



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

Eddie Lavery (Chairman)
Ian Edwards (Vice-Chairman)
Peter Curling
Jazz Dhillon
Janet Duncan (Labour Lead)
Carol Melvin
John Morgan
Brian Stead
David Yarrow

Date: WEDNESDAY, 28
OCTOBER 2015

Time: 6.00 PM

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

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

Published: Tuesday, 20 October 2015

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This Agenda is available online at:
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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 26 August and 6 October 2015 1 - 12
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard 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.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Land east of The Former EMI Site, 120 Blyth Road, Hayes 51588/APP/2015/1613	Botwell	Minor amendments to design, external appearance and car parking layout through variation of condition 2 of Planning Consent reference 51588/APP/2011/2253 for the 'Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (class A3), Community room (class D2), 5 x workshop units (class B1, B8 or a2 uses), and associated car parking and landscaping'. Recommendation: Approval	13 - 50 74 - 89

7	Holland & Holland Shooting School, Ducks Hill Road, Northwood 16568/APP/2015/2277	Northwood	Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations. Recommendation: Approval	51 - 72 90 - 99
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PART I - Plans for Major Applications Planning Committee

Pages 73 - 100

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

26 August 2015



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

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Roy Chamdal Jazz Dhillon Janet Duncan (Labour Lead) John Morgan John Oswell Brian Stead David Yarrow</p>
	<p>OFFICERS PRESENT: James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Highways Engineer), Nicole Cameron (Legal Advisor), Charles Francis (Democratic Services Officer).</p>
34.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>) Apologies for absence had been received from Councillor Ian Edwards, no substitute. Apologies had been received from Councillor Peter Curling. Councillor John Oswell was present as his substitute. Apologies had been received from Councillor Carol Melvin. Councillor Roy Chamdal was present as her substitute.</p>
35.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>) There were no declarations of interest.</p>
36.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 16 JULY 2015 AND 5 AUGUST 2015 (<i>Agenda Item 3</i>) The minutes of the 6 January instead of 16 July 2015 had been included in the agenda pack in error. The 16 July would be considered at the next meeting. The minutes of 5 August 2015 were agreed as an accurate record.</p>
37.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p>

	None.
38.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in Public.</p>
39.	<p>SITE OF FORMER UNITAIR CENTRE & WAYFARER HOUSE, GREAT SOUTH WEST RAOD, FELTHAM 49559/APP/2015/1991 (<i>Agenda Item 6</i>)</p> <p>Reserved matters application for circa 14,306 sq.m commercial development (B1c, B2, B8 use classes) pursuant to planning permission reference 49559/APP/2014/334.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Providing an overview of the site, Officers explained that Outline Planning Consent (reference 49559/APP/2014/334) was granted on the 27/05/14 for 'Outline application (all matters reserved) to provide up to 14,750sqm of B1c/B2/B8/SuiGeneris (Car Showroom) uses (up to a maximum of 1,700 sqm of sui generis floorspace) with associated landscaping and access.</p> <p>Officers explained that for the reasons identified in the report, the application for the Reserved Matters of Appearance, Landscaping, Scale, Layout and Access were considered to conform with the outline planning consent and be compliant with the relevant policies and planning guidance for the site.</p> <p>Officers commented on the proposed changes in the addendum which were agreed by Committee, as set out below:</p> <ul style="list-style-type: none"> • <i>Add the following text at the end of 'Officer's comments' following the TfL response (Section 6, page 21):</i> • <i>d. Details of the proposed electric vehicle charging points are included on plan reference 30461-PL-123 Rev D. Details of the proposed secure cycle stores are included on plans 30461-PL-132 Rev A, 30461-PL-133 Rev A and 30461-PL-121 Rev D. Details of the showers and changing facilities are shown on plans 30461-PL-125 Rev B and 30461-PL-126 Rev A. Additional conditions to secure the implementation of these requirements are therefore unnecessary.</i> • <i>Add the following text at the end of 'ENVIRONMENTAL PROTECTION UNIT (Second response), (Section 6, page 21):</i> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p> <p>That the application be approved as per the Officer's report and changes set out in the addendum.</p>

40.

**HEATHROW POINT WEST, 234 BATH ROAD, HEATHROW
41331/APP/2015/1886 (Agenda Item 7)**

**Change of use from Offices (Use Class B1(a)) to provide a 159
bedroom hotel (Use Class C1) and the erection of a new single storey
side extension, car parking and landscaping**

Officers introduced the report and highlighted the changes set out in the addendum.

Officers explained there was no objection to the principle of change of use. Discussing the site context, Officers confirmed there were no adverse residential amenity issues and the new side extension's sitting and massing did not prejudice the existing office developments on the adjacent sites. The Committee heard that the height of the proposed side extension was consistent with the surrounding development and the proposed elevations were considered appropriate.

In terms of access and egress, Officers confirmed the car parking provision and highway access arrangements were acceptable, as were the arrangements for service delivery and guest drop off / collection.

Officers confirmed that the scheme complied with the London Plan and Hillingdon Local Plan. During the course of the presentation, the following amendments were proposed and agreed by Committee:

Add Informative 11 - Page 44

- *With respect to the landscaping condition 13 , the applicant is advised that the proposed planting should accord with the advice in the Civil Aviation Authority's 'Advice note 3: 'Potential Bird Hazard from Amenity Landscaping and Building Design' and the approved Bird Hazard Management Plan secured by condition 3 of this permission.*

Add Informative 12 - Page 44

- *With respect to the traffic arrangements condition 18 , the applicant is advised that the vehicular swept path for the coach entering the site should not encroach onto the traffic lane used by vehicles exiting from the site. Vehicle swept paths for coaches turning within the site and exiting the site in forward gear should be provided. All swept paths should include 300mm error margins.*

The recommendation for approval, subject to a Section 106 Agreement was moved, seconded and on being put to the vote was unanimously agreed.

Resolved -

That the application be approved as per the Officer's report and changes set out in the addendum.

41.	<p>HAYES GATE HOUSE , 27 UXBRIDGE ROAD, HAYES 2385/APP/2015/1464 (Agenda Item 8)</p> <p>Variation of Condition 2 (Approved drawings) and Condition 7 (accessible bedrooms) of planning application 2385/APP/2013/2523 (Change of Use of existing office (B1) building to create 170 bedroom hotel (C1) use with ancillary car parking and landscaping) to allow for a reduction in the provision of rooms with hoists.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers explained the amendments to the approved scheme, related to the alterations sought in relation to reducing the number of rooms with a fixed tracked hoist system from 9 units to 4 units.</p> <p>The Committee were informed that the proposed alterations to the hoist system had been reviewed by the Council's Access Officer and no objections had been received.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p> <p>That the application be approved as per the Officer's report and changes set out in the addendum.</p>
42.	<p>ST ANDREWS PARK, HILLINGDON ROAD, UXBRIDGE 585/APP/2015/848 (Agenda Item 9)</p> <p>Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers explained the primary reason for amending the approved plans was the desire to relocate the theatre to ensure this was as prominent as possible from the High Street. To ensure a viable town centre extension was achieved, Officers explained that tree lined vistas would need to be replaced with a line of buildings so the commercial and retail premises visibly extended towards the theatre.</p> <p>As a result of the proposed relocation of the theatre, Members asked Officers to clarify what the anticipated parking arrangements would be. In response, Officers confirmed that the theatre did not have a dedicated car park and the allocation of the numbers of spaces required would be left to a condition in the later phases of the development. Officers confirmed that at present, the overall development incorporated a number of underground car parks in surrounding offices and it was anticipated that these could be used</p>

by theatre goers.

Members also asked Officers to comment on access to the High Street and traffic flows in and around St Andrews round-about. Officers explained that at present, they were examining a number of possible options to control traffic and pedestrian flows and given the scale and complexity of the overall development, the highways decisions would be made as part of ongoing Section 106 agreements. Other decisions would be taken as a mixture of Committee decisions and Officer negotiations.

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

Resolved -

That the application be approved as per the Officer's report and changes set out in the addendum.

43. **PHASE 3, STOCKLEY PARK, STOCKLEY ROAD, WEST DRAYTON
37977/APP/2015/1004** (*Agenda Item 10*)

Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination.

Officers introduced the report and highlighted the changes set out in the addendum.

Officers explained the current development proposals were for industrial buildings with heights that were substantially lower than the buildings allowed in previous permissions. It was noted the site layout had evolved and the proposed buildings were currently arranged in a symmetric formation to optimise physical and visual permeability through the site.

Officers confirmed it was a well designed scheme, with good access and there were no objections to the sitting, size, bulk and height of the proposed buildings. Officers also highlighted that very special circumstances had been demonstrated to justify its location within the Green Belt. These reasons included major land remediation works in combination significant economic benefits for the particular part of West Drayton and the wider area.

Members asked a series of questions relating to motor cycle space, the footpath to the western side of the development and the loss of Green Belt Land associated with the development. In response, Officers confirmed the number of motor cycle spaces was appropriate. With regards to the opening

	<p>of the footpath, Officers hoped this would be open as soon as possible. In relation to the loss of Green Belt land, the Legal Advisor explained that the implications of encroaching on the Green Belt had been considered at the appropriate planning stage of the application and in this case, very special circumstances had been established as more green belt land had been provided than would be lost by this development.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p> <p>That the application be approved as per the Officer's report and changes set out in the addendum.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.50 pm.</p>

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

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

6 October 2015

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT:</p> <p>Councillors: Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon Janet Duncan (Labour Lead), Raymond Graham, Carol Melvin, John Morgan, Brian Stead and David Yarrow.</p> <p>OFFICERS PRESENT:</p> <p>James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Transport Consultant), Tim Brown (Legal advisor) and Jon Pitt (Democratic Services Officer).</p>
53.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr. Eddie Lavery, with Cllr. Raymond Graham substituting.</p>
54.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no Declarations of Interest made.</p>
55.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 15 SEPTEMBER 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 15 September 2015 were agreed as an accurate record.</p>
56.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman advised that he had agreed a request to consider an additional item that had not been on the originally published agenda. This related to a consultation response to the proposed construction of the M4 Smart Motorway, junctions 3-12.</p> <p>The reason for urgency of the item was as follows:</p> <p>The report related to a Development Consent Order consultation with the LB Hillingdon, with the deadline for submission of comments being 8th October 2015. In the interests of effective planning, a Council ratified report was urgently required in order to inform the development procedure set out by the Planning Inspectorate.</p>

57.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE <i>(Agenda Item 5)</i></p> <p>It was confirmed that all items on the agenda were Part I and would be heard in public.</p>
58.	<p>HEATHROW ENERGY CENTRE, CENTRAL TERMINAL AREA, HEATHROW AIRPORT, HOUNSLOW 62360/APP/2015/2664 <i>(Agenda Item 6)</i></p> <p>Proposed temporary enabling boilers with associated pipe work and permanent header building (Consultation Under Part 8, Class F of the Town and Country Planning (General Permitted Development) Order 2015).</p> <p>Officers introduced the report, which was for the development of two temporary boilers, associated piping and a permanent heater building. The scheme was within the central terminal area at Heathrow Airport and would replace an existing building.</p> <p>The scheme was not within a constrained area and did not present any amenity issues to neighbours or highways issues. Accordingly, officers recommended that no objection be made to the proposals.</p> <p>The recommendation for no objection to be made to the application was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>RESOLVED: That: no objection be made to the proposals, subject to the conditions and informatives set out in the officer's report.</p>
59.	<p>SITE OF BUILDING 717 SHEFFIELD WAY, HEATHROW AIRPORT 50657/APP/2015/1974 <i>(Agenda Item 7)</i></p> <p>Reserved matters (Landscaping) application in compliance with conditions 2 and 3 of planning permission reference 50657/APP/2013/2214 (Demolition of existing warehouse buildings and erection of 602 bedroom 8-storey hotel with associated car parking (Outline application including details of access, appearance, layout and scale - landscaping reserved)).</p> <p>Officers introduced the report and referred Members to the addendum sheet circulated, drawing attention to changes made in relation to the vehicle tracking drawings.</p> <p>It was noted that the application currently under consideration was a reserved matter that only related to landscaping at the site. Permission had previously been granted for construction of a hotel at the site.</p> <p>The site was not within a constrained area. The application included generous provision of trees and it was noted that space at the site was sufficient to allow access to buses / coaches and refuse vehicles. Accordingly, officers recommended that the application be approved.</p> <p>Following discussion, it was agreed that Council Landscaping officers would be asked to further investigate tree planting at the site and its role in helping to mitigate pollution in the area.</p> <p>The recommendation for approval was moved, seconded and on being to the vote was unanimously agreed.</p>

RESOLVED - That the application be approved as per the officers' recommendation, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.

60. **TEMPORARY CAR PARK SITE, SEALAND ROAD, HEATHROW AIRPORT 65688/APP/2015/142 (Agenda Item 8)**

Installation of a multi-deck car park to provide 9 levels of parking to provide 21 staff car parking spaces for the neighbouring Gate Gourmet Building and the remainder of spaces to be a commercial car park (Outline Application seeking approval of access, appearance, layout and scale).

Officers introduced the report. The application was seeking outline planning permission for the erection of a ground level car park, in addition to an eight level multi-storey car park with a total of 2,077 spaces. It was noted that 215 spaces on the ground level of the car park would be for use by Gate Gourmet employees. The proposals would provide adequate spaces for use by disabled persons. The upper floors of the car park would be operated as 'meet and greet' valet parking. It was noted that the site was not within a special area.

Officers considered that if the application were approved by the Committee, the parking spaces would fall within the total cap of 42,000 spaces for Heathrow car parks that had been imposed when Terminal 5 was granted permission. However, the situation in relation to cap was complex and it was considered that the cap applied to Heathrow Airport as a whole and not just to the airport operator.

The application was considered to be acceptable in relation to highways and it would provide adequate parking to prevent the build up of traffic in the vicinity. It proposals were considered to be of acceptable appearance. Officers, therefore, recommended approval by the Committee.

Members were referred to the addendum sheet that had been circulated. This proposed that a condition be included, in the event of the application being approved by Committee, to specify that the scheme would not commence until a scheme for an air quality and parking strategy had been submitted to and approved by the Local Planning Authority. A verbal addition was requested to specify that pickup for the 'meet and greet' parking was to take place off site and not in neighbouring roads.

Officers advised that an e-mail had been received at 3:30 pm on the day of the Committee meeting, which was after publication of the addendum. The e-mail objected to the application and requested sight of the legal advice that had been provided to the Council in relation to the parking cap. It was agreed that discussion was needed in relation to the legal advice provided to the Council. As the information was considered to be of legal professional privilege and related to possible legal proceedings, it was agreed that the meeting would move into Part II - Members only.

It was RESOLVED: That:

The meeting moved to Part II and the members of the public present were asked to leave the room.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority

proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraph 5 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

It was RESOLVED: That:

The meeting moved back to Part I. Accordingly, members of the public were invited back into the room.

The Chairman advised the members of the public present that it had been necessary for the meeting to move into Part II - Members only to enable confidential legal advice to be discussed.

There was further discussion regarding whether hotels due to be built in the area would be included in the cap. A question was also raised in relation to the number of spaces currently used within the cap, as the figures provided by Heathrow Airport dated from July 2014. Members wanted confirmation that the July 2014 cap figure was still current and that no subsequent parking has been granted since that time.

RESOLVED - That: the meeting be adjourned to enable officers to seek clarification in relation to the parking cap.

RESOLVED - That: the meeting be reconvened.

Following a discussion between officers, the Chairman advised that, as there could not be certainty with regards to which parking provision would be included in the Heathrow cap, it was requested that the application be deferred to allow further investigation.

The request to defer determination of the application was moved, seconded and on being to the vote was unanimously agreed.

RESOLVED - That the application be deferred and determined at a future meeting of the Committee, to enable officers to provide additional information as requested by the Committee.

61. **UNIT 3 (MEDIA HOUSE), SPRINGFIELD ROAD, HAYES 44110/APP/2015/2570**
(Agenda Item 9)

Change of Use from Use Classes B1/B8 to Use Classes B1/B2/B8.

Officers introduced the application which sought a change of use for the premises at Unit 3 (Media House), Springfield Road, Hayes. The application under consideration was similar to a previous scheme that had been submitted for the site.

The uses sought were all commercial and the application was considered to be acceptable in principle, subject to the conditions set out in the officer's report, which included the provision of cycle parking. Officers recommended that the application be approved by the Committee.

A Member was concerned that it might be possible for future use of the site to change from commercial to residential without further permission being required. Officers advised that it would not be permissible for use class B2 to be converted to residential

	<p>premises without planning permission first being sought. It was also noted that the application currently under consideration was from a business that was looking to create employment at the premises. Therefore, use for another purpose was considered to be unlikely.</p> <p>In response to a Member question that asked what the parking provision would be at the site, officers advised that this was set on page 71 of the agenda papers and that the proposals met the Council's car parking standards.</p> <p>The recommendation for approval was moved, seconded and on being to the vote was unanimously agreed.</p> <p>RESOLVED - That the application be approved as per the officers' recommendation, subject to the conditions and informatives set out in the officer's report.</p>
62.	<p>5 STATION ROAD, WEST DRAYTON 65480/APP/2015/1862 (<i>Agenda Item 10</i>)</p> <p>Demolition of existing public house and erection of 38 flats and 237 square metres of retainable floor space with parking, landscaping and amenity space.</p> <p>Officers introduced the report and the addendum sheet circulated, noting that the current application was subsequent to a previous application for a similar development at the site. This was due to changed ownership of land. The scheme only differed from that previously approved in that the children's play area had been relocated and the car parking layout amended.</p> <p>In response to Member questions, officers advised that although the density of the site had been increased by the proposed changes to the layout, this did not constitute planning grounds for refusal as the development complied with planning standards and policies. In response to Member concerns about privacy and the distance separation between some of the windows of the development, officers advised that the angle between the affected windows was not a direct one and that, therefore, a planning condition was not considered to be justified.</p> <p>Officers recommended that the application be approved.</p> <p>The recommendation for approval was moved, seconded and on being to the vote was unanimously agreed.</p> <p>RESOLVED - That the application be approved as per the officers' recommendation, subject to an S106 Agreement and subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.</p>
63.	<p>M4 MOTORWAY (SMART MOTORWAY) HAYES - 71068/APP/2015/2700 (<i>Agenda Item 11</i>)</p> <p>Development Consent Order application under the Planning Act 2008 to the Planning Inspectorate by Highways England for the construction of a smart motorway on the M4, junctions 3-12 (application accompanied by an Environmental Impact Assessment).</p> <p>Officers introduced the proposed consultation response, noting that Highways England</p>

	<p>had made an application to the Planning Inspectorate for development consent under the provisions of the 2008 Planning Act. The Council was not the determining authority and only had the status as a statutory consultee.</p> <p>The proposals to create a Smart Motorway were considered by officers to give rise to a number of serious property, highways and environmental related concerns. Concerns were raised with regard to information about noise mitigation included by Highways England in their application. This included use of historical data and references to noise barriers, rather than noise fences. Officers advised that these issues were addressed within the consultation response.</p> <p>The Chairman commended officers for the depth and detail provided by the report, with officers advising that a consultant who had worked on the Cranford Enquiry had assisted with production of the report.</p> <p>The recommendation to agree the submission of the officer's report that objected to the construction of the smart motorway on the M4, junctions 3-12 was moved, seconded and on being to the vote was unanimously agreed.</p> <p>RESOLVED - That authority be granted to the Head of Planning and Enforcement to issue the officer's report to the Planning Inspectorate as the Council's formal response to the consultation.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.15 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address LAND EAST OF THE FORMER EMI SITE 120 BLYTH ROAD HAYES

Development: Minor amendments to design, external appearance and car parking layout through variation of condition 2 of Planning Consent reference 51588/APP/2011/2253 for the 'Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (class A3), Community room (class D2), x workshop units (class B1, B8 or a2 uses), and associated car parking and landscaping'.

