



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 18
JANUARY 2017

Time: 7.00 PM

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

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

To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon
Councillor Janet Duncan
Councillor Manjit Khatra
Councillor Brian Stead

Published: Tuesday, 10 January 2017

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This Agenda is available online at:
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Putting our residents first

Lloyd White
Head of Democratic Services
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Useful information for residents and visitors

Watching & recording this meeting

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

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

When present in the room, silent mode should be enabled for all mobile devices.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings 1 - 14
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	1 Collingwood Road - 57541/APP/2016/2713	Brunel	Change of use from single dwelling house (Use Class C3) to 6 person House of Multiple Occupancy (Use Class C4). Recommendation: Approval	15 - 30 174 - 180
7	45 Frays Avenue - 24351/APP/2016/1304	West Drayton	Two storey, 4-bed detached dwelling with habitable roofspace (incorporating a rear dormer and front/side rooflights), parking and amenity space and installation of vehicular crossover to front, involving demolition of existing bungalow. Recommendation: Approval	31 - 50 181 - 187

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Brunel University - 532/APP/2016/3943	Brunel	Erection of a conservatory to Elliott Jaques Building. Recommendation: Approval	51 - 60 188 - 199
9	Brunel University - 532/APP/2016/3946	Brunel	Erection of a conservatory to Bishop Hall Building. Recommendation: Approval	61 - 70 200 - 215
10	Shell Service Station, Harmondsworth Road - 62937/ADV/2016/87	Heathrow Villages	Installation of 5 x non illuminated fascia signs. Recommendation: Approval	71 - 76 216 - 223
11	Shell Service Station, Harmondsworth Road - 62937/APP/2016/3566	Heathrow Villages	Installation of ATM unit. (Retrospective) Recommendation: Approval	77 - 84 224 - 231
12	Hillingdon Abbots RFC, Gainsborough Road - 72365/APP/2016/4158	Hillingdon East	Extension to changing rooms Recommendation: Approval	85 - 94 232 - 240
13	210 Central Avenue - 71772/APP/2016/2019	Townfield	Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space. Recommendation: Refusal	95 - 108 241 - 248

14	203 Park Road - 19088/APP/2016/2395	Uxbridge North	Single storey detached outbuilding to rear for use as an ancillary granny annex Recommendation: Refusal	109 - 116 249 - 254
15	Unit 116, INTU Uxbridge, High Street - 54171/APP/2016/3897	Uxbridge North	Change of use of part of Unit 116 from retail (Class A1) to restaurant/Cafe (Class A3) to create four Class A3 units with High Street frontage, as well as external alterations Recommendation: Approval	117 - 128 255 - 275
16	98 Cowley Road - 8504/APP/2016/3871	Uxbridge South	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaways) involving alterations to elevations. Recommendation: Approval	129 - 140 276 - 282

PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

17	Enforcement Report	141 - 152
18	Enforcement Report	153 - 162
19	Enforcement Report	163 - 172

PART I - Plans for Central and South Planning Committee 173 - 282

Agenda Item 3

Minutes



CENTRAL & South Planning Committee

24 November 2016

Meeting held at Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Jazz Dhillon (Labour Lead), Janet Duncan, Raymond Graham, Manjit Khatra Edward Lavery, and Brian Stead</p> <p>LBH Officers Present: Kate Boulter - Democratic Services Officer, Victoria Boorman - Flood and Water Management Specialist, Neil McClellan - Major Applications Team Leader, Alex Chrusciak - Planning Services Manager, Jyoti Mehta - Trainee Solicitor, Syed Shah - Principal Highways Engineer</p>
140.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Alan Chapman and David Yarrow (Councillors Lavery and Graham were in attendance as their respective substitutes).</p>
141.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
142.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 1 NOVEMBER 2016 (<i>Agenda Item 3</i>)</p> <p>RESOLVED:</p> <ul style="list-style-type: none">– That the minutes of the meeting held on 1 November 2016 were approved as a correct record.
143.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman advised the Committee that an additional item had been accepted, and would be considered in Part II of the meeting.</p>
144.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p> <p>The Chairman varied the order of business, and planning application 28718/APP/2016/2454 - 85 Haig Road, was considered first.</p>

145.	<p>85 HAIG ROAD - 28718/APP/2016/2454 (<i>Agenda Item 7</i>)</p> <p>Change of use from Use Class C3 (Dwellinghouses) to Use Class C4 (HMO).</p> <p>Officers introduced the report and noted the addendum.</p> <p>Members were informed that the main issues relevant to the application were the quality of accommodation proposed, the impact on the amenities of neighbours, and the impact on highways. Although the impact on amenities and highways was negligible, two of the bedrooms within the property were of a poor standard with relation to the level of outlook and privacy, in conflict with the Council's Houses and Multiple Occupation SBD. The officer recommended that the application be refused on this basis.</p> <p>A petitioner spoke in objection to the application, and informed Members that the appellant had already completed the proposed work on the property. The construction work instigated had resulted in a loss of privacy for neighbours due to the appellant trespassing on their property during construction. The appellant's suitability to act as a landlord was brought into question, as the petitioner asserted that the appellant had failed to ensure his current tenants were supplied with water and electricity, and had failed to provide removal of refuse which had resulted in a problem with vermin that affected both tenants and neighbours.</p> <p>In addition, the petitioner raised concerns that an HMO at the property would have a detrimental effect on the value of the other properties within the area, in contravention of a covenant restriction within the deeds of the existing properties, which stated that nothing should be done to decrease the value of the properties within the area. It was put to Members that if the application was successful, the area would see an increase in vehicles parked within the area, which could block vulnerable or elderly residents from accessing services such as the park and ride service.</p> <p>Members sought clarity regarding the internal changes to the property, including the actual use of the rooms and the visibility from the windows. The petitioner confirmed that they had been inside the property and seen the changes, that it was likely that the room proposed as a storage room was instead being used as a bedroom, and that the view from the new bedrooms was very limited.</p> <p>Members confirmed that the application was located within the Brunel ward, not Hillingdon East, and therefore may not have been recognised as being part of Article 4 of the Brunel HMO.</p> <p>The Committee expressed concerns that the application would lead to substandard housing, and moved the officer's recommendation. This was seconded, put to a vote, and unanimously agreed.</p> <p>RESOLVED: That the application was refused as per the officer's recommendation.</p>
146.	<p>57 MONEY LANE, WEST DRAYTON - 62525/APP/2016/333 (<i>Agenda Item 8</i>)</p> <p>Single storey attached garage to side/rear involving alteration to existing vehicular crossover</p> <p>Officers introduced the report. Members were informed that the application had been</p>

brought to the planning committee meeting of 1 November 2016, where it had been deferred to a subsequent meeting to allow for the attendance of a Flood and Water officer able to address the Committee's concerns relating to flooding.

Officers confirmed that the main issues to be considered by the Committee related to the potential impact on the character and appearance of the original building and street scene, the impact on the conservation area and residential amenities, the impact on highways, and the potential increased risk of flooding.

A petitioner addressed the committee, confirming that they were representing over 50 local residents who were objecting to the application due to the potential for increased flooding. Members were informed that when the building was originally built in 1960, an integral garage was included, which allowed for an area at the side of the house to be allocated as a soakaway. As the river was prone to flooding, a soakaway at the rear of the property was not suitable, and allowing the proposed structure to be built would remove the current soakaway area.

The petitioner confirmed that the land sloped downwards from houses 59 to 55, which was also the direction of the river flow. When the Committee had undertaken their site inspection alongside the Flood and Water officer, the officer had suggested that the gardens were flooded when the river burst its banks. This was incorrect, as the gardens flooded due to rainfall. The Committee was referred to photographs showing site flooding following two hours of heavy rain within June 2016, and the petitioner suggested that without the soakaway area, such issues would be exacerbated. The proposed flood alleviation measures, including a water butt to catch water from the proposed roof, and pea shingle as a replacement for a grass and earth soakaway, were deemed to be insufficient.

The petitioner asserted that if the application was allowed, the applicant would be greatly increasing the risk of their own property flooding, as well as that of neighbours, and respectfully requested that the application be refused.

Councillor Sweeting then addressed the Committee on behalf of the petitioners, reiterating the necessity of retaining the current soakaway area. By removing this area, water from the roof of house number 57 would no longer be dissipated through the ground, and would instead be pooled elsewhere. Councillor Sweeting drew the Committee's attention to the photographs submitted by the petitioner, which showed the scale of flooding following heavy rain.

The Councillor referred to the information provided by the Flood and Water officer, and asserted that the information did not address where the water would go once the soakaway area was removed. Councillor Sweeting concluded that the proposed flood alleviation measures were not suitable, and suggested that to allow the application would substantially increase the risk of flooding for residents of the area. On this basis, the Councillor requested that the Committee refuse the application.

The Flood and Water officer addressed the Committee in response to the points raised by the petitioner and Councillor Sweeting, as well as the Committee's requests for further information on the flooding issues. The officer confirmed that the application had been assessed to ensure it complied with policy and technical guidance.

The officer confirmed that whilst the petitioners concerns were recognised, there was an acceptance that the gardens would flood from time to time. Environment Agency flood modelling showed that the height of the buildings in relation to the gardens meant

that the houses were only likely to be affected by flooding in an extreme event.

Of the suggested mitigation, the garage proposed would be floodable, with gaps included in the design to allow water to pass through unimpeded, maintaining water flow to the river. The proposed pea shingle would absorb and hold water more efficiently than compacted soil, whilst a water butt, of a specified size, would provide additional capacity to hold water, together with the provision of a soakaway in the rear garden. The officer asserted that the total area that the proposed building would take up, and the impact of its erection, would have no discernible impact on the flood risk to the properties.

Councillors requested clarity regarding the Council's policy on development on grass spaces, as it was understood that developments that would remove or reduce grass spaces were prohibited by the Council. Officers confirmed that there was no firm policy in the adopted Local Plan or emerging Local Plan that such developments were prohibited. Previously, it had been noted that many front gardens were being paved over, which meant that land with the ability to soak up water was being removed. The government then changed the permitted developments policy to ensure that any such paving was permeable, or would drain to a permeable area. Any future planning applications that proposed the removal of grass spaces were therefore now considered in light of the development's ability to soak up water.

Councillors expressed concern that the capacity provided by the proposed pea shingle and water butt would not prove sufficient, and referred to the submitted photographs that showed the impact of heavy rainfall within summer months. Members suggested that whilst the proposed mitigation may work in theory, it may not work in practice.

The Flood and Water officer confirmed that the concerns over flooding due to rainfall were understood, with over 70 residential properties being flooded in June 2016 due to heavy rain. However, the officer asserted that the removal of available soakaway space due to this application would not have a discernible impact on flooding within the area.

Officers suggested that Members could approve the application on the agreement that, prior to commencement of the construction work, the flood mitigation measures as set out in condition 6 within the officer's report be amended to ensure that the pea shingle area was of appropriate depth and construction to allow for sufficient water retention, that the capacity of the rain water storage be specified and deemed fit for purpose, and that the design of the side and rear wall be amended to improve water flow. This was moved, seconded, and agreed by a vote of 5 to 3.

RESOLVED: That the application was approved with amendment to the conditions.

147. **LAND AT 17 PEACHEY LANE - 66643/APP/2009/2783** (*Agenda Item 6*)

Two storey building comprising 2 x two-bedroom and 3 x one-bedroom flats, to include parking provision, involving demolition of existing dwelling.

Officers introduced the report and highlighted the addendum, confirming that conditions 2C and 2D within the addendum were erroneous and could be safely disregarded.

The officer confirmed that an application for the site had been approved by the Committee in 2010, subject to conditions and a S106 agreement covering Parking Permit Restrictions for future occupiers and a financial contribution towards the enhancement of Educational facilities. As the S106 was never signed, permission was

	<p>never granted for the development. The development had now been completed, and the applicant was again seeking planning permission. The item had been brought to a meeting of the Committee in August 2016, and was deferred to allow for local residents to be consulted. The consultation had now been completed, and no additional comments had been received.</p> <p>The officer confirmed that it was not considered that the proposed development would have a detrimental impact on the character and appearance of the surrounding area or on the residential amenity of neighbouring occupants, and complied with the relevant UDP and London Plan policies. It was therefore recommended that the application be approved.</p> <p>Members were supportive of the application, and moved that the officer's recommendation, including the conditions within the addendum, be approved. This was seconded, put to a vote, and unanimously agreed.</p> <p>RESOLVED: That the application was approved with amendment to the conditions.</p>
148.	<p>28 KEATS WAY - 58018/APP/2016/1973 (<i>Agenda Item 9</i>)</p> <p>Retention of existing outbuilding and use of this as office with shower and toilet facility ancillary to the existing HMO</p> <p>The Officer introduced the report, highlighting that the main issues for consideration by the Committee were whether the retention of the existing building and its use as an office would have a detrimental impact on the character and appearance of the surrounding street scene and local amenities. Officers considered that the application would not have a detrimental impact, and it was therefore recommended that the application be approved.</p> <p>Members were concerned that the property would not be used for its stated purpose, and that it would likely be subject to an enforcement notice due to improper use. It was moved, and seconded, that the application be approved subject to the replacement of the S016 agreement by a breach of condition notice, to ensure that the building was not used as a residential unit, and would not include bed or shower facilities. This was put to a vote and unanimously agreed.</p> <p>RESOLVED: That the application was approved with amendment to the conditions.</p>
149.	<p>5 GRANVILLE ROAD - 1404/APP/2016/1650 (<i>Agenda Item 10</i>)</p> <p>Conversion of existing house to two self-contained flats.</p> <p>Officers introduced the report, confirming that the application had been called in by a local councillor. The application did not include any external changes to the property, did not have an adverse impact on the character and appearance of the street scene or residential amenities, and was considered acceptable with regard to highways impacts. The main consideration was therefore the standard of living being provided, and while the application met the relevant internal space and quality standards, the proposal failed to provide sufficient amenity space commensurate to the size and layout of the units, and failed to demonstrate that adequate space for waste and recycling facilities could be provided. The officer's recommendation was therefore that the proposal be refused.</p>

	<p>Members sought clarity regarding amenity space and provision for parking within the proposal. Officers confirmed that whilst a large garden was present at the property, access to the garden did not comply with the relevant guidance, and this had therefore been cited as a reason for refusal within the report. With regard to parking, the proposal included a single parking space per dwelling, though this had been deemed sufficient as the site was located within close proximity to the train station. It was highlighted that parking controls currently in place would ensure that cars would not be able to park and block carriageways due to a lack of parking spaces.</p> <p>Members discussed the officer recommendation, and endorsed the recommended reasons for refusal. However, Members were concerned that officers had not given sufficient regard to the living conditions for the occupants of the downstairs flat, and felt that parking space was not sufficient for the proposed two dwelling development. On this basis, together with the officer's recommendation, it was moved that the application be refused. This was seconded, put to a vote, and unanimously agreed.</p> <p>RESOLVED: That the application was refused with amendment to the reasons for refusal.</p>
150.	<p>EURO GARAGES HEATHROW NORTH - 17981/APP/2016/3287 (<i>Agenda Item 11</i>)</p> <p>Single storey side extension and chiller unit to rear.</p> <p>The addendum was referenced, wherein it was confirmed that the application plans needed further review. It was therefore moved that the item be deferred. This was seconded, put to a vote, and unanimously agreed.</p> <p>RESOLVED: That the application was deferred.</p>
151.	<p>1 HAWTHORNE PLACE, HAYES - 65949/APP/2015/4135 (<i>Agenda Item 12</i>)</p> <p>Retention of existing single storey rear extension.</p> <p>Officers introduced the report, confirming that the main points of consideration were the impact of the extension on the character and appearance of the original building and local street scene, impact on residential amenities for neighbours, and amenity space for occupiers.</p> <p>The officer confirmed that the extension was not considered to cause harm to the character and appearance of the building or local area, and did not impact on the privacy of neighbours. The proposal met guidance in relation to internal space and construction, with one exception relating to the height of the roof that was deemed to have no detrimental impact. Therefore, the recommendation was that the application be approved.</p> <p>The officer recommendation was moved, seconded, and put to the vote, where it was unanimously approved.</p> <p>RESOLVED: That the application was approved as per the officer's recommendation.</p>
	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>RESOLVED:</p>

	<p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
155.	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
156.	<p>ENFORCEMENT REPORT (Agenda Item 17)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
157.	<p>ENFORCEMENT REPORT (Agenda Item 18)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the</i></p>

	<i>identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>
158.	<p>ENFORCEMENT REPORT (Agenda Item 19)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	The meeting, which commenced at 7.00 pm, closed at 8.56 pm.

