



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, 20
JANUARY 2016

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, 12 January 2016

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

Putting our residents first

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

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

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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 8 December 2015 1 - 6
- 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	Brunel University Kingston Lane (Research Building) 532/APP/2015/3350	Brunel	Construction of a research building, together with associated substation, car parking, access and landscaping. Recommendation: Approval + Sec 106	7 - 46 130 - 150

7	<p>Harefield Place, The Drive</p> <p>12571/APP/2015/3649</p>	Ickenham	<p>Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings.</p> <p>Recommendation: Approval + Sec 106</p>	<p>47 - 110</p> <p>151 - 186</p>
8	<p>Harefield Place, The Drive (Application for Listed Building Consent)</p> <p>12571/APP/2015/3650</p>	Ickenham	<p>Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent).</p> <p>Recommendation: Approval + Sec 106</p>	<p>111 - 128</p> <p>187 - 188</p>

PART I - Plans for Major Applications Planning Committee 129 - 188

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

8 December 2015



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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) Ian Edwards (Vice-Chairman) Peter Curling Jazz Dhillon Janet Duncan (Labour Lead) Carol Melvin John Morgan Brian Stead David Yarrow</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Transportation Consultant), Nicole Cameron (Legal Advisor), Alex Quayle (Democratic Services Officer) and Charles Francis (Democratic Services Officer)</p>
11.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
12.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
13.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
14.	<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 4</i>)</p> <p>All items were considered in Part 1.</p>
15.	<p>ABBOTSFIELD & SWAKELEYS SCHOOL - 3505/APP/2015/3030 (<i>Agenda Item 5</i>)</p> <p>Redevelopment of the Abbotsfield and Swakeleys School sites to provide two new three-storey secondary schools with detached sports halls and associated facilities including playgrounds, sports pitches, a Multi-Use Games Area (MUGA), car parking and</p>

pupil drop-off/pick-up areas; erection of a new two-storey Vocational Training Centre (VTC); creation of a new vehicular access via Sutton Court Road; landscaping; and ancillary development (including retention of an existing sports hall and maths block and demolition of all other existing school buildings). (ADDITIONAL INFORMATION INCLUDING UPDATED TRANSPORT ASSESSMENT AND REVISED PLANS)

Officers introduced the report and spoke about each specific school application in detail, outlining what the main planning considerations were. Officers then set out the changes in the addendum.

In accordance with the constitution a representative of petition in objection was invited to address the meeting. As there were two petitions in objection, one petitioner spoke to both petitions for 10 minutes.

The petitioner objecting to the proposals made the following points:

- The existing location of Abbotsfield School (as amended) - It was highlighted that although many residents had no objection in principle to a school, they wished its location to be moved even further south to where the existing Abbotsfield school was located.
- Sutton Court Road Traffic - It was noted that a permanent 20mph speed limit (as well as other traffic calming and safety measures) were recommended. This measure was to mitigate the increase in traffic. This is a conditional requirement for planning approval to be given. It was requested that this stipulation should be agreed as a condition of planning approval rather than as an informative.
- Sutton Court Road Security - To enhance security, residents requested cctv to be installed along the north side of the site, (where the proposed new school would border the back of Sutton Court properties).
- It was felt that the cctv should cover the whole line of sight of the new entrance to the bottom of Sutton Court (West to East). The petitioner reiterated that the request should be considered as a condition rather than as an informative.
- The Abbotsfield Bell - Instead of using a school bell (as was the case now), the request was made for this to be substituted for a buzzer which would be less intrusive to local residents.
- It was requested that the bell only be used in emergency situations and that the school bell or buzzer should be deactivated on Saturdays, Sundays, public holidays and school term breaks such that Sutton Court Residents do not suffer "noise pollution"
- The request was made that the same conditions should be applied to the public announcement system. The petitioner reiterated that the request should be considered as a condition rather than as an informative.

A representative of the applicant raised the following points:

- The applicant confirmed the siting of Abbotsfield school had not been its first choice and had been influenced by interaction with a number of organisations including Sport England.
- The current proposed site was located 53m away from the nearest residential property, so no properties would suffer from loss of light.
- The school was located in the lowest part of the site so would be as unobtrusive as possible to local residents.
- Most residents would have a more open aspect as a result of the proposed siting.
- The bell needed to be a certain volume for it to be effective over a given area. It was suggested that where possible an internal bell could be used to minimise its effect on local residents
- The transportation representative confirmed a robust approach had been taken to the Transport Assessment and Travel Plan.
- It was acknowledged that the number of journeys at peak period would increase but the proposed new access route to Abbotsfield via Sutton Court Road would mitigate the traffic impacts.
- The applicant had worked with the Council and Transport for London to develop proposals to reduce traffic where possible, including increasing the frequency of buses, improved pedestrian walkways and improved cycle infrastructure.
- To improve safety and address rat running a number of steps were proposed which included a 20 mph zone, speed cushions, pedestrian refuges in roads and double yellow lines in Woodcroft Road.

A joint statement from all three ward Councillors was read out by the Chairman. This made the following points:

- Ward Councillors supported the basic approach taken in the Officer report.
- Ward Councillors acknowledged residents remained concerned about the close proximity of the school to some properties and the impact of the school bell.

During the course of discussions, the Committee sought a number of clarifications from Officers on several points. In relation to the proposed construction method of piling, Officers confirmed this was necessary due to the prevailing ground conditions. Officers were assured that the type of piling envisaged would not cause vibrations or cause nuisance to residential properties.

With regards to the siting of the school, the Committee noted that the proposal at Abbotsfield reduced its footprint and Officers had moved it as far away from residents as was possible. It was also noted that at 53 metres away at the closest point significant efforts had been made to mitigate its impact on local residents.

The Committee also discussed the transport impact assessment and

	<p>questioned whether or not the proposed 20 mph zone could be extended across a wider area. In response, Officers confirmed that planning obligations could only be added where they directly related to and necessary to make the development acceptable. The current proposals were considered the correct balance to meet this test. This would not prohibit the Council from considering other measures in the future should it feel these necessary in its capacity as the Highways Authority.</p> <p>Lengthy discussions took place about the merits and practicalities of using bells and buzzers at the schools and the likely impacts these would have on residents. Officers highlighted the necessary tests for conditions including that they must be reasonable in all respects alongside the practical requirement that existed to notify children who were outside of the school buildings of the start of lessons. While the Committee understood the points raised by the petitioners, the Committee agreed the use of bells and buzzers was a local management issue for both Schools.</p> <p>After deliberations, it was moved, seconded and on being put to the vote agreed that the application be approved as per the officer recommendation and the changes set out in the addendum.</p> <p>Resolved - That the application be approved as set out in the officer report and addendum.</p>	
16.	<p>LAND SOUTH HOLLOWAY LANE/NORTH HARMONDSWORTH LANE HOLLOWAY LANE (SOLAR FARM) - 1354/APP/2015/2752 - WITHDRAWN FROM THE AGENDA (<i>Agenda Item 6</i>)</p> <p>Solar Energy Farm for the local generation of low carbon electricity to the Local Distribution Network, including the installation of solar photovoltaic panels and associated infrastructure.</p> <p>The item was withdrawn from the agenda by the applicant before the meeting.</p>	
17.	<p>HERTFORDSHIRE COUNTY COUNCIL - 39708/APP/2015/4186 (<i>Agenda Item 7</i>)</p> <p>Application For mineral extraction, processing and importation of sand and gravel and reclamation materials for Denham Park Farm with restoration to agriculture and a small wetland area at Pynesfield, off Tilehouse Lane, Maple Cross, Rickmansworth, Hertfordshire (Consultation By Hertfordshire County Council)</p> <p>Officers explained that Hertfordshire County Council had sought comments from the London Borough of Hillingdon Council on an application for mineral extraction, processing and importation of sand and gravel and reclamation materials (from Denham Park Farm) for restoration to agriculture and a small wetland area and a new vehicular</p>	

	<p>access on land at Pynesfield, off Tilehouse Lane, Maple Cross, Rickmansworth, Hertfordshire</p> <p>In response to a Committee question about the likely impact, Officers confirmed the applicant had failed to provide sufficient information to demonstrate the proposed development would not result in increased traffic generation on roads which were currently used to capacity within the London Borough of Hillingdon.</p> <p>It was moved, seconded and on being put to the vote agreed unanimously that an objection be submitted.</p> <p>Resolved -</p> <p>That the London Borough of Hillingdon object as per the officers report.</p>	
18.	<p>SIPSON VILLAGE GARDEN CENTRE SIPSON ROAD - 67666/APP/2015/2413 (<i>Agenda Item 8</i>)</p> <p>Mixed use development comprising up to 53 residential units (Use Class C3/C2) and associated private and public open space, pedestrian and vehicular access and parking, including demolition of garden centre (Outline application).</p> <p>Officers explained that outline planning permission was sought for a residential development comprising 53 units, public open space, an ecology biodiversity area, a village green and 20 allotment pitches. The Committee learnt that the proposal included the demolition of existing buildings, structures and the glass house associated with the former Sipson Village Garden Centre.</p> <p>The Committee were informed that a total of 121 surrounding occupiers were consulted and 65 representations were received in objection to the scheme. In the course of discussions, Officers explained the scheme was considered to be an inappropriate form of development in the Green Belt. Furthermore, 'very special circumstances' had not been demonstrated which would outweigh the potential harm to the Green Belt. Additional reasons for refusal included the unacceptable ecological impacts and sustainability.</p> <p>Discussing the application, the Committee agreed the proposal was an inappropriate form of development in the green belt and result in an unacceptable degree of urbanisation.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be refused.</p> <p>Resolved -</p> <p>That the application be refused.</p>	

	The meeting, which commenced at 7:00pm, closed at 8:20pm
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These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Agenda Item 6

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Construction of a research building, together with associated substation, car parking, access and landscaping.

LBH Ref Nos: 532/APP/2015/3350

Drawing Nos: 5360-P+W-A-PL05_B
5360-P+W-A-PL06_B
5360-P+W-A-PL08_A
5360-P+W-A-PL12_B
5360-P+W-A-PL13_B
5360-P+W-A-PL14_B
5360-P+W-A-PL15_B
5360-P+W-A-PL10_A_
5360-P+W-A-PL18_B_
External lighting Report Ref:1011754
Transport Statement (September 2015)
Flood Risk Assessment (September 2015)
AMCC2 Ground Conditions Statement (Ref:012.025.83)
AMCC2 External Lighting Report
Planning Statement by VRG Planning Ltd dated September 2015
AMCC2 Energy Statement 1011754-RPT-002)
AMCC2 Ecology Assessment (August 2015)
AMCC2 Air Quality Report (10/8/15)
Visual Appraisal (September 2015)
Arboricultural Impact Assessment dated 3/9/15 by The Landscape Partnership Ltd.
5360-PW-A-PL01 Location Plan
5360-PW-A-PL02 Existing Site Plan
5360-PW-A-PL03 Existing Site Elevations E-S
5360-PW-A-PL04 Existing Site Elevations W-N
5360-PW-A-PL16 Proposed Site Elevations E-S plus15
5360-PW-A-PL17 Proposed Site Elevations N-W plus15
5360-PW-A-PL21 Proposed Fire Strategy
Design Access Statement by Pascal and Watson
Landscape Layout ref 13424-TLP-001
Lighting Plan 1011754-BS00(63)1001
Lighting Plan 1011754-BS00(63)1002
Typical Materials Planting Ref: 13242-TLP-AMCC2-002

Date Plans Received: 04/09/2015 **Date(s) of Amendment(s):** 17/12/2015
Date Application Valid: 08/09/2015 04/09/2015

1. SUMMARY

This application seeks full planning permission for the erection of a research building, together with associated stores, car parking, access and landscaping at part of Brunel University's Science Park, situated at site 2 of the Uxbridge Campus. The building would be used as part of the University's existing Brunel Centre for Advanced Solidification

Technology (BCAST). The site is currently used as a campus car park, comprising 81 parking spaces.

5 adjoining owner/occupiers have been consulted. One response has been received to the neighbour consultation.

In terms of the principle of the development, the proposal constitutes inappropriate development in the Green Belt. However, the applicant sets out 'very special circumstances' for the development, which include substantial employment, education, inward investment and sustainability benefits of the proposal. It is considered that the benefits, when weighed against the drawbacks of the proposed development are significant and therefore very special circumstances weighing in favour of the proposal exist in this case. Notably, the Mayors Office (GLA) raises no objections to the scheme. The proposal is therefore considered acceptable in principle.

Given that the proposal involves a building in an area of the campus that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of this part of the Green Belt.

Although the proposal will result in a net loss of 66 car parking spaces at the campus, the University submit that these spaces are currently surplus to requirements, due to the temporary reduction in student numbers. However, the University anticipates that there will be a need for the car parking at the campus to be increased back up to the limits specified in the approved Travel Plan. The University has therefore submitted a separate planning application for a multi storey car park elsewhere on the campus, to replace the lost car parking spaces on the application site and to rationalise parking provision across the campus. This application is yet to be determined.

There is no policy objection to the loss of car parking spaces, as this would be in accordance with the objectives of the adopted Travel Plan for the campus, and these parking spaces are not currently required for the operational needs of the University.

It is not considered that the proposal will have an unacceptable impact on the surrounding highway network or on the ecology of the area. Furthermore it will not result in a risk of flooding and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant Saved UDP and London Plan policies, in addition to objectives within the National Planning Policy Framework. Accordingly, approval is recommended, subject to conditions and a S106 Agreement, requiring 'in kind' construction training and control of the use of the building to research and development.

2. RECOMMENDATION

1. That subject to the requirements set out below, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers to approve the application, subject to the completion of legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation:

(i) Secure the restriction of use of the building to:

(a) scientific research associated with or ancillary to industrial production or manufacture

(b) light industrial production or manufacture of a nature which is dependent upon or gives rise to regular consultation with either or both of the following:

- the research development and/or design staff of the occupier or any company with which the occupier is associated or any company forming part of a group of companies of which the occupier is part
- the scientific staff or facilities of Brunel University or of other scientific institutions or bodies.

This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).

(ii) In kind Construction Training programme in accordance with the adopted Planning Obligations SPD (2014).

2. The applicants meet all the Council's reasonable costs in preparing the Section 106 Agreement and any abortive work as a result of the Agreement not being completed.

3. That officers be authorised to negotiate and agree detailed terms of the proposed Agreement.

4. If the above Section 106 agreement has not been finalised by 22nd July 2016, or any other time deemed appropriate by the Head of Planning and Enforcement, then the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning and Enforcement.

5. That if the application is approved, the following conditions be attached:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

5360-P+W-A-PL05_B

5360-P+W-A-PL06_B

5360-P+W-A-PL08_A

5360-P+W-A-PL12_B

5360-P+W-A-PL13_B

5360-P+W-A-PL14_B

5360-P+W-A-PL15_B

5360-P+W-A-PL10_A_

5360-P+W-A-PL18_B_

5360-PW-A-PL01 Location Plan

5360-PW-A-PL02 Existing Site Plan

5360-PW-A-PL03 Existing Site Elevations E-S

5360-PW-A-PL04 Existing Site Elevations W-N

5360-PW-A-PL16 Proposed Site Elevations E-S plus15
5360-PW-A-PL17 Proposed Site Elevations N-W plus15
5360-PW-A-PL21 Proposed Fire Strategy
Landscape Layout ref 13424-TLP-001
Lighting Plan 1011754-BS00(63)1001
Lighting Plan 1011754-BS00(63)1002
Typical Materials Planting Ref: 13242-TLP-AMCC2-002

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

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall be completed and/or put in place in accordance with the following supporting plans and/or documents:

External lighting Report Ref:1011754
Transport Statement (September 2015)
Flood Risk Assessment (September 2015)
AMCC2 Ground Conditions Statement (Ref:012.025.83)
AMCC2 External Lighting Report
Planning Statement by VRG Planning Ltd dated September 2015
AMCC2 Energy Statement 1011754-RPT-002)
AMCC2 Ecology Assessment (August 2015)
AMCC2 Air Quality Report (10/8/15)
Arboricultural Impact Assessment dated 3/9/15 by The Landscape Partnership Ltd.

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

REASON

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

4 COM7 Materials (Submission)

Prior to construction above ground level, details of all materials and external surfaces shall be 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 samples and information relating to make, product/type, colour and photographs/images.

REASON

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

5 COM13 Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that

Order with or without modification), the building shall not be extended without the prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM15 Sustainable Water Management

Prior to commencement of the development hereby approved, 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:

1.) Manages Water: The scheme shall follow the strategy set out in the submitted 'Flood Risk Assessment' and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

Incorporation of sustainable urban drainage in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change; overland flooding should be mapped, both designed and exceedance routes above the 1 in 100 plus climate change, including flow paths, depths and velocities identified, as well as any hazards, (safe access and egress must be demonstrated).

b) Receptors:

- i. Capacity and functionality (i.e. provision of a survey) of the receiving surface water network conveying water to the River Pinn should be demonstrated
- ii. Identify vulnerable receptors, ie Water Framework directive (WFD) status and prevention of pollution of the receiving watercourse through appropriate methods;

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

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

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 (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

8 COM26 Ecology

The development hereby permitted shall be implemented in accordance with the approved Ecology Report dated August 2015 and shall not be occupied until the ecological mitigation measures to protect and enhance the nature conservation interest of the site has been completed in full.

REASON

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

9 COM27 Traffic Arrangements - submission of details

The development hereby permitted shall not be occupied until the traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) shown on site layout plan 5360-P+W-A-PL05_B 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

10 NONSC Parking Strategy

A Car Parking Management Strategy (CPMS) shall be submitted to and approved in writing by the Local Planning authority prior to development commencing. The strategy shall include details on how car parking will be managed during the construction period and thereafter. The strategy should include the programme of construction and timing for the removal of car parking spaces and re-provision of spaces.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

11 NONSC Waste Management

Unless otherwise agreed in writing by the Local Planning Authority, the development

hereby approved shall be managed in accordance with the University's Site Wide Refuse Management Strategy.

REASON

To promote and ensure appropriate and sustainable management of waste arising from the development in accordance with Policy 5.17 of the London Plan (March 2015).

12 COM30 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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

13 NONSC Energy Assessment

Prior to the occupation of the development hereby approved, a detailed energy assessment based on the submitted Energy Statement ref:1011754-RTP-002

shall be submitted, showing how the development will reduce carbon emissions by 35% from a 2013 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity).
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.
- 3) full details, specification and location of renewable energy, including roof plans in the case of PVs.
- 4) how the technology will be maintained, monitored and managed throughout the lifetime of the development.

The development must proceed in accordance with the approved details.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2 (March 2015).

14 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 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.

15 COM8 Tree Protection

The measures to protect retained trees shall be completed in accordance with the details set out in the submitted Arboricultural Implications Assessment and Arboricultural Method Statement dated 3/9/2015 by the Landscape Partnership Ltd. An arboriculturalist shall be retained to supervise excavation and any work which may affect trees. 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 in writing to the Local

Planning Authority for approval prior to commencement of the development hereby approved. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

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

REASON

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

16 COM9 Landscaping (car parking & refuse/cycle storage)

Prior to construction above ground level, a landscape scheme shall be 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.b 16 secure and covered cycle storage spaces
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 9 car park spaces (including one disabled space and demonstration that 2 of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures
- 3. Living Walls
 - 3.a Details of the inclusion of living walls
 - 3.b Justification as to why no part of the development can include living roofs
- 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 surfing/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

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

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

REASON

1. To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (March 2015)

2. To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

17 NONSC Non Standard Condition

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be managed in accordance with the University's Site Wide Refuse Management Strategy.

REASON:

To promote and ensure appropriate and sustainable management of waste arising from the development in accordance with Policy 5.17 of the London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 6.11	(2015) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2015) Parking
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.2	(2015) Planning obligations
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 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).

4 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.

5 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

6 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with

- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.

AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk

- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for

service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

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 16 Property Rights/Rights of Light

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

10

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

11

The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

12

The Ash trees should be monitored for any symptoms of Chalara fraxinea (Ash Dieback). If symptoms are suspected, or found, Forestry Commission advice should be followed, available on the FC website <http://www.forestry.gov.uk/chalara>

13

New planting should seek to enhance biodiversity, by including species of known value to wildlife which produce berries and / or nectar.

14

The design of the building needs to ensure any air inlets or openable windows into the building for ventilation purposes are located away from flues and air extraction from the building. Air drawn in for ventilation should be drawn from a clean location.

15

Condition 10 relates to the operational phase of the development and is intended for the protection of residents in a designated AQMA and Smoke Control Area. An area up to a distance of 10 times the appropriate stack height needs to be assessed. You are advised to contact the Council's Environmental Protection Unit if there are any queries.

16

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £50,575.00 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

In addition the development represents Chargeable Development under the Hillingdon Community Infrastructure Levy, which came into effect on 1st August 2014. The liability payable will be £5 per square metre. It is important to note that this CIL liability will be in addition to the planning obligations (s106) that the Council may seek from your scheme.

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

17

Given the nature of the use it is unclear at this stage what types of materials, effluents and waste might arise from the research carried out within the proposed building. You are advised of the need to comply with provisions of other legislation which might control such matters and that Hazardous substances consent might be required for the storage and use of certain chemicals.

18

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

2. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
3. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
4. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
5. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
6. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.
7. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
8. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
9. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
10. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

3. CONSIDERATIONS

3.1 Site and Locality

The site which is 0.37 hectares in extent, is located to the south east side of the University campus. The site forms part of the Science Park and is adjoined by Nursery Lane to the south, with the BCAST AMCC 1 and Gardiner Buildings to the east and the Russell Building to the north. The southern boundary with Nursery Lane is defined by a hedge-lined boundary fence which runs around the southern edge of the campus, with allotments to the south.

The site is currently used as a car park, comprising 81 parking spaces. Vehicular access is gained via a perimeter road to the north west side of the site. This road in turn gain access from the main University entrance, onto Kingston Lane.

There are a number of established trees on site, including individual specimens within the car park and southern boundary and larger groups of established specimens on the west side and in the south-west corner.

The entire University campus together with land to the south is located within the Green Belt. There are 5 defined parts of the larger campus with sites 1 and 2 of the University Campus have historically been identified as a 'Major Developed Site', in which certain forms of infilling and redevelopment are considered appropriate. The application site lies within the Major Developed Site known as Site 2.

3.2 Proposed Scheme

Planning permission is sought for the erection of a research building, together with associated stores, car parking, access and landscaping. The building would be used as part of the University's existing Brunel Centre for Advanced Solidification Technology (BCAST). The proposed 'BCAST' building would support the UK manufacturing sector by conducting research and development in the resource efficient processing of high performance alloys for the automotive industry.

The applicant has submitted that there are four pivotal drivers that embrace the purpose of the centre:-

- (1) Leading scientific research
- (2) Leading in the practical application of research.
- (3) Securing a sustainable future for the automobile industry
- (4) Securing UK employment in manufacturing for automobile and component industries

The facilities would be installed in a purpose-built laboratory, complete with power, water and gas supply.

The specific works include:-

- A main building of 1,445 sqm floorspace (gross internal area).
- The building would need to accommodate research equipment that is up to 8 m high. Nevertheless, it would be lower than the existing AMCC 1 building.
- A new landscaped 'Academic Square'.
- A direct pathway to the AMCC 1 building.
- 15 car parking spaces (including one disabled parking space), four secure cycle lockers and a servicing area.
- A number of external transformer and storage buildings.
- Additional landscaping, to supplement that already existing.

The planning application is supported by a range of reports, as listed below:

· Planning Statement

This statement sets out the background to the proposal, identifies the planning policy context and provides an analysis of the scheme. The Statement confirms that the existing campus wide Travel Plan will bind the proposed development. This will ensure that travel by modes other than the car is encouraged wherever possible.

· Transport Statement

This report assesses the transport implications of the proposed development. Those parking spaces lost through the development are not currently required due to the fall in student numbers. Any parking lost will be replaced elsewhere on the campus as the need arises.

· Energy Strategy

This statement considers how the proposed development can reduce its energy demand and associated CO2 emissions and proposes renewable energy measures.

· Design and Access Statement

This statement sets out the design philosophy of the scheme taking into consideration access, sustainability and energy implications.

· Foul Drainage Statement and Flood Risk Assessment

This report provides a flood risk assessment of the proposal. It finds that the site is within Flood Risk Zone 1 as identified by the Environment Agency indicative Flood Zone Maps as being land least likely at risk of flooding.

· Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement

These reports provide an arboricultural impact assessment of the proposal reviewing any conflicts between the scheme and material tree constraints identified in the survey accompanying the assessment. The report concludes that there are no 'A' grade trees. There are 13 No. 'B' grade of which 5 trees will be retained. The remaining trees are graded 'C' grade trees, A total of 22 No.trees will be directly affected and removed to facilitate the development. Seven trees may be affected by the construction / access arrangements and are capable of withstanding root disturbance or crown reduction whilst the development takes place, subject to an arboriculturalist being retained to supervise excavation and any work which may affect trees.

· Acoustic Assessment

This report assesses the noise issues in relation to condenser plant noise, delivery noise and car park noise associated with the proposed development. It concludes that the impact of noise levels will not be significant on the nearest sensitive receptors, when compared to the existing noise climate.

· Air Quality Assessment

This report considers the air quality impacts of the proposed development during the construction phase and once the development is fully operational. It concludes that there are no significant air quality constraints to the proposed development and that it does not conflict with the Council's Air Quality Action Plan nor any of the relevant strategies and policies set out in the national, regional and London Council's Air Quality Planning Guidance.

· Ground Conditions Statement

This report describes a geo-environmental ground investigation of the site and concludes that the site is free of contamination. However, precautionary measures are proposed in case any unforeseen issues arise in relation to ground conditions.

· Ecology Assessment

The assessment concludes that habitats on the site are assessed as lower value at the parish / neighbourhood scale and recommends biodiversity mitigation measures.

· Visual Assessment

The assessment concludes that the proposals constitute an appropriate development within their visual context and, whilst there would be some close proximity visual effect, particularly in the short term and in winter months, the proposed development would also bring positive benefits to the wider landscape character and views as the associated landscape proposals mature.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted for the construction of an Industrial Science Park on 12 October 1983. (ref: 532FX/81/1648). The development was subject to a S52 Agreement, limiting the use of the buildings to:

- (i) scientific research associated with or ancillary to industrial production or manufacture
- (ii) light industrial production or manufacture of a nature which is dependent upon or gives rise to regular consultation with either or both of the following:
 - the research development and/or design staff of the occupier or any company with which the occupier is associated or any company forming part of a group of companies of which the occupier is part
 - the scientific staff or facilities of Brunel University or of other scientific institutions or bodies.
- (iii) ancillary buildings, processes and works appropriate to use for the Science Park.

The reason for this restriction was to ensure that the site was used as a Science Park and not for general industrial purposes.

Outline planning permission was granted on 19 April 2004 for the erection of 48,064 square metres of new academic floor space, 69,840 square metres of new student residential accommodation, ancillary floor space and infrastructure, provision of 645 additional parking spaces, improved access from Kingston Lane, new access from Cowley Road, highway improvements to Cleveland Road, improved pedestrian and cycle routes, landscaping and environmental improvements, involving demolition of 18,600 square metres of existing floor space.

This outline planning permission included the provision of 645 additional parking spaces in addition to the existing 1,953 marked parking spaces (excluding the Science Park) on sites 1 and 2.

Planning permission was granted on 30/9/2003 for temporary car parking for a period of five years on the Southern Perimeter Road; new cycle and motorcycle storage, re-configuration of the Wilfred Brown car park; parking in front of the Wilfred Brown building and the medical centre, including all associated works. (LBH REF NO: 532/APP/2003/1790). Condition 13 required cessation of 219 spaces along the Southern Perimeter Road and 43 spaces west of the perimeter road and the land restored to its former condition by 30/9/2008. These parking spaces have recently been granted permanent permission.

Planning permission was granted on 26 June 2014 for the construction of a research building, together with associated substation, stores, car parking access and landscaping on the adjoining site (ref:532/APP/2014/30).

A separate planning application for a multi storey car park has been submitted under ref: 532/APP/2015/3349. This application is yet to be determined.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions

LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 6.11	(2015) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2015) Parking
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.2	(2015) Planning obligations
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th October 2015**

5.2 Site Notice Expiry Date:- **7th October 2015**

6. Consultations

External Consultees

5 adjoining owner/occupiers have been consulted. Site and press notices were also posted. One response has been received to the neighbour consultation, objecting for the following reasons:

- The proposed research building will result in the loss of 66 car parking spaces. However the application indicates that these are to be replaced by 284 spaces. Given that only 10 staff are to be based in the new proposed building, these additional car parking spaces are unnecessary.
- There are numerous additional spaces in the Topping Lane area of the campus most of which appear never to be occupied.
- It is proposed to provide 4 new Cycle spaces. This is inadequate
- The Application's accompanying Air Quality Report is in draft form.
- The University should be striving to reduce the number of car parking spaces as their contribution to reducing pollution levels in our area.

GREATER LONDON AUTHORITY (GLA)

The Mayor considers that the application complies with the London Plan, for the reasons set out in Paragraph 27 of the Stage 1 report and pursuant to article 5(2) of the Order, the Mayor does not need to be consulted again. The Council may therefore proceed to determine the application without further reference to the GLA.

Stage 1 Report (Summary)

The Principle of Land Use: The proposal for a research laboratory facility in the Green Belt is strongly supported as it promotes the Mayor's vision and objective; enabling London as an internationally competitive and successful city, with a strong diverse economy and entrepreneurial spirit that benefits all Londoners and all parts of London.

The proposed development is considered as appropriate, as it fulfils the NPPF exemptions of limited infilling. However, should it be considered that the proposals constitute "inappropriate development", very special circumstances have been demonstrated justifying the proposed development on the Green Belt.

Visual Impact: The visual impact of the development is considered minimal.

The Mayor does not need to be consulted again.

HISTORIC ENGLAND; GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The Brunel site was subject to archaeological field evaluation in 2004 but with negative results. No further assessment or conditions are therefore necessary.

Please note that this response relates solely to archaeological considerations. If necessary my Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters.

Internal Consultees

ENVIROMENTAL PROTECTION UNIT

The application is for a building next to the BCAST2. We already have a report for the adjacent land from Geotechnical Engineering consultants, which was commented upon on 1 May 2015. The above Preliminary Land Contamination Assessment provides a desk study type summary of the contamination issues and includes the information from the adjacent BCAST site. Problems are unlikely although the intrusive investigation of the AMCC2 site is forthcoming. It is recommended that the standard contaminated land condition be applied. This now includes the soil import condition as part (iv). Last time we used the standard condition and soil import condition (13 and 14 of 532/APP/2014/30).

TREE AND LANDSCAPE OFFICER

Landscape Planning designations:

There are no Tree Preservation Orders affecting this part of the site. The site lies within designated metropolitan Green Belt.

Landscape constraints / opportunities:

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment.

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

Saved policy OL1 restricts development on Green Belt land.

LANDSCAPE CONSIDERATIONS:

- The Design & Access Statement, by Pascall + Watson includes a description of the setting and the hard and soft landscape objectives in section 4.3.
- One of the key objectives (4.3.4) is to retain and safeguard existing trees, where possible.

Reference is made to BS5837:2005 - which was superseded by a revised standard / recommendations in 2012.

- The D&AS includes an indicative palette of hard materials and plant species to be used to complement the building.
- A separate Landscape Design Statement, by The Landscape Partnership, provides further detailed objectives for the site.
- The Landscape Partnership's Tree Survey has been prepared in accordance with BS5837:2012, accompanied by survey drawing No. L13424-605.
- It assesses the quality and value of 35 No. individual tree specimens, provides an Arboricultural Impact Assessment and Arboricultural Method Statement.
- The report concludes that there are no 'A' grade trees.
- There are 13No. 'B' grade (whose quality and value justify retention, if possible, on development sites). In this case only 5No. 'B' category trees will be retained - T6 Norway maple, T7 Norway maple (possibly), T17 lime, T27 hornbeam and T28 hornbeam.
- The remaining trees are graded 'C' grade trees, with 2No.'U' category (whose poor quality and value justify removal on grounds of sound arboricultural management).
- A total of 22 No.trees will be directly affected and removed to facilitate the development. A further 7 No. may be affected by the construction / access arrangements.
- In addition to the retention of the 5No. 'B' grade trees, 7No. 'C' grade trees will be protected and retained (T1, T2, T3, T6, T10, T18 and T25).
- The arboricultural consultant should be retained by the developer / contractor to monitor and supervise the tree protection proposals at all key stages. Reports of site meetings and specific issues raised should be copied to the local planning authority.
- The Landscape Partnership's drawing No. 13424-TLP-001, Landscape Layout indicates that approximately 21 No. replacement trees will be planted around the site. Effective planting will be required, particularly along the southern boundary, where a landscape buffer is indicated on plan.
- A Preliminary Ecological Appraisal, by The Landscape Partnership, concludes (chapter 5) that habitats on the site are assessed as lower value at the parish / neighbourhood scale and recommends biodiversity mitigation measures in chapter 6, which should be conditioned.
- A Visual Appraisal, by the Landscape Partnership, has assessed the extent to which the development would be visible and the likely change to the character and quality of views to various visual receptors.
- Eight typical viewpoints (ref. A- H) are described and assessed.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS:

No objection, subject to the above observations and Levels condition (COM6), Material details (COM7), Tree Protection Measures (COM8) (to include the retention of the Arboricultural Consultant to monitor /supervise tree protection measures at key points in the development), Landscaping details (COM9 (parts 1,2,4,5, and 6)) and details of trees to be retained (COM10).

Officer Comment: All elevation plans submitted show the site levels and therefore it is not considered necessary or reasonable to impose the requested levels detail condition (COM6).

FLOOD AND DRAINAGE OFFICER

Although a Flood Risk Assessment has been submitted to demonstrate that surface water will be controlled on the site through a tank, this does not meet current London Plan requirements to reduce run off to greenfield runoff rates where possible.

It should also be noted a requirement of a previous development within the Brunel site and a commitment of the University to develop and provide a Drainage Masterplan for the site.

It is disappointing that the Brunel University chose not to take a holistic approach to the management of water across its entire campus. Although this particular development is in flood zone 1 there are a number of areas of the university which are in the floodplain which are affected by the River Pinn which responds very quickly due to the unattenuated discharge from developments like the University. All opportunities to reduce run off as much as possible should be secured to benefit the university and reduce the likelihood of flooding on the site.

A management and maintenance plan is key to the long term functioning of the drainage system to be implemented. There should also be considerations of managing the water quality of the surface water from the car park and implementing the treatment train approach. Therefore a condition is recommended to secure further details of sustainable water management at the site.

ACCESS OFFICER

Brunel University intends to construct a new centre to be used as a research laboratory. A single accessible parking space is shown on the north side of the proposed building and level access into the building achieved on the West elevation via a pair of bifold steel doors. A passenger lift would be provided to the upper floors and an accessible toilet facility located on the 2nd floor.

The following comments are provided:

1. There is an aspiration to make the facility accessible to disabled people, however, to ensure Brunel offers disabled people with complex personal care requirements with a viable place to study and reach their full potential, a 'Changing Places' cubicle should be incorporated into the scheme. This could be provided in place of the proposed large accessible toilet facility. Reference to the Council's Supplementary Planning Document 'Accessible Hillingdon' SPD (adopted 2015), is advised.

2. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include:

a) a stay-put policy within a large fire compartment (e.g. within a classroom at first floor with suitable fire resisting compartmentalisation);

b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Informatives are recommended to secure adequate access provision.

HIGHWAY ENGINEER

A transport assessment has been submitted to support the two planning applications on Brunel University (BU) site. It was noted that the new research building will be used by the current staff, already employed at this University. Therefore, in terms of new trip generation, the impact of this proposal is considered to be minimal.

The Masterplan for the Brunel University site was submitted under the planning proposal, ref: 532/APP/2002/2237 and approved on the 19/04/2004, subject to signing of the Section 106 (S106). The S106 includes the Travel Plan (TP) attached on Schedule 1. Several other planning applications were approved on this site since then.

The Brunel University site is large and PTAL score varies from 1A to 3. Parts of the University near Kingston Lane have PTAL score of 3. The proposed location for the research building has a PTAL 2.

Travel Plan

The Travel Plan (TP) contains targets on parking reductions with final target aimed to be achieved at year 2012, with a total of 2,088 car parking spaces. On the other hand, paragraph 4.7 of the TP highlights that 5,089 parking permits were issued and having a permit does not guarantee a car parking space. In addition, the TP contains mode split targets for students and staff. The review process of those targets and monitoring, was also included as part of the S106.

Upon request, the applicant submitted additional information, containing the Travel Planning Performance (TPP) report, on the implementation of the TP. The mode-split, travel survey comparison data for years (2008-2014), is included on this report.

Car parking

To replace the 66 lost car parking spaces which were required to build the new research building the developer has submitted a separate application for a proposed multi story car park with 284 spaces on the land currently used for parking. The applicant has included information on the redistribution of the car parking spaces and expresses its intention to comply with limitations on the car parking numbers, as approved under the Master Plan approval for the University. The restriction on the car parking spaces was 2,088.

At present, the applicant indicated that there are 1955 car parking spaces within the campus. Further, 109 car parking spaces were approved on the 27/11/2014, as part of three separate applications, with ref: 532/APP/2014/2160; 532/APP/2014/2163; 532/APP /2014/2161; The approved car parking spaces have not been implemented thus far. Therefore the total number of the car parking spaces, consisting of existing and approved is 2,064.

It is suggested that research facility to be constructed before the multi storey car park.

The following condition is recommended:

Car Parking Management Strategy (CPMS)- to include details on: how car parking will be managed during the construction period and thereafter. The strategy should include the programme of demolition and construction and timing for the removal of car parking spaces and reprovision of spaces. Development shall not begin until the CPMS is approved by the LPA.

Reason: managing the temporary period between losing and gaining the car parking spaces and thereafter.

Cycle Parking

The cycle parking standards were recently revised on the London Plan. For the land use D1 university, recommendations are: a provision of long stay 1 space per 4 staff and 1 space per 20 full time students, whereas for the short stay this provision is 1 space per 7 full time students. The LBH standards are 1 space per two students.

This proposal on itself is not going to attract new users therefore additional cycle parking spaces are not considered a requirement. Nevertheless, Travel Plan measures should provide additional facilities in order to encourage cycling as a mode of transport and possibly adjust the cycle parking provision when /if required, in accordance with the demand.

Highways recommendations

Subject to attaching conditions, this proposal is recommended for approval.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The whole of the application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

The National Planning Policy Framework (NPPF) is also relevant. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88 of the NPPF 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.

Policies in the Hillingdon Local Plan endorse national and London Plan guidance. Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt. The proposal does not conform to the types of development allowed by Policy OL1.

It should also be noted that historically, Brunel University is identified in the Local Plan as a major developed site within the Green Belt. Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt.

This was highlighted in the 1991 Planning Brief and subsequent 1992 master plan approval. This designation was rolled forward to Policy PR22 of the UDP (Nov 2012). The

proposed use of the building for research and development use is considered to comply with this site specific policy and does not constitute a departure from the development plan in this regard. In addition, it is noted that the proposed research building will be located in an area of the campus, which has already been developed (site 2) and the works are located within the developed portion of the campus.

Although the NPPF no longer refers to major developed sites, para 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

On balance it is therefore considered that the proposal constitutes inappropriate development. The applicant sets out 'very special circumstances' to justify such development. These relate to the substantial employment, education, inward investment and sustainability benefits of the proposals, as set out below.

i) The proposed development would play an important role in ensuring that the University stays at the forefront in engineering research. The facility would directly employ 10 staff, who would be transferred from the existing University research projects at the campus. However, given the nature of the proposed research, there will be substantial wider opportunities for job creation and investment.

ii) The project is also one of National importance in relation to the potential economic benefits. The UK Government's vision for the future is a mixed and balanced economy, where manufacturing activities complement services to deliver the widest possible range of economic and social benefits. Manufacturing plays a key role in rebalancing the economy. It will create a more resilient UK economy which is less vulnerable to sector specific shocks, and will improve the UK's capability to take advantage of the new opportunities which may arise as a result of anticipated changes in global demand. To implement this vision, BIS (Department of Business, Innovation and Skills) is determined to grow manufacturing in the UK, to make the UK Europe's leading exporter of high value goods and related services. Within its Industrial Strategy, BIS has also identified a number of sectors as being particularly important to the UK economy with aerospace and automotive at the top of the list.

iii) The materials industry in the UK has an annual turnover of £200bn, contributes 15% to the country's GDP, employs 1.5 million people and supports around 4 million more jobs. The Engineering and Physical Sciences Research Council has identified "understanding and designing of new materials for new applications" as a top priority for scientific and technological breakthroughs by 2050, since it underpins most other strategic challenges facing the UK over the next 50 years. Most recently, advanced materials have been identified as one of the Eight Great Technologies for favourable government support.

However, the UK's research capacity and international visibility in this area has declined dramatically, with the UK rapidly falling behind the other G8 countries. There is, therefore, an urgent need to reinforce metallurgical research for high value manufacturing in the UK, and the proposed BCAST2 facility will be a specific investment dedicated to achieving this aim.

iv) The proposed research would release sustainability benefits of national and international

importance. The proposed research is aimed at producing more efficient metal alloys, leading to far less waste in terms of materials and energy.

In addition, it is noted that the development would be located in Brunel University's Science Park. Although the Science Park forms part of the University's campus, a legal agreement and conditions preclude most of the buildings at the Park for anything other than scientific research and light industrial production or manufacture, which is dependent research or development. The proposed use is similar to research and development facilities established on the Science Park and is therefore considered appropriate at this location.

Officers consider that the benefits, when weighed against the drawbacks of the proposed development are significant and therefore very special circumstances weighing in favour of the proposal exist in the case of the proposed development. The Mayor shares this view and has stated that there are very special circumstances that exist to justify the development proposed. The proposal is therefore considered acceptable in principle.

Notwithstanding the above, in assessing the application, it will be necessary to determine whether material planning benefits outweigh any planning objections or potential harm, relating to visual and landscape impacts, noise and disruption during operations, air quality, traffic movements, duration of operations and ecological impacts.

7.02 Density of the proposed development

Not applicable to this application. The London Plan density guidance relates specifically to residential properties.

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

ARCHAEOLOGY

Details of a Written Scheme of Investigation for Archaeological Works for Site 2, within which this application site lies (in part compliance with condition 42 Of Outline Planning Permission Ref: 532/App/2002/2237 dated 19/04/2004 ' Master Plan Proposals') have already been approved. (App. ref. No: 532/APP/2004/1347). This partial discharge of the archaeological condition allows development to proceed on the whole of site 2 of the university campus.

By way of background information, as part of the University's outline 2004 masterplan approval, a written scheme of investigation for archaeological works (method statement for an archaeological evaluation) was prepared by Gifford and Partners. English Heritage confirmed that this accords with their guidelines. The archaeological evaluation was limited to site 2, as the particulars of site 1 had not yet been progressed. These works were monitored by English Heritage (Archaeology). Due to landscaping and terracing of the site (site 2), no pre historic evidence was recovered. Wide spread truncation had occurred across the site which has removed any archaeological remains that may have been present. English Heritage therefore recommended that no further work is necessary in the site 2 area.

Notably Historic England (GLAAS) have raised no objections to the current proposals.

CONSERVATION AREA AND LISTED BUILDING CONSIDERATIONS

The Urban Design and Conservation Officer notes that the application site is not in a designated area. The nearest conservation areas are The Greenway to the north east and Hillingdon Village to the north west. These are located some distance from the application site and it is considered that neither of these areas will be affected by the proposed

development.

Within the University Campus, the nearest listed building is The Lecture Theatre building which is some distance from the application site. It is considered that the new development would have little impact on the setting of this structure. Outside the campus, the nearest listed buildings are the Gate House and Chapel at Hillingdon Cemetery, which are also set well away from the site and are screened by the mature trees that fringe the cemetery. The Conservation Officer considers that there would be no adverse impact on their setting.

It is therefore considered that the proposal would not have a detrimental impact on the setting of heritage assets, in accordance with Saved Policies BE4 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

Saved Policy OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

The site, which is situated within the Green Belt and a Green Chain, falls within an area of gently sloping landscape of the River Pinn valley, with belts of vegetation and built form contributing to its visual containment, particularly from areas to the north, east and west. From the south, the site is slightly more visible and can be seen from adjacent roads and footpaths.

A Visual Assessment has been prepared for the proposals. The document notes that the site is within the existing developed 'Science Park' of the University campus and is located within an area that has an urban fringe 'Office Park' character. The public footpath (Nursery Lane), which passes within close proximity to the south of the site, offers direct views of the buildings within the Science Park, although proposed planted trees at the south of the site would increasingly reduce visibility from the south in future years.

The building would be set against a back drop of existing fairly modern mainly 2 storey buildings within the Science Park and would be relatively well screened from Kingston Lane by the recently completed BCAST building to the east and existing trees and proposed planting. It is therefore considered that the building could be located in this position without a significant impact on the appearance of this part of the site and its immediate context. However, it will be necessary to ensure that any proposed landscaping along the Nursery Lane boundary is sufficient to screen the building from the open land beyond.

Overall, given that the proposal involves a building in an area of the campus that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.06 Environmental Impact

A Ground Conditions Statement has been prepared for the proposed development. This confirms that an intrusive site investigation was carried out on the 4th of November 2013, which tested the made ground and found it to be free of contamination. However, precautionary measures are proposed in case any unforeseen issues arise in relation to ground conditions.

Because of the risk that during development works unforeseen contamination may be found, a condition is recommended, requiring a written method statement providing details of a remediation scheme and how the completion of the remedial works will be verified, along with details of a watching brief to address undiscovered contamination. In addition, the site may require imported top soil for landscaping purposes and a condition is recommended to ensure the imported soils are independently tested, to ensure they are suitable for use.

On the basis of the above, it is considered that the proposed development accords with the ground condition and contamination policies set out in the NPPF, London Plan and the Hillingdon Local Plan Parts 1 and 2.

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Saved Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The proposed new building would be approximately 12m in height, slightly higher than the adjacent Russell building, but lower than the existing Gardiner building and the nearby recently completed BCAST 1 building to the east. The site appears level, however it rises 2 metres from the east towards the west. The building would be located within an area of the campus with existing institutional medium to large scale buildings and it is considered that the proposed building would be appropriate to the character and scale of the surrounding campus.

The proposed building has a simple palette of linear frame-to frame insulated composite wall panels broken by translucent panels, allowing daylight into the research laboratory space inside. The accommodation wing and plant levels are enclosed by an expanded aluminium mesh screen that wraps around the end of the building. The linear cladding panels continue up to form a perimeter parapet to the roof edge, allowing for complete safe maintenance access and offers a screen to enclose any roof mounted plant and the solar photovoltaic panels. It is considered that this design approach will complement the modern designed buildings at this end of the campus, including the two landmark buildings along Kingston Lane, the Eastern Gateway Building and Mary Seacole Building and the recently completed BCAST 1 building to the east.

It is considered that the quality and character of views towards the site would not, in general terms, be significantly adversely affected. Overall, it is considered that the proposals constitute an appropriate development within their visual context and, whilst there would be some close proximity visual effect, particularly in the short term and in winter months, the proposed development would bring positive benefits to the wider landscape character and views as the associated landscape proposals mature.

Subject to details of external colours and finishes being secured by condition, it is

considered that the proposal is consistent with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012), and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

7.08 Impact on neighbours

Saved Policies BE20, BE21 and BE 24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the amenity of neighbouring occupiers, requiring new buildings to be laid out, designed and of a scale which ensures that harm is not caused to amenity in terms of loss of privacy, outlook and levels of sunlight and daylight.