LBH Ref Nos: 51588/APP/2015/1613

Drawing Nos: 0147_P_0001
PL 207 - Courtyard Elevation Block A
PL 201 rev C - Elevation Block E
PL 202 rev C - Elevation Block C
PL 208 - Courtyard Elevation Block E
PL 209 - Courtyard Elevation Block C
PL 210 - Courtyard Elevation Block C
PL 203 rev C - Elevation Block C
PL 200 rev C - Elevation Block A
009fr
PL 100 rev D - Level C
PL 110 rev B - Level 1
PL 120 rev A - Level 2
PL 130 rev A - Level 3
PL 140 rev A - Level 4
PL 150 rev A - Level 5
PL 160 rev A - Level 6
PL 204 rev A - North South Elevations
PL 205 - Central Core Elevations
PL 206 - Block A - Service Courtyard Elevation

Date Plans Received: 30/04/2015 **Date(s) of Amendment(s):** 26/08/2015
Date Application Valid: 30/04/2015 30/04/2015
16/10/2015

1. SUMMARY

The application is for the variation of Condition 2 to planning consent reference 51588/APP/2011/2253 for the 'Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (class A3), Community room (class D2), 5 x workshop units (class B1, B8 or A2 uses), and associated car parking and landscaping'.

The variation of the condition will permit the approved plans to be altered so that minor revisions can be made to the proposal. For the reasons outlined below, the proposed changes to the proposal are considered to comply with the policies of the adopted Hillingdon Local Plan (2012), and as such this application is recommended for approval.

2. RECOMMENDATION

Approval, subject to delegated powers being given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and the following:

a) That the Council enter into a deed of variation to the legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the legal obligations secured under the original consent (reference 51588/APP/2011/2253 dated 27/03/12).

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 278 Agreements and any abortive work as a result of the agreement not being completed.

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

d) That if any of the heads of terms have not been agreed and the S106 legal agreement has not been finalised within 3 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

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

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

1 T8 Time Limit

The development hereby permitted shall begin either before the expiration of five (5) years from the 27th of March 2012, unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans:

- 0147_P_0001 Site Location
- PL 207 - Courtyard Elevation Block A
- PL 206 - Block A - Service Courtyard Elevation
- PL 202 rev C - Elevation Block C
- PL 208 - Courtyard Elevation Block B
- PL 209 - Courtyard Elevation Block C
- PL 210 - Courtyard Elevation Block D
- PL 203 rev C - Elevation Block D

PL 200 rev C - Elevation Block A
PL 100 rev D - Level 0
PL 110 rev B - Level 1
PL 120 rev A - Level 2
PL 130 rev A - Level 3
PL 140 rev A - Level 4
PL 150 rev A - Level 5
PL 160 rev A - Level 6
PL 201 rev C - Elevation Block B
PL 205 - Central Core Elevations
PL 204 rev A - North South Elevations;
hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan (November 2012).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

4 NONSC Balconies/Screens

No development shall take place until full details, including drawings showing the siting, design and finish heights of obscure glazed privacy screens, balustrades, and railings on all balconies and terraces and roof terraces as shown on the plans hereby approved, have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance and adequate privacy in accordance with Policies BE13 and BE24 of the Hillingdon Local Plan (November 2012)

5 CAC8 Record of the building prior to demolition

Prior to demolition, a general photographic record of the site to English Heritage Level 1 standards shall be carried out, and a copy of the record shall be submitted to the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan (November 2012).

6 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied, or in accordance with a timetable agreed in writing by the Local

Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 M6 Boundary Fencing

A minimum 1.8 metre high imperforate wall shall be maintained on the boundary with Network Rail land for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To separate pedestrians from rail traffic and to protect future occupiers from noise and disturbance and to accord with policies OE3 and AM7 of the Hillingdon Local Plan (November 2012).

8 TL5 Landscaping Scheme

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures)
- Landscaped wall to screen car park (including plans, sections, elevations and specifications).

Details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' available at www.caa.co.uk/srg/aerodrome). These details shall include the species, number and spacing of trees and shrubs.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan (November 2012).

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved

landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan (November 2012).

10 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule for so long as the development remains.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan (November 2012).

11 T19A Maintenance of Play Areas

No development shall commence until details of a scheme for the provision and maintenance in perpetuity of the children's play area have been submitted to and approved in writing by the Local Planning Authority. The details should include the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that a play area is satisfactorily implemented and properly maintained in accordance with Policy R1 of the Hillingdon Local Plan (November 2012).

12 NONSC Landscape Management Plan

No development shall commence until details of a scheme for the provision and maintenance in perpetuity of the communal landscaped/public realm areas have been submitted to and approved in writing by the Local Planning Authority. The details should include the arrangements for its implementation, management, public access (including the opening and closing of the main entrance gate), security measures, and maintenance. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly managed in accordance with policy BE38 of the Hillingdon Local Plan (November 2012).

13 TL20 Amenity Areas

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained for so long as the development remains.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Local Plan (November 2012) and London Plan (March 2015) Policy 7.1.

14 NONSC Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local planning Authority. The submitted plan shall include details of:

- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards for Building Design'.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

To comply with Policy A6 of the Hillingdon Local Plan (November 2012) and to minimise the attractiveness of the development to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

15 OM14 Secured by Design

Unless otherwise first agreed in writing by the Local Planning Authority, the development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures, including all play areas and in particular the ground level children's play area, and controlling access around the deck level and elevated interconnecting walkways, shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local

Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3

16 NONSC CCTV

No development shall commence until a scheme for the provision of Closed Circuit Television (CCTV) on and/or around the building, which is compatible with and can be integrated into the Council's CCTV monitoring system, has been submitted to, and approved in writing by, the local planning authority and the building shall not be occupied until the approved scheme has been implemented. Thereafter the approved scheme shall be permanently retained.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure that the development provides a safe and secure environment in accordance with policy 7.3 of the London Plan (July 2011).

17 NONSC Sustainability

Unless otherwise first agreed in writing by the Local Planning Authority, prior to commencement of development, a signed Design Stage Certificate by a licensed Code for Sustainable Homes assessor shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate will confirm the development has been designed to meet Code Level 4.

Prior to occupancy of the development, a signed Completion Stage Certificate by a licensed Code for Sustainable Homes assessor shall be submitted to and approved in writing by the Local Planning Authority. The Completion Stage Certificate will confirm the development has been built to Code Level 4.

If the subsequent designs cannot meet Code Level 4 then a further sustainability statement will be required to be submitted and agreed in writing with the local planning authority. This will clearly demonstrate a 25% reduction in CO2 (using a 2010 Part L building regulation baseline). This statement will also need to demonstrate how water recycling and harvesting will be incorporated into the final designs. The development must proceed in accordance with this updated sustainability statement if Code Level 4 will not be achieved.

Reason

To ensure the development is built sustainably and to meet Policies 5.1, 5.2, 5.3, 5.13, 5.14, and 5.15 of the London Plan (July 2011).

18 OM2 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 of the Hillingdon Local Plan (November 2012).

19 NONSC Antennas

No antenna, masts, poles, satellite dishes or the like shall be erected atop any of the buildings here by approved.

REASON

To ensure that apparatus do not detract from the visual amenities of the area in accordance with Policy BE37 of the Hillingdon Local Plan (November 2012).

20 NONSC External Lighting

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

REASON

To ensure that the development presents a satisfactory appearance, and to safeguard the amenities of nearby residential properties in accordance with Policies BE13, and OE1 of the Hillingdon Local Plan (November 2012).

21 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

22 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

23 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further at least 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document

'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

24 OM5 Provision of Bin Stores

No development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse and recycling bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Local Plan (November 2012).

25 OM6 Refuse Collection Area (Residential)

Dustbins and enclosed refuse and recycling collection areas, details of which shall be submitted to and approved by the Local Planning Authority, shall be sited a maximum distance of 23 metres (10 metres where palladins are employed) from an adopted highway, and 25 metres from any dwelling unit.

REASON

To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Local Plan (November 2012).

26 NONSC Waste Management Plan

No development shall take place until a detailed Site Waste Management Plan, prepared in accordance with the requirements of the Site Waste Management Plans Regulations 2008, and in particular setting out how waste and recycling will be collected, stored and removed from the site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development be carried out in strict accordance with the approved Site Waste Management Plan.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Local Plan (November 2012) and the Site Waste Management Plans Regulations 2008.

27 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative 6 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.

- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

28 H1 Traffic Arrangements

Notwithstanding the plans and documents hereby approved, the development shall not begin until details of all traffic arrangements (including servicing arrangements, re-directed pedestrian routes, precise details of the lay-by, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

29 H11A Visibility Splays

The proposed vehicular access shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Local Plan (November 2012).

30 H14 Cycle Storage

No part of the development shall be commenced until details of covered and secure cycle storage facilities for both the non-residential uses hereby approved and separate covered and secure cycle storage facilities for the residential component of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. 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 Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

31 SUS8 Electric Charging Points

Before development commences, plans and details shall be submitted to and approved in writing by the Local Planning Authority, which confirm the following:

- i) That there will be passive provision of infrastructure for electric vehicle charging point to 20% of all car parking spaces;
- ii) That not less than 4% of all parking spaces shall be fitted with electric vehicle charging points;
- iii) The electric vehicle charging points shall be fast charging points and capable of charging multiple vehicles simultaneously.
- iv) At least 1 charging point being dedicated for use by the non-residential uses hereby approved.

Thereafter the development shall be carried out in accordance with the approved details, and the charging points retained and maintained in good working order for the life of the development.

REASON

To encourage sustainable travel and to comply with London Plan (July 2011) Policy 5.3.

32 NONSC Car Park Allocation

Prior to commencement of the development, a Car Parking Allocation and Management Plan for the entire site shall be submitted to and approved in writing to the Local Planning Authority.

The car parking allocation and management plan shall clearly identify and delineate parking spaces which are allocated and dedicated for the non-residential and residential components of the development. Each unit designed for wheelchair users shall be allocated at least 1 car parking space.

The provisions of the Car Parking Allocation and Management Plan will be carried and out for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the suitable management of parking on site and to impact on the surrounding area in accordance with policies Pt1.10, AM14, AM15, AM16 of the Hillingdon Local Plan (November 2012).

33 NONSC Construction Logistics Plan

Prior to commencement of each phase, a construction logistics plan for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The construction logistics plan shall include measures to minimise the impact of construction impact on the strategic highway network in accordance with the London Freight Plan and shall include, but not be limited to measures such as consolidated deliveries, off site prefabrication and the use of recycled materials on site and avoiding peak periods.

The provisions of the construction logistics plan shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

To minimise the impact of the construction phase on the strategic highway network in compliance with Policy AM2 of the Hillingdon Local Plan (November 2012).

34 NONSC Service/Delivery Plan

Prior to commencement of development, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. The approved strategy shall be implemented as soon as the development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Local Plan (November 2012).

35 NONSC Delivery Hours

The premises shall not be used for the delivery and loading or unloading of goods outside the hours of 0800 and 1800, Monday to Friday, and between the hours of 0800 and 1300 on Saturdays. No deliveries shall take place on Sundays, Bank Holidays or Public Holidays.

REASON

To safeguard the amenity of surrounding areas in compliance with Policy OE1 of the Hillingdon Local Plan (November 2012).

36 NONSC Drainage

The construction of the surface and foul water drainage system shall be carried out in accordance with details that have been submitted to and agreed by the Local Planning Authority prior to the commencement of the development and implemented in accordance with the agreed details. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON

To prevent pollution of the water environment and to prevent increased risk of flooding in compliance with policy 5.12 of the London Plan (July 2011).

37 NONSC Contamination

The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement

specifically and in writing:

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

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

(iii) (a) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority prior to its implementation.

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

(iv) Upon completion of the remedial works, this condition will not be discharged until a verification report has been submitted to and approved by the LPA. The report shall include details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology. The report shall also include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy OE11 of the Hillingdon Local Plan (November 2012).

38 NONSC Soils

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subjected to any risks from land contamination in accordance with Policy OE11 of the Hillingdon Local Plan (November 2012) and Policy 5.21 of the London Plan (July 2011).

39 NONSC Sound Insulation

Development shall not begin until a scheme for protecting the proposed residential development from road and rail traffic noise has been submitted to and approved by the

Local Planning Authority (LPA). The scheme shall meet acceptable noise design criteria both indoors and outdoors and provide adequate ventilation to indoor areas. The scheme shall include such combination of sound insulation, acoustic ventilation and other measures as may be approved by the LPA. The scheme shall include provision of acoustic mitigation as recommended in Noise and Vibration Report ref: JAL6459 dated 7th September 2011. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Local Plan (November 2012).

40 NONSC Vibration Protection

Development shall not begin until a scheme for protecting the proposed development from vibration has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of land separation, vibration control techniques and other measures, as are agreed by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by vibration in accordance with policy OE5 of the Hillingdon Local Plan (November 2012).

41 NONSC Building Plant

The rating level of the noise emitted from the plant and equipment hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential property during the relevant periods of operation and with all other items of machinery operating together. The measurements and assessment shall be made in accordance with British Standard 4142 -Method for rating industrial noise affecting mixed residential and industrial areas.

REASON

To protect the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan (November 2012).

42 NONSC Sound Insulation Commercial

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining residential premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the future occupants of development in accordance with policy OE1 of the Hillingdon Local Plan (November 2012).

43 NONSC Polluted Air

Before the development is commenced, a scheme for protecting the proposed residential

accommodation from external air pollution shall be submitted and approved by the LPA. Any works which form part of such a scheme shall be completed before any part of the development is first occupied or used and measures put in place to ensure it is maintained for the life of the development.

REASON

To safeguard residential amenity in accordance with policy OE1 of the Hillingdon Local Plan (November 2012).

44 HLC1 Cafe

No persons other than staff (who may undertake preparation/cleaning work from 07.00 hours to 23.30 hours) shall be permitted to be on the premises of the Cafe between the hours of 23.00 hours and 08.00 hours.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Local Plan (November 2012).

45 HLC2 Community Centre

The community facility shall be fitted out to a standard to be agreed in writing by the Local Planning Authority.

The community facility will be made available for use by the residents of the development upon first occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority. Once operational, no persons shall be permitted to be on the community centre premises between the hours of 23.00 and 08.00 hours on any day.

REASON

To contribute to meeting the needs of the community that is sustainable pursuant to Council's SPD for the NATS site as well as saved policies Pt1.21 and R10 of the Hillingdon Local Plan (November 2012).

46 N15 Hours restriction for audible amplified music/sound

No music and/or other amplified sound arising from the cafe or community centre shall be audible from the inside of surrounding or adjacent premises outside the hours of 0800 and 1800, Monday to Friday, and the hours of 0800 and 1300 on Saturdays, and not at all on Sundays, Bank Holidays or Public Holidays.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policy 7.15

47 HLC5 Industrial and Commercial Development

The commercial premises hereby approved (excluding the cafe and community centre) shall not be used except between 08.00 hours and 20.00 hours Mondays to Fridays, between 08.00 hours and 18.00 hours on Saturdays and at no time on Sundays, Public and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan (November 2012).

48 NONSC Commercial Units

Prior to any occupation of the residential component of the development, the commercial units (including the Cafe and Community Centre) shall be constructed to a minimum of shell and core level (basic watertight structure but with no internal fixtures or fittings).

REASON

To ensure the appearance of the locality is protected and enhanced in accordance with Policies BE13, BE28 and BE38 of the Hillingdon Local Plan (November 2012).

49 NONSC Frontages

All glazing at the ground floor of the commercial units (including the Cafe) shall be transparent to enable views into the building, and shall not otherwise be obscured by any temporary or permanent hoarding or similar obstruction, and shall be maintained as such.

No roller shutters or grills shall be fitted at ground floor of the commercial units (including the Cafe) unless otherwise approved in writing by the Local Planning Authority.

REASON

To ensure an active and transparent ground floor frontage in support of the surrounding publicly accessible spaces in accordance with PPS1 and policy BE13 of the Hillingdon Local Plan (November 2012).

50 NONSC Non Standard Condition

The development hereby approved shall not be commenced until revised drawings showing removal of the proposed emergency access/crossover and associated road markings on Blyth Road have been submitted to and approved in writing by the Local Planning Authority.

There after the development shall be carried out in accordance with the approved plans.

REASON

In the interests of highways and pedestrian safety and to comply with policy AM7 of the Hillingdon Local Plan (November 2012).

51 NONSC Non Standard Condition

The servicing of the development from Blyth Road is restricted to a temporary 5 year period (from first occupation of the development) after which a scheme must be submitted to and approved by the Local Planning Authority, which shall provide for servicing of the site from an alternative location within the wider 'Old Vinyl Factory' site identified and encompassed within the Blue Line site boundary on Plan No. 0147 P_0001 Rev 00.

REASON

In the interests of highways and pedestrian safety and to comply with policy AM7 of the Hillingdon Local Plan (November 2012).

52 NONSC Non Standard Condition

No development approved by this permission shall be commenced until a detailed water management scheme (including maintenance arrangements) is submitted to and agreed in writing by the Local Planning Authority. The development shall proceed in accordance with

the approved scheme and retained for the life of development.

REASON

To prevent the increased risk of flooding in accordance with PPS25 and Policies 5.13 and 5.15 of the London Plan (March 2015).

53 NONSC Non Standard Condition

Any gate installed at the vehicular access shall be designed to be operable by persons with disabilities, including in the event of power failure, and shall be positioned at least 10m within the site measured from the back of the footway.

REASON

To ensure the installation of a gate does not lead to traffic backing up onto the highways and to ensure any gate is of a design which can be used by all persons and to accord with policies AM7 and AM13 of the Hillingdon Local Plan (November 2012) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

54 NONSC Non Standard Condition

Development shall not begin until details of permanently obscure glazed screening/balustrading for the proposed balconies have been submitted to and approved in writing by the Local Planning Authority and no residential unit shall be occupied until the approved screening relating to that unit has been erected.

REASON

In the interests of visual amenity in accordance with Policy BE13 of the Hillingdon Local Plan (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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE36	Proposals for high buildings/structures in identified sensitive areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.7	(2015) Outer London: economy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.3	(2015) Increasing housing supply
LPP 3.10	(2015) Definition of affordable housing
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 3.11	(2015) Affordable housing targets
LPP 3.12	(2015) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2015) Affordable housing thresholds
LPP 4.1	(2015) Developing London's economy
LPP 4.4	(2015) Managing Industrial Land & Premises
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.6	(2015) Decentralised Energy in Development Proposals
LPP 5.7	(2015) Renewable energy
LPP 5.10	(2015) Urban Greening
LPP 5.11	(2015) Green roofs and development site environs
LPP 5.13	(2015) Sustainable drainage
LPP 5.21	(2015) Contaminated land
LPP 6.2	(2015) Providing public transport capacity and safeguarding land for transport
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling

LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.13	(2015) Safety, security and resilience to emergency
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

5 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

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

B) All noise generated during such works should be controlled in compliance with British

Standard Code of Practice BS 5228: 1984.