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

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

Minutes



CENTRAL & South Planning Committee

13 December 2016

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Roy Chamdal, Alan Chapman, Peter Davis, Janet Duncan, Raymond Graham, Manjit Khatra, John Oswell and Brian Stead</p> <p>LBH Officers Present: Neil McClellan (Major Applications Team Leader), Alex Chrusciak (Planning Service Manager), Jyoti Mehta (Trainee Solicitor), Syed Shah (Principal Highway Engineer) and Luke Taylor (Democratic Services Officer)</p>
159.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Shehryar Ahmad-Wallana, Jazz Dhillon and David Yarrow, with Councillors Peter Davis, Raymond Graham and John Oswell substituting.</p>
160.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Janet Duncan declared a non-pecuniary interest in Item 6, as she is a neighbouring resident, and left the room during the discussion of the item.</p>
161.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>– RESOLVED: That the minutes of the meetings held on 9 August 2016 and 13 October were agreed.</p>
162.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
163.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
164.	<p>40 FRAYS AVENUE, WEST DRAYTON - 3650/APP/2016/1437 (<i>Agenda Item 6</i>)</p> <p>The application sought to vary condition No.2 (Approved Plans) of planning permission ref: 3650/APP/2013/2962, dated 25/06/2014, to alter the roof design to create a</p>

	<p>habitable roofspace. The site is within The Garden City, West Drayton, Area of Special Landscape Character (ASLC). The proposed variation of the approved plans would increase the number of proposed bedrooms within the dwelling from six to nine.</p> <p>Officers introduced the report, noting that a petition in objection to the application was received.</p> <p>A petitioner also spoke in support of the application, and stated that the application was to provide a larger house for the family with a more habitable use of the roof level, while keeping the footprint the same. The Committee heard that Frays Avenue has a number of homes on good-sized plots and there is no standard roof shape or size. The petitioner commented that the application was not obtrusive and the roof alteration was sympathetic with the character of the area.</p> <p>Responding to Members' questioning, Officers confirmed that guidance on design dictated that crown roofs add bulk and size to a development, and in this case, there were no other obvious examples of crown roofs in the area. A roof which differed from the hip and gable-end roofs currently in the area would therefore have an impact on the street scene. Officers also confirmed to Councillors that the previously approved scheme did not propose a crown roof.</p> <p>The Committee commented that there was not uniformity on the street and this may limit the impact on the street scheme, but Members also stated that if the application was approved, the size and bulk of the building would be larger than is acceptable and could lead to a street scene that was characterised by dwellings that would previously have been considered too bulky for the site.</p> <p>Members moved and seconded the officer's recommendation, and upon being put to a vote, there were four votes in favour and three votes against.</p> <p style="text-align: center;">– RESOLVED: That the application be approved.</p>
165.	<p>CHADWICK BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2016/3606 (<i>Agenda Item 7</i>)</p> <p>Planning permission was sought for the variation of condition 1 of planning permission reference 532/APP/2013/3688, to allow the retention of a two storey pre-fabricated building for a period of five years, in order to provide decanting facilities for the University. No changes to the appearance of the building were proposed.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p style="text-align: center;">– RESOLVED: That the application be approved.</p>
166.	<p>20 VINE LANE, HILLINGDON - 21231/APP/2016/3708 (<i>Agenda Item 8</i>)</p> <p>Full planning permission was sought for the change of use from a single dwelling (Use Class C3) to a Sui Generis use to form an eight-bed, ten-person House in Multiple Occupation (HMO). The site requires planning permission as the number of occupants proposed exceed the maximum number of six people allowed under permitted development for the conversion of residential properties to HMOs.</p> <p>There are no external alterations proposed and the dwelling would remain with a</p>

similar layout as existing, with eight double-bedrooms and off-road parking for a minimum of eight cars.

Officers introduced the report and noted the addendum, which included an amendment to condition 5.

Members commented on the potential impact on neighbouring properties, noting that there had been complaints in the past relating to several matters since HMO-use commenced at the property, and officers confirmed that any complaints pre-date the previous application that was approved in September and highlighted that the Council's Housing Licensing and Enforcement team would be able deal with future issues related to the operation of the HMO.

The Committee stated that the kitchen facilities must be of a suitable layout and size to accommodate the further two occupants, and confirmed that they would like a condition in place to ensure this.

The officer's recommendation, subject to the additional condition and the amendment to the landscaping condition, was then moved, seconded and agreed unanimously when put to a vote.

– **RESOLVED: That the application be approved, subject to the amendment of Condition 5 as set out in the Committee Addendum Sheet, and the addition of the following condition:**

7. Within one month of the date of this decision, a revised kitchen layout shall be submitted to the Local Planning Authority. This shall demonstrate the provision of all the required elements listed for shared kitchens in the London Borough of Hillingdon guidance: Minimum Standards for Houses in Multiple Occupation within the London Borough of Hillingdon 2015.

Notwithstanding any details shown on the layout plans of the application hereby approved, the revised kitchen layout, as approved in writing by the Local Planning Authority relation to this condition, shall be implemented within six months and thereafter be maintained in full compliance with the approved details.

167. **ENFORCEMENT REPORT** (*Agenda Item 9*)

RESOLVED:

1. The Committee authorised the service of an enforcement notice to ensure the structure does not become immune from planning control. Delegated authority has been given to the Head of Planning and Building Control to exercise discretion in the compliance period and measures used in relation to this enforcement notice to ensure that the particular needs of current residents are protected until such time as they can be satisfactory accommodated via alternative means.
2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the

	<p><i>identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
168.	<p>ENFORCEMENT REPORT (Agenda Item 10)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
169.	<p>ENFORCEMENT REPORT (Agenda Item 11)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.58 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

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Report of the Head of Planning, Sport and Green Spaces

Address 1 COLLINGWOOD ROAD HILLINGDON

Development: Change of use from single dwelling house (Use Class C3) to 6 person House of Multiple Occupancy (Use Class C4)

LBH Ref Nos: 57541/APP/2016/2713

Drawing Nos: Site Plan
1638-ex-01
Appendix
Appendix 2a
Appendix 3
1638-pl-01 Rev. B Received 14-11-2016
1638-pl-01B
Supporting Statement (Including Amendment)
Management Plan

Date Plans Received: 13/07/2016 **Date(s) of Amendment(s):** 08/11/2016
Date Application Valid: 01/08/2016 29/07/2016
13/07/2016

1. **SUMMARY**

The application seeks planning permission for a change of use from from a single family dwelling house to a house in multiple occupation (Use Class C4) to accommodate 6 persons. Subject to the imposition of conditions including limiting the occupancy to 6 persons, the development would not result in an unacceptable loss of residential amenity to occupants of neighbouring dwellings. The proposal does not raise any highway safety concerns. The development has been amended through discussion which has resulted in increased lounge space, added further cooking and preparation facilities and identified sufficient on-site car parking. As a result it would deliver a standard of accommodation suitable for the purpose applied for. A site supervision condition is imposed to ensure the proposed use does not have adverse impacts on the amenity of neighbours. It is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 **Time Limit**

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

REASON

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

2 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 1638-pl-01 Rev. B Received 14-11-2016 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 NONSC Non Standard Condition

Notwithstanding the submitted information, prior to first occupation a Site Supervision Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the use hereby permitted being commenced, and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 MDR5 Multiple Occupation/Shared Facilities

The property shall only be used on the basis of multiple occupation with shared facilities and by no more than 6 persons and shall not be used at any time as self-contained units.

REASON

In order to prevent the establishment of self-contained units in view of the limited provision of car parking and to protect the amenity of the area in accordance with Policy H7 of the Hillingdon Unitary Development Plan.

5 H7 Parking Arrangements (Residential)

The parking areas shown on the approved plans shall be provided before first occupation, and shall be allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

6 A20 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved by the Local Planning Authority. The approved facilities should comply with BS 5810: 1979 (Design Note 18 in the case of educational buildings) and be provided prior to the occupation of the development.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils

Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the East side of Collingwood Road at the junction with Haig Road. It is occupied by a two-storey semi-detached dwelling. It is attached to No. 74 Haig Road.

The site is situated within the Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for a change of use from a single dwelling house (Use Class C3) to 6 person House of Multiple Occupancy. The submitted plans propose the following:

Ground floor:

- 1 communal kitchen,
- 1 communal lounge - 10.1 m²
- 1 shared shower-room with WC,
- Bedroom 1 - 11.4 m²
- Bedroom 2 - 10.1 m²
- Bedroom 3 - 9.7 m²

First floor

- 1 shared bathroom with WC
- Bedroom 1 - 9.8 m²
- Bedroom 2 - 8.4 m²
- Bedroom 3 - 6.8 m²

Total floorspace 110.1 m²

Outdoor amenity space - 105 m²

Car parking - 3 on-site.

Bin store - for two bins on-site.

3.3 Relevant Planning History

19766/74/1396 111 Collingwood Road Hillingdon
Householder development - residential extension(P) (also relaxation).

Decision: 22-10-1974 Approved

57060/APP/2002/349 11 Collingwood Road Hillingdon
ERECTION OF A SINGLE STOREY REAR EXTENSION (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision: 16-07-2002 GPD

57541/PRC/2016/140 1 Collingwood Road Hillingdon
Change of use to a 6 bedroom HMO

Decision:

Comment on Relevant Planning History

The previous planning history related to a residential extension in connection with use as a single-family dwelling. There is no directly relevant history.

4. Planning Policies and Standards

From March 2013 the Council introduced an Article 4 Direction which means that it is necessary to obtain planning permission to convert a family dwelling (Use Class C3) to an HMO between 3 and 6 unrelated people sharing throughout Brunel and Uxbridge South.

Applications for planning permission will only be permitted where they comply with Interim Planning Policy HM1. This policy does not have development plan status, but is afforded considerable weight as a material planning consideration in the determination of planning applications. A key approach to determining planning applications is to maintain community cohesion and help develop strong, supportive and durable communities.

There is evidence to demonstrate that there is a need to control the number of HMOs across the two wards adjacent to Brunel University to ensure existing communities are not adversely affected by a concentration of HMOs. The interim policy supports a threshold approach and suggests that this should be 15% at neighbourhood level. It departs slightly from the 'Houses in Multiple Occupation and other non-self contained housing' Supplementary Planning Guidance (2004) (SPG) by noting that this considers concentrations in a street length, but does not factor in levels beyond individual streets at a neighbourhood level. Whilst it retains the 15% principle (5% in Conservation Areas) Policy HM1 also includes the principle of 20% across a neighbourhood area.

In assessing planning applications for HMOs, the Council will seek to ensure that the change of use will not be detrimental to the amenity of the area. Attention will be given to whether the applicant can demonstrate that:

- The dwelling is large enough to accommodate an increased number of residents;
- There is sufficient space for potential additional cars to park;
- There is sufficient space for appropriate provision of secure cycle parking;
- The condition of the property is of a high standard that contributes to the character of the area and that the condition will be maintained following the change of use to an HMO;
- The increase in the number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably expect to enjoy;
- There is sufficient space for storage provision for waste/recycling facilities in a suitably enclosed area within the curtilage of the property; and
- The change of use and increase in the number of residents will not result in the loss of front gardens to hard standing to parking or refuse areas which would have a detrimental affect on the street scene.

In 2004 the Council adopted Supplementary Planning Guidance "Houses in Multiple Occupation and other non-self contained housing" (SPG)

This SPG identifies a number of relevant Local Plan policies:

Policy H7 - recognises that conversions can provide a source of low cost accommodation for those people for whom owner-accommodation or local authority housing is unlikely to be an option;

Policies H2 and H3 seek to safeguard existing housing in the Borough. In this regard, the Council does not consider the change of use to an HMO to represent a loss of residential accommodation.

Paragraph 3.1 identifies that the greatest pressure is for use of semi-detached dwellings as HMO's but recognising that they generally have a gross floor area of between 70 m² and 100 m² that this will limit the number of occupants and that their plots often provide

insufficient off-street parking and private amenity space.

Paragraph 3.9 states that the Council will require at least one ground floor habitable room over 10 m² other than a kitchen for communal living purposes.

Paragraph 4.7 states that the Council will require up to 1 off-street parking space for every 2 habitable rooms, excluding those used for communal living purposes.

Paragraph 4.10 states that applicants will be required to give details of the proposed configuration of rooms.

Paragraph 4.11 states that applicants should consider the adequacy of existing sound insulation, particularly where bedrooms adjoin potentially noisy rooms including living rooms, bathrooms and WC's. Paragraph 4.12 states that at least two bathrooms are required where there are six or more occupants.

Paragraph 4.16 states that the Council will look for a minimum 15 m² private usable amenity space per habitable room (excluding those used for communal living purposes).

Paragraph 6.13 states that the Council requires at least two domestic bins where the conversion is to be used by more than six people.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H2 Restrictions on changes of use of residential properties
- H3 Loss and replacement of residential accommodation
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 03/08/2016 and a site notice was displayed on 16/08/2016.

Following a complaint that the notice appeared to have been removed, a second notice was displayed on 08/09/2016 with a deadline for response of 29/09/2016.

At the end of the notification period there were three individual objections and a petition signed by 25 persons;

The objections raised in these are summarised as follows:

- (1) There is a restrictive covenant which prevents businesses and anti social behaviour etc.
- (2) It is understood that a planning permission would not override a covenant or rights to light but believes that the Council should enforce.
- (3) Loss of family sized dwelling.
- (4) At least 4 and possibly 5 rooms are below standard.
- (5) Not suitable for children or babies or wheelchair users.
- (6) Kitchen has limited cooking facilities and part of it appears to be a corridor.
- (7) Will harm the character of the area.
- (8) Will generate noise.
- (9) There is a fear of anti-social behaviour.
- (10) There is insufficient car parking.

A covenant is not a material planning consideration. The other issues are discussed within the report.

Internal Consultees

HMO Housing Officer: No objection.

Environmental Protection Unit: No objection subject to a suitable level of facilities and amenities being achieved.

Access Officer: No objections.

Highways and Traffic: There are no on-street parking restrictions in place in the vicinity of the site. There is very little parking stress in the area of the site as the majority of local properties have off-street parking. The site has a PTAL value of 2 (poor) so there will be a reliance on private cars for trip making. The proposal is to change the use of the existing property from residential to a 6 bedroom HMO. Council's parking standard for an HMO is 1 car parking space per 2 habitable rooms and that is what is provided with this application which is acceptable and uses existing crossovers for access. The applicant has offered the existing sheds for cycle parking which is acceptable. The existing refuse/recycling facilities will be continued in this instance. On the basis of the above

comments no significant concerns over this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 2.8 of the SPG HMO 2004 advises that policies H2 and H3 seek to safeguard existing housing in the borough. In this respect, it should be noted that the Council does not consider the change of use to a HMO to represent a loss of residential accommodation and as such the proposal would not be in conflict with the above mentioned policies. Hence the principle of the change of use to a House in Multiple Occupancy is considered acceptable, subject to the proposal meeting all other policy requirements and adopted guidelines.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The proposal does not involve any external alterations to the building and, in this regard, there should not be any obvious visual change as a result of the development.

However, Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not normally be granted for uses and structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally due to their siting or appearance, the storage or display of items, traffic generation and congestion, and noise and vibration emissions. In accordance with this policy and as the proposal is for the conversion from a single dwelling to a HMO, it would be considered prudent to impose a condition which requires details of management and maintenance for the up keep of the house and garden. Although properties used by single families are equally capable of becoming run down, many landlords do not live on-site and so physical problems with converted properties can go undetected for some time without proper management supervision. The transient nature of many converted properties, because of the relatively short duration of tenancies, also increases the need for the effective management and maintenance of properties. Regardless of the interior condition of a property, outwardly visible signs of poor management and maintenance (such as unkempt gardens) tend to have a detrimental effect on the overall street scene and level of residential amenity.

Effective management control, whether it be carried out by housing associations, managing agents or applicants themselves, is crucial to maintaining a satisfactory environment for tenants and for achieving a good tenant/neighbour relationship. Details of

management and maintenance will therefore be applied through a planning condition and will be expected to include arrangements for:

- Keeping front and rear gardens free of refuse and unsightly household items;
- Mowing of grassed areas;
- Repairing of broken fencing, gates and other enclosures;
- Repairing of damaged or broken external facades of building(s).

Subject to a management and supervision condition, the proposal is considered acceptable in accordance with Policies BE13, BE15, BE19 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

In assessing applications for HMOs, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area, including whether the dwelling is large enough and that any increase in the number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably be expected to enjoy. Under Policy OE1, uses which are likely to become detrimental to the amenities of the surrounding properties or area generally because of noise are not permitted and uses which have the potential to cause noise nuisance will need to be mitigated (Policy OE3).

Policy OE1 states permission will not normally be granted for uses and structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally due to their siting or appearance, the storage or display of items, traffic generation and congestion, and noise and vibration emissions.

The application property is attached to No. 74 Haig Road. The relationship between respective rooms is a critical consideration. In this regard, at ground floor level, there is no significant alteration of the internal layout beyond changing three of the ground floor rooms to bedrooms. None of these share a party wall with No. 74 Haig Road. The kitchen and entrance hallway do share a party wall. However, this is not a change from the existing layout and, from the last known planning history for No. 74 Haig Road it would appear that the kitchen would share a party wall with that property's kitchen. At first floor, there are three bedrooms. This is unchanged from the current layout and no adverse planning issues are raised.

The SPG interim policy supports a threshold approach to provision of HMO's within Brunel and Uxbridge South Wards. There is an existing unauthorised HMO at No. 14 Collingwood Road (which is subject of a separate planning application) and a licenced HMO at No. 87 Collingwood Road. There is a concurrent undetermined application at No. 85 Haig Road. No other HMO's are known to be in the area and, on this basis, it is concluded that the proposal will not breach the threshold for this form of development.

7.09 Living conditions for future occupiers

The guidance contained within the Council's SPG on Houses in Multiple Occupation advises that the occupancy levels for semi-detached houses should be a maximum of 10 and will be required to provide a ground floor habitable room over 10m², other than a kitchen for communal living purposes.

All bedrooms are considered to be of an acceptable size and layout and the future occupants of the property would enjoy a satisfactory level of residential amenity in accordance with the requirements of the Supplementary Planning Guidance Houses in Multiple Occupation and other non-self contained housing (2004).

The Council's SPG on HMOs require the provision of 15 square metres of external amenity space for each habitable room (excluding those used for communal living purposes). Therefore, the proposed development would be required to provide 105 square metres of external amenity space. A total of 105 square metres is provided and this would therefore comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

All of the bedrooms exceed 6.5 square metres and therefore exceed the space standard for this form of accommodation as set out in the SPG. The communal lounge, as submitted, was below standard. It forms a generally open plan area with the kitchen and the amended drawing shows that the communal lounge area (excluding the kitchen) is now, at 10.1 square metres, compliant with the SPG. All of the bedrooms have a reasonable level of outlook. One bedroom does have a view directly onto a car park space but also benefits from a second window overlooking the rear amenity space. None of the windows are overlooked from outside the site. One objection refers to unsuitability for children and people with disabilities. The applicant has confirmed that children would not normally be accommodated. However, when this does occur the parent and child will share two-bedrooms, which will mean that there will never be more than 6 occupants. Similarly, three bedrooms will be available on the ground floor which could accommodate a person with reduced physical mobility.

Overall, it is concluded that the accommodation offers an acceptable level of living conditions for future occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Local Plan considers the traffic generated by proposals but states that permission will not be granted where the free flow of traffic or conditions of general highway or pedestrian safety are likely to be prejudiced. Paragraph 4.7 within the SPG 'Houses in Multiple Occupation' states that the Council will require the provision of up to 1 off-street parking space for every 2 habitable rooms, excluding those used for communal living purposes. The submitted plan shows the provision of 3 parking spaces within the frontage which would meet this requirement. The submitted plans also confirm the provision of 7 secure cycle spaces which will be conditioned accordingly. The proposal is therefore considered acceptable in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The proposal includes the provision of two 240L wheelie bins with permanent enclosure, located to the front/side of the property.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The issues are addressed in the sections above.

7.19 Comments on Public Consultations

The issues raised by neighbours and through the petition are generally discussed throughout the report. Neighbours have raised the issue of a restrictive covenant and rights to light. The covenant referred to concerns issues of noise and disturbance and running a business. It is uncertain why the issue of rights to light has been raised since no external changes are proposed. As a general principle a planning permission cannot override a covenant or a right to light. Similarly, the existence of a covenant or a right of light cannot be taken into account in determination of a planning application. The applicant's attention has been drawn to the issue.

In response to concerns regarding anti-social behaviour, the applicant has produced a statement setting out more details of the management of the proposal. The applicant explains that she has been managing two HMO properties since 2001. During these 16 years she states that she has gained a huge amount of experience both in running and managing the HMO properties effectively. She actively engages with tenants, neighbours and local communities alike to ensure that the services she provides are in harmony with all concerned.

She continues that in the application property she intends to house mature and well-behaved people. She often works with the NHS and have been suppliers of temporary accommodation to Hillingdon council for the past 16 years. In the last 3 years, she has been a provider of 'bed and breakfast' services to the NHS, which represent 95% of the tenants. Historically, she has only ever taken on people who are over 20 years of age and those who do not have any history of violence. These people are classified as being 'vulnerable' (usually victims of crime i.e. domestic violence) and/or have some kind of illness. They are usually unable to return to their previous accommodation for various reasons. They are assessed regularly by the NHS's relevant medical team. She states that she has never experienced any serious problems with this group and have not encountered any bad or any anti-social behaviour either.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for a change of use from a dwelling house (Use Class C4) to a 6 person house in multiple occupation (Sui Generis).

The proposal does not include any significant external alterations. The proposal meets the standards for such use set out in the adopted SPG and off-street parking is provided to the appropriate standard.

The proposal is not considered to have a greater impact upon the adjoining neighbours than the existing use and the application is considered acceptable.

11. Reference Documents

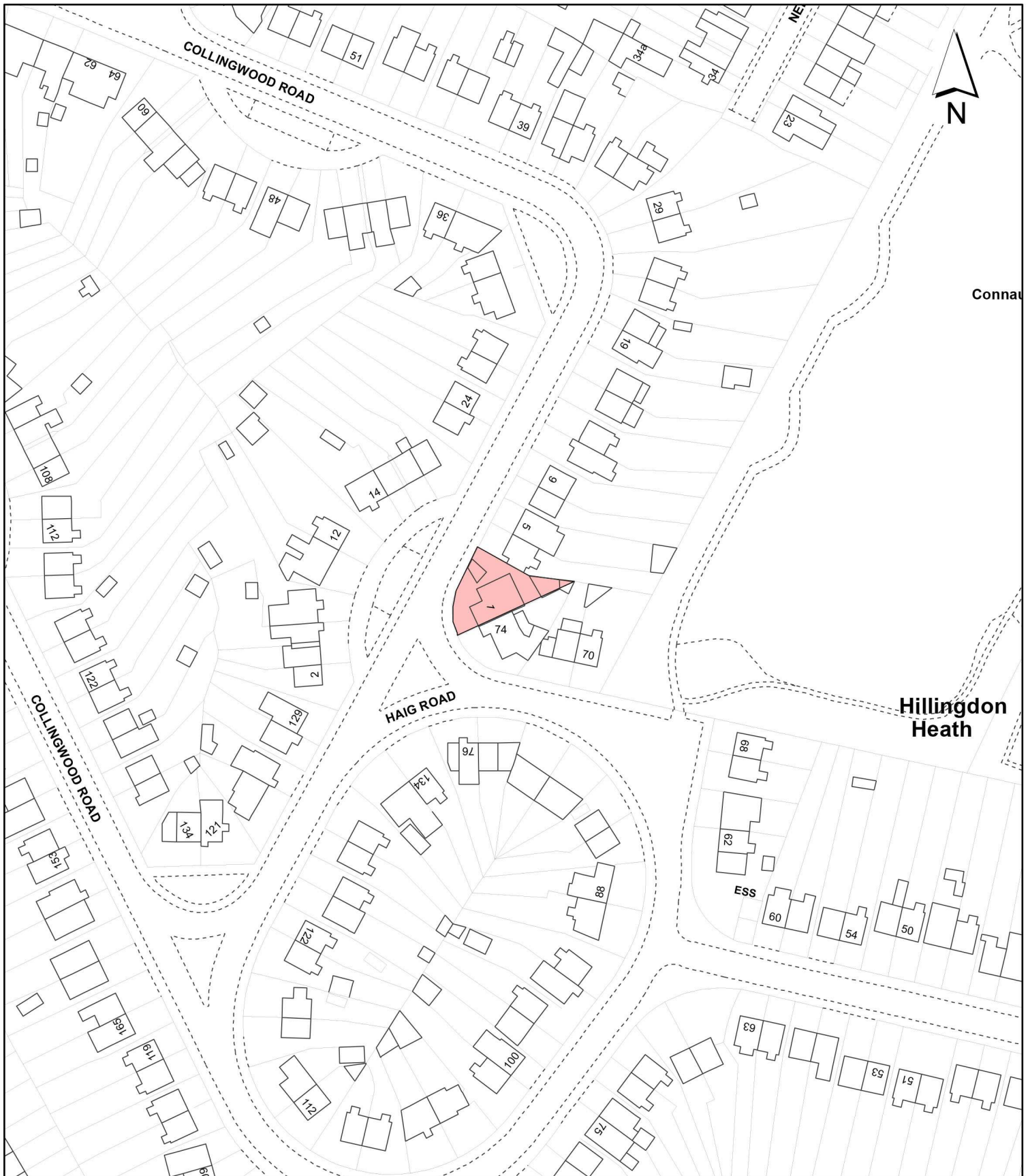
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

Supplementary Planning Guidance Houses in Multiple Occupation and other non-self contained housing (2004)

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

1 Collingwood Road

Planning Application Ref:

57541/APP/2016/2713

Planning Committee:

Central & South

Scale:

1:1,250

Date:

January 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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recommended for approval, subject to appropriate conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 03.01 Rev. F, 03.02 Rev. E, 03.03 Rev. G and Flood Risk Assessment (Final Report) Dated 10-08-2016 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and the London Plan (2016).

3 RES12 No additional windows or doors

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012)

4 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012)

5 RES7 Materials (Submission)

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

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

photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012)

6 RES13 Obscure Glazing

The first and second floor windows/rooflights facing 43 and 47 Frays Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012)

7 RES14 Outbuildings, extensions and roof alterations

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

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012)

8 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with policy OE8 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and

policy 5.12 of the London Plan (2016).

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

10 RES8 Tree Protection

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

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
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.
H3	Loss and replacement of residential accommodation
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.17	(2016) Waste capacity
LPP 6.13	(2016) Parking
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment

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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third

parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to a detached bungalow located on the southeast side of Frays Avenue, Hayes. The existing property sits forward of the established building line of the surrounding properties within Frays Avenue. The character of the area comprises a multiplicity of building styles and designs, whilst the application property is more intimate in scale and height than the surrounding properties, there are a number of two storey properties which neighbour the application property.

The area to the front of the property is covered by a mixture of hard and soft landscaping, which accommodates 1 off-street parking space. The property is served by a large rear garden, which measures over 750sqm. The River Colne runs along the rear boundary of the application site.

A number of the surrounding properties, including the neighbouring property to the southwest no.47 have habitable roof spaces with many also having large dormers to their side roof slopes.

The application site is located within the Garden City, West Drayton Area of Special Local Character as designated within the Hillingdon Local Plan (November 2012). It is also within an Archaeological Interest Zone as designating within the emerging Local Plan.

3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing bungalow and the erection of a two storey, 4-bed detached dwelling with habitable roofspace (incorporating a rear dormer and front/side rooflights), parking and amenity space and installation of vehicular crossover to front.

3.3 Relevant Planning History

24351/PRC/2015/19 45 Frays Avenue West Drayton
Proposed dwelling

Decision: 09-04-2015 OBJ

24351/PRC/2015/196 45 Frays Avenue West Drayton
Demolition of existing bungalow and erection of 1 x four-bedroom dwelling

Decision: 10-02-2016 OBJ

Comment on Relevant Planning History

The application site has been subject to previous pre-application discussions, which raised concerns regarding the proposed design of a replacement dwelling. The previous report concluded that a replacement two storey dwelling may be acceptable for the application site.

It is worth noting that planning permission was previously granted for a two storey replacement dwelling at 41 Frays Avenue, under application reference no: 27785/APP/2011/938.

The current application was presented to planning committee on the 13th October 2016

with a recommendation of approval, but was deferred to enable further details to be sought in respect of the impact on the adjoining occupiers and the proposed inset dormer windows.

Since that time, the applicant has revised the development by reducing its depth by 1.28m, replacing the front inset dormer with a rooflight, and replacing the rear inset dormer with a more traditional projecting dormer. The plans have also been corrected to address errors with regards to the positioning of neighbouring properties.

4. Planning Policies and Standards

Please see list of relevant planning policies 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.H1 (2012) Housing Growth
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- 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.
- H3 Loss and replacement of residential accommodation
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.17	(2016) Waste capacity
LPP 6.13	(2016) Parking
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 Neighbouring properties were consulted by letter on the 15th April 2016 and a site notice erected to the front of the site on the 19th April 2016. Originally there were 3 letters of objection and a petition of objection (with 21 signatures) received. The primary concerns were as follows:

1. The development being out of keeping with the street scene
2. Loss of privacy from rear balcony
3. The proposed house is excessively deep resulting in the breach of the 45 degree angle

Subsequent to the deferral of this application at planning committee, revisions have been received to reduce the overall depth of the building and to remove the inset dormers. The plans have also been corrected to address errors with regards to the positioning of neighbouring properties. Re-consultation was carried out and the consultation period expired on the 6th December 2016. A further 6 neighbour responses (including correspondence forwarded by councillors) and 2 petitions of objection (56 and 26 signatures respectively) have been received, which raise the following

summarised concerns:

- Out of keeping with the character and appearance of the area
- The property will be the largest property on one of the narrowest plots
- Presentation at committee was biased as they showed predominately Nos. 47 and 49 rather than No. 43 which is lower and less bulky than the proposal
- Detrimental to the residential amenity of No. 43
- Cause overlooking of neighbouring properties
- Overshadowing and loss of daylight to neighbours
- The development will lead to parking stress in surroundings streets
- Over development of the site
- The depth and height of the building is excessive
- The design is overdominant, out of scale, bulky and visually obtrusive
- Insufficient living space at ground floor for the likely number of inhabitants
- The building projects beyond the established building line of the street
- The 45 degree angle on neighbouring property 43 as measured by the planners is incorrect
- The proposal is for a 6 bedroom house not a 4 bedroom house
- Some of the material submitted in support of this application is inaccurate or misleading
- The boundary line is shown in different locations in various plans/elevations
- The view of councillors at planning committee
- Impact on flooding

It should be noted that some of the correspondence mentioned above was received following the previous planning committee, but prior to the receipt of the revised drawings and re-consultation. As such, some of these matters have been directly addressed by the revised plans.