There are no residential properties within the immediate vicinity of the proposed development. It is therefore not considered that the proposal would result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of neighbouring occupiers, in compliance with the above mentioned policies and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Saved UDP Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012) are concerned with traffic generation, on-site parking and access to public transport.

ACCESS

In terms of access arrangements, vehicles will gain access via Kingston Lane and an existing University estate road. Given that access to the site is via extensive network of internal campus estate roads, it is not considered that there would be any impact on the surrounding highway network as a result of this development.

TRIP GENERATION

In relation to trip generation, it is considered that the proposals will have a minimal impact, given that there will be a reduction in vehicular movements as a result of the loss of some of the existing parking at this part of the campus. In addition, the staff for the proposed facility will be transferred from existing research already carried out at the campus, whilst there will also be a limited number of deliveries, given the nature of the work being carried out. No objections are raised in this regard.

PARKING /TRAVEL PLAN

It is anticipated that there will be up to 10 staff using the facility and these staff are already working on the campus. A total of 15 car parking spaces are proposed, including one disabled parking space. Any staff and visitors who currently use the spaces where the proposed AMCC2 building is to be located will seek the use of other available spaces in or near the Science Park and this will lead to a redistribution of parking around the site.

In relation to the University's overall car parking requirements, provision is made on a campus wide basis. The current University travel plan provides for a reduction in car parking spaces at the University campus down to 2,088 spaces in total over the period of the plan. This is secured by the existing section 106 agreement dated 16 April 2004. The Planning Statement confirms that the existing campus wide Travel Plan will bind the

proposed development and as a result, no further conditions or agreements are required as part of this planning application.

Whilst parking will be lost as a result of the development, the University has identified how it can deliver replacement parking in order to maintain the target level of 2,088 spaces. Those spaces lost through the development could be replaced elsewhere on the campus, as and when the need arises. An application for a multi storey car park has been submitted and is currently under consideration. However, the applicants state that there is spare parking capacity at present and the campus will be able to accommodate current parking demand without the proposed multi storey car park in the short term, while the AMCC2 research building is under construction and student numbers remain below 15,000. The latest available student population count is 12,000 for the 2013/14 academic year which is less than the 2009/10 figure of 15,000. This means that not all parking spaces are occupied currently at peak times. The multi storey car park is therefore not required before the proposed AMCC2 construction commences, but will be required subsequently if and when student numbers increase to the 15,000 capacity level. Therefore because the University is actively marketing for increased student numbers, the applicant states that it is important to retain parking spaces on site.

Travel Plan definitions and Schedule in the original S106 agreement are drafted in a wide manner and therefore there is no need for the original section 106 agreement to be amended via a deed of variation for this purpose.

Overall, the Highway Engineer raises no objection to the highways and transportation aspect of the development. It is considered that the application has satisfactorily addressed traffic generation, on-site parking and access issues, in compliance with Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been dealt with elsewhere in this report.

7.12 Disabled access

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

The applicant's Design and Access Statement confirms that whilst there is a small level change across the site, level access would be provided to the building via shallow slopes and/or ramps where necessary. Whilst no details of the level access approach appeared to have been submitted, the Access Officer raises no concerns, as such provision would be a requirement of the Building Regulations.

The Design and Access Statement also confirms that the proposals will comply with Part M of the Building Regulations and the requirements of the Council's Supplementary Planning Document: Accessible Hillingdon. The facility includes a accessible toilet and combined showering facility. The internal layout of the proposed research facility is considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer has raised no objection to the proposals.

The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 (March

2015) and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved Local 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.

Section 11 of the National Planning Policy Framework, adopted 2012, requires that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

A Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement, have been submitted with this application. These documents assessed the condition and value of 45 individual trees and 2 groups, on and close to the site. The survey concludes that 18 trees are category 'B' (fair) and the remaining 29 are 'C' (poor). However, the Tree and Landscape Officer considers that in this case, the collective effect of even the 'C' grade trees renders them worthy of retention if possible. A total of 16 Trees will be removed to enable the proposed development. However, the affected trees are located on the less sensitive north and west boundaries.

The Design & Access Statement recognises the need to protect and enhance the vegetation along the existing site boundaries

The Arboricultural Method Statement provides brief guidance regarding good practice near trees and recommends that an arboriculturalist is retained to supervise excavation and any work which may affect trees. This would be secured by condition.

The Landscape Design sets out a clear Landscape Strategy, with detailed design objectives an indicative palette of hard landscape materials, a planting strategy and recognition of the importance of landscape management and maintenance. This is supported by the Landscape Design Layout. Photomontages, proposed site plans, and elevations illustrate the proposed development and the effectiveness of existing and proposed planting.

The development proposals will result in a total of 22 trees being directly affected and removed to facilitate the development. A further 7 trees may be affected by the construction / access arrangements. In addition to the retention of the 5 grade 'B' trees, 7 'C' grade trees will be protected and retained. The tree and Landscape officer recommends that an arboricultural consultant should be retained by the developer / contractor to monitor and supervise the tree protection proposals at all key stages. Reports of site meetings and specific issues raised should be copied to the local planning authority. This is secured by condition.

Approximately 21 replacement trees will be planted around the site and native shrub planting, which would provide significant screening of views once established. There are some close proximity views, particularly from the south, that would result in a long term visual effect, although this would reduce over time, as new vegetation and trees become established.

The Tree and Landscape Officer raises no objections, subject to relevant landscape conditions to ensure that the proposals preserve and enhance the character and

appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Saved Policy EC2 seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement. Although the trees in the school grounds may be valuable for biodiversity, the application site itself is not considered to have a high ecological value.

The current use and management regime of the site as a car park, with extensive hard surfacing reduces the likely harm on protected species, as the existing environment is unlikely to provide suitable shelter or habitat for hibernating animals. The submitted Ecology Assessment confirms that the site is assessed as lower value at the Parish/Neighbourhood scale, due to the nesting and foraging opportunities for birds, likely foraging opportunities for bats and likely presence of hedgehog.

The impact of the development is considered to be neutral, providing any development includes the outline mitigation measures and suggested enhancement measures recommended in the Ecology Assessment can be implemented. The recommended mitigation and enhancement includes a precautionary 2 metre buffer from the hedgerow to the south during works, erection of 4 No. bird boxes, attention to detail of site clearance and the prevention of light pollution. In addition, new planting should include species of known value to wildlife, such as species which produce berries and / or nectar.

Subject to the above mentioned mitigation and enhancements, which can be secured by condition, it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2 and EC5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policy 7.19[c] (March 2015).

7.15 Sustainable waste management

Refuse arrangements will be dealt with as part of the wider campus arrangements. This would be secured by condition.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (March 2015) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 35% target reduction in carbon dioxide emissions against 2013 Building Regulations requirements will be achieved, where feasible.

The applicants submit that the proposed research facility would release sustainability benefits of national and international importance. The proposed research is aimed at producing more efficient metal alloys, leading to far less waste in terms of materials and energy.

In relation to the energy credentials of the proposed building, details are set out within the submitted Energy Strategy, which indicates that a 35% carbon reduction improvement over 2013 Building Regulations requirements will be achieved, in compliance with current requirements, through the following:

- Increased thermal performance of fabric elements.
- Increased air tightness.

- Passive design.
- Highly efficient electrical installation incorporating LED technology.
- Recycling of waste heat wherever possible.
- Gas fired heating and hot water installations for the office and welfare facilities using high efficiency low Nox gas fired condensing boilers.
- Direct gas fired radiant heating for the main research space.
- Buoyancy driven ventilation and de-stratification installations within the main research space.
- Solar photovoltaics.

The applicants point out that at present time, there are no decentralised networks in the immediate vicinity. In addition, the load profile and specific energy requirements would not necessarily suit connection into low pressure hot water networks. Combined heat and power/decentralised energy installations have not been proposed, as the load profile for the building would not make the installations viable. In addition, there is a need for a fast response installation for the bulk of the development.

Renewable energy in the form of solar photovoltaics (PVs) are proposed, to provide the bulk of the carbon reduction for the development. The building has a substantial electrical demand and the application of PV will be of direct benefit to it. Passive strategies have also been incorporated into the design, to maximise the opportunities for free cooling through natural ventilation.

In order to achieve a 35% CO₂ emission reduction over the 2013 Building Regulation's Emission rate, 110m² of the roof mounted photovoltaic panels will need to be incorporated, resulting in a 25.4% reduction in CO₂ emissions. The combination of passive and energy measures and the PVs will deliver a 35% improvement over the Building Regulations CO₂ emission target. Subject to compliance with conditions, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.11, 5.13 and 5.15 of the London Plan (March 2015), Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Saved Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. London Plan Policy 5.13 refers to Sustainable Drainage and seeks to ensure that surface water run-off is managed as close to its source as possible.

A Flood Risk Assessment has been submitted as part of this application. To provide improved grainage, it is proposed to limit the rate of flow into the existing site drainage system to 50% of the existing flow for a 1 year storm event. This will require an attenuation tank upstream of the connection point to the existing system, with the flow through the connection being limited by a flow control device such as a Hydrobrake.

The Council's Flood Risk/Drainage Officer has raised no objections, subject to conditions requiring details of sustainable water management.

Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

NOISE

A Noise Assessment has been carried out in relation to the proposed development. The building is to be similar in nature to the recently built BCAST Unit, with similar sources of noise, and design of the building. Therefore it is reasonable to assume that the nature of noise break-out are taken to be the same.

The noise assessment has indicated that the rating level of noise associated with plant for the proposed development will be 10 dB below background noise level at the nearest residential dwelling. In terms of general activity, since there are no residential properties within the immediate vicinity of the site, it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance. As such, it is considered that the proposed development accords with national, London Plan and the Local Plan policies, as outlined above.

AIR QUALITY

The NPPF at para. 123 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

An Air Quality Appraisal has been submitted with this application. The site is located within an Air Quality Management Area, as NO₂ concentrations exceed the annual mean air quality objective in parts of the borough.

The Air Quality Appraisal has assessed the air quality impacts from the proposed development for construction and operation of the building. The site is located approximately 100m from sensitive receptors and therefore impacts from dust emissions due to construction activities are considered to be of low risk. During the operation of the proposed development, the expected changes in traffic are considered to be too low to cause any significant impacts on local air quality.

Although details of the proposed plant have not been submitted with this application, in the event that gas fired boilers or furnaces are to be employed, it is recommended that similar conditions imposed on the recently approved BCAST 1 building be reproduced for this building requiring that the air inlets or openable windows into the building for ventilation purposes to be located away from flues and air extraction from the building. In addition, a condition is recommended, requiring details of any plant, machinery and fuel burnt, as part of the energy provision and for the furnaces if applicable. This should include the number of plants and its size, pollutant emission rates with and without mitigation technologies for each plant, and the maintenance regime to ensure all pollutant emissions are kept to a minimum.

Subject to compliance with these conditions, the impacts to local air quality from the construction and operation of the proposed BCAST 2 development are likely to be negligible. As such, it is considered that the development accords with policy requirements of the NPPF, London Plan and the Local Plan as outlined above.

7.19 Comments on Public Consultations

One response to the public consultation has been received. The issues raised have been

dealt with in the main body of the report.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

The Council's Section 106 Officer has reviewed the proposal, as have other statutory consultees, including the Greater London Authority. The comments received indicate the need for the following contributions or planning obligations to mitigate the impacts of the development, which have been agreed with the applicant To secure:

1. The restriction of use of the building to scientific research associated with or ancillary to industrial production or manufacture and/or light industrial production or manufacture of a nature which is dependent upon research development. This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).
2. A Construction Training contribution or an 'in kind' construction training provision to be provided by Brunel University during the construction period for the BCAST 2 development trainees.

The applicant has agreed to these proposed Heads of Terms, which are proposed to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not relevant in this case.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Very special circumstances for the development, which include substantial employment, education, inward investment and sustainability benefits of the proposal, have been established to justify why normal Green Belt policy should not apply in this case. In addition, the general principle of the development is considered acceptable, as the proposal is required in connection with scientific research and light industrial production or manufacture, which is dependent research or development, similar to research and development facilities established on the Science Park. The principle of the development is therefore considered acceptable at this location.

In terms of the impact on the Green Belt, the proposed changes to the landform are minimal. While some trees will be removed to accommodate the proposal, new tree planting is proposed and it is considered that the visual impacts of the proposal will not be

of significant detriment to the character and openness of this part of the Green Belt.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, whilst ecological enhancements are proposed as mitigation. In addition there are no flood risk issues associated with this development subject to conditions.

The BCAST 2 development would result in the loss of 66 car parking spaces. However, this reduction does not conflict with the aims of the Travel Plan and the applicants at this moment in time consider these spaces to be surplus to their requirements. The surrounding streets are in a controlled parking management area and such, a reduction in parking is unlikely to have a detrimental impact on the adjoining highway network. The proposal does not give rise at present to a campus wide car parking shortfall and the application can be approved on that basis. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

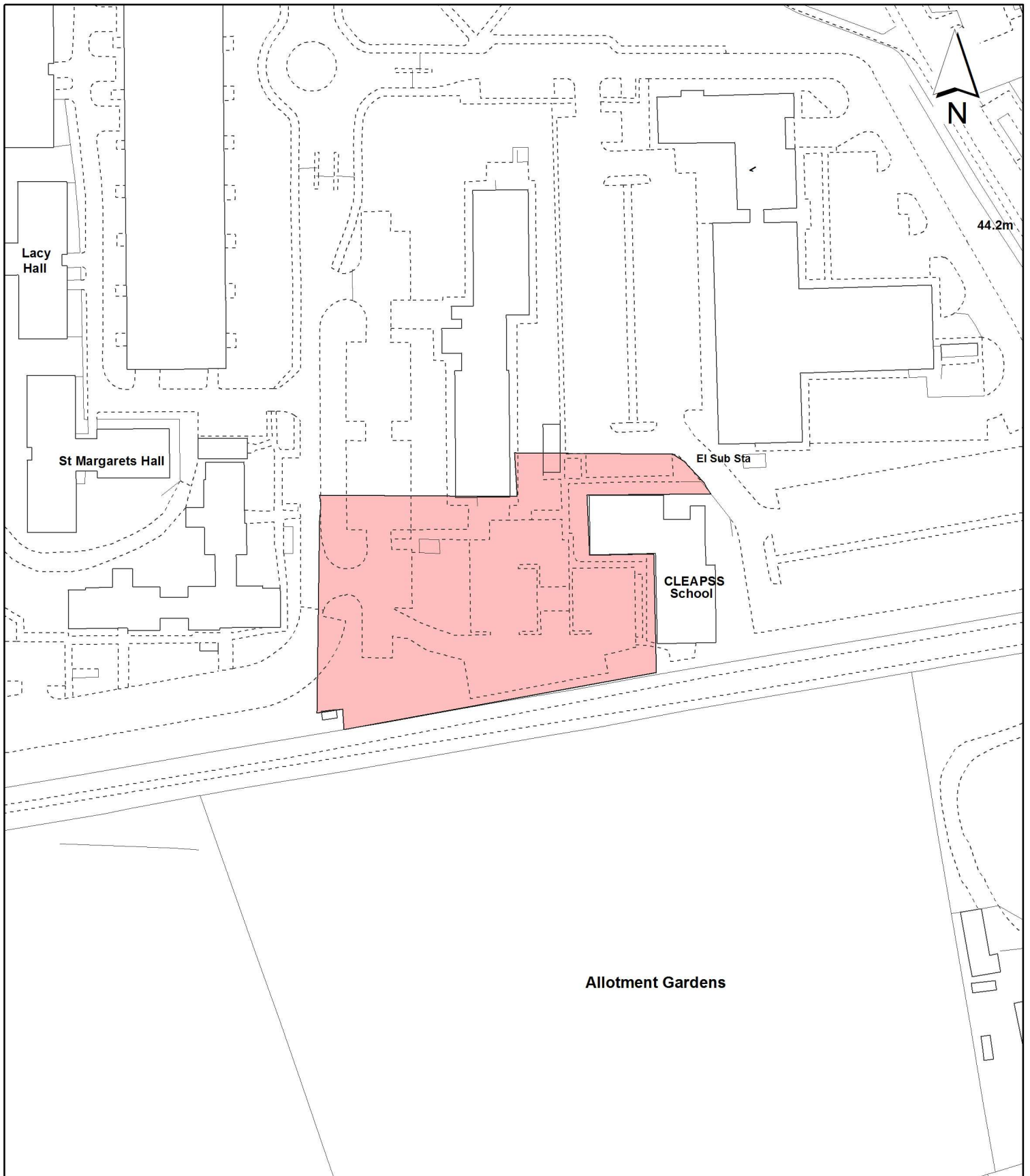
Approval is therefore recommended subject to a S106 agreement and conditions.



11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan March 2015
National Planning Policy Framework (NPPF)
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2016 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>Brunel University Kingston Lane (Research Building)</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p>HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>532/APP/2015/3350</p>	<p>Scale:</p> <p>1:1,250</p>	
	<p>Planning Committee:</p> <p>Major Page 45</p>	<p>Date:</p> <p>January 2016</p>	

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Report of the Head of Planning, Sport and Green Spaces

- Address** HAREFIELD PLACE THE DRIVE ICKENHAM
- Development:** Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings.
- LBH Ref Nos:** 12571/APP/2015/3649
- Drawing Nos:**
- 182-PL-010-03-Site Location Plan
 - Planning Statement Part 1
 - 182- DAS sections 4-8
 - 182-PL-301-02 Proposed Elevations CD
 - 182-PL-302-01 Proposed Elevations EF
 - 182-PL-400-02 Proposed Site Sections
 - 182-PL-1001-02 Proposed Site Plan
 - 182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
 - 182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
 - 182-PL-2011-01 Proposed First Floor Plan 1 of 2
 - 182-PL-2012-01 Proposed First Floor Plan 2 of 2
 - 182-PL-2021-01 Proposed Second Floor Plan 1 of 2
 - 182-PL-2022-01 Proposed Second Floor Plan 2 of 2
 - 182-PL-2091-01 Proposed Basement Plan 1 of 3
 - 182-PL-2092-01 Proposed Basement Plan 2 of 3
 - 182-PL-2093-01 Proposed Basement Plan 3 of 3
 - Revised Energy Statement 09-15-54188 ES2
 - AMENDED SAP CALCS 09-15-54188
 - Ecological Enhancements Addendum TMA
 - Method Statements for Works to Listed Building
 - 182-PL-220-03 Ground Floor Alterations Plan
 - 182-PL-221-03 First Floor Alterations Plan
 - 182-PL-222-03 Second Floor Alterations Plan
 - 182-PL-223-03 Roof Alterations Plan
 - 182-PL-229-03 Basement Alterations Plan
 - 182-PL-250-01-Proposed Out Buildings 1 of 2
 - 182-PL-251-01-Proposed Out Buildings 2 of 2
 - 182-PL-320-02 Alterations Elevation North East 1 of 2
 - 182-PL-321-02 Alterations Elevation North East 2 of 2
 - 182-PL-322-02 Alterations Elevation South West 1 of 3
 - 182-PL-323-02 Alterations Elevation South West 2 of 3
 - 182-PL-327-02 Alterations Elevation South West 3 of 3
 - 182-PL-324-02 Alterations Elevation South East
 - 182-PL-325-02 Alterations Elevation North West 1 of 2
 - 182-PL-326-02 Alterations Elevation North West 2 of 2
 - 182-PL-2031-02 Proposed Roof Plan 1 of 2
 - 182-PL-2032-02 Proposed Roof Plan 2 of 2
 - Flood Risk Addendum Report

Supplemental Planning Statement
 SPS APPDX 5 Visibility Splay Onto The Drive rev t
 Transport Assessment
 Tree Survey
 SPS APPDX 3 Landscape Addendum Report
 Supplemental Waste Response Statement
 D&A Accessibility Addendum
 SAP Report New Build Part 2
 SAP Report New Build Part 1
 SAP Report Refurbishment
 182-PL-300-02 Proposed Elevations AB
 Planning Statement Part 2
 Phase 1 Habitat Assessment Revised
 Landscape Masterplan Statement Part I
 Landscape Masterplan Statement Part I
 Heritage Statement_PART 1
 Heritage Statement_PART 2
 Great Crested Newt Survey Mitigation Report ER ST
 FRA Final 1 with Appendices
 ENERGY STATEMENT ES1 Rev 1
 Contamination DBA
 Archeological DBA
 182- DAS sections 1-3
 Design and Access Statement Addendum

Date Plans Received: 30/09/2015 **Date(s) of Amendment(s):** 01/10/2015
Date Application Valid: 05/10/2015

1. SUMMARY

Planning permission is sought for the demolition of the existing modern 'U' shaped 1980's extension to allow for the erection of a three storey extension with basement/lower ground floor level and the conversion of the existing Grade II listed building from office to residential to provide 25 self-contained units (Class C3). All dwellings will comply with the unit size standards as prescribed by the National Technical Standards and the London Plan Housing Design Guide Standards.

Harefield Place measures approximately 3.69 hectares and comprises office accommodation with associated parking and landscaped grounds. The original house is grade II listed and dates from the late 18th century. The whole of the site is located within the Metropolitan Green Belt, a Nature Conservation Site of Borough Grade II or Local Importance and the Colne Valley Park. The existing site has a Public Transport Accessibility Level (PTAL) of 1a, on a scale of 1 to 6, where 1 represents the lowest level of public accessibility. The applicant has advised that the existing buildings have been vacant for some time, with every effort made to let them for office purposes but without success. The loss of employment use and re-use of the building for residential is in principle acceptable and the provision of additional housing would be welcomed.

The design, positioning and form of the new building/extension has been the subject of extensive pre application discussions with the applicant and his architect and it is now

considered to relate appropriately in terms of its siting, style, scale, massing, height, design and materials. The Council's Conservation/Urban Design Officer raises no objection in design or conservation terms to the addition as now proposed or the alterations to the main Listed Building. The design of the replacement extension whilst modern, is also simple and recessive in appearance, and reads as a secondary element to the original building when seen against all of its principal elevations. The proposed alterations to the Listed Building are considered to be sympathetic to the original fabric of the building and would secure the long term use of the building consistent with its conservation.

The replacement extension would not disproportionately change the bulk of the existing extension over and above the size of the original building and 1980's extension, nor is it considered to be materially larger. Therefore, the development would not materially reduce the openness of the Green Belt or adversely impact the setting of the Listed Building. As such, the proposal is considered to meet a number of the exceptions set out in paragraph 89 of the NPPF which means that it would constitute appropriate development for the Green Belt, which is supported by the Council's Planning Policy Team.

Given the position of the development site in relation to neighbouring properties, the proposal would not cause unacceptable harm to neighbouring occupiers.

The site would use an existing access and the trip rate for the proposed use would be less than the existing office use. Therefore its resultant effect on the surrounding roads and public transport services would be relatively low. The scheme would be provided with adequate car, motorcycle, and bicycle parking, including appropriate levels of disabled and electric charging bays.

Overall, the development is considered to be of a good quality and on balance would be acceptable, subject to the conditions and the satisfactory completion of a section 106 Legal Agreement securing a formal Travel Plan, and contributions towards off-site Affordable Housing, Construction Training, the Council's Carbon Fund, and a Project Management & Monitoring Fee.

2. RECOMMENDATION

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, and subject to referral to the Secretary of State, under the Consultation Direction 2009 and HS2 Safeguarding Direction, delegated powers be 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 also those requested by the Greater London Authority and the following:

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

1. Travel Plan: To include £20,000 Bond with a specific section to address air quality management.

2. Affordable Housing: £250,000 contribution towards provision of off-site affordable housing.

3. Review Mechanism: The legal agreement shall provide for the Council to review the finances of the scheme at set times, in order to ensure that the maximum amount of affordable housing is being sought (seeking an uplift if viable).

4. Construction Training: A contribution (or in-kind scheme delivered) is required to address training during the construction phase of the development. If the obligation is to be delivered as a financial contribution then the amount is to be based on the following formula: £2,500 for every £1m build cost + Coordinator Costs of £9,600 per phase or an in kind scheme to be provide.

5. £18,000 contribution towards the Council's Carbon Fund to offset carbon.

6. Project Management and Monitoring Fee: A contribution equal to 5% of the total cash contributions is required to ensure the adequate management and monitoring of the resulting agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the legal agreement 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 set out above have not been agreed and the S106 legal agreement has not been finalised before 22/07/2016, or such other date as agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

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

E) That if the application is approved, the following conditions be imposed:

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 referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

182-PL-300-02 Proposed Elevations AB
 182-PL-301-02 Proposed Elevations CD
 182-PL-302-01 Proposed Elevations EF
 182-PL-400-02 Proposed Site Sections
 182-PL-1001-02 Proposed Site Plan
 182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
 182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
 182-PL-2011-01 Proposed First Floor Plan 1 of 2
 182-PL-2012-01 Proposed First Floor Plan 2 of 2
 182-PL-2021-01 Proposed Second Floor Plan 1 of 2
 182-PL-2022-01 Proposed Second Floor Plan 2 of 2
 182-PL-2091-01 Proposed Basement Plan 1 of 3
 182-PL-2092-01 Proposed Basement Plan 2 of 3
 182-PL-2093-01 Proposed Basement Plan 3 of 3
 182-PL-220-03 Ground Floor Alterations Plan
 182-PL-221-03 First Floor Alterations Plan
 182-PL-222-03 Second Floor Alterations Plan
 182-PL-223-03 Roof Alterations Plan
 182-PL-229-03 Basement Alterations Plan
 182-PL-250-01-Proposed Out Buildings 1 of 2
 182-PL-251-01-Proposed Out Buildings 2 of 2
 182-PL-320-02 Alterations Elevation North East 1 of 2
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 182-PL-322-02 Alterations Elevation South West 1 of 3
 182-PL-323-02 Alterations Elevation South West 2 of 3
 182-PL-327-02 Alterations Elevation South West 3 of 3
 182-PL-324-02 Alterations Elevation South East
 182-PL-325-02 Alterations Elevation North West 1 of 2
 182-PL-326-02 Alterations Elevation North West 2 of 2
 182-PL-2031-02 Proposed Roof Plan 1 of 2
 182-PL-2032-02 Proposed Roof Plan 2 of 2

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (March 2015).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- ENERGY STATEMENT ES1 Rev 1 received 1st October 2015 together with recommendations in revised Energy Statement 09-15-54188 ES2 received 21st December 2015 with regards to energy efficiency measures solely.
- Measures detailed in the Heritage Statement received 1st October 2015 and 'Methods Statements for Works to Listed Building document' received 23rd December 2015.

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (March 2015).

4 OM19 Construction Management Plan

Prior to commencement of development, 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 I15 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 Unitary Development Plan (Saved Policies 2007).

5 COM6 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).

6 RES10 Tree to be retained

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

Remedial work should be carried out to BS BS 3998:2010 'Tree work -

Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 RES8 Tree Protection

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

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

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

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

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

REASON

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

8 RES9 Landscaping (including for the refuse storage areas)

A landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage area
 - 2.b Means of enclosure/boundary treatments, including details of the screening required for the defensive space at the front and rear of flats with private outdoor areas as to ensure the privacy of these residents.
 - 2.c Hard Surfacing Materials
 - 2.d Other structures (such as the ice house, gates, steps, ramps, and retaining walls)

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

4. Schedule for Implementation

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

Thereafter the approved details shall be implemented prior to first occupation of the flats in full accordance with the approved details and shall be retained thereafter.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and contributes to a number of objectives in compliance with policies BE13 and BE38 of the Hillingdon Local Plan (November 2012), and policy 5.17 (refuse storage) of the London Plan (FALP 2015).

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. 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 of the Hillingdon Local Plan (November 2012).

10 NONSC Scheme for Ecological Enhancement

Prior to commencement of development an ecological enhancement scheme shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall include photographic records of the current site and a plan identifying the important features of ecological value. The scheme shall be accompanied by a separate plan showing the retention of these features together with proposals for the inclusion of additional features and improvements to the existing site which will result in a net gain in ecological value. The enhancements shall include;

1. the improvements to existing ponds and lakes,
2. the inclusion of one or more additional ponds,
3. wildlife specific planting
4. log piles
5. habitat walls
6. bat and bird boxes
7. wild flower meadows

The development shall be implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the development contributes to ecological enhancement in accordance with policy EM7 in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); policy 7.28 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

11 NONSC Inclusion of living walls/roofs

Prior to commencement of development, details of inclusion of living walls and roofs within the development shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented and completed prior to first occupation. The details shall include planting mixes and maintenance plans.

REASON: To ensure the development contributes to a number of objectives in compliance with policy 5.11 of the London Plan (FALP 2015); and the National Planning Policy Framework (2012).

12 NONSC External Lighting

Before any part of the development is occupied, details of external lighting shall be submitted and approved in writing by the Local Planning Authority. Such lighting details as agreed shall be provided prior to first occupation of the development and shall remain in perpetuity.

REASON

To safeguard the ecological interest of the site and to ensure highway safety in accordance with policies 6.3 and 7.19 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

13 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:

- a) Manages Water - The scheme shall follow the strategy set out in 'Flood Risk Assessment' and 'Surface Water Drainage Strategy', produced by EAS dated 25th September 2015, and the addendum also by EAS dated 12th October 2015 and demonstrate ways of managing water on site by providing information on:
 - a) Suds features - incorporating sustainable urban drainage in accordance with the

hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards (safe access and egress must be demonstrated).

b) Receptors -

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

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

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

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

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

i. Incorporate water saving measures and equipment.

ii. Provide details of water collection facilities to capture excess rainwater;

iii. Provide details of how rain and grey water will be recycled and reused in the development.

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

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

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

Thereafter the development shall be implemented and retained/maintained in accordance with these details in perpetuity.

REASON: To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding, conserves water supplies, and suitable infrastructure is in place to support and improve water quality in accordance with policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

14 COM30 Soil Testing for Contamination

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with 'saved' policy OE11 of the Unitary Development Plan (2007); policy 5.21 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

15 NONSC EA Condition 1

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

To ensure protection of controlled waters in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.12 of the London Plan (March 2015) .

16 NONSC GLAAS - Archaeological

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

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

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON

To safeguard the potential archaeological interest of the site in accordance with 'saved' policies BE1 and BE3 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

17 NONSC Removal of existing hardstanding

Prior to occupation of the development, all existing hardstanding which was for staff parking associated with the previous office use accessed from the northern entrance shall be removed as illustrated on drawing No. 182-PL-1001-02 Proposed Site Plan.

Reason:

To reduce the number of car parking spaces in accordance with sustainable transport objectives as described in chapter 6 (policy 6.13) of the London Plan (FALP 2015); the design objectives as described in chapter 7 of the London Plan (FALP 2015); and the National Planning Policy Framework (2012).

18 NONSC Cycle Storage

Notwithstanding the details submitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority with details to provide a total of 50 secure cycle parking spaces or with details of such a combination of cycle spaces and innovative measures that meet the objectives of the London Plan standards. Unless otherwise agreed in writing by the Local Planning Authority the approved details shall be implemented as approved and thereafter be permanently retained.

REASON

To ensure that the development provides a quantum of cycle parking in accordance with Policy 6.9 of the London Plan (March 2015).

19 RES16 Car Parking

The development shall not be occupied until 50 car parking spaces, including 5 disabled bays, 10 electric charging bays with a further 10 bays with passive provision have been provided. Thereafter the parking bays/areas shall be permanently retained and used for no other purpose than the parking of motor vehicles associated with the consented residential units at the site.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site and meet the objectives of policy AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (March 2015).

20 NONSC Details of gate

Prior to commencement of the development, details of the pedestrian/vehicular gates/barriers into the site, incorporating facilities for the operation of gates/barriers by disabled persons, and manual operation of any gates/barriers in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the gates/barriers shall be installed in accordance with the approved details and maintained in perpetuity.

REASON

In order to ensure that the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (March 2015) and the HDAS -Accessible Hillingdon.

21 NONSC Details of Access Road

Prior to commencement of the development, the applicant shall submit details of the main access road and its junction with 'The Drive' to the Local Planning Authority for its approval. The details shall include:

- (i) Information regarding its construction
- (ii) Surface material
- (iii) Layout, alignment, and width of the road (minimum width of 4.8m), including if required the repositioning of the entrance piers.
- (iv) Lighting
- (v) Pedestrian footway
- (vi) Auto tracks to demonstrate that refuse and other HGVs approaching the access from the west can turn right into the site.

The approved details shall be implemented and completed prior to first occupation and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning

Authority.

REASON

To provide adequate access and safeguard highway safety in accordance with policy AM14 of the adopted Hillingdon Local Plan (November 2012) and policy 6.3 of the London Plan (March 2015).

22 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. The facility shall be sited a maximum distance of 23 metres (10 metres where palladins are employed) from the highway, and 25 metres from any dwelling unit. 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

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 5.17 of the London Plan (FALP 2015).

23 COM7 Refuse Management Plan

No development shall take place until a Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the approved details shall be implemented as approved and thereafter be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 5.17 of the London Plan (FALP 2015).

24 RES18 Accessible Homes/Wheelchair Units

Three of the residential dwellings within the replacement extension shall be constructed to be wheelchair adaptable meeting the standards for Category 3 M4(3) dwellings, with all remaining units excluding the units within the original listed building being accessible and adaptable meeting the standards for Category 2 M4(2), as set out in Approved Document M to the Building Regulations (2010) 2015 edition. All such provisions shall remain in place in perpetuity.

REASON

To ensure an appropriate standard of housing stock is achieved and maintained which meet the needs of disabled and elderly people in accordance with policy 3.1, 3.8, and 7.2 of the London Plan (FALP 2015) and the National Planning Policy Framework (2012).

25 NONSC Minimising Water Usage

No part of the residential development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4 targets. Evidence requirements are detailed in the "Schedule of evidence required for Post Construction Stage from WAT1 of the Code for Sustainable Homes Technical Guide. Evidence must demonstrate an internal water usage rates of 105l/p/day which must be submitted to and approved by the Local Planning Authority, unless

otherwise agreed in writing.

REASON

In the interests of sustainability in accordance with policy 5.3 (Sustainable Design & Construction) of the London Plan (FALP 2015).

26 NONSC Overlooking

Notwithstanding the details submitted, full details of the physical measures to prevent overlooking between flats, including the height, colour and material of balcony privacy screens and fins for the development shall be submitted to and approved in writing by the Local Planning Authority by the stage whereby construction works are at damp proof course level. The approved details shall be implemented prior to first occupation of the flats hereby approved and shall be retained thereafter in perpetuity.

REASON

To safeguard the amenity of future occupiers in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

27 NONSC Outdoor Amenity Areas

Prior to occupation of the relevant dwelling, each dwelling shall be provided with outdoor amenity areas for future use of their residents as hereby approved. Thereafter, the amenity areas shall so be retained in perpetuity.

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: Part Two Saved UDP Policies (November 2012) and policy 7.1 of the London Plan (2011).

28 NONSC Completion of works to the Listed Building

Prior to the first occupation of the residential development hereby approved, works to repair and convert the listed building are to be completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

29 NONSC Details of Finish

Prior to commencement of the development, details shall be submitted to and approved in writing by the Local Planning Authority for the following:

- 1) Samples and where appropriate, manufacturer's details, of all new external materials, including roofing.
- 2) Detailed drawings at an appropriate scale of the elevational treatment of the building to illustrate the finish of doorways, openings, coping/parapets, brickwork and cladding detailing
- 3) Details of the materials, construction, colour and design of all new external windows and doors.
- 4) Details of the design of the balconies, balustrades and handrails
- 5) The location, type, size and finish of plant, vents, flues, grills and downpipes/hoppers
- 6) Details of the external appearance and colour of the lift overrun and housing
- 7) Boundary treatment including entrance piers details.

The approved details shall be implemented and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

30 NONSC Gym and Pool for Residents only

The gymnasium and pool at basement level hereby approved shall be used for residents of the development only and shall not operate commercially or be open for public use.

REASON: To safeguard the residential amenity of occupiers of the development to ensure there is appropriate transport arrangements in accordance with policies 6.3 and 6.13 of the London Plan (FALP 2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) 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.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
H11	Provision of affordable housing
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
H8	Change of use from non-residential to residential
H9	Provision for people with disabilities in new residential developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.10	(2015) Definition of affordable housing
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 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice

LPP 3.9	(2015) Mixed and Balanced Communities
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.10	(2015) Urban Greening
LPP 5.11	(2015) Green roofs and development site environs
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.17	(2015) Waste capacity
LPP 5.18	(2015) Construction, excavation and demolition waste
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.21	(2015) Contaminated land
LPP 5.3	(2015) Sustainable design and construction
LPP 6.11	(2015) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2015) Parking
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 7.1	(2015) Lifetime Neighbourhoods
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 7.16	(2015) Green Belt
LPP 7.17	(2015) Metropolitan Open Land
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.21	(2015) Trees and woodland
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 7.9	(2015) Heritage-led regeneration
LPP 8.1	(2015) Implementation
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy
LPP 8.4	(2015) Monitoring and review for London
NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and

children

3 159 **Councils Local Plan : Part 1 - Strategic Policies**

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

4 11 **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.

5 115 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

6

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership. Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk.

7 I2 **Encroachment**

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

8 I21 **Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

9 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).

10 I45 **Discharge of Conditions**

Your attention is drawn to the pre-commencement conditions which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

11 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).

12

The Council's Waste Service should be consulted about refuse storage and collection arrangements. 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).

13

The applicant is advised that the detailed design of the underground car park must be undertaken with the input of fully qualified Structural and Highways Engineers.

14

You are advised that the Council is in the process of introducing no right turns from Harvil Road into 'The Drive' and into Highfield Drive during 7.00 am to 10.00 am. For further details please consult the Council's Highway Team.

15

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs. Condition 15 is exempt from deemed discharge under schedule 6 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

16

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

17

This permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a separate CIL liability notice will be provided for your consideration.

18

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).

19

The Council's Environmental Protection Unit (EPU) must be consulted for their advice when importing soil to the site. (Condition No. 14)

20

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 in the conditions, 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).

21 I47A **Damage to Verge - For Private Roads:**

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

22 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'.

23 IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

You are also advised that the submitted Ecological Report: Great Crested Newt Surveys and Mitigation Strategy, by TMA refers to the proposed mitigation strategy which is likely to require prior approval from Natural England.

3. CONSIDERATIONS

3.1 Site and Locality

The site known as Harefield Place measures approximately 3.69 hectares and comprises office accommodation with associated parking and landscaped grounds. The land falls dramatically away from the existing buildings to the south west and rises up to a plateau to the north east, beyond the main front of the building. There are some remnants of early landscaping remaining such as a large informal pond located to the east of the house.

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental one-storey bow to the right of centre and a number of dormers to the roof.

The grade II listed building was originally known as Harefield Lodge and was built in 1785/86 by Architect Henry Couchman for Sir Rodger Newdigate. It was significantly

extended around 1805 by Jane Parker and again in the early 20th Century. In 1935 Harefield Place was acquired by Middlesex County Council for use as an annexe to Hillingdon County Hospital. It was named the Harefield Country Hospital and had 51 beds and 12 cots. In 1958, the old stable was demolished because of its dangerous condition and its site made into a car park. At this time, the driveway was also resurfaced. The Hospital closed in 1965 but before this the wards were temporarily converted to provide accommodation for nursing staff from Hillingdon Hospital.

The building was vacant between 1965 and 1978 and as a result fell into a dilapidated condition. In 1981 consent for its change of use to office and for the presently existing side extension was granted and subsequently constructed. From 1991 the building was used by Blockbusters as their headquarters. The building has been partially vacant since 2004 and fully vacant for over two years since Blockbuster went into administration in December 2012, consequently its condition has deteriorated rapidly over the last few years.

The site is located on The Drive, a private road, approximately half a mile north of the A40 motorway, one mile from Ickenham Village Centre and situated within the Parish of Harefield which is part of Uxbridge District. 'The Drive' which delineates the eastern boundary of the site comprises of mainly two storey-detached houses which are of mixed architectural style and quality set in medium to large plots. To the north of the site there is open land and to the south and south west is Ickenham Golf Course.

The whole of the site is located within the Metropolitan Green Belt, a Nature Conservation Site of Borough Grade II or Local Importance and the Colne Valley Park. At present the grounds are unmaintained and overgrown. The existing site benefits from 96 car parking spaces and has a Public Transport Accessibility Level (PTAL) of 1a, on a scale of 1 to 6, where 1 represents the lowest level of public accessibility. The site is covered by Tree Preservation Order No. 236 and it is also within an Archaeological Priority Zone as designated within the emerging Local Plan Part 2.

3.2 Proposed Scheme

The proposal consists of the demolition of the existing modern 'U' shaped 1980's extension to allow for the erection of a three storey extension with basement/lower ground floor level and the conversion of the existing Grade II listed building from office to residential to provide 25 self-contained units (Class C3).

The existing extension which dominates the historic building will be demolished and replaced with an extension which is separated from the historic building above lower ground floor level, allowing the listed building to be appreciated as a whole and as the most significant building on the site. The replacement extension would have a contemporary design distinct from the historic main building.

The main building now known as Harefield Place will be converted back to residential use, whilst maintaining and protecting the few remaining original features. The proposed alterations would be kept to the minimum required to facilitate modern day living. Alterations to significant structures have been detailed in a way that they are easily reversible and subdivisions within principal rooms have been designed so that they can be easily removed without damaging any of the historic features.

The extensive hardstanding used for car parking will be removed and re-landscaped and the tarmac driveways will be replaced with resin bound gravel in order to enhance the setting of the listed building. The historic garden and lake in the northern part of the site are

to be restored largely to their original layout and style. The proposal also involves the provision of a basement containing 50 car, 25 cycle, and motorcycle parking.

The proposal includes the provision of private and communal amenity spaces for use by future occupiers and a private gymnasium and pool within at basement level for residents. There are significant landscape enhancement measures sought, as well as a number of ancillary outbuildings such as a refuse collection building and security/concierge building. The proposal would retain the existing entrance piers to the site, the main vehicular entrance onto 'The Drive', and existing secondary servicing access located further to the north.

The site will provide 25 flats totalling 3093.6 sqm (GIA). A breakdown of the proposed accommodation is provided below;

- 9 units in the listed building and 16 units in the new replacement building.
- 16 x 2 bed and 9 x 3 bed residential units.

3.3 Relevant Planning History

12571/J/78/2132 Harefield Place The Drive Ickenham
Office development - 1,351 sq.m (Full)

Decision: 17-08-1979 Approved

12571/L/79/0509 Harefield Place The Drive Ickenham
Change of use from residential accommodation for staff of former U.C. Hospital to private dwelli

Decision: 25-07-1979 Approved

12571/T/81/0466 Harefield Place The Drive Ickenham
Extension/Alterations to Office premises of 570 sq.m

Decision: 28-08-1981 Approved

12571/W/81/0467 Harefield Place The Drive Ickenham
Listed building consent to develop/alter

Decision: 28-08-1981 Approved

Comment on Relevant Planning History

The planning history is listed above.

4. Planning Policies and Standards

Please see list below.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage

Part 2 Policies:

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.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

BE39	Protection of trees and woodland - tree preservation orders
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
H11	Provision of affordable housing
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
H8	Change of use from non-residential to residential
H9	Provision for people with disabilities in new residential developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.10	(2015) Definition of affordable housing
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 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.10	(2015) Urban Greening
LPP 5.11	(2015) Green roofs and development site environs
LPP 5.12	(2015) Flood risk management

LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.17	(2015) Waste capacity
LPP 5.18	(2015) Construction, excavation and demolition waste
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.21	(2015) Contaminated land
LPP 5.3	(2015) Sustainable design and construction
LPP 6.11	(2015) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2015) Parking
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 7.1	(2015) Lifetime Neighbourhoods
LPP 7.13	(2015) Safety, security and resilience to emergency
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2015) Green Belt
LPP 7.17	(2015) Metropolitan Open Land
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.21	(2015) Trees and woodland
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 7.9	(2015) Heritage-led regeneration
LPP 8.1	(2015) Implementation
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy
LPP 8.4	(2015) Monitoring and review for London
NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land

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

R16 Accessibility for elderly people, people with disabilities, women and children

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 3rd November 2015

5.2 Site Notice Expiry Date:- 9th November 2015

6. Consultations

External Consultees

ENVIRONMENT AGENCY

Comments (Summary): They have stated that they have no comment on this application.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SOCIETY (GLAAS)

Comments (Summary): The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter. The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and give advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The site lies in an area of archaeological interest.

The applicant has commissioned an Archaeological Desk Based Assessment (Archaeology Collective, 2015) which has been submitted with the application. Having reviewed the assessment it is clear that the site has the potential for archaeological remains dating from the Palaeolithic through to the Bronze Age. Although I agree that existing building will have heavily compromised the archaeological survival within its footprint, the proposed basement extends beyond this previous impact and would completely remove any surviving archaeological remains.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

Officer's response: Noted. However the Council's Conservation Officer following further discussions with GLAAS has suggested that the wording for the 'historic recording' condition should be altered to reflect the Listed Building's condition and that few original decorative features or joinery elements remain and limited original fabric remaining. The Conservation Officer has recommended an

alternative condition which is considered to be acceptable.

HISTORIC ENGLAND

Comments (Summary): Harefield Place is a grade II listed, mostly nineteenth century building with a late eighteenth century core. It has been undergone much alteration, but retains special interest in its facades, remaining plan form, and some internal and landscape features. We consider that the removal of the existing 1980s office extension, which does abut and conceal part of the listed facade, could be acceptable as long as the works result in an improved arrangement. Elements of the current design do limit the harm caused to the listed building; it is built of complementary brickwork, makes a clear attempt at reflecting fenestration rhythms, and is designed to curve away from the building. Combined with the topography and planting of the site, its form reduces its visibility from the front and rear of the listed building. It is important to ensure that any replacement design does not cause greater harm to the listed building.

The proposed design remains broadly within the same footprint as the current design, but because of its greater massing, squarer form and materials would be more prominent, and the impact of this on key views should be considered. The predominance of glazing, particularly on the ribbon and corner balconies, will draw the eye and contrast with the listed building. In combination, the materiality and form of the new extension is likely to make it more conspicuous in views, and therefore it would be likely to compete with the listed building. We suggest that ways to reduce this impact could be considered, whether this is alterations to the scale, materials or position of the extension.

The proposal to rebuild the parapet and alter the roof will affect only heavily altered or new fabric. However, the impact on the visual appearance of the main facades should also be considered. Reducing the parapet in height and simultaneously enlarging, and seemingly simplifying, the dormer windows will increase their prominence, unbalancing the fenestration hierarchy (particularly given that historically no dormers appeared on the north east elevation). Removing these changes from the proposals would limit the harm and have no impact on usable floor space in the building.

In general the interior can accept some alteration, given the degree of change during past conversions. However, given the scale of losses in the past, it is important that the remaining elements of original plan form and masonry from the early phases of the house are kept wherever practicable. It is proposed to insert a stair to the basement beneath the main stair; for the grand entrance hall of a house of this rank and period this would appear rather out-of-place, and we suggest the position is reconsidered.

We consider that the proposals in their current form would cause some degree of harm to the listed building, and would advise that revisions could be considered to elements of the proposals as outlined above to limit this harm. The harm should be weighed against the public benefits of these proposals.