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

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

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

7 117 Communal Amenity Space

Where it is possible to convey communal areas of landscaping to individual householders, the applicant is requested to conclude a clause in the contract of the sale of the properties reminding owners of their responsibilities to maintain landscaped areas in their ownership and drawing to their attention the fact that a condition has been imposed to this effect in this planning permission.

8 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

9 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 12 Encroachment

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

11 123 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.

12 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This

includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

13 I3 **Building Regulations - Demolition and Building Works**

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

14 I48 **Refuse/Storage Areas**

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

15 I60 **Cranes**

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

16

Plant, Scaffolding and Cranes:

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

17 I62 **Potential Bird Hazards from Buildings**

The applicant is advised that any flat/shallow pitched or green roof on buildings have the potential to attract gulls for nesting, roosting and loafing and loafing purposes. The owners/occupiers of the building must ensure that all flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar.

The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be

dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The contact would be Gary Hudson, The Development Assurance Deliverer for Heathrow Airport on 020 8745 6459.

The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs. For further information please see the attached Advice Note 8 - 'Potential Bird Hazards From Building Design'

18

Drainage:

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways should not be constructed within 10 metres of Network Rail's boundary.

19

Railway Safety:

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail at AssetProtectionWestern@networkrail.co.uk before works begin.

20

Ground Levels:

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

Site Layout

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

21

Landscaping:

In the interests of safety, all new trees to be planted near Network Rail's land should be located at a distance of not less than their mature height from the boundary fence. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees - Pines (Pinus), Hawthorne

(Cretaegus), Mountain Ash - Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata Zebrina

Not Permitted:

Alder (Alnus Glutinosa), Aspen - Poplar (Populus), Beech (Fagus Sylvania), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore - Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

22

Boundary Treatment:

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

23

The Council expects that when the wider master-plan is developed that the servicing and refuse arrangements for the former EMI site, including the development hereby approved, are considered as a whole to ensure that the most acceptable arrangement is agreed with respect to highway and pedestrian safety.

24

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be resubmitted as part of this new planning permission where those details would remain the same.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Blyth Road, opposite the junction with Clarendon Road. The site sits at the eastern end of the former EMI site. It is roughly rectangular in shape and lies to the south-west of Hayes Town Centre, approximately 250 metres west of Harlington Railway Station (via the subway under Station Road). The site has a PTAL Rating of 4.

The site is relatively self-contained and lies to the north of the Paddington to Reading mainline, which forms the southern boundary of the site. The site previously contained an industrial building, which was an extension to the adjacent Apollo House building. Significant building work on the approved scheme has already commenced. The site is accessed from Blyth Road.

The surrounding area contains a mix of uses including the remainder of the former EMI site to the west, which contains a mixture of industrial/office buildings, some of which are vacant

and derelict. A small terrace of two-storey dwellings sits opposite the site across Blyth Road to the north, with a number of smaller commercial buildings also opposite. To the north-east lies a further large terrace of two-storey dwellings. A further industrial building lies to the east of the site.

The site is located adjacent to the Botwell: Thorn EMI Conservation Area, and Apollo House, which is a Locally Listed Building. The site is within a developed area as designated by the policies contained within the Hillingdon local Plan (November 2012).

3.2 Proposed Scheme

The application is for the variation of Condition 2 to planning consent reference 51588/APP/2011/2253 (Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (Class A3), community room (Class D2), 5 x workshop units (Class B1, B8 or A2 uses), and associated car parking and landscaping) dated 27/03/12. The variation will allow for revisions to be made to the approved scheme as detailed below:

- Adjustments to the ground floor and car parking layouts. This will create enhanced facilities for tenants including a space for tenants lounge or the potential future use as a tenants only gym. This solution provides a more 'friendly' entrance court, including an active frontage, increased storage for the homes, and a more comprehensive concierge facility.
- Living areas facing onto the Blyth Road.
- A 'colonnade' arrangement to the double height void, along with an adjustment of the adjacent apartment plans to improve outlook.
- Minor elevation realignment to comply with the LHDG internal area standards, as required by the planning permission.
- Adjustments to floor levels (all of which still remain within the height of the approved planning scheme) to provide appropriate commercial ceiling heights at ground floor level.
- Minor adjustments to balconies and bay windows to make internal spaces more useable.
- Change of the colour of balcony glass balustrades from 'eau de nil green' to clear as the colour green conflicts with Network Rail signals and therefore has been requested to be changed.
- Minor adjustments to suit structural and services resolution.
- Minor adjustments to make the building acceptable to the Fire Brigade.
- Minor adjustments to correct errors in the planning drawings (roofscape).

3.3 Relevant Planning History

51588/APP/2011/2253 Land East Of The Former Emi Site Blyth Road Hayes

Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (Class A3), community room (Class D2), 5 x workshop units (Class B1, B8 or A2 uses), and associated car parking and landscaping

Decision: 14-02-2012 Approved

Comment on Relevant Planning History

In addition to the the current consent reference 51588/APP/2011/2253, the following application is also relevant:

59872/APP/2007/3060 - CHANGE OF USE OF, AND EXTERNAL ALTERATIONS TO, APOLLO AND JUBILEE TO PROVIDE A NEW CREATIVE QUARTER COMPRISING VINYL

PRODUCTION, STUDIOS, VISITORS CENTRE, TRAINING, OFFICE AND EXHIBITION SPACE WITH ASSOCIATED CAFE /BAR, RETAIL AND LEISURE FACILITIES (USE CLASSES A1, A3, A4, A5, B1, B2, D1 & D2). CHANGE OF USE AND EXTERNAL ALTERATIONS TO NEPTUNE HOUSE FOR MIXED USE (USE CLASSES A3, A4, A5, B1, D1 & D2). NEW BUILD RESIDENTIAL DEVELOPMENT OF 244 UNITS WITH ASSOCIATED GROUND FLOOR USES (A1, A3, A4, A5, B1, D1 & D2) AND ASSOCIATED ACCESS, PARKING, SERVICING AND LANDSCAPING (INVOLVING PART DEMOLITION OF NEPTUNE, APOLLO AND JUBILEE BUILDINGS).

Approved - 09/01/2009.

It should be noted that this application established the principle of residential development on the application site.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
 Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
 London Plan (March 2015)
 National Planning Policy Framework
 Hillingdon Supplementary Planning Document - Residential Layouts
 Hillingdon Supplementary Planning Document - Residential Extensions
 Hillingdon Supplementary Planning Document - Accessible Hillingdon
 Hillingdon Supplementary Planning Document - Noise
 Hillingdon Supplementary Planning Guidance - Air Quality
 Hillingdon Supplementary Planning Guidance - Community Safety by Design
 Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
 AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

Part 1 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM15BE1 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE26 Town centres - design, layout and landscaping of new buildings
- BE36 Proposals for high buildings/structures in identified sensitive areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

H4	Mix of housing units
H5	Dwellings suitable for large families
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
LPP 2.6	(2015) Outer London: vision and strategy
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LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.3	(2015) Increasing housing supply
LPP 3.10	(2015) Definition of affordable housing
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 3.11	(2015) Affordable housing targets
LPP 3.12	(2015) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2015) Affordable housing thresholds
LPP 4.1	(2015) Developing London's economy
LPP 4.4	(2015) Managing Industrial Land & Premises
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.6	(2015) Decentralised Energy in Development Proposals
LPP 5.7	(2015) Renewable energy
LPP 5.10	(2015) Urban Greening
LPP 5.11	(2015) Green roofs and development site environs
LPP 5.13	(2015) Sustainable drainage
LPP 5.21	(2015) Contaminated land
LPP 6.2	(2015) Providing public transport capacity and safeguarding land for transport
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking

- LPP 7.1 (2015) Lifetime Neighbourhoods
- LPP 7.2 (2015) An inclusive environment
- LPP 7.3 (2015) Designing out crime
- LPP 7.4 (2015) Local character
- LPP 7.5 (2015) Public realm
- LPP 7.6 (2015) Architecture
- LPP 7.8 (2015) Heritage assets and archaeology
- LPP 7.13 (2015) Safety, security and resilience to emergency
- LPP 7.14 (2015) Improving air quality
- LPP 7.15 (2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 8.2 (2015) Planning obligations
- LPP 8.3 (2015) Community infrastructure levy

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **30th September 2015**
- 5.2** Site Notice Expiry Date:- Not applicable

18th September 2015

6. Consultations

External Consultees

Consultation letters were sent to 32 local owner/occupiers and site notices were posted. No comments or objections have been received.

GREATER LONDON AUTHORITY

I have assessed the details of the application and have concluded that the proposal does not raise any new strategic planning issues. However it is noted that the proposals do not fully comply with London Plan policy relating to car parking standards and that this should be addressed through increased provision of electric vehicle charging points to meet the requirement for 20% provision and a further 30% passive provision. This may be secured by planning condition.

Therefore, under article 5(2) of the order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.

Case Officer's comments

Condition 31 of the existing consent relates to the provision of Electric Vehicle Charging Points and that condition is also recommended to be attached to any consent of the amended proposals. The current application is for alterations to Condition 2 only and therefore changes to Condition 31 are not applicable to the current application.

THAMES WATER

The application does not affect Thames Water and as such we have no comments to make.

LONDON UNDERGROUND

I can confirm that London Underground Infrastructure Protection has no comment to make on this planning application.

METROPOLITAN POLICE

I have no objections to this amendment.

NATIONAL AIR TRAFFIC SERVICES (NATS)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

HEATHROW AIRPORT LIMITED (HAL)

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

However, we would like to make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome

before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policysafeguarding.htm>)

Also, a Bird Hazard Management Plan was applied to this development via a condition in our letter dated 27th September 2011. I can find no record that shows this BHMP was completed and sent to Heathrow Safeguarding for approval.

If a BHMP has been completed for this site please could I ask you to forward onto me or if one was never completed could I leave it with you to start that process and forward onto me once completed.

Case Officer's comments

Condition 14 of the existing consent relates to the provision of a Bird Hazard Management Plan and that condition is also recommended to be attached to any consent of the amended proposals.

NETWORK RAIL

Whilst there is no objection in principle to this proposal I give below my comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

I would advise that Crossrail Limited must be consulted on this application. The project to facilitate Crossrail has various land designations and it appears that the application site may include some designated land, or where Crossrail land is adjacent to the application site. It is imperative that Crossrail are consulted directly so that there is no risk to the project, as this would be against national and local planning guidance regarding implementing sustainable transport alternatives to road transport.

Fencing

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing/wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

Drainage

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways should not be constructed within 20 metres of Network Rail's boundary.

Safety

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail (at AssetProtectionWestern@networkrail.co.uk) before works begin.

Access to Railways

All roads, paths or ways of providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

Site Layout

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for approval of Network Rail's Asset Protection Engineer prior to commencement of works and the works shall only be carried out in accordance with the approved method statement.

Excavation/Earthworks

All excavations/earthworks carried out in the vicinity of Network Rail's property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

Signalling

The proposal must not interfere with or obscure any signals that may be in the area.

Environmental Issues

The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.

Landscaping

It is recommended that no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

Plant, Scaffolding and Cranes

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

Case Officer's comments

Condition 7 of the existing consent relates to the provision of a 1.8m fence to be maintained on the boundary with Network Rail land and that condition is also recommended to be attached to any consent of the amended proposals.

MINISTRY OF DEFENCE (MOD)

I can confirm that the MOD has no safeguarding objections to these proposals.

Internal Consultees

HIGHWAYS

No objection to the minor amendment proposed to the car parking under this application.

WASTE

I would make the following comments on the above application regarding waste management.

1) Flats

a) I would estimate the waste arising from the development to be as shown below:

Number of bulk bins required = $22,440 / 1,100$ litres = 21 (of 1,100 litre capacity)

The number shown on the plan, 20, is acceptable.

The above is a minimum figure. The number of flats using the bins would have to be checked against the above. Initially all bulk bins on site would be for residual waste; then some of these could be exchanged for recycling at a latter date, or an additional recycling bins added.

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections.

c) Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

g) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

2) Commercial Units

h) The occupiers would have to make an arrangement with either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

i) The producers of waste from commercial premises have a Duty of Care to contain the waste safely until it is collected by the Council or a licensed waste carrier. They can best comply with this through the use of bulk bins or presenting sacks on the day of collection. The operators of the cafe should use an 1,100 litre eurobin for hygienic containment of waste.

j) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres or sack 15 metres from the point of storage to the collection vehicle (BS 5906 standard).

k) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

General Point

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

Case Officer's comments

Conditions 24, 25 and 26 of the existing consent relate to the provision of bin stores, refuse collection and a Waste Management Plan. These conditions are also recommended to be attached to any consent of the amended proposals.

CONSERVATION AND URBAN DESIGN

The revised drawings appear to be as discussed at the last meeting with the applicants. There are significant changes to all of the elevations that move away from the originally agreed scheme, however, these changes are understood to be required to facilitate the construction of the building. Despite this, there is not considered to be a major loss of quality in terms of the architecture of the street facades. The internal elevations are less successful, but overall, there are no objections to the scheme as revised.

LANDSCAPE

According to the submitted plans and Frank Reynolds's letter, dated 30 April 2015, the proposed amendments will have no impact on the proposed landscaping for this site.

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the proposal, including the proposed uses and scale of development was considered and approved as part of the original consent (reference 51588/APP/2011/2253) and the use was established as part of the previous consent (reference 59872/APP/2007/3060). The current application seeks minor amendments to the approved scheme and therefore this report considers these amendments and their impact on the approved scheme and surrounding area/occupiers.

The principle of the development is therefore deemed acceptable.

7.02 Density of the proposed development

The density of the proposed development was considered as part of the original application and was deemed acceptable. The proposed amendments will not impact upon the density of the development.

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

The archaeological impact of the proposed development was considered as part of the original application and was deemed acceptable. The proposed amendments will not affect the archaeological impact of the development.

7.04 Airport safeguarding

The proposed amendments to the development will not impact upon the height of the approved scheme. National Air Traffic Services have been consulted and raised no objection to the current application. Therefore, the proposed development is considered to have an acceptable impact in terms of airport safeguarding.

7.05 Impact on the green belt

The site is not located within or adjacent to the Green Belt. As such, the scheme would not impact on the Green Belt.

7.06 Environmental Impact

The environmental impact of the proposed development was considered as part of the original application and was deemed acceptable. The proposed amendments will not affect the environmental impact of the development.

7.07 Impact on the character & appearance of the area

The applicant has been involved in lengthy discussions regarding the proposed amendments with the Council's Design Officer. The Design Officer has reviewed the submitted plans and raises no objections to the proposed amendments to the approved scheme.

It is considered that the scheme is compliant with Policies BE13, BE19 and BE21 of the UDP, relevant London Plan policies and design guidance.

7.08 Impact on neighbours

The proposed amendments are minor and deal with structural issues, parking and internal layouts and elevational detailing. It is considered that the changes would have no significant impact on neighbouring occupiers above the consented scheme. As such the proposed amendments to the approved scheme will not significantly effect the impact of the scheme on neighbouring occupiers, which has already been considered acceptable as part of the original consent.

7.09 Living conditions for future occupiers

The proposed amendments include changes to the layout of some apartments so that living rooms will face on to Blyth Road as opposed to the internal core. This change will not significantly impact on the living conditions for future occupiers, which have already been considered acceptable as part of the original consent.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Minor amendments to the internal layout of the car park are proposed. These changes have been reviewed by the Council's highways Officer who confirms they have no objection to the minor amendments proposed.

7.11 Urban design, access and security

Urban design and access matters are addressed in other sections of this report. The security of the development can be controlled via the imposition of a condition on any grant of permission requiring the scheme comply with the requirements of Secured by Design. Such a condition is recommended and the Metropolitan Police Designing out Crime Officer has raised no objections to the proposals.

7.12 Disabled access

Policies 3.1 and 7.2 of the London Plan and guidance within the HDAS - Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards and

for 10% of the units to be easily adaptable for wheelchair users.

The Council's Access Officer reviewed the details submitted as part of the existing consented scheme and considered that the proposal would represent a development which, subject to a condition requiring further details, complies with Lifetime Homes Standards and would provide a wheelchair unit with two potential access routes.

The proposed minor amendments to the consented scheme will not impact on Accessibility issues and accordingly, subject to the attachment of the recommended condition, the proposal complies with policies 3.1 and 7.2 of the London Plan and guidance within HDAS - Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

London Plan Policy 3.12 states the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes. Regard should be had to current and future requirements for affordable housing at local and regional levels identified in line with Policies 3.8 and 3.10 and 3.11; affordable housing targets adopted in line with Policy 3.11; the need to encourage rather than restrain residential development (Policy 3.3); the need to promote mixed and balanced communities (Policy 3.9); the size and type of affordable housing needed in particular locations; and the specific circumstances of individual sites.

The scheme proposes 12% affordable housing based on habitable rooms, along with a package of planning contributions to mitigate the impacts of the scheme. In respect of Councils UDP Saved Policy Pt1.17 states that the Council will seek the maximum acceptable amount of affordable housing. The London Plan states that in estimating affordable housing provision from private residential or mixed-use developments, boroughs should take into account the economic viability of the scheme.

The level of affordable housing offered by the applicant is 12% in terms of habitable rooms, which has been justified by a Financial Viability Appraisal, which shows that the current level of affordable housing is likely to be at a level to maintain the viability of the scheme.

The level of affordable housing provision remains unchanged from that approved under the existing consent. The tenure split is also unchanged and remains at 70% social rented and 30% intermediate. This will be secured by way of the S106 Agreement and it's subsequent Deed of Variation should the current proposal be granted consent.

7.14 Trees, Landscaping and Ecology

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

The proposed amendments will have no impact on the hard and soft Landscaping Strategy Plan submitted and approved under the existing consent. The Council's Landscape Architect has reviewed the amended proposals and raised no objections to the changes proposed. The relevant conditions attached to the existing consent is recommended to be attached to any approval of the current proposal.

Overall it is considered that, subject to conditions, the development would achieve a high quality landscape layout which would serve to soften the visual appearance of the areas of hard standing, protect the amenity of the wider area and enhance the amenity of future

occupiers in accordance with Policy BE38 of the Saved Policies UDP.

7.15 Sustainable waste management

Conditions 24, 25 and 26 of the existing consent relate to the provision of bin stores, refuse collection and a Waste Management Plan. These conditions are also recommended to be attached to any consent of the amended proposals.

The Council's Waste Management Officer has reviewed the submitted scheme and raised no objections to the proposals.

7.16 Renewable energy / Sustainability

Policies within Chapter 5 of the London Plan require developments to provide for reductions in carbon emissions.

The consented application was supported by an assessment which indicated that the development has been designed to achieve Level 4 of the Code for Sustainable Homes, and achieve a 27.9% reduction in carbon emissions. The proposed amendments will have no impact on the sustainability of the proposals and no objections were raised to the details submitted.

The Council's Sustainability Officer states that meeting Code Level 4 will ensure that the development will meet other sustainability policies within the London Plan, i.e. energy, water efficiency and sustainable drainage. For example, to meet Code Level 4, at least 25% carbon reductions must be made on the site. Therefore, a condition requiring the scheme to meet Code Level 4 will ensure the scheme also provides a 25% carbon reduction, as well as the other requirements such as water efficiency and sustainable drainage.

