the application site, to provide the required 2 No. additional parking spaces to accommodate the vehicles belonging to the proposed 'Canal House'.

BDA
ARCHITECTURE

RIBA #1
Chartered Institute of Architectural Technicians

The Right Group Plc
London
1st Floor, 100 Abchurch Lane
Princes Court, Threadneedle Street, EC2N 2DQ
Email: info@bda.co.uk

Project: 2 No. Proposed New Overhangs
(Block Plan - Consumer Panel)

Date: 13/01/2018
Client: BDF
Architect: BDA
Drawn by: [Name]
15.10.2017

PLANNING DRAWING

Existing site view to provide in the next 12 months. All existing buildings are shown in grey. The proposed development is shown in blue and green. The site is located at the corner of the site. The proposed development is shown in blue and green. The site is located at the corner of the site.



Proposed front view of Birch House. The building features a mix of materials including brick, wood, and stone. The roof is pitched and the windows are large and rectangular. A red car is parked in front of the building. The site is located at the corner of the site.

Proposed Front View of Birch House

Canal House to be constructed on the site. Birch House to be constructed on the site. Birch House to be constructed on the site.

The existing site and Birch House are shown in grey. The proposed development is shown in blue and green. The site is located at the corner of the site.



The proposed rear view of the site. The building features a mix of materials including brick, wood, and stone. The roof is pitched and the windows are large and rectangular. The site is located at the corner of the site.

Proposed Rear View of Canal House

Light grey shaded area highlights the site of the proposed development. Birch House to be constructed on the site. Birch House to be constructed on the site.



Proposed site view 1. The site is located at the corner of the site. The proposed development is shown in blue and green. The site is located at the corner of the site.

Proposed site View 1

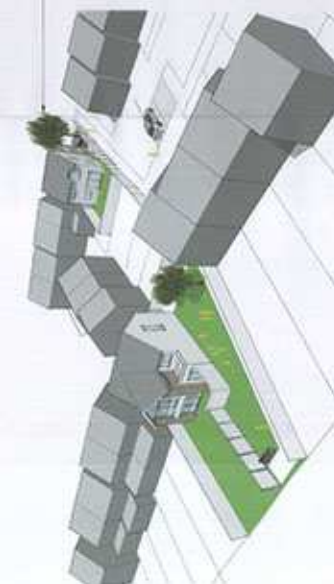
The site is located at the corner of the site. The proposed development is shown in blue and green. The site is located at the corner of the site.



Existing site view to provide in the next 12 months. All existing buildings are shown in grey. The proposed development is shown in blue and green. The site is located at the corner of the site.

Proposed site View 2

The site is located at the corner of the site. The proposed development is shown in blue and green. The site is located at the corner of the site.



Existing site view to provide in the next 12 months. All existing buildings are shown in grey. The proposed development is shown in blue and green. The site is located at the corner of the site.