Officer's response: The proposal has been significantly revised to address the concerns raised by Historic England. The replacement extension has been set further back on its southern elevation, the materials have been changed, and the design modified to give it a more sympathetic appearance that would not have an adverse impact on the setting of the listed building. The changes to the original listed building have also been scaled back and made more sympathetic. The Council's Conservation Officer now supports the revised scheme which is considered to address the concerns raised by Historic England. Feedback from Historic England on the revised scheme should be provided on the addendum sheet prior to committee.

METROPOLITAN POLICE'S DESIGNING OUT CRIME OFFICER (DOCO)

Comments (Summary): No objection.

Officer's response: Noted.

NATURAL ENGLAND

Comments (Summary):

Statutory nature conservation sites - no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Fray's Farm Meadows has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006

The consultation documents indicate that this development includes areas of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states

that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Officer's response: Noted, please refer to the Council's Ecology Officer's comments for further consideration of ecology matters and the main section of the report on ecology.

GREATER LONDON AUTHORITY (GLA)

Comments (Summary): London Plan policies on Green Belt, heritage, change of use, loss of office space, affordable housing, housing mix and tenure split, space standards, design, inclusive access, energy, flooding and transport are the key strategic issues relevant to this proposed development. The application does not comply with the London Plan. The following changes might, however, remedy the above mentioned deficiencies, and could possibly lead to the application becoming compliant with the London Plan.

Principle of development: change of use - office use to residential on Green Belt:

The change of use from office to residential is acceptable. The restoration and redevelopment of the listed building is appropriate development as it complies with the exception in the NPPF. However, the very special circumstances provided for the inappropriate element of the proposal (the extension) do not fully justify the development on Green Belt. Further details in regard to parameters of proposed built forms are required.

Heritage and design:

Whilst the restoration and improvement of the listed building is supported in principle, the proposed extension block to the north east of the listed building would have a greater impact upon the immediate setting of the historic house. This requires further thought so as to accord with the London Plan.

Housing mix, tenure split and space standards:

The residential space standards provided exceed the minimum space standard of the London Plan. Whilst the scheme offers a range of housing choices, the Council is encouraged to seek more family housing units.

Affordable housing:

The applicant has submitted a financial viability report in justification of 0% affordable housing. However, this report needs to be reviewed by independent consultants and the result should be shared with the GLA.

Inclusive access: The redevelopment complies with inclusive access policies of the London Plan, all the measures proposed need to be conditioned.

Energy:

The scheme complies with energy policies of the London Plan, provided Sample SAP worksheets (both DER AND TER sheets) for the development including efficiency measures are submitted to support the savings claimed. All the proposed measures should be conditioned.

Flooding:

The drainage aspects of the proposals comply with London Plan policy 5.13. However, there is potential for more sustainable drainage measures, such as swales and green roofs to be incorporated into the designs, in line with the London Plan's drainage hierarchy.

Transport: Car parking provision should be reduced. Further clarification is required on cycle parking

facilities and shared path ways. Amendments to the electric vehicle charging points and necessary mitigations should be considered. The submission of travel plan, Delivery Service Plan, and Construction Service Plan is required and should be secured.

Officer's response: The development has been revised since its submission to address the concerns regarding its impact on the setting of the listed building and the openness of the Green Belt. It has been reduced in bulk and the choice of materials changed to make it more subservient to the setting of the listed building. The revised scheme is supported by the Council's Conservation/Urban Design Officer and the Council's Planning Policy Team concurs that the development would now safeguard the heritage value of the listed building and would be appropriate development for the Green Belt. In terms of affordable housing, an in lieu financial contribution of £250,000 towards the provision of off-site affordable housing has been agreed with the applicant. There will also be a financial contribution of £18,000 towards the Council's Carbon Fund which would be used on outdated and inefficient building stock. The level of car parking for the development complies with the London Plan and a travel plan has been secured by legal agreement. A range of conditions would be imposed should the application be granted to ensure there is appropriate access to the site, appropriate construction and refuse management plans and an acceptable level of cycle parking. Subject to a range of conditions including in relation to access and drainage arrangements, the proposed development makes a positive contribution to the local character and distinctiveness of the area whilst safeguarding the fabric of the original listed building and openness of the Green Belt, in accordance with local, regional, and national policies. The GLA have been re-consulted on the revised scheme and any response will be reported on the addendum sheet for the planning committee.

NEIGHBOUR RESPONSES

The neighbour consultation period expired on 10th November 2015 following the erection of a site notice on the 20th October 2015, an advert on 13th October 2015 and neighbour notification letters being sent out on 9th October 2015. 16 Neighbour responses (exclusive of comments from Ickenham Resident's Association and the Association of the Resident's of 'The Drive') have been received. 3 were in support, 1 neither supported nor objected to the proposal, whilst 12 were objections which raised a number of concerns which are summarised as follows;

- Improvements should be made to the road surface of the 'The Drive' following use by construction vehicles and to surrounding other roads which would unlock further development potential.
- The proposal would increase traffic on local roads and result in an increase of air pollution.
- Safety issues regarding increased use of the historical entrance which is narrow, has poor visibility, and is positioned at an acute angle to 'The Drive'.
- The development will add pressure to the water and sewerage infrastructure.
- Disruption during construction period including impact from construction vehicles which would harm the residential amenity of neighbouring properties.
- Adversely impacting the fabric and setting of the Listed Building.

Officer's response: The main issues raised have been dealt with within the main body of the report, however with regards to the water and sewerage infrastructure, the Regional Water Authority is in charge of water supply, sanitation, and water resources management. In July 2011 the Department for Environment, Food and Rural Affairs (DEFRA) passed the Private Sewerage transfer regulations. This was a two part process;

Part 1: sewerage companies became responsible for private sewers/drains from 1 October 2011

Part 2: sewerage companies will become responsible for private pumping stations from 1 October 2016, which meet the eligibility criteria.

This change in the law means the ownership and maintenance for previously private sewers and lateral drains transferred to Thames Water on 1 October 2011. Issues raised with regards to water and sewerage infrastructure are controlled under non-planning legislation and as such are not a

planning material consideration. It is also worth mentioning that damage caused to the road surface of 'The Drive' by any users would be a private civil matter outside the remit of planning.

ICKENHAM RESIDENT'S ASSOCIATION

Comments (Summary):

Whilst not wishing to object in principle to these applications, we ask that you consider carefully our following comments and observations in reaching your decision.

This is a major restoration and conversion proposal for a Listed Building in Ickenham. We are sympathetic to both the concept and scale of the proposals, and 25-self-contained apartments would most likely produce fewer vehicular movements than occurred, when used for commercial purposes and office facilities in the past, but because important information is missing from the application, we have no choice but to object at this stage.

The application does not seem to include:

- a) a construction traffic management plan
- b) a site waste management plan
- c) details on affordable housing provision
- d) details on the rationale for deviating from the London Plan policy on car parking space limits for new homes.

We are also sympathetic to this application because of the way the applicant has focused considerable attention on breathing new life into a historic local building. We look forward to receiving the missing information, which we would like to consider before making final comments. Details about why we think the missing information is so important are included below:

Traffic and Access

We note that traffic movements for the proposed development are likely to be less than those applicable to the site when occupied by Blockbuster Video. Our main area of concern is that further information is needed on the safeguards and mitigation measures to limit safety risk and disruption to local residents during the construction phase, both in The Drive and Highfield Drive. The application seems to lack a clear construction traffic management plan. Such a plan could include daily limits on the number of vehicles permitted to access the site; procedures to be put in place to ensure removal of mud and dust from roads and footpaths at the site access points; strict time limits on the hours of working and regular monitoring of noise levels. Its absence is especially worrying because The Drive and part of Highfield Drive have no pavements and in places are quite narrow. The junction of The Drive and Harvil Road is very dangerous due to poor visibility and excessive speed, and consequently difficult for use by HGVs. It should also be noted that all the access roads are privately maintained, and that damage of the residential roads and ongoing maintenance is a contentious issue in the area.

Site Waste Management

We are concerned with the lack of a visible site waste management plan, showing clearly how much rubble from the demolition of the office building and spoil from the excavation of the new car park will actually be re-used on site and how much will have to be removed, and via which route and when this is proposed to happen. HGV movements in this area are already very high, so we want to be sure that everything possible is done to minimise construction waste movements.

Affordable Housing Provision

We have received confirmation from the Council's case officer that the applicant has made a case to provide less than the 35% affordable housing provision required in the Local Plan. We have also

had a request for further information about the affordable housing arrangements onsite declined. We understand that restoration work associated with the Listed Building may add some extra cost, and may provide the applicant with sound reasoning for requesting permission to deviate from the local 35% target. We really do need to know the details before we can make a judgement about whether or not the development is contributing to the achievement of sustainable development in the village.

Car Parking Standards

We recognise that the proposed development will have less car parking than the existing one, but without disclosure of the details about why the London Plan car parking ratio standards for new homes are being exceeded, we cannot give a rounded view on the proposals on behalf of our members. Again, if the Council cannot share this information on grounds of commercial sensitivity, we ask that the request is passed on to the applicant for consideration.

And finally, we appreciate the proposed, continued use of the existing historic site entrance in The Drive and would oppose any future proposals to move it on safety and heritage grounds.

Officer's response: The main issues raised have been dealt within the main body of the report.

THE ASSOCIATION OF THE RESIDENTS OF THE DRIVE

Comments (Summary):

At present the Association reserves its position in regard to the planning issues relating to the change of use to residential, new development in the Green Belt, the conversion of the listed building and the demolition of office building and its replacement with a larger residential block on an enlarged footprint and significant greater square footage. The Association is holding an emergence general meeting to further discuss its response but in the meantime objects to the development on the basis of the proposed retention of the vehicular access on the Drive South.

The Association also notes that the description of the access is misleading what is described the secondary servicing access has in fact been since the 1960s the main access and what is described as the main access on the Drive South has in fact been the secondary servicing access for visitors and deliveries only. Furthermore the replacement building is on a substantial increased footprint, height dimensions and square footage.

What is now known as Harefield Place Estate consists of a number of properties situated in a number of interlinked private roads. The Drive has an entrance at Swakeleys Road and at Harvil Road, The Drive (south), and its associated roads Dukes Ride, Pine Trees and Georgian Close all of which are cul de sac, are members of this Association. There is also the Drive (North) consisting of twelve properties and a small number of properties at the Golf Course Branch of the Drive, and the properties in Highfield Drive which runs parallel to the Drive and which has an entrance on the Drive and on Harvil Road. The Association of residents of the Drive represents the majority of residents in Harefield Place.

Unfortunately there are limited access routes onto Harefield Place Estate, one from the North and one from the South, From the North, motorists can access Harefield Place Estate from both Harvil Road (Two points of entrance one directly into the Drive and one into Highfield Drive which leads back into the Drive), and from the South, at the junction between Swakeleys Road and the Drive, which is immediately before Swakeleys Roundabout. Swakeleys Roundabout is the main route both into London and to access the M40 and M25.

The Drive itself is a particularly narrow private road, with no separate pedestrian foot path and therefore pedestrians, bicycles and vehicle traffic share the road space. Traffic particularly in the morning and parking at all time cause safety and amenity problems in this narrow road space. In the

mornings the Drive is a significant school access route to Vyners School situated in Warren Road and other nearby schools and also for access to Hillingdon Station and Bus Stops situated by Swakeleys Roundabout.

Very recently in response to this Associations and others concerns as to safety and rat run traffic, the Council carried out a traffic survey and briefing note which confirmed that there was a significant traffic problem in the Drive and found that between 170 and 325 vehicles turn into The Drive and Highfield Drive from Harvil Road during the morning peak to avoid southbound traffic queues on Harvil Road (between 12% and 23% of the traffic. This problem is likely to get much worse with the recent proposal for a haul road to the rear of the properties of the Drive existing at Swakeleys Roundabout adjacent to the exit onto Swakeleys Road from the Drive. The council have now agreed to try to obtain permission to restrict no right turns into both the Drive and Highfield Drive in the mornings between 7-10 am.

Further very recently approval was given despite our objection to convert no 51 to flats. Whilst before the Council at the moment is yet another proposal to turn another property no 37 into flats. Both properties are in close proximity to each other and will themselves lead to an increase of some 11 new residents in the Drive. Indeed we are already experiences the impact of construction traffic associated with no 51, being parked on the road outside no 51, residents are concerned that further construction traffic associated with no 37 and Harefield Place could become intolerable.

The original access to Harefield Place House and the Hospital were by two entrances on the Drive South, forming an in/out system with both access at 45 degrees to The Drive. At some time the out entrance was blocked, a new wider entrance for all office staff created nearer the Golf Course in the Drive North, whilst the old (in) access remained for visitors and deliveries only. No doubt this new main staff access was created for a reason, since it did not obstruct other residences, stood alone and has very good visibility splays to the Road in all directions. A much better entrance than the old entrance now being relied upon.

It is important to understand that this staff access became the main entrance in terms of number of vehicle using the offices on a day to day basis. The old entrance in the Drive (south) being used by the occasional visitor and delivery vehicle. This has remained the pattern of traffic entering the development for the last 50 years. The main traffic numbers going to the new entrance and small volumes of traffic using the original old hospital entrance on the Drive. Even so the writer can remember one occasions when the verge was damaged by lorries trying to turn out to the left on in from Highfield Drive and two occasions of lorries having to reverse back to Highfield Drive and approach the entrance from the South because they could not make the turn in and the chaos that was created whilst they did this.

The Association notes that the developers' proposals included the loss of the listed building to sub-division to flats and the knocking down of the existing office block and its replacement by a much larger building on an extended footprint in the green belt, and the loss of this type of head office accommodation. The Association were aware of the test of very special circumstances.

However, the Association also recognised that there could be benefits from a change of use from offices to residential in overall volumes of traffic using the site. The Association were also aware that Manorgrove Homes Ltd are a well-respected local builder who indeed have built a number of properties on the Drive and that this was reflected in that some of our residents had expressed support for the change of use.

Therefore the Association has been proactive to try to explore with the Developers whether any agreement could be reached which on balance would be beneficial and acceptable to residents as a whole, expressed through a consultation exercise once the Association had pinned the Developers down as to their proposals.

The Association has one major concern in particular,(raised by a number of residents directly affected) namely, in regard to the proposed use of the old entrance of the Drive misleading described as the main entrance but in fact being the secondary access for the last 50 years. The Association let the Developers know of the concerns of a number of members of the association living nearest to the old entrance, who would be directly affected and sought assurances that any application would not use this entrance but instead the Developers would continue to use either the main staff entrance in the Drive North to form the main entrance for residential traffic or create an alternative entrance that would allow better visibility splays and access that at the old entrance.

The Association explained to the Developers the reason behind these concerns:-

1. First that the Developers did not own the road or the verge and their proposals for visibility splays could not be achieved since they were over land they did not own or control and that a large amount of trees and shrubs were on land maintained and in the possession of the Association.
2. Further that they did not have the consent of the title holders or more importantly the Association to do any work to the verge and that such consent would not be given. [The Developers knew that the Association has long claimed possessory title to the road and grass verge at this point, by virtue of its maintenance and control of the verge and road over the last 50-70 years].
3. The Association explained that although this was an existing entrance it had been in practice little used in comparison with the main staff entrance to the north and since they were proposing a change of use that would involve a considerable increase in traffic movements into and out of the old entrance this would be particularly undesirable for the following reasons.
4. The old entrance (the pillars are to be retained) is not wide enough for two vehicles to pass and will mean backing up onto the road, whilst vehicles clear the entrance pillars.
5. the old entrance road at this point is not set at 90 degrees to the Drive but at a 45 degree angle to the carriageway and this will cause vehicles (and in particular large vehicles) which turn in from the right and/or out to the left, towards Highfield Drive, to track over the half way mark in the carriageway and/or onto the grass verge. [In this respect we noted that absent from the tracking plans, were any tracking plans for this manoeuvre toward or from Highfield Drive, yet this would in fact be a main route for vehicles exiting via Harvil Road to go North or to Ickenham or Ruislip]
6. This manoeuvre will conflict with both oncoming vehicles and cars lawfully parked on the properties on the east side of the road. A concern raised by those residents in those properties.
7. The drive at this point is narrow with no pedestrian carriageway and the effect of any such manoeuvre will be that large vehicles would either be forced to mount the verges causing damage which it is the responsibility of the association to repair or to come into conflict with lawfully parked vehicles outside the adjacent residential properties. There are no parking restrictions on the Drive.
8. Further there are already safety problems at the junction between the Drive and Highfield Drive with a severe restriction on visibility for vehicles turning left from Highfield into the Drive, the is concern that another unsafe junction in close proximity to the one proposed is an accident waiting to happen.

Further, the Association were concerned as to the damage that construction traffic will cause to this privately maintained road. It is totally unrealistic to assume that all construction traffic will not use the Drive (south), particularly since the no right turn once implemented will mean that such traffic will have to come in by Swakeleys roundabout in the mornings. The Association were not happy about the proposals for compensation or required that a formal legal document be put in place to secure any promises made.

Without consent the developer has entered the Association's grass verge and cut down some 2 metres width by some 10 meters in length of trees and shrubs outside the red line area of their ownership. The developer has since sought to challenge the Societies possessory title to the road and grass verge.

Officer's response: It is recognised that the historical entrance to the site located farthest south was

not the main vehicle entrance for staff for the previous office use. However it was the main entrance for servicing the site and for visitors. It is also the original historical entrance for the site. The Council's Transport Officer has assessed the proposed development and considers that subject to condition that the continued use of the entrance would be acceptable. As is recognised by the Association, the change of use would be likely to reduce overall traffic volumes related to the site. It is also worth mentioning that private issues between neighbours such as land/boundary disputes, damage to property, private rights of access, and covenants are not material planning considerations.

Internal Consultees

ACCESS OFFICER

Comments (Summary): No objection, subject to condition to secure accessible/wheelchair adaptable units. The plans concur with the written information, and no concerns are raised from an accessibility standpoint. However, in order to secure the required standards of accessibility at the construction stage, any grant of planning permission should specify that three units are designed and constructed to be wheelchair adaptable in accordance with part M4(3) to the Building Regulations, with the remaining units located outside of the listed building to be accessible and adaptable as specified in Part M4(2).

Officer's response: This condition will be imposed if planning permission is granted.

CONSERVATION AND URBAN DESIGN

Comments (Summary):

Background: The house currently appears to be in a reasonable state of repair, although there is some water ingress as a result of lead having been stolen from the roof. The building, however, fell into a derelict state and was extensively repaired and partly rebuilt in the 1980s. The Council's microfiche and other records indicate that these works included the removal of a large masonry veranda structure on the garden elevation, removal of additions to the north and south of the building, the rebuilding of parts of the principal elevations, a new roof structure and replacement floors. Internally, whilst the building was very well restored, few original decorative features or joinery elements remain, although the internal walls for the most part appear to be original and clearly indicate the earlier room layouts. A series of vaults remain to the front of the building, although it appears that some of these have been filled with concrete.

The curved 2 storey office addition (over a basement) was constructed at the time of the restoration in the early 1980's and was likely to have been considered as "enabling development" at that time.

The building is sited within extensive landscaped grounds, which fall dramatically away to the south west (garden front) and rise up to a plateau to the north east, beyond the main front of the building. Some remnants of the early landscape remain, including a large informal pond located to the north east of the house. An ice house, considered as a listed structure, also remains and is located to the south west of the pond.

Consideration: The existing modern curved addition, over a basement, is of good quality in design terms and sits comfortably with the house. Given the quality of the revised scheme for the site, no objection is raised in principle to its demolition.

Historic Building: The application is supported by an historic buildings assessment, which appears to be a reasonably well researched document. The potential long term reuse of the listed building is welcomed, no objections are raised in principle to its conversion to flats, and following extensive negotiation with the applicant's architect an acceptable scheme, that retains original fabric and

observes the building's 19th century layout and has been negotiated. Whilst the works include a new roof, dormers, internal high level roof terrace (not visible from ground level) and raised floor structure at second (attic) floor, these are within areas where there is, as far as we are aware, no original historic fabric remaining. The original internal walls within these areas are retained with minor alterations.

On the other floors, a level of subdivision beyond that that currently exists will be required as part of the conversion. The principal rooms, however, will be left unaltered, other rooms will be subdivided, although it is anticipated that the partitions will be constructed so as to be easily removed at a later date if required. Whilst not particularly desirable in listed building terms, on balance, this is considered acceptable in order to secure the future long term use of the building.

Discussions have been held with GLAAS re their advised levels of building recording, they have agreed that in view of the history of the building and the extent of works previously undertaken, a lesser level of recording is acceptable.

A range of conditions should be imposed to safeguard the archaeological/historic interest of the site.

Site/ Landscape: No objections are raised in principle to the changes to the garden setting of the listed building, nor to the proposed landscape surrounding the new structure. The removal of the existing large areas of hard surfacing for the upper level car park is welcomed, as are works to improve the pond and the immediate setting of the listed building and its frontage. In addition to the Tree and Landscaping Officer's advice, further details should be requested to cover the design, finishes and extent of new boundary enclosures, works to gates and gate piers, retaining walls, ramps, steps and handrails. In addition, details and samples to be provided of all new external hard surfaces, lights and signage.

Site Archaeology: as per GLAAS condition

New building: The design, positioning and form of the new building have been subject to extensive pre application discussions with the applicant and his architect. There are no objections in design or conservation terms to the addition as now proposed. The design whilst modern is simple and recessive in appearance, and reads as a secondary element to the original building when seen against all of its principal elevations. The success of this building will depend very much on the quality of its external materials, finishes and detailing, these will need to be covered by appropriate safeguarding conditions.

Garden structures and gatehouse: No objection to these features in principle, please condition samples of all external materials to be used and the design and finish of windows and doors.

Officer's response: Noted. Appropriate safeguarding conditions will be imposed to the associated Listed Building Consent application or this application should it be granted.

ENVIRONMENTAL PROTECTION UNIT (EPU)

Comments (Summary):

Land Contamination

The Site Check report is a study made for the purchase of property. This involves the assessment of historic maps and databases held by the provider such as landfill lists. The report is not a desk study made prior to carrying out site investigations and does not involve a site visit. Notwithstanding no contaminative use appears to have been present on the site. This accords with our historic maps and the data on the site history submitted with the planning application including the archaeological

desk study. The use of the site as a house, the 'Uxbridge County Hospital', and as offices are all well known.

As the site has had no known contaminative use it would not seem reasonable to attach the standard staged contaminated land condition. However the site will have a more sensitive use as residential. It appears that there will be some private and amenity spaces with landscape enhancement. I would not have thought soil imports will be necessary for the site but this is always possible if the developer adjusts the site profile. For this reason I would advise attaching a soil testing condition to ensure that the gardens and landscaped areas are clean and any imports tested if used.

Lighting

No objection, subject to condition to secure details of external lighting to safeguard the ecological interest of the site.

Officer's response: The informatives requested have been noted and shall be imposed if the application is granted.

FLOOD AND WATER MANAGEMENT

Comments (Summary): The information contained within the Flood Risk Assessment by EAS contain sufficient information to show that the site is in a low risk area for fluvial flooding and other risks from other sources will be controlled on site.

Further information and work is to be undertaken including CCTV of the overflow from the existing pond on site to ensure that it is functioning appropriately. Final level information should be submitted showing flow routes of surface water in a more extreme event including over topping or breach of the existing pond on site. Details of the proposed new pond should also be included including in let and outlet and appropriate clearance of the ditch within the site but downstream of the pond should be included as well as the pipework from the existing pond, and any operational structures.

Therefore the following condition should be applied:

Condition

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

a) Manages Water - The scheme shall follow the strategy set out in 'Flood Risk Assessment' and 'Surface Water Drainage Strategy', produced by EAS dated 25th September 2015, and the addendum also by EAS dated 12th October 2015 and demonstrate ways of managing water on site by providing information on:

a) Suds features - incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards (safe access and egress must be demonstrated).

b) Receptors -

i. Capacity demonstrated for Thames Water foul and surface water network, and provide

confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

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

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

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

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

i. Incorporate water saving measures and equipment.

ii. Provide details of water collection facilities to capture excess rainwater;

iii. Provide details of how rain and grey water will be recycled and reused in the development.

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

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

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

Thereafter the development shall be implemented and retained/maintained in accordance with these details for perpetuity.

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 (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015).

To conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

To ensure developments have suitable infrastructure in place to support them and improve water quality in accordance with Policy 5.14 Water quality and wastewater infrastructure, (March 2015).

Officer's response: This condition will be imposed if planning permission is granted.

PLANNING POLICY

Comments (Summary): My comments on each of the exception tests specified in the NPPF are as follows:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

Response: I do not consider that the proposed extension represents a disproportionate addition to

the existing building

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

Response: I understand that the building occupies a slightly smaller footprint than the existing structure

- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Response: I do not consider that the proposal will have a greater impact on openness than the existing structure.

Overall, I do not consider that the proposal constitutes inappropriate development in the Green Belt.

Officer's response: Noted.

SUSTAINABILITY OFFICER

Comments (Summary):

Ecology

The site is considered to be of high value and likely to be of interest to protected species both for foraging and/or as resting places. Applying the standing advice from Natural England, the information submitted is satisfactory. The ecology surveys are therefore sufficient to enable the application to be approved with regards to the statutory requirements under the Habitat Conservation Regulations.

The built form of the development will be broadly on the same footprint as the existing development. Therefore, there is scope for retaining and enhancing the ecological value within the red line boundary.

The ecology information is supplemented by the landscape masterplans. Unfortunately they do not provide a clear understanding of the site (limited photos) as it currently is, nor a wider masterplan showing what will be retained and what will be removed. The following condition is therefore required to ensure the development suitably retains ecology features of note and enhances other areas for a net gain:

Condition

Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing. The scheme shall include photographic records of the current site and a plan identifying the important features of ecological value. The scheme shall be accompanied by a separate plan showing the retention of these features together with proposals for the inclusion of additional features and improvements to the existing site which will result in a net gain in ecological value. The enhancements shall include;

1. the improvements to existing ponds and lakes,
2. the inclusion of one or more additional ponds,
3. wildlife specific planting
4. log piles
5. habitat walls

- 6. bat and bird boxes
- 7. wild flower meadows

The development must proceed in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

Living Walls and Roofs

The development does not incorporate any living walls or roofs as required by both the London Plan and the Local Plan Part 1. The following condition is therefore necessary.

Condition

Prior to the commencement of development details of inclusion of living walls and roofs within the development shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented and completed prior to first occupation. The details shall include planting mixes and maintenance plans.

Reason: To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan (FALP 2015).

Air Quality

The development will result in an increase in vehicular movements along Harvil Road and at Swakeleys Roundabout. The additional traffic from the development will be a negligible increase and a negligible impact. However, it is recognised that the air quality (particularly around Swakeleys Roundabout) is currently of a poor quality with some areas exceeding EU limit values. There are no such exceedences in and around the development site.

The mitigation for any air quality impacts needs to be commensurate with the scale and nature of the development. Given the current levels of air quality (considerably below minimum exceedence levels) around the development site and relatively small increase in vehicular movements, reductions in emissions should be secured through the adoption and implementation of a Green Travel plan that requires the development to implement measures to reduce private vehicular movements and increase sustainable forms of transportation. The Green Travel Plan must have a specific section linked to air quality management.

Energy

The submitted energy strategy is broadly acceptable and outlines the methods by which the development can achieve a 35% reduction in CO₂ in line with Policy 5.2 of the London Plan (FALP 2015). However the strategy lacks the final details to demonstrate how the development can incorporate the energy solution into the development. It states:

Using current known PV panel efficiencies, 23.75 kWp of PV corresponds to approximately 290m² (including an allowance for module spacing), assuming that panels will be tilted to 16 degrees and south west facing. Therefore, it is considered feasible that solar PV could be used to meet the 35% CO₂ saving requirement.

There is concern that the primary carbon reduction solution (PVs) cannot be accommodated in the final development, either [1] because they are not appropriate from a design perspective given the

relationship with a listed building or [2] because it is not practically possible given the roof design restrictions.

I have discussed the issue of design with the conservation team and there would be a requirement on state of the art panels that do not protrude from the roof line. The energy assessment has not been assessed on this basis.

Consequently, as proposed in the energy strategy, the PV cannot be implemented. I do not believe that a suitable PV energy solution is reasonably available. The following options are available:

Option 1 - In lieu of a suitable energy solution the applicant is required to provide a contribution to require carbon reduction to be provided offsite. The funds would be paid into the Council's carbon fund and would be used on outdated and inefficient building stock.

The contribution is calculated as a cost per tonne, set down by the Government in their allowable solutions consultation. The current cost per carbon tonne in the context of 'allowable solutions' is £60. The carbon saving required has to be calculated on an annual basis over the lifetime of the development (with respect to a carbon intensive national grid).

For this development the contribution would be $60 \times 30 \times 10 = \text{£}18000$

Option 2 - Alternatively, the applicant is required to either revise the energy strategy or provide details of PV panels that a) do not protrude from the roof line and b) can deliver the savings set out in the energy strategy.

Ideally, this amended energy strategy should be prepared and submitted prior to determination but could be secured through the following condition:

Condition

Prior to the commencement of development a detailed energy strategy shall be submitted and approved in writing by the Local Planning Authority. The strategy shall demonstrate the development can deliver a 35% reduction in CO₂ from a 2013 building regulations baseline. The strategy must be accompanied by details and specifications for the preferred low or zero carbon energy technology. If PVs are proposed as part of this strategy, then a roof plan and elevations showing the required amount of PVs without any protrusion above the roof line shall be included within the strategy. If a suitable 35% saving cannot be achieved, the Council will require an offsite contribution to allow the required carbon reductions to be achieved offsite. The development must proceed in accordance with the approved strategy.

Reason: To ensure appropriate carbon savings are delivered in accordance with policy 5.2 of the London Plan (FALP 2015).

Officer's response: Noted, the developer has agreed to provide a contribution of £18,000 towards carbon reduction measures through the Council's carbon fund. All other conditions will be imposed if planning permission is granted.

TRANSPORT

Comments (Summary): The site has a very low PTAL of 1a. The Transport Assessment compares the trip generation from the the 25 proposed flats with those of the previous office use.

The proposed dwellings are large apartments and car ownership in the area is very high. In order to provide a robust approach TRICS sites containing private detached dwellings have been selected.

The proposed residential two way vehicular trips are estimated at 19 and 21 during the AM and PM peak hours respectively. The corresponding vehicular trips for the office use are 46 and 50. There is a significant reduction in the vehicular trips as a result of this development.

50 car parking spaces are proposed. The Council's parking standards for flats are 1.5 spaces per flat which permits a maximum of 38 spaces. The plan ought to be altered to show 38 spaces with 4 disabled bays and 2 motorcycle spaces. (2 spaces per dwelling are for houses with curtilage parking)

Electric charging points have to be 20% active and 20% passive to comply with current London Plan standards which can be conditioned.

The existing car park of around 96 spaces is to be removed and landscaped. This should be conditioned to ensure that the works are completed prior to occupation.

Access Road - Condition seeking details of the access road, ie construction, surfacing and lighting etc, showing a minimum carriageway width of 4.8 metres and a footway on one side to be submitted for approval to the LPA prior to the commencement of the development.

Sight lines at the junction with the Drive meet the guidance under the Manual for Streets.

Refuse collection point is located in a purpose built area half way off the access road and a management company would be responsible for bringing the refuse to this collection point.

The access from The Drive is at an acute angle. No auto tracks have been provided to demonstrate that refuse and other HGVs approaching the access from the west can turn right into the site. These are required and in their absence, a condition is necessary to obtain such details. In the event that there is a failure to satisfactorily demonstrate that auto tracks work, the condition should include provision of alterations to the angle of the access, all to be approved by LBH prior to commencement of the development.

A Construction Management Plan is required to include details of construction traffic routes to the site and restricting construction traffic to off peak hours.

Please add an informative that the Council is in the process of introducing no right turns from Harvil Road into The Drive and into Highfield Drive during 7.00 am to 10.00 am

Officer's response: Noted, however regarding car parking, it is recognised that there is a conflict between the Council's adopted parking standards and the London Plan. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

The London Plan (FALP 2015) is the most recently adopted document and would take precedence over conflicting saved policies within the Council's UDP.

Bearing this in mind, the development would provide 50 car parking spaces within the basement for 25 residential units. This would equate to 2 spaces per unit. The development would comply with the London Plan (FALP 2015) and the level of car park provision would therefore be acceptable.

In addition, the development should also be considered against the backdrop of the existing situation on site. The site currently provides excessively for parking and the proposal would result in a significant reduction in the number of spaces from 96 to 50 which would represent an improvement

within the spirit of all policies. On this basis, the level of parking provision would therefore be considered acceptable and compliant with local, regional, and national policies.

TREE/LANDSCAPING OFFICER

Comments (Summary):

Landscape Planning designations:

Tree Preservation Order 236, served in 1980, protects many of the trees on the site.

Recommendation

This application has been subject to post-application discussions with the design team. Landscape amendments to the original submission are described in the Supplemental Planning Statement (section 3.0) and illustrated in the amended Proposed Site Masterplan (ref. 1001 Rev 02) by Willcox and Meilwes received December 2015. The amendments reflect the outcome of discussions with the local planning authority's design specialists.

Following receipt of the revised scheme/details, no objection is raised, subject to conditions RES6, RES7, RES8, RES9 (parts 1,2,3,4,5, and 6 - 1.a 'Planting plans' to be amended to add: of all ornamental and ecological planting, 2.g 'Other structures' to be amended to read: such as the ice house, gates, steps and ramps), & RES10.

Officer's response: The conditions will be imposed if planning permission is granted.

WASTE DEVELOPMENT MANAGER

Comments (Summary): A space is allocated for waste and recycling storage which is good practice. Subject to condition, the waste management arrangements would be considered acceptable.

Officer's response: Appropriate conditions will be imposed if planning permission is granted.

CIL & S106 OFFICER

Heads of Terms

1. Construction Training: A financial contribution to the sum of: Training costs: £2500 per £1m build cost plus Coordinator Costs - £9,600 per phase or an in kind scheme to be provided.
2. Travel Plan: to include £20,000 Bond
3. Affordable Housing: An in lieu financial contribution of £250,000 towards the provision of off-site affordable housing has been agreed with the applicant.
4. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions

Officer's response: Noted, the officer recommendation includes all of the above S106 obligations which have been agreed by the applicant.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

'Saved' policy H8 of the Unitary Development Plan (2007) is relevant in that it states that a change of use from non-residential to residential will only be permitted if;

- (i) a satisfactory residential environment can be achieved;
- (ii) the existing use is unlikely to meet demand for such

(iii) the proposal is consistent with the other objectives of the plan.

The applicant's supporting documentation confirms that the existing buildings have been vacant for some time, with every effort made to let them for office purposes but without success. In view of this, there is considered to be no objection in principle to its conversion to residential use, in terms of Policy H8(ii). It is also considered that a satisfactory residential environment could potentially be created for all of the future occupiers. The scheme is therefore considered to accord with criteria (i). Provided the proposed scheme is not considered to be contrary to Green Belt and Heritage policies as a result of the conversions, new buildings and extensions proposed, the scheme would accord with criteria (iii) of this policy and no objection would be raised to the redevelopment of the site for residential use.

Policy 3.3 'Increasing Housing Supply' of the London Plan (FALP 2015) recognises the need for more homes in London in order to promote opportunity and provide real choice for all Londoners in ways that meet their needs at a price they can afford.

Paragraph 59 of the National Planning Policy Framework(NPPF)(2012) encourages Local planning authorities to identify and bring back into residential use empty housing and buildings. It also states that they should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

There are no economic reasons why this development would be inappropriate and there is a recognised need for more homes in London generally. Therefore the development is considered to be compliant with adopted local policies, the London Plan, and the NPPF.

7.02 Density of the proposed development

DENSITY

Policy 3.4 of the London Plan (FALP 2015) seeks for new developments to achieve the maximum possible density which is compatible with the local context. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The application site has an area of 3.69 hectares and the proposal seeks to provide 25 residential units. The local area is considered to represent an suburban context and has a Public Transport Accessibility Level (PTAL) of 1. Table 3.2 of the London Plan (FALP 2015) advises that an appropriate residential density for the site would range from 150-200 habitable rooms per hectare (hr/ha) and 40-65 units per hectare (u/ha) for units with a typical size of 3.1 - 3.7 habitable rooms per unit (hr/u) (The Council's HDAS: 'Residential Layouts' further advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms).

The development would have a density of 6.8 units per hectare and 23 habitable rooms per hectare which would be below the guidelines set out within Table 3.2 density matrix of the London Plan. No objections are therefore raised to the density of the proposed development in this case as it accords with local and regional policies, subject to compliance with other planning policies.

MIX OF UNITS

Policy 3.8 'Housing Choice' of the London Plan (FLAP 2015) encourages a full range of housing choice and saved Policies H4 and H5 of the Local Plan Part 2 seek to ensure a practicable mix of housing units are provided within residential schemes. These policies are supported by the London Plan Housing SPG, which seeks to secure family accommodation within the residential schemes, particularly within the social rented sector, and sets strategic guidance for Councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing.

The development would provide 25 market units with a housing mix of 16 x 2 bed and 9 x 3 bed residential units. The housing mix proposed at this location is considered acceptable and meets a local housing need for the delivery of family sized (3 bedroom plus) homes.

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

Archaeology

'Saved' policy BE1 of the Unitary Development Plan (2007) states that only in exceptional circumstances will the Local Planning Authority allow development to take place if it would disturb remains of importance within the Archaeological Priority Area.

'Saved' policy BE3 of the Unitary Development Plan (2007) states that the Local Planning Authority will ensure whenever practicable that sites of archaeological interest are investigated and recorded either before any new buildings, redevelopment, site works, golf course or gravel extraction are started, or during excavations and construction. Development which would destroy important archaeological remains will not be permitted.

Policy 7.8 'Heritage Assets and archaeology' of the London Plan (FALP 2015) recommends that new development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

The site does not lie within a Archaeological Priority Area however is within an area of archaeological interest and is an Archaeological Priority Zone as designated within the emerging Local Plan Part 2.

The National Planning Policy Framework (Section 12) and the London Plan (FALP2015 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and give advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The applicant has commissioned an Archaeological Desk Based Assessment (Archaeology Collective, 2015) which has been submitted with the application. The site has the potential for archaeological remains dating from the Palaeolithic through to the Bronze Age but it is acknowledged that the existing building would have heavily compromised the archaeological survival within its footprint however the proposed basement extends beyond this previous impact and would potentially remove any surviving archaeological remains.

Given the nature of the proposed development and its practical constraints a condition could be imposed that would provide an acceptable safeguard, which is deemed an acceptable approach by the Council and would be compliant with adopted national, local and regional policies.

Listed Building

'Saved' policy BE8 of the Unitary Development Plan (2007) states that applications for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

'Saved' policy BE9 of the Unitary Development Plan (2007) states that in the case of listed buildings, policy BE8 will apply to applications for listed building consent as well as those for planning permission where, in any particular case, these matters are related.

'Saved' policy BE10 of the Unitary Development Plan (2007) states that planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

'Saved' policy BE12 of the Unitary Development Plan (2007) states that statutory listed buildings and others of architectural or historic interest such as those on the local list should, preferably remain in their historic use. Where planning permission is required, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

Policy 7.8 'Heritage Assets and archaeology' of the London Plan (FALP 2015) recommends that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 'Heritage Led Regeneration' of the London Plan (FALP 2015) explains that the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Paragraph 134 of the National Planning Policy Framework (2012) stipulates that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The first point to bear in mind in this proposal is that whilst the main building is listed, it is noted that its heritage value has been, to some extent, diminished over time through a number of later additions. Most notably the 1980's extension attached to the western side of the building. In addition, the Council's Conservation Officer recognises that internally whilst the building was very well restored in the 80's, few original decorative features or joinery elements remain.

The existing modern curved addition, over a basement, is of good quality in design terms and sits reasonably comfortably with the house. However the replacement extension sought would be more sympathetic in that it would be set away from the building above basement level so that it can be appreciated as a stand alone building. Given the quality of the revised scheme for the site, the Council's Conservation Officer raises no objection to the extension's demolition and its replacement.

The potential long term reuse of the listed building is welcomed, particularly as it is returning the building back to its original residential use and although this application does not involve enabling development in the strict sense, the proposal does include an element of restoration of the main listed range.

There has been extensive negotiation with the agent/architect to achieve this revised scheme that retains the original fabric and observes the building's 19th century layout. Whilst the works include a new roof, dormers, internal high level roof terrace (not visible from ground level) and raised floor structure at second (attic) floor, these are within areas where there appears to be no original historic fabric remaining. The original internal walls within these areas are retained with minor alterations.

On the other floors, a level of subdivision beyond which currently exists will be required as part of the conversion. The principal rooms, however, will be left unaltered, other rooms will be subdivided, although it is anticipated that the partitions will be constructed so as to be easily removed at a later date if required. Whilst not particularly desirable in listed building terms, on balance, this is considered acceptable in order to secure the future long term use of the building consistent with its conservation.

The design, positioning and form of the new building/extension is considered to relate appropriately in terms of its siting, style, scale, massing, height, design and materials. The Council's Conservation/Urban Design Officer raises no objection in design or conservation terms to the proposed. The design whilst modern, is also simple and recessive in appearance, and reads as a secondary element to the original building when seen against all of its principal elevations.

The removal of the existing large areas of hard surfacing for the upper level car park would significantly enhance the setting of the listed building, as will the works to improve the pond and other landscape enhancement measures.

Subject to a range of conditions to secure appropriate materials and finish, the proposed development makes a positive contribution to the local character and distinctiveness of the area whilst safeguarding the fabric of the original listed building and its setting, in accordance with Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2007).

7.04 Airport safeguarding

Not applicable to the consideration of this application.

7.05 Impact on the green belt

Policy EM2 'Green Belt, Metropolitan Open Land and Green Chains' of Hillingdon's Local Plan: Part 1 - Strategic Policies (Adopted November 2012) explains that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains and that development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

'Saved' policy OL1 of the Unitary Development Plan (2007) restricts development of Green Belt land to predominantly open uses, however it specifically states that limited infilling or redevelopment of major existing development sites is considered appropriate.

'Saved' policy OL2 of the Unitary Development Plan (2007) states that within the Green Belt, where development proposals are acceptable in principle in accordance with the above policy, comprehensive landscaping improvements to achieve enhanced visual amenity and other open land objectives will be sought.

'Saved' policy OL4 of the Unitary Development Plan (2007) states that the Council will only permit the replacement or extension of buildings within the green belt if the development would not result in any disproportionate change in bulk and character of the original building; the development would not significantly increase the built up appearance of the site; and the character of the surrounding area would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Policy 7.16 'Green Belt' of the London Plan (FALP 2015) gives the strongest protection to the Green Belt, in accordance with national guidance. That guidance is contained in chapter 9 of the National Planning Policy Framework (NPPF) which notes that the essential characteristics of Green Belts are their openness and permanence. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The NPPF states that that re-use of buildings in the Green Belt, provided that the buildings are of permanent and substantial construction, is not inappropriate development within the Green Belt. Given the listed range is of solid construction, it is considered appropriate for reuse. Comparing the impact on the Green Belt of the previous use with the proposed conversion of the main house for residential, the impact in terms of activity is considered to be comparable. Therefore in terms of national Green Belt policy, the conversion of this element of the scheme to residential development in the form of flats would be acceptable in principle.

Paragraph 89 of the NPPF lists a number of exemptions which will allow infilling or redevelopment in the Green Belt which include:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The proposed replacement extension/building would have a greater floor area and larger volume than the existing extension. The additional floor space would be achieved by reducing floor to ceiling heights to provide an additional storey and infilling the area immediately to the front of the crescent shaped extension. Due to the topography of the site and wider landscape the replacement extension would not to read as being larger or bulkier from the south, despite the infilling of this area facing southwards. In addition, the corners of the building have been set back which is considered to soften its edges, further reducing its impact on the Green Belt and enhancing the setting of the listed building.

The replacement extension would be positioned slightly further to the west which is screened by large trees along that side and to the front by a steep slope on the building's

northern side. Therefore the repositioning would not have any greater impact on the openness of the Green Belt and it would also allow the extension to be separated above basement level from the main listed building which would improve its setting. The proposal would be a similar height to the existing extension, its footprint would not project any further to the south (which is its most visible elevation from the surrounding area), and it would not notably extend any deeper or wider. Overall, the replacement extension would not disproportionately change the bulk over and above the size of the original building and 1980's extension. Nor is it considered to be materially larger. Therefore, the development would not materially reduce the openness of the Green Belt and as such would not detrimentally affect its visual amenity. The proposal is considered to meet a number of the exceptions set out in paragraph 89 of the NPPF which means that it would constitute appropriate development for the Green Belt and very special circumstances (VSC) are not needed. The development is appropriate for the Green Belt in accordance with the exemptions set out in Paragraph 89 of the NPPF and it would not represent a departure from policy.

Significant consideration has been given to the impact of the development on the Green Belt and in this case the development is considered appropriate and any limited harm would be clearly outweighed by the benefits of the proposal which conforms with adopted national, regional, and local planning policies.

7.07 Impact on the character & appearance of the area

For the impact on the Green Belt and Listed Building please see the relevant sections of this report.

Adopted policy BE1 of the Local Plan Part 1 (Nov 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. 'Saved' policies BE13 and BE19 of the Unitary Development Plan (2007) seek to ensure that the new development complements or improves the character and amenity of the area, whilst 'saved' policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

Chapter 7 of the London Plan (FALP 2015) sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world class, high quality design and design led change in key locations.

It is considered that the redevelopment of this site offers a positive opportunity to achieve a high quality scheme which would enhance the appearance of this part of Harefield.

The design of the replacement extension/building will include rhythm and good articulation through the use of windows, balconies and stepped building lines together with a contrasting palette of materials, which would soften the bulk and scale of the main elevation but that will also aid visual permeability and allow effective transitions between the new extension and the Listed Building. This is further enhanced by the separation now provided above basement level which will allow the Listed Building to be appreciated as a stand alone building.

The development sits on a relatively isolated position in relation to neighbouring properties and is not readily visible from any public highway and as such is considered acceptable in townscape terms, particularly as the proposal is considered to be of a high quality standard of architecture, most notable when you compare the replacement extension with the previous 1980's extension.

The proposed extension/building along with renovation works to the main Listed Building are well designed and will make a positive contribution to the location and surrounding area, in accordance with local, regional, and national policy.

7.08 Impact on neighbours

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

'Saved' policy OE1 of the Unitary Development Plan (2007) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The nearest neighbouring properties to the main listed building are located approximately 100m to the south and east. The replacement extension which has the greatest potential to have an impact on neighbours is located on the western side of the main building which is further away. There are some modest works nearer to these residences including the erection of single storey security/concierge and refuse buildings. However given the nature, scale, and proximity of these works/buildings to neighbours, it is not considered that the proposal would adversely impact the residential amenity of occupiers within neighbouring properties by virtue of outlook, daylight/sunlight and privacy. The proposal therefore complies with adopted local and regional planning policies.

7.09 Living conditions for future occupiers

Internal floor space

The Government's national space standards contained in the Technical Housing Standards and policy 3.5 of the London Plan (FALP 2015) set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants.

Generous and spacious residential floor space provision would be provided which significantly exceed the minimum standards of policy 3.5 of the London Plan (FALP 2015) and Technical Housing Standards. In addition, majority of the residential units are dual aspect and all are considered to benefit from adequate outlook and natural daylight.

There would be a good ratio of units served from each core and external corridors are appropriately positioned and accessible.