7.17 Flooding or Drainage Issues

The site is located within Flood Zone 1, and is less than one hectare in area. As such, a Flood Risk Assessment (FRA) is not required. However, the Applicant submitted a FRA with the consented application, which concluded it has been demonstrated that the development would be safe, without increasing flood risk elsewhere. A condition to ensure the broad strategy is reflected in the detailed designs was attached to the consented scheme and such a condition is also recommended for the current amended proposal.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit reviewed the consented scheme and raised no objections subject to conditions ensuring the submission of a sound insulation scheme for road and rail noise, a vibration protection scheme, mitigation measures for the plant and machinery, and ventilation and pollution control measures.

A contribution towards air quality monitoring was secured as part of the S106 Legal Agreement to ensure the scheme does not cause unacceptable increases to pollutant levels in the surrounding AQMA.

It is considered that the amendments to the approved scheme will have no impact on noise or air quality issues. Construction of the scheme may have some additional impact on noise and air quality in the area, however, it is considered that a condition on any grant of permission requiring the submission of a construction management plan, would mitigate any construction nuisance.

7.19 Comments on Public Consultations

No responses were received to the public consultations

7.20 Planning Obligations

A suite of planning obligations was secured under application reference 51588/APP/2011/2253 dated 27/03/12).

Given that this is a Section 73 application the development will be subject to a deed of variation to secure the provision of the aforementioned obligations to adequately mitigate its impact on local facilities.

7.21 Expediency of enforcement action

No Enforcement action is required in this instance.

7.22 Other Issues

CONTAMINATION:

Due to the previous uses on the site, a number of reports were submitted with the existing consent regarding the potential for contamination on the site. The proposal and submitted information has been assessed by the Environment Agency and Council's Environmental Protection Unit, who recommended a condition be imposed on any permission requiring a final agreed remediation strategy and a validation report on completion be required for this site.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The application is for the variation of Condition 2 to planning consent reference 51588/APP/2011/2253 for the 'Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (class A3), Community room (class D2), 5 x workshop units (class B1, B8 or A2 uses), and associated car parking and landscaping'.

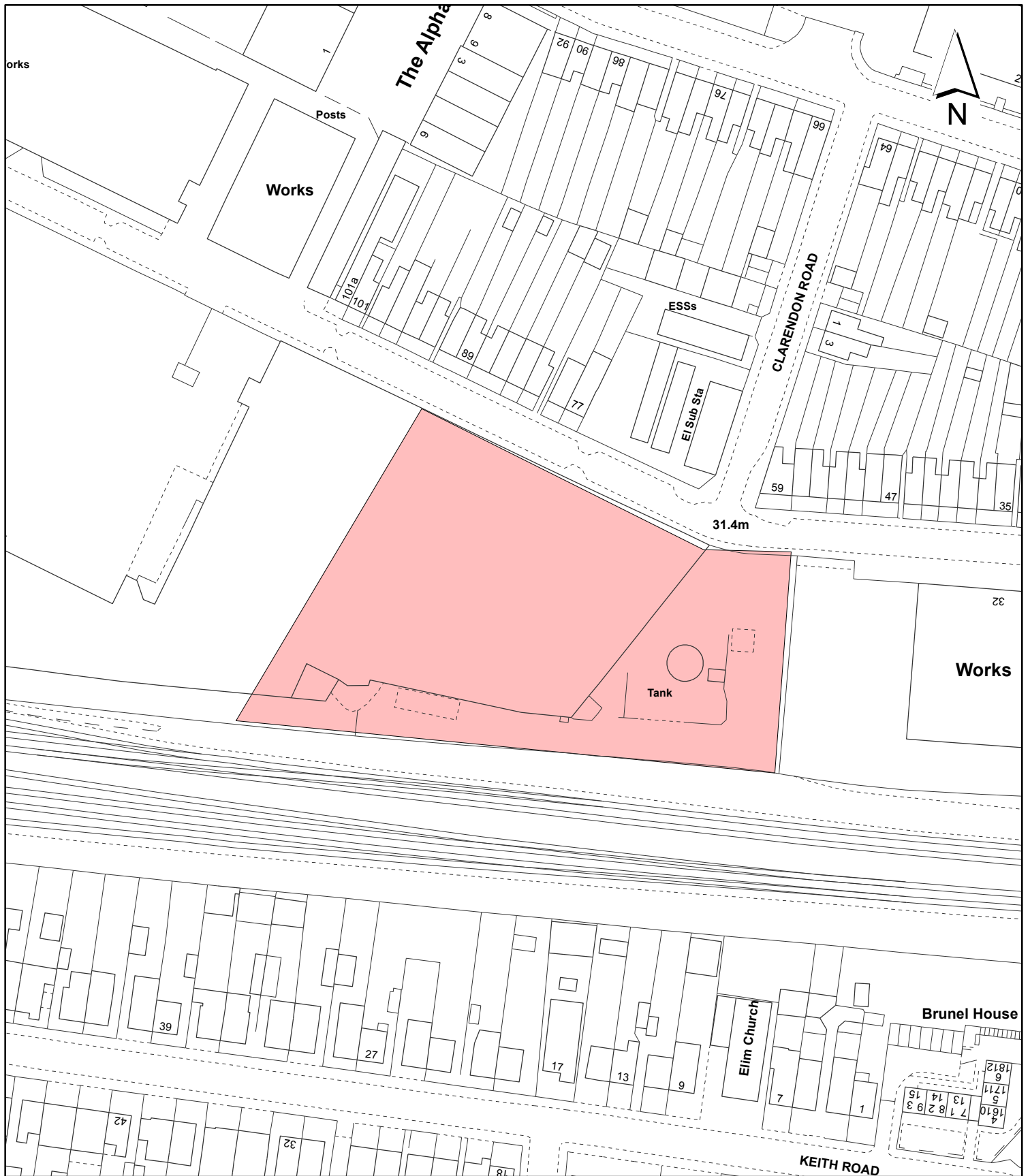
The variation of the condition will permit the approved plans to be altered so that minor revisions can be made to the proposal. For the reasons outlined, the proposed changes to the proposal are considered to comply with the policies of the adopted Hillingdon Local Plan (2012), and as such this application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land east of The Former EMI Site
 120 Blyth Road
 Hayes**

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

Planning Application Ref:

51588/APP/2015/1613

Scale:

1:1,250

Planning Committee:

Major Page 50

Date:

October 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HOLLAND & HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD
NORTHWOOD

Development: Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

LBH Ref Nos: 16568/APP/2015/2277

Drawing Nos: Ground Investigation Report reference C1326:
Flood Risk Assessment
Initial Assessment Bat Survey:
1227 DAS.002
1227 LA.002
1227-101
1227-102
1227-103
1227-104
1227-105
1227-106
1227-107
1227-108
Land Registry Location Plan

Date Plans Received: 18/06/2015

Date(s) of Amendment(s):

Date Application Valid: 19/06/2015

1. SUMMARY

The application seeks planning permission for the variation of condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

Application 16568/APP/2013/3588 granted consent for the demolition of the existing corporate facility building at the Holland & Holland Shooting Grounds, Ducks Hill Road and the extension of the existing single storey detached reception building at ground level and basement, to provide a larger corporate facility and rifle range. The existing building is set within 100 acres of privately owned land, which is classified as Green Belt.

The reason for the above amendments have arisen during the design development stage of the approved scheme. It has become apparent that a number of technical requirements had not been fully understood or incorporated into the approved design. Some of the technical requirements that had been omitted from the original design were a designated space for the mechanical and electrical plant, ventilation equipment and transformer required for the new building, need for considerable excavation as a result of a 600mm variation in ground level across the site and no allowance for thermal insulation of the building. Modifications to

the hard and soft landscaping, site levels and soil management had also not been fully considered as part of the previous application.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increases in the size of the approved building. Furthermore, the height of the building, when taken in context with the size of the site and approved scheme, is considered not to cause unacceptable level of harm to the openness and character of the surrounding Green Belt.

The proposal is thereby considered acceptable and approval is recommended.

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 and supporting documentation: 1227-101;1227-102; 1227-103; 1227-104; 1227-105; 1227-106; 1227-107; 1227-108;Flood Risk Assessment; Design and access statement; Initial Assessment Bat Survey; Holland and Holland Planning Statement; Ground Investigation Report reference C13262 and shall thereafter be retained/maintained for as long as the development remains in existence.

No importation of material or modification of landforms shall take place other than those indicated in the approved plans and documentation

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 2 and the London Plan (July 2012).

3 COM7 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 Policies OL1 and BE13 of the Hillingdon Local Plan Part 2.

4 COM8 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 Policies OL2 and BE38 of the Hillingdon Local Plan Part 2.

5 COM9 Landscaping (including refuse/cycle storage)

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

1. Details of Soft Landscaping,
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c External Lighting
3. Details of the green roof proposed over the basement
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes

seriously damaged or diseased.

5. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan Part 2 and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

6 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 COM15 Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - ii. 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.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;

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

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

REASON

To ensure 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 (2015) and National Planning Policy Framework (March 2012). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2015).

8 NONSC Soil management

Prior to the commencement of development, a method statement for soil handling and storage, including landscaping plans and cross sections showing how and where the material will be deposited, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall only be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development promotes sustainable management of the soil within the site and ensure the scheme does not have a detrimental impact on the openness, character and appearance of the Green Belt, and to accord with Policies OL2 and BE38 of the Hillingdon Local Plan Part 2

9 NONSC Carbon Dioxide emission reduction

No development shall take place until a detailed energy assessment has been submitted to and approved in writing by the Local Planning Authority. The detailed assessment shall demonstrate how the relevant phase will reduce regulated CO2 emissions and include details and plans of any renewable energy technologies required to meet the emissions reduction.

REASON

To ensure the development contributes a reduction in regulated CO2 emissions in accordance with London Plan (March 2015) Policy 5.2.

10 NONSC Use

The development hereby approved shall be used strictly in accordance with the terms of the application, plans and supporting details and in conjunction with operation of the site by Holland and Holland as a shooting ground.

REASON: To protect the Green Belt and ensure the building is used in association with the shooting school and not as a separate planning unit, and to accord with Policy OL1 of the Hillingdon Local Plan Part 2 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2015) and national guidance.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

3

On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies

appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 7th 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 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

5 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

6 I3 Building Regulations - Demolition and Building Works

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

advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

7 I33 Tree(s) Protected by a Tree Preservation Order

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

8

You are advised that in relation to condition 5 the Local Planning Authority will expect a landscaping scheme which is commensurate to the works proposed (e.g. will ensure appropriate soft and hard landscaping for a reasonable area around the proposed new building). The Local Planning Authority does not expect the landscaping scheme to address the entirety of the application site.

9

You are advised of the need to provide adequate ventilation for the basement area, having regard to the specific needs of the use proposed, and to comply with any relevant legislation in this respect.

10

You are advised that this decision has covered planning matters only, and you are still required to comply with all other legislative requirements which may relate to the operation of a rifle range.

11

You are advised that this permission has been granted on the basis that the primary use of the site is as a shooting ground (A Sui Generis Use) and that other activities which may take place within the building are ancillary to this primary use and the facility should be operated in an appropriate manner. Should at any point the balance of uses change such that the primary use of the site is not a shooting ground this could constitute a material change of use and would require the benefit of planning permission.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the Holland and Holland Shooting Grounds off the highway of Ducks Hill Road. The buildings at the site are situated approximately 350 metres from the public highway at the end of the private access driveway into the site. The main structures at the shooting grounds are the larger lodge building and the smaller corporate facility building, which is the subject of this application.

The existing corporate facility building is a single storey wooden structure with two gable end, pitched roof sections and a mansard style crown roof towards the rear of the building, which was an extension added over 10 years ago. Contained within the building is an entrance room at the front of the building which provides access to the main toilets and a galley style kitchen area. A larger second dining room is situated to the rear of the building, which is also accessible from the kitchen. The corporate facility building has a rectangular

shape with an internal floor area of 222 square metres.

The site has a car park with 40 spaces located off the main drive at the site, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan Part 2 and is surrounded by open countryside.

3.2 Proposed Scheme

This application seeks consent for the variation of condition 2 (approved drawings) to allow for alterations to be made to the approved application 16568/APP/2013/3588, which granted consent for a single storey ground floor extension to the lodge and a basement.

The amendments sought as part of this application area as follows:

1. 700mm increase in the ridge height of the proposed extension to account for the change in the site levels. The roof form and design remains as approved;
2. The size of the basement has been enlarged to accommodate the technical requirements of the application and also allow for the addition of a plant room at this level. The floor area has increased from 522 sq.m to 571.9sq.m;
3. The location of the external stairs to serve the basement are now proposed to be detached from the building and have moved further to the north of the building. This relates to the internal layout required for the basement shooting range;
4. The ground floor internal area has decreased by 7 square metres;
5. The internal layout has altered, with the central section rearranged to better link the two buildings and providing all the service locations such as the toilets, stores and circulation in one place;
6. Additional plant room is proposed within the roof void to provide mechanical services to the function rooms and kitchen;
7. The amended scheme provides more detail of the hard and soft landscaping and includes spaces for cycle parking, delivery areas, refuse storage, terraces and planting.

The reason for the above amendments have arisen during the design development stage of the approved scheme. It has become apparent that a number of technical requirements had not been fully understood or incorporated into the approved design. Some of the technical requirements that had been omitted from the original design were a designated space for the mechanical and electrical plant, ventilation equipment and transformer required for the new building, need for considerable excavation as a result of a 600mm variation in ground level across the site and no allowance for thermal insulation of the building. Modifications to the hard and soft landscaping, site levels and soil management had also not been fully considered as part of the previous application.

3.3 Relevant Planning History

16568/APP/2013/3588 Holland & Holland Shooting School Ducks Hill Road Northwood
SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND CONSTRUCTION OF
BASEMENT

Decision: 30-10-2014 Approved

Comment on Relevant Planning History

Planning permission was approved under application reference 16568/APP/2013/3588 for a single storey ground floor extension to the Lodge and construction of a basement. Amendments are sought to this planning approval.

Planning permission was approved under application reference 16568/APP/2012/1423 for the erection of a single storey building for use as a corporate facility involving demolition of existing building. This scheme was not implemented on the site however approved a new building with an internal floor area of 637 square metres, a 2.37 fold increase in the floor area beyond the existing.

Planning permission was approved under application reference 16568/APP/2000/965 for the erection of an extension to the corporate facility. The extension has been added to the building and is the large dining room area to the rear of the building, which is viewed from the outside as the crown roof section of the property. This extension added approximately 100% to the footprint of the original pavilion building.

The Lodge building at the site was erected following the approval of planning permission under application reference 16568/E/80/0613 on 9 July 1980.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
Part 1 Policies:	(i) Dial-a-ride and mobility bus services
PT1.BE1	(ii) Shopmobility schemes
PT1.BE1	(iii) Convenient parking spaces
PT1.EM2	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	(2012) Green Belt, Metropolitan Open Land and Green Champs New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character

LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st July 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring occupiers were notified of the development and site notices were erected on the public highway to provide notice of the development. No consultation responses have been received from any neighbouring occupier.

GLA

I have assessed the details of the current application and have concluded that the proposal for the Variation of Condition 2 (approved drawings) of planning application 16568/APP/2013/3588 (single storey ground floor extension to the lodge and construction of a basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on the site and associated internal alterations, does not raise any new strategic planning issues.

Therefore under article 5(2) of the Town and Country Planning (Mayor of London) Order 2008, the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.

Internal Consultees

EPU

No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be

carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

TREES AND LANDSCAPE

The site is occupied by a shooting ground with ancillary buildings at the end of a long driveway, off Ducks Hill Road. Situated within the Green Belt, the site is characterised by a manicured landscape of close-mown lawns and ornamental planting associated with the main visitor facilities, set within the context of rural farmland with hedges and areas of woodland.

The landscape setting of the site is described in Hillingdon's Landscape Character Assessment. The key characteristics are identified and the landscape and visual sensitivities are evaluated as part of Landscape Character Area D1 'Harefield Wooded Undulating Farmland'.

Trees on the site are not protected by Tree Preservation Order or Conservation Area designation.

The proposal is to demolish a single-storey timber building and build a single-storey ground-floor extension to the lodge and construct a basement.

The Design & Access Statement by McDonald Architects states (5.9) that 'the spoil from the basement excavation will be redistributed on the field to the south which is currently used for clay pigeon shooting. This will involve removing the topsoil, distributing and grading the subsoil from the excavation, relaying the topsoil and reseeding the field.'

While there is no objection to this re-use of the spoil in principle within the site, details of the distribution of the spoil are required to ensure that the balance of 'cut' (excavated spoil) and 'fill' re-located spoil is satisfactory in terms of the appearance and grading of the land. This should be shown on plan and sections.

It is also critical that no re-grading takes place close to existing trees - certainly not within their root protection areas (as defined in BS5837:2012). Re-grading of the land may also have land drainage implications.

HIGHWAYS

No comments received to the consultation. These will be provided within the addendum if received prior to the committee meeting.

FLOOD AND WATER MANAGEMENT

The information submitted within the Ground Investigation report is useful detail in determining the impact of the proposed development on groundwater issues and provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site.

Therefore the following condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. 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.

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

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

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

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

Reason: To ensure 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 (2015) and National Planning Policy Framework (March 2012). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2015).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate

development should be refused, except in very special circumstances.

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

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

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also states that a presumption in favour of sustainable economic development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very special circumstance for an increase in the size of the building being proposed.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The applicant has provided statistical data which clearly demonstrates that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They have also stated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate.

Outlined within the additional information are the economic benefits provided by the club within the Borough, with 12 full time staff and 30 part time staff at the site. The proposed development would also provide an addition 3 full time positions and 1 part time position. Further to this, at the applicant's best estimates, the benefit to the local economy would be in excess of £400,000, with Holland & Holland bringing 10,000 or more clients into the surrounding area.

It is important to balance the impact of the proposal on the Green Belt against the benefits of the scheme. The applicant has applied to develop the new building and rifle range in order to bring Holland & Holland's corporate offering in line with surrounding shooting clubs, namely EJ Churchill, West London and Royal Berkshire, which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection.

The evidence provided demonstrates that corporate days are now weighed towards the back end of the week, with a reduction in the spread across the week which was seen prior to the recession. The existing building is unsuitable for use by multiple shooting groups and the capacity of the building requires the applicant to hire a marquee on up to 20 occasions a year, in order to meet the capacity requirements of some clients.

The proposed development would result in a substantial increase in the external footprint of the building. However, an increase of this size has been justified in the supporting evidence, by clearly establishing the need for a dining area to accommodate at least 120 guests (this can be made smaller for the more typical medium and multiple smaller events), a meeting room, lecture theatre and enlarged kitchen all of which are considered to be reasonably required in order for the continued successful operation of the business.

In terms of the rifle range, over the last 20 years, there has been a huge increase in the interest in rifle shooting in the UK. Holland and Holland currently have a single lane, 100 yard outdoor rifle range, however the use of this is weather dependant and the facility is shared with the Factory testing of rifles. This makes it unavailable for a large proportion of time during the week for lessons and corporate events. An indoor rifle range would be a useful facility for the club and will be the only one of its type in the UK at present, giving them a future proof facility.

An enlargement to the existing building has been approved as part of application 16568/APP/2013/3588. Amendments are sought to the approved scheme to increase the height of the approved extensions by approximately 700mm, enlarge the basement by 50sq.m, and make alterations to the external appearance and finish of the building. The proposed alterations to the ridge height of the building, have arisen following further investigation of the topography of the site, which identified a 600mm variation in the ground level across the site.