WEST DRAYTON CONSERVATION AREA ADVISORY PANEL

Comments: The new proposals are less bad than those we previously considered, but despite the reduction in size and other changes we believe that all the points we made in our original comments are still valid. We refer you to those comments, and summarise them as follows:

Although we do not object in principle to the proposal to replace the existing bungalow with a two-storey house we feel that the proposed building still has too large a footprint, and as it is effectively a three-story house we feel it is out of character and scale with its surroundings. The openness of the area would be compromised by the proposed new house which appears as a massive block; this is most obvious in the side elevation because of the excessive depth of the building. Even in its reduced form the proposals will have an overbearing effect on the properties on both sides. We consider the current proposals are over-development of the site so we hope that planning consent will not be granted.

- Original Comments

We do not object in principle to the proposal to replace the existing bungalow with a two-storey house but feel that the proposed building is too large for the site. The surrounding houses are mainly chalet-style with the second floor contained within the roof, while the one two storey house shown on the submitted streetscape (No 49) has wide open spaces to the sides. These design features contribute to the openness of the area while the proposed new house is a massive block. The 'elephant in the room' effect is even larger than appears from the front elevation because of the excessive depth of the building. Placing it further back on the plot regularises the building line, but because it is so deep, it will take light from the rear of the house to the north of it and will have an overbearing effect on the properties on both sides. We note that there appear to be no plans or sections showing what use is proposed for the roof space. However, the windows in the front and back elevations and the Velux-type windows in the side roof slopes suggest what is actually being

proposed is a three-storey house - which would be quite out of character here. We consider the current proposals are over-development of the site so we hope that planning consent will not be granted.

Internal Consultees

FLOOD AND WATER MANAGEMENT OFFICER:

Comments (summary): The Flood Risk Assessment provided shows that the increase in footprint of the house, will not have an increase in flood risk as flood compensation is to be provided. As drainage controls will be provided and flood resilience and resistance measures are proposed there are no objections subject to a sustainable water management condition.

EPU

Comments (summary): No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This application seeks planning permission for replacement of an existing residential property with a new, larger residential dwelling. Policy H3 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) states: 'the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site'. Other local, regional, and national planning policies are generally supportive of replacing and improving London's existing building stock.

Therefore, the principle of a replacement dwelling within this site is considered acceptable, provided the development accords with adopted planning policy and guidance discussed below.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) 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.

Density is not particularly relevant in determining applications of this scale. The proposal would not change the density in terms of units per hectare. Although, there would be a slight increase in habitable rooms. Utilising the density matrix to assess small scale development is only of limited value. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

The site is located within an Archaeological Priority Zone. Given the scale and nature of the proposal, the development is not considered likely to adversely affect assets of archaeological interest.

The application site is located within the Garden City, West Drayton Area of Special Local Character (ASLC) and its impact upon the ASLC is addressed in section 7.07.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

states 'All new developments should, achieve a high quality of design in all new buildings', and ' be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties'.

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

Policies 7.4 and 7.6 of the London Plan (2016) and chapter 7 of the National Planning Policy Framework (2012) stipulate that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future. In addition, Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

Policies 7.8 and 7.9 of the London Plan (2016) and chapter 12 of the National Planning Policy Framework are concerned with conserving and enhancing the historic environment.

The application property is located within the designated Garden City, West Drayton Area of Special Local Character. Therefore, all new developments within this area should reflect and contribute to the special character of this area, in compliance with policy BE5 of the Hillingdon Local Plan (November 2012).

At present, the application property is a more intimate in scale than the surrounding properties, and sits significantly forward of the established building line within the street scene. The proposed dwelling would be of an increased scale over the existing property and would appear more dominant within the street scene. However, following amendments within the application process, the front building line of the development would be staggered, stepping back to align with the main front wall of No. 47. In addition, the ridge of the proposed replacement dwelling would exceed marginally (0.2m) above the height of the adjacent property at No. 47. Given the hipped roof design of the development with pitched roofs sloping down on all four sides, the proposal is unlikely to appear higher from the perspective of the street.

Furthermore, the proposal retains sufficient separation distances to each of the side boundaries to reflect the spacing of development within the locality.

The design of the proposed dwelling is traditional in its form, with a hipped, pitched tiled roof and brick and render finish. The inset dormers have been removed from the scheme following concerns raised at the previous planning committee. Nevertheless, the proposal retains some contemporary elements, such as the fenestration details. Overall, given the variety of designs and scale of development within the street, it is considered that the proposal would not have a negative impact upon the visual amenity of the site or the surrounding West Drayton Area of Special Local Character in compliance with policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012); policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012); policies 7.4, 7.6, 7.8 and 7.9 of the London Plan (2016); and

chapter 12 of the National Planning Policy Framework (2012).

7.08 Impact on neighbours

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts (July 2006), gives advice on sunlight and daylight considerations, and specifies that where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination.

The HDAS SPD specifies that the distance provided will be dependent on the bulk and size of the building, but, generally, 15m will be the minimum acceptable distance. The HDAS SPD further specifies that as a guide, the distance between facing habitable room windows in adjoining/adjacent residential properties should not be less than 21m.

The property would be in close proximity to the side dormer windows found on the neighbouring property at 47 Frays Avenue. However, no clear glazed windows would be included within this flank elevation. Nevertheless, a condition is recommended to ensure that the side facing windows remain obscure glazed to protect the residential amenities of both adjacent properties.

The plans have been amended throughout the course of the application to reduce the rearward projection of the dwelling to ensure that the 45 degree angles from the first floor windows of both adjacent properties would not be breached. Following the deferral of this application at planning committee on the 13th October 2016, the proposal has been further reduced in depth by 1.28m.

Both adjoining properties are extended at ground floor level, such that the rear projection beyond these properties would not exceed 4m and combined with the set in from the boundaries, the proposal would not unduly impact on the amenities of these adjoining properties in terms of overdominance, overshadowing, visual intrusion, loss of light or loss of outlook.

The inset dormers have now been removed from the scheme which is considered to address the concerns raised by objectors and planning committee regarding the potential for overlooking. Therefore, the proposal is not considered to cause loss of privacy.

The proposed dwelling would not result in an unacceptable loss of light, outlook or privacy to the occupants of both 43 and 47 Frays Avenue. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The Government's national space standards contained in the Technical Housing Standards and policy 3.5 of the London Plan (2016) 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.

The plans demonstrate that the level of residential floor space provision exceed the minimum standards of policy 3.5 of the London Plan (2016) and Technical Housing Standards. In addition, it is clear from the plans that all of the habitable room windows would benefit from adequate access to outlook and natural daylight.

With regards to the provision of private usable external amenity space, the HDAS SPD guidelines require a minimum of 100 sq.m of rear garden amenity space for a four-

bedroom dwelling. The proposed dwelling would significantly exceed this standard. As such, the proposed amenity space would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed dwelling, thereby compliant with policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the guidance contained in the HDAS SPD: Residential Layouts (July 2006).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) specifies that new development will only be permitted where it is in accordance with the Councils adopted car parking standards.

The application site has Public Transport Accessibility Level (PTAL) rating of 1a, which is classified as poor and as such a minimum of 2 spaces would be required for the proposed dwelling which should be accommodated within the site. The dimensions of the crossover adhere to the Council's guidelines and the proposal provides in excess of 2 off street car parking spaces. Therefore, the proposal is considered acceptable, in accordance with policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to access and security, conditions would ensure compliance with these requirements.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) 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.

The proposal would not result in the loss of any trees within the site. There is an opportunity to achieve additional landscaping and landscaping conditions are imposed to secure detailed landscaping.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

A condition is recommended to ensure that the utilisation of water within the dwelling is minimised in accordance with adopted planning policy.

7.17 Flooding or Drainage Issues

The application site is located within Flood Zone 2 and partially within Flood Zone 3. A Flood Risk Assessment has been submitted in support of this application. The Council's Flood and Water Management Officer has confirmed that the increase in footprint of the house will not have an increase in flood risk as flood compensation is to be provided. As drainage controls will be provided and flood resilience and resistance measures are proposed there are no objections subject to a condition requiring the submission of a scheme for sustainable water management.

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

The comments are addressed in the sections above. It is also noted that the revised plans have reduced the rearward projection of the dwelling to ensure that the 45 degree angle is not breached and the front and rear inset dormers have been omitted.

7.20 Planning obligations

CIL:

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

Therefore, the Hillingdon & Mayoral CIL Charges for the proposed development of 156sq metres of additional floorspace are as follows:

Hillingdon CIL = £14,820

Mayoral CIL = £5,460

Total = £20,280

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the principle of a replacement dwelling on this site is acceptable, and that the proposed building and use would not have a negative visual impact on the site, and locality which lies within the Garden City, West Drayton Area of Special Local Character, nor the amenities of nearby residents.

Parking and highway safety matters and the impact upon the flood plain are also satisfactory. The application accords with the Council's planning policies. Therefore, it is recommended for approval, subject to appropriate conditions.

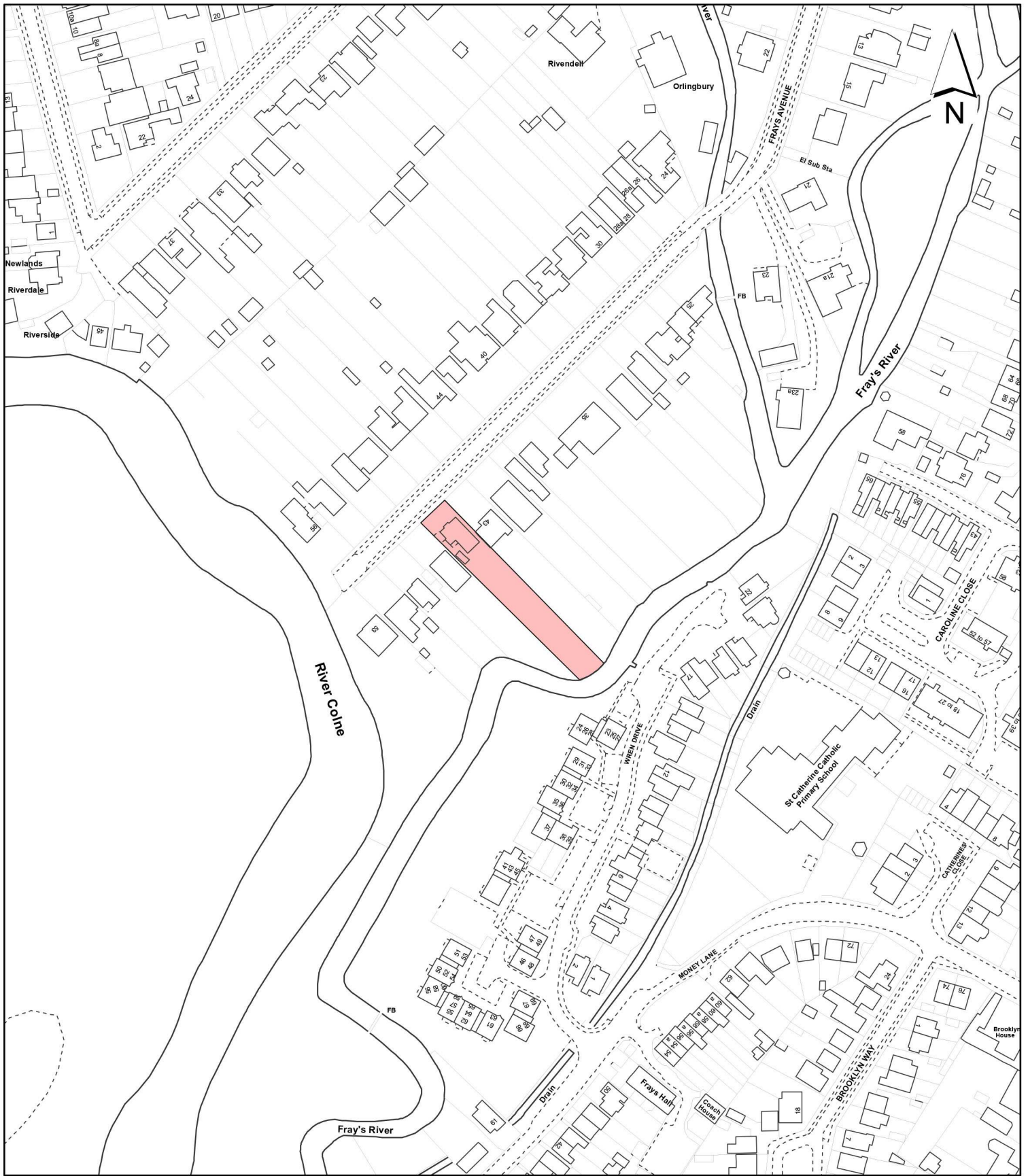
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

45 Frays Avenue

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

Planning Application Ref:
24351/APP/2016/1304

Scale:
1:2,000

Planning Committee:
Central & South

Date:
January 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Erection of a conservatory to Elliott Jaques Building

LBH Ref Nos: 532/APP/2016/3943

Drawing Nos: Design and Access Statement
11696-BUL-EJ-P-SWE-E
11696-BUL-EJ-P-SWE-P
11696-BUL-EJ-P-NE-E
11696-BUL-EJ-P-NE-P
11696-BUL-EJ-P-SP-P
11696-BUL-EJ-P-FP-E
11696-BUL-EJ-P-FP-P
11696-BUL-EJ-P-RP-P
11696-BUL-EJ-P-RP-E
11696-BUL-EJ-P-LP-P Rev. A

Date Plans Received: 26/10/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

1. SUMMARY

The application site lies within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. The application seeks planning permission for the erection of a conservatory to the West elevation of the Elliott Jaques Building. The proposed development is considered not to detract from the character and local distinctiveness of the surrounding natural and built environment which lies within the Green Belt.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11696-BUL-EJ-P-SWE-P, 11696-BUL-EJ-P-SP-P, 11696-BUL-EJ-P-FP-P, 11696-BUL-EJ-P-RP-P and 11696-BUL-EJ-P-NE-P and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

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

REASON

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

4 NONSC Non Standard Condition

The secure cycle storage shown on the approved plans, shall be relocated in accordance with the submitted plans prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local plan - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
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.
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

NPPF1 NPPF - Delivering sustainable development
NPPF9 NPPF - Protecting Green Belt land

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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The Eliot Jacques Building comprises of a two storey brick built building with metal sheet roofing located towards the South Eastern corner of the Brunel University campus, backing onto Kingston Lane. The application site lies within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. A car park is located to the West and a secure cycle storage stand is presently located between the Western elevation and the car park.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a conservatory to the West elevation of the Elliott Jaques Building. The conservatory is intended to create a social space for the users of this university building and would measure 43.3 square metres in area. The structure would be a steel structure with curtain walling and fascia and have a polyester powder coated finish to match the colour of the window frames and soffit of the existing building. The proposal includes the relocation of the existing cycle stand to the East, and the provision of ramps to achieve level access.

3.3 Relevant Planning History

Comment on Relevant Planning History

Overall the application site benefits from extensive planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

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

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

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.