External amenity space

'Saved' policy BE23 of the Unitary Development Plan (2007) states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is useable in terms of its shape and siting. Developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. It should be of an appropriate size, having regard to the size of the flats and character of the area.

The scheme provides 416sqm of private amenity (balconies / terraces) across the scheme against a policy requirement of 670sqm. However consideration needs to be afforded to the development's setting and its 3ha woodland and open space lawn areas which would be available for residents for communal outdoor amenity provision. Future occupiers would

have the benefit of the expansive communal gardens which include a tennis court, a winter garden and recreational pond area. Residents would also have the benefit of a private gymnasium and pool which is situated at basement level. Overall, the development is considered to provide a high quality of accommodation for future occupants.

The proposal meets with the Council's requirements in terms of amenity space. Should the scheme be found acceptable in all other regards, a condition would be imposed requiring details of the treatment proposed around the balconies and terrace areas. Of most concern are the terraces and the relationship between individual flats. Adequate screening around private terraces should be provided to ensure there would be no overlooking into flats. Similarly the treatment proposed around the terrace/balconies would be important to ensure that this is acceptable in visual terms.

Children's Play Space

Policy 3.6 'Children and young people's play and informal recreation facilities' of the London Plan (FALP 2015) recommends that development that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs.

The Mayor's Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation sets out guidance to assist in this process.

It is anticipated that there will be approximately five children within the development (based on the housing mix). However, the London Plan and the SPG do not require children's play space for a child population of less than ten and provision of children's play space would not be necessary on this site.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Parking

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

London Plan (FALP 2015) policy 6.1 seeks to ensure that the need for car use is reduced and Table 6.2 sets out the maximum standards for car parking provision in relation to development.

Table 6.2 of the London Plan states that for residential development with 3.1 - 3.7 habitable rooms per unit within Suburban settings with a PTAL rating of between 0-1 that up to 2 spaces per unit would be the maximum standard.

There is a conflict between the Council's adopted parking standards and the London Plan. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

The London Plan (FALP 2015) is the most recently adopted document and would take precedence over conflicting saved policies within the Council's UDP.

Bearing this in mind, the development would provide 50 car parking spaces within the

basement for 25 residential units. This would equate to 2 spaces per unit. The development would comply with policy 6.1 of the London Plan (FALP 2015).

The development should also be considered against the backdrop of the existing situation on site. The site currently provides excessively for parking and the proposal would result in a significant reduction in the number of spaces from 96 to 50 which would represent an improvement in accordance with all policies. The level of parking provision would therefore be considered acceptable. Within the car park there would also be the provision of 3 motorcycle spaces which is welcomed.

The development would provide 10 spaces fitted with charging points and an additional 20% have passive provision for the future.

The development would provide 50 cycle parking spaces which is compliant with the London Plan (FALP 2015).

Access and servicing

There are two access points to the site, both from 'The Drive'. The southern would become the main access route to the site with residents using it to gain access to the main building and basement car park. The Council's Highway Officer is satisfied that the sight lines at the junction with 'The Drive' meet the guidance under the Manual for Streets. The access from 'The Drive' is at an acute angle and no auto tracks have been provided to demonstrate that refuse and other HGVs approaching the access from the west can turn right into the site. Bearing in mind that previously refuse/recycling trucks serviced the office building from this existing access, it is considered reasonable that should the application be granted, a condition should be imposed to ensure that such vehicles have appropriate safe access to the site. A condition requesting further details of the access road to include details of construction, surfacing, lighting, alignment (possible alterations to the angle of access), and minimum carriageway width of 4.8 metres and a footway on one side would also ensure adequate access from 'The Drive'.

A refuse collection point is located in a purpose built area half way off the access road and a management company would be responsible for bringing the refuse to this collection point which is considered acceptable. The scheme has been reviewed by the Council's Waste Officer who raises no objection to the location of the refuse store, its size and arrangements for collection.

Impact on existing transport infrastructure

'Saved' policies AM2 and AM7 of the Unitary Development Plan (2007) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The Transport Assessment has assessed the trip rate for the proposal against the existing lawful use as an office. The trip generation from the proposed development is less than the trips generated by the previous office use and therefore acceptable.

During construction, a plan for managing construction vehicles and restricting their access to the site to outside of peak times will be obtained by condition.

Subject to conditions, the development is not considered to give rise to any highway safety

concerns or adversely impact the existing transport infrastructure, in accordance with local, regional, and national policy.

7.11 Urban design, access and security

SECURITY

Policy 7.3 'Designing Out Crime' of the London Plan (FALP 2015) states development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. In addition, Building Regulations: Approved Document Q deals with security and requires that a reasonable provision must be made to resist unauthorised access to any dwelling: and any part of a building from which access can be gained to a flat within the building.

The residential complex would be gated with a security officer or concierge managing access to the site. The site already has well defined boundaries and given its location is unlikely to give rise to any undue security concerns. The scheme has been reviewed by the Metropolitan Police's Designing Out Crime Officer (DOCO), who raises no objection to the scheme as it would be considered to meet 'Secure by Design'. The proposed development would be considered to comply with policy 7.3 of the London Plan (FALP 2015).

For details of Urban Design, please see Section 7.03 and 7.07 and for details of access please see Section 7.10 of this report.

7.12 Disabled access

In assessing this application, reference has been made to policy 3.8 'Housing Choice' of the London Plan (FALP 2015); Approved Document M to the Building Regulations 2010 (2015 edition); and Accessible Hillingdon SPD adopted 2013.

Pedestrian access to the proposed new extension would lead from a new landscaped courtyard. Vehicles would enter the basement car park via a ramp which is set within the proposed landscaping and a drop-off zone would be incorporated adjacent to the main entrance.

The development has provided 50 car parking spaces within the basement of which 5 would be disabled bays. One would be allocated to each of the three wheelchair accessible units with an additional two for use by visitors. Pedestrian access would be from the main core of the extension with an additional fully accessible route to the main core of the listed building.

The plans indicate that the development would provide step free access to and from the proposed extension which would accommodate 16 accessible units. All of the units would comply with the Technical Housing Standards for internal floor space standards. There would also be step free access to the listed building however given the constraints of the heritage asset it may not be possible to have the 9 units accommodated within the conversion also accessible and adaptable as specified in Part M4(2). A condition would ensure that all of the remaining units within the new extension would meet this standard. Furthermore a condition would ascertain three units which are designed and constructed to be wheelchair adaptable. The Council's Access Officer is supportive of this approach and the development is considered to be acceptable with regards to accessibility and wheelchair housing provision and in accordance with regional policy and the Council's adopted SPD.

7.13 Provision of affordable & special needs housing

Policy 3.3 of the London Plan states that subject to viability, a minimum of 35% of all new

homes on sites of 10 or more units should be delivered as affordable housing, with the tenure split (70% Social/Affordable Rent and 30% Intermediate) as set out in Policy H2: Affordable Housing of the Local Plan Part 1.

A Financial Viability Assessment has been received from the applicants which concludes that on the basis of the costings for the project relating to the listed building, landscaping, and basement parking, the scheme will not achieve the 35% affordable housing provision as the development is deemed to be unviable.

The National Planning Policy Framework makes clear that viability can be important where planning obligations or other costs are being introduced. In these cases, decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.

Despite issues with regards to viability of the scheme, the applicant has agreed to offer an in lieu financial contribution of £250,000 towards the provision of off-site affordable housing which is considered acceptable by the Council's Housing Section.

7.14 Trees, landscaping and Ecology

TREE AND LANDSCAPING

'Saved' policy BE38 of the Unitary Development Plan (2007) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

'Saved' policy BE39 of the Unitary Development Plan (2007) states that the Local Planning Authority recognises the importance of Tree Preservation Orders in protecting trees and woodlands in the landscape and will make orders where the possible loss of trees or woodlands would have a significant impact on their surroundings.

'Saved' policy OL26 of the Unitary Development Plan (2007) recommends that the Local Planning Authority will protect trees and woodlands and encourage the preservation, proper management and in appropriate locations the extension of woodlands. Proposals for development in the more rural areas of the borough should be accompanied by proposals for landscaping and tree planting wherever practicable, and the retention of existing landscaping features where appropriate.

The site has a blanket Tree Preservation Order, which was served in 1980 and acts to protect many of the trees on the site.

The information submitted with the application including a Tree Survey describe existing Landscape features, including; trees, ecology, water, entrance and drive. The report notes that the tree population exhibits a range of quality and maturity. A large number of the trees are now of low, or poor quality or of low significance. Of the 193 trees located on the site, 30 low quality (Grade C) are to be removed.

The Council's Tree and Landscaping Officer has not raised an objection to their removal and has added that the development will provide a good opportunity to restore and enhance

the landscape surrounding Harefield Place. The aging and declining tree population at the site will be boosted with new and significant tree and shrub planting which will help to ensure a more balanced and sustainable age distribution of trees across the site.

The proposal is considered to preserve and enhance the character and local distinctiveness of the surrounding natural and built environment, in accordance with local, regional and national planning policy.

ECOLOGY

Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) and policy 7.19 of the London Plan states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

The site is considered to be of high value and likely to be of interest to protected species both for foraging and/or as resting places.

The built form of the development will be broadly on the same footprint as the existing development. Therefore, there is scope for retaining and enhancing the ecological value within the rest of the red line boundary.

Applying the standing advice from Natural England, the information submitted is at this stage satisfactory. The ecology surveys are sufficient to enable the application to be approved with regards to the statutory requirements under the Habitat Conservation Regulations however the Ecology Officer has recommended that a condition be imposed to ensure that the development suitably retains ecology features of note and enhances other areas for a net gain. Therefore subject to condition the development is considered to be acceptable with regards to ecology, and complies with policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) and policy 7.19 of the London Plan (FALP 2015).

7.15 Sustainable waste management

Policy 5.17 'Waste Capacity' of the London Plan (FALP 2015) sets out the Mayor's spatial policy for waste management, including the requirements for new developments to provide appropriate facilities for the storage of refuse and recycling.

The refuse management for the site works by utilising a refuse hold, located within the basement, easily accessible to all residents and is of sufficient size and capacity for a development of this scale.

The waste arrangements proposed by the applicant allow for the collection of refuse without the need for a refuse vehicle to have to come all the way into the site. It also allows for the considerable storage area required for refuse to be kept away from Listed Building as far as possible.

Subject to condition to secure waste management arrangements, the proposal would be considered to be acceptable and compliant with policy 5.17 of the London Plan (FALP 2015).

7.16 Renewable energy / Sustainability

Policy 5.2 'Minimising Carbon Dioxide Emissions' of the London Plan (FALP 2015) stated that development proposals should make the fullest contribution to minimising carbon

dioxide emissions

A range of passive design features and demand reduction measures are proposed to reduce the carbon emissions of the proposed development. Both air permeability and heat loss parameters will be improved beyond the minimum backstop values required by building regulations. Other features include low energy lighting.

The development is estimated to achieve a reduction of 1 tonnes per annum (4%) in regulated CO2 emissions compared to 2013 Building Regulations compliant development from energy efficiency measures.

Renewable energy technologies

The applicant has investigated the feasibility of a range of renewable energy technologies and had proposed to install 250sqm of Photovoltaic (PV) panels on the roof of the development. However, there is concern PVs which are the primary carbon reduction solution cannot be accommodated in the final development as they are not appropriate from a design perspective given the relationship with the listed building.

Given there is currently no suitable energy solution, the Council's Sustainability Officer has recommended that a contribution be sought from the application to require carbon reduction to be provided offsite. The funds would be paid into the Council's carbon fund and would be used on outdated and inefficient building stock.

The contribution is calculated as a cost per tonne, set down by the Government in their allowable solutions consultation. The current cost per carbon tonne in the context of 'allowable solutions' is £60. The carbon saving required has to be calculated on an annual basis over the lifetime of the development (with respect to a carbon intensive national grid).

For this development the contribution would be £18000, which the developer has agreed to provide for offsite carbon reduction measures through the Council's carbon fund which accords with policy 5.2 of the London Plan (FALP 2015).

7.17 Flooding or Drainage Issues

Flood Risk

The Flood Risk Assessment confirms that the 3.3ha site is within Flood Risk Zone 1 and that the majority of the site has relatively low risk of surface water flooding. The proposals are therefore acceptable in flood risk terms and comply with London Plan policy 5.12 (Flood Risk). However, there is a small pocket of significant surface water flooding in the wider catchment, particularly around Fray's River.

Sustainable Drainage

The wider catchment area is shown to have extensive surface water flood risk. The location of the site on a slope leading down to the River Fray makes London Plan policy 5.13 particularly important for this development. The applicant has proposed a greenfield run-off rate in a 1:100 year (+ climate change) storm event, with surface water discharge from the site restricted to 5 l/s.

The Council's Sustainability Officer has recommended a condition to ascertain brown/green roofs/walls which could be accommodated within the new extension,

particularly now that the PV panels no longer form part of the proposal. The Council's Water Management Officer has also recommended a condition which would require a comprehensive scheme for the provision of sustainable water management. Subject to these conditions, the development is considered to ensure that surface water run off is controlled to ensure that the development does not increase the risk of flooding, conserves water supplies, and suitable infrastructure is in place to support and improve water quality in accordance with policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

7.18 Noise or Air Quality Issues

NOISE

'Saved' policy OE5 of the Unitary Development Plan (2007) states that proposals for the siting of noise sensitive development such as family housing, schools or certain forms of commercial activity where the occupiers may suffer from noise or vibration will not be permitted in areas which are, or are expected to become, subject to unacceptable levels of noise or vibration. Where development is acceptable in principle, it will still be necessary to establish that the proposed building or use can be sited, designed, insulated or otherwise protected from external noise or vibration sources to appropriate national and local standards.

Policy 7.15 'Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes' of the London Plan (FALP 2015) recommends that development proposals should seek to manage noise by (a) avoiding significant adverse noise impacts on health and quality of life as a result of new development; (b) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens on existing businesses; (c) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity); (d) separating new noise sensitive development from major noise sources (such as road, rail, air transport and some types of industrial development) through the use of distance, screening or internal layout - in preference to sole reliance on sound insulation; (e) where it is not possible to achieve separation of noise sensitive development and noise sources, without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through the application of good acoustic design principles; (f) having particular regard to the impact of aviation noise on noise sensitive development; and (g) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

The proposed use would be a more noise sensitive development than the previous office use, however the site is not located near to any existing or potential excessive or major noise sources. In addition, the development would need to achieve compliance with Part E (Approved Document E) of schedule 1 of the Building Regulations which covers the requirement with respect to resistance to sound. Therefore the amenity of future occupiers in terms of noise would be considered to be appropriately safeguarded.

It is considered that the proposal has the potential to cause less noise disturbance to neighbouring properties in comparison with the existing use.

Overall the development would be considered to comply with 'Saved' policy OE5 of the Unitary Development Plan (2007) and policy 7.15 of the London Plan (FALP 2015).

AIR QUALITY

Policy 7.14 'Improving air quality' of the London Plan (FALP 2015) states that development proposals should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) and where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans. It also recommends that development proposals should promote sustainable design and construction to reduce emissions from the demolition and construction of buildings.

The development site does not suffer from poor air quality and there are no exceedences of EU limit values, therefore future occupiers should not suffer from such environmental issues.

Nonetheless, it is recognised that the air quality, particularly around Swakeleys Roundabout is currently of poor quality with some areas exceeding EU limit values.

It is considered that reductions in emissions should be secured through the adoption and implementation of a Green Travel plan that requires the development to implement measures to reduce private vehicular movements and increase sustainable forms of transportation. Subject to this Green Travel Plan obtained by legal agreement, the development would be considered acceptable with regards to air quality, in compliance with policy 7.14 of the London Plan (FALP 2015).

7.19 Comments on Public Consultations

Please see the external consultee section of this report for consideration of comments following the public consultation.

It is also worth mentioning that damage caused to the road surface of 'The Drive' by any users would be a private civil matter outside the remit of planning.

7.20 Planning obligations

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

'Saved' policy R17 of the Unitary Development Plan (2007) is concerned with securing planning obligations to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals.

At a regional level, policy 8.2 'Planning Obligations' of the London Plan (FALP 2015)

stipulates that when considering planning applications of strategic importance, the Mayor will take into account, among other issues including economic viability of each development concerned, the existence and content of planning obligations. It also states that development proposals should address strategic as well as local priorities in planning obligations.

The Council's Section 106 Officer has reviewed the proposal, as have other statutory consultees. The comments received indicate the need for the following contributions or planning obligations to mitigate the impact of the development.

Non-monetary contributions:

- Affordable Housing Review Mechanism: The legal agreement shall provide for the Council to review the finances of the scheme at set times, in order to ensure that the maximum amount of affordable housing is being sought (seeking an uplift if viable).
- A full and formal Travel Plan with associated bond is required to be submitted and agreed in writing by the LPA before occupation of the development. Thereafter, the Travel Plan is required to be reviewed annually to monitor and if required, update and/or amend the document to the satisfaction of the LPA, in order that its aims and objectives are achieved.

Monetary contributions:

- Affordable Housing: An in lieu financial contribution of £250,000 towards the provision of off-site affordable housing has been agreed with the applicant.
- Construction Training: either a contribution equal to the formula ($\text{£}2,500 \text{ for every } \text{£}1\text{m build cost} + \text{number of units}/160 \times \text{£}71,675$) or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development with the preference being for an in-kind scheme to be delivered.
- £18,000 contribution towards the Council's Carbon Fund to offset carbon.
- Project Management & Monitoring Fee: a contribution equal to 5% of the total cash contributions secured from the scheme to enable the management and monitoring of the resulting agreement, is sought.

The proposal would also be liable for the London Borough of Hillingdon CIL and the Mayor of London's CIL, as the scheme provides 25 new residential units. This would be collected by the Council after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

7.21 Expediency of enforcement action

There are no enforcement issues related to this site.

7.22 Other Issues

There are no other issues related to 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

Not applicable.

10. CONCLUSION

The redevelopment of Harefield Place would renovate and bring back into residential use the Listed Building and would include significant improvements to its historical landscaped grounds. The development makes the best and most efficient use of this previously developed site. The replacement extension and works to the Listed Building are acceptable

and are considered to be appropriate in design and conservation terms, sympathetic to the fabric of the original Listed Building and its setting whilst also not impacting on the openness of the Green Belt. Therefore the principle of the development is considered to be acceptable. The proposal is likely to have no greater impact on the wider transport infrastructure, nor raise any highway safety concerns, and the development would create 25 high quality residential flats with appropriate parking.

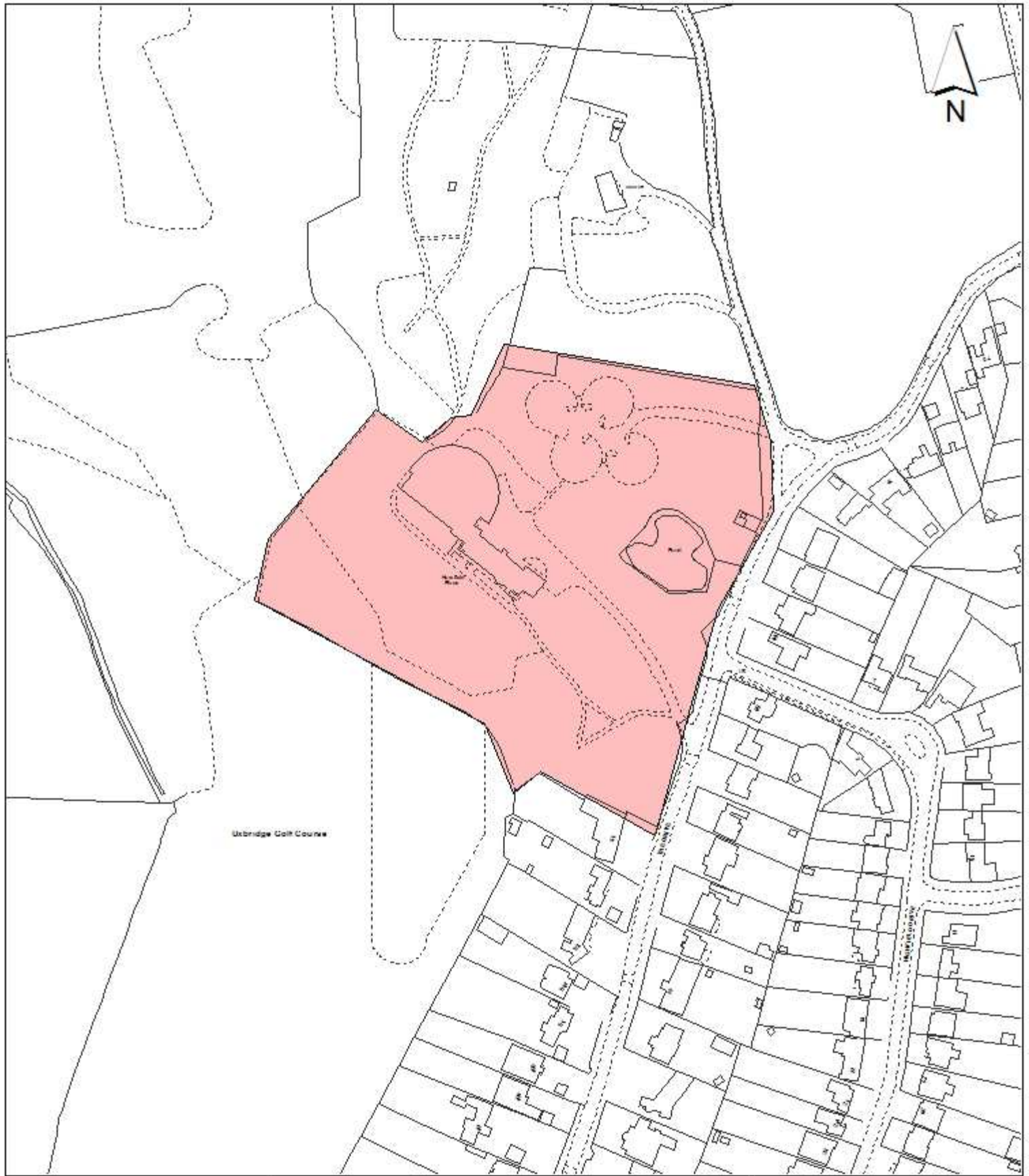
Overall, the development would strongly reflect the 12 core principles of sustainable development as set out in the NPPF. The application scheme meets the strategic policy objectives of the London Plan as well as the aims and objectives of Local Council Policy. It is therefore recommended that planning permission be granted subject to conditions and the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 to secure the items referred to in section 7.20 of the report.

11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (FALP 2015)
National Planning Policy Framework (2012)
Technical Housing Standards - Nationally described space standards (2015)
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety
Council's Supplementary Planning Guidance - Land Contamination
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Affordable Housing
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations
The Mayor's Housing Supplementary Planning Guidance

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Harefield Place
The Drive**

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

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

Planning Application Ref:

12571/APP/2015/3649

Scale:

1:2,500

Planning Committee:

Major Page 109

Date:

January 2016



HILLINGDON
LONDON

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Agenda Item 8

Report of the Head of Planning, Sport and Green Spaces

Address	HAREFIELD PLACE THE DRIVE ICKENHAM
Development:	Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent).
LBH Ref Nos:	12571/APP/2015/3650
Drawing Nos:	182-PL-300-02 Proposed Elevations AB 182-PL-010-03-Site Location Plan 182-PL-302-01 Proposed Elevations EF 182-PL-400-02 Proposed Site Sections 182-PL-1001-02 Proposed Site Plan 182-PL-2001-01 Proposed Ground Floor Plan 1 of 2 182-PL-2002-01 Proposed Ground Floor Plan 2 of 2 182-PL-2011-01 Proposed First Floor Plan 1 of 2 182-PL-2012-01 Proposed First Floor Plan 2 of 2 182-PL-2021-01 Proposed Second Floor Plan 1 of 2 182-PL-2022-01 Proposed Second Floor Plan 2 of 2 182-PL-2091-01 Proposed Basement Plan 1 of 3 182-PL-2092-01 Proposed Basement Plan 2 of 3 182-PL-2093-01 Proposed Basement Plan 3 of 3 182-PL-327-02 Alterations Elevation South West 3 of 3 182-PL-324-02 Alterations Elevation South East 182-PL-325-02 Alterations Elevation North West 1 of 2 182-PL-326-02 Alterations Elevation North West 2 of 2 Method Statement for Works to Listed Building 182-PL-2032-02 Proposed Roof Plan 2 of 2 182-PL-323-02 Alterations Elevation South West 2 of 3 182-PL-322-02 Alterations Elevation South West 1 of 3 182-PL-321-02 Alterations Elevation North East 2 of 2 182-PL-320-02 Alterations Elevation North East 1 of 2 182-PL-251-01-Proposed Out Buildings 2 of 2 182-PL-250-01-Proposed Out Buildings 1 of 2 182-PL-229-03 Basement Alterations Plan 182-PL-223-03 Roof Alterations Plan 182-PL-222-03 Second Floor Alterations Plan 182-PL-221-03 First Floor Alterations Plan 182-PL-220-03 Ground Floor Alterations Plan 182-PL-2031-02 Proposed Roof Plan 1 of 2 Heritage Statement_PART 1 Heritage Statement_PART 2 Design and Access Statement Addendum 182- DAS sections 1-3

Date Plans Received: 30/09/2015

Date(s) of Amendment(s): 01/10/2015

Date Application Valid: 05/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The site known as Harefield Place measures approximately 3.69 hectares and comprises office accommodation with associated parking and landscaped grounds. The land falls dramatically away from the existing buildings to the south west and rises up to a plateau to the north east, beyond the main front of the building. There are some remnants of early landscaping remaining such as a large informal pond located to the east of the house.

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental one-storey bow to the right of centre and a number of dormers to the roof.

The grade II listed building was originally known as Harefield Lodge and was built in 1785/86 by Architect Henry Couchman for Sir Rodger Newdigate. It was significantly extended around 1805 by Jane Parker and again in the early 20th Century. In 1935 Harefield Place was acquired by Middlesex County Council for use as an annexe to Hillingdon County Hospital. It was named the Harefield Country Hospital and had 51 beds and 12 cots. In 1958, the old stable was demolished because of its dangerous condition and its site made into a car park. At this time, the driveway was also resurfaced. The Hospital closed in 1965 but before this the wards were temporarily converted to provide accommodation for nursing staff from Hillingdon Hospital.

The building was vacant between 1965 and 1978 and as a result fell into a dilapidated condition. In 1981 consent for its change of use to office and for the presently existing side extension was granted and subsequently constructed. From 1991 the building was used by Blockbusters as their headquarters. The building has been partially vacant since 2004 and fully vacant for over two years since Blockbuster went into administration in December 2012, consequently its condition has deteriorated rapidly over the last few years.

The site is located on The Drive, a private road, approximately half a mile north of the A40 motorway, one mile from Ickenham Village Centre and situated within the Parish of Harefield which is part of Uxbridge District. 'The Drive' which delineates the eastern boundary of the site comprises of mainly two storey-detached houses which are of mixed architectural style and quality set in medium to large plots. To the north of the site there is open land and to the south and south west is Ickenham Golf Course.

The whole of the site is located within the Metropolitan Green Belt, a Nature Conservation Site of Borough Grade II or Local Importance and the Colne Valley Park. At present the grounds are unmaintained and overgrown. The existing site benefits from 96 car parking spaces and has a Public Transport Accessibility Level (PTAL) of 1a, on a scale of 1 to 6, where 1 represents the lowest level of public accessibility. The site is covered by Tree Preservation Order No. 236 and it is also within an Archaeological Priority Zone as designated within the emerging Local Plan Part 2.

1.2 Proposed Scheme

Listed Building Consent is sought for demolition of the existing modern 'U' shaped 1980's extension, erection of a three storey extension with basement/lower ground floor level, and internal and external alterations to the Listed building in order to facilitate its conversion to residential to provide 25 self-contained units (Class C3).

The existing extension which dominates the historic building will be demolished and replaced with an extension which is separated from the historic building above lower ground floor level, allowing the listed building to be appreciated as a whole and as the most significant building on the site. The replacement extension would have a contemporary design distinct from the historic main building.

The main building will be converted back to residential use, whilst maintaining and protecting the few remaining original features and the proposed alterations would be kept to the minimum required to facilitate modern day living. Alterations to significant structures have been detailed in a way that are easily reversible and subdivisions within principal rooms have been designed so that they can be easily removed without damaging any of the historic features.

The site will provide 25 flats totalling 3093.6 sqm (GIA). A breakdown of the proposed accommodation is provided below;

- 9 units in the listed building and 16 units in the new replacement building.
- 16 x 2 bed and 9 x 3 bed residential units.

In addition, the development proposals, which are subject to a separate planning application on this agenda include significant landscape enhancement measures such as removal of hardstanding and the restoration of the historic garden and lake in the northern part of the site, as well as a number of ancillary outbuildings such as a refuse collection building and security/concierge building. The proposal would retain the existing entrance piers to the site, the main vehicular entrance onto 'The Drive', and existing secondary servicing access located further to the north.

1.3 Relevant Planning History

12571/J/78/2132 Harefield Place The Drive Ickenham
Office development - 1,351 sq.m (Full)

Decision Date: 17-08-1979 **Approved** **Appeal:**
12571/L/79/0509 Harefield Place The Drive Ickenham
Change of use from residential accommodation for staff of former U.C. Hospital to private dwelli

Decision Date: 25-07-1979 **Approved** **Appeal:**
12571/T/81/0466 Harefield Place The Drive Ickenham
Extension/Alterations to Office premises of 570 sq.m

Decision Date: 28-08-1981 **Approved** **Appeal:**
12571/W/81/0467 Harefield Place The Drive Ickenham
Listed building consent to develop/alter

Decision Date: 28-08-1981 **Approved** **Appeal:**

Comment on Planning History

The planning history is listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

The neighbour consultation period expired on 11th November 2015 following erection of a site notice on the 20th October 2015, an advert on 21st October 2015 and neighbour notification letters being sent out on 9th October 2015. 3 Neighbour responses (exclusive of comments from Ickenham Resident's Association) have been received. There were also 16 responses received in response to the associated full planning application ref. 12571/APP/2015/3649 (also on this agenda). In total there were 5 letters in support, 1 neither supported nor objected and 12 were objections which raised a number of concerns which are summarised as follows;

- Improvements should be made to the road surface of the 'The Drive' following use by construction vehicles and to surrounding other roads which would unlock further development potential.
- The proposal would increase traffic on local roads and result in an increase of air pollution.
- Safety issues regarding increased use of the historical entrance which is narrow, has poor visibility, and is positioned at an acute angle to 'The Drive'.
- The development will add pressure to the water and sewerage infrastructure.
- Disruption during construction period including impact from construction vehicles which would harm the residential amenity of neighbouring properties.
- Adversely impacting the fabric and setting of the Listed Building.

The responses in support of the application welcomed the restoration and reuse of the listed building for residential living. Some of the responses state that the development

would create less trips than the existing use.

Officer's response: The main issues raised have been dealt with within the associated full planning application ref. 12571/APP/2015/3649 and the issues regarding the Listed Building have been discussed in the main body of this report.

HISTORIC ENGLAND

Comments (Summary): Harefield Place is a grade II listed, mostly nineteenth century building with a late eighteenth century core. It has been undergone much alteration, but retains special interest in its facades, remaining plan form, and some internal and landscape features. We consider that the removal of the existing 1980s office extension, which does abut and conceal part of the listed facade, could be acceptable as long as the works result in an improved arrangement. Elements of the current design do limit the harm caused to the listed building; it is built of complementary brickwork, makes a clear attempt at reflecting fenestration rhythms, and is designed to curve away from the building. Combined with the topography and planting of the site, its form reduces its visibility from the front and rear of the listed building. It is important to ensure that any replacement design does not cause greater harm to the listed building.

The proposed design remains broadly within the same footprint as the current design, but because of its greater massing, squarer form and materials would be more prominent, and the impact of this on key views should be considered. The predominance of glazing, particularly on the ribbon and corner balconies, will draw the eye and contrast with the listed building. In combination, the materiality and form of the new extension is likely to make it more conspicuous in views, and therefore it would be likely to compete with the listed building. We suggest that ways to reduce this impact could be considered, whether this is alterations to the scale, materials or position of the extension.

The proposal to rebuild the parapet and alter the roof will affect only heavily altered or new fabric. However, the impact on the visual appearance of the main facades should also be considered. Reducing the parapet in height and simultaneously enlarging, and seemingly simplifying, the dormer windows will increase their prominence, unbalancing the fenestration hierarchy (particularly given that historically no dormers appeared on the north east elevation). Removing these changes from the proposals would limit the harm and have no impact on usable floor space in the building.

In general the interior can accept some alteration, given the degree of change during past conversions. However, given the scale of losses in the past, it is important that the remaining elements of original plan form and masonry from the early phases of the house are kept wherever practicable. It is proposed to insert a stair to the basement beneath the main stair; for the grand entrance hall of a house of this rank and period this would appear rather out-of-place, and we suggest the position is reconsidered.

We consider that the proposals in their current form would cause some degree of harm to the listed building, and would advise that revisions could be considered to elements of the proposals as outlined above to limit this harm. The harm should be weighed against the public benefits of these proposals.

Officer's response: The proposal has been significantly revised to address the concerns raised by Historic England. The replacement extension has been set further back on its southern elevation, the materials have been changed, and the design modified to give it a

more sympathetic appearance that would not have an adverse impact on the setting of the listed building. The changes to the original listed building have also been scaled back and made more sympathetic. The Council's Conservation Officer now supports the revised scheme which is considered to address the concerns raised by Historic England. Currently we are awaiting direction from Historic England following their re-consultation. Their feedback on the revised scheme will be reported within the addendum sheet for planning committee.

INTERNAL

CONSERVATION AND URBAN DESIGN

Comments (Summary):

Background: The house currently appears to be in a reasonable state of repair, although there is some water ingress as a result of lead having been stolen from the roof. The building, however, fell into a derelict state and was extensively repaired and partly rebuilt in the 1980s. The Council's microfiche and other records indicate that these works included the removal of a large masonry veranda structure on the garden elevation, removal of additions to the north and south of the building, the rebuilding of parts of the principal elevations, a new roof structure and replacement floors. Internally, whilst the building was very well restored, few original decorative features or joinery elements remain, although the internal walls for the most part appear to be original and clearly indicate the earlier room layouts. A series of vaults remain to the front of the building, although it appears that some of these have been filled with concrete.

The curved 2 storey office addition (over a basement) was constructed at the time of the restoration in the early 1980's and was likely to have been considered as "enabling development" at that time.

The building is sited within extensive landscaped grounds, which fall dramatically away to the south west (garden front) and rise up to a plateau to the north east, beyond the main front of the building. Some remnants of the early landscape remain, including a large informal pond located to the north east of the house. An ice house, considered as a listed structure, also remains and is located to the south west of the pond.

Consideration: The existing modern curved addition, over a basement, is of good quality in design terms and sits comfortably with the house. Given the quality of the revised scheme for the site, no objection is raised in principle to its demolition.

Historic Building: The application is supported by an historic buildings assessment, which appears to be a reasonably well researched document. The potential long term reuse of the listed building is welcomed, no objections are raised in principle to its conversion to flats, and following extensive negotiation with the applicant's architect an acceptable scheme, that retains original fabric and observes the building's 19th century layout and has been negotiated. Whilst the works include a new roof, dormers, internal high level roof terrace (not visible from ground level) and raised floor structure at second (attic) floor, these are within areas where there is, as far as we are aware, no original historic fabric remaining. The original internal walls within these areas are retained with minor alterations.

On the other floors, a level of subdivision beyond that that currently exists will be required as part of the conversion. The principal rooms, however, will be left unaltered, other rooms

will be subdivided, although it is anticipated that the partitions will be constructed so as to be easily removed at a later date if required. Whilst not particularly desirable in listed building terms, on balance, this is considered acceptable in order to secure the future long term use of the building.

Discussions have been held with GLAAS re their advised levels of building recording, they have agreed that in view of the history of the building and the extent of works previously undertaken, a lesser level of recording is acceptable.

A range of conditions should be imposed to safeguard the archaeological/historic interest of the site.

Site/ Landscape: No objections are raised in principle to the changes to the garden setting of the listed building, nor to the proposed landscape surrounding the new structure. The removal of the existing large areas of hard surfacing for the upper level car park is welcomed, as are works to improve the pond and the immediate setting of the listed building and its frontage. In addition to the Tree and Landscaping Officer's advice, further details should be requested to cover the design, finishes and extent of new boundary enclosures, works to gates and gate piers, retaining walls, ramps, steps and handrails. In addition, details and samples to be provided of all new external hard surfaces, lights and signage.

New building: The design, positioning and form of the new building have been subject to extensive pre application discussions with the applicant and his architect. There are no objections in design or conservation terms to the addition as now proposed. The design whilst modern is simple and recessive in appearance, and reads as a secondary element to the original building when seen against all of its principal elevations. The success of this building will depend very much on the quality of its external materials, finishes and detailing, these will need to be covered by appropriate safeguarding conditions.

Garden structures and gatehouse: No objection to these features in principle, please condition samples of all external materials to be used and the design and finish of windows and doors.

Officer's response: Noted. Appropriate safeguarding conditions will be imposed should the application be granted.

ICKENHAM RESIDENT'S ASSOCIATION

Comments (Summary):

Whilst not wishing to object in principle to these applications, we ask that you consider carefully our following comments and observations in reaching your decision.

This is a major restoration and conversion proposal for a Listed Building in Ickenham. We are sympathetic to both the concept and scale of the proposals, and 25-self-contained apartments would most likely produce fewer vehicular movements than occurred, when used for commercial purposes and office facilities in the past, but because important information is missing from the application, we have no choice but to object at this stage.

The application does not seem to include:

- a) a construction traffic management plan
- b) a site waste management plan
- c) details on affordable housing provision
- d) details on the rationale for deviating from the London Plan policy on car parking space limits for new homes.

We are also sympathetic to this application because of the way the applicant has focused considerable attention on breathing new life into a historic local building. We look forward to receiving the missing information, which we would like to consider before making final comments. Details about why we think the missing information is so important are included below:

Traffic and Access

We note that traffic movements for the proposed development are likely to be less than those applicable to the site when occupied by Blockbuster Video. Our main area of concern is that further information is needed on the safeguards and mitigation measures to limit safety risk and disruption to local residents during the construction phase, both in The Drive and Highfield Drive. The application seems to lack a clear construction traffic management plan. Such a plan could include daily limits on the number of vehicles permitted to access the site; procedures to be put in place to ensure removal of mud and dust from roads and footpaths at the site access points; strict time limits on the hours of working and regular monitoring of noise levels. Its absence is especially worrying because The Drive and part of Highfield Drive have no pavements and in places are quite narrow. The junction of The Drive and Harvil Road is very dangerous due to poor visibility and excessive speed, and consequently difficult for use by HGVs. It should also be noted that all the access roads are privately maintained, and that damage of the residential roads and ongoing maintenance is a contentious issue in the area.

Site Waste Management

We are concerned with the lack of a visible site waste management plan, showing clearly how much rubble from the demolition of the office building and spoil from the excavation of the new car park will actually be re-used on site and how much will have to be removed, and via which route and when this is proposed to happen. HGV movements in this area are already very high, so we want to be sure that everything possible is done to minimise construction waste movements.

Affordable Housing Provision

We have received confirmation from the Council's case officer that the applicant has made a case to provide less than the 35% affordable housing provision required in the Local Plan. We have also had a request for further information about the affordable housing arrangements onsite declined. We understand that restoration work associated with the Listed Building may add some extra cost, and may provide the applicant with sound reasoning for requesting permission to deviate from the local 35% target. We really do need to know the details before we can make a judgment about whether or not the development is contributing to the achievement of sustainable development in the village.

Car Parking Standards

We recognise that the proposed development will have less car parking than the existing one, but without disclosure of the details about why the London Plan car parking ratio standards for new homes are being exceeded, we cannot give a rounded view on the proposals on behalf of our members. Again, if the Council cannot share this information on grounds of commercial sensitivity, we ask that the request is passed on to the applicant for

consideration.

And finally, we appreciate the proposed, continued use of the existing historic site entrance in The Drive and would oppose any future proposals to move it on safety and heritage grounds.

Officer's response: No concerns have been raised relevant to this Listed Building Consent.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12 NPPF - Conserving & enhancing the historic environment

LPP 7.8 (2015) Heritage assets and archaeology

LPP 7.9 (2015) Heritage-led regeneration

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

5. MAIN PLANNING ISSUES

'Saved' policy BE8 of the Unitary Development Plan (2007) states that applications for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

'Saved' policy BE9 of the Unitary Development Plan (2007) states that in the case of listed buildings, policy be8 will apply to applications for listed building consent as well as those for planning permission where, in any particular case, these matters are related.

'Saved' policy BE10 of the Unitary Development Plan (2007) states that planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

'Saved' policy BE11 of the Unitary Development Plan (2007) states that the demolition of statutory listed buildings or walls will not be permitted unless it can be established that the building cannot reasonably be used or adapted in part or in total for a beneficial use and that every effort has been made to retain the building and its features of historic or architectural interest.

'Saved' policy BE12 of the Unitary Development Plan (2007) states that statutory listed buildings and others of architectural or historic interest such as those on the local list should, preferably remain in their historic use. Where planning permission is required, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

Policy 7.8 'Heritage Assets and archaeology' of the London Plan (FALP 2015) recommends that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 'Heritage Led Regeneration' of the London Plan (FALP 2015) explains that the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Paragraph 134 of the National Planning Policy Framework (2012) stipulates that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The first point to bear in mind in this proposal is that whilst the main building is listed, it is noted that its heritage value has been, to some extent, diminished over time through a number of later additions. Most notably the 1980's extension attached to the western side of the building. In addition, the Council's Conservation Officer recognises that internally whilst the building was very well restored in the 80's, few original decorative features or joinery elements remain.

The existing modern curved addition, over a basement, is of good quality in design terms and sits reasonably comfortably with the house. However the replacement extension sought would be more sympathetic in that it would be set away from the building above basement level so that it can be appreciated as a stand alone building. Given the quality of the revised scheme for the site, the Council's Conservation Officer raises no objection to the extension's demolition and its replacement.

The potential long term reuse of the listed building is welcomed, particularly as it is returning the building back to its original residential use and although this application does not involve enabling development in the strict sense, the proposal does include an element of restoration of the main listed range.

There has been extensive negotiation with the agent/architect to achieve this revised scheme that retains the original fabric and observes the building's 19th century layout. Whilst the works include a new roof, dormers, internal high level roof terrace (not visible from ground level) and raised floor structure at second (attic) floor, these are within areas where there appears to be no original historic fabric remaining. The original internal walls within these areas are retained with minor alterations.

On the other floors, a level of subdivision beyond which currently exists will be required as

part of the conversion. The principal rooms, however, will be left unaltered, other rooms will be subdivided, although it is anticipated that the partitions will be constructed so as to be easily removed at a later date if required. Whilst not particularly desirable in listed building terms, on balance, this is considered acceptable in order to secure the future long term use of the building consistent with its conservation.

The design, positioning and form of the new building/extension is considered to relate appropriately in terms of its siting, style, scale, massing, height, design and materials. The Council's Conservation/Urban Design Officer raises no objection in design or conservation terms to the design whilst modern, is also simple and recessive in appearance, and reads as a secondary element to the original building when seen against all of its principal elevations.

The removal of the existing large areas of hard surfacing for the upper level car park would significantly enhance the setting of the listed building, as will the works to improve the pond and other landscape enhancement measures.

Subject to a range of conditions, the proposed development would safeguard the historic fabric of the original listed building and its setting, in accordance with Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6. 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 18 of the Planning (Listed Buildings and Conservation Areas) 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 referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

182-PL-300-02 Proposed Elevations AB
182-PL-301-02 Proposed Elevations CD
182-PL-302-01 Proposed Elevations EF
182-PL-400-02 Proposed Site Sections
182-PL-1001-02 Proposed Site Plan
182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
182-PL-2011-01 Proposed First Floor Plan 1 of 2
182-PL-2012-01 Proposed First Floor Plan 2 of 2
182-PL-2021-01 Proposed Second Floor Plan 1 of 2
182-PL-2022-01 Proposed Second Floor Plan 2 of 2

182-PL-2091-01 Proposed Basement Plan 1 of 3
182-PL-2092-01 Proposed Basement Plan 2 of 3
182-PL-2093-01 Proposed Basement Plan 3 of 3
182-PL-220-03 Ground Floor Alterations Plan
182-PL-221-03 First Floor Alterations Plan
182-PL-222-03 Second Floor Alterations Plan
182-PL-223-03 Roof Alterations Plan
182-PL-229-03 Basement Alterations Plan
182-PL-250-01-Proposed Out Buildings 1 of 2
182-PL-251-01-Proposed Out Buildings 2 of 2
182-PL-320-02 Alterations Elevation North East 1 of 2
182-PL-321-02 Alterations Elevation North East 2 of 2
182-PL-322-02 Alterations Elevation South West 1 of 3
182-PL-323-02 Alterations Elevation South West 2 of 3
182-PL-327-02 Alterations Elevation South West 3 of 3
182-PL-324-02 Alterations Elevation South East
182-PL-325-02 Alterations Elevation North West 1 of 2
182-PL-326-02 Alterations Elevation North West 2 of 2
182-PL-2031-02 Proposed Roof Plan 1 of 2
182-PL-2032-02 Proposed Roof Plan 2 of 2
Method Statement for Works to Listed Building

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (March 2015).

3 NONSC Historic Recording

Prior to commencement of development (including any demolition works) recording of the building and ice house to Historic England Levels 2-3 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA). Photographs are also to be taken during the works to record the opening up of the roof and second floor, and where partitions/staircases and other features are to be removed. The scope of recording is to be agreed with the LPA prior to the commencement of works to these features. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

4 NONSC Schedule of repairs and methodology of works

Prior to commencement of development a schedule of repairs, a methodology for the work and samples of materials as necessary for works to the original house and secondary structures are to be submitted and agreed in writing to the Local Planning Authority prior to the start of the relevant works, details to include:

- a) Brickwork and render repair, a sample panel of new/salvaged brick work to be provided for agreement prior to the start of this work, details to include mortar mix, render colour and finish, brickwork bond and pointing style.
- b) Drawings and a sample as appropriate of new window/door arches and cills
- c) Details of the finish to the parapet and materials to be used for the coping

- d) Details of roof repairs and works to valley gutters
 - e) Details of joinery repairs and reinstatement of plaster work to walls and ceilings, details to include drawings at appropriate scale of mouldings, cornices and ceilings roses.
- Thereafter, the development shall be completed in accordance with approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

5 NONSC Details of new works to Listed Building

Prior to commencement of the works, details of new works to the Listed Building including drawings to an appropriate scale and samples where necessary shall be submitted to and approved in writing by the Local Planning Authority for the following:

- a) New roof structure- details to include construction of new roof structure and attic floor; samples of roof coverings and details of valley gutters
- b) Dormers, roof lights and internal windows to roof terrace
- c) Design and construction of new joinery, to include doors (internal and external), windows, French doors, architraves, linings, skirtings, dados and chair rails
- d) New staircases, balustrades, handrails and screens
- e) Construction, materials and drainage details for the roof to basement light well; details of new opening into existing retaining wall
- f) Design and materials of external steps, railings and handrails
- g) The size, location and type of plant, flues, vents, air bricks and grills
- h) Details of the internal service runs
- i) All new downpipes, hopper heads, gutters, SVPs and external pipe work to be in painted cast iron to match existing
- j) Works to basement floor
- K) Details of works to ceilings and floors
- L) Fire prevention and sound proofing works

Thereafter, the development shall be completed in accordance with approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

6 NONSC Measures to protect the Listed Building

Prior to commencement of development, details of measures to protect the building from the weather (including temporary roof), vandalism and accidental damage, including the basement construction works, shall be submitted to and approved in writing by the Local Planning Authority. Details as approved shall be completed prior to first commencement.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

7 NONSC Sample of External Materials

Prior to occupation of the development, all external surfaces of the listed building shall be

completed in materials to match those of the existing building, unless otherwise agreed in writing. Details and samples shall be submitted to and approved by the Local Planning Authority before commencement of any part of the development where the new materials differ in any way from those of the existing building.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

8 NONSC Finishes to match the fabric of the Listed Building

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

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

9 NONSC Damage to be made good

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

10 NONSC Conservation Management Plan

Prior to first occupation of the development, a Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority for the long term maintenance and management of the original house and garden structures.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

11 NONSC Method of Excavation

Within the area of the existing vaults to the front of the building the excavation of the basement car park is to be undertaken using small scale tools/equipment so that the extent and form of the existing vaults can be understood and recorded. Information obtained is to be included within the recording document provided under condition 3.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE1, BE3, BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National

Planning Policy Framework (2012).