While the use of the site as a shooting ground represents a recreational activity supported in the Green Belt, the proposed extensions would total 1264 sq.m, which would be a 617 sq.m increase from the existing floorspace. The resultant footprint would be 75.6 square metres larger than the approved scheme. Whilst the increase in the size of the building in general is considered large, this needs to be taken in context of the site and previous consent. The site consists of 100 plus acres of land and the majority of this proposed additional floorspace (approximately 636 sq.m) is at basement level. The building itself would be set over 360 metres back from the highway of Ducks Hill Road and is well screened by tree lines to south and east, both of which ensure that the proposed building would not be visible from the public domain.

The applicant takes seriously the maintenance of their land and have embarked on a programme of conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wild flower areas. This scheme has developed the hard and soft landscaping proposed for the site further, trying to minimise the amount of new hardstanding proposed and maintain the quality of the soft landscape of the site.

The largest increase in the footprint is at basement level, and although an increase to the height of the building is proposed, the design and form of the building, still ensures that the building remains low level to best fit in with the rural nature of the site, which is a key characteristic of the shooting club. Furthermore, the materials to be used will be conditioned

to ensure the building best blends into the Green Belt surroundings.

The fact the applicant has such a long track record of managing over 100 acres of Green Belt land weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (re appropriate Green Belt use). Overall, it is not considered that the proposed amendments to the scheme, which increase the height of the extensions by approximately 700mm and enlarge the basement footprint, would have a detrimental impact on the openness of the Green Belt. Accordingly, the proposal does not represent inappropriate development in the Green Belt.

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site and previous approvals, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan Part Two Saved Policies, Policy 7.16 of the London Plan (March 2015) and the NPPF.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

The application site is sufficiently located from any airport to ensure the development would cause no harm in terms of airport safeguarding.

7.05 Impact on the green belt

The impact on the Green Belt is discussed under the 'Principle of the Development' section of this report.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan Part Two Saved Policies, Policy 7.16 of the London Plan (March 2015) and the NPPF.

7.07 Impact on the character & appearance of the area

The existing building is located within the Green Belt, with the surrounding area characterised by open countryside. The replacement building proposed at the site has been design to have a low pitched roof which keeps the building to the same height as the existing. This is currently well screened and not visible from the public domain.

This scheme seeks to increase the height of the approved extensions by approximately 700mm and make alterations to the external appearance and finish of the building. The proposed alterations to the ridge height of the building, have arisen following further

investigation of the topography of the site, which identified a 600mm variation in the ground level across the site. Given the location of the building, a 7 square metre decrease proposed in the ground floor footprint of the site and building broadly retaining the design and form of the approved building, it is not considered that the proposed increase in the height of the building would have a detrimental impact on the character and appearance of the surrounding area.

It is proposed to excavate the basement approximately 1 metre deeper than previously approved and additionally increase the footprint of this space by approximately 50 square metres. Given that these alterations are all subterranean, and the proposed increase of the basement allowing for the majority of the plant room for the building to be located at this level, no objection is raised to such an increase in the floor area. It is noted that the external stairs to the building have now been detached from the proposed extensions, however, these would be located adjacent to the proposed delivery area and conditions can ensure suitable landscaping to ensure that the railings associated do not appear as an alien feature within the landscape.

Therefore, subject to landscaping and materials conditions, the proposal is considered to have an acceptable impact on the character of the surrounding area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan Part Two - Saved Policies (November 2012).

7.08 Impact on neighbours

The proposed corporate facility is located over 500 metres from the nearest neighbouring building. Therefore, the single storey building and basement is considered to have an acceptable impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, the development is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two - Saved Policies.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application site has a sizeable car park located off the main driveway to the east of the buildings at the site, with further parking available behind the existing corporate facility.

The parking areas have been considered further within the site and provide 40 car parking spaces (2 coach spaces are also shown), 5 disabled spaces and 8 electric charging points (4 passive and 4 active) within the site. The proposed parking is considered sufficient to service the proposed enlarged corporate facility and the existing parking requirements for the site. Therefore, the application is considered to comply with Policy AM14 of the Hillingdon Local Plan Part Two - Saved Policies.

7.11 Urban design, access and security

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain. The alterations proposed to the approved scheme have retained the approved form of the building, however additional alterations are proposed to the elevations and materials proposed, to remove the timber cladding, and increase and rationalise the fenestration proposed within the building.

The overall design approach is considered acceptable in the context of the site and to not have a detrimental impact on the character and appearance of the surrounding area.

7.12 Disabled access

The plans submitted have made provisions for disabled access and are considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The existing building is set within an area of tarmac car park which wraps around the building. Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building.

The Design & Access Statement by McDonald Architects states (5.9) that 'the spoil from the basement excavation will be redistributed on the field to the south which is currently used for clay pigeon shooting. This will involve removing the topsoil, distributing and grading the subsoil from the excavation, relaying the topsoil and reseeded the field.'

Whilst there is no objection to this re-use of the spoil in principle within the site, details of the distribution of the spoil are required to ensure that the balance of 'cut' (excavated spoil) and 'fill' re-located spoil is satisfactory in terms of the appearance and grading of the land. Conditions will be added to any consent to obtain further details of the how the spoil will be spread across the landscape.

7.15 Sustainable waste management

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

7.16 Renewable energy / Sustainability

The applicant has stated that the building would meet Building Regulation Part L, but provides no details of the renewable energy technology or sustainability measures to be included at the site. However, as this is for the development of a new building it is envisaged that these could be included into the scheme by condition. Therefore, subject to a condition requiring an energy efficient report showing how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 10% of the sites energy needs through on site renewable energy generation, no objection is raised in this matter.

7.17 Flooding or Drainage Issues

The application site is outside of Flood Zones 2 and 3, however as the scheme proposes a basement a Hydrological and Geotechnical report was submitted with the application. The scheme has been reviewed by the Councils Flood and Water Management Officer, and is considered to provide sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on site.

7.18 Noise or Air Quality Issues

The site is set sufficiently far from neighbours to ensure residential amenity would not be affected.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues for comment.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, set alongside the applicant's long track record of successfully managing over 100 acres of Green Belt and this management of 100 acres will be on-going, this weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (a use appropriate for a Green Belt location).

The information and documents submitted are considered to provide very special circumstances for the proposed increase in the size of the building and business. Furthermore, the proposed increase to the approved height of the building and enlarged basement, when taken in context with the size of the site and previous consent, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2012), Policy 7.16 of the London Plan (March 2015) and the NPPF.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

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

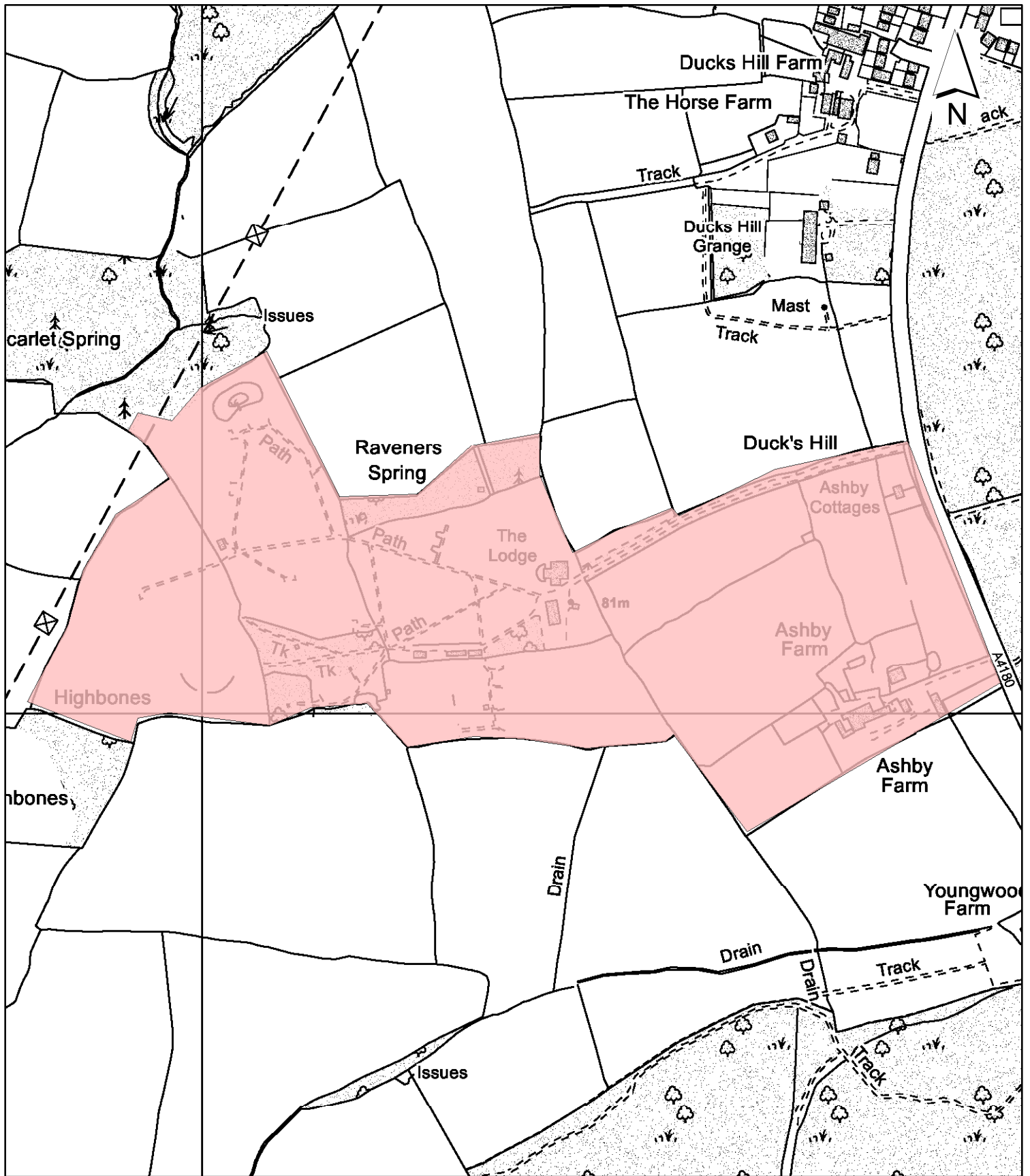
The London Plan (March 2015).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Holland and Holland Shooting School
 Ducks Hill Road
 Northwood**

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

Planning Application Ref:

16568/APP/2015/2277

Scale:

1:5,000

Planning Committee:

Major Page 71

Date:

October 2015



HILLINGDON
 LONDON

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Plans for Major Applications Planning Committee

28th October 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address LAND EAST OF THE FORMER EMI SITE 120 BLYTH ROAD HAYES

Development: Minor amendments to design, external appearance and car parking layout through variation of condition 2 of Planning Consent reference 51588/APP/2011/2253 for the 'Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (class A3), Community room (class D2), x workshop units (class B1, B8 or a2 uses), and associated car parking and landscaping'.

LBH Ref Nos: 51588/APP/2015/1613

Date Plans Received: 30/04/2015
Date Application Valid: 30/04/2015

Date(s) of Amendment(s): 26/08/2015
30/04/2015

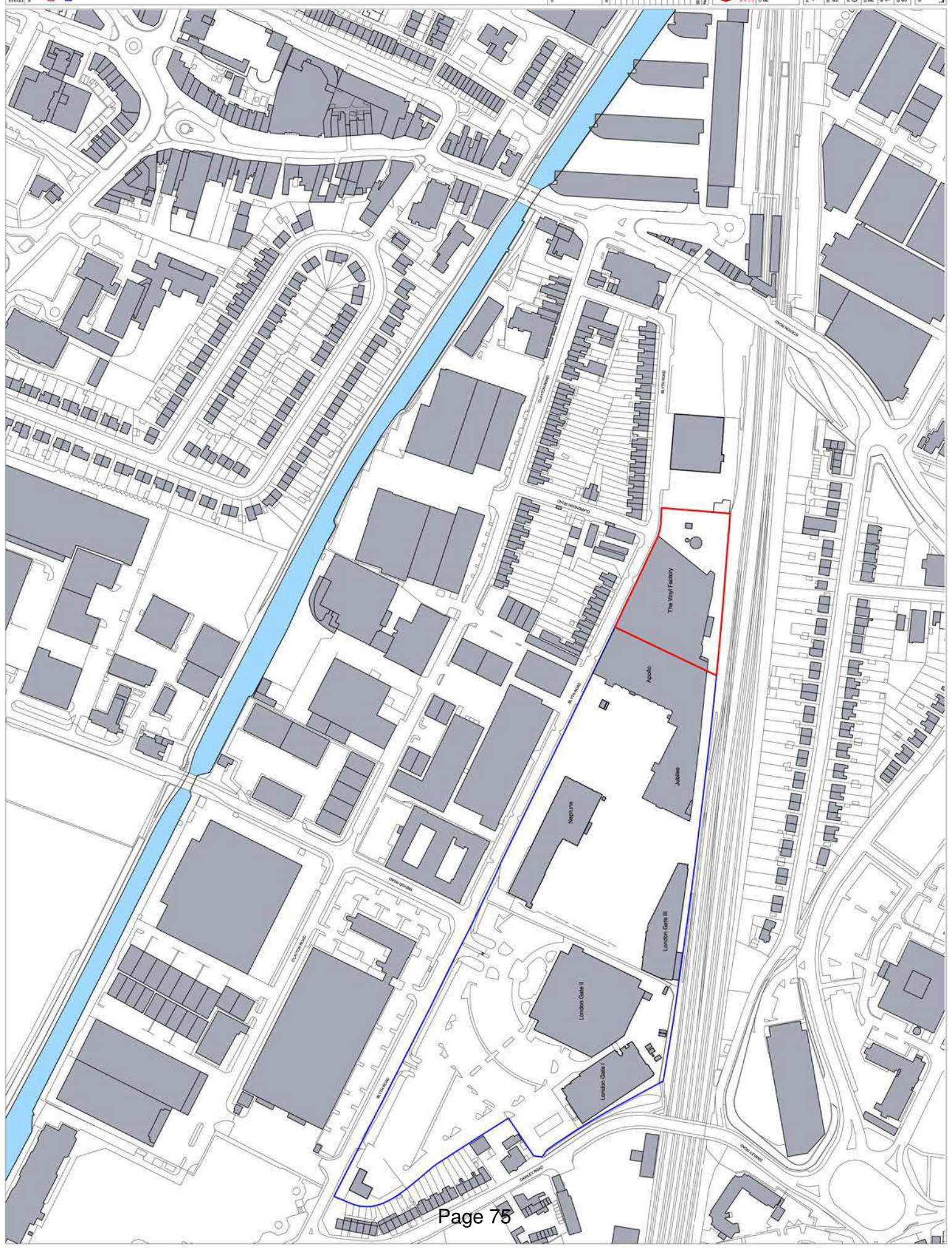
Site Boundary
Area of Interest
Area of Ownership

NO.	DATE	DESCRIPTION
1	12/08/11	Initial Site Location Plan
2	01/12/11	Final Site Location Plan

sew
SPECIALIST ENGINEERING WORKS
1400 RIVERVIEW ROAD
MIDLANDS B4 7DY
www.sew-engineering.co.uk

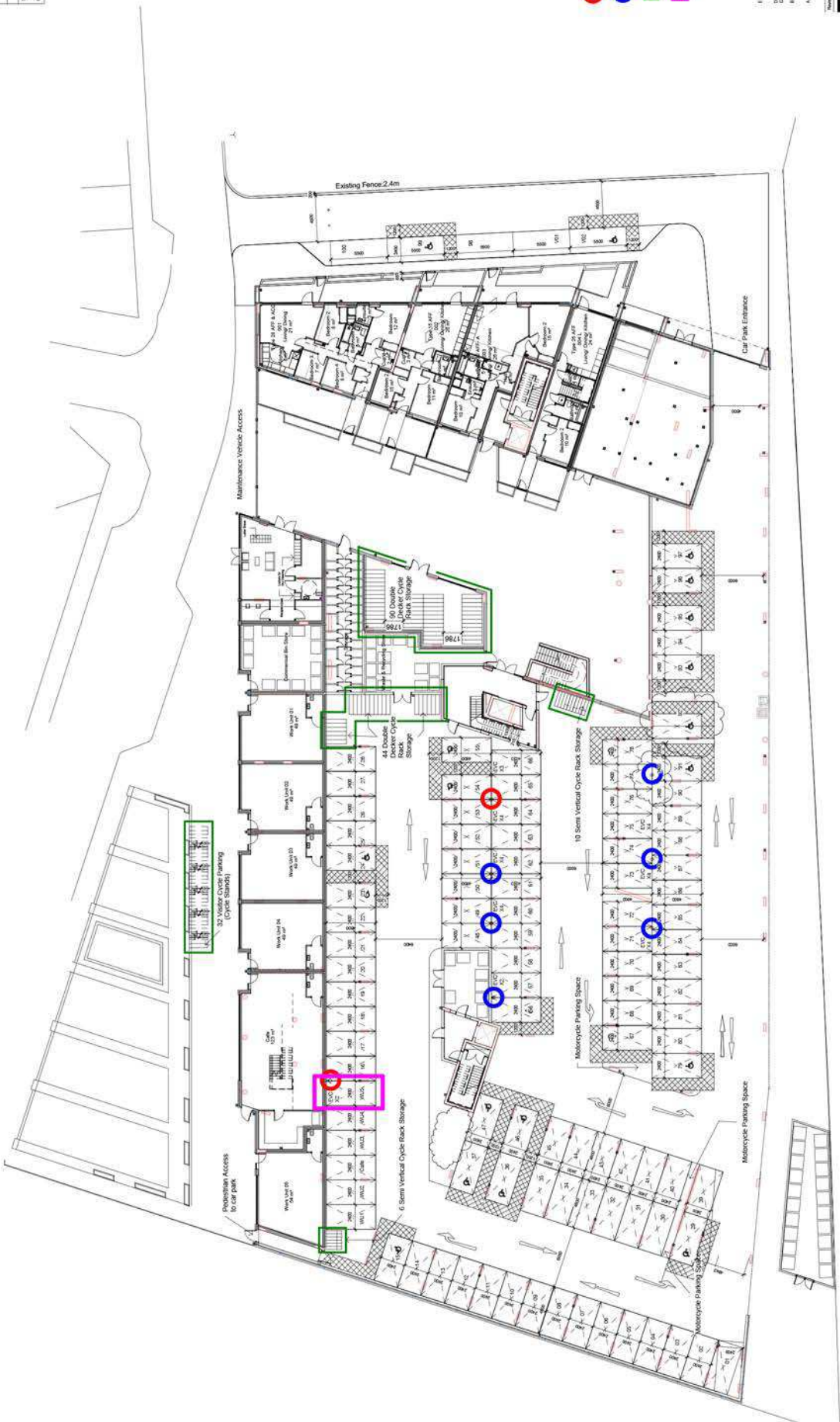
PURPLEXED LP

Project: The Galefold Building
Drawing: Site Location Plan
Drawing No.: P.0001
Drawing Date: 01/12/11
Scale: 1:1250
Date of Issue: 12/08/11
Author: SEW
Check: SEW
Scale Bar



GENERAL NOTES
 1. CHECK ALL DIMENSIONS AND SPACING
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED

WILLMOTT DIXON HOUSING REVIEWED	
PRELIMINARY	A
FOR COMMENT	B
FOR CONSTRUCTION	C
DATE:	



- 5 (4%) Fixed Electric Vehicle Charging Points
- 22 (20%) Provision for Electric Vehicle Charging Points
- 90 Cycle Storage
- Non Residential Parking Bay

11/08/19 Planning Application for 200 units with parking spaces for 100 cars and 100 cycle spaces. The scheme is located at the site of the former Willmott Dixon Housing, 11114, The Gatefold Building, Hayes, London UB8 3PH. The scheme is a 10-storey residential building with 200 units and 100 cycle spaces. The scheme is a 10-storey residential building with 200 units and 100 cycle spaces. The scheme is a 10-storey residential building with 200 units and 100 cycle spaces.