OL4 Green Belt - replacement or extension of buildings

OL5 Development proposals adjacent to the Green Belt

NPPF1 NPPF - Delivering sustainable development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Neighbourhood Watch Group and The Cleveland Road Residents Association were consulted by letter dated 9.11.16 and a site notice was displayed on the external boundary of the site on adjacent Kingston Road on 14.11.16 which expired on 9.12.16. No response received.

Internal Consultees

Landscape Officer: The site lies within the Green Belt. No tree, protected or otherwise, will be affected by the proposal. No objection and, in this case, no need for landscape conditions.

Highways Officer: No objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the erection of a conservatory to the West elevation of the Elliot Jaques Building within the Brunel University site subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policies OL1 and OL5 are relevant to this development given that Brunel University Campus is a major developed site within the Green Belt. These policies will only allow proposals which do not injure the visual amenities of the Green Belt.

The erection of the conservatory is considered not to have a detrimental impact to the character of the original building and would not adversely affect the visual amenities and openness of Green Belt land in the overall context of this major developed site and is therefore in accordance with Policies OL1 and OL5 of the Hillingdon Local Plan (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'.

The proposed conservatory would not be visible from the public domain. The proposed

conservatory would be modest in scale, subordinate to the host building and would be finished in materials to match the associated building. The proposal would therefore comply with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

The application site comprises of a substantially large site with the associated buildings, The Western elevation of the Eliot Jaques building faces the internal campus being sited within the central core of the site. It is therefore considered the proposed extensions and alterations would not result in a loss of privacy or overlooking to the neighbouring buildings outside of the application site. The proposal would be compliant with BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 state that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand. Given the location of the building, and the minimalist increase of the proposed extension, it is considered it would not result in an increase of traffic flow, or result in a hazard to users of the site.

The proposal would necessitate the relocation of the existing secure cycle storage to the East. No parking spaces would be lost by the proposal. As such, subject to a condition requiring the relocation of the secure cycle storage, the proposal is considered acceptable in accordance with policies AM9 and AM14 of the Hillingdon Local Plan - Saved UDP Policies - (November 2012).

7.11 Urban design, access and security

The impact of the proposal is addressed in the section above.

7.12 Disabled access

No concerns are raised in respect of disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

The proposed conservatory would be sited on a paved area to the west of the Eliot Jacques building. No trees or landscape features would be lost and the Council's Landscape Officer has confirmed that there is no need to impose landscape conditions.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

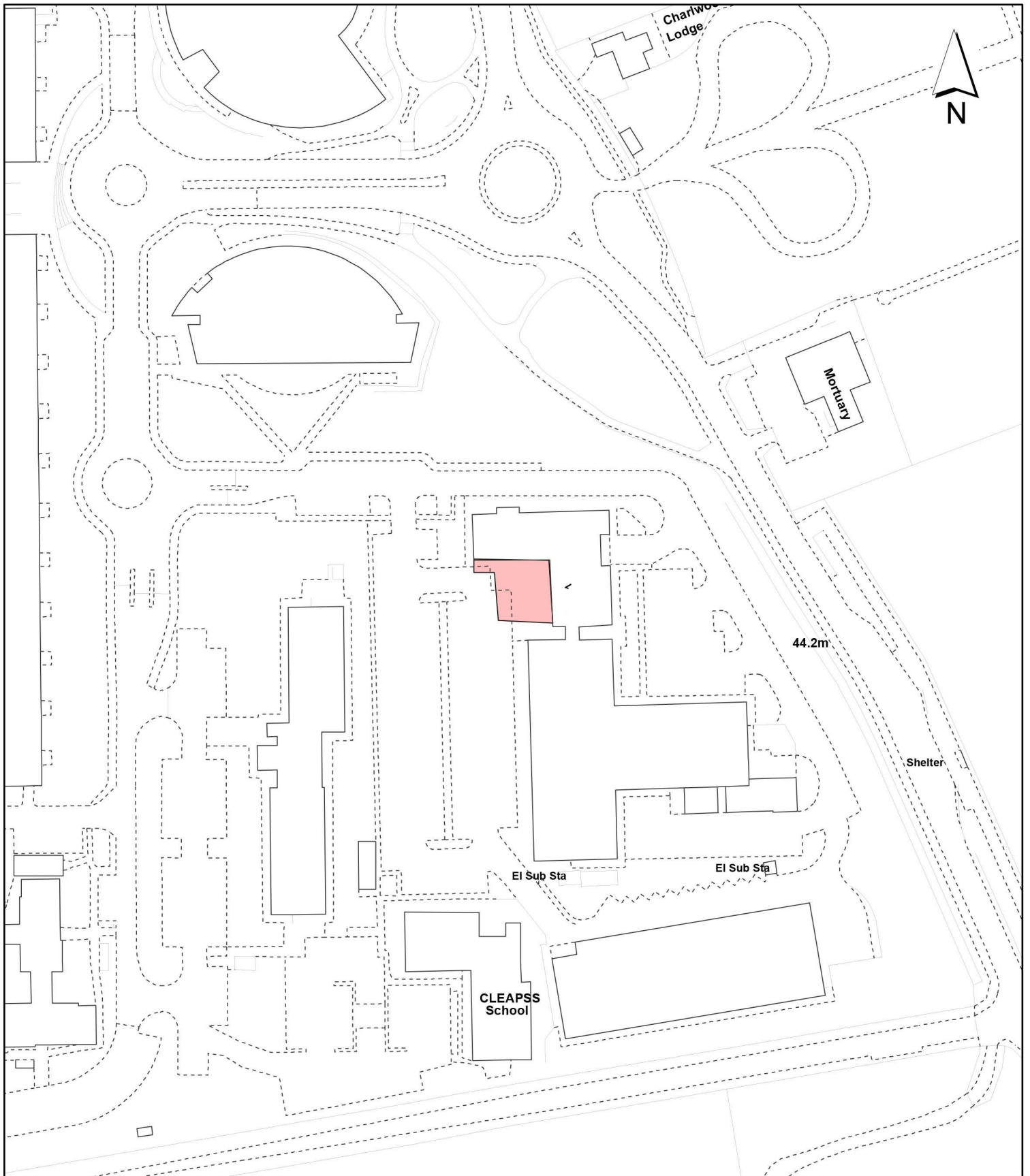
The application site lies within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. The application seeks planning permission for the erection of a conservatory to the West elevation of the Elliott Jaques Building .The proposed development is considered not to detract from the character and local distinctiveness of the surrounding natural and built environment which lies within the Green Belt. Hence the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/APP/2016/3943

Scale:
1:1,250

Planning Committee:
Central & South
 Page 59

Date:
January 2017



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Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Erection of a conservatory to Bishop Hall Building

LBH Ref Nos: 532/APP/2016/3946

Drawing Nos: 11696-BUL-BH-P-SE-E
11696-BUL-BH-P-NE-P
11696-BUL-BH-P-SE-P
11696-BUL-BH-P-WE-P
11696-BUL-BH-P-RP-E
11696-BUL-BH-P-SP-P
11696-BUL-BH-P-EE-E
11696-BUL-BH-P-RP-P
11696-BUL-BH-P-NE-P
11696-BUL-BH-P-WE-E
Design and Access Statement
11696-BUL-BH-P-EE-P
116969-BUL-BH-P-FP-P
11696-BUL-BH-P-FP-E
11696-BUL-BH-P-LP-P Rev. A

Date Plans Received: 26/10/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

1. SUMMARY

The application site lies within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. The application seeks planning permission for the erection of a conservatory between the 7 storey halls of residence at Bishops Hall and Kilmorey Hall. The proposed development is not considered to detract from the character and local distinctiveness of the surrounding natural and built environment within the Green Belt. Hence the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11696-BUL-BH-P-NE-P, 11696-BUL-BH-P-SE-P, 11696-BUL-BH-P-WE-P, 11696-BUL-BH-P-SP-P, 11696-BUL-BH-P-RP-P, 11696-BUL-BH-P-EE-P and 116969-BUL-BH-P-FP-P.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

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

REASON

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

4 NONSC Non Standard Condition

Notwithstanding the submitted plans a minimum of two shrubs or trees (of a native species only) shall be planted adjacent to the eastern boundary of the application site before the end of the first planting season following the building hereby approved being brought into use. Should the landscaping die or in the opinion of the Local Planning Authority becomes seriously damaged or diseased within 5 years of the completion of the development it shall be replaced with similar planting.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE20	Daylight and sunlight considerations.
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.
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF9	NPPF - Protecting Green Belt land

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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. Bishops Hall and Kilmorey Hall are two 6-7 storey buildings located within the central core of the university campus, utilising the slope of the land. To the East is the university Athletics building and to the West is open campus parkland. The proposed conservatory would be located between the two buildings at lower ground floor level.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a conservatory to the Bishops Hall Building. The conservatory would link Bishops Hall and Kilmorey Hall buildings and would measure 55 square metres in floor area. The University has identified that there is a lack of social and breakout space available to students residing at the Bishops Hall and Kilmorey Hall. The applicants have advised that this glazed structure will provide an inspiring, ambient and relaxing environment in what is currently an unused area between the buildings. The application includes installing doorways into both Bishops Hall and Kilmorey Hall so the space is easily accessible from both buildings. Level access will be provided.

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline planning permission was granted for the university halls of residence under application reference 532/APP/2002/2237 with Reserved Matters being approved under application reference 532/APP/2004/2258.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

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

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
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.
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Neighbourhood Watch Group and The Cleveland Road Residents Association were consulted by letter dated 9.11.16 and a site notice was displayed on the external boundary of the site on adjacent Kingston Road on 14.11.16 which expired on 9.12.16. No response received.

Internal Consultees

No internal consultation comments were received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the erection of a conservatory linking the Bishops Hall Building with the Kilmorey Hall Building within the Brunel University site subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policies OL1 and OL5 are relevant to this development given that Brunel University Campus is a major developed site within the Green Belt. These policies will only allow proposals which do not injure the visual amenities of the Green Belt.

The erection of the conservatory is considered not to have a detrimental impact to the character of the original buildings and would not adversely affect the visual amenities and openness of Green Belt land in the overall context of this major developed site and is

therefore in accordance with Policies OL1 and OL5 of the Hillingdon Local Plan (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'.

The proposed conservatory would not be visible from the public domain. The proposed conservatory would be modest in scale, subordinate to the host building and would be finished in materials to match the associated building. Due to the slope of the land to the West, the conservatory would not be visible from the East and due to its modest proportions and open lightweight design would relate satisfactorily to the significant scale of the host buildings when viewed from the West. The proposal would therefore comply with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

The application site comprises of a substantially large site with the associated buildings, The Western elevation of the two halls of residence face the internal campus being sited within the central core of the site. It is therefore considered the proposed extensions and alterations would not result in a loss of privacy or overlooking to the neighbouring buildings outside of the application site. The proposal would be compliant with BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 state that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand. Given the location of the building, and the minimalist increase of the proposed extension, it is considered it would not result in an increase of traffic flow, or result in a hazard to users of the site.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

The proposed conservatory would link the two seven storey halls of residence in an open gap with a retaining wall to the East. There are two shrubs which would need to be removed which were part of the original landscaping scheme for the halls of residence to allow for the erection of the conservatory. It would be reasonable to impose a landscaping

condition in this instance to require the replacement of these two shrubs and to ensure that the proposed conservatory assimilates into the campus parkland setting. Subject to the imposition of this landscaping condition, the application is considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

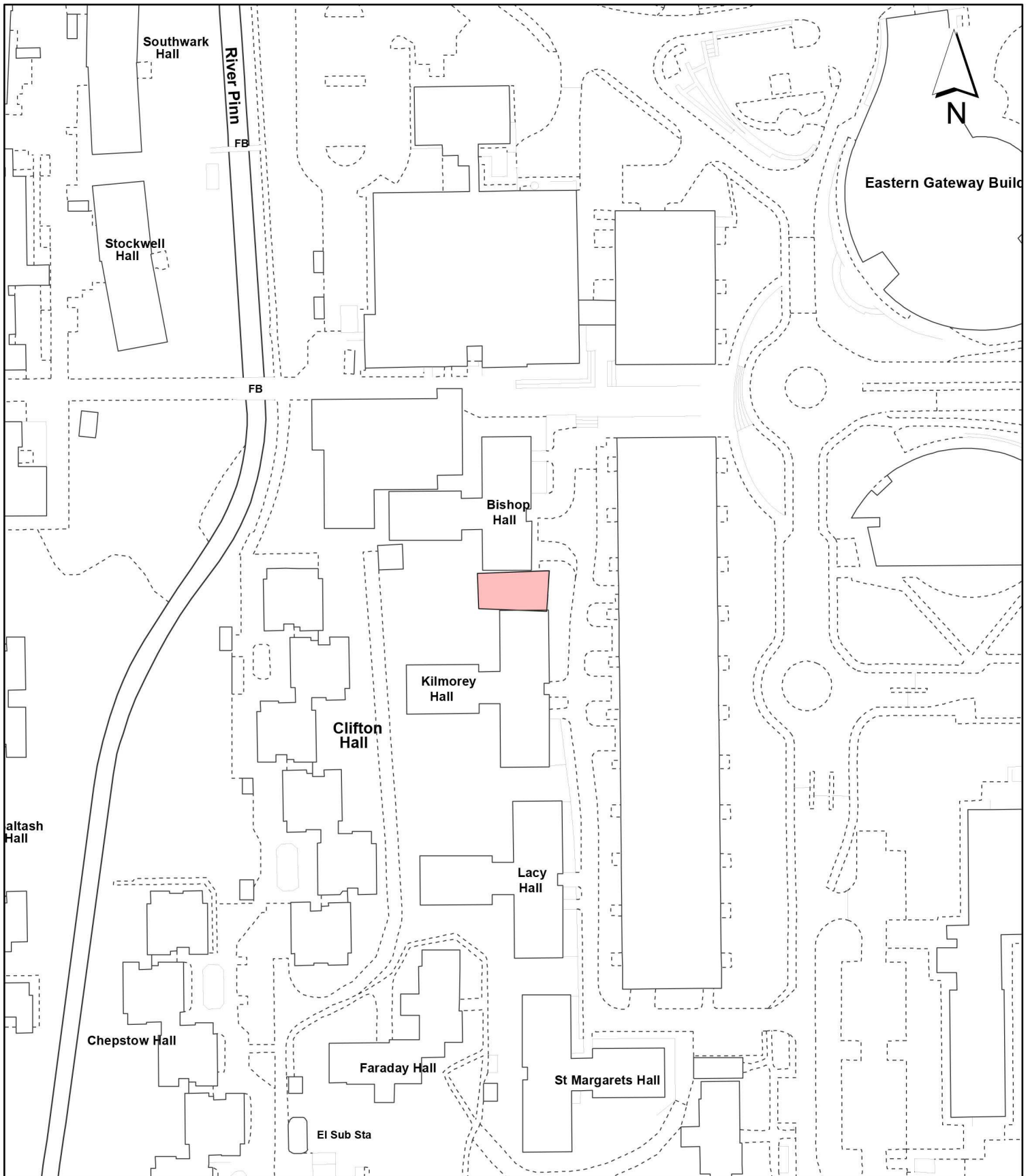
The application site lies within a Major Developed Area located within the Metropolitan Green Belt characterised by large education related buildings. The application seeks planning permission for the erection of a conservatory between the 7 storey halls of residence at Bishops Hall and Kilmorey Hall. The proposed development is considered not to detract from the character and local distinctiveness of the surrounding natural and built environment within the Green Belt. Hence the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/APP/2016/3946

Scale:
1:1,250

Planning Committee:
Central & South
 Page 69

Date:
January 2017



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Report of the Head of Planning, Sport and Green Spaces

Address SHELL SERVICE STATION HARMONDSWORTH ROAD WEST DRAYTON

Development: Installation of 5 non illuminated fascia signs

LBH Ref Nos: 62937/ADV/2016/87

Drawing Nos: Design and Access Statement
Location Plan (1:1250)
NW0175 Sheet 2
NW0175 Sheet 1 Rev. 01
NW0176
NW0178
E008721 Rev. 01

Date Plans Received: 23/09/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of an existing Shell Service Station located on the corner of Harmondsworth Road with Holloway Lane which lies within the Metropolitan Green Belt as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The Service Station comprises of a large covered forecourt and convenience shop with the addition of a carwash facility. An ATM unit has been erected to the front of the shop in a covered area at the edge of the forecourt.