12 NONSC Completion of works to the Listed Building

Prior to first residential occupation, works to repair and convert the listed building are to be completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

13 NONSC Construction contract for the completion of works

The partial demolition works hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under planning permission and listed building consent (Refs: 12571/APP/2015/3640 and 3650), including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

14 NONSC Details of Finish

Prior to commencement of the development, details shall be submitted to and approved in writing by the Local Planning Authority for the following:

- 1) Samples and where appropriate, manufacturer's details, of all new external materials, including roofing.
- 2) Detailed drawings at an appropriate scale of the elevational treatment of the building to illustrate the finish of doorways, openings, coping/parapets, brickwork and cladding detailing
- 3) Details of the materials, construction, colour and design of all new external windows and doors.
- 4) Details of the design of the balconies, balustrades and handrails
- 5) The location, type, size and finish of plant, vents, flues, grills and downpipes/hoppers
- 6) Details of the external appearance and colour of the lift overrun and housing
- 7) Boundary treatment including entrance piers details.

The approved details shall be implemented and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

15 NONSC Fabric Uncovered by Works

The removal of the attic floor and roof of the listed building have been agreed on the basis that no original or early fabric remain. During the course of the these works, should any original fabric be uncovered, works must stop until the advice of the Local Planning

Authority is sought on the potential to retain and incorporate such features into the agreed works. Agreement from the Local Planning Authority must thereafter be obtained in order to commence works again.

REASON

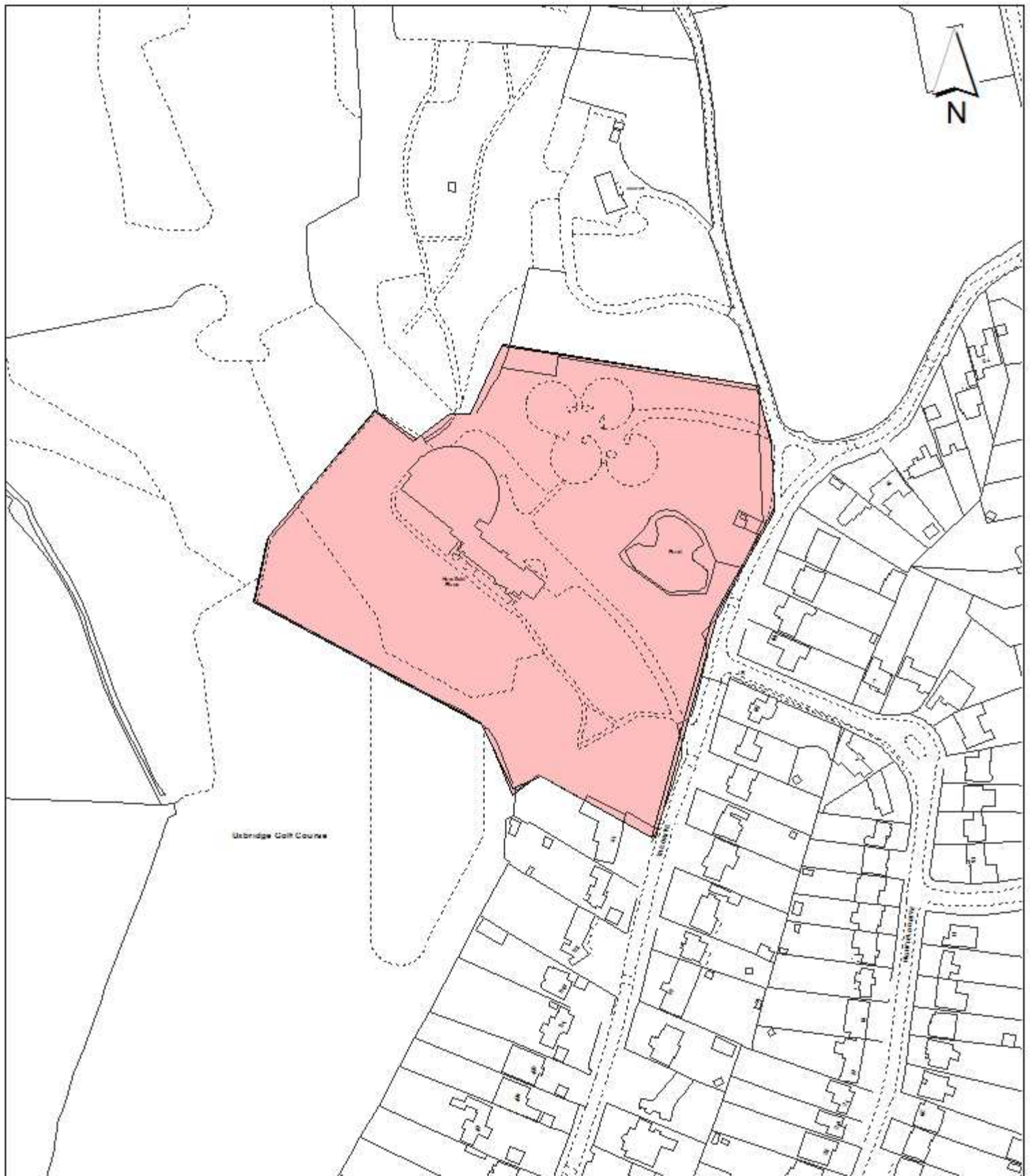
To safeguard the special architectural and/or historic interest of the building in accordance with 'saved' policies BE8, BE9, BE10, BE11 and BE12 of the Unitary Development Plan (2007); policy 7.8 of the London Plan (FALP 2015); and National Planning Policy Framework (2012).

INFORMATIVES

- 1 The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance
 - NPPF12 NPPF - Conserving & enhancing the historic environment
 - LPP 7.8 (2015) Heritage assets and archaeology
 - LPP 7.9 (2015) Heritage-led regeneration
 - BE10 Proposals detrimental to the setting of a listed building
 - BE11 Proposals for the demolition of statutory listed buildings
 - BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
 - BE8 Planning applications for alteration or extension of listed buildings
 - BE9 Listed building consent applications for alterations or extensions
- 3 Your attention is drawn to the pre-commencement conditions which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).
- 4 Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Harefield Place
The Drive**

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

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

Planning Application Ref:

12571/APP/2015/3650

Scale:

1:2,500

Planning Committee:

Major Page 128

Date:

January 2016



HILLINGDON
LONDON

Plans for Major Applications Planning Committee

Tuesday 20th January
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

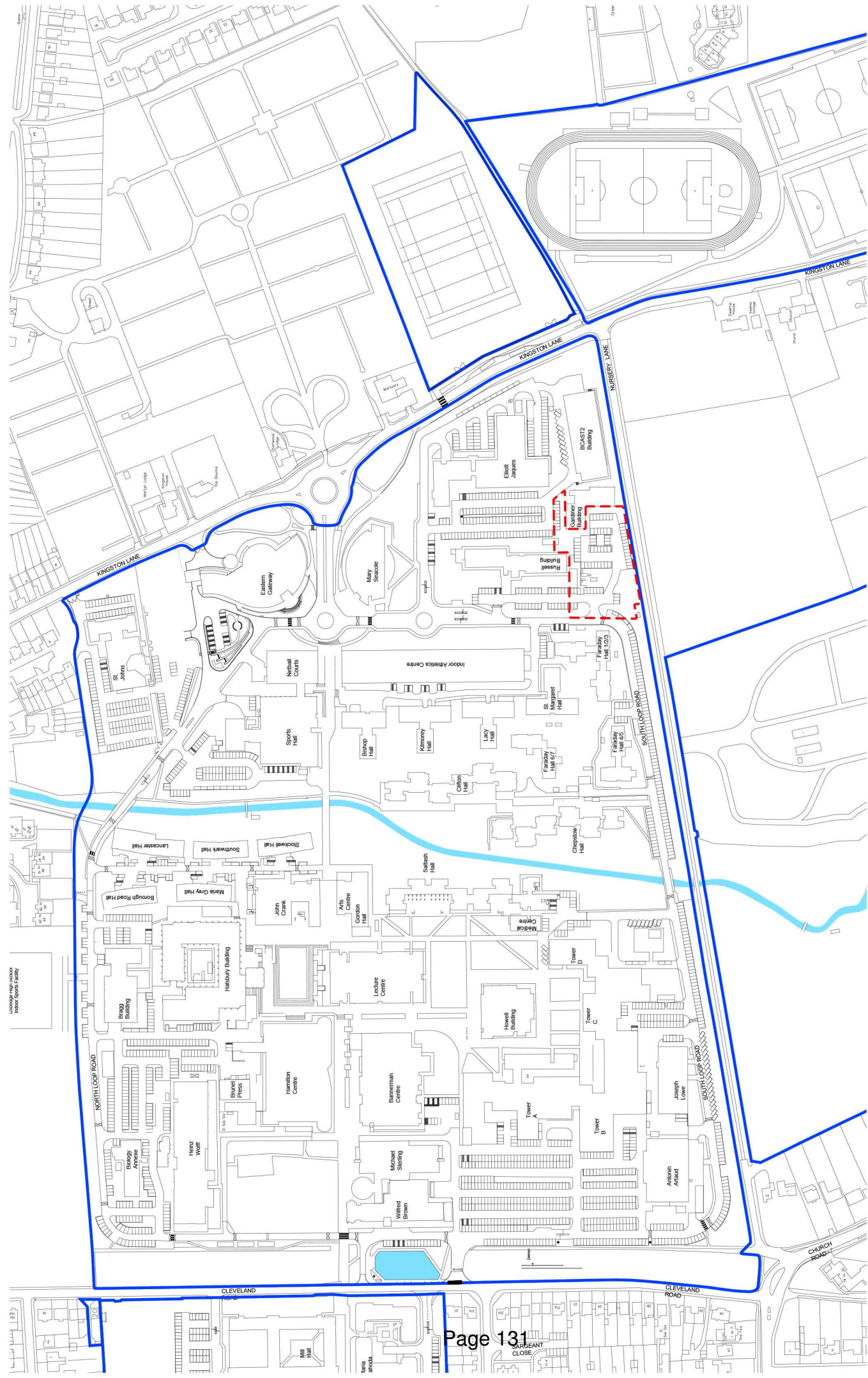
Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Construction of a research building, together with associated substation, car parking, access and landscaping.

LBH Ref Nos: 532/APP/2015/3350

Date Plans Received: 04/09/2015
Date Application Valid: 08/09/2015

Date(s) of Amendment(s): 17/12/2015
04/09/2015

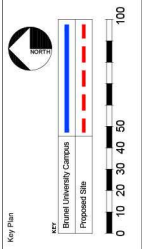


Client	BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
Project Name	AMCC2 RESEARCH FACILITY
Project Number	5360
Discipline	PLANNING
Level	A
Author	P-W
Check Job No.	01
Drawn By	
Checked By	
Scale	1:1250 @ A1
Drawn Date	
Approved By	
Discipline	PLANNING
Project Manager	

**AMCC2 RESEARCH FACILITY
PLANNING
LOCATION PLAN**



















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PLANNING			
Rev	Dim	Date	Description
1	M/A	02/09/15	PLANNING APPLICATION ISSUE




Model File References List: Other Model Names: Version & Status:
 Corrections are responsible for the verification of all dimensions on site and the architect is to
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24 12 x 33 pw 53 01 15

-  Stainless steel bollards
e.g. Geo bollards by Marshalls
-  Concrete block paving
e.g. 'Korlok' by Marshalls
-  Permeable concrete block paving
e.g. 'Pore' by Marshalls
-  Smooth ground concrete flag paving
(various tones and sizes)
e.g. Conservation by Marshalls
-  Precast concrete textured setts in bands
of 100 x 100 e.g. 'Conservation' setts by Marshalls
-  Hazard warning paving
-  Slot drain
-  Slope 1:3
-  Proposed level
+ 38.20
-  Existing level retained
(+ 38.20)
-  Existing trees retained
-  Existing trees removed
-  Root Protection Area (RPA)
-  Proposed trees
-  Semi ornamental shrub mix
-  Low ornamental shrub mix
-  Meadow grass and bulbs
-  Grass



thelandscapepartnership
Landscape Architecture

Reference	01324-201315	<input type="checkbox"/>
Woodbridge	01304-200509	<input type="checkbox"/>
London	007753-0002	<input type="checkbox"/>
London	0002520771	<input type="checkbox"/>
Job No.	13424	
Dwg No.	13424-TLP-001	
Scale	1:200@A1	
Drawn	JW/RD	
Checked	AF	
Date	01-09-2015	
North		

Project
AMCC 2
Brunel University, Uxbridge

Drawing
Landscape Layout

Status
PLANNING

This work is off-plan. All dimensions & levels shall be checked on site. Any discrepancies must be reported to the landscape architect immediately.
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Client Name	BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY	Client Job No.	5360
Client	BRUNEL UNIVERSITY PLANNING	Revision	PLANNING P-W
Drawn By	Pascal + Watson	Checked By	A
Drawn Date	1/200 @ A1	Approved By	PL
Drawn Scale		Discipline	PL
Project Number	5360	Level	02
Drawing No.		Revision	/

Plan
**AMCC2 RESEARCH FACILITY
 PLANNING
 EXISTING SITE PLAN**

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PLANNING			
Rev	Dim	Date	Description
/	MJM	02/09/15	PLANNING APPLICATION ISSUE

Key Plan

KEY

Proposed Site

**Brunel
 UNIVERSITY
 LONDON**

BCAST
 Brunel Centre for Advanced
 Solidification Technology

Model File Reference List: 2014 Model Name: Version & Status

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PLANNING

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AMCC2 RESEARCH FACILITY PLANNING PROPOSED SITE PLAN

Client Job No. BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SUBSTITUTION TECHNOLOGY Architecture
Project Name BRUNEL UNIVERSITY BRUNEL UNIVERSITY
Project Location BRUNEL UNIVERSITY BRUNEL UNIVERSITY
Project Number 5560 P+W/A PL US B
Project Date 28/07/15
Project Status NC
Project Manager M.J.M.
Project Engineer M.J.M.
Project Designer M.J.M.
Project Checker M.J.M.
Project Approver M.J.M.
Project Date 28/07/15

Rev	Dim	Date	Description
B	MJM	15/07/15	Building footprint reduced by 2700mm
A	MJM	28/07/15	Building footprint reduced Substation relocated Site area position of existing buildings confirmed
/	MJM	09/09/15	PLANNING APPLICATION ISSUE

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Model File Reference: LIA_V0141 Model Name: Version 4 Status: Key Plan

Brunei University London
BCAST
Brunel Centre for Advanced Substitution Technology

GARDINER BUILDING



<p>PLANNING</p>		<p>PASCALL +WATSON</p> <p>The Warehouse 10 Black Friars Lane London EC4A 3DF +44 (0)20 3877 2500 www.pascall.co.uk</p>		<p>AMCC2 RESEARCH FACILITY</p> <p>PLANNING</p> <p>PROPOSED GROUND</p> <p>FLOOR PLAN</p>		<p>Client Job No. 5360 Discipline Architecture Project Name AMCC2 RESEARCH FACILITY Project Location Brunel University Project Status PL Project Number 5360 Project Name AMCC2 RESEARCH FACILITY Project Location Brunel University Project Status PL Project Number 5360</p>	
B	MJM	15/12/15	Building footprint reduced by 200mm	1	1	1	1
A	MJM	28/11/15	Building footprint reduced	2	2	2	2
7	MJM	02/09/15	PLANNING APPLICATION ISSUE	3	3	3	3
1	DM			4	4	4	4
2	DM			5	5	5	5
3	DM			6	6	6	6
4	DM			7	7	7	7
5	DM			8	8	8	8
6	DM			9	9	9	9

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Client Job No.	5360	PL	10	A
Project Name	BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SUBSTITUTION TECHNOLOGY	Discipline	Architecture	
Project Location	BRUNEL UNIVERSITY	Drawn By	Placida Watson	
Project Number	MJM	Checked By	MJM	
Revision		Approved By		
Issue		Scale	1:1000	
Level		Drawn On	28/07/15	
Drawn To		Project Location	NC	
Revision		Project Number	5360	
Issue		Client Job No.	5360	
Level		Project Location	NC	
Drawn On		Project Number	5360	
Drawn To		Client Job No.	5360	

**AMCC2 RESEARCH FACILITY
PLANNING
PROPOSED ROOF PLAN**

**PASCALL
+WATSON**

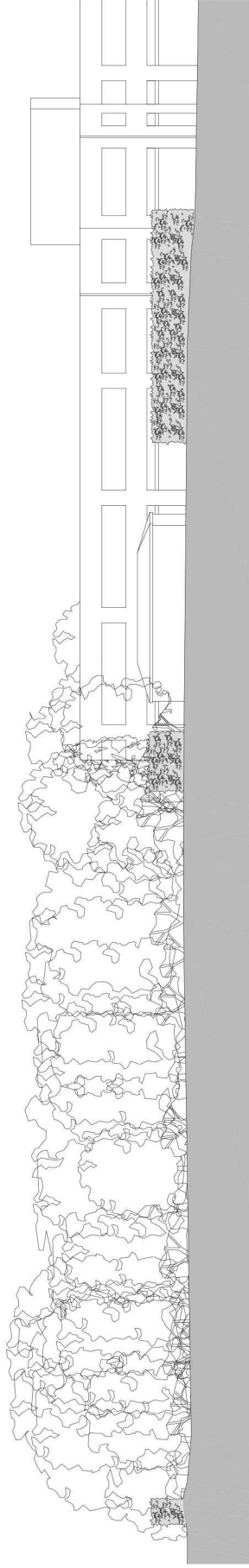
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T +44 (0)20 3877 2500 www.pascall.co.uk

PLANNING	
Ref	Description
A	MJM 15/12/15 Building footprint reduced by 200mm
J	MJM 02/09/15 PLANNING APPLICATION ISSUE
Rev	Date

Key Plan

Model File Reference: LIA_XFM01 Model Name: Version & Status

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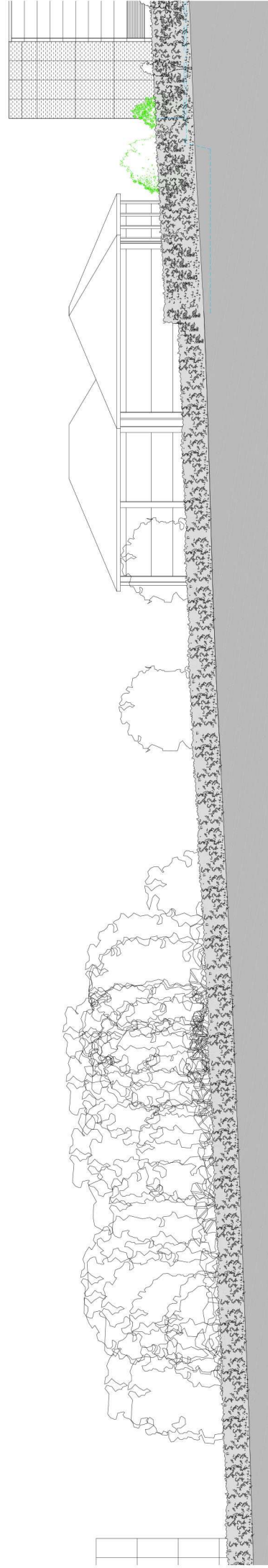
① EXISTING CARPARK (EAST) ELEVATION LOOKING TO SOUTH LOOP ROAD



② EXISTING CARPARK (EAST) ELEVATION LOOKING TO SOUTH LOOP ROAD



③ EXISTING ALLOTMENT (SOUTH) ELEVATION LOOKING NURSERY LANE



④ EXISTING NURSERY LANE (SOUTH) ELEVATION

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Model File References List: Other Model Names, Version & Status:



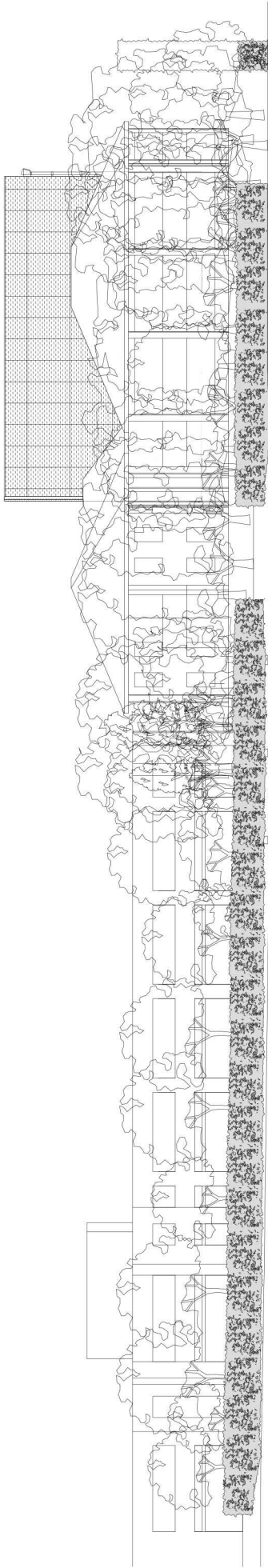
Key Plan

PLANNING

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Project Name: AMCC2 RESEARCH FACILITY
 Client: BRUNEL UNIVERSITY
 Planning: PLANNING
 Project Number: 5360
 Drawing No.: 03

Drawn By: PASCALL+WATSON
 Checked By: PASCALL+WATSON
 Approved By: PASCALL+WATSON
 Date: 1:150 @ A1
 Drawing No.: 03
 Project Number: 5360
 Drawing No.: 03



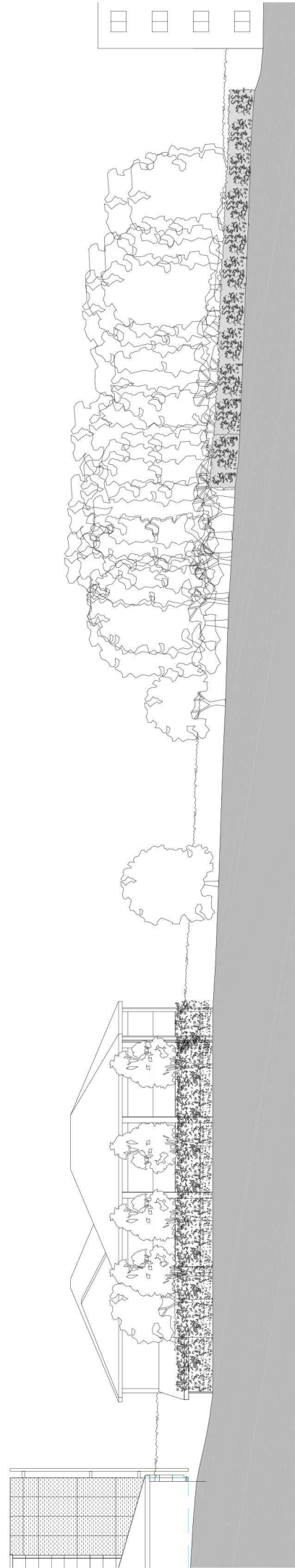
① EXISTING NORTH ELEVATION FROM SOUTH LOOP ROAD



② SITE VIEW - SOUTH LOOP ROAD LOOKING NORTH



③ SITE VIEW - EXISTING CARPARK LOOKING NORTH TO NURSERY LANE



④ EXISTING WEST ELEVATION (TOWARDS KINGSTON LANE)

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Model File Reference: Lst_0416 Model Name: Version 6 - 0416



Key Plan

PLANNING

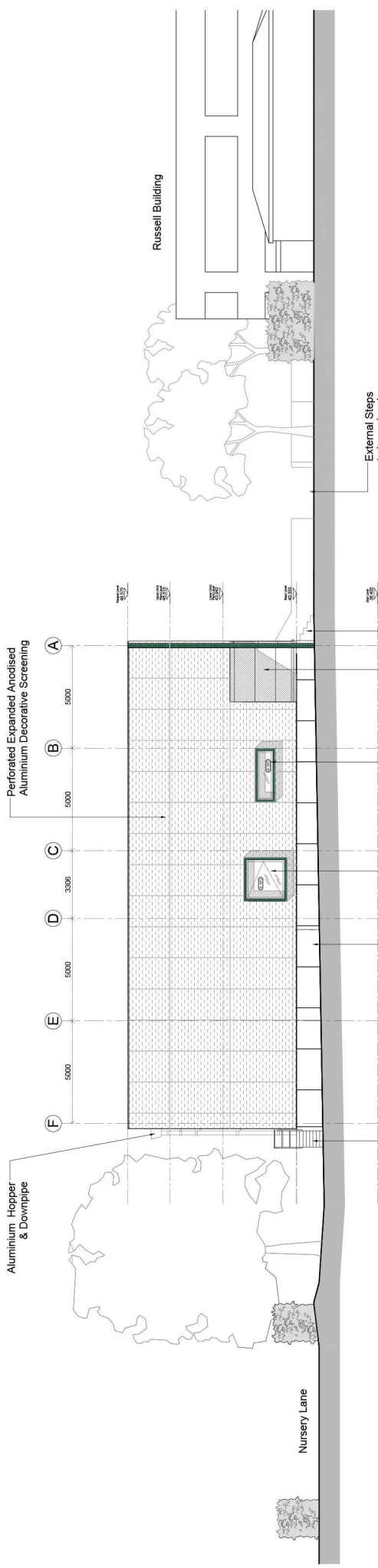
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T: +44 (0)20 3637 2500 www.pascall-watson.com

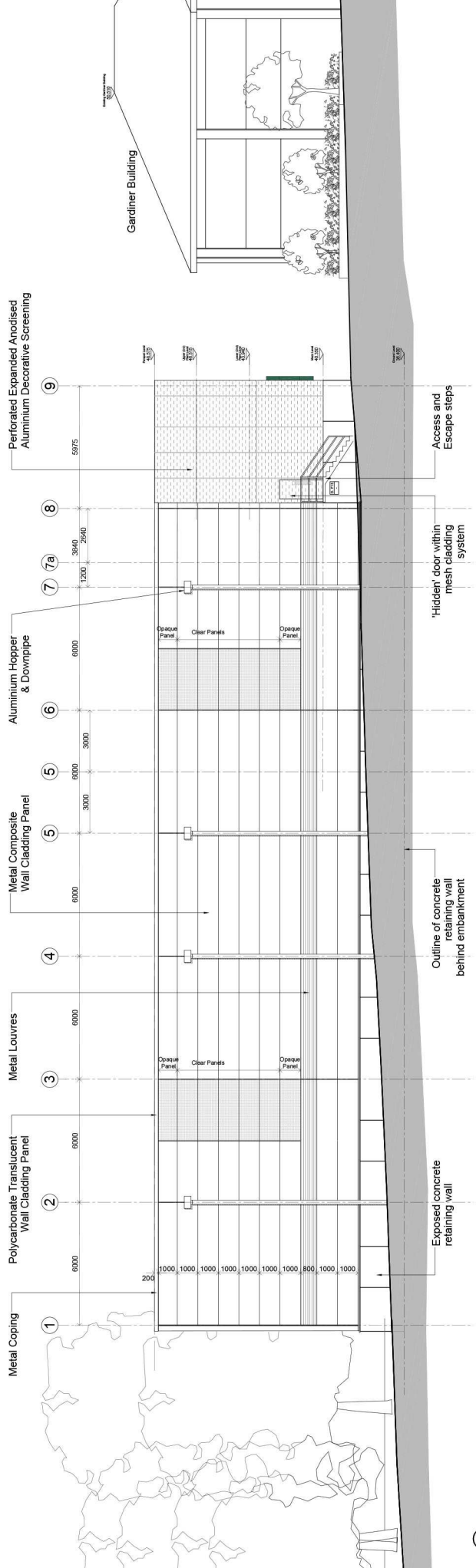
Project Name: AMCC2 RESEARCH FACILITY
Client: BRUNEL UNIVERSITY
Drawing Discipline: PLANNING
Project Number: 5360
Drawing No.: 04

Client Job No.: BRUNEL UNIVERSITY
Drawing Designer: PASCALL+WATSON
Drawing Date: 1:150 @ A1
Drawing Title: EXISTING SITE ELEVATIONS WEST AND NORTH
Drawing No.: 04

Rev	Dim	Date	Description
/	M/W	02/09/15	PLANNING APPLICATION ISSUE



① PROPOSED AMCC2 EAST ELEVATION



② PROPOSED AMCC2 SOUTH ELEVATION

PLANNING

AMCC2 RESEARCH FACILITY
 PLANNING
 PROPOSED ELEVATIONS
 EAST AND SOUTH

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Rev	Dim	Date	Description
A	MJM	09/09/15	PLANNING APPLICATION ISSUE
B	MJM	19/12/15	Building height reduced by 1950mm Building footprint reduced by 2500mm
7	MJM	28/11/15	Building height and footprint reduced

Client Job No. BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED SUBSTITUTION TECHNOLOGY
 Discipline: Architecture
 Project Name: AMCC2 RESEARCH FACILITY
 Project Location: BRUNEL UNIVERSITY
 Project Number: M.J.M.
 Design By: PASCALL+WATSON
 Checked By: M.J.M.
 Scale: 1:100 @ A1
 Date: 28/07/15
 Drawing No: 5360
 Revision: P+W | A | PL | 12 | B

Model File Reference: L:\3rd Model Name_Vision & Status

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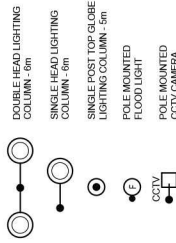
Drawn by:	Rev
Checked by:	Rev
Approved by:	Rev
Issue Date:	Rev
Other Info:	Rev
Client:	Rev

DO NOT SCALE FROM THIS DRAWING

NOTES

1. IN ADDITION TO THESE NOTES REFERENCE SHALL BE MADE TO THE SPECIFICATION AND ALL RELEVANT ARCHITECTS AND SPECIALISTS DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE SETTING OUT DIMENSIONS BEFORE COMMENCING WORK.
3. DIMENSIONS SHOWN ON THIS DRAWING SHALL NOT BE SCALED. ONLY WRITTEN OR CALCULATED DIMENSIONS SHALL BE USED.

LEGEND



Issue No.	Date	Description	By	Check	Verify
1006/15		ISSUED FOR INFORMATION			

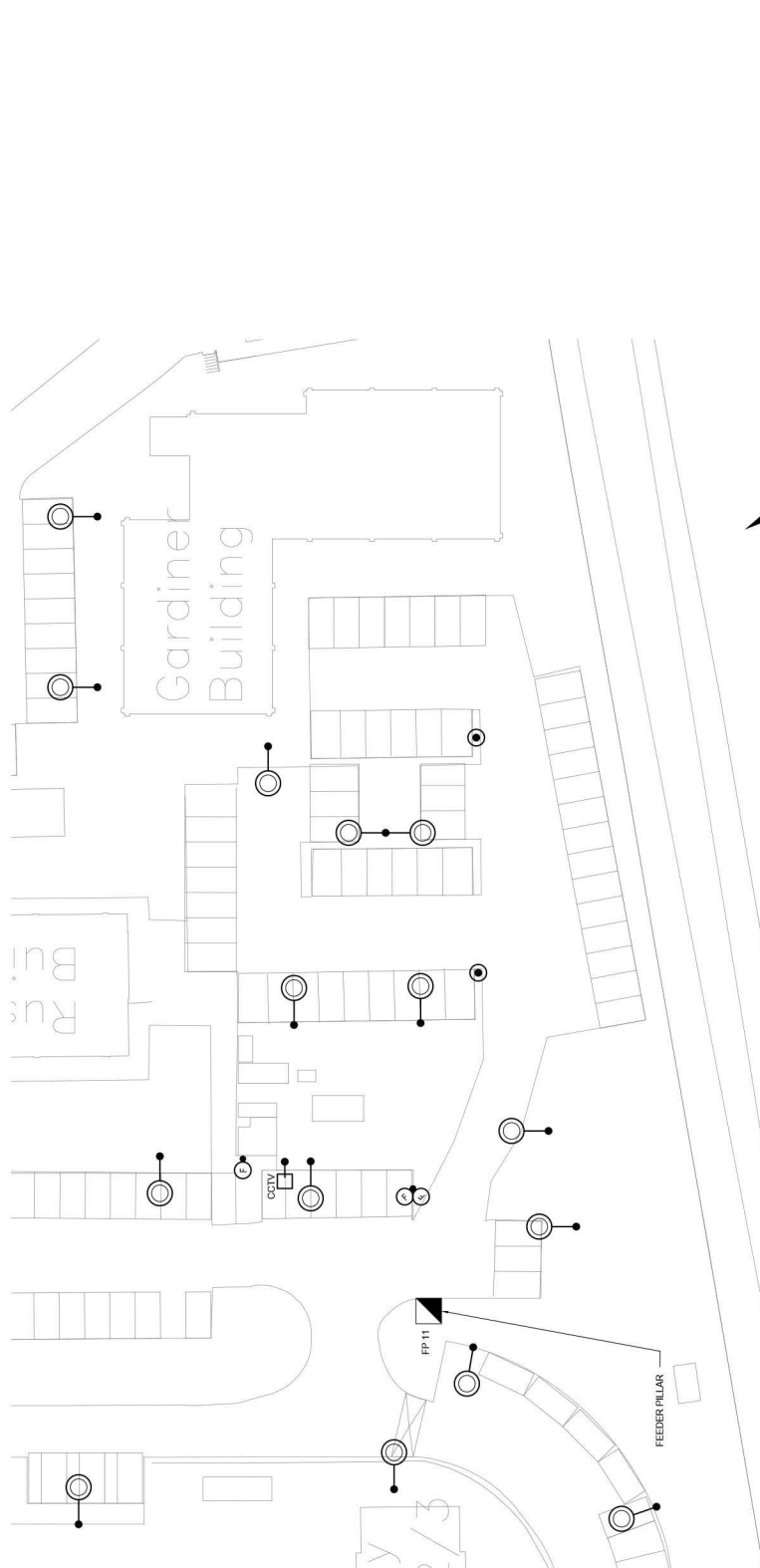
Project: BRUNEL UNIVERSITY AMCC2

Client: BRUNEL UNIVERSITY
 Architect: PASCALL + WATSON

DRAWING STATUS INFORMATION	
Drawing No.	BS00(63)1001
Job No.	1011754
Scale	1:250
Originator	FW
Checked	RMV
Verified	AR
Issue	-

CUNDALL

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 100 Abchurch Lane
 London EC4N 8JF
 Telephone: +44 (0)20 7436 1600
 Website: www.cundall.com



KEY PLAN

- | | | | |
|------------------------------|---|---|---|
| SITE 1 FEEDER PILLARS | SITE 2 FEEDER PILLARS | SITE 3 FEEDER PILLARS | SITE WIDE GENERATORS |
| FP01 ISMARD PLANT ROOM | FP07 RING ROAD WEST | FP20 SPORTS PAVILION CAR PARK | GEN1 MAIN SITE ANTONINN ARTAUD EAST |
| FP02 STEPHEN BRAGG HALL | FP08 TOWER A NORTH | FP21 MULTITUDE PITCHES NORTH EAST CORNER | GEN2 DC2 SOUTH OF ANTONINN ARTAUD |
| FP03 CENTRAL HALL | FP09 ANTONINN ARTAUD GENERATOR LINK BOX | FP22 RUNNING TRACK SOUTH STEPS | GEN3 SEWAGE PUMPING STATION WEST SPIUR ROAD |
| FP04 SOUTH HALL | FP10 BARRIER 7 SOUTH OF MEDICAL CENTRE | FP23 RUNNING TRACK PEDESTRIAN ENTRANCE GATE | GEN4 HEINZ WOLFF BUILDING |
| FP05 WEST SPIUR ROAD | FP11 GARDINER BUILDING CAR PARK | | GEN5 DC1 JOHN CRANK BUILDING |
| FP06 MILL HALL/TOPPING LANE | FP12 BARRIER 8 INDOOR ATHLETIC CENTRE EAST | | |
| | FP13 BARRIER 8 INDOOR ATHLETIC CENTRE EAST | | |
| | FP14 INDOOR ATHLETIC CENTRE EAST | | |
| | FP15 MARY SEACOLE/ELLIOTT JAGMES | | |
| | FP16 GARDINER BUILDING CAR PARK SOUTH | | |
| | FP17 GARDINER BUILDING CAR PARK SOUTH | | |
| | FP18 SPORTS CENTRE/NETBALL HALL NORTH EAST CORNER | | |
| | FP19 BARRIER 11 NORTH LOOP ROAD | | |



DO NOT SCALE FROM THIS DRAWING

NOTES

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, SCHEDULES AND DRAWINGS.
- ALL LIGHT AND EQUIPMENT TO BE INSTALLED TO BE INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS AND TO THE MANUFACTURER'S MAINTENANCE AND ACCESS INSTRUCTIONS.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- DO NOT SCALE FROM THIS DRAWING.

- LEGEND
- EXISTING LIGHTING COLUMN
 - SINGLE HEAD LIGHTING COLUMN 5m
 - LED BOLLARD
 - WALL MOUNTED FLOODLIGHT
 - WALL RECESSED STEP LIGHT
 - CEILING RECESSED STRIP
 - SURFACE MOUNTED DOWNLIGHT
 - WALL MOUNTED STEP LIGHT
 - FEEDER PILLAR

REV	DATE	BY	CHKD	DESCRIPTION
A	10/01/2024	AMCC2	AMCC2	ISSUED FOR CONSTRUCTION
B	10/01/2024	AMCC2	AMCC2	ISSUED FOR CONSTRUCTION
C	10/01/2024	AMCC2	AMCC2	ISSUED FOR CONSTRUCTION
D	10/01/2024	AMCC2	AMCC2	ISSUED FOR CONSTRUCTION
E	10/01/2024	AMCC2	AMCC2	ISSUED FOR CONSTRUCTION
F	10/01/2024	AMCC2	AMCC2	ISSUED FOR CONSTRUCTION
G	10/01/2024	AMCC2	AMCC2	ISSUED FOR CONSTRUCTION

DRWG NO	DRWG TITLE	DATE	SCALE	STATUS
BRUNEL/01/1002	EXTERNAL LIGHTING LAYOUT	10/01/2024	1:1000	ISSUED FOR CONSTRUCTION

BRUNEL UNIVERSITY / AMCC2

Client: BRUNEL UNIVERSITY
Project: AMCC2
Architect: PASCALL + WATSON

THE FOLLOWING PROPOSED EXTERNAL LIGHTING LAYOUT

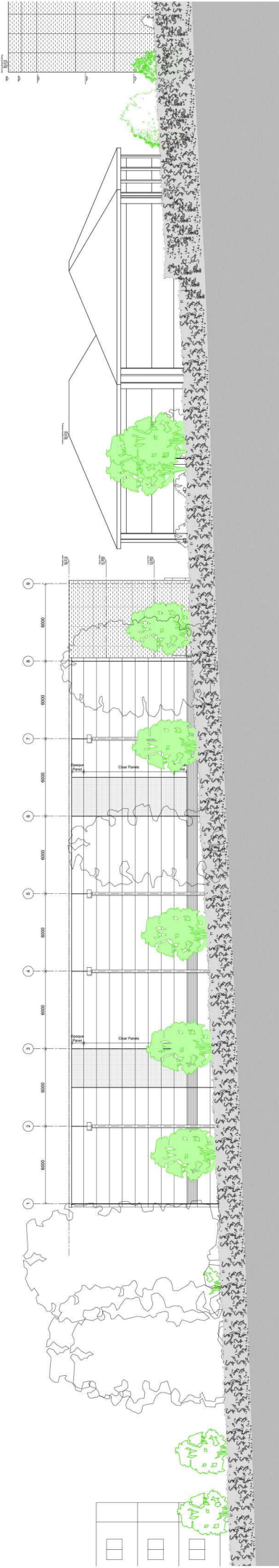
Drawn by: BRUNEL/01/1002
Checked by: 1011754
Scale: 1:1000
Date: 10/01/2024

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SOUTH LOOP ROAD

AMCC2 RESEARCH LABORATORY

GARDINER BUILDING

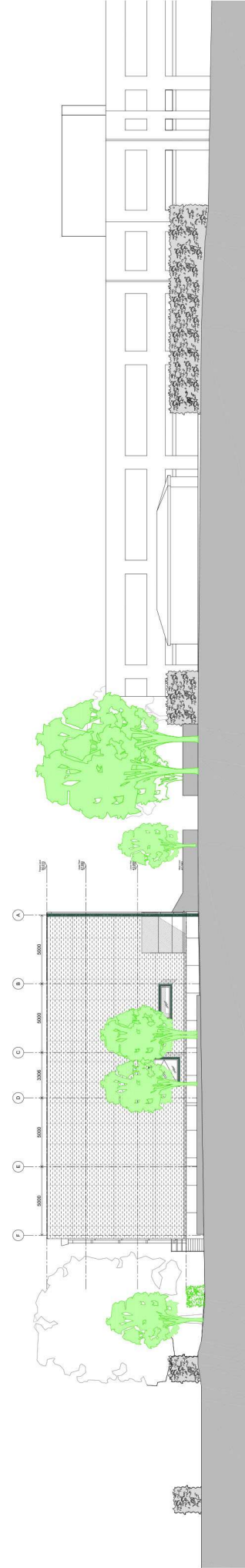


1 PROPOSED SITE SOUTH ELEVATION (NURSERY LANE) + 15 YEARS

NURSERY LANE

AMCC2 RESEARCH LABORATORY

RUSSELL BUILDING



2 PROPOSED SITE EAST ELEVATION + 15 YEARS

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Model File Reference: Lst - Other Model Name, Version & Status



Key Plan

PLANNING

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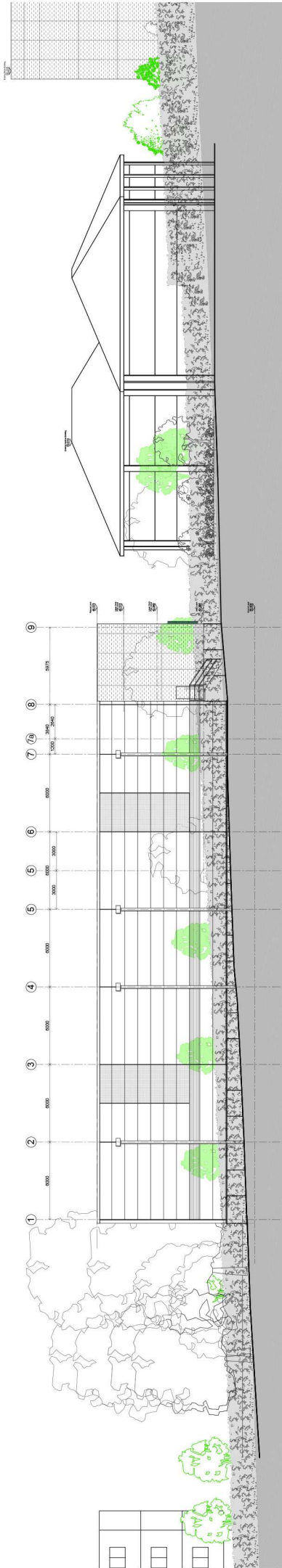
Project Name: AMCC2 RESEARCH FACILITY PLANNING SITE ELEVATIONS EAST & SOUTH +15 YEARS
Client: BRUNEL UNIVERSITY
Drawing Designer: PASCALL+WATSON
Scale: 1:150 @ A1
Drawn By: P+W
Checked By: P+W
Approved By: P+W
Project Number: 5360
Drawing No.: 16

Client Job No.	5360
Revision	16
Discipline	PL
Level	A
Author	P+W
Check	/

SOUTH LOOP ROAD

AMCC2 RESEARCH LABORATORY

GARDINER BUILDING

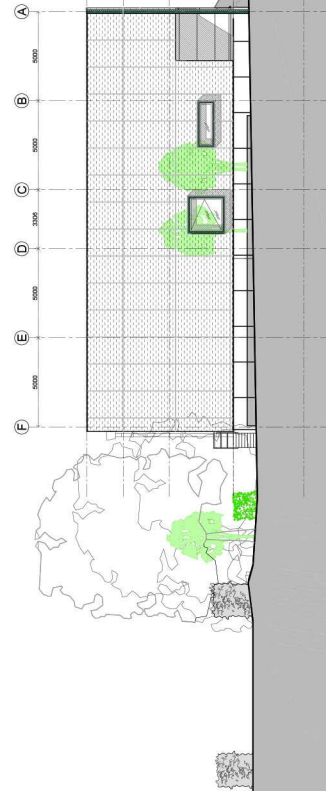


① PROPOSED SITE SOUTH ELEVATION (NURSERY LANE)

NURSERY LANE

AMCC2 RESEARCH LABORATORY

RUSSELL BUILDING



② PROPOSED SITE EAST ELEVATION

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Model File Reference: LIA_V0101 Model Name: Version & Status



Key Plan

PLANNING

Ref	Rev	Date	Description
B	MJM	10/12/15	Building height reduced by 1950mm
A	MJM	28/11/15	Building height and footprint reduced
/	MJM	02/09/15	PLANNING APPLICATION ISSUE

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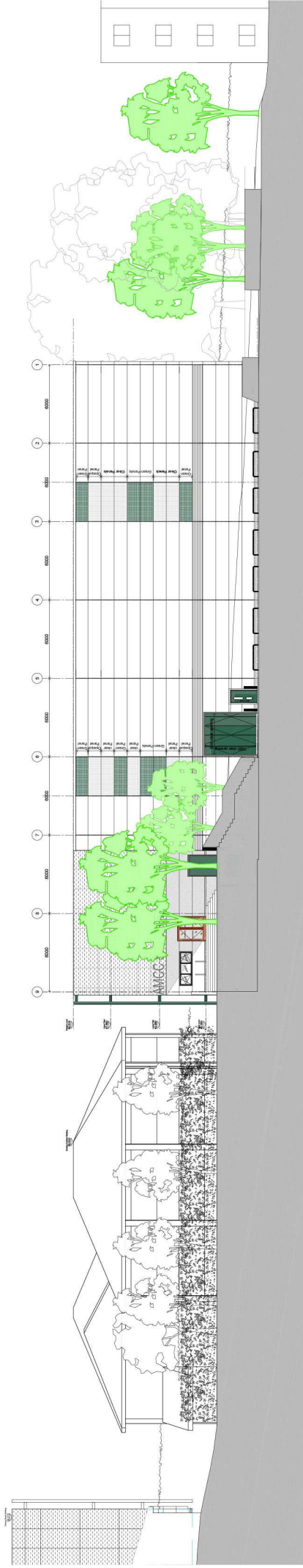
Project Name: AMCC2 RESEARCH FACILITY
 BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
 Architecture
 Project Location: BRUNEL UNIVERSITY
 PASCALL+WATSON
 Project of team: PASCALL+WATSON
 Discipline: ARCHITECTURE
 Project Number: M.J.M.
 Checked by: M.J.M.
 Approved by: M.J.M.
 Date: 28/07/15
 Drawing No: 5360
 Revision: PL 14 B

Client Job No: BRUNEL UNIVERSITY
 BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
 Architecture
 Project Location: BRUNEL UNIVERSITY
 PASCALL+WATSON
 Project of team: PASCALL+WATSON
 Discipline: ARCHITECTURE
 Project Number: M.J.M.
 Checked by: M.J.M.
 Approved by: M.J.M.
 Date: 28/07/15
 Drawing No: 5360
 Revision: PL 14 B

GARDINER BUILDING

AMCC2 RESEARCH LABORATORY

SOUTH LOOP ROAD

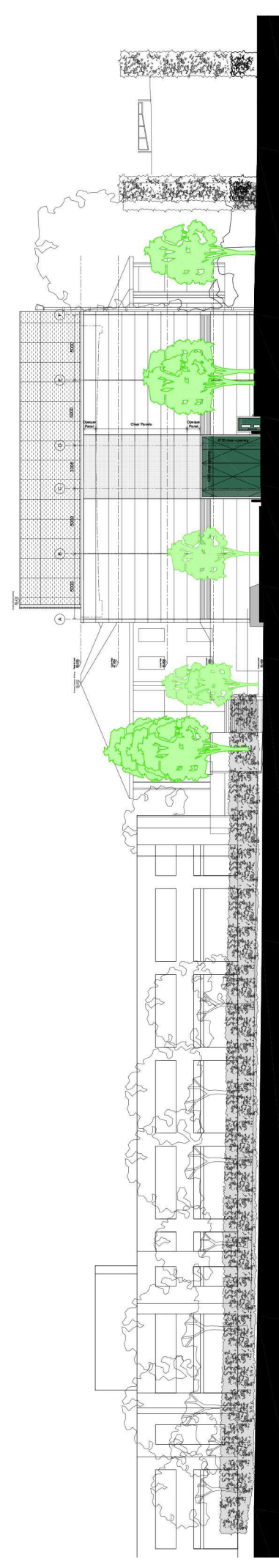


1 PROPOSED SITE NORTH ELEVATION + 15 YEARS

RUSSELL BUILDING

AMCC2 RESEARCH LABORATORY

NURSERY LANE



2 PROPOSED SITE WEST ELEVATION (FROM SOUTH LOOP ROAD) + 15 YEARS

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Master File Reference: LUT_0148_Matthew_Norris_Visualisation_Siteplan



Key Plan

PLANNING

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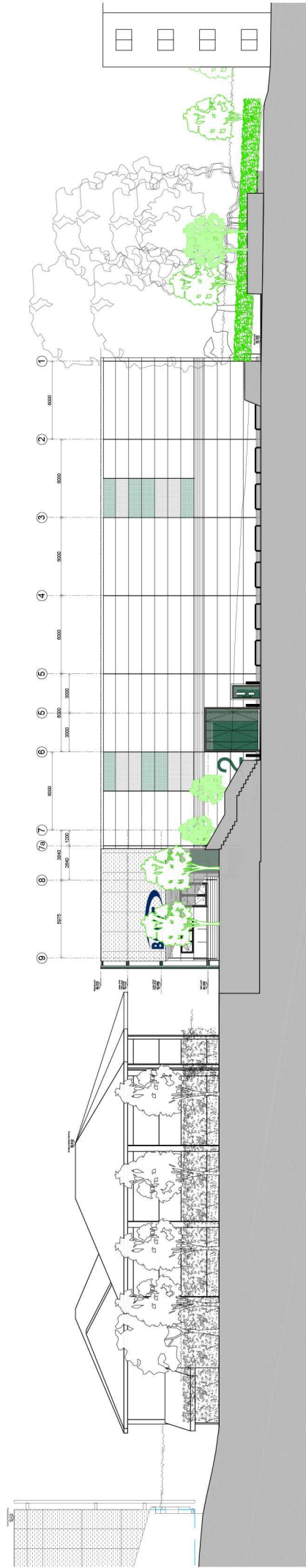
Project Name: BRUNEL UNIVERSITY
BRUNEL CENTRE FOR ADVANCED SOLIDIFICATION TECHNOLOGY
Client: BRUNEL UNIVERSITY
Drawing Designer: PASCALL+WATSON
Scale: 1:150 @ A1
Drawn By: [Name]
Checked By: [Name]
Project Number: 5360
Drawing No.: 17

Rev. Dim. Date. Description
/ MJK 10/09/15 PLANNING APPLICATION ISSUE
/ P+W A PL 17

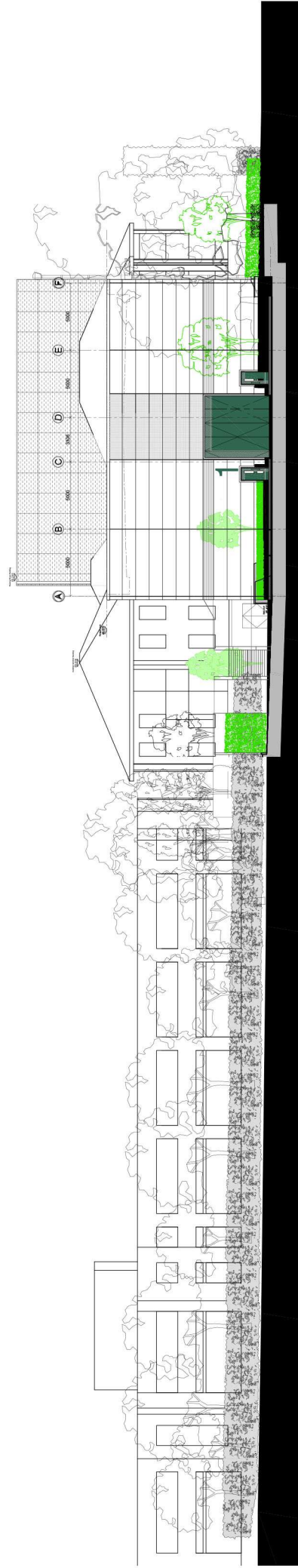
GARDINER BUILDING

AMCC2 RESEARCH LABORATORY

SOUTH LOOP ROAD



1 PROPOSED SITE NORTH ELEVATION



2 PROPOSED SITE WEST ELEVATION (FROM SOUTH LOOP ROAD)

Note:
 1. This drawing is for information only. It is not a contract document. It is subject to the terms and conditions of the contract.
 2. This drawing may contain Ordnance Survey Mapping and related data. © Crown Copyright
 3. The Ordnance Survey Mapping is licensed under the Ordnance Survey Licence (OSL).