FRANK REYNOLDS ARCHITECTS
 11114, THE GATEFOLD BUILDING, HAYES, LONDON UB8 3PH
 TEL: 01895 831111
 WWW.FRANKREYNOLDSARCHITECTS.CO.UK

PROJECT:
 WILLMOTT DIXON HOUSING LTD
 BE HERE

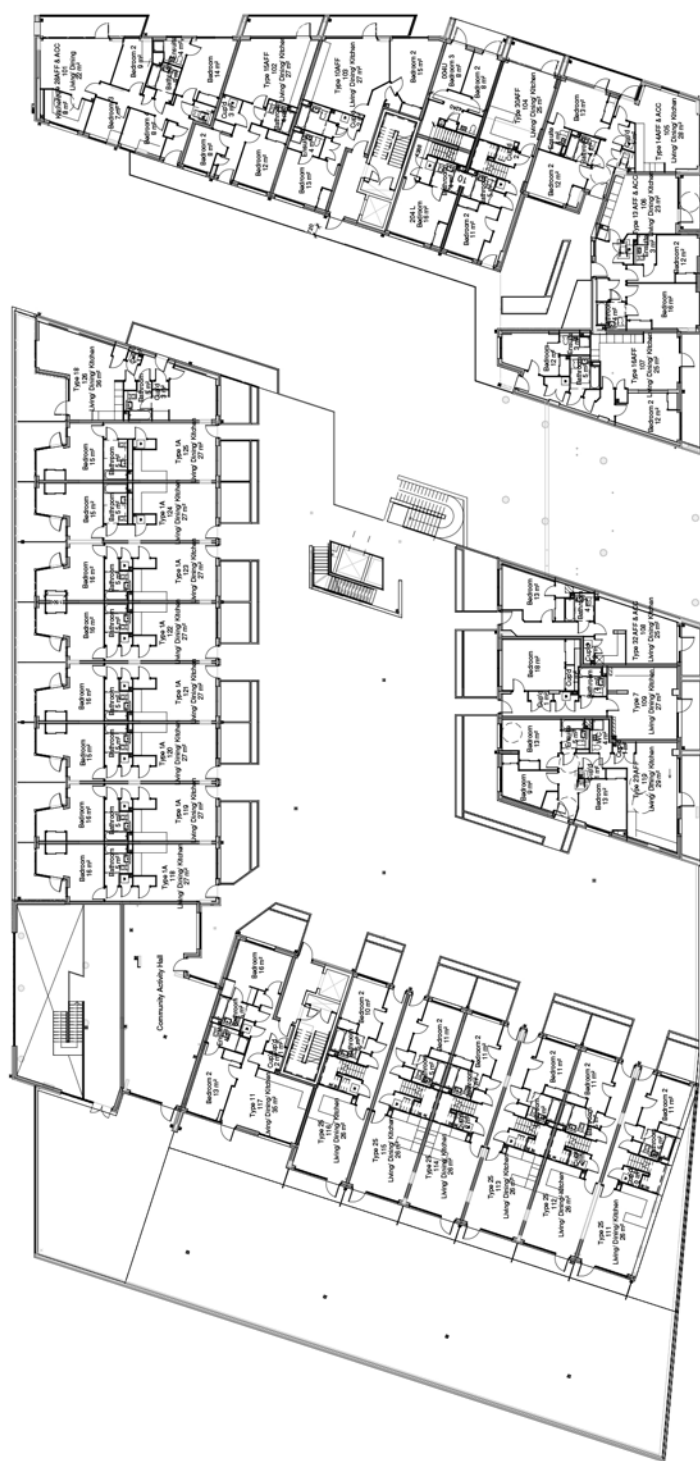
THE GATEFOLD BUILDING HAYES

Level 0

DATE	29.03.14
PLANNING	
SCALE	1:200
DATE	11.11.14
PL 100	
DATE	
PL 100	
DATE	
PL 100	

GENERAL NOTES
 1. ON SITE SCALE FROM THE DRAWING
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 3. FINISHES TO BE AS NOTED

WILMOTT DIXON HOUSING REVIEWED	
REVISION	DATE
PRELIMINARY	A
FOR COMMENT	B
FOR CONSTRUCTION	C
ISSUED	



11 23.03.13
 A 01.10.14

FRANK REYNOLDS ARCHITECTS
 1111 GATEFOLD BUILDING HAYES
 UYKES ROAD
 UYKES ROAD
 HAYES
 MIDDLESEX
 UB8 3PH
 TEL: 01895 831111
 WWW.FRANKREYNOLDSARCHITECTS.CO.UK

WILMOTT DIXON HOUSING LTD
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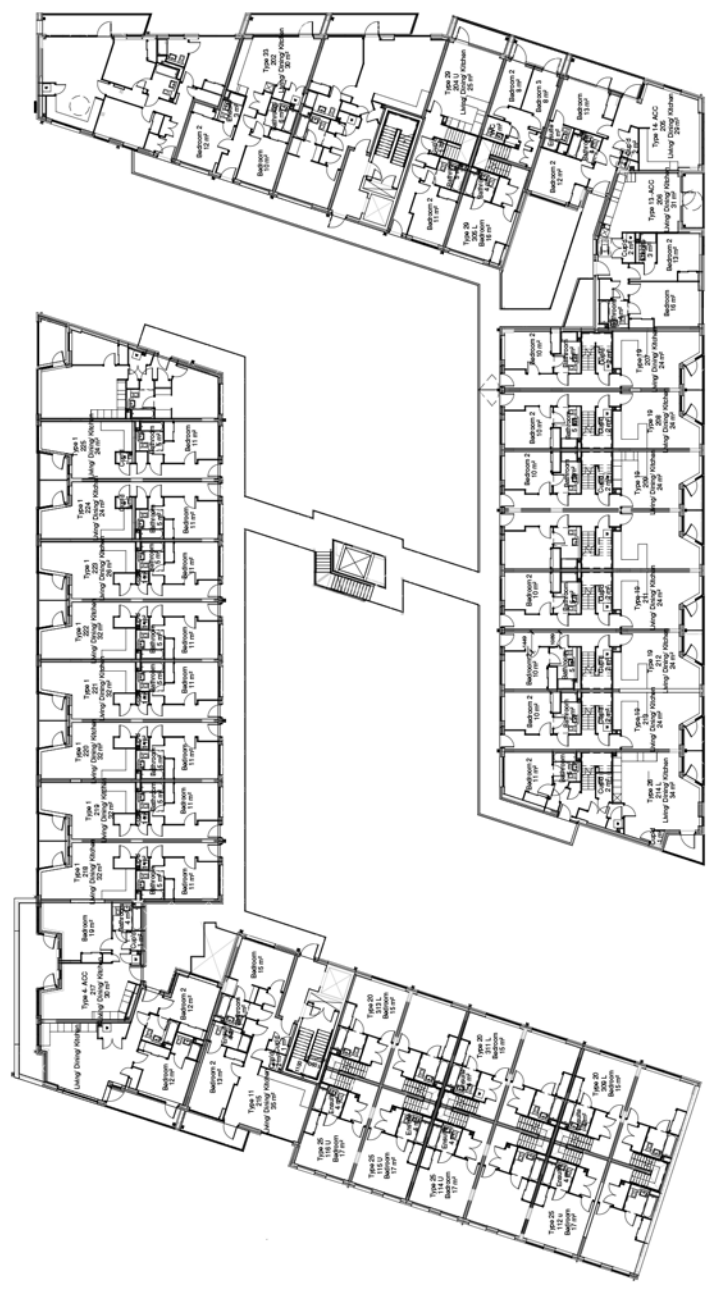
PROJECT
 THE GATEFOLD BUILDING HAYES

NO. OF SHEETS	DATE
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PLANNING	SCALE
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GV	DATE
PL 110	11
	B

Level 01 - PL(110)
 1 1:200

GENERAL NOTES
 1. ON SITE LOCAL FIRE FIGHTING
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS

WILLMOTT DIXON HOUSING REVIEWED	
REVISION	DATE
PRELIMINARY	A
FOR COMMENT	B
FOR CONSTRUCTION	C
DRAWN	
DATE	



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FRANK REYNOLDS ARCHITECTS
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WILLMOTT DIXON HOUSING LTD
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 PROJECT

THE GATEFOLD BUILDING HAYES

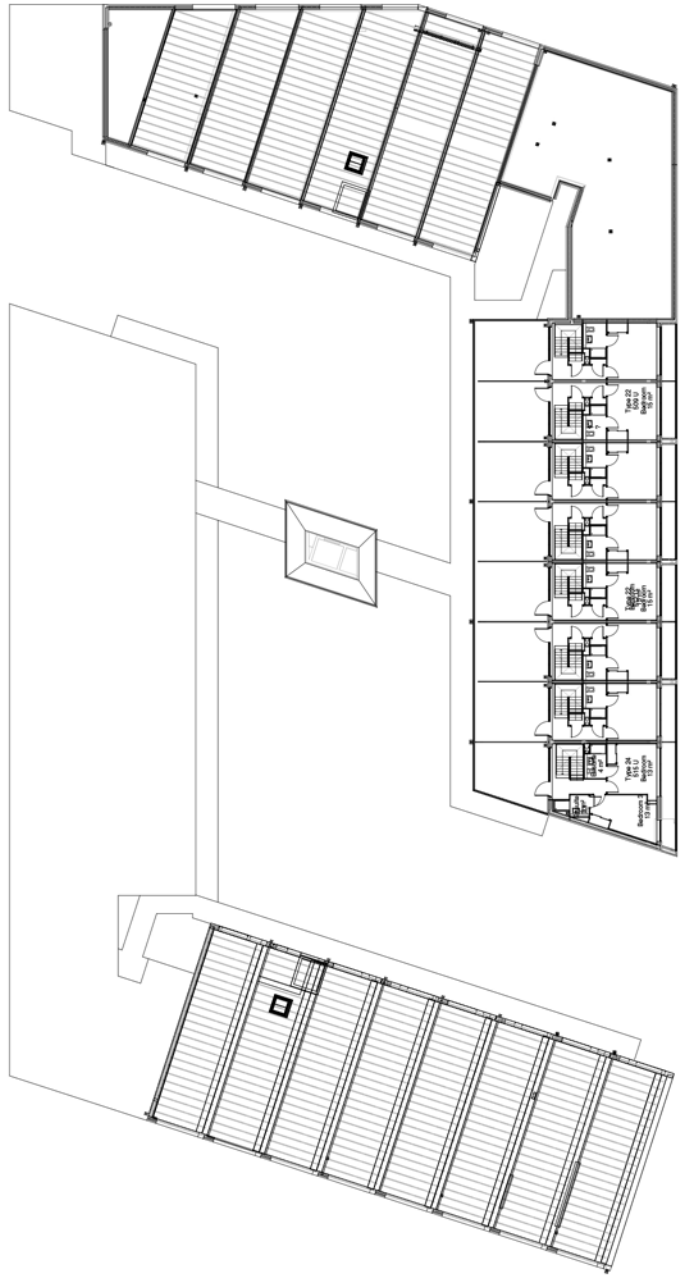
Level 02

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PL	PL 120
REV	A

Level 2 - PL(120)
 1:200

GENERAL NOTES
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 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS

WILLMOTT DIXON HOUSING REVIEWED	
REVISION	DATE
FOR COMMENT	A
FOR CONSTRUCTION	B
SHOWN	C
DATE	



1 Level 6 (PL 160)
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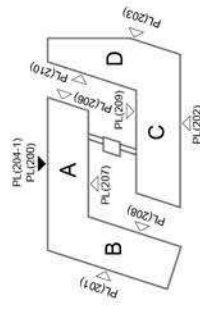
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Author	Frank Reynolds	Check	Frank Reynolds	Date	20.09.14
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Client	WILLMOTT DIXON HOUSING LTD	Project	BE: HERE	Sheet	A
Project	THE GATEFOLD BUILDING HAYES	Level	Level 6	Sheet	A

GENERAL NOTES
 1. CONSULT WITH THE CHAIRMAN
 2. ALL DRAWINGS TO BE CHECKED AND APPROVED BY THE ARCHITECT
 3. CONTRACT ADMINISTRATION

WILLMOTT DIXON HOUSING REVIEWED	
PRELIMINARY	A
FOR COMMENT	B
FOR CONSTRUCTION	C
DATE:	



1 Street / North Elevation Planning - Block A
 1:200



G 09/19
 H 04/15
 A 01/14

09/19
 04/15
 01/14

FRANK REYNOLDS ARCHITECTS
 11114
 11114

WILLMOTT DIXON HOUSING LTD
 BE HERE

THE GATEFOLD BUILDING HAYES
 North Elevation Block A

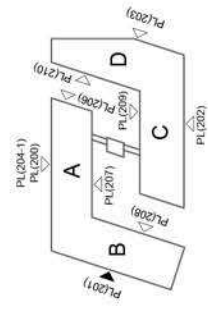
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DATE	11/14
DATE	PL 2000
DATE	C

GENERAL NOTES
 1. CHECK LOCAL PLANNING PERMISSIONS
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 3. CONTACT ARCHITECT FOR ANY INFORMATION

WILLMOTT DIXON HOUSING REVIEWED	
PRELIMINARY	STATUS
FOR COMMENT	A
FOR CONSTRUCTION	B
ISSUED	C
DATE:	



West Elevation- Block B
 1
 1 : 200



G 09/15
 A 04/15
 B 01/14
 C 01/14

FRANK REYNOLDS ARCHITECTS
 11114
 01203 711340
 www.frankreynolds.co.uk

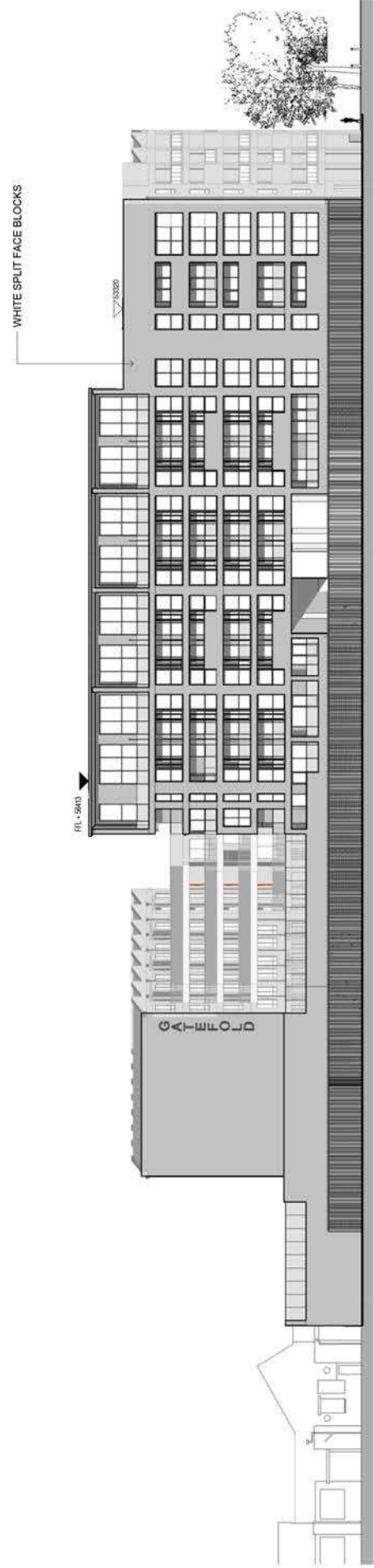
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THE GATEFOLD BUILDING HAYES
 West Elevation Block B

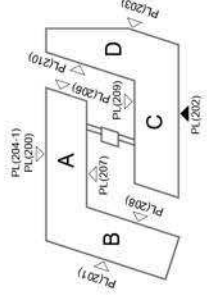
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SCALE	1:200
PROJECT	PL 201
NO.	1114

GENERAL NOTES
 1. CHECK LOCAL PLANNING PERMISSIONS
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 3. CONTACT ARCHITECT FOR ANY CHANGES

WILLMOTT DIXON HOUSING REVIEWED	
PRELIMINARY	A
FOR COMMENT	B
FOR CONSTRUCTION	C
DRAWN	
DATE:	



1 South Elevation- Block C
 1: 200



6 REF 10 City of London Planning Department
 100 Broad Street, London EC4A 3DF
 Tel: 020 7556 3000
 Fax: 020 7556 3001
 www.cityoflondon.gov.uk

7 REF 11 City of London Planning Department
 100 Broad Street, London EC4A 3DF
 Tel: 020 7556 3000
 Fax: 020 7556 3001
 www.cityoflondon.gov.uk

8 REF 12 City of London Planning Department
 100 Broad Street, London EC4A 3DF
 Tel: 020 7556 3000
 Fax: 020 7556 3001
 www.cityoflondon.gov.uk

9 REF 13 City of London Planning Department
 100 Broad Street, London EC4A 3DF
 Tel: 020 7556 3000
 Fax: 020 7556 3001
 www.cityoflondon.gov.uk

10 REF 14 City of London Planning Department
 100 Broad Street, London EC4A 3DF
 Tel: 020 7556 3000
 Fax: 020 7556 3001
 www.cityoflondon.gov.uk

11 REF 15 City of London Planning Department
 100 Broad Street, London EC4A 3DF
 Tel: 020 7556 3000
 Fax: 020 7556 3001
 www.cityoflondon.gov.uk

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DATE	11.14
SCALE	1:200

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 100 Broad Street, London EC4A 3DF
 Tel: 020 7556 3000
 Fax: 020 7556 3001
 www.frankreynolds.com

WILLMOTT DIXON HOUSING LTD
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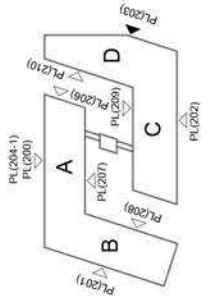
THE GATEFOLD BUILDING HAYES
 South Elevation Block C

GENERAL NOTES
 1. CHECK ALL DIMENSIONS
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 3. CONTACT ARCHITECT FOR ANY QUESTIONS

WILLMOTT DIXON HOUSING		REVIEWED
PRELIMINARY	FOR COMMENT	A
FOR CONSTRUCTION		B
		C
DATE:		