1.2 Proposed Scheme

The application seeks advertisement consent of the Installation of 5 non-illuminated fascia signs for the ATM which has been erected to the front of the shop building at the service station.

1.3 Relevant Planning History

Comment on Planning History

A separate retrospective planning application is submitted in respect of the ATM under application reference 62937/APP/2016/3566.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The Harmondsworth Village Residents Association was consulted by letter on 9.11.16 and

a site notice was displayed to the front of the site which expired on 9.12.16. No responses have been received.

Highways Officer:

This application is for the installation of 5 non-illuminated fascia signs at the Shell Service Station which is located at the junction of Harmondsworth Road and Holloway Lane West Drayton. Both of these roads are busy classified roads on the Councils Road Network. The existing service station has a convenience store as part of its existing use and there is car parking for customers on the site. This application is to install 5 small non-illuminated signs on an ATM at the front of the store. The proposed signage is not likely to cause any significant impact to road users and as such I have no significant concerns over this application.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

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

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. MAIN PLANNING ISSUES

The main issues for consideration with all advertisement proposals are public safety and visual amenity. There has been no objection raised on highway, traffic or pedestrian safety grounds to the signage proposed. The impact of the proposals on the sensitive visual nature of the Metropolitan Green Belt would also have to be assessed.

The NPPF states in paragraph 88, 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. Policy OL4 of the Local Plan reflects this National Advice. UDP Saved Policies BE27 and BE29 are specific to advertisement proposals. In general, these will only be granted if they are of such a size, so designed and located that they complement the scale, form and composition of the individual building, do not materially harm the visual amenity in the area or unduly compromise public safety (Policy BE27). The actual number and size of such advertisements displayed on business premises is sought to be limited

for similar reasons under Policy BE29.

It is considered the the ATM signage would not worsen the situation in terms of its overall impact upon the Metropolitan Green Belt given that it is located under the existing canopy and set against the backdrop of the modern buildings on site. The application would therefore have an acceptable level of impact on the visual amenities of the application building and would not constitute an inappropriate development within the Green Belt.

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

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

2 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 NW0175 Sheet 2, NW0175 Sheet 1 Rev. 01, NW0176, NW0178 and E008721 Rev. 01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 ADV2 Non-illumination (Signs)

The advertisements hereby permitted shall not be illuminated.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

INFORMATIVES

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

2 The decision to GRANT advertisement consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

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

OL4 Green Belt - replacement or extension of buildings

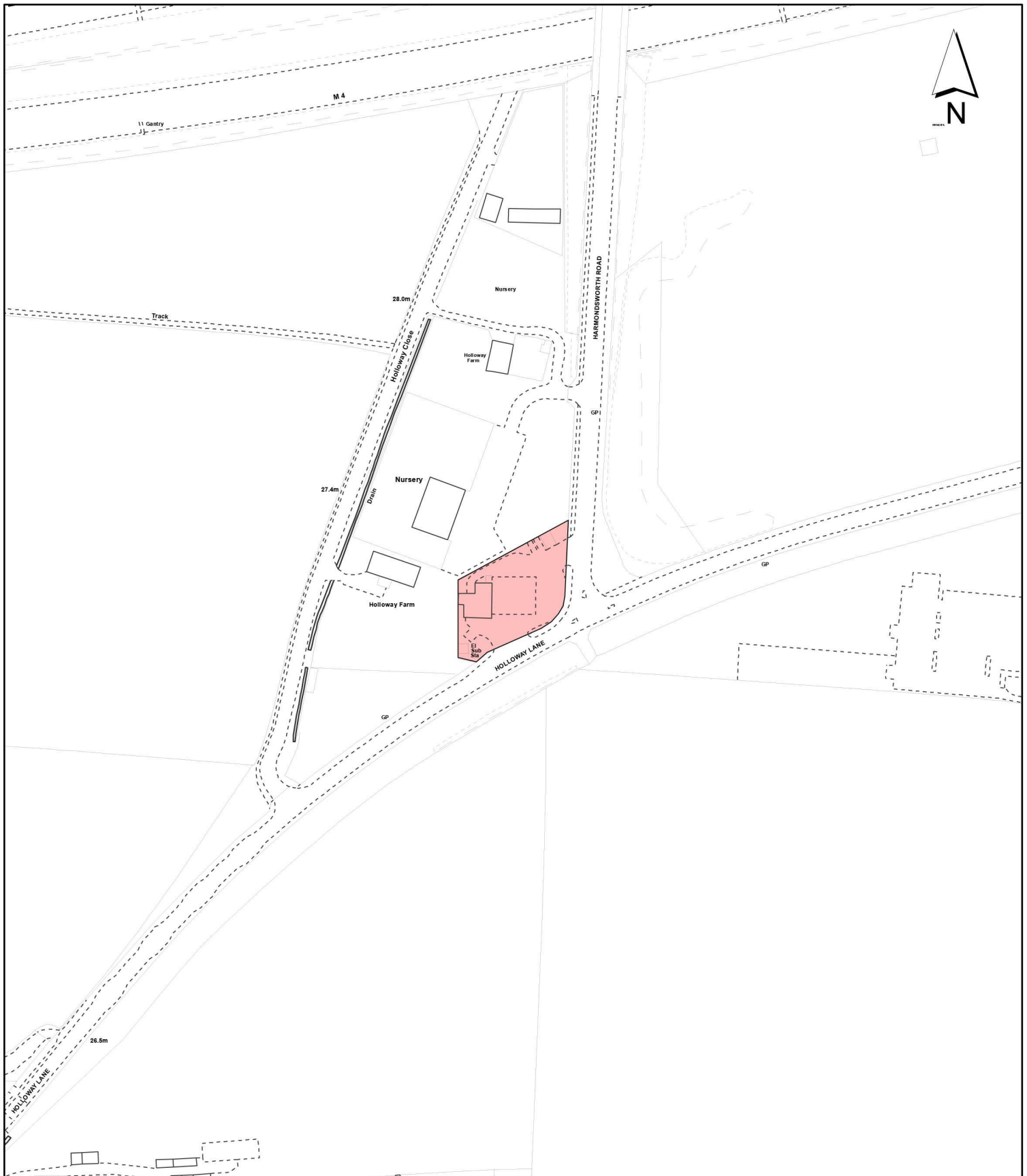
LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



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Site Address:

**Shell Service Station
 Harmondsworth Road**

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

Planning Application Ref:
62937/ADV/2016/87

Scale:
1:2,500

Planning Committee:
Central & South

Date:
January 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address SHELL SERVICE STATION HARMONDSWORTH ROAD WEST DRAYTON

Development: Installation of ATM unit (Retrospective)

LBH Ref Nos: 62937/APP/2016/3566

Drawing Nos: Location Plan (1:1250)
NW0175 Sheet 2
Design and Access Statement
NW0175 Sheet 1 Rev. 01
NW0176
NW0178
E008721 Rev. 01

Date Plans Received: 23/09/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

1. SUMMARY

The application seeks retrospective planning permission for the installation of an ATM machine within the forecourt of the existing Service station and under an existing canopy. The ATM is considered to represent a minor alteration to the property, having an acceptable impact upon the visual amenity of the application property and the surrounding street scene which lies within the Metropolitan Green Belt and thus not representing an inappropriate form of development, whilst also providing a useful service to visiting customers and not causing a loss of residential amenity or highway safety concerns.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 NW0175 Sheet 2, NW0175 Sheet 1 Rev. 01, NW0176, NW0178 and E008721 Rev. 01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

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).

I53

2 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE21	Siting, bulk and proximity of new buildings/extensions.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of an existing Shell Service Station located on the corner of Harmondsworth Road with Holloway Lane which lies within the Metropolitan Green Belt as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The Service Station comprises of a large covered forecourt and convenience shop with the addition of a carwash facility. An ATM unit has been erected to the front of the shop in a covered area at the edge of the forecourt.

3.2 Proposed Scheme

The application seeks retrospective planning permission for the installation of an ATM unit.

3.3 Relevant Planning History

62937/ADV/2016/87 Shell Service Station Harmondsworth Road West Drayton
Installation of 5 non illuminated fascia signs

Decision:

62937/APP/2007/956 West Drayton Service Station Harmondsworth Road West Drayton
INSTALLATION OF AN ADDITIONAL JET WASH BAY TO EXISTING PETROL FILLING STATION

Decision: 18-07-2007 Approved

Comment on Relevant Planning History

A separate application for advertisement consent is submitted for the associated ATM signage under application reference 62937/ADV/2016/87.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Harmondsworth and Sipson Residents Association were consulted by letter dated 9.11.16 and

a site notice was displayed to the front of the site which expired on 9.12.16. No responses have been received.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is considered acceptable.

7.02 Density of the proposed development

Not relevant to this application.

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

Not relevant to this application.

7.04 Airport safeguarding

Not relevant to this application.

7.05 Impact on the green belt

The NPPF states in paragraph 88, 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. Paragraph 89 states that the replacement of a building in the Green Belt is not appropriate provided that the building is in the same use and is not materially larger than the one it replaces.

Policy OL4 states that - The local planning authority will only permit the replacement or extension of buildings within the green belt if:

- (i) the development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) the development would not significantly increase the built up appearance of the site;
- (iii) having regard to the character of the surrounding area the development would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated

Section B (Planning Decisions) of Policy 7.16 UDP of The London Plan states "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".

The addition of the ATM is a modest addition to this service station which is not considered to materially affect the bulk or character of development on this Green Belt Site. The ATM is of a standard format, size and design and is typical of an ATM found within a garage/service station. As such it is considered that it does not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated in accordance with both National and Local Policy.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment by providing high quality urban design.

The application site comprises of a modern garage building and shop with a forecourt area upon which the ATM has been erected (against the backdrop of the modern shop building

and car wash). The ATM is of a standard format, size and design and is typical of an ATM found within a garage/service station. As such it is considered not to be detrimental to the street scene or the character and appearance of the surrounding area. As such, the ATM is considered to relate satisfactorily with the commercial appearance of the application site in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The installation of ATM's in quiet areas can sometimes lead to an increase in noise and disturbance. This development is located within an existing petrol filling station with convenience store which is open until late into the evening.

The installation of an ATM machine would not lead to a increase in the levels of noise and disturbance, to such a level as to warrant refusal of the application. Furthermore, in view of its relatively isolated location, there are no nearby residential properties. The proposal is thus considered to accord with Policies BE19, BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not relevant to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

The ATM is located directly to the front of the existing shop/station and would not obstruct access or exit to the service station. There are a number of customer parking spaces within the frontage of the forecourt which can be used by customers visiting the site to either use the shop or ATM without re-fuelling. No highways issues are considered to arise from users of the cash point and prejudicing the free flow of traffic. Therefore, the development is considered to comply with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

Security

Whilst the overall security of the site is an issue for the operator, in this regard the proposal has been positioned in a part of the site likely to be accessed by most customers and thus subject to constant surveillance by members of the public, and staff. In conclusion, the proposal is acceptable.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, landscaping and Ecology

Not relevant to this application.

7.15 Sustainable waste management

Not relevant to this application.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

Not relevant to this application.

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

Not relevant to this application.

7.21 Expediency of enforcement action

Not relevant to this application. Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not relevant to this application.

10. CONCLUSION

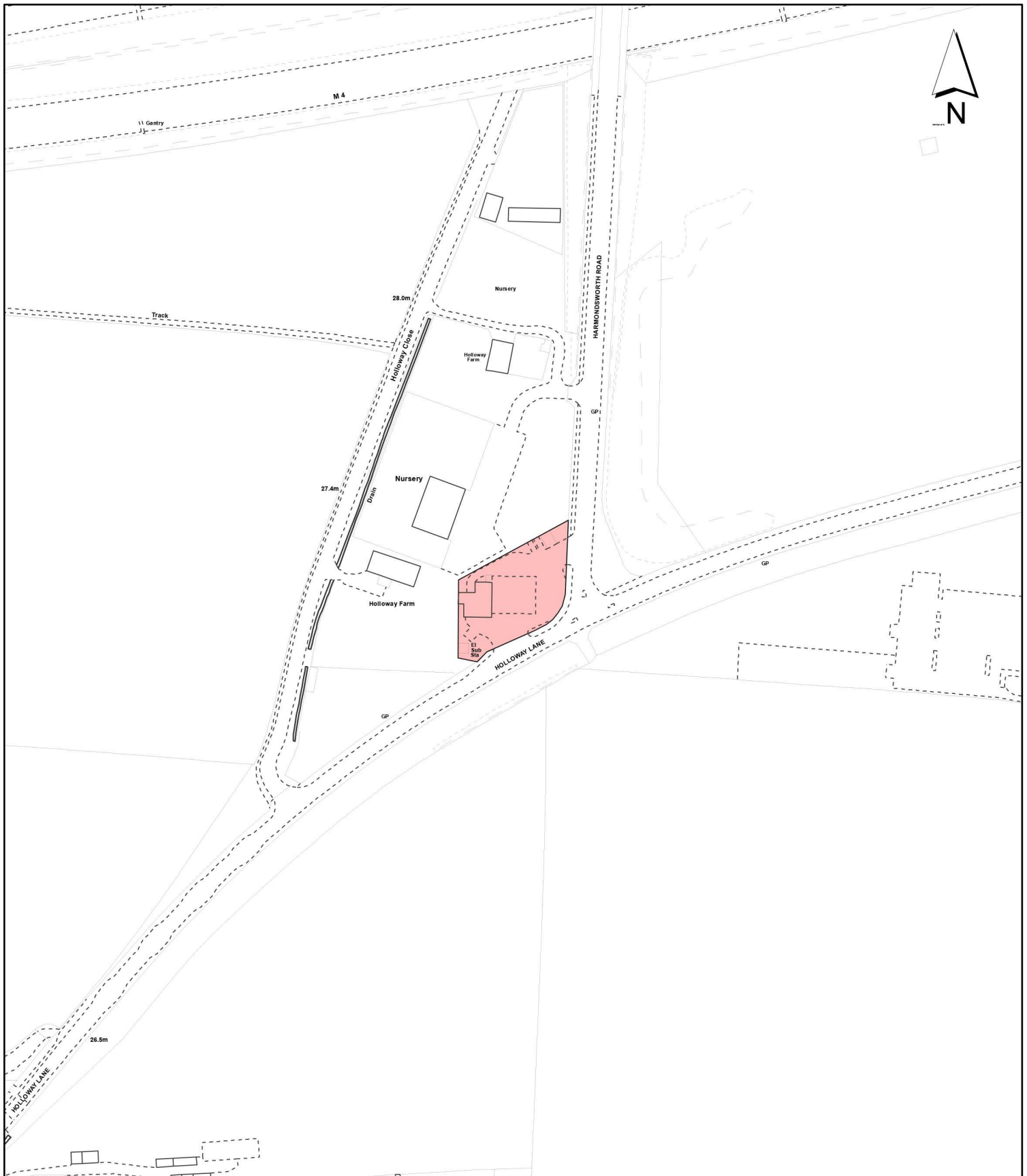
The application seeks retrospective planning permission for the installation of an ATM machine within the forecourt of the existing Service station. The ATM is considered to represent a minor alteration to the property, having an acceptable impact upon the visual amenity of the application property and the surrounding street scene which lies within the Metropolitan Green Belt, whilst also providing a useful service to visiting customers and not causing a loss of residential amenity or highway safety concerns.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Shell Service Station
 Harmondsworth Road**

Planning Application Ref:
62937/APP/2016/3566

Planning Committee:
Central & South

Scale:
1:2,500

Date:
January 2017

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



Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON ABBOTS RFC GAINSBOROUGH ROAD HAYES

Development: Extension to changing rooms

LBH Ref Nos: 72365/APP/2016/4158

Drawing Nos: Location Plan (1:1250)
Proposed Site Layout
Block Plan (1:500)
Existing Front and Side Elevations
Existing Floor Plan
Proposed Front and Side Elevations
Proposed Floor Plan

Date Plans Received: 15/11/2016

Date(s) of Amendment(s):

Date Application Valid: 24/11/2016

1. **SUMMARY**

Planning permission is sought for the erection of an extension to the changing rooms.