Model File Reference: LIA_V0101 Model Name: Version & Status



Key Plan

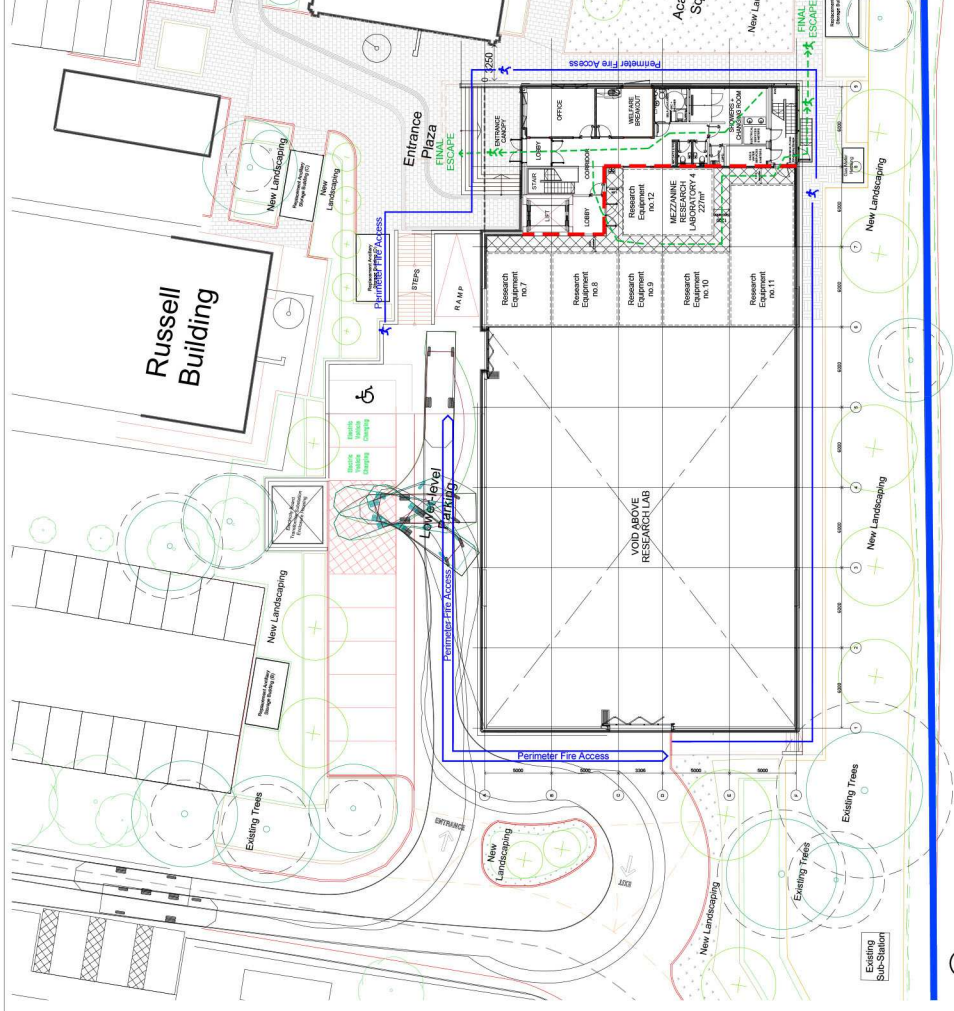
PLANNING

Ref	Rev	Date	Description
B	MJM	10/12/15	Building height reduced by 1950mm
A	MJM	28/11/15	Building height and footprint reduced
/	MJM	02/09/15	PLANNING APPLICATION ISSUE

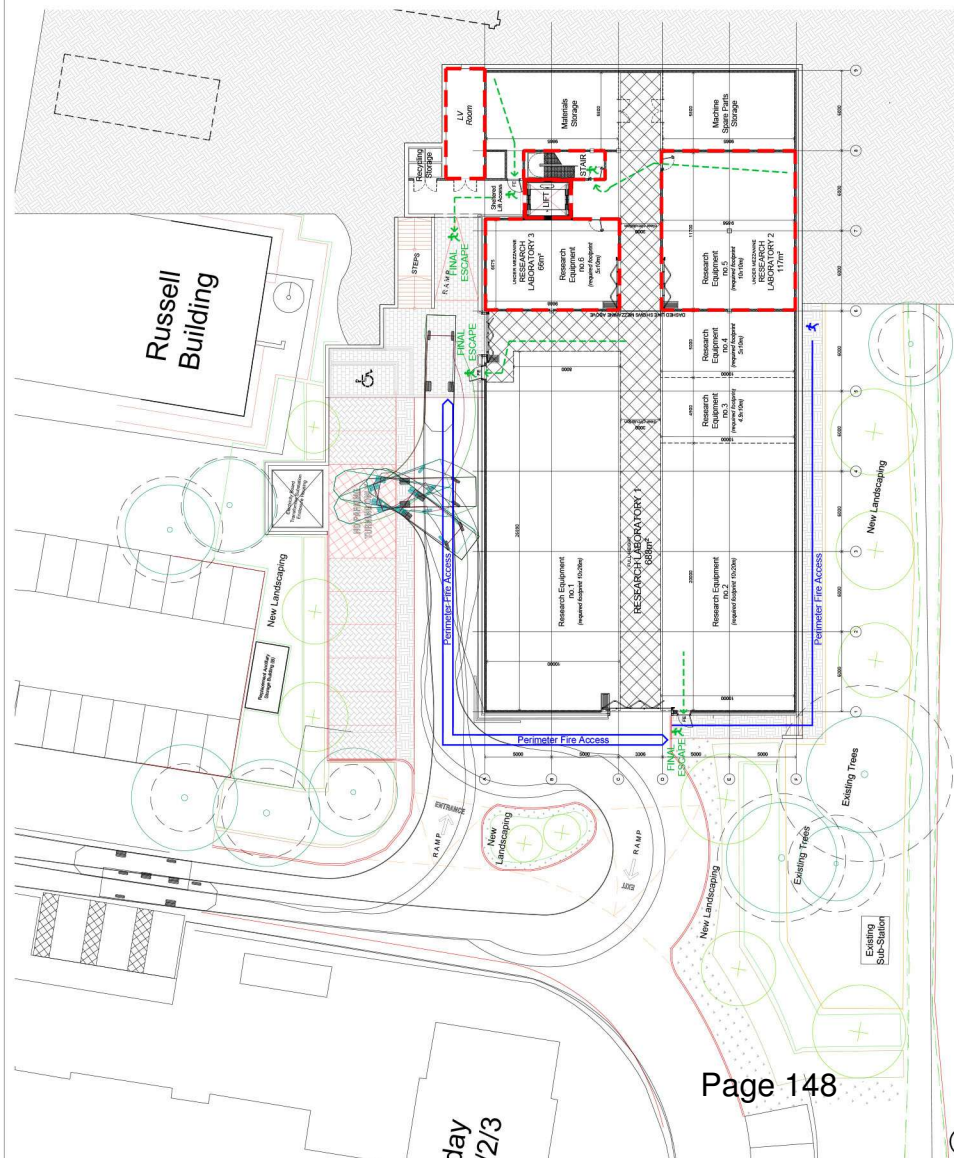
PASCALL +WATSON
 The Warehouses 10 Black Friars Lane London EC4A 3DF
 T +44 (0)20 3872 2500 www.pascall.co.uk

AMCC2 RESEARCH FACILITY
 PLANNING
 PROPOSED SITE ELEVATIONS
 NORTH AND WEST

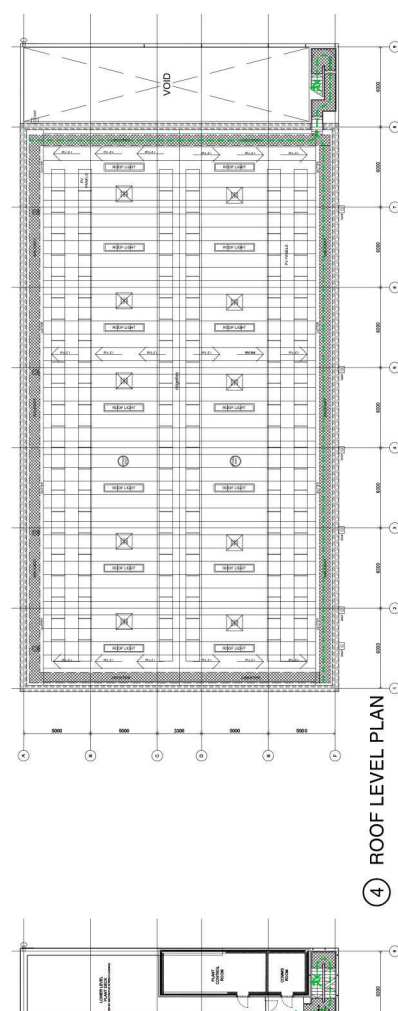
Client Job No.	BRUNEL UNIVERSITY BRUNEL CENTRE FOR ADVANCED SIMULATION TECHNOLOGY	Discipline	Architecture
Project Name	BRUNEL UNIVERSITY	Drawn By	Pascal + Watson
Project Number	MJM	Checked By	MJM
Project Number	5360	Signature Discipline	NC
Revision No.	PL	Revision	15
Revision	A	Revision	B



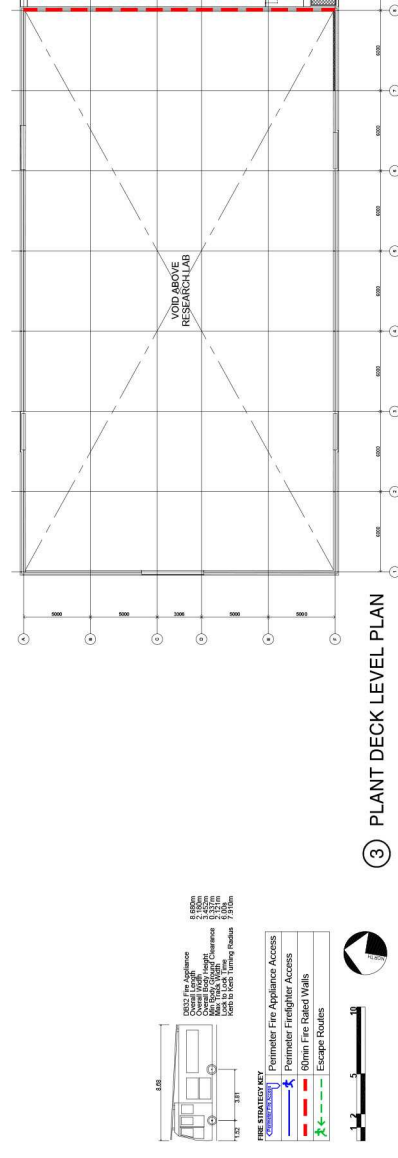
② FIRST - MEZZANINE UPPER LEVEL PLAN



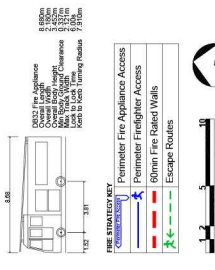
① GROUND - LOWER LEVEL PLAN



④ ROOF LEVEL PLAN



③ PLANT DECK LEVEL PLAN



Client Job No. 5360
 Project Name: AMCC2 RESEARCH FACILITY
 Client: BRUNEL UNIVERSITY
 Drawing Designer: PASCALL+WATSON
 Date: 1/2008 @ A1
 Project Number: 5360
 Drawing No. 21
 Level: PL
 Accession: P+W A

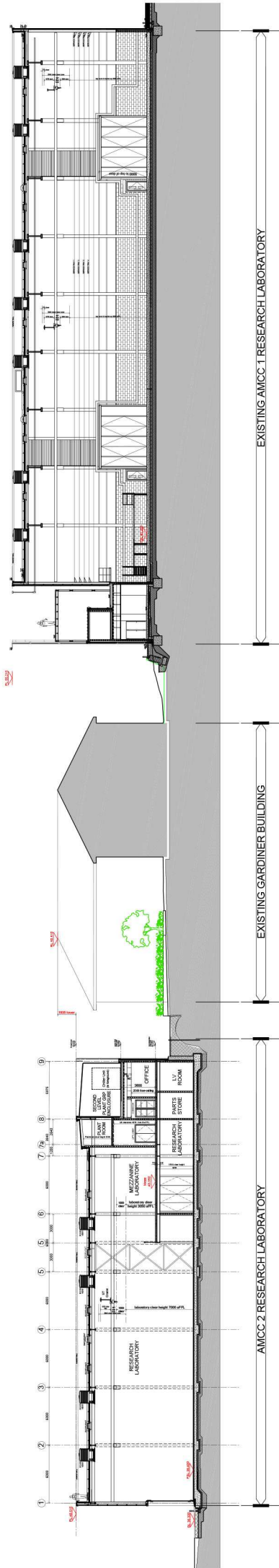
PASCALL+WATSON
 The Workshops, 10 Blandford Lane, London, ECV 6ER
 T: +44 (0)20 3657 2500 www.pascall-watson.co.uk

PLANNING

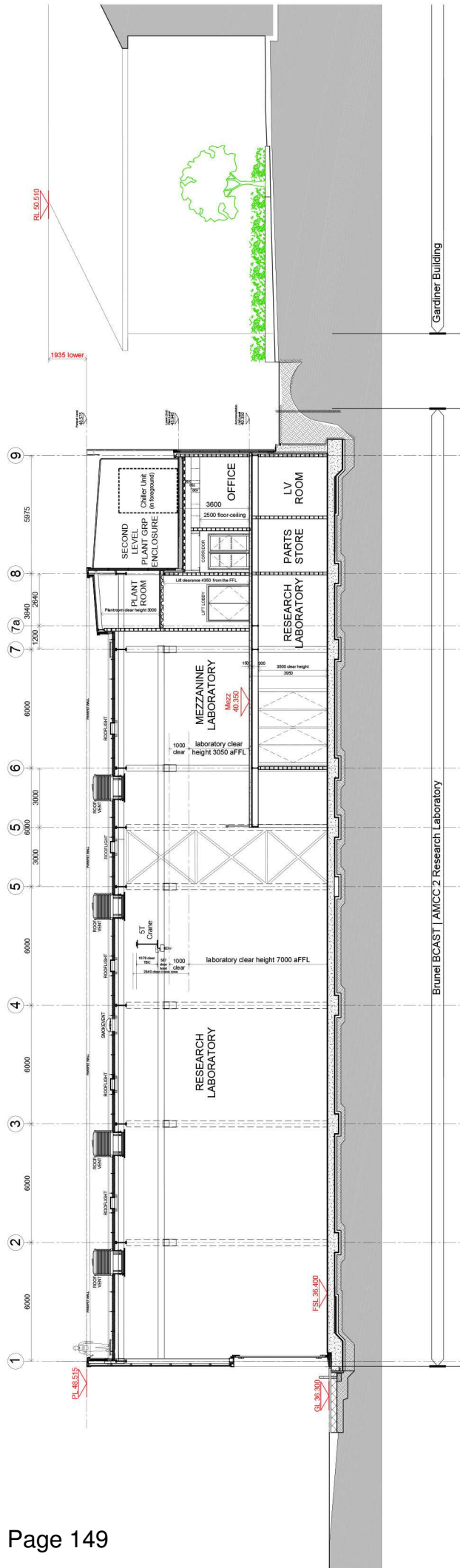
Rev	Dim	Date	Description
/	MJM	02/09/15	PLANNING APPLICATION ISSUE

Model File Reference List: 2014 Model Name: Version & Status:
 24.12.2013.pw.53-11-13

Notes:
 Contractors are responsible for the verification of all dimensions on site and the architect is to be notified of any discrepancies.
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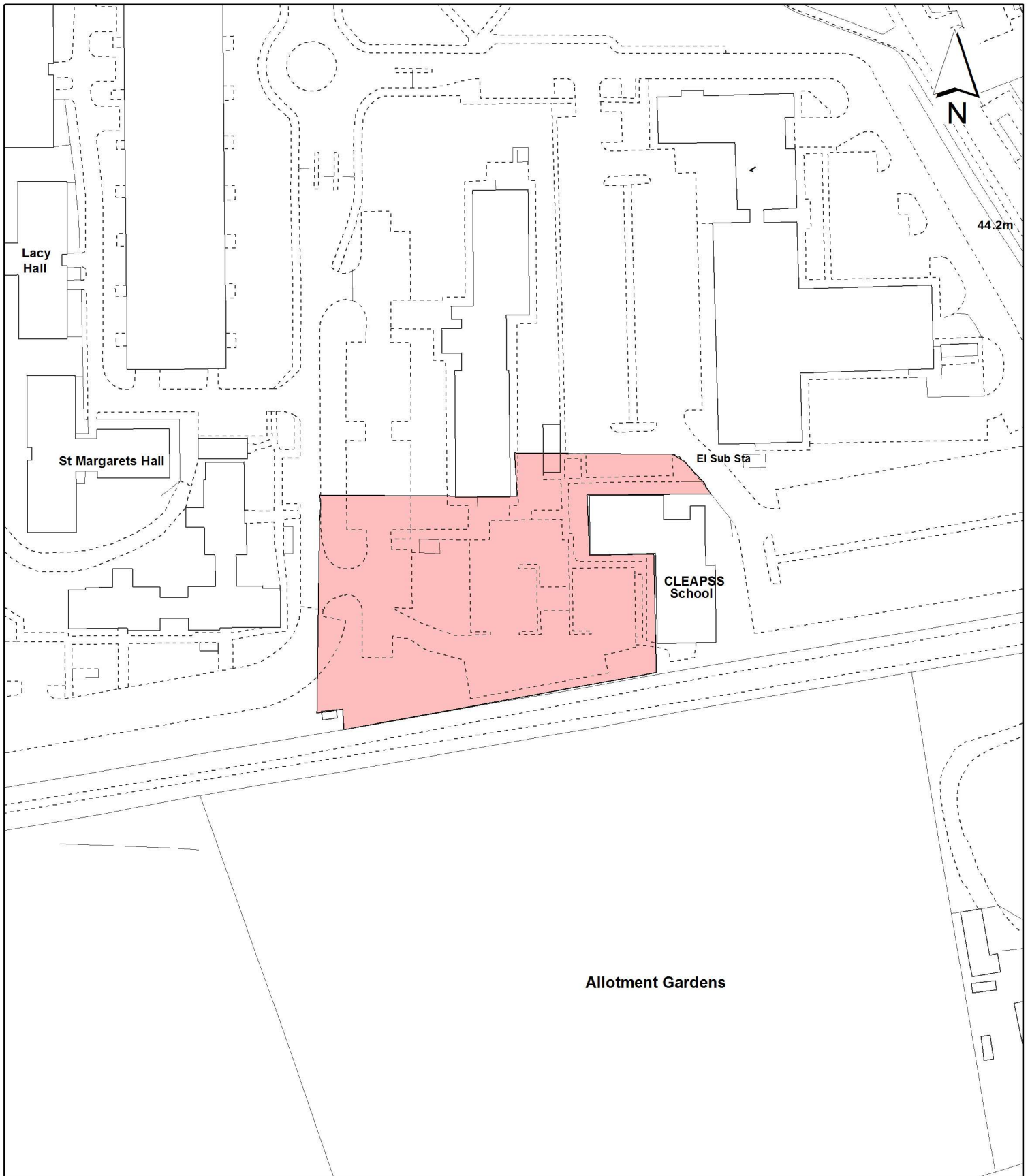


① PROPOSED SITE SECTION (EAST-WEST) 1:200



② PROPOSED SECTION (EAST-WEST) 1:100

<p>PASCALL +WATSON The Warehouses 10 Black Friars Lane London EC4A 3DF +44 (0)20 3872 2500 www.pascall.co.uk</p>		<p>PLANNING</p>		<p>AMCC2 RESEARCH FACILITY PLANNING PROPOSED SECTION A</p>		<p>Client Job No. BRUNEL UNIVERSITY Description BRUNEL CENTRE FOR ADVANCED SUBSTITUTION TECHNOLOGY Architecture PASCALL+WATSON Project of team BRUNEL UNIVERSITY Site PASCALL+WATSON Drawn By M.J.M. Checked By M.J.M. Approved By M.J.M. Project Number 5360 Revision P+W A PL 18 A</p>	
<p>Model File Reference: Lab_Vital Model Name, Version & Status</p>		<p>Key Plan</p>		<p>PLANNING APPLICATION ISSUE</p>		<p>Issue No. 1 Date 19/05/15 Description BRUNEL URGENT REQUEST FOR 1950mm BRUNEL URGENT REQUEST FOR 1950mm BRUNEL URGENT REQUEST FOR 1950mm</p>	
<p>Notes: 1. This drawing is for information only. It is not a contract document. It is not to be used for construction purposes. 2. This drawing is for information only. It is not a contract document. It is not to be used for construction purposes. 3. This drawing is for information only. It is not a contract document. It is not to be used for construction purposes.</p>		<p>Model File Reference: Lab_Vital Model Name, Version & Status</p>		<p>Key Plan</p>		<p>PLANNING APPLICATION ISSUE</p>	



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane
 (Research Building)**

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

Planning Application Ref:
532/APP/2015/3350

Scale:
1:1,250

Planning Committee:
Major Page 150

Date:
January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD PLACE THE DRIVE ICKENHAM

Development: Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings.

LBH Ref Nos: 12571/APP/2015/3649



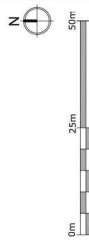
DRAWING TITLE Location Plan	DWG No 010	REV 03	SCALE 1:1250 @ A3
PROJECT No 182	DWG TYPE PL	CHECKED BW	STATUS For Approval
DATE 05/03/2014	DRAWN JP	DWG No 010	REV 03
CLIENT Manor Grove Homes (UK) LTD	PROJECT Harefield Place The Drive, Ickenham	DATE 05/03/2014	STATUS For Approval

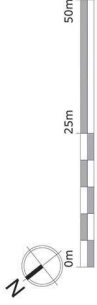
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Circle Hill House, 13, Castle Hill, Wiltshire, Berkshire, SL4 1PD
t: +44 (0) 1753 839666 f: +44 (0) 1753 831113
www.willcoxandmeilwies.com

RIBA #H

REV DATE DESCRIPTION	DRAWN
00 New 1:15 Issued for information	JP
01 1:15 Issued for information	JP
02 1:15 Issued for information	JP
03 1:15 Issued for planning	BW

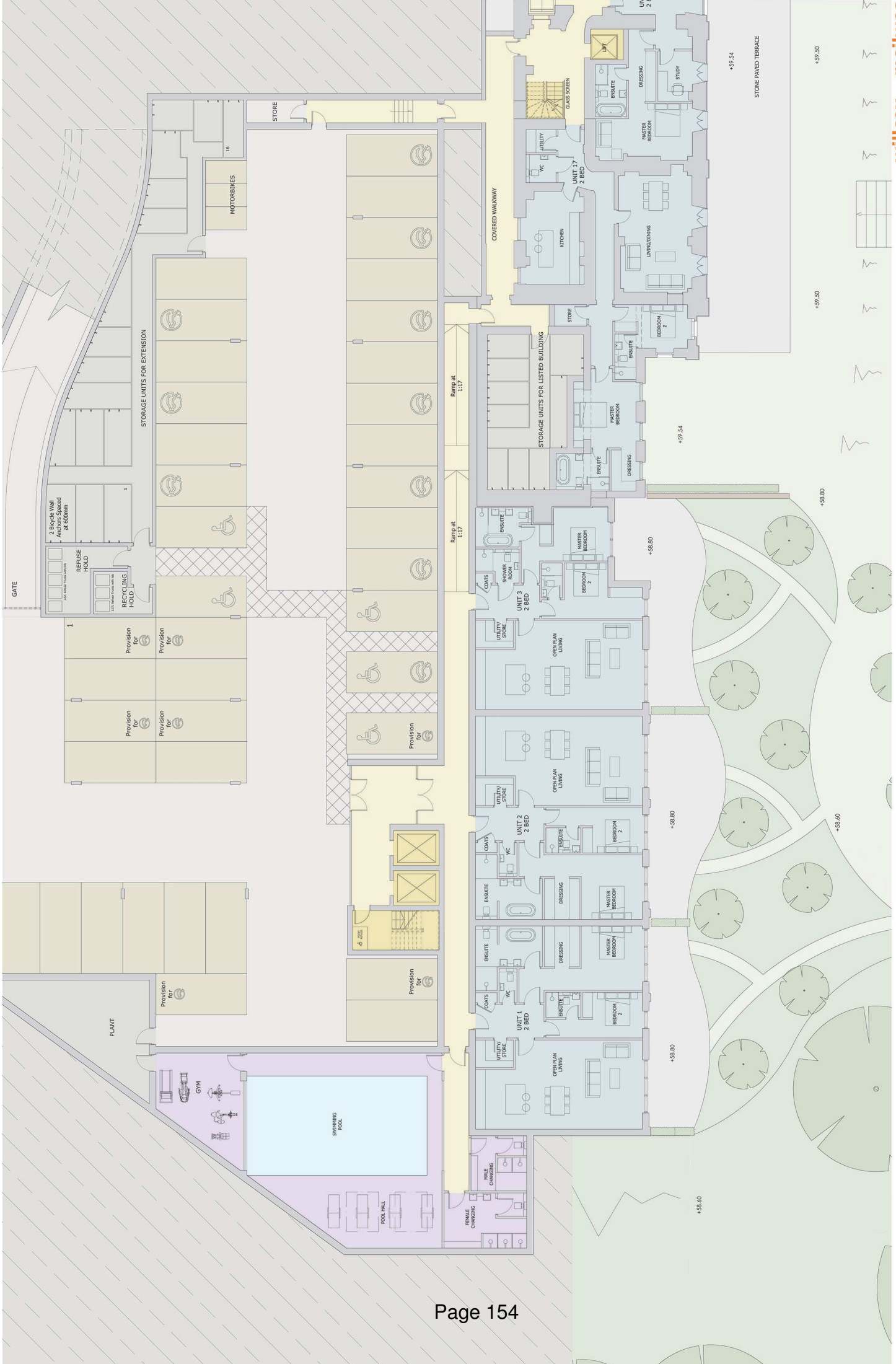




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CLIENT	Harrogate Homes (UK) LTD	DATE	15/08 @ A1
PROJECT	Harrogate Place	NO.	00006
LOCATION	The Drive, Ilkleyham	SCALE	1:500
DATE	23/07/2015	BY	SM
STATUS	DB	FOR	For Approval
RIBA #		BY	SM

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CLIENT INFORMATION
 Name: Harrogate Homes (UK) LTD
 Address: Harfield Place, The Drive, Isenham, Essex, SS16 5JH
 Date: 23/07/2015
 Drawn: DB
 For Approval

PROJECT INFORMATION
 Project No: 1108 @ A1
 Title: Harfield Place
 Scale: 1:100 @ A1
 Date: 23/07/2015
 For Approval

REVISIONS

No.	Description	Date
1	Issue for Approval	23/07/2015

REVISIONS

1. Issue for Approval

DATE
 23/07/2015

SCALE
 1:100 @ A1

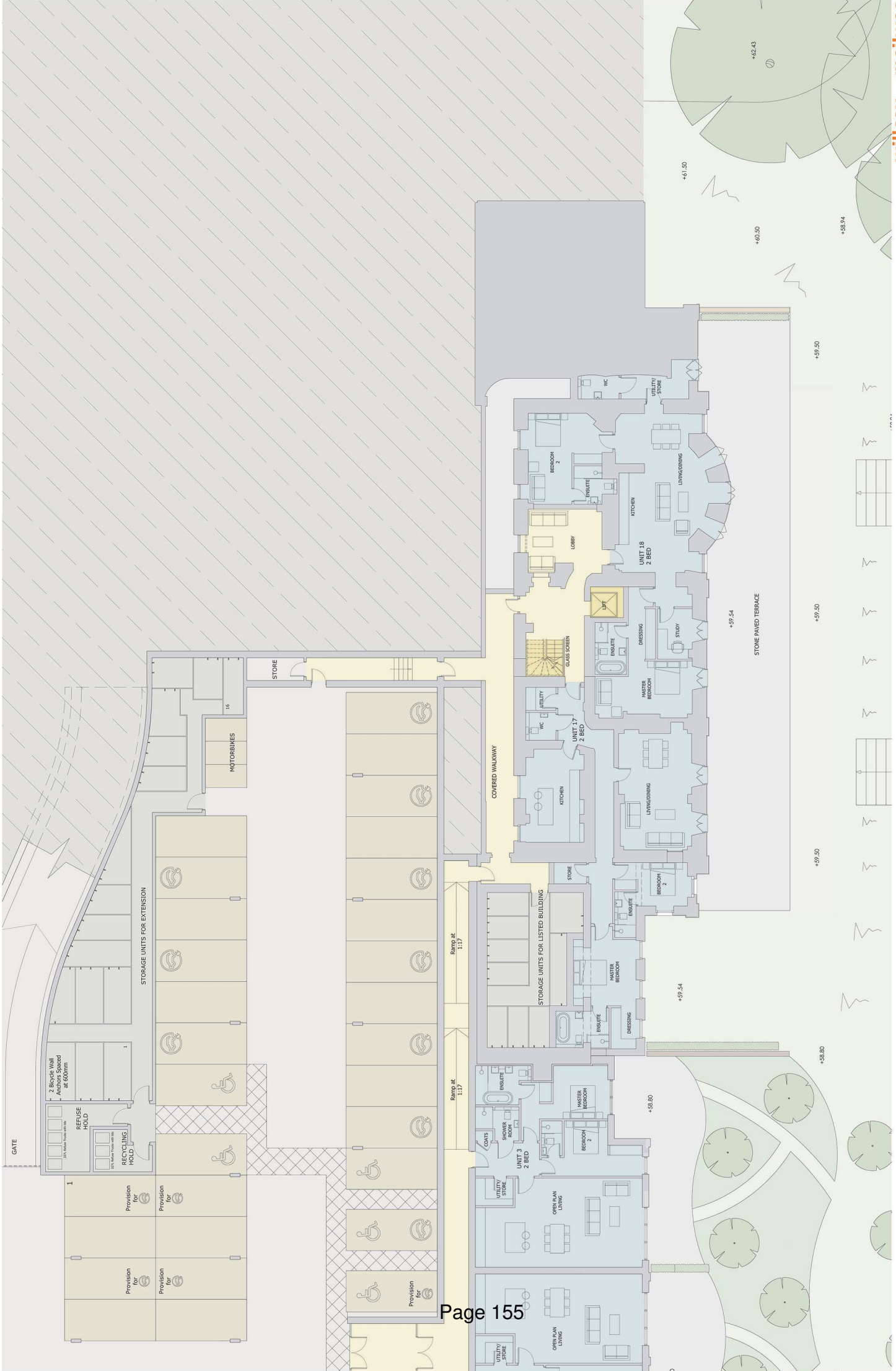
FOR APPROVAL

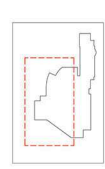
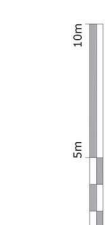
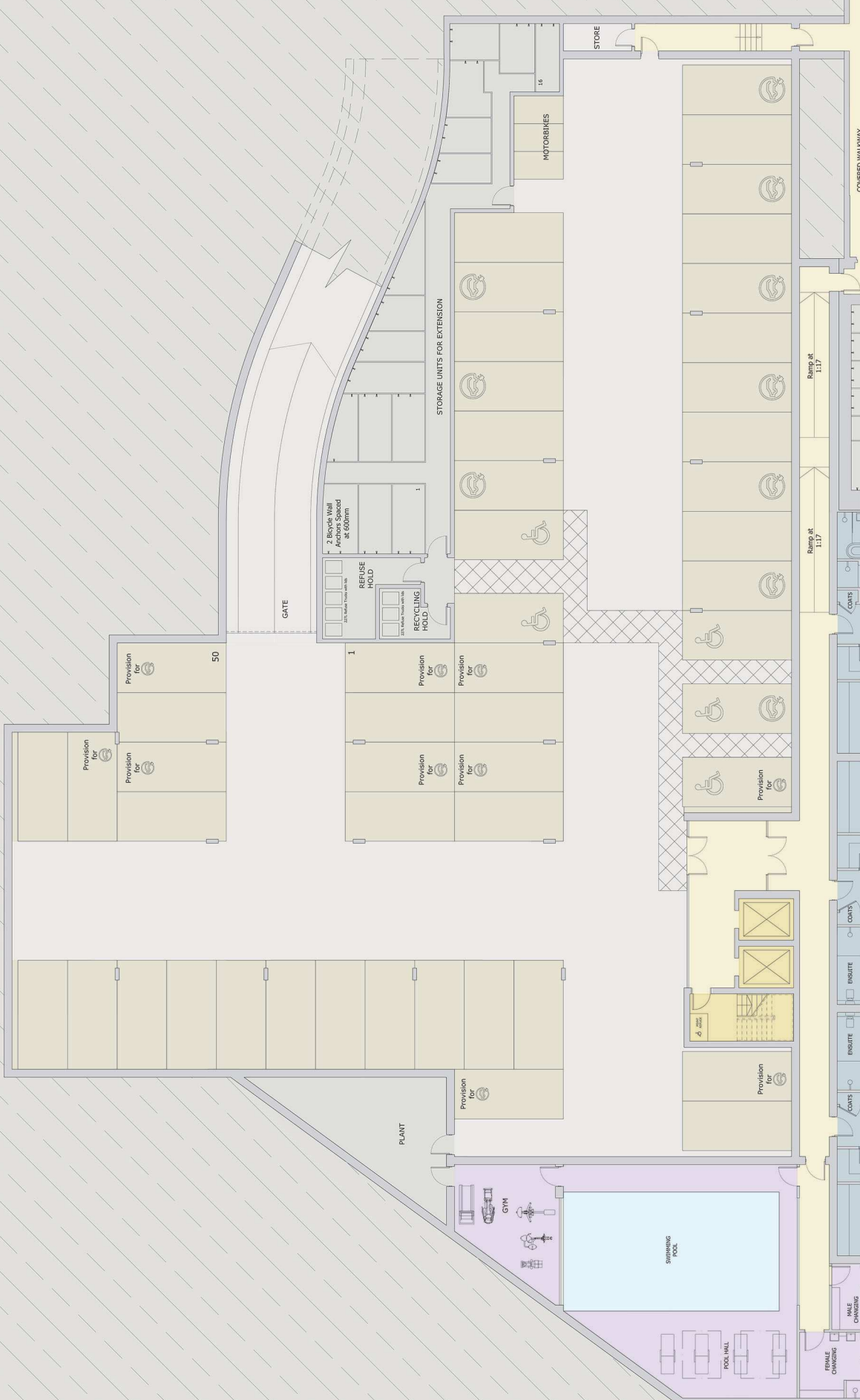
RIBA #

SCALE
 0m 5m 10m

ORIENTATION
 N

INDEX MAP
 (Small site location map showing the building footprint in red within the site boundary)







CLIENT	Harrogate Homes (UK) LTD
PROJECT	Harfield Place
DATE	23/07/2015
BY	AR
FOR	For Approval

SCALE	1:100 @ A1
DATE	23/07/2015
BY	AR
FOR	For Approval

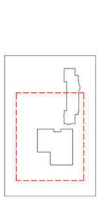
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1	Issue for Approval

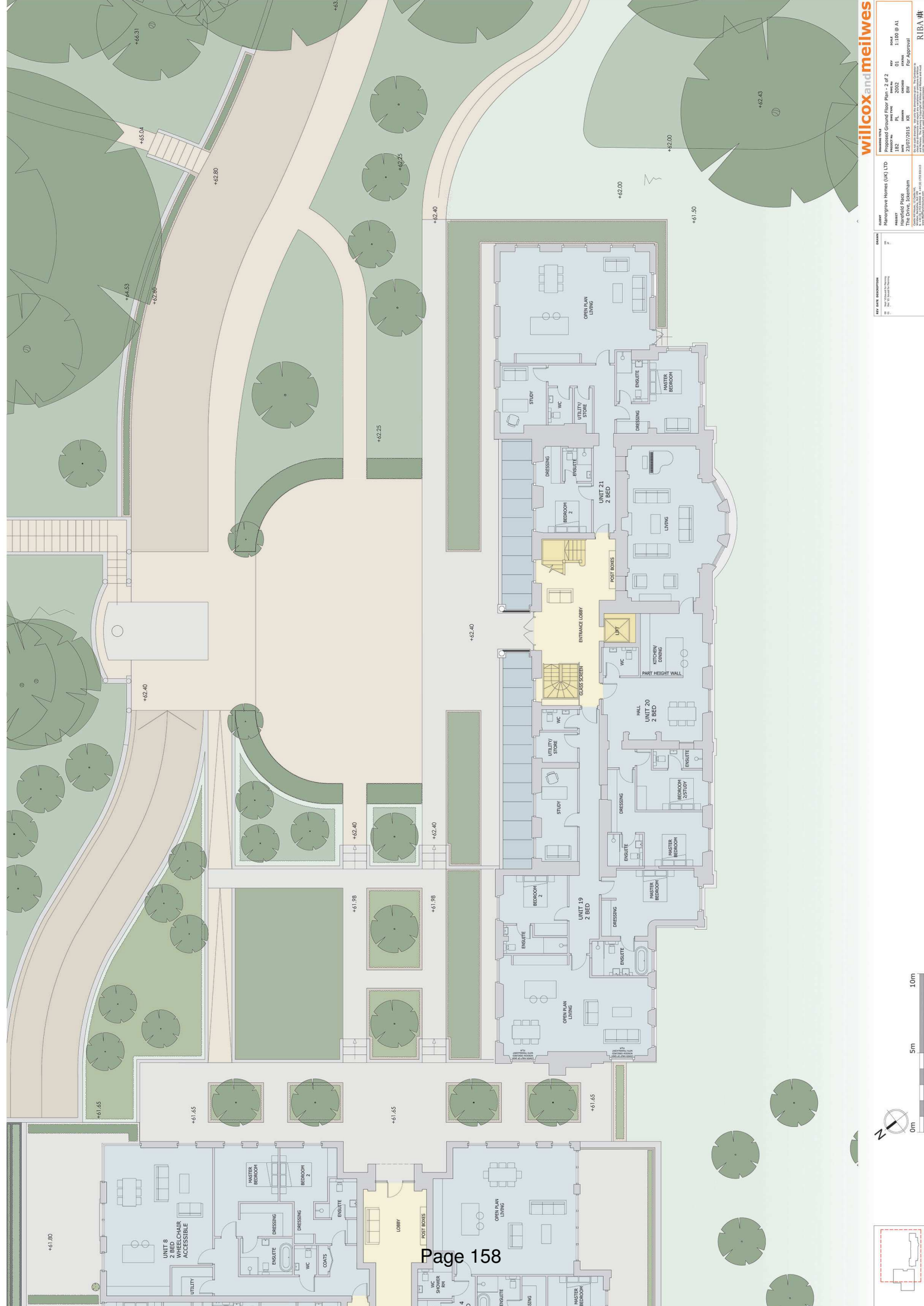
DATE	23/07/2015
BY	AR
FOR	For Approval

PROJECT	Harfield Place
DATE	23/07/2015
BY	AR
FOR	For Approval

SCALE	1:100 @ A1
DATE	23/07/2015
BY	AR
FOR	For Approval

REVISIONS	
1	Issue for Approval





NAME	Wilcox and Meilwies (UK) LTD	DATE	1:100 @ A1
PROJECT	Harfield Place	REV	01
ADDRESS	The Drive, Ipswich	DATE	23/07/2015
CLIENT	BRW	FOR	For Approval

SCALE	1:100 @ A1
DATE	23/07/2015
FOR	For Approval

PROJECT	Harfield Place
ADDRESS	The Drive, Ipswich
CLIENT	BRW

DATE	23/07/2015
FOR	For Approval

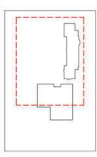
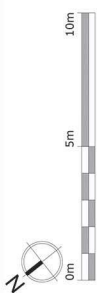
SCALE	1:100 @ A1
DATE	23/07/2015
FOR	For Approval