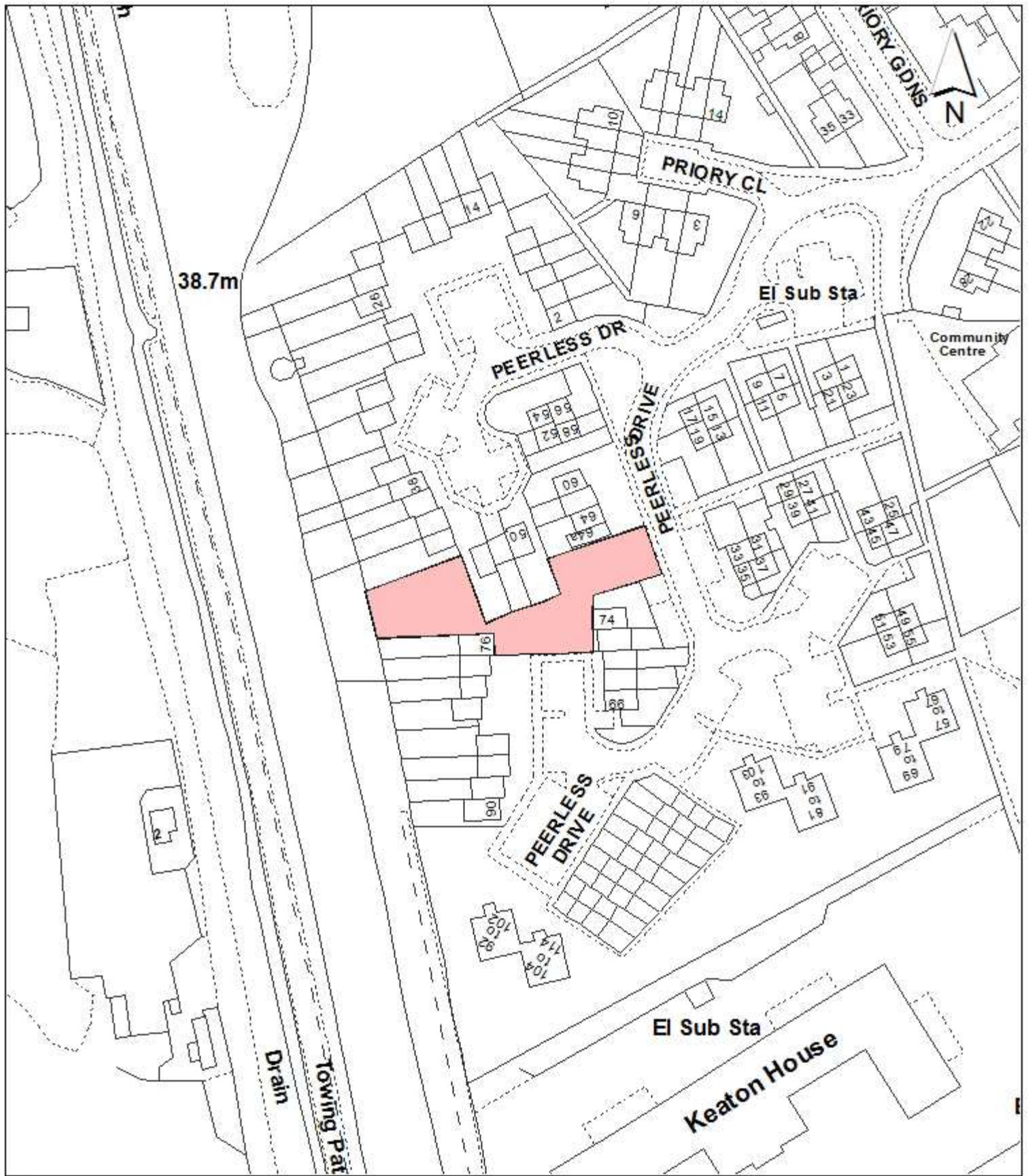
Proposed site View 3

The site is located at the corner of the site. The proposed development is shown in blue and green. The site is located at the corner of the site.

The site of the site will be transferred to the proposed development. Birch House to be constructed on the site. Birch House to be constructed on the site.

Existing site view to provide in the next 12 months. All existing buildings are shown in grey. The proposed development is shown in blue and green. The site is located at the corner of the site.

BDA ARCHITECTURE
RIBA #1
15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Notes:

 Site boundary

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Unless the Act provides a relevant exception to copyright.

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Site Address: **Land Between 64A & 74
Land Between 44 & 76
Peerless Drive
Harefield**