The proposed extension would be acceptable in regards to its size, height and design, and would not cause harm to the character and appearance of the existing building, or to the visual amenity of the surrounding Green Belt. The extension to the changing rooms would not impact on the street scene and would not impact on residential amenity.

The proposed scheme complies with Policies BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Proposed Site Layout, Proposed Floor Plan and Proposed Front and Side Elevations and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

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

REASON

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

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage

occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises Hillingdon Abbots Rugby Football Club and is located on the northern side of Gainsborough Road opposite the junction with Raeburn Road. Pole Hill Lodge is located south-west of the Club. The nearest residential properties are over 50m away, on the opposite side of Gainsborough Road. The application site lies within the Green Belt.

3.2 Proposed Scheme

Planning permission is sought for the erection of an extension to the changing rooms. The proposed extension would be 9.45m wide and extend 2.14m beyond the rear wall of the existing changing rooms. The extension would have a 2.43m high flat roof.

3.3 Relevant Planning History

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 13 local owners/occupiers and two site notices were displayed. No responses were received.

Internal Consultees

Green Spaces: No objection relating to the proposed works.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to extending the existing changing rooms subject to compliance with the relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in regards to the impact on the Green Belt, the character and appearance of the street scene and surrounding area, residential amenity and highways.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

specifies that any proposals for development in Green Belt will be assessed against National and London Plan policies, including the 'Very Special Circumstances' test.

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It specifies that planning permission will not be granted for new buildings or changes of use of existing land or buildings, which do not fall within these uses.

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

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

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

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

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

Given that the proposal is for the provision of appropriate facilities for outdoor sport very special circumstances do not need to be demonstrated. The main issue is, thus, whether the proposal would comply with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), which does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

The proposed extension would be located to the side of the existing changing rooms building and in front of the Clubhouse. The proposed extension would be acceptable in terms of its size and would match the existing changing rooms in regards to its height, design and materials. The existing buildings would also provide screening of the proposed extension, reducing its visual impact.

It is therefore considered that the proposed extension would not cause harm to the visual amenity of the Green Belt, in accordance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed extension to the changing rooms is considered to be acceptable in terms of its size and would match the materials and design of the existing building. The height of the proposed extension would be the same height as the changing room building. Given that the proposed extension is at the back of the existing changing room building, which is set back over 40m from the road, the proposed extension would not be visible from the street scene.

It is considered that the proposed extension would not be a visually intrusive addition to the existing building and would not cause harm to the character and appearance of the existing building or the existing street scene. The proposal therefore complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Due to the orientation of the existing changing rooms, the proposed extension would not be visible to the neighbouring property to the south-west, Pole Hill Lodge. Given the existing vegetation and trees along the southern boundaries and large separation distance (over 50m) between Hillingdon Abbots Rugby Football Club and properties to the south, the proposed extension would not cause harm to residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed extension to the changing rooms would not impact on parking or traffic generation.

7.11 Urban design, access and security

Urban Design:
See Section 7.03 of this report.

Access and Security:

The proposed extension would not impact on existing access and security arrangements on the site.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses were received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the erection of an extension to the changing rooms.

The proposed extension would be acceptable in regards to its size, height and design, and would not cause harm to the character and appearance of the existing building, or to the visual amenity of the surrounding Green Belt. The extension to the changing rooms would not impact on the street scene and would not impact on residential amenity.

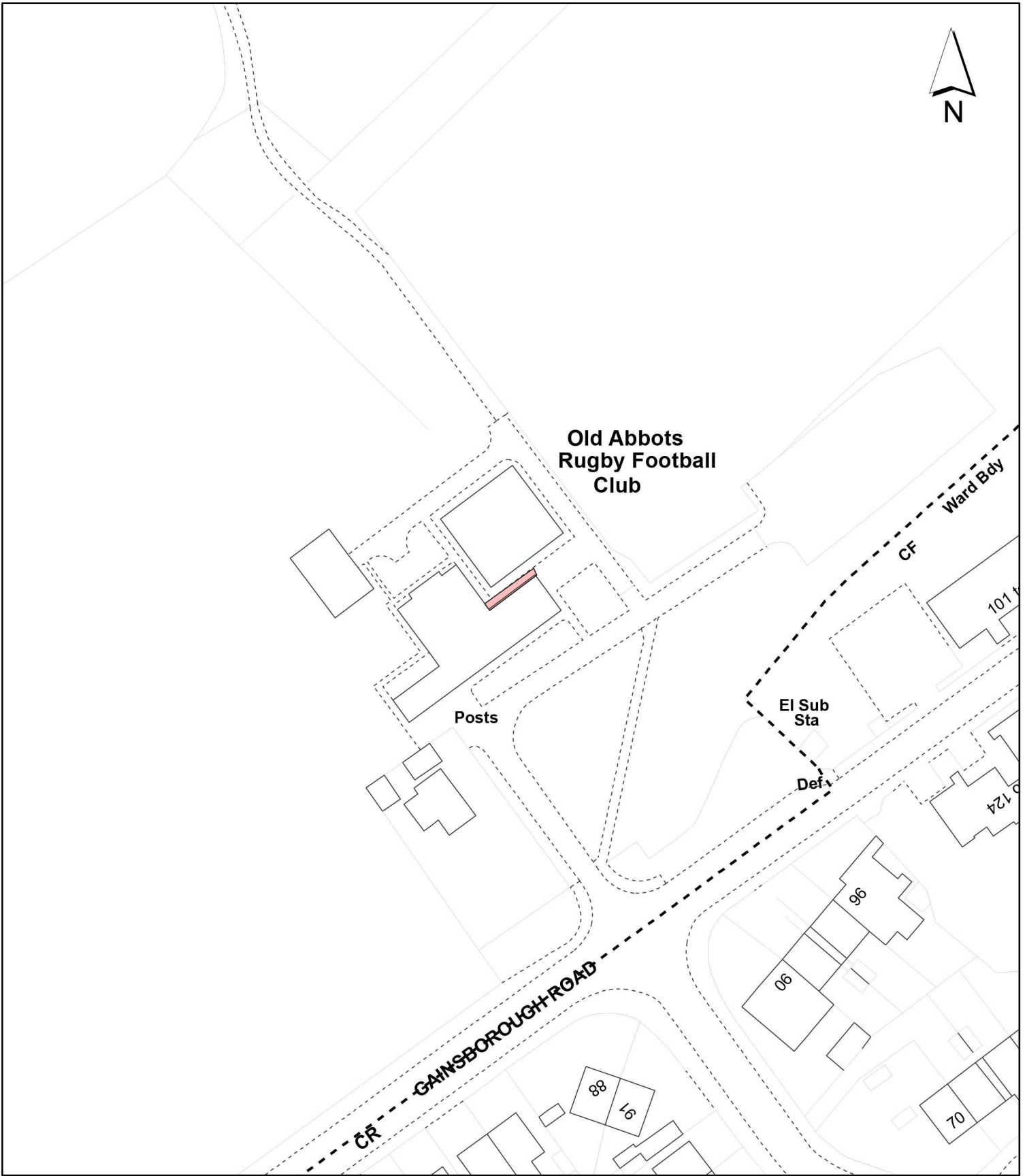
The proposed scheme complies with Policies BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Hillingdon Abbots RFC,
Gainsborough Road**

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

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

Planning Application Ref:

72365/APP/2016/4158

Scale:

1:850

Planning Committee:

Central & South
Page 93

Date:

January 2017



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 210 CENTRAL AVENUE HAYES

Development: Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space.

LBH Ref Nos: 71772/APP/2016/2019

Drawing Nos: GTD611-02FPA
Location Plan (1:1250)
GTD611-03FPA
GTD611-04FPA
GTD611-01FPA
GTD611-05FPA

Date Plans Received: 26/05/2016

Date(s) of Amendment(s):

Date Application Valid: 09/06/2016

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the conversion of the existing dwelling into 2 x 3-bed flats with associated amenity space involving the erection of a single storey side/rear extension, a first floor rear extension and the conversion of the roofspace to habitable use to include a rear dormer and conversion of the roof from a hip to a gable end.

Previously a Certificate of Lawful Development has been approved for the loft conversion with a hip to gable end and rear dormer window and a Prior Approval has been granted for a 4m deep single storey rear extension.

The proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character. The subdivision of the two storey dwelling to provide 2 x 3 bed flats fails to provide satisfactory indoor living space for future occupiers. Furthermore it has failed to demonstrate it can provide usable parking provision for both properties and will therefore result in increased demand for on street parking, it will result in the damage to/loss of a street tree and hedge to the frontage.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of its siting in a visually prominent location, the hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of this distinctive

terrace of houses of which it forms a part and to the visual amenities of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would provide an overall internal floor space of an unsatisfactory size for the proposed three bedroom units. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

3 NON2 Non Standard reason for refusal

The proposed single storey side extension by reason of its siting in this open prominent position, size, scale and proximity to the side boundary, would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. The proposed development is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

4 NON2 Non Standard reason for refusal

The proposal fails to demonstrate it can make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development, including the new crossovers, would not give rise to vehicular and pedestrian conflict. As such, the proposal is likely to give rise to additional on-street parking, in an area where such parking is at a premium, to the detriment of highway and pedestrian safety, contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the requirements for the mix of housing including family accommodation, would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposed crossover to the front will result in the loss of/damage to an existing street tree to the detriment of the visual amenity and character and appearance of the street

scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7 NON2 Non Standard reason for refusal

The proposal results in the total hardstanding of the front garden area and the loss of the mature hedge to the detriment of the visual amenity and character and appearance of the street scene and the wider Central Avenue, Hayes Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The site relates to a two storey end of terrace dwelling located on the Eastern side of Central Avenue at its junction with Addison Way. It forms part of a terrace of 4 properties with the end properties having a gable fronted forward projection. There is a small front garden, enclosed by a well established hedge and an elongated rear garden.

Central Avenue is residential in character and appearance comprising similar terraced properties opposite and to the South. To the North are flatted developments and there are two rows of detached garages accessed from Addison Way to the rear.

The site is located within the Central Avenue, Hayes Area of Special Local Character and the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for a change of use from a single dwelling into 2 x 3 bedroom flats. The proposal includes the erection of a single storey side/rear extension, a first floor rear extension and the conversion of the roofspace to habitable use to include a

rear dormer and conversion of the roof from a hip to a gable end.

Flat 1 (ground floor flat) would have a floor area of approximately 85.2 sq m and flat 2 (first floor and loft space), 77.95 sq m. The rear garden would be divided in to two separate garden areas of approximately 49 sq m each.

3.3 Relevant Planning History

71772/APP/2016/1335 210 Central Avenue Hayes

Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 26-04-2016 Approved

71772/APP/2016/1347 210 Central Avenue Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.7 metres

Decision: 09-05-2016 PRN

Comment on Relevant Planning History

71772/APP/2016/1335 CLD - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (approved)

71771/APP/2016/1347 PAH - Single storey rear extension (approved)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours were consulted for a period of 21 days expiring on the 4 July 2016 and a site notice was erected expiring on the 16 August 2016. No responses were received from neighbouring properties.

Hayes Conservation Area Advisory Panel:

We are strongly opposed to the proposed changes. The house has a prominent corner position at the gateway to this Area of Special Local Character so, despite the recent granting of permission for extensions to the rear and into the roof, the present application should be refused as it is over-development of the site and would have a severely detrimental effect on the streetscape. We also note that the application form denies the existence of the thriving privet hedge along the front and much of the side boundary. This would have to be removed were permission granted to allow construction of the extension right up to the boundary. The present parking provision appears to be at the rear of the property, but the plans submitted do not make it clear where parking would occur were permission granted, and which of the flats would own the front garden. For all these reasons we expect that permission will not be granted for this application.

Townfield Tenants & Residents Association: No response.

Ward Councillor: Requests that the application is reported to committee for decision.

Internal Consultees

Highways Officer:

New cross overs to both sets of parking spaces should be shown on plans, together with the carriageway width serving the rear spaces (flat 2) to demonstrate manoeuvrability in and out of the two spaces. The plans should show the massive tree trunk at the front in order establish that tree roots are not affected by the construction of the cross overs to parking spaces for flat 1. The access to one of the front parking spaces is located on the junction corner and over riding the pedestrian drop kerbs and cannot be accepted.

Trees/Landscaping Officer:

There are no TPO's or Conservation Areas affecting the site. There is a mature hedge running down the side boundary. which is the only significant landscape feature, which will be removed to facilitate the development.

There appears to be a proliferation of hard standing, which will not be attractive. At least 25% of the front garden space should be retained as soft landscape. Given the proposed parking arrangement, it looks as if the central area will be used for parking, even though it is not shown as such.

There is a very large London Plane tree in the footway outside this property. This tree has significant amenity value as it is part of a a distinctive avenue of identical species for which Central Avenue is well-known locally.

Both of the proposed driveways/parking spaces will be well within the root protection area (RPA) of the tree.

However, the construction of a new dropped kerb immediately to the north of the tree will involve the removal of a raised kerb, excavation and the construction of a new dropped kerb which will jeopardise the health and the stability of the tree and is, therefore, unacceptable.

The proposed access to the south of the tree already benefits from a road level kerb as part of an authorised/designed footway parking scheme. Assuming that no further excavation and construction would be required, there would be no objection to this existing arrangement providing vehicle access to an on-site parking space, if it is acceptable to the highway planners.

Environmental Protection Unit: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

7.02 Density of the proposed development

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

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

With specific reference to the site location within an Area of Special Local Character,

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

The proposal includes the erection of a single storey side/rear extension, a first floor rear extension and the conversion of the roofspace to habitable use to include a rear dormer and conversion of the roof from a hip to a gable end. It is noted that both a 4m deep single storey rear element and the loft conversion including the hip to gable and the rear dormer window have been granted Certificates of Lawful Development. It is therefore possible for these elements to be constructed as separate elements, in connection with the use of the property as a single dwelling house. However, this proposal includes these elements as part of a wider scheme for additional extensions and the conversion of the dwelling to form two separate flats and as such should be assessed against adopted Policy and Guidance accordingly.