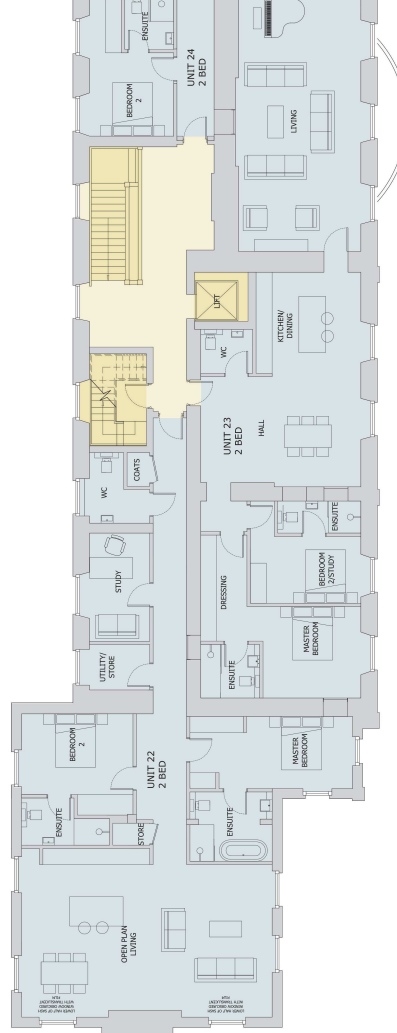
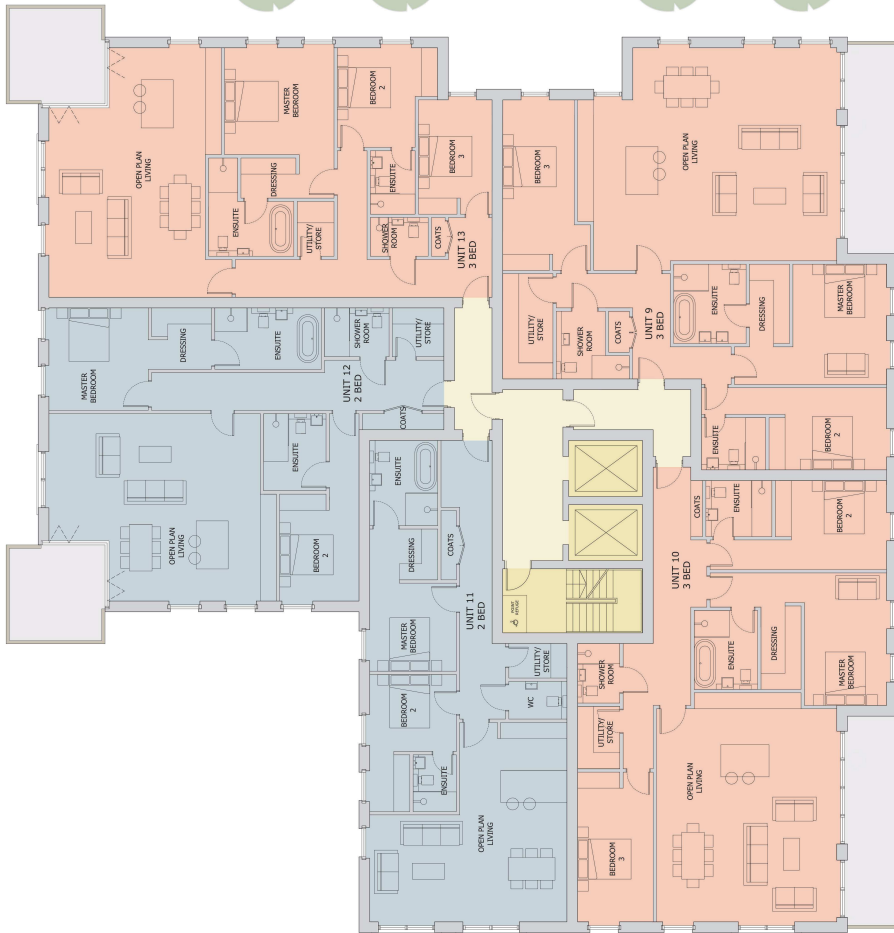
PROJECT	Harfield Place
ADDRESS	The Drive, Ipswich
CLIENT	BRW

DATE	23/07/2015
FOR	For Approval

SCALE	1:100 @ A1
DATE	23/07/2015
FOR	For Approval

PROJECT	Harfield Place
ADDRESS	The Drive, Ipswich
CLIENT	BRW



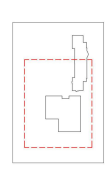


PROJECT INFORMATION	
CLIENT	Metropolitan Homes (UK) LTD
PROJECT NAME	The Drive, Ipswich
DATE	23/07/2015
BY	IR
FOR APPROVAL	BW

DRAWING TITLE	
NO.	1 of 2
DATE	23/07/2015
BY	IR
FOR APPROVAL	BW

REVISIONS	
NO.	1
DATE	
BY	
FOR APPROVAL	

willcoxandmeilwies



CLIENT	Harrogate Homes (UK) LTD	DATE	1:100 @ A1
PROJECT	Harrogate Place The Drive, Ilkham	PROJECT NO.	11000
DATE	23/07/2015	SCALE	1:100
BY	MR	REVISED BY	BW
FOR APPROVAL		FOR APPROVAL	

FOR ARCH INFORMATION	
1. For use in connection with the above project	
2. For use in connection with the above project	

REVISIONS	
1. Issue for Approval	
2. Issue for Approval	

REVISIONS	
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2. Issue for Approval	

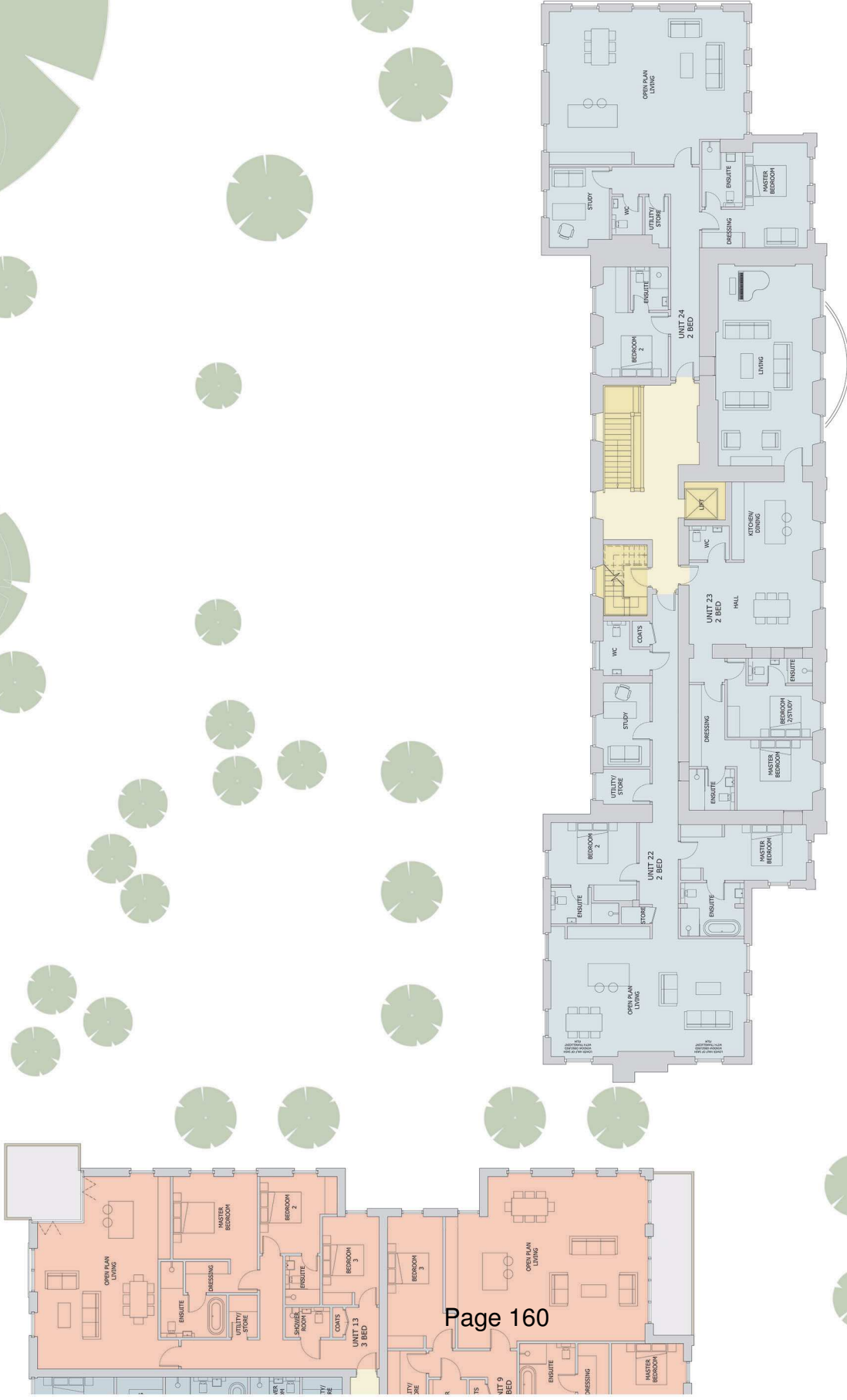
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2. Issue for Approval	

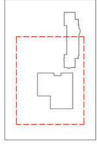
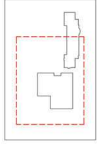
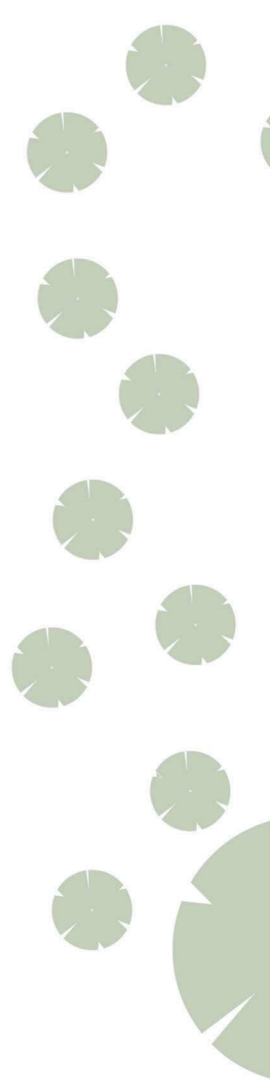
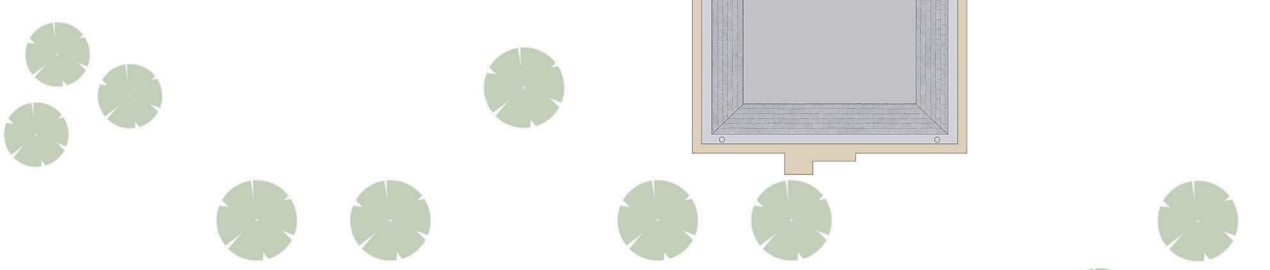
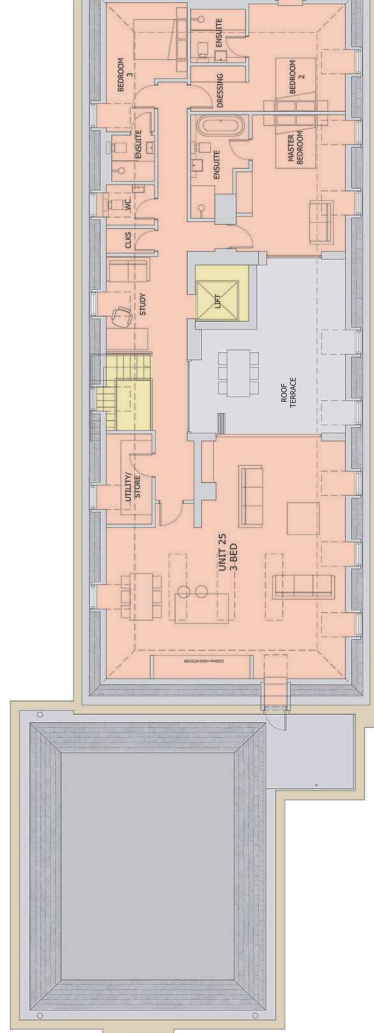
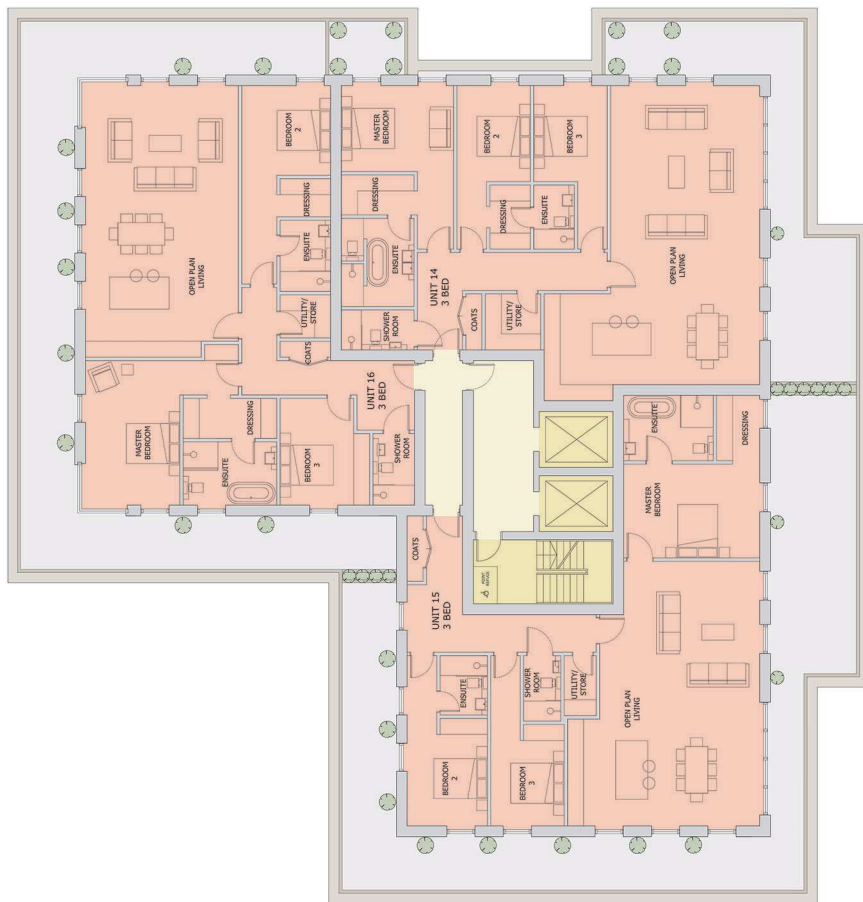
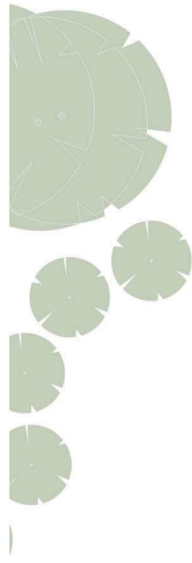
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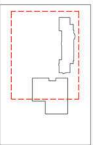
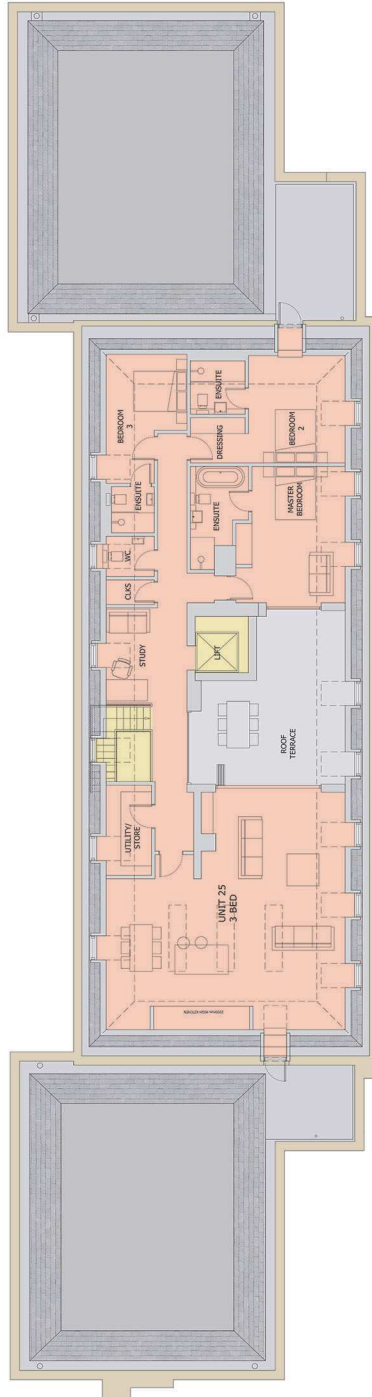
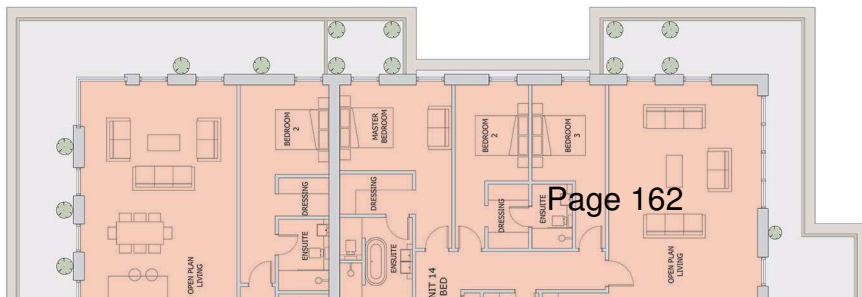
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2. Issue for Approval	

REVISIONS	
1. Issue for Approval	
2. Issue for Approval	

REVISIONS	
1. Issue for Approval	
2. Issue for Approval	



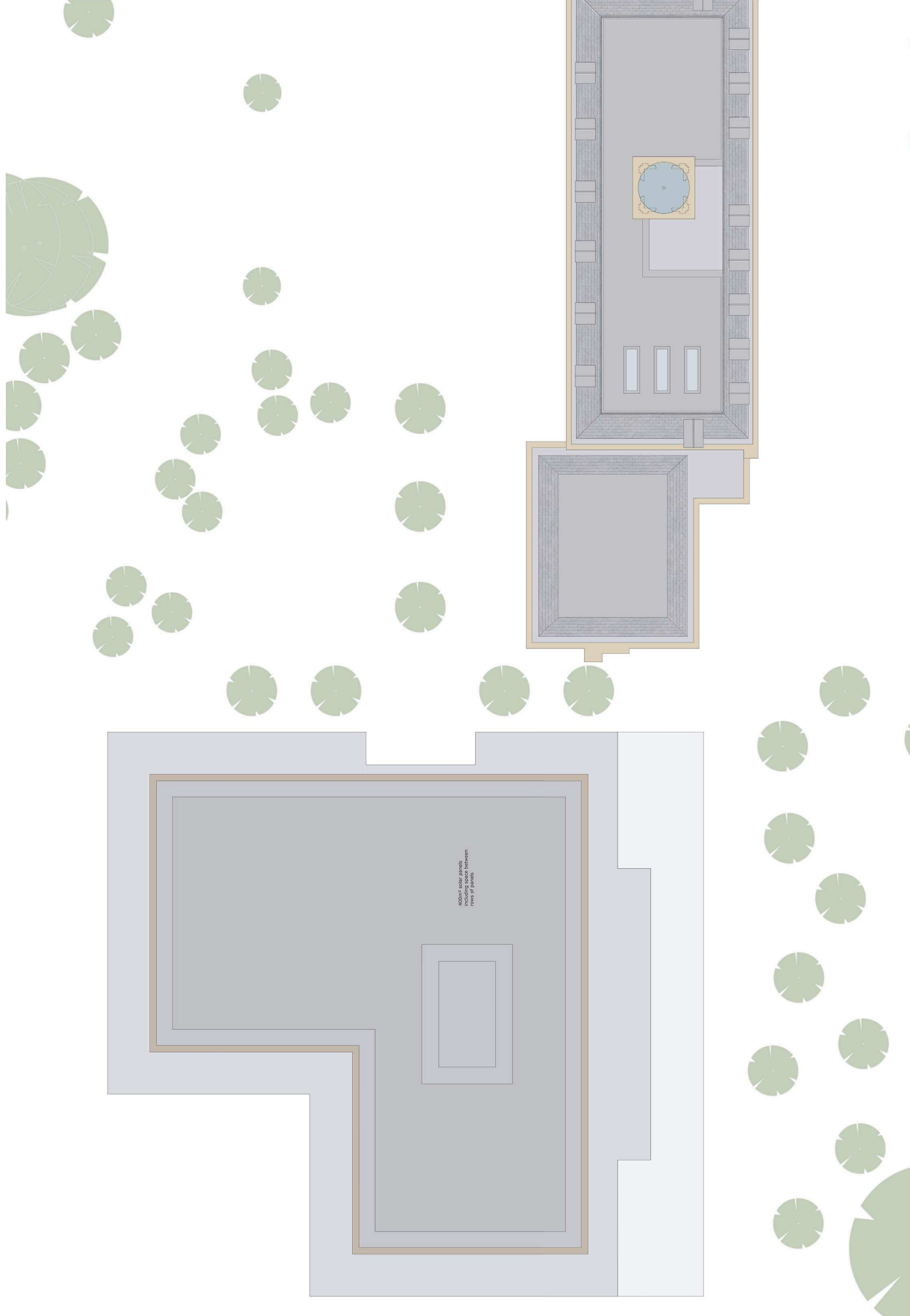




FOR YOUR INFORMATION	
1	As shown on drawings
2	As shown on drawings

CLIENT	
NAME	Marigrove Homes (UK) LTD
ADDRESS	Marigrove Place The Drive, Letcham Sutton Coldfield, Birmingham B37 7YU

REVISIONS	
NO	DESCRIPTION
1	Issue for Planning
2	Issue for Building
3	Issue for Building
4	Issue for Building
5	Issue for Building
6	Issue for Building
7	Issue for Building
8	Issue for Building
9	Issue for Building
10	Issue for Building
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97	Issue for Building
98	Issue for Building
99	Issue for Building
100	Issue for Building



CLIENT	Harrogate Homes (UK) LTD	PROJECT	Harrogate Place
ADDRESS	The Drive, Loxham	DATE	23/07/2015
PROJECT NO.	1108 @ A1	DESIGNER	Willcox and Meilwies
SCALE	1:100 @ A1	FOR	For Approval
PROJECT TYPE	Roof Plan	BY	SB
DATE	23/07/2015	DR	SB

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CONTRACT
 No. 1108 @ A1

SCALE
 1:100 @ A1

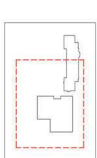
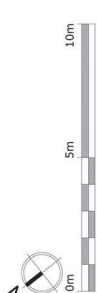
PROJECT NO.
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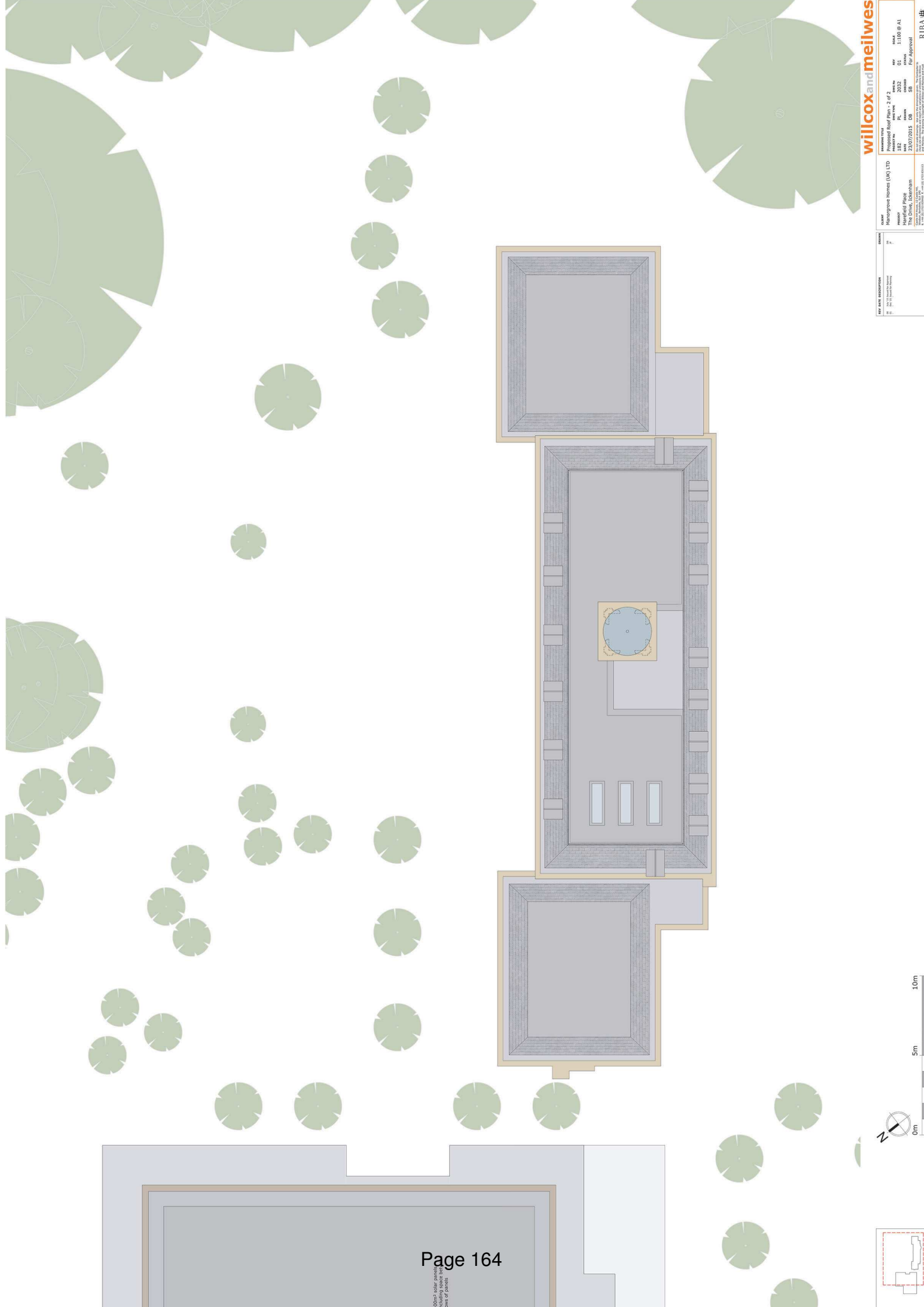
DATE
 23/07/2015

DESIGNER
 Willcox and Meilwies

FOR
 For Approval

RIBA #





PROJECT NAME	Mariposa Homes (UK) LTD	PROJECT NO	11109 @ A1
CLIENT	Mariposa Homes (UK) LTD	DATE	23/07/2015
PROJECT ADDRESS	The Drive, Letchworth	PROJECT TYPE	DB
PROJECT NO	11109 @ A1	PROJECT STATUS	For Approval

SCALE	1:100
DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

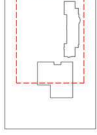
DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

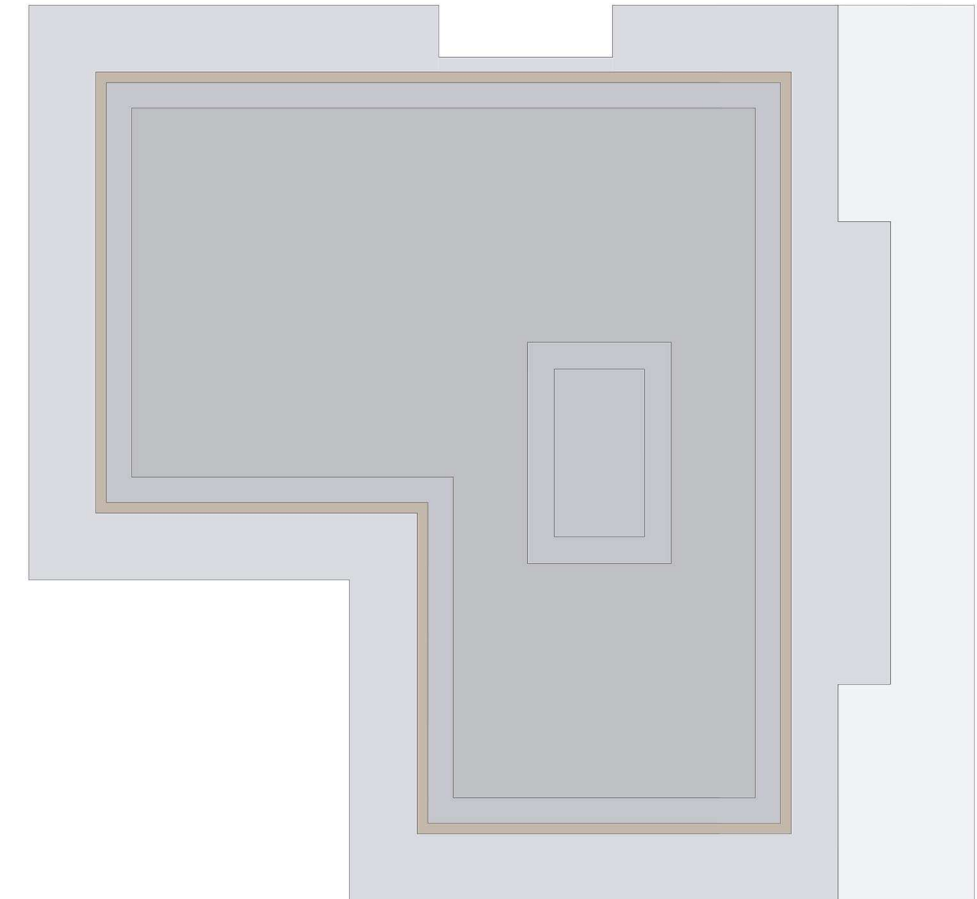
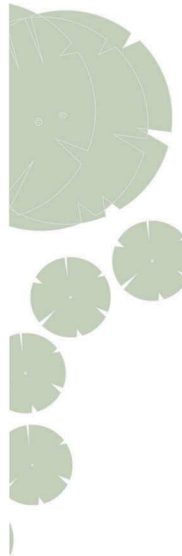
DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval

DATE	23/07/2015
PROJECT NO	11109 @ A1
PROJECT ADDRESS	The Drive, Letchworth
PROJECT TYPE	DB
PROJECT STATUS	For Approval





NAME	Harrogate Homes (UK) LTD
ADDRESS	The Drive, Loxham
POSTCODE	YO26 1JH
CONTACT	0113 253 1111
PROJECT	Harrogate Place
DATE	23/07/2015
BY	SB

DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

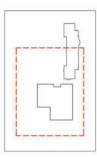
DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

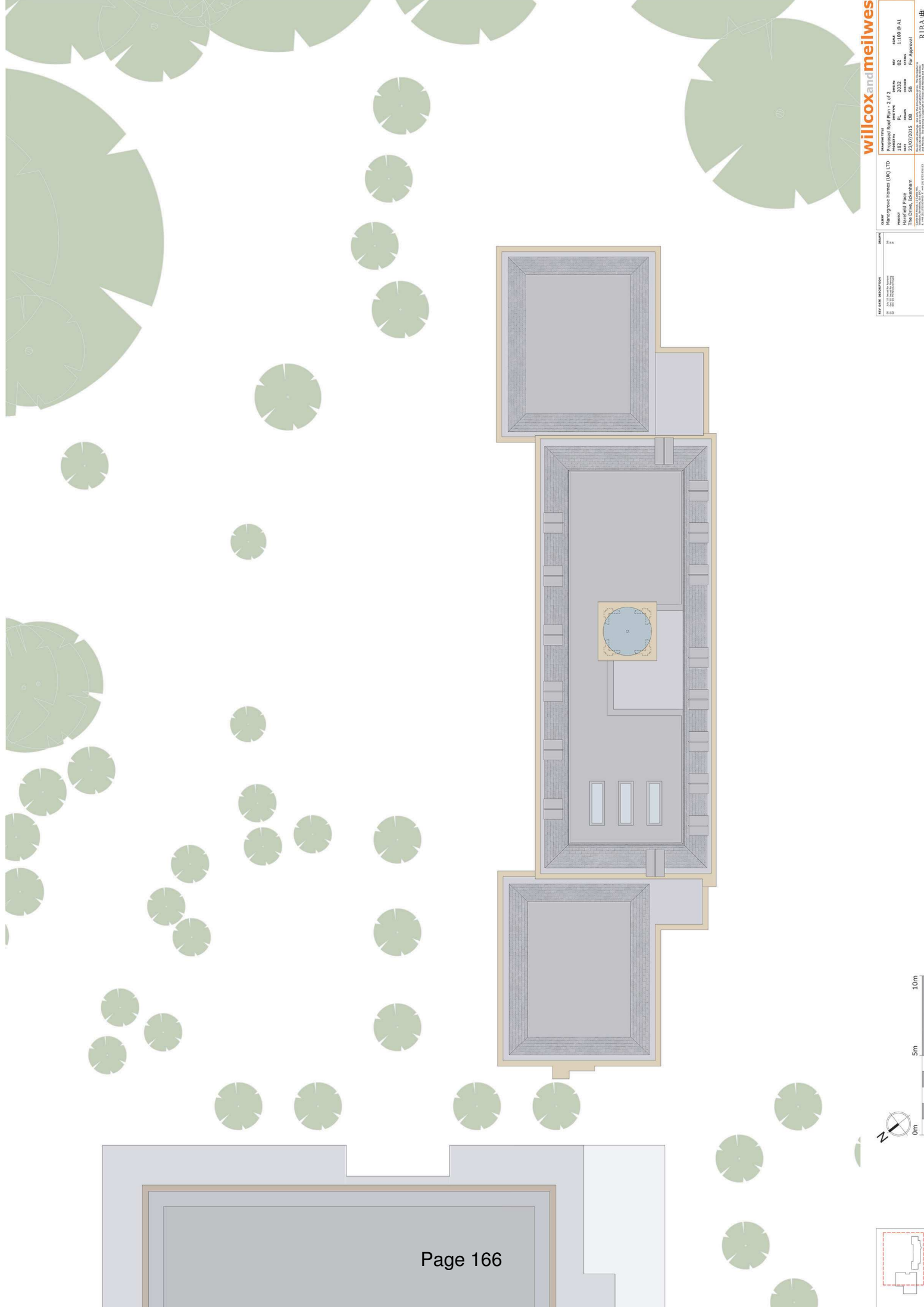
DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

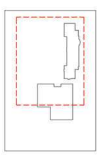
DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

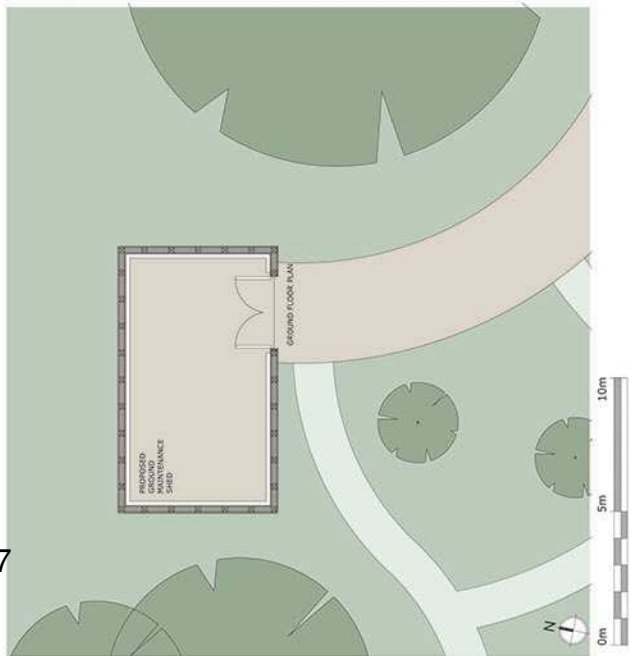
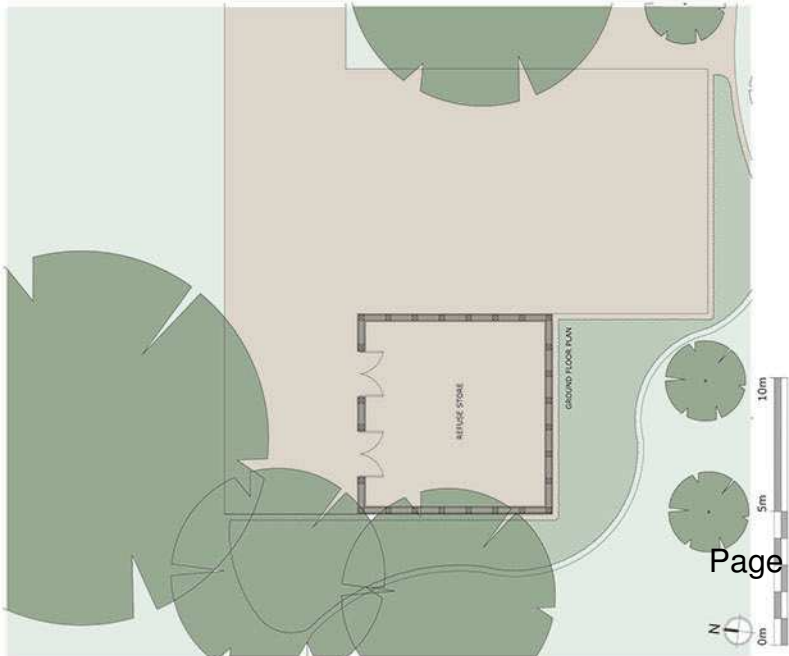
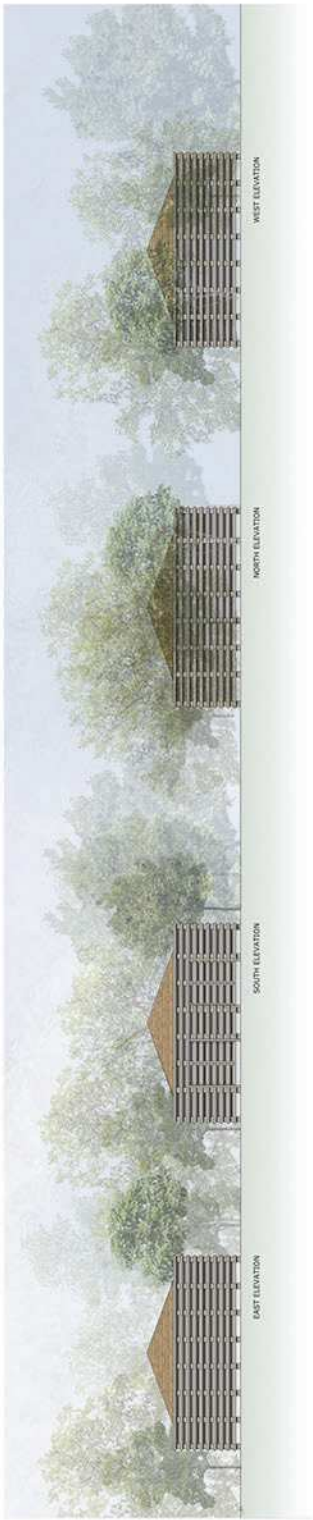
DATE	23/07/2015
BY	SB
FOR	Construction
SCALE	As Shown
STATUS	For Approval

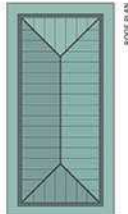
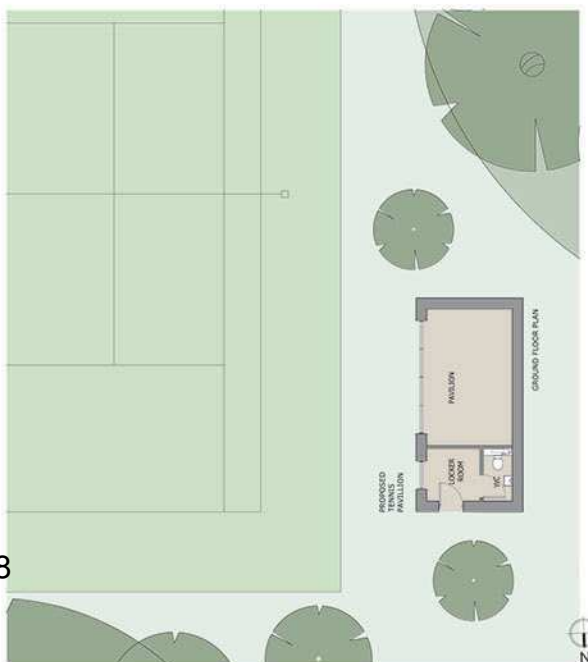




REVISIONS	
NO	DESCRIPTION









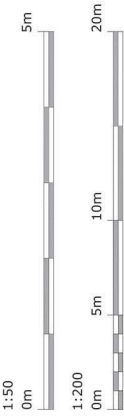
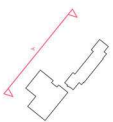
Proposed North East Elevation
1:200



Existing Elevation
1:50



Proposed Elevation
1:50

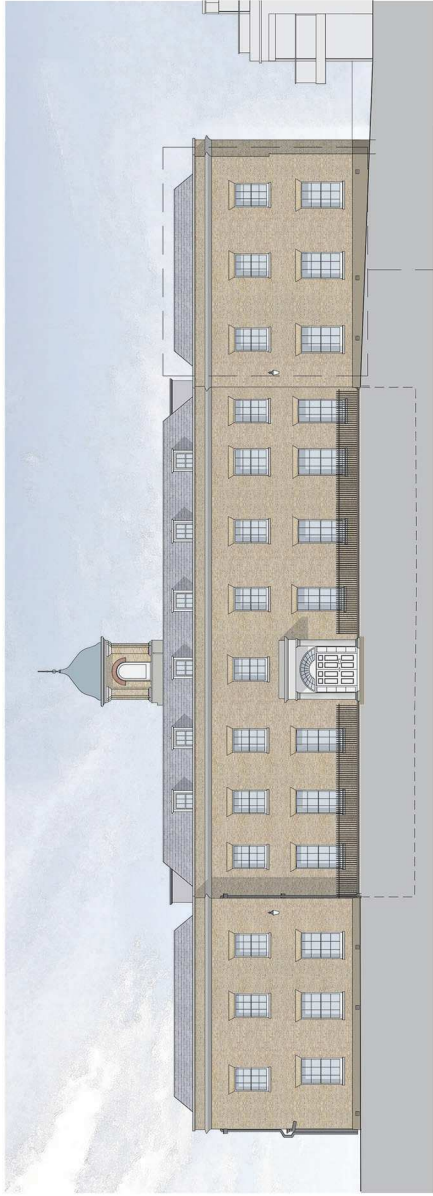


REV	DATE	DESCRIPTION	DRAWN
01	14/09/2015	Issued for planning	A.H.
02	14/09/2015	Issued for planning	A.H.
03	14/09/2015	Issued for planning	A.H.

CLIENT	Manor Grove Homes (UK) Ltd.	DRAWING TITLE	Manor Grove Homes - North East Elevation (1/2)
PROJECT	Harefield Place	PROJECT NO.	1822
		DATE	14/09/2015
		DESIGNER	PL
		DRAWN	JP
		CHECKED	BW
		STATUS	For Approval
		REV	02
		DATE	14/09/2015
		SCALE	Varies @ A2

willcox and meilwies

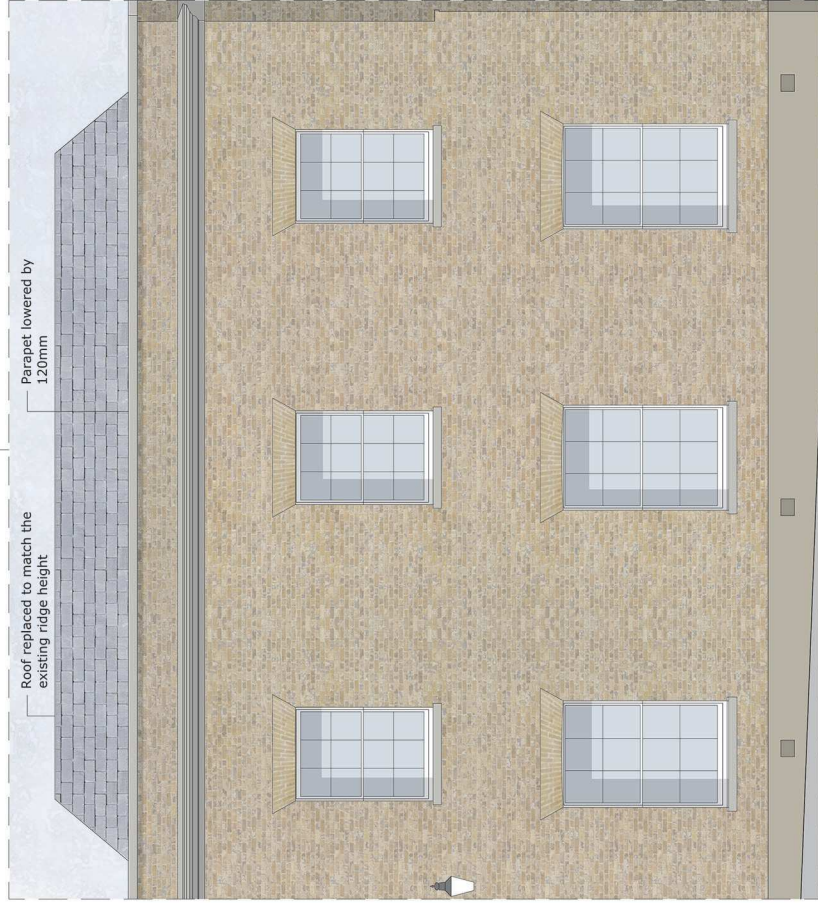
RIBA #



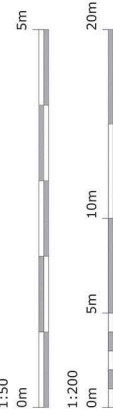
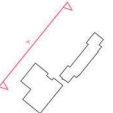
Proposed North East Elevation
1:200



Existing Elevation
1:50



Proposed Elevation
1:50



REV	DATE	DESCRIPTION	DRAWN
01	14/09/2015	Issue for planning	A.H.
02	14/09/2015	Issue for building	A.H.
03	14/09/2015	Issue for approval	A.H.

CLIENT
Manor Grove Homes (UK) Ltd.