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

Planning Application Ref:
71520/APP/2016/145

Scale:
1:1,250

Planning Committee:
North Page 147

Date:
April 2016

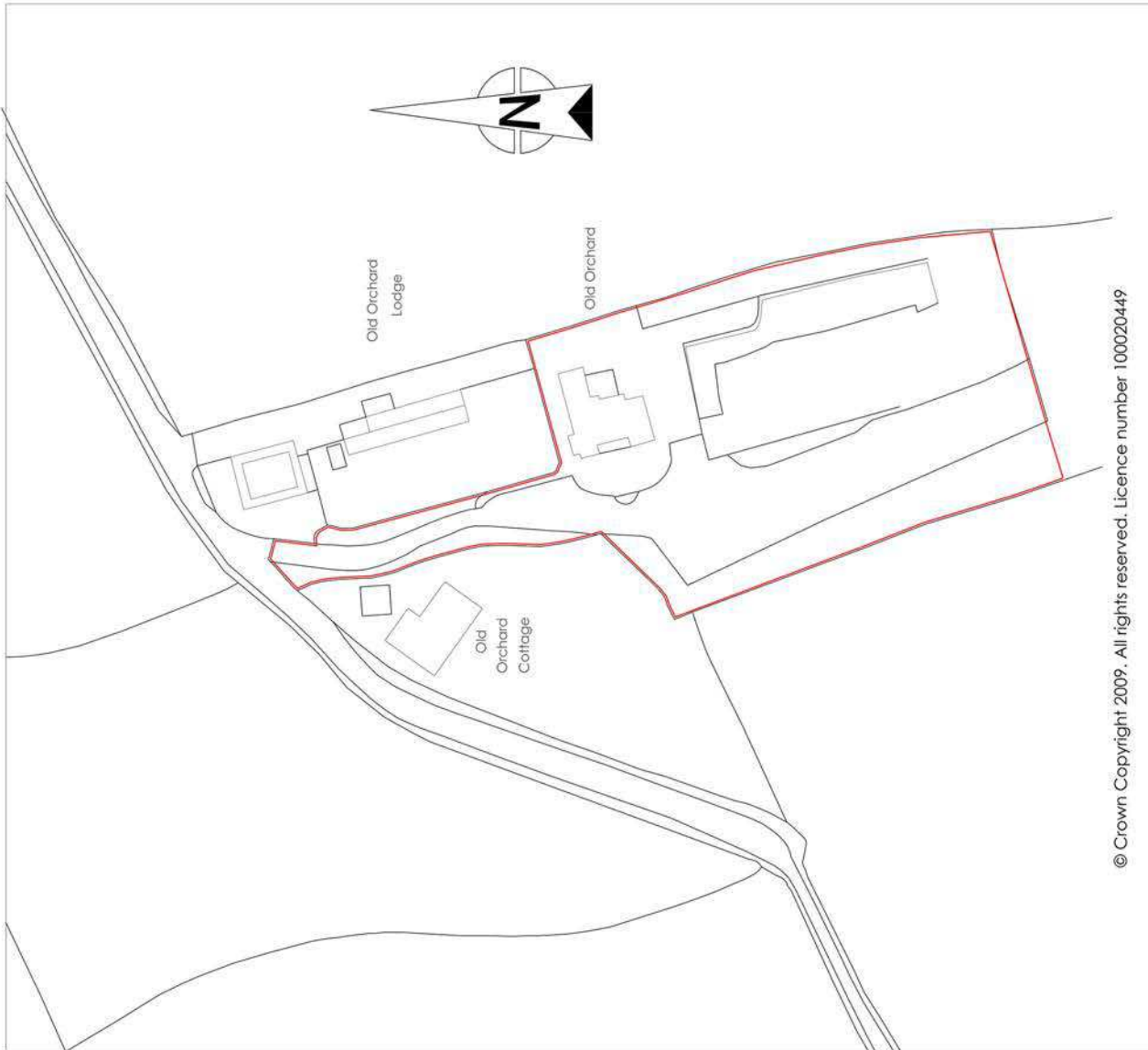


HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

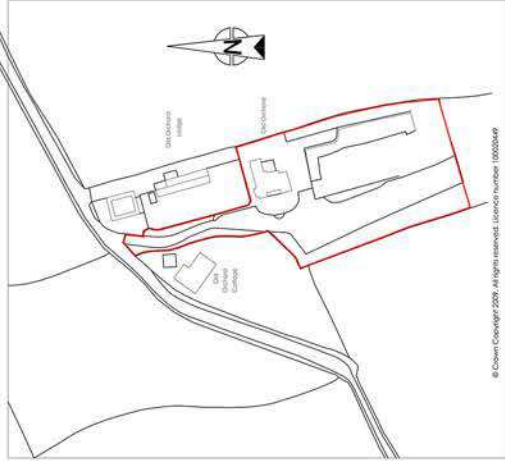
Address THE OLD ORCHARD PARK LANE HAREFIELD
Development: Single storey detached outbuilding to be used to serve food and beverages
(Revised and Resubmission)
LBH Ref Nos: 3499/APP/2015/4269

Date Plans Received: 19/11/2015 **Date(s) of Amendment(s):** 19/11/2015
Date Application Valid: 20/11/2015



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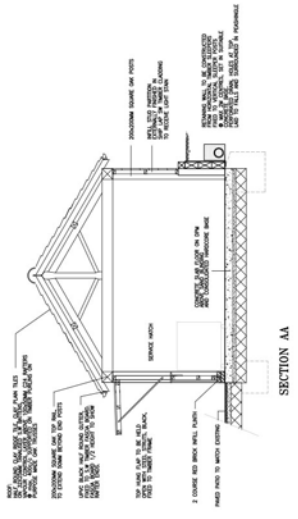
**THE OLD ORCHARD,
PARK LANE, HAREFIELD.
BLOCK PLAN**
Scale 1:500@A1



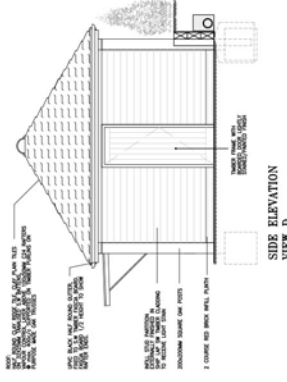
© Crown Copyright 2009. All rights reserved. Licence number 100020449

**THE OLD ORCHARD,
PARK LANE, HAREFIELD.
BLOCK PLAN**
Scale 1:1250@A1

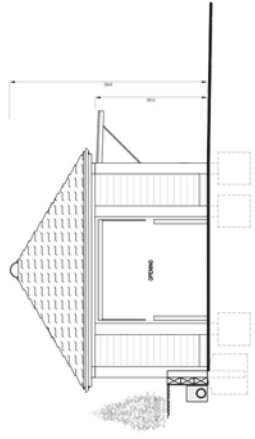
A. Road name added to map.	TM	28.8.12
No. Rev.	Initial	Date
Project:		
THE OLD ORCHARD PARK LANE, HAREFIELD, UXBRIDGE.		
Description:		
EXISTING & PROPOSED BLOCK PLAN		
DRN. TMAD	DRG. No. 267/12/02	
SCALE 1:500/1:1250@A1	REV. A	
DATE 1.8.2012		
<p>THOMAS MOSS Architectural Design & Surveying Services</p> <p>Summit House, Harecroft Road, The Pinnacles, Uxbridge, Middlesex UB7 5BN Tel/Fax: 01275 438168.</p>		