1 East Elevation- Block D
 1 : 200



City Council Planning Department
 Planning Committee
 11/14/14
 11/14/14

FRANK REYNOLDS ARCHITECTS
 11/14/14
 11/14/14
 11/14/14

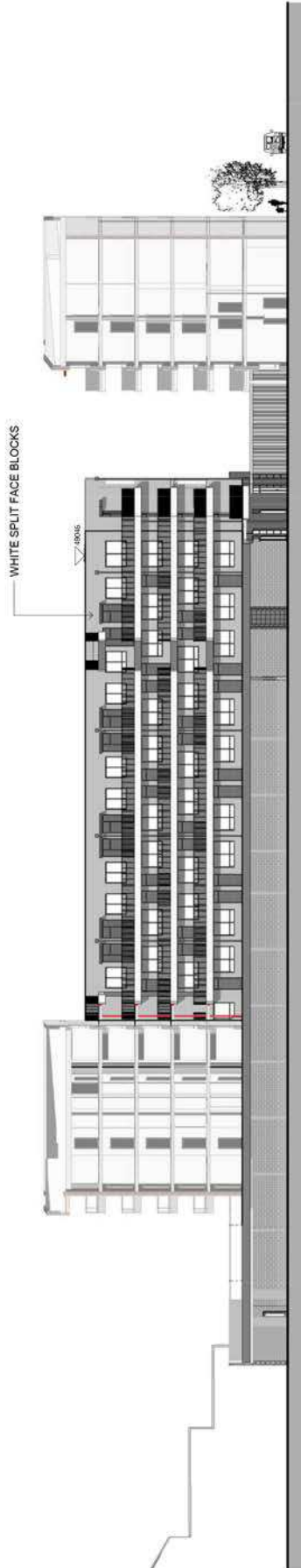
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THE GATEFOLD BUILDING HAYES
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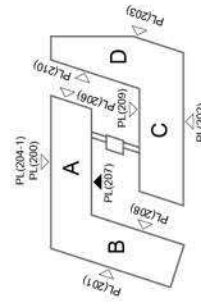
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BY	AT
NO.	1114
REV.	PL 203
DATE	C

GENERAL NOTES
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 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 3. CONTRACT ADMINISTRATION

		STATUS	A
		PRELIMINARY	B
WILLMOTT DIXON HOUSING REVIEWED		DATE COMMENT	C
		FOR CONSTRUCTION	
DRAWN			
DATE:			



1 Courtyard Elevation - Block A
 1 : 200



FRANK REYNOLDS ARCHITECTS
 100, The Quadrant, London, SE1 1TL
 Tel: +44 (0)20 775 5400
 Fax: +44 (0)20 775 5401
 www.frankreynolds.com

CLIENT: WILLMOTT DIXON HOUSING LTD
 BE HERE

PROJECT: THE GATEFOLD BUILDING HAYES
 Courtyard Elevation Block A

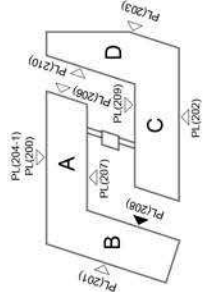
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DRAWN	GF	SCALE	1 : 200
DATE	11.14	STATUS	Screen

GENERAL NOTES
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 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 3. CONSULT ARCHITECT FOR ANY CHANGES

 WILLMOTT DIXON HOUSING REVIEWED		STATUS
		PRELIMINARY
DATE COMMENT FOR CONSTRUCTION		A
		B
DRAWN		C
DATE:		



1 Courtyard Elevation - Block B
 1 : 200



FRANK REYNOLDS ARCHITECTS
 11114 11th Street, Suite 100
 Denver, CO 80202
 Tel: 303.733.8888
 www.frankreynoldsarchitects.com

OWNER: WILLMOTT DIXON HOUSING LTD
 BE HERE

PROJECT: THE GATEFOLD BUILDING HAYES

DATE: 07.07.2015

SCALE: 1:200

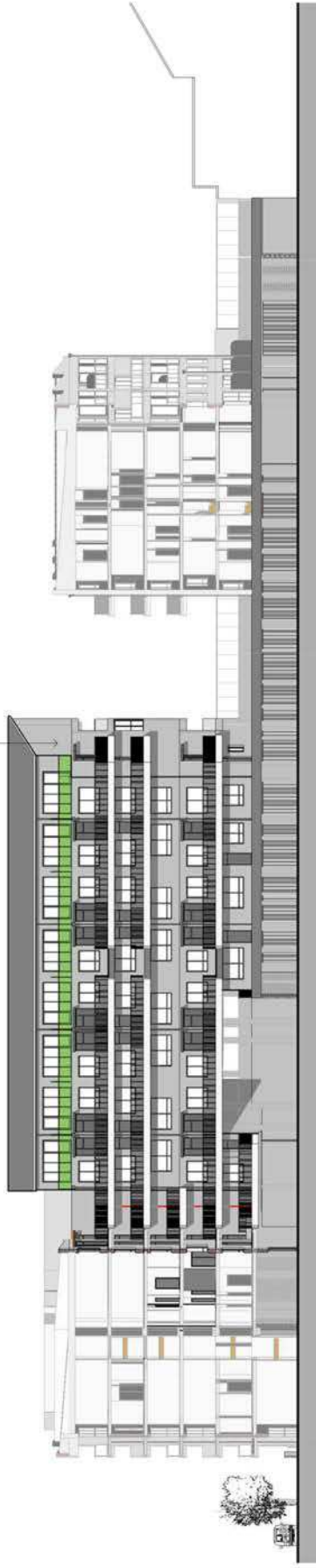
DATE: 11/14

PROJECT: Courtyard Elevation Block B

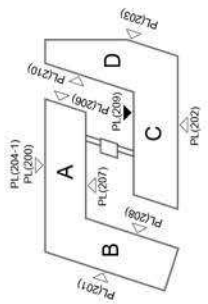
GENERAL NOTES
 1. CHECK SCALE FROM THE DRAWING.
 2. ALL DIMENSIONS TO FACE UNLESS NOTED TO THE CONTRARY.
 3. CONTRACT ADMINISTRATION

 WILLMOTT DIXON HOUSING REVIEWED		STATUS
		PRELIMINARY
DATE COMMENT NAME	FOR CONSTRUCTION	A
		B
DATE:		C

WHITE SPLIT FACE BLOCKS



① Courtyard Elevation - Block C
 1 : 200



Author	Drawn	Checked	Scale
FRANK REYNOLDS ARCHITECTS 100, The Gatefold Building, Hayes, London UB8 3PH Tel: +44 (0)20 875 3460 Fax: +44 (0)20 875 3461 Email: info@frankreynolds.com www.frankreynolds.com			
Client	WILLMOTT DIXON HOUSING LTD		
Project	BE HERE		
Project	THE GATEFOLD BUILDING HAYES		
Block	Courtyard Elevation Block C		
Drawn	Planning	Date	07.07.2015
Drawn	Checklist	Scale	1 : 200
Drawn	GF	Drawn	AT
Drawn	1114	Drawn	PL 209
Drawn		Drawn	Screen

GENERAL NOTES
 1. CHECK ALL DRAWING DIMENSIONS
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 3. CONTACT ARCHITECT FOR ANY CHANGES

WILLMOTT DIXON HOUSING	
REVIEWED	
PRELIMINARY	A
FOR COMMENT	B
FOR CONSTRUCTION	C
DATE:	

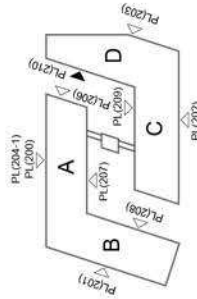
WHITE SPLIT FACE BLOCKS

FEL - 35070

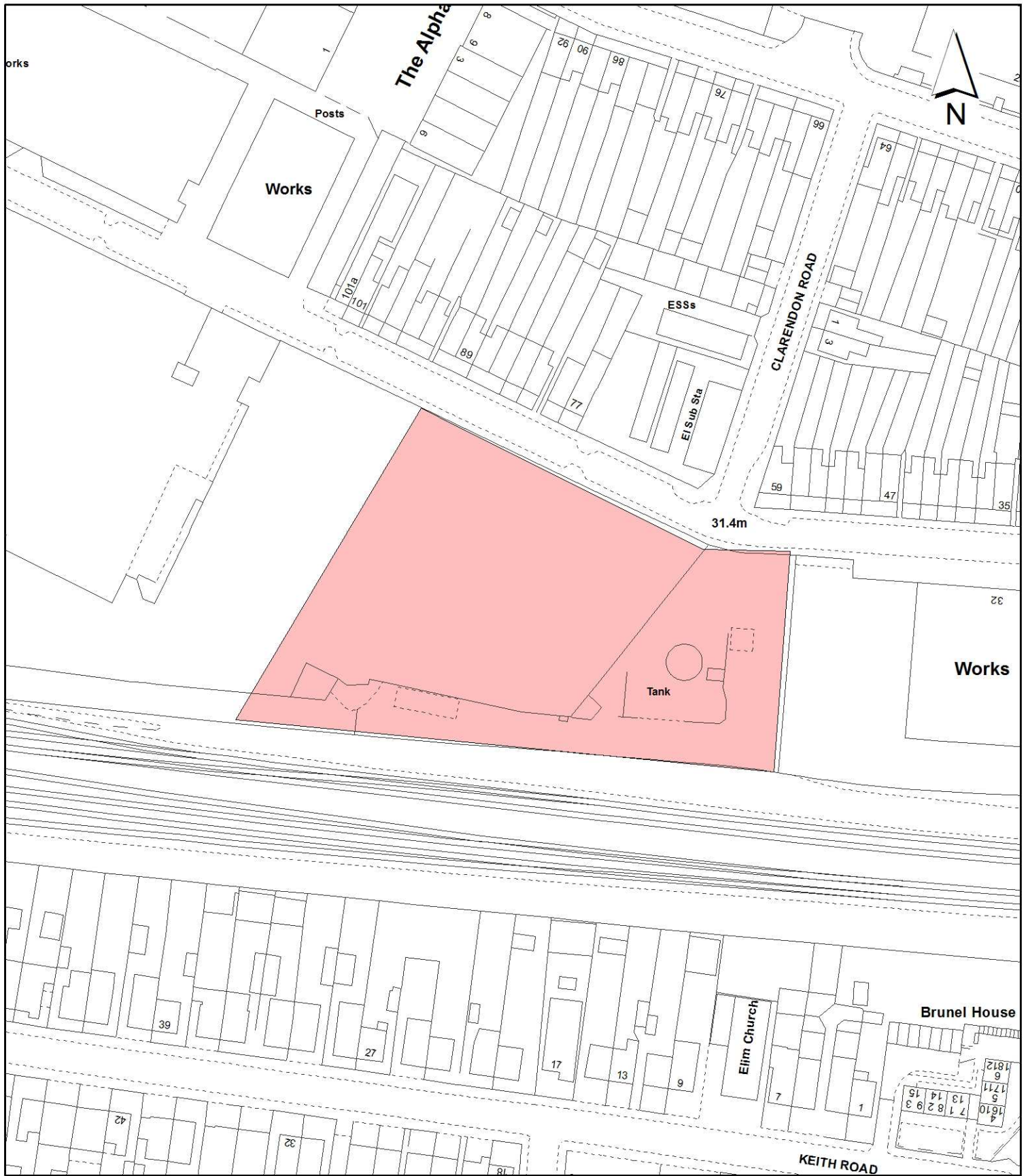
45070



1 Courtyard Elevation- Block D
 1 : 200



Author	Frank Reynolds	Date	07/07/2015
Client	Frank Reynolds Architects	Drawn	Frank Reynolds
Project	WILLMOTT DIXON HOUSING LTD	Scale	1 : 200
Location	BE HERE	Sheet	AT
Block	THE GATEFOLD BUILDING HAYES	Drawn	PL 210
Block	Courtyard Elevation Block D	Scale	1 : 200
Block		Sheet	1114



Notes:

 Site boundary

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Site Address:
Land east of The Former EMI Site
120 Blyth Road
Hayes

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

Planning Application Ref:
51588/APP/2015/1613

Scale:
1:1,250

Planning Committee:
Major Page 89

Date:
October 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HOLLAND & HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD
NORTHWOOD

Development: Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

LBH Ref Nos: 16568/APP/2015/2277

Date Plans Received: 18/06/2015
Date Application Valid: 19/06/2015

Date(s) of Amendment(s):



NOTES:
 DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS IN MILLIMETRES
 UNLESS OTHERWISE STATED.
 THIS DRAWING IS THE ARCHITECT'S DRAWING J/0505-1, 2, 3, 4, 5
 AND 0709 DATED OCTOBER 2011.
 ANY DISCREPANCIES FOUND ON DRAWINGS TO BE COMMUNICATED
 IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OR CONTINUATION
 OF WORKS

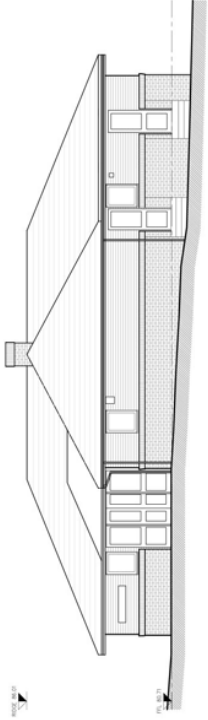


REV	DATE	DESCRIPTION
CS		
DF	MAY 2015	
CS		

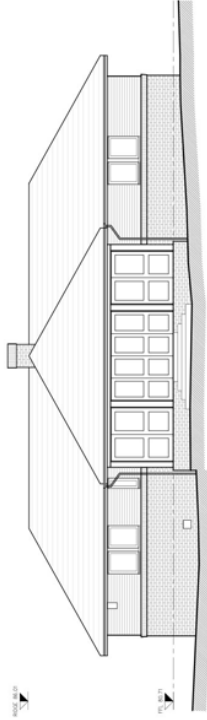
HOLLAND & HOLLAND
 PROPOSED BUILDING REFURBISHMENT
 & EXTENSION
 EXISTING SITE PLAN
mcdonaldarchitects
 40 Cromwell Road, London | Tel: 020 7291 2200
 1:200 @ A1
 1227-101



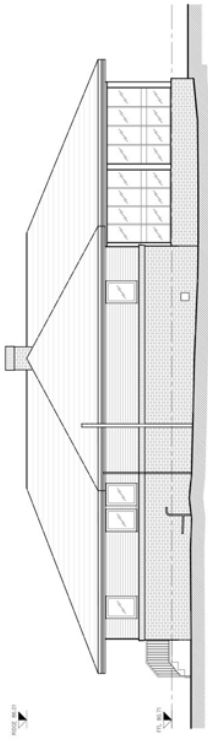
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 DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
 DRAWINGS BASED ON LASER SURVEYS DRAWING L/16455-1, 2, 3, 4, 5 AND 07899 DATED OCTOBER 2014.
 ANY DISCREPANCIES FOUND ON DRAWINGS TO BE COMMUNICATED IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF WORKS.



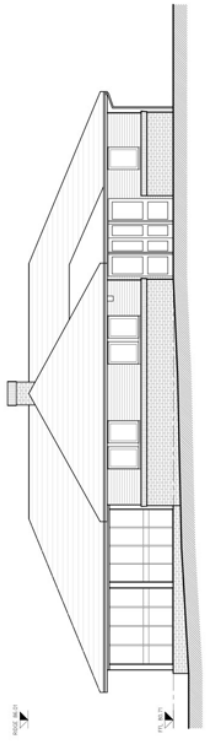
EXISTING EAST ELEVATION
 SCALE 1:100



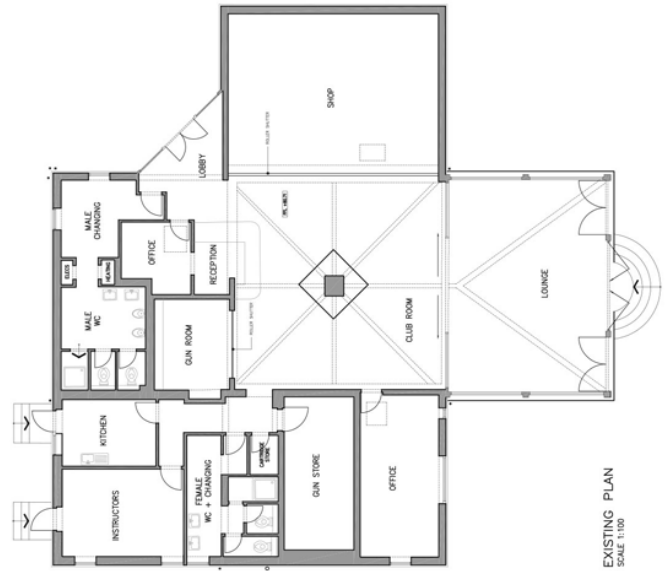
EXISTING WEST ELEVATION
 SCALE 1:100



EXISTING NORTH ELEVATION
 SCALE 1:100



EXISTING SOUTH ELEVATION
 SCALE 1:100



EXISTING PLAN
 SCALE 1:100

REV DATE DESCRIPTION

HOLLAND & HOLLAND
 PROPOSED BUILDING REFURBISHMENT
 & EXTENSION

EXISTING PLANS AND ELEVATIONS

mcdonaldarchitects

405 Ecclestone Road | London | E12 2JF | T +44 (0)20 7291 2288

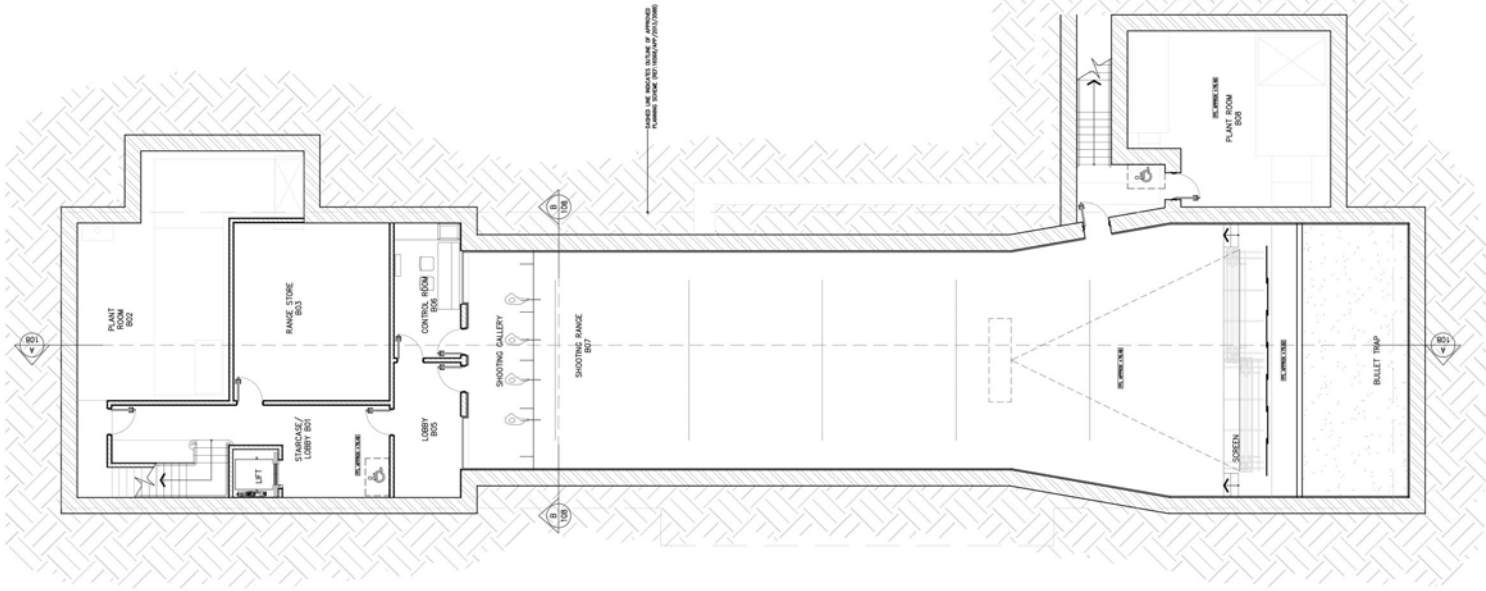
NO. DATE BY CHECKED BY

1 MAY 2015 DF 1:1000/A1 OR 1:2000/A3 CS

1227-102



NOTES:
 DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
 DRAWINGS BASED ON LASER SURVEYS DRAWING L/MS-1, 2, 3, 4, 5 AND OTHER DATED OCTOBER 2014.
 CONTRACTOR TO VERIFY ALL DIMENSIONS TO BE CONFORMANT WITH ALL APPLICABLE REGULATIONS AND STANDARDS IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORKS.