PROJECT
Harefield Place

LOCATION
Harefield Place, Harefield, Bucks, UK

CONTACT
RIBA #

DRAWING TITLE
Architect's Elevations - North East Elevation (2/2)

PROJECT NO.
1822

DATE
14/09/2015

PL
JP

CHKD
BW

REV
02

DATE
14/09/2015

CHKD
BW

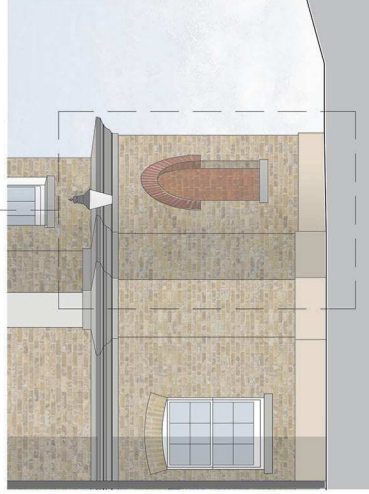
STATUS
For Approval

SCALE
Varies @ A2

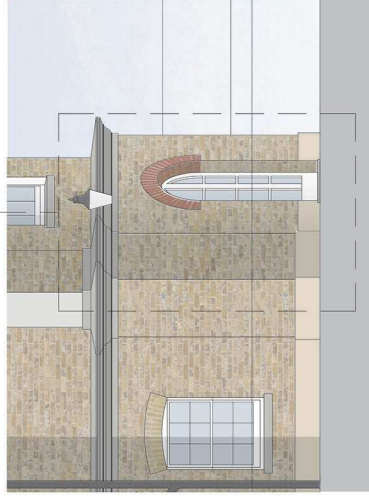
WILCOX AND MEILWES



Proposed North West Elevation
1:200



Existing Elevation
1:50



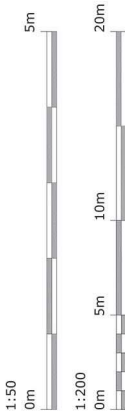
Proposed Elevation
1:50



Existing Elevation
1:50



Proposed Elevation
1:50

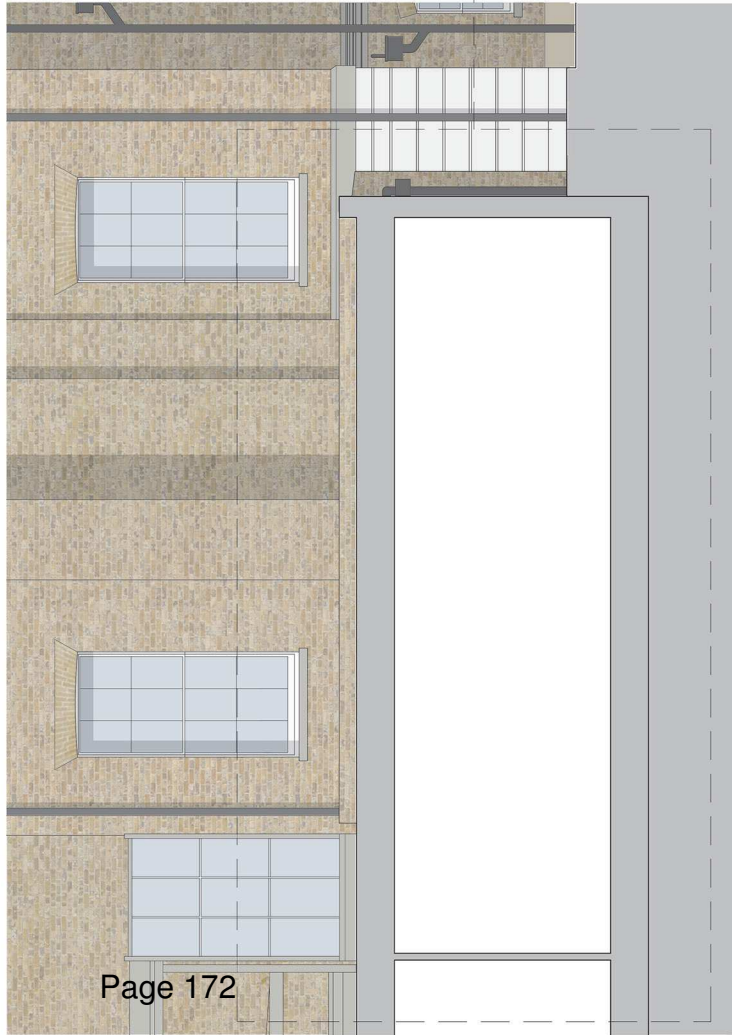


DRAWING TITLE		DRAWING NO.		SCALE	
Architect's Elevations - North West Elevation (1/2)		DWG NO. 325		REV. 02	
PROJECT	PL	DRAWN	CHECKED	STATUS	DATE
Manor Grove Homes (UK) Ltd.	Harefield Place	JP	BW	For Approval	14/09/2015
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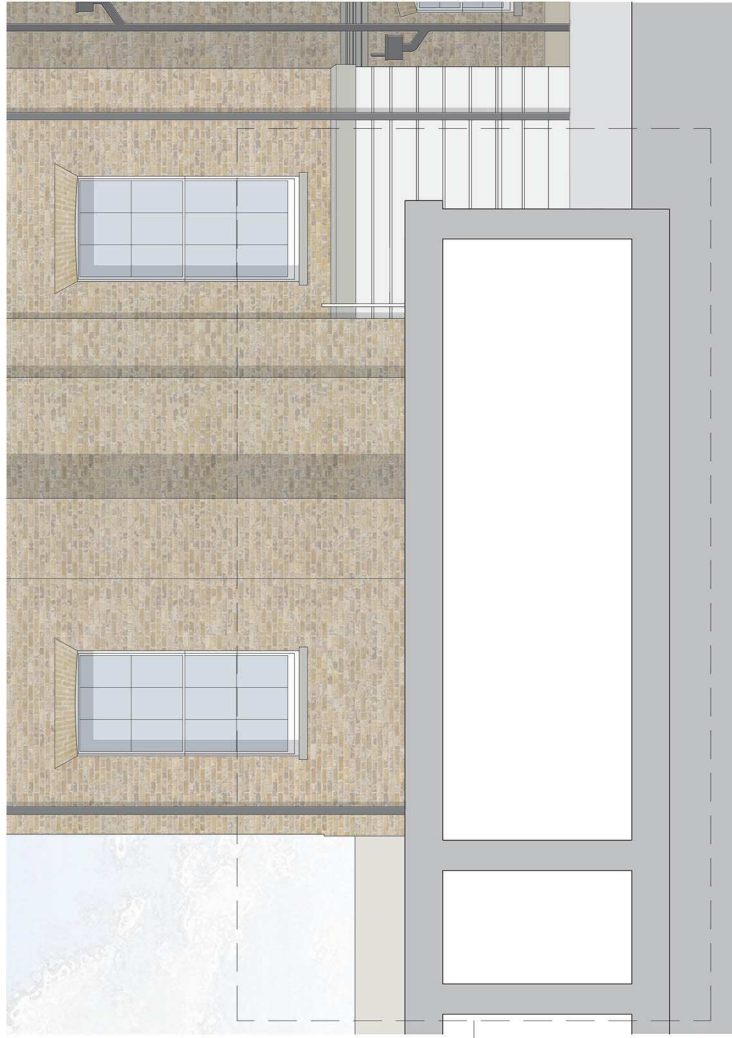
REV	DATE	DESCRIPTION	DRAWN
01	14/09/15	Issued for planning	A.M.
02	14/09/15	Issued for planning	A.M.



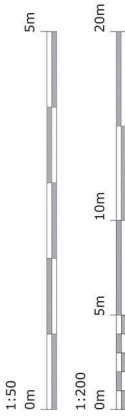
Proposed North West Elevation
1:200



Existing Elevation
1:50

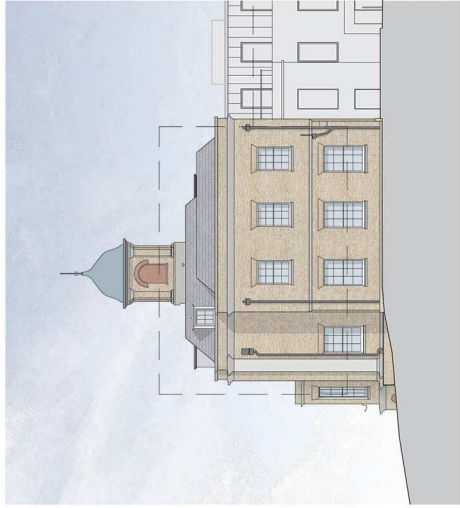


Proposed Elevation
1:50



REV	DATE	DESCRIPTION	BY	CHECKED
01	14/09/2015	Issued for planning	J.P.	B.W.
02	14/09/2015	Issued for planning	J.P.	B.W.

CLIENT	Manor Grove Homes (UK) Ltd.
PROJECT	Harefield Place
DATE	14/09/2015
PROJECT NO.	182
DATE TYPE	PL
DRAWN	J.P.
CHECKED	B.W.
STATUS	For Approval
SCALE	Varies @ A2



Proposed South East Elevation
1:200



Existing Elevation
1:50

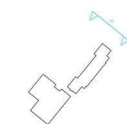
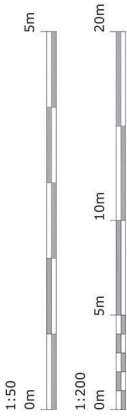


Proposed Elevation
1:50

Roofs replaced to match the existing ridge height

Parapet lowered by 120mm

Parapet to be infilled with reclaimed brick from lowering parapet elsewhere



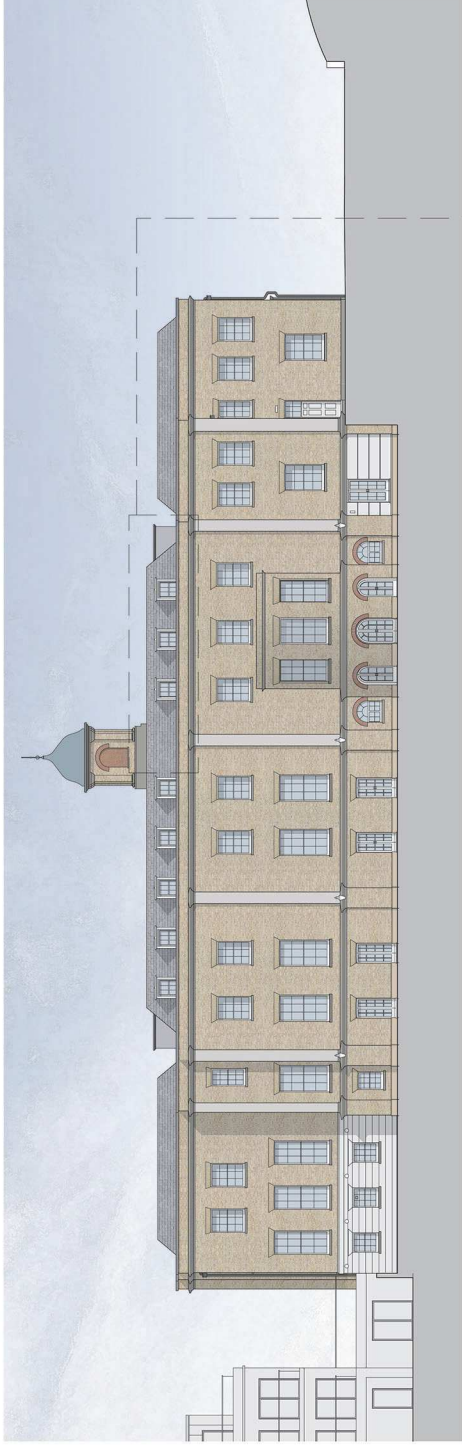
willcox and meilwies

REV	DATE	DESCRIPTION	DRAWN
01	14/09/2015	Issue for planning	A.H.
02	14/09/2015	Issue for planning	A.H.
03	14/09/2015	Issue for planning	A.H.

CLIENT	Manor Grove Homes (UK) Ltd.
PROJECT	Harefield Place
LOCATION	Manor Grove Homes (UK) Ltd., 100, South Street, Harefield, Bucks, HP17 9JL www.manorgrovehomes.com
DRAWING TITLE	Architectural Elevations - South East Elevation
PROJECT NO.	182
DATE	14/09/2015
SCALE	Varies @ A2
KEY	324
DWG NO.	02
DRAWN	JP
CHECKED	BW
STATUS	For Approval

RIBA #

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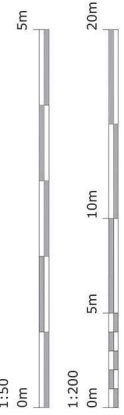
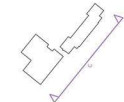
Proposed South West Elevation
1:200



Existing Elevation
1:50



Proposed Elevation
1:50

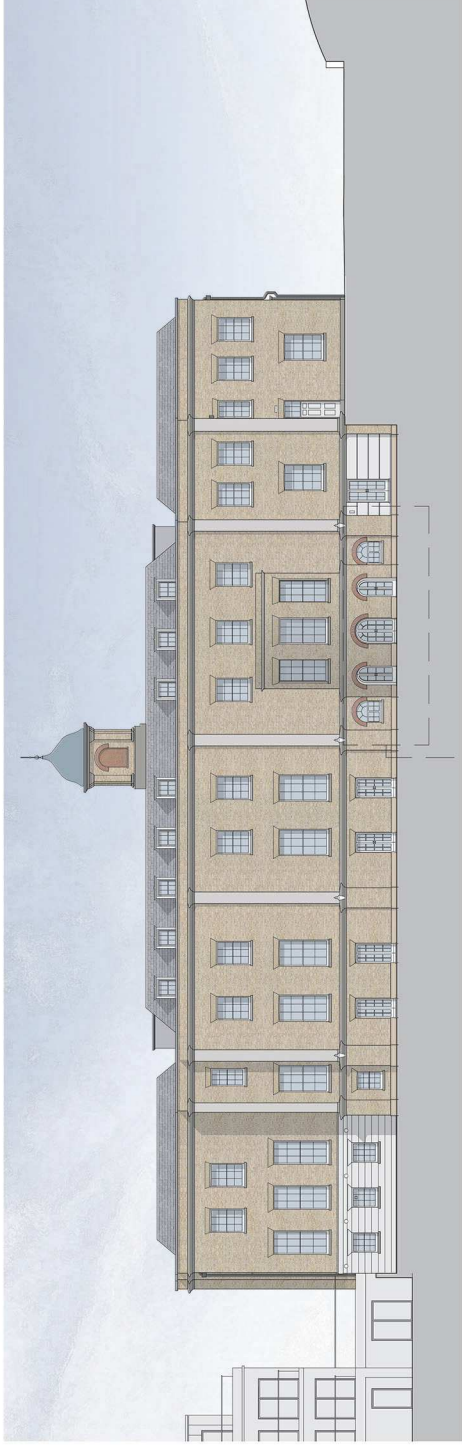


REV	DATE	DESCRIPTION	DRAWN
01	14/09/15	Issued for planning	A.S.H.
02	14/09/15	Issued for planning	A.S.H.
03	14/09/15	Issued for planning	A.S.H.

willcox and meilwies

CLIENT Manor Grove Homes (UK) Ltd.	PROJECT Harefield Place	DATE 14/09/2015	DRAWN JP	CHECKED BW	STATUS For Approval
DRAWING TITLE Architectural Elevations - South West Elevation (1/2)	PROJECT NO. 1822	PL PL	DATE TYPE 322	REV 02	Variates @ A2 Yes
<p><small>This drawing is a preliminary design and is not to be used for construction purposes. It is the responsibility of the client to ensure that all necessary permissions and consents are obtained before construction commences. The client shall be responsible for obtaining all necessary permissions and consents. This drawing is not to be used for any other purpose without the written consent of Willcox and Meilwies.</small></p>					

RIBA #



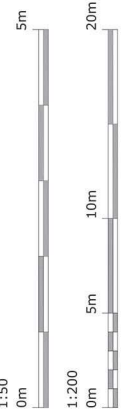
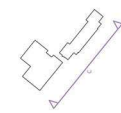
Proposed South West Elevation
1:200



Existing Elevation
1:50



Proposed Elevation
1:50



REV	DATE	DESCRIPTION	BY	CHK
01	14/09/2015	Issue for planning	JP	PL
02	14/09/2015	Issue for planning	JP	PL
03	14/09/2015	Issue for planning	JP	PL

CLIENT	Manor Grove Homes (UK) Ltd.
PROJECT	Harefield Place
DATE	14/09/2015
PL	182
DRWN	JP
CHECKED	BW
STATUS	For Approval

DRAWING TITLE	Albermarle Elevations - South West Elevation (2/3)
PROJECT NO.	323
DATE	14/09/2015
PL	182
DRWN	JP
CHECKED	BW
STATUS	For Approval

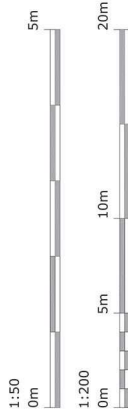
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Proposed South West Elevation
1:200



Existing Elevation
1:50



Proposed Elevation
1:50

REV	DATE	DESCRIPTION	DRAWN
01	18/09/2015	Issued for planning	A.S.H.
02	18/09/2015	Issued for building	A.S.H.
03	18/09/2015	Issued for construction	A.S.H.

CLIENT
Manor Grove Homes (UK) Ltd.

PROJECT
Harefield Place

LOCATION
Harefield Place, Harefield, Bucks, MK47 9JF

CONTACT
01494 474747
www.wilcoxandmeilwes.com

REV	DATE	PL	CHKD	STATUS	FOR APPROVAL
1822	18/09/2015	JP	BW	02	For Approval

DRAWING TITLE
Architectural Elevations - South West Elevation (3/3)

PROJECT NO.
1822

DATE
18/09/2015

PL
JP

CHKD
BW

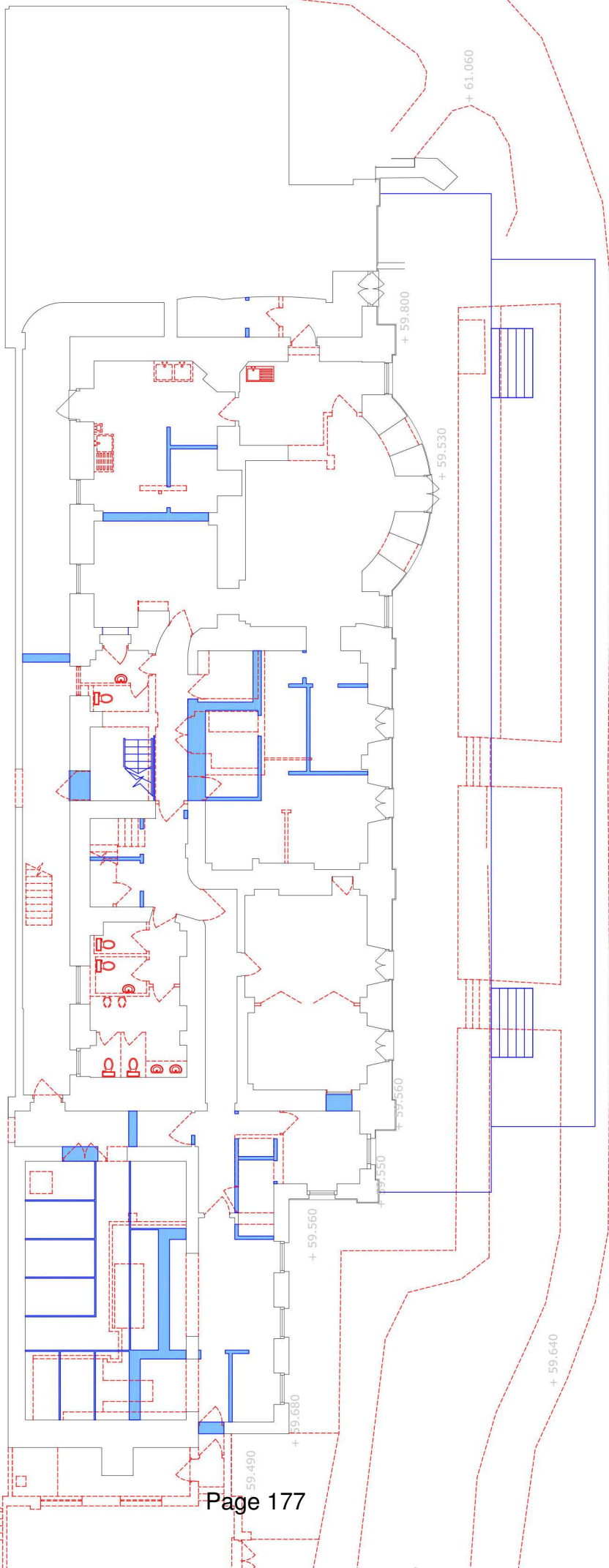
STATUS
02

VARIANTS @ A2
Varies @ A2

wilcox and meilwes

RIBA #

REFER TO PROPOSED FLOOR PLANS FOR DETAILS OF THE PROPOSED EXTENSION



	Areas to be demolished
	Proposed new construction

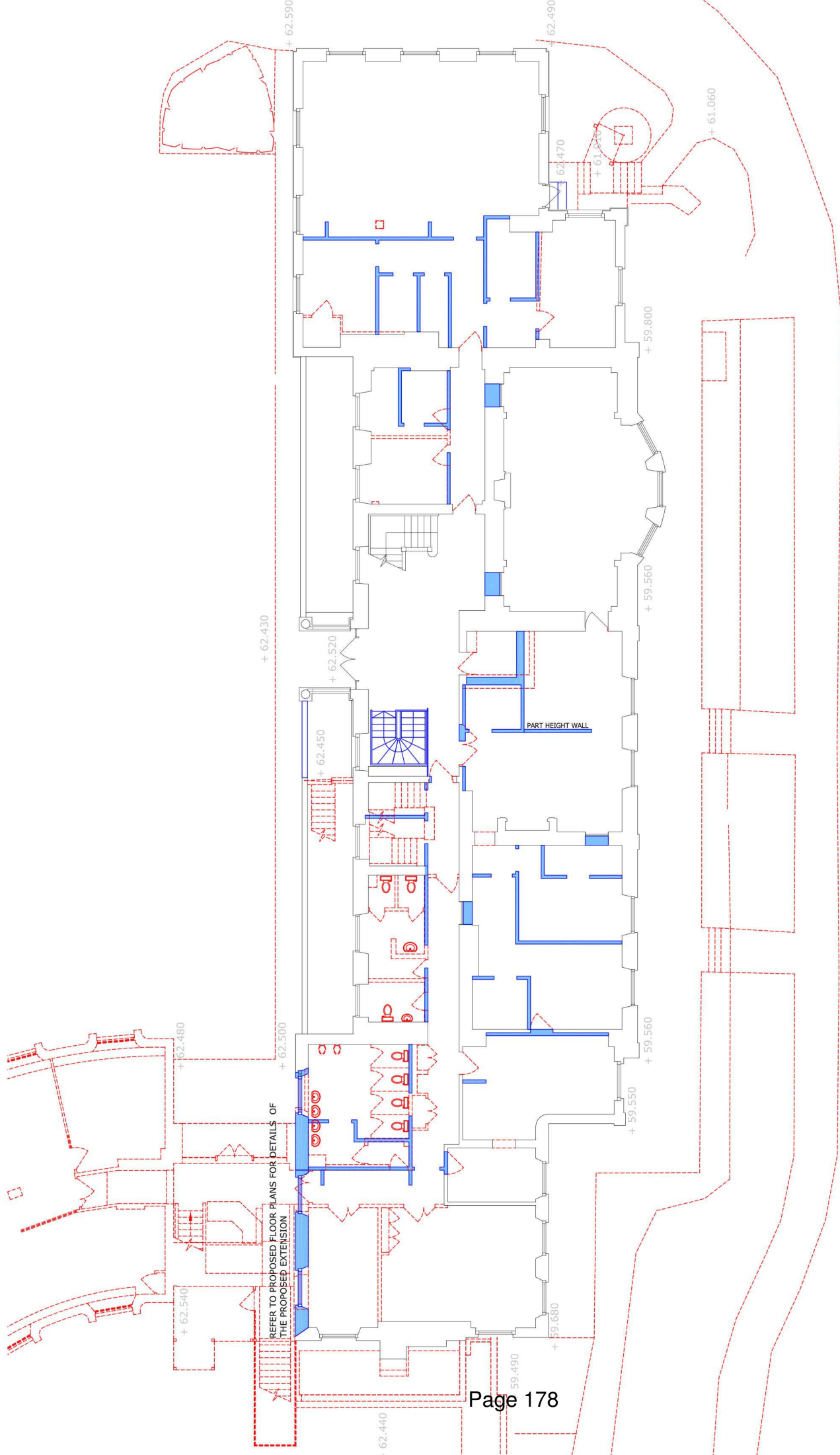
REV	DATE	DESCRIPTION
01	10/04/2015	Issue for information
02	10/04/2015	Issue for information
03	10/04/2015	Issue for information

CLIENT
 Manorgrove Homes (UK) LTD
 The Drive, Iceniham
 Hereford, Herefordshire, UK

REV	DATE	DESCRIPTION	CHKD	DATE	DESCRIPTION	CHKD	DATE	DESCRIPTION
01	10/04/2015	Issue for information	DB	10/04/2015	Issue for information	BW	10/04/2015	Issue for information
02	10/04/2015	Issue for information	DB	10/04/2015	Issue for information	BW	10/04/2015	Issue for information
03	10/04/2015	Issue for information	DB	10/04/2015	Issue for information	BW	10/04/2015	Issue for information

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RIBA #



0m 5m 10m

Legend:

- Areas to be demolished
- Proposed new construction

CLIENT
 Manorgrove Homes (UK) LTD
 Project: Harefield Place
 The Drive, Iclemham

DRAWING TITLE
 Ground Floor Alterations Plan

REV DATE DESCRIPTION

01	10/04/2015	DB	BW	For Approval
02	10/04/2015	DB	BW	For Approval
03	10/04/2015	DB	BW	For Approval

PROJECT INFO:
 PROJECT No: 182
 DATE: 10/04/2015
 DRAWN: DB
 CHECKED: BW
 DATE: 220
 DWS TYPE: PL
 SCALE: 1:100 @ A2

willcox and meilwes

willcox and meilwes architects
 100 High Street, London E15 2JF
 Tel: +44 (0) 20 525 1115
 Fax: +44 (0) 20 525 1116
 Email: info@willcoxandmeilwes.com
 www.willcoxandmeilwes.com

RIBA #



REFER TO PROPOSED FLOOR PLANS FOR DETAILS OF THE PROPOSED EXTENSION

---- Areas to be demolished
---- Proposed new construction



REV	DATE	DESCRIPTION	BY	CHKD
01	10/04/2015	Issue for observations	PL	DB
02	10/04/2015	Issue for observations	PL	DB
03	10/04/2015	Issue for observations	PL	DB

REV	DATE	DESCRIPTION	BY	CHKD
01	10/04/2015	Issue for observations	PL	DB
02	10/04/2015	Issue for observations	PL	DB
03	10/04/2015	Issue for observations	PL	DB

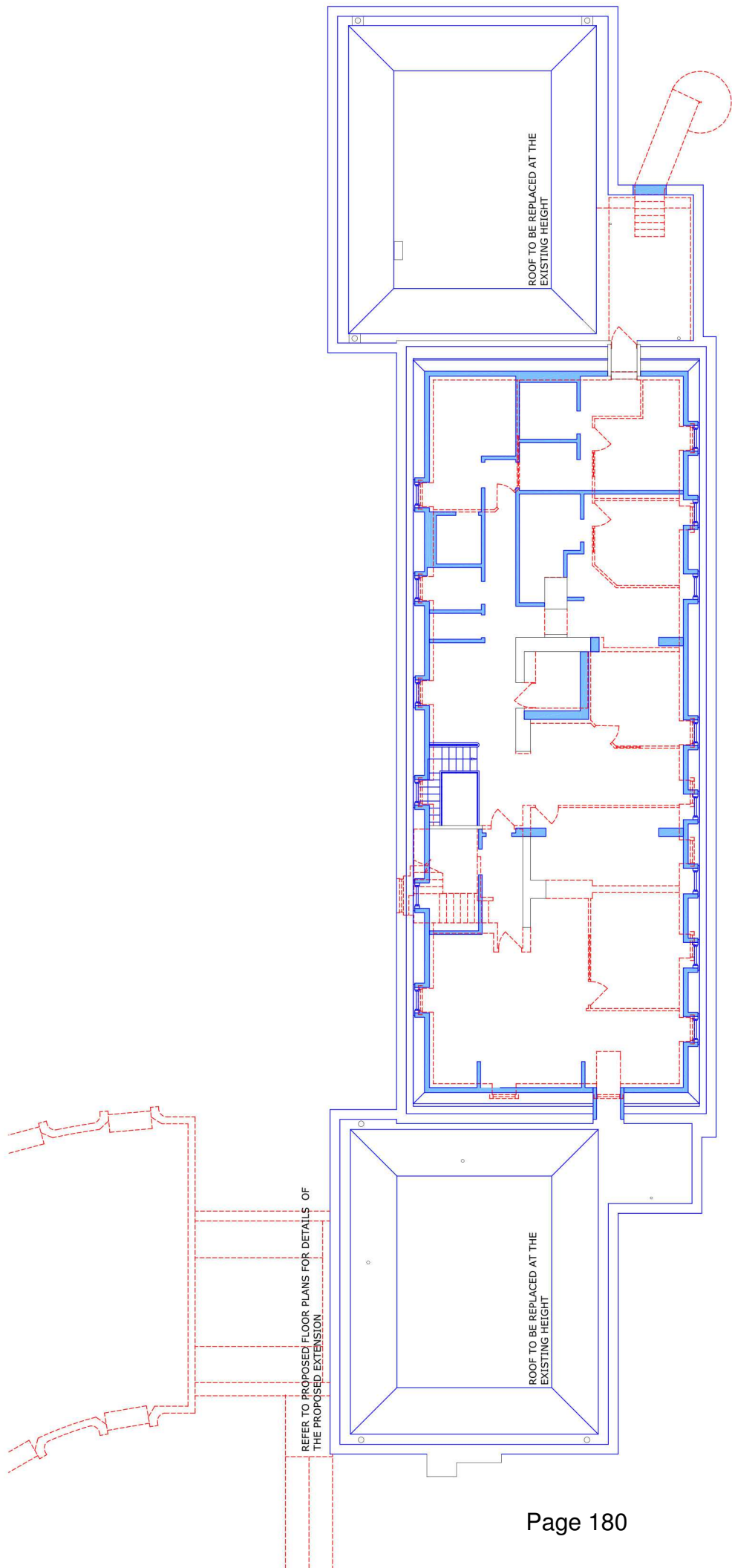
REV	DATE	DESCRIPTION	BY	CHKD
01	10/04/2015	Issue for observations	PL	DB
02	10/04/2015	Issue for observations	PL	DB
03	10/04/2015	Issue for observations	PL	DB

CLIENT
 Maningrove Homes (UK) LTD
 The Drive, Iceniham
 Harefield Place
 Harefield, Bucks, UK HP85 9JH
 Tel: +44 (0) 1494 451111
 www.maningrovehomes.com

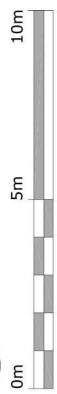
DRAWING TITLE
 First Floor Alterations Plan
PROJECT No. 182
DATE 10/04/2015
SCALE 1:100 @ A2
REV 03
STATUS For Approval
CHKD DB
BY PL

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RIBA #



---- Areas to be demolished
---- Proposed new construction



REV	DATE	DESCRIPTION	DRAWN	DATE
01	10/04/2015	Issue for observations	DB	10/04/2015
02	10/04/2015	Issue for observations	DB	10/04/2015
03	10/04/2015	Issue for observations	DB	10/04/2015

CLIENT
 Manorgrove Homes (UK) LTD
 The Drive, Iceniham

PROJECT
 Manorgrove Homes (UK) LTD
 The Drive, Iceniham

DATE
 10/04/2015

SCALE
 1:100 @ A2

STATUS
 For Approval

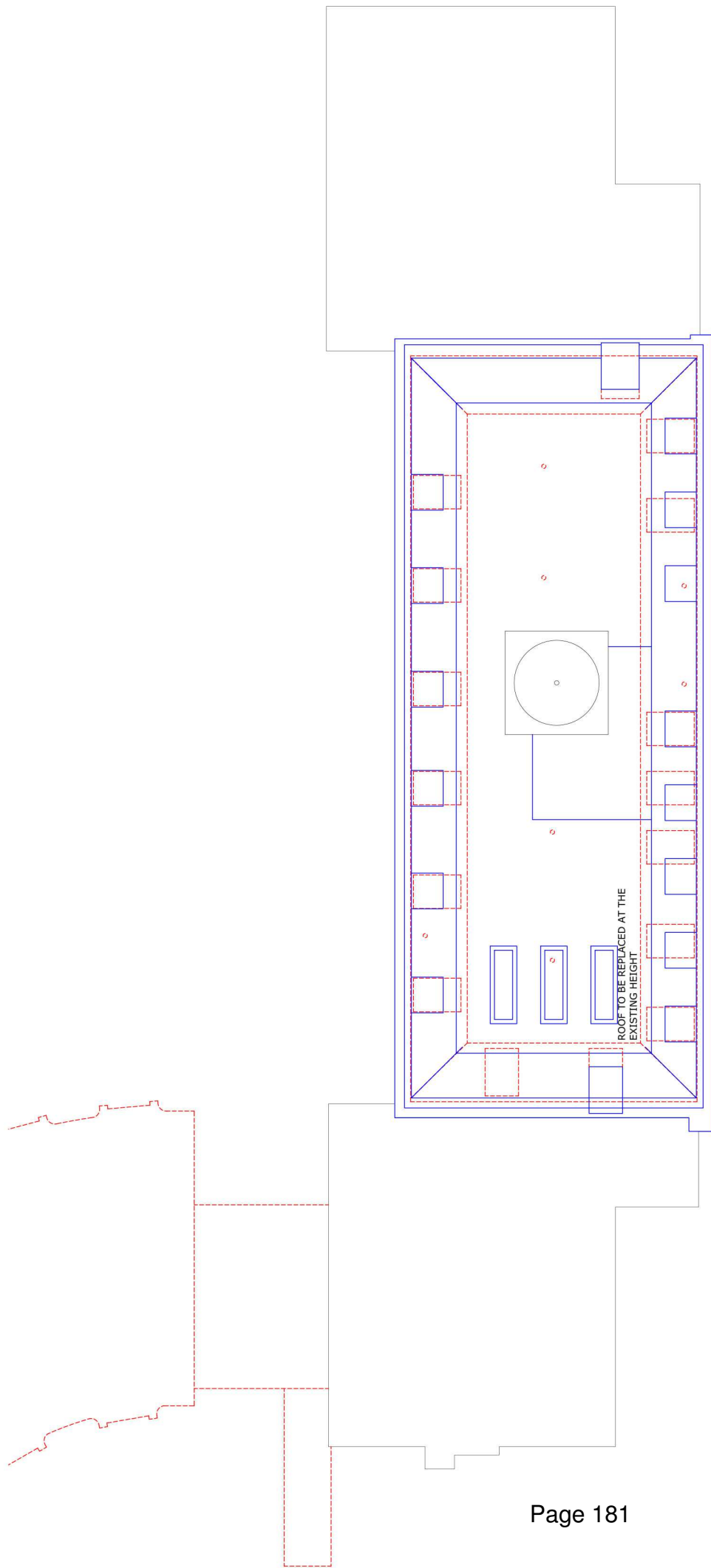
REVISIONS

REV	DATE	DESCRIPTION	BY	CHKD
03	10/04/2015	Issue for observations	DB	DB
02	10/04/2015	Issue for observations	DB	DB
01	10/04/2015	Issue for observations	DB	DB

PROJECT No. 182
PL
DATE 10/04/2015
DB
CHKD BW
DATE 10/04/2015
DB

willcoxandmeilwes

RIBA #



- - - - - Areas to be demolished
————— Proposed new construction



REV	DATE	DESCRIPTION
01	10/04/2015	Issue for information
02	10/04/2015	Issue for information
03	10/04/2015	Issue for information

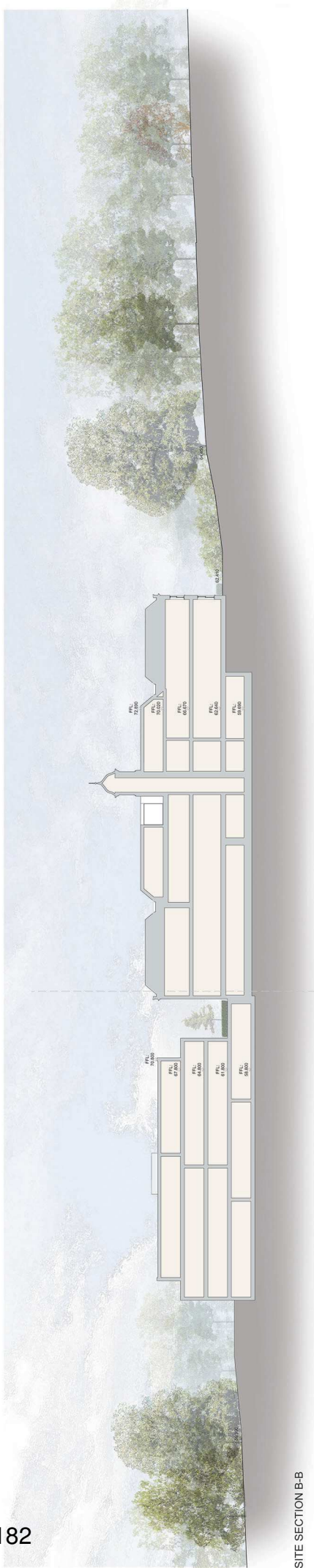
willcox and meilwies

REV	DATE	DESCRIPTION	CHKD	DATE	STATUS
03	10/04/2015	Issue for information	BW		For Approval

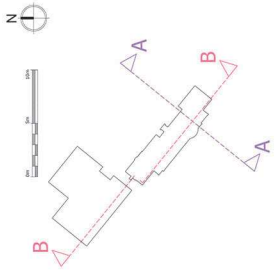
CLIENT: Manor Grove Homes (UK) LTD
 PROJECT: Hanfield Place, The Drive, Ickenham
 DRAWING TITLE: Roof Additions Plan
 PROJECT No: 182
 DATE: 10/04/2015
 DRAWN: DB
 CHECKED: BW
 SCALE: 1:100 @ A2
 RIBA #



SITE SECTION A-A



SITE SECTION B-B



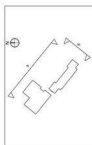
CLIENT	Andersgrove Homes (UK) LTD	PROJECT NO.	1250 @ A1
ARCHITECT	Willcox and Meilwes	DATE	28/07/2018
PROJECT NAME	Harfield Place	SCALE	1:250 @ A1
DATE	28/07/2018	BY	DB
APPROVAL		BY	BW
REVISIONS		DATE	
NO.		DESCRIPTION	
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Elevation A



Elevation B



REV AND DESCRIPTION	
01	Issue for Review
02	Issue for Review
03	Issue for Review
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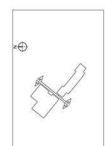
PROJECT INFORMATION	
NAME	Metropolitan Homes (UK) LTD
ADDRESS	100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000
DATE	10/04/2015
BY	DB
FOR	SN
PROJECT NO.	1200 @ A1
FOR APPROVAL	



Elevation E



Elevation F



REVISED DRAWING	
NO.	1
DATE	10/04/2015
BY	IR
CHECKED	BW
FOR APPROVAL	

NAME
 Harrogate Homes (UK) LTD
 PROJECT
 Harrogate Place
 THE DRIVE, LOVESHAM
 HARROGATE, NORTH YORKSHIRE
 HG2 0LW
 TEL: 01430 250000
 FAX: 01430 250001
 WWW.HARROGATEHOMES.CO.UK

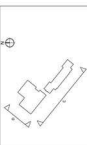
WILLCOX AND MEILWES
 ARCHITECTS
 12000 @ A1
 RIBA #



Elevation C

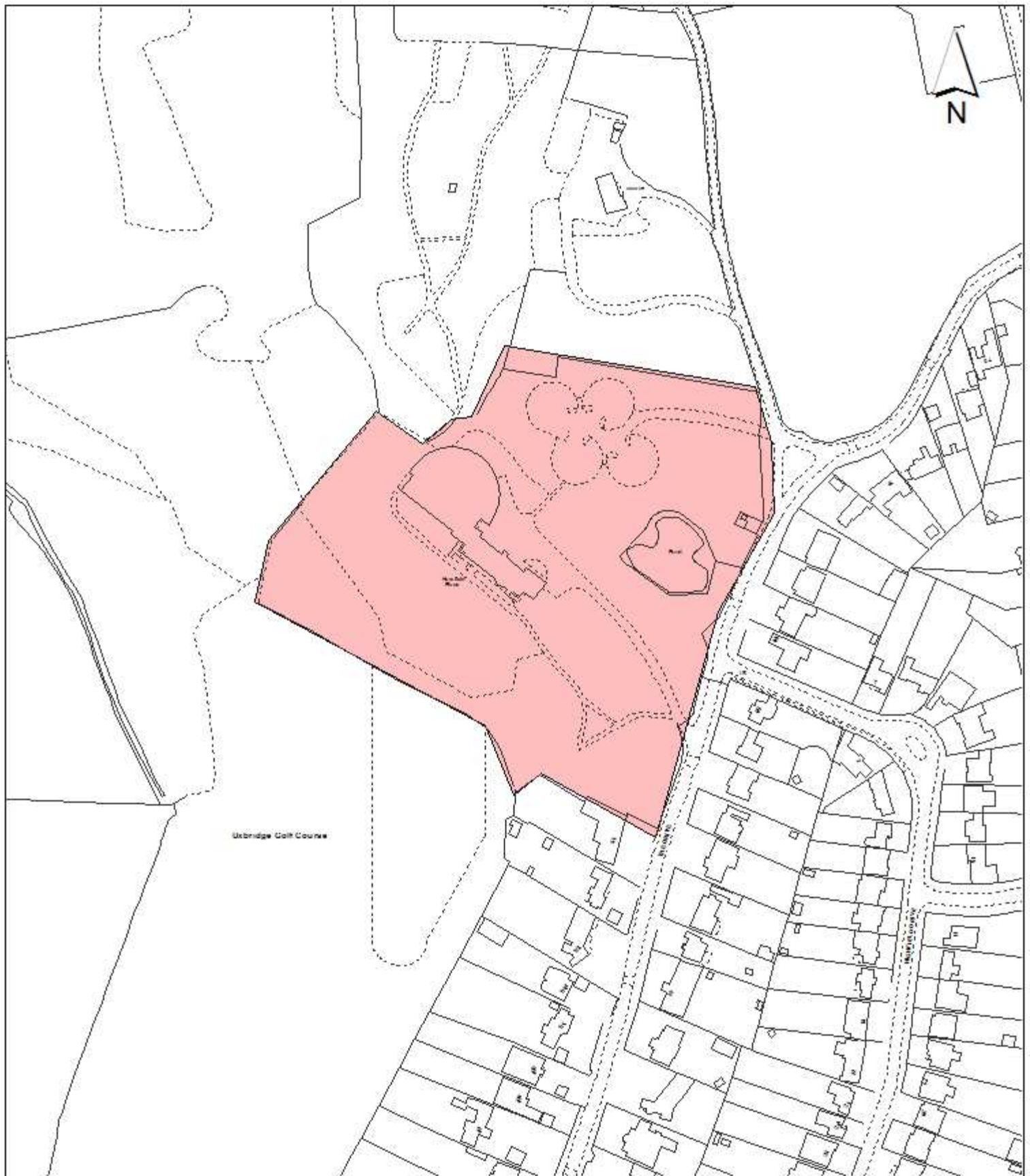


Elevation D



NOTES	
1	See site elevations
2	See site elevations
3	See site elevations

NAME	
Client	Paragon Homes (UK) LTD
Project	The Drive, Lissenden
Address	Harford Place
Postcode	LE10 4JL
Date	10/04/2015
Scale	DB
Author	SN
Check	SN
Drawn	SN
Project No	1208 @ A1
For Approval	



Notes:

 Site boundary

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Site Address:

**Harefield Place
The Drive**

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

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

Planning Application Ref:

12571/APP/2015/3649

Scale:

1:2,500

Planning Committee:

Major Page 186

Date:

January 2016



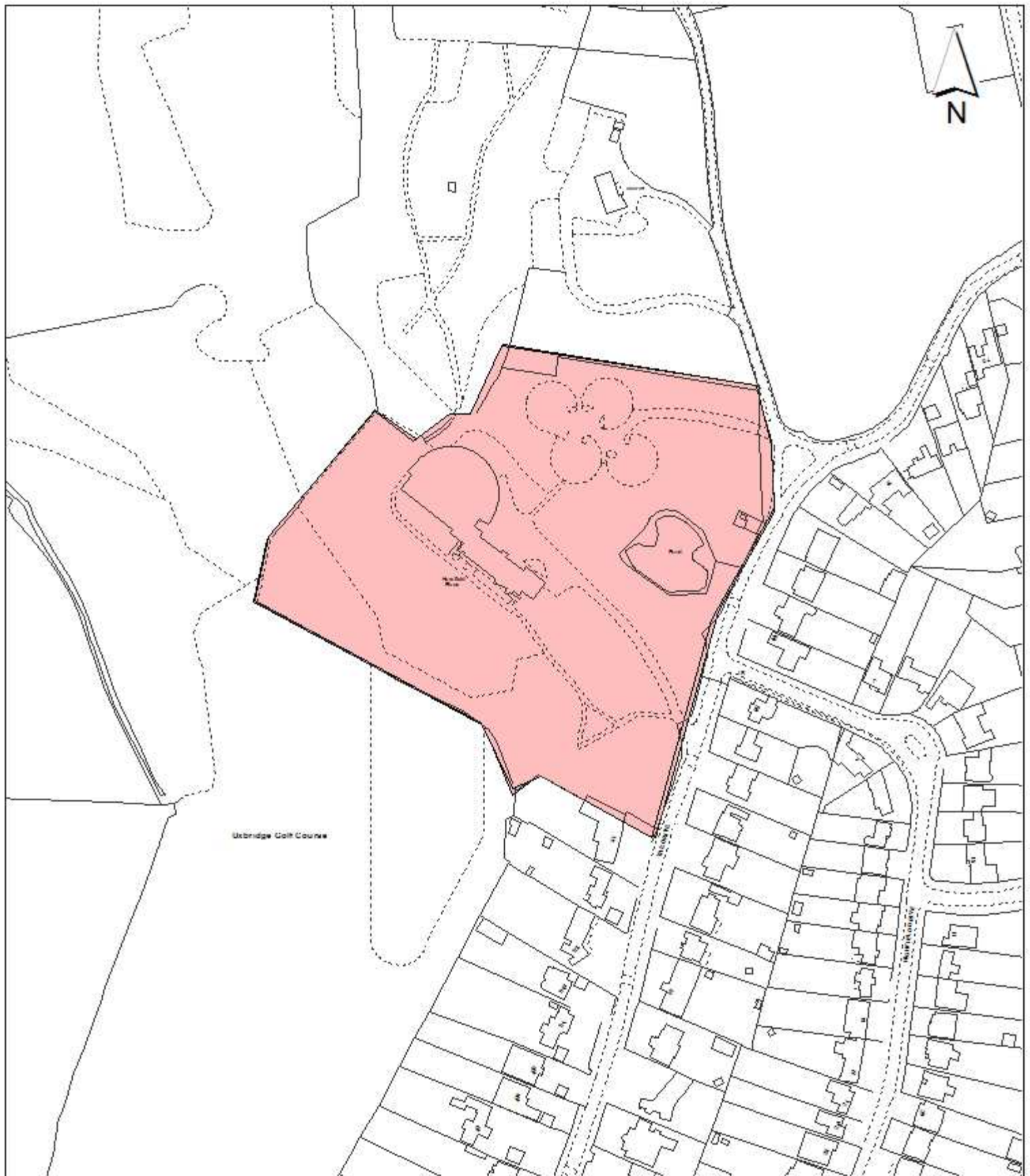
HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD PLACE THE DRIVE ICKENHAM

Development: Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent).

LBH Ref Nos: 12571/APP/2015/3650



Notes:

 Site boundary

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Residents Services
Planning Section

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

Planning Application Ref:

12571/APP/2015/3650

Scale:

1:2,500

Planning Committee:

Major Page 188

Date:

January 2016



HILLINGDON
LONDON