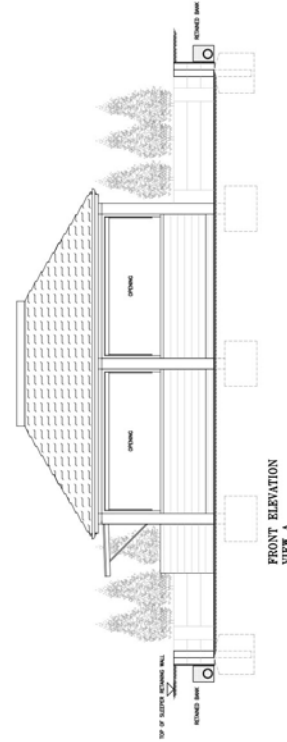
SECTION AA



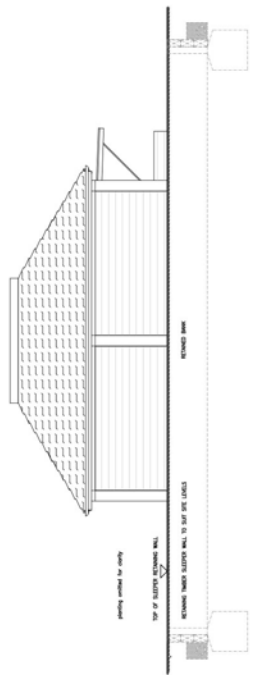
SIDE ELEVATION VIEW D



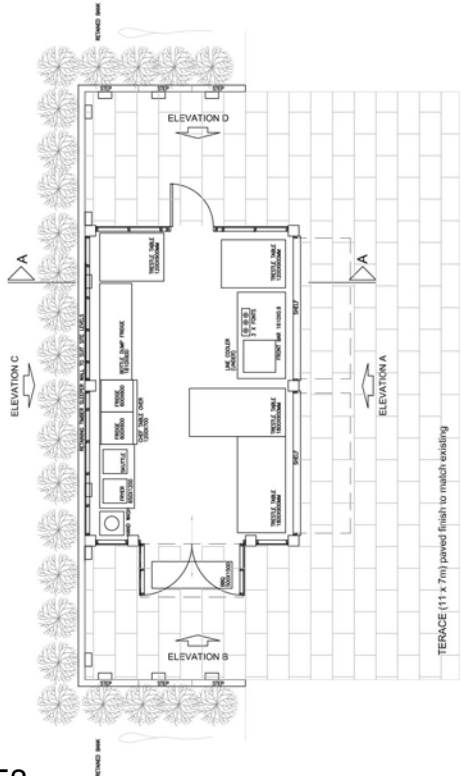
SIDE ELEVATION VIEW B

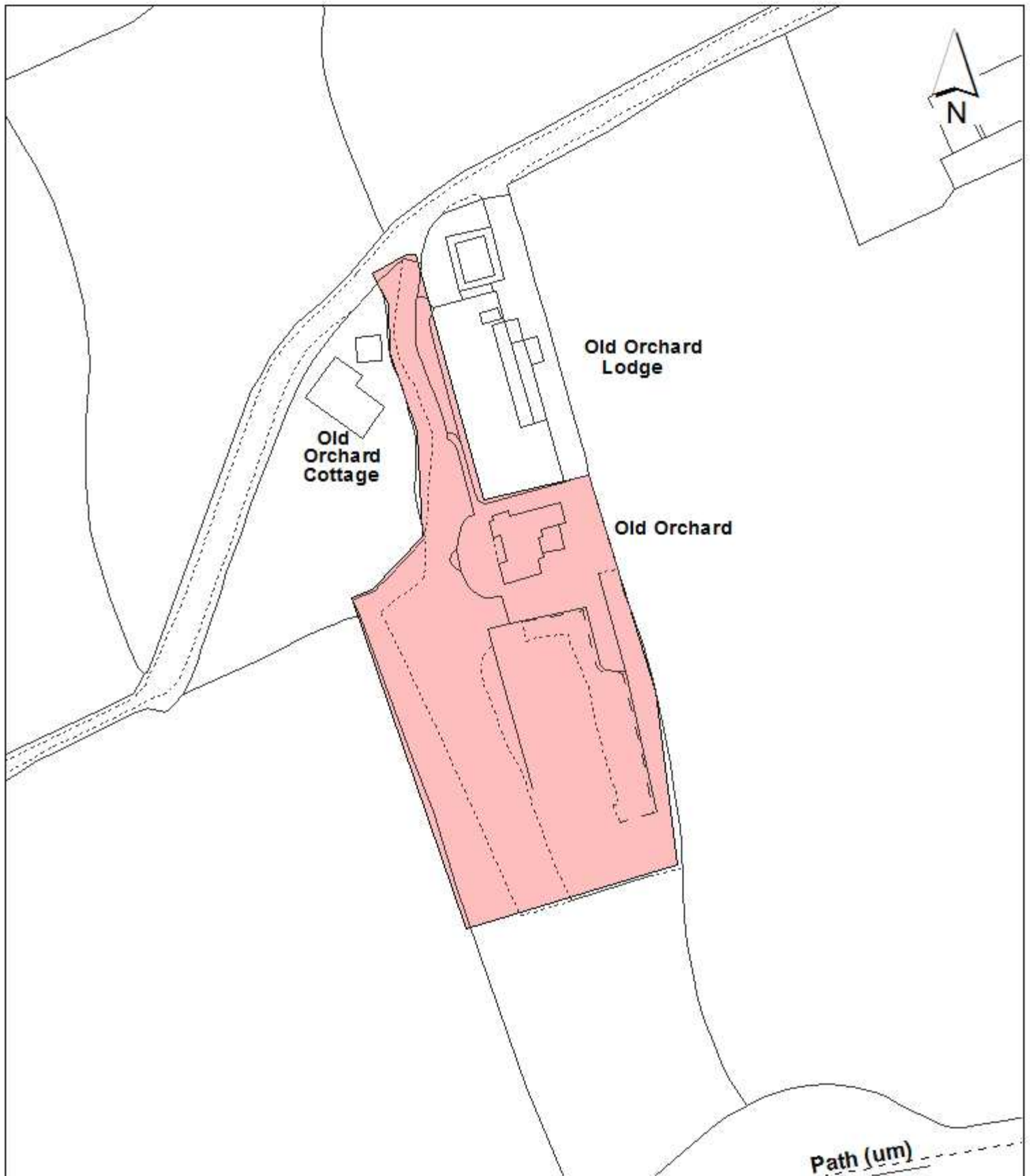


FRONT ELEVATION VIEW A



REAR ELEVATION VIEW C





Notes:

 Site boundary

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Site Address:

**The Old Orchard
Park Lane
Harefield**

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