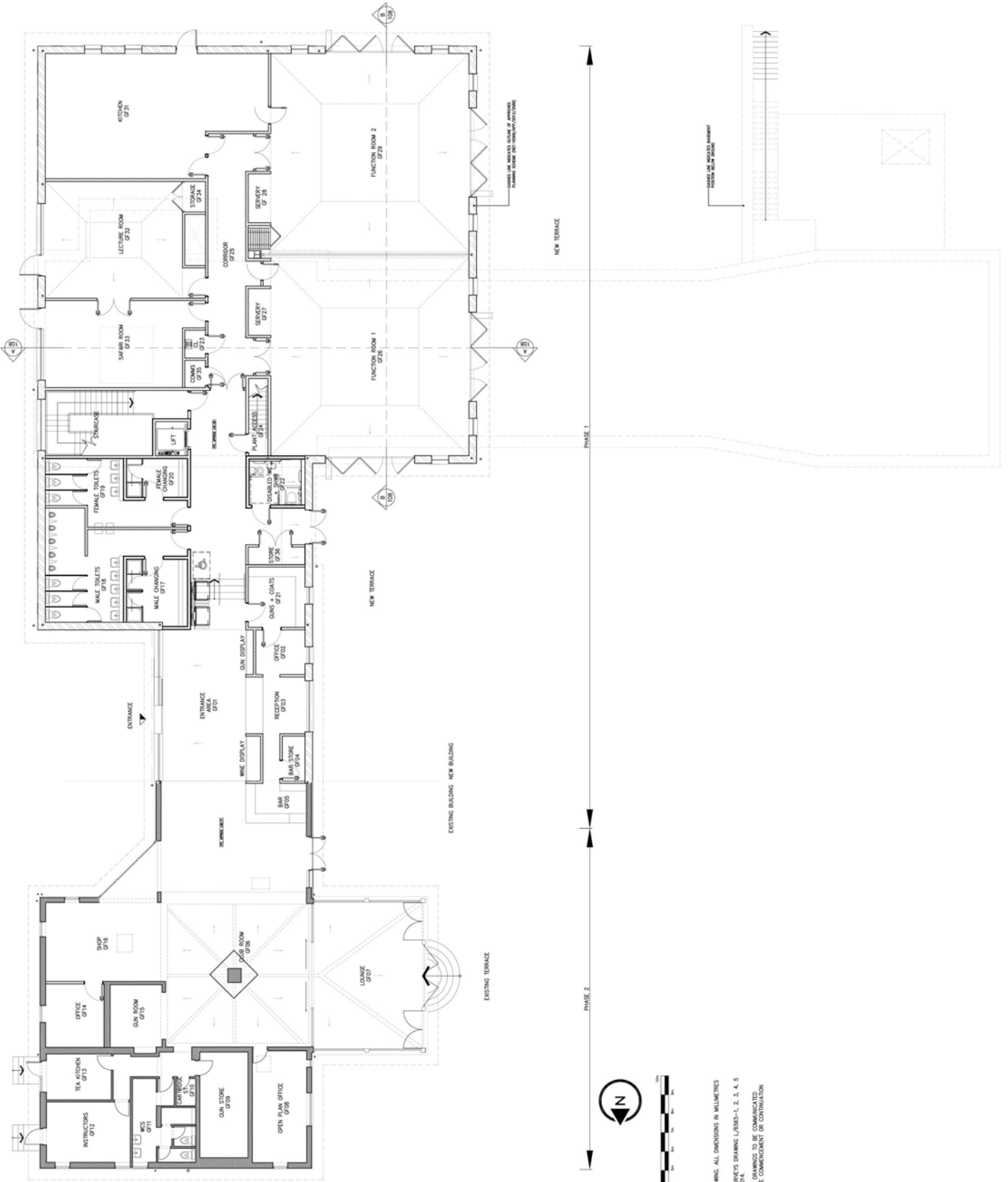
REV	DATE	DESCRIPTION

HOLLAND & HOLLAND
PROPOSED BUILDING REFURBISHMENT
& EXTENSION

PROPOSED BASEMENT PLAN

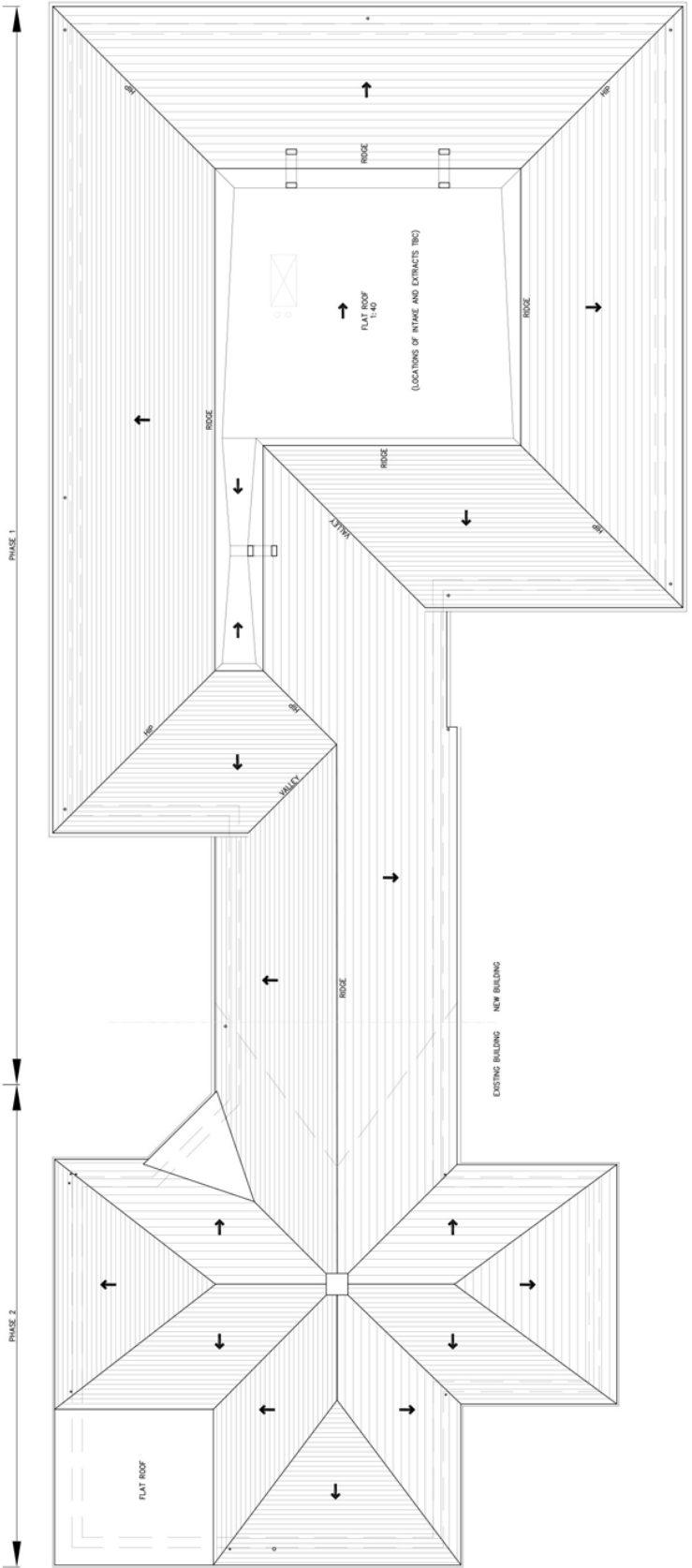
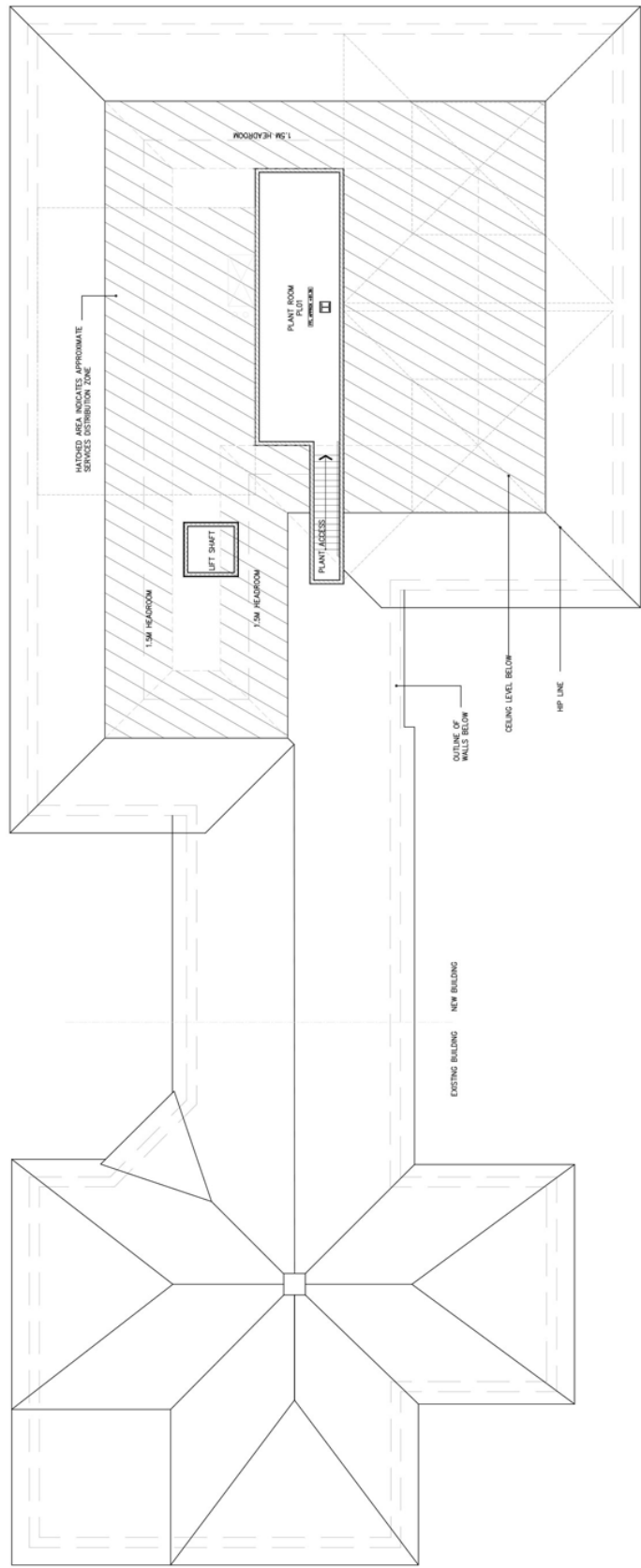
mcdonald architects
 48-50 Avenue 12, Highbury Grove, London, N5 2BH | T: +44 (0)20 7261 2200

DF	MAY 2015	1:100B&1	OR 1:200B&3
CS		1227-105	



SCALE 1:100

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DRAWINGS BASED ON LASER SURVEYS DRAWING L/6564-1, 2, 3, 4, 5 AND DIMENSIONS PROVIDED FOR THE PURPOSES OF THIS DRAWING. ANY DIMENSIONAL CHANGES TO BE COMMENCED IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORKS.

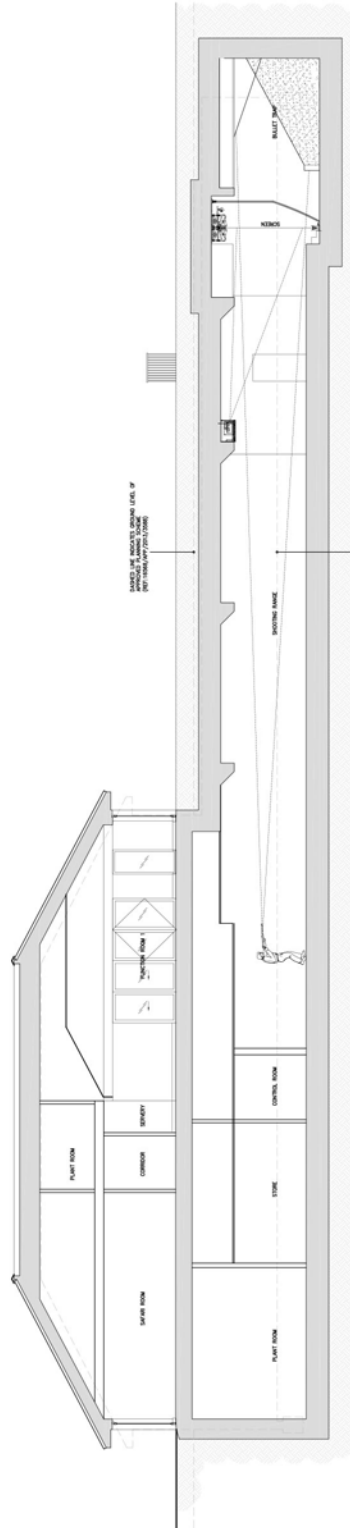


REV	DATE	DESCRIPTION
CS		
CS		
DF	MAY 2015	1:1000@A1 OR 1:2000@A3
CS		
CS		

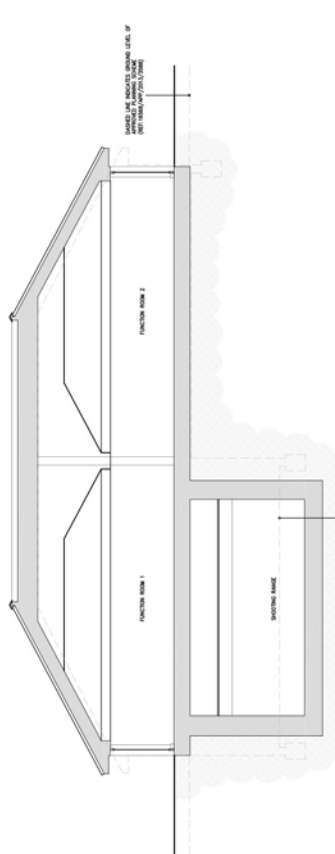
1227-106

mcDonald architects
 40 Cromwell Road | London | N2 2DA | Tel: 020 7291 2288
 HOLLAND & HOLLAND
 PROPOSED BUILDING REFURBISHMENT
 & EXTENSION
 PROPOSED ROOF AND PLANT LEVEL

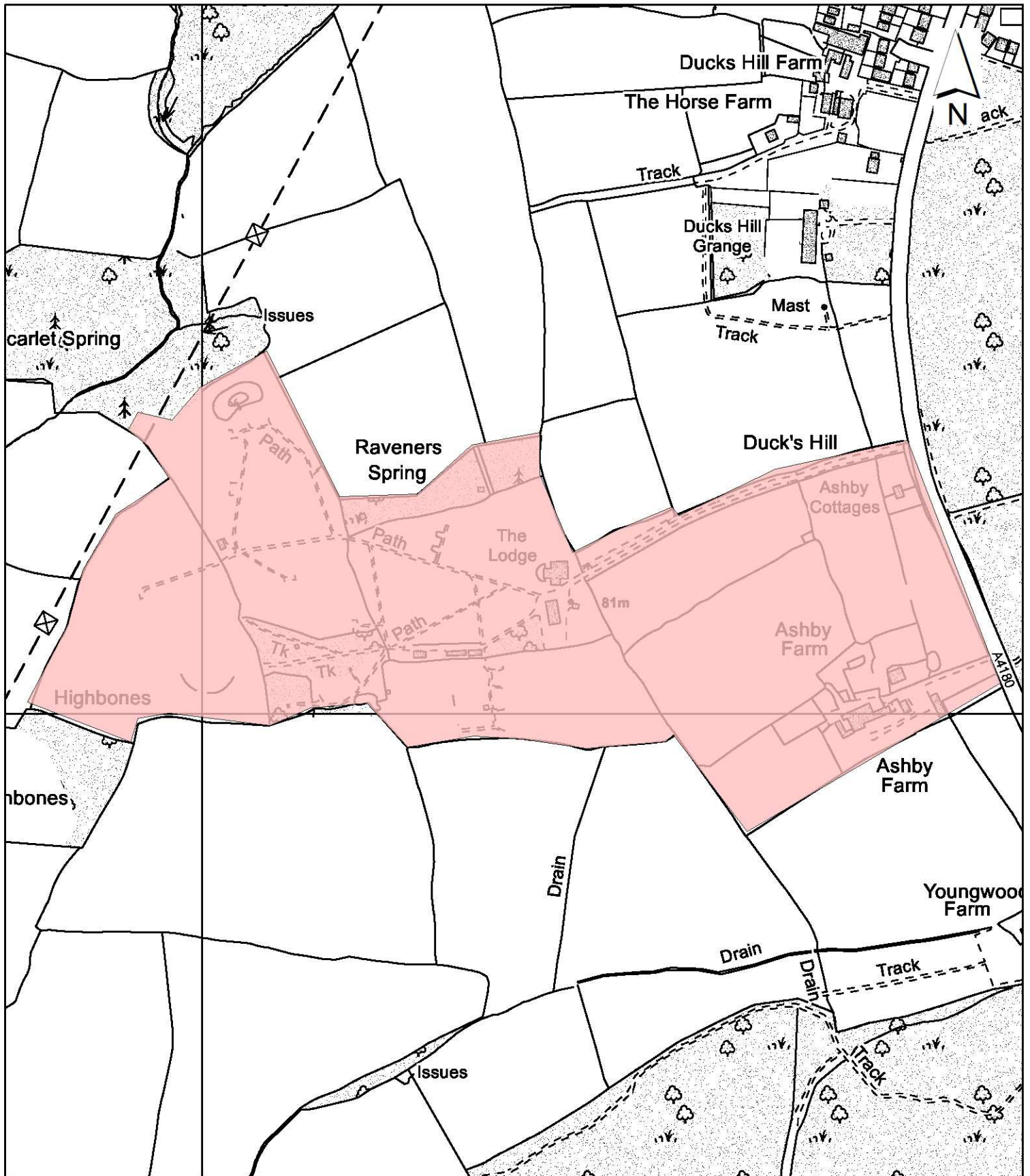
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 DRAWINGS BASED ON LASER SURVEY DRAWING L/16565-1, 2, 3, 4, 5 AND 0789 DATED OCTOBER 2014.
 ANY CHANGES TO THE DRAWINGS TO BE FORWARDED TO ARCHITECT IMMEDIATELY AND MARKED TO THE CORRESPONDING OR CONTINUATION OF WORKS.



SECTION A-A
 SCALE 1:100



SECTION B-B
 SCALE 1:100



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Site Address:

**Holland and Holland Shooting School
 Ducks Hill Road
 Northwood**

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

Planning Application Ref:

16568/APP/2015/2277

Scale:

1:5,000

Planning Committee:

Major Page 99

Date:

October 2015



HILLINGDON
 LONDON

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