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

Planning Application Ref:

3499/APP/2015/4269

Scale:

1:1,250

Planning Committee:

North Page 154

Date:

April 2016



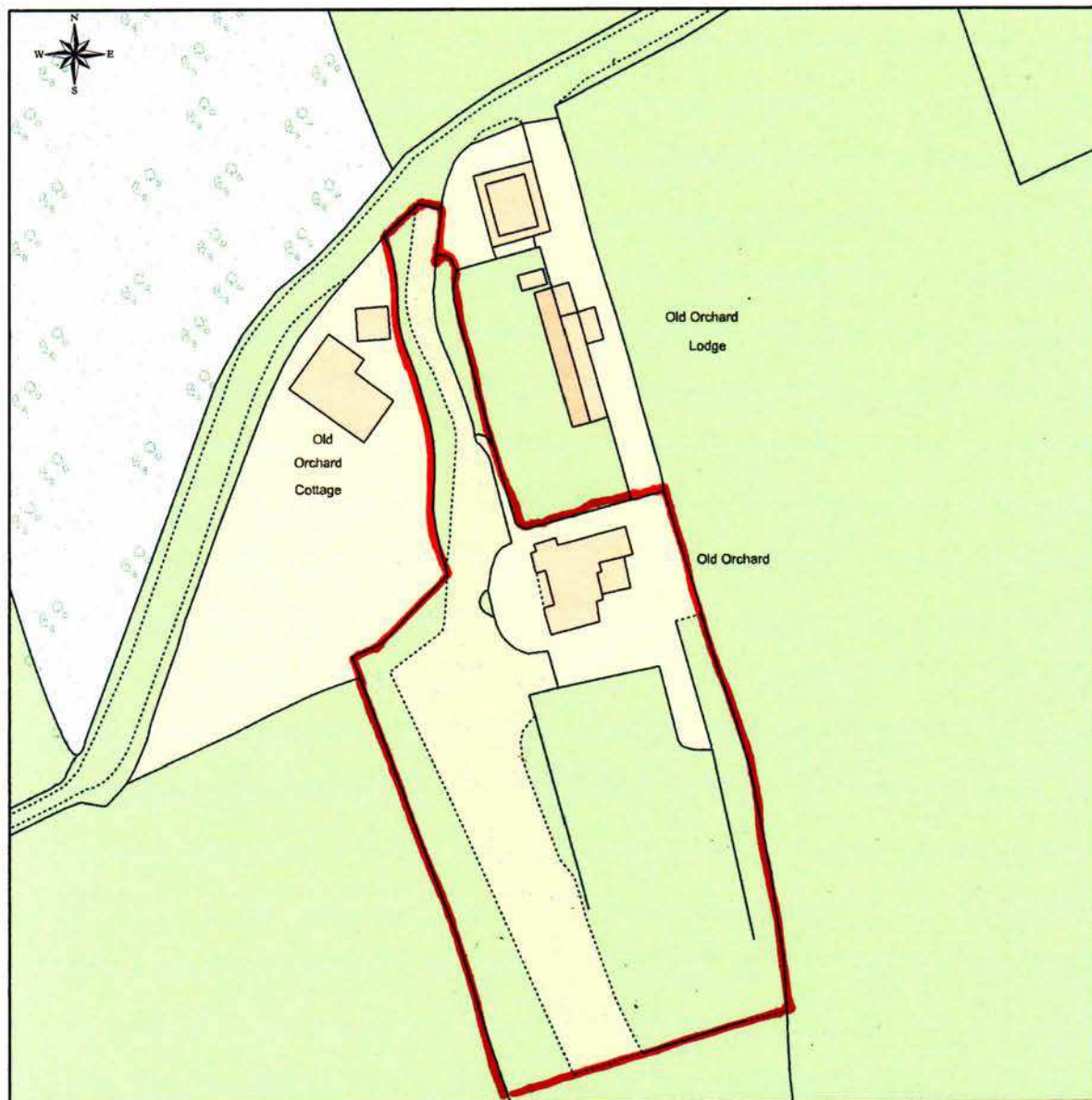
HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD ORCHARD PARK LANE HAREFIELD
Development: Single storey side extension to provide a disabled toilet (Revised)
LBH Ref Nos: 3499/APP/2015/4600

Date Plans Received:	16/12/2015	Date(s) of Amendment(s):	19/01/2016
Date Application Valid:	19/01/2016		16/12/2015
			12/01/2016

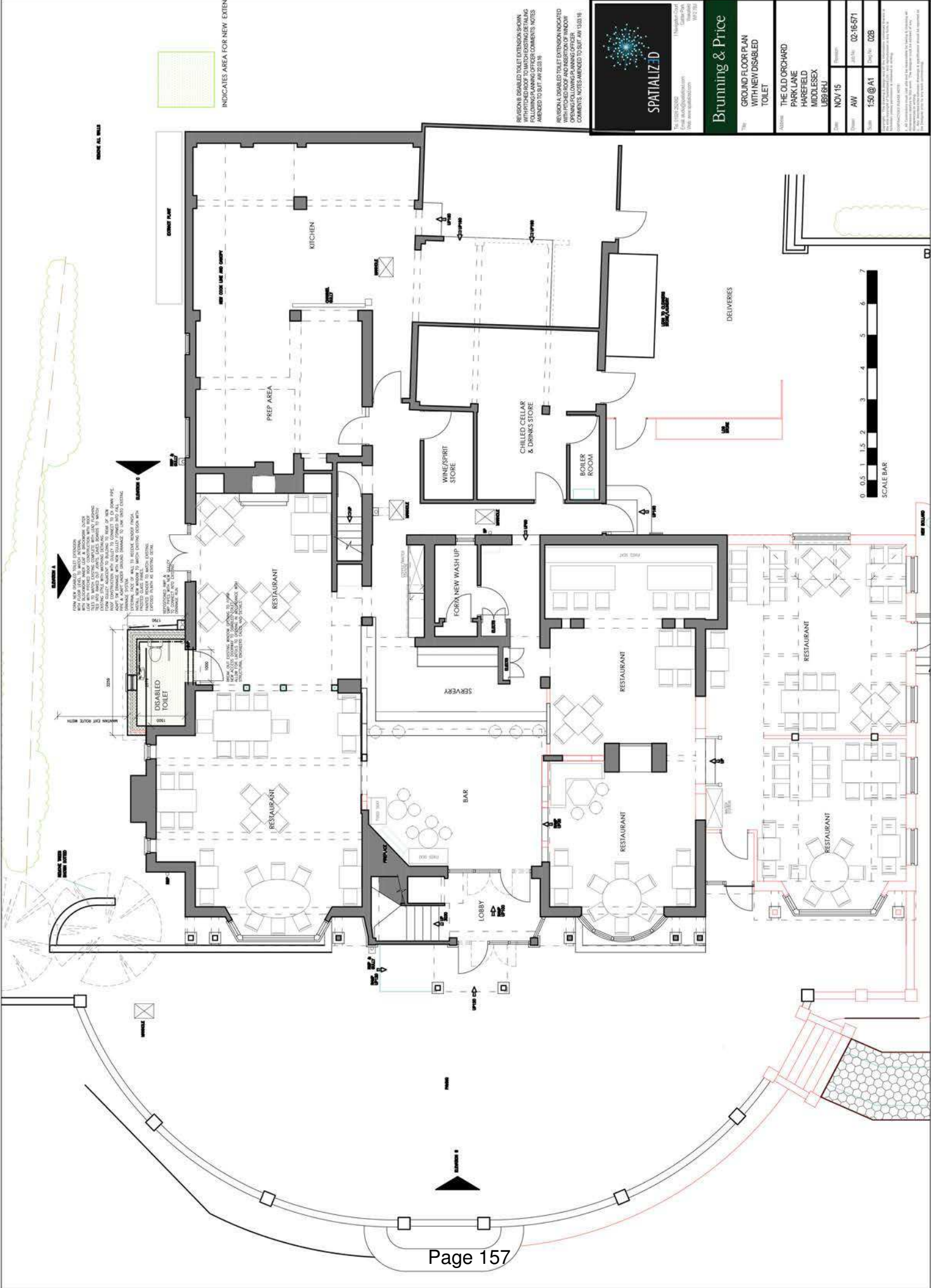
Location Plan near The old Orchard, Park Lane, Harefield. UB9 6HJ



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0m 20m 40m 60m 80m 100m

Scale: 1:1250; paper size: A4



INDICATES AREA FOR NEW EXTENSION

REVISIONS & DISABLED TOILET EXTENSION SHOWN WITH PROPOSED ROOF TO MATCH EXISTING RAILING AND RAMP TO MATCH EXISTING RAMPING COMMENTS NOTED AMENDED TO SET AW 22/03/18

REVISION A, DISABLED TOILET EXTENSION INDICATED WITH PROPOSED ROOF AND REVISION OF WINDOW COMMENTS NOTED AMENDED TO SET AW 13/03/18

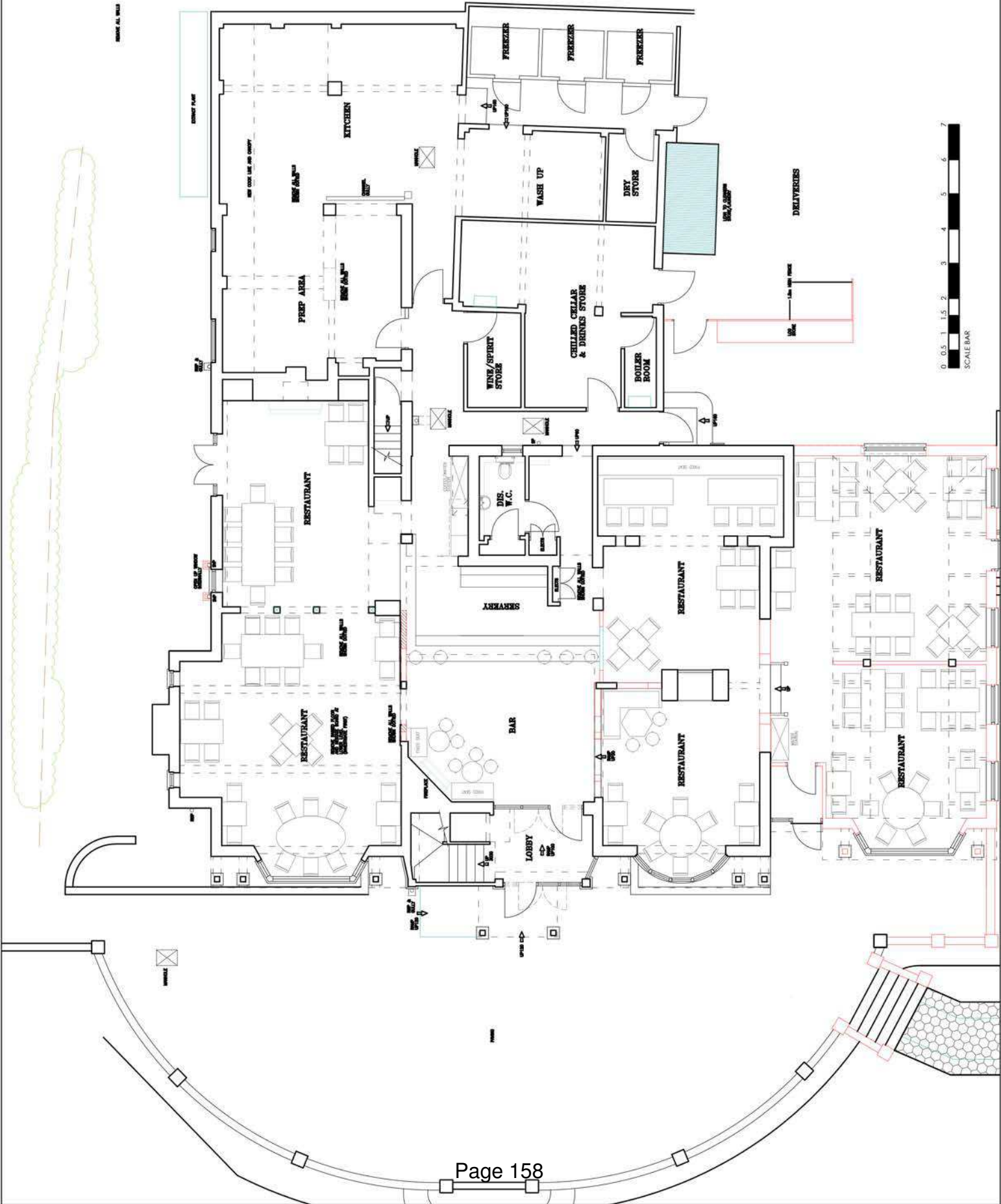
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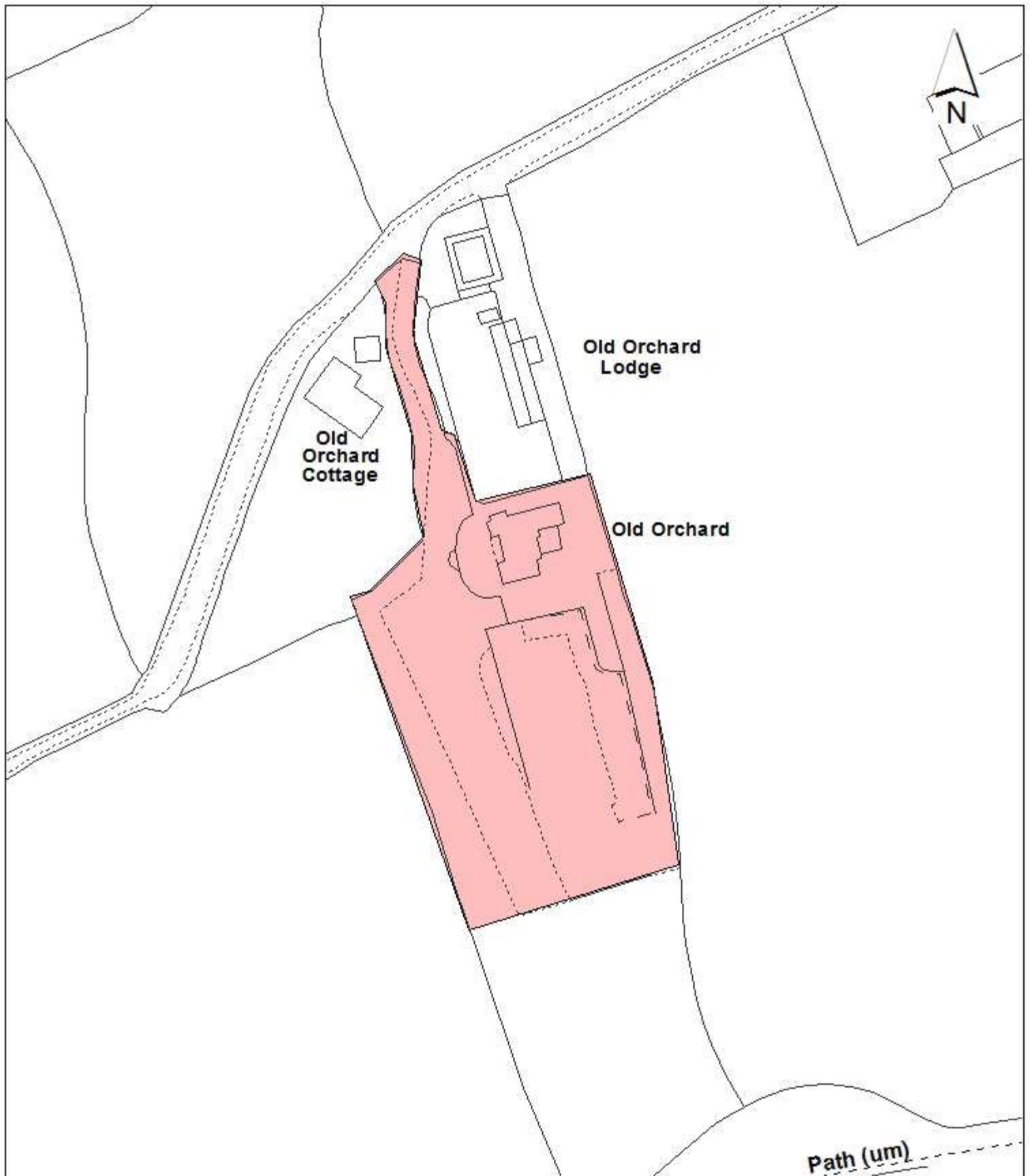
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515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 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3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 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4251



Brunning & Price
EXISTING OF PLAN

Project:	THE OLD ORCHARD PARK LANE HAREFIELD MIDDLESEX UB8 3HU
Date:	NOV/15
Drawn:	AW
Scale:	1:50 @ A1
Job No:	02-16-571
Draw No:	01





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 Site boundary

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

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

Planning Application Ref:

3499/APP/2015/4600

Scale:

1:1,250

Planning Committee:

North Page 161

Date:

April 2016



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