The existing building lies at the end of the Central Avenue, Hayes Area of Special Local Character, which extends from nos. 20 and 21 Central Avenue up to Addison Way. The general characteristic of the properties at this end of the road is primarily groups of terraces of 4 properties, which take 3 forms, with the other terraces being a straight terrace and a gable ended terrace with all 4 properties having a gabled front projection set in two blocks. It is noted therefore that a side gable feature is present on another terrace type within the general street scene, however the inclusion of a gable end on this block would unbalance the overall appearance of the terrace and that reflected in the terrace opposite. This is a corner plot, which is highly visible from the surrounding area and the inclusion of the large roof extension and side extension, closing the characteristic gap feature at the junction with Addison Way is considered to be detrimental to the character and appearance of the wider Area of Special Local Character. These issues are further considered in Section 7.07.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

HDAS: Residential Extensions advises that extensions should be designed to appear subordinate to the original dwelling and in considering a proposed single storey side extension, the width and height should be considerably less than that of the main house and be between half and two thirds of the original house width. For single storey rear extensions a depth of 3.6 m with a flat roof not exceeding 3 m in height would be acceptable. Two storey extensions should have a ridge height at least 0.5 m lower than the original roof. Hip to gable alterations would normally be refused where it would unbalance the appearance of the building and dormer windows should be set at least 0.3 m below the ridge line, 0.5 m above the eaves and at least 0.5 m from the sides of the roof.

The proposed side extension measures 2.2m in width, 11.4m in depth (including a 4m deep rear projection) and has a flat roof of 2.75m. This then returns across the whole of the rear elevation. Although the rear element of this would exceed the recommended depth in the adopted Supplementary Planning Document HDAS: Residential Extensions by 0.4m, it is noted that an extension of a similar depth exists on the adjoining property and in terms of appearance is not significantly larger.

On the Northern side of the rear elevation and above part of the single storey rear element it is proposed to erect a first floor extension. This measures 3m in depth, 3.4m in width and would have a hipped roof adjoining the proposed dormer window and set down from the main ridge line by 1m. The proposed alteration to form the gable end is on the north facing elevation adjacent to Addison Way, with the proposed rear dormer spanning the whole width of the roof slope at 5.8m with a depth of 2.75m and a height of 2.25m. It is noted that this corner is currently characterised by the presence of a large well established hedgerow, which the application form has not identified as being present.

Overall, these are substantial additions to the existing dwellinghouse and whilst some elements in isolation such as the rear extensions may comply with the principles of the SPD, the proposed loft conversion does not in terms of both the hip-to-gable roof and the substantial rear dormer window, which clearly gives the impression of a flat roofed third storey to the property. Furthermore the roof of the two storey element abutting the proposed dormer window accentuates the bulk and volume of the proposed roof alterations, which will be highly visible from the wider street scene.

With regard to the single storey side extension, whilst this is relatively modest in scale and form its close proximity on the side boundary with Addison Way would infill the open spacing and result in a loss of significant spaciousness of the corner plot and the hedge, which forms an attractive boundary treatment at this point. The proposal would thus represent a visually over-dominant and unsympathetic form of development, which would detract from the character, openness and spaciousness of the corner, from the architectural integrity of the original property and the terrace of properties of which it forms a part and the character of the wider Area of Special Local Character.

The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the street scene and the wider Area of Special Local Character. Therefore the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours and policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded.

Most of the proposed bulk of the extensions are positioned away from the neighbouring property at no. 208. This property currently benefits from a 3.6m deep single storey rear extension and as such would not be significantly impacted upon by the proposed 4m deep

extension where it is adjacent to the boundary. The proposed two storey element is set back 2.45m from the shared boundary and does not compromise a 45 degree line of sight from the first floor windows. As such, it is not considered that the proposed extensions would significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 3 bed (five person) dwelling set over 1 storey to have a minimum internal floor area of 88.5 sq m (including 2.5 sq m of internal storage). A 3 bed (five person) dwelling set over 2 stories should have a minimum internal floor area of 95.5 sq m (including 2.5 sqm of internal storage). The proposed layouts indicate that flat 1 (ground floor flat) has a floor area of approximately 82.4 sq m and flat 2 (upper floors) has a floor areas of 77.95 sq m. The proposal therefore fails to provide a satisfactory living environment for the future occupants of both flats contrary to Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan, The Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Nationally Described Space Standards.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted plans identify two parking spaces per flat, with the two for flat 1 located at the front of the building and two at the rear, which would be in accordance with adopted standards. However the Highways Officer has advised that the new crossovers to both sets of parking spaces should be shown on plans, together with the carriageway width serving the rear spaces (flat 2) to demonstrate manoeuvrability in and out of the two spaces. The plans also fail to show the massive tree trunk at the front in order establish that tree roots are not affected by the construction of the cross overs to parking spaces for flat 1. The access to one of the front parking spaces is located on the junction corner and over riding the pedestrian drop kerbs and cannot be accepted. It is there considered that the application has failed to demonstrate that adequate parking provision could be achieved. Therefore it is considered that the proposal would increase demand for on street parking and will have a detrimental impact on the adjacent highways. It is therefore

considered that the proposal fails to comply with the requirements of policy AM14 of the Hillingdon Local Plan (November 2012).

If the proposal was otherwise acceptable it is considered that appropriate cycle parking can be provided.

7.11 Urban design, access and security

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 30 sq m for a 3 bed flat would be required. The submitted plans show that the flats would have separate private gardens, at the rear of the property of approximately 23.65 sq m for flat 1 and 21.45 sq m for flat two, which would fail to accord with the space requirements of Policy BE23 of the Local Plan and HDAS guidance.

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Landscape Architect has advised that there is a mature hedge running around the front and part of the side boundary. which is the only significant landscape feature. The proposal would result in this being removed to facilitate the development. The proposal is inelegant and appears over-developed. There also appears to be a proliferation of hard standing, which will be unattractive and would adversely impact on the street scene. At least 25% of the front garden space should be retained as soft landscape. Given the proposed parking arrangement, it looks as if the central area will be used for parking, even though it is not shown as such. Furthermore, there is a very large London Plane tree in the footway outside this property. This tree is has significant amenity value as it is part of a distinctive avenue of identical species for which Central Avenue is well-known locally.

Both of the proposed driveways/parking spaces will be well within the root protection area (RPA) of the tree.

However, the construction of a new dropped kerb immediately to the north of the tree will involve the removal of a raised kerb, excavation and the construction of a new dropped kerb which will jeopardise the health and the stability of the tree and is, therefore, unacceptable.

7.15 Sustainable waste management

No details of a bin storage area is identified within the application although this could be conditioned for submission if all other aspects of the proposal were acceptable.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Sustainable drainage could be conditioned were the application recommended for approval.

7.18 Noise or Air Quality Issues

No details have been submitted to demonstrate that adequate sound insulation could be provided, however these details could be conditioned if all other aspects of the development were considered acceptable.

7.19 Comments on Public Consultations

The comments received have been addressed within the body of the report.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35.00 per sq metre.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character. The subdivision of the two storey dwelling to provided 2 x 3 bed flats fails to provide satisfactory indoor living space for future occupiers or sufficient parking provision, which will result in the increased demand for on street parking. Furthermore, it will result in the damage to/loss of a street tree and hedge to the frontage and side.

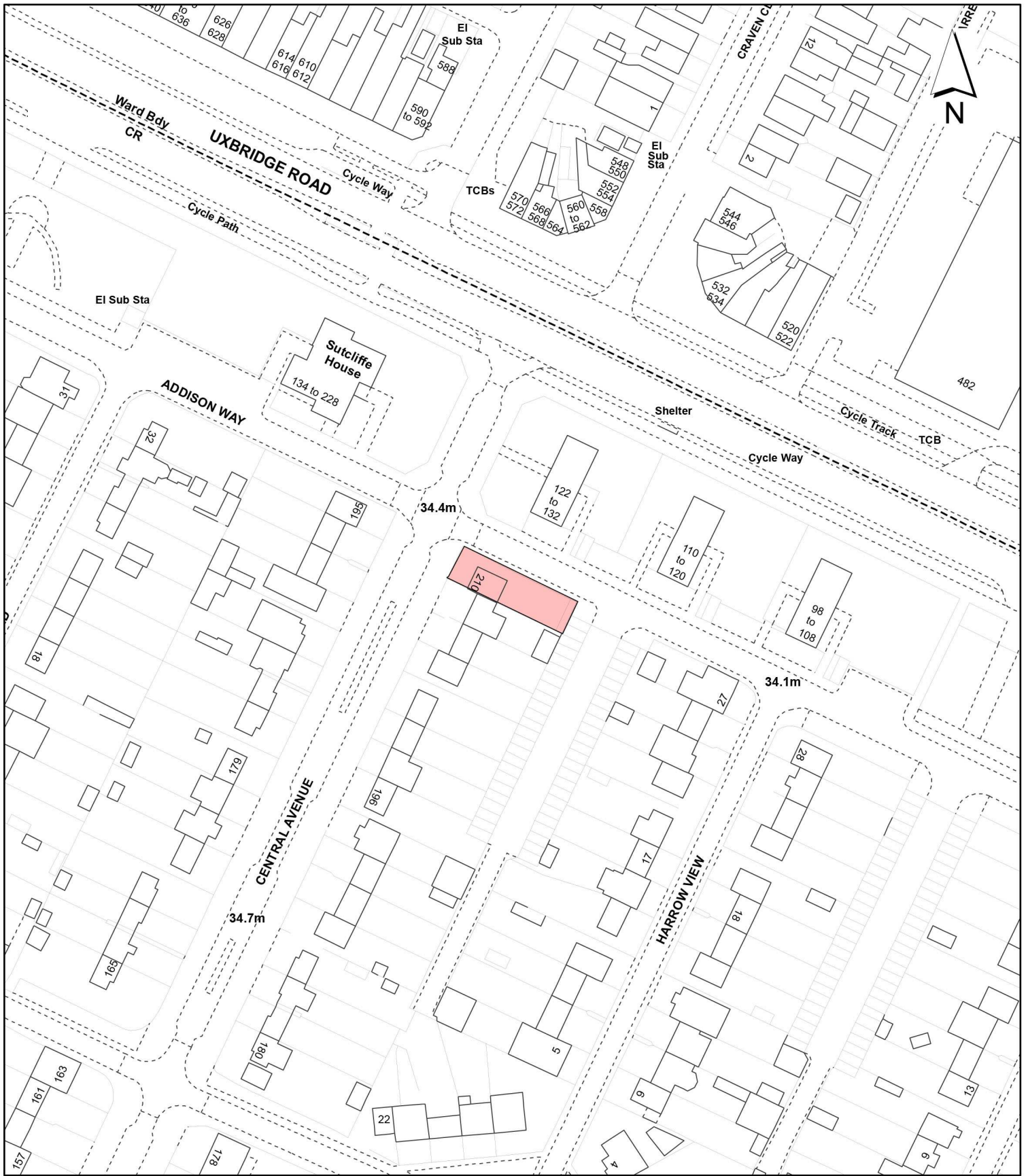
As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011)

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

210 Central Avenue

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

Planning Application Ref:
71772/APP/2016/2019

Scale:
1:1,250

Planning Committee:
Central & South
 Page 108

Date:
January 2017



Report of the Head of Planning, Sport and Green Spaces

Address 203 PARK ROAD UXBRIDGE

Development: Single storey detached outbuilding to rear for use as an ancillary granny anne

LBH Ref Nos: 19088/APP/2016/2395

Drawing Nos: Planning Commentary
Planning, Design and Access Statement
161019v3kl/01A
161019v4kl/03A
161019v3kl/02A
161025v2kl/04A
Tree Method Statement
Pad Foundations Details

Date Plans Received: 20/06/2016 **Date(s) of Amendment(s):** 20/06/2016
Date Application Valid: 22/06/2016 27/10/2016

DEFERRED ON 13th October 2016 FOR FURTHER INFORMATION ON

The application was deferred at the meeting of the 13th October 2016 for the submission of revised plans as the originally submitted plans showed trees on the land adjacent to the proposed building and it was not clear how these would be affected and there was some concern about the size and height of the building and the impact this would have on neighbours.

Revised plans have been submitted which show a reduction in the footprint of the building from 46sqm to 38sq.m and a slight reduction in the height from 3.7m to 3.62m. The revised plans are assessed in the report below.

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey detached house located on the western side of Park Road, towards the junction with Belmont Road, which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey detached outbuilding to the rear for use as a granny annexe. The outbuilding would have a footprint of 38 square metres with a ridge height of 3.62m and would contain a bedroom, WC and lounge. The applicant has confirmed that the use of the annexe will be ancillary to the main dwelling with strong functional links between them. It is intended that the occupants will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, and all laundry arrangements will be undertaken using existing household facilities.

1.3 Relevant Planning History Comment on Planning History

There is no recent planning history of relevance to this application site.

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 North Uxbridge Residents Association and 3 neighbouring properties were consulted by letter dated 27.6.16 and a site notice was displayed to the front of the site which expired on 27 July 2016.

2 letters of support and a petition, with 108 signatures, in support has been received.

INTERNAL:

Tree Officer: The site is the rear garden of 203 Park Road, just north of the junction with Belmont Road. There are number of young trees in the rear garden and off-site conifers in the rear/side garden of 141 Belmont Road.

COMMENT: There are no protected trees on, or close to, the site. No tree survey has been submitted, but the 'Existing Site Plan' shows the approximate position of trees close to the development site. While no trees are likely to be directly affected by the proposed outbuilding, it will be close to trees in the garden and oversailed by the canopy of the off-site conifers. A tree protection method statement has been submitted, to which there is no objection. However, a plan is required showing the accurate position of the trees and the alignment of the proposed protective fencing.

RECOMMENDATION: No objection subject to conditions RES8 (plan to accompany existing method statement) and RES10.

ADDITIONAL COMMENTS: I confirm receipt of the drawing showing the location of the proposed protective fencing.

No objection and no further comment.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
NPPF	National Planning Policy Framework

5. MAIN PLANNING ISSUES

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The proposed outbuilding, positioned at the end of the property, and at a footprint of 38 square metres and height of 3.62m is considered, on balance, to appear uncharacteristic of an outbuilding within a domestic curtilage and is considered to compete with the existing dwelling, rather than being a subordinate structure contained within the rear garden. Due to the outbuilding's significant size, it would be readily visible from the rear gardens of surrounding dwellings and therefore, it is considered to be an incongruous addition to the residential environment, which is harmful to the character and appearance of the existing dwelling and the wider area and is considered contrary to Policies BE13, BE15 and BE19 of the Local Plan.

Policies BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that new developments in residential areas should not result in the loss of sunlight or loss of host and neighbouring residential amenity, and that they should protect the privacy of both the host and neighbouring buildings.

Section 9 of the HDAS Residential Extensions Guidance, states: Outbuildings cannot be used as a separate business unit or as a self contained residential unit, as these could lead to a number of privacy, overlooking, noise and disturbance problems. If it is intended to use the outbuilding for any of these uses, the proposal will be refused planning permission

Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) states that a building within the curtilage of the dwellinghouse will be permitted if it is required for a purpose incidental to the enjoyment of the dwellinghouse. Similarly the HDAS - Residential Extensions indicates that such buildings will only be granted permission if 'The outbuilding must only be used for normal domestic uses related to the residential use of the main house'.

It is noted that the applicant confirms that this proposal is not for a dwellinghouse, but ancillary accommodation for family members. The supporting statement confirms that no kitchen is proposed and that there would be a strong inter-dependence on the main dwelling. However, given its internal facilities to include: a bedroom, bathroom and living room, and fenestration arrangement, the proposed outbuilding as a granny annexe is one which is considered to be capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. Its use for residential purposes would lead to impacts on adjacent neighbouring properties, including that of the host dwelling, by way of loss of privacy and in particular relating to the use of the garden. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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. There are no TPO's or Conservation Area designations affecting the site, although there are some large trees which form a screen at the far end of the garden. The Council's Tree Officer has advised that the location of the proposed building is likely to be within the root protection area of the retained trees. However, it is noted that the construction of the foundations will be pressure treated timber bearers on concrete pad foundations. This technique obviates the need for trenching and should minimise root severance and soil compaction, to the benefit of the trees. It is therefore considered that the trees could be adequately protected by way of condition, should the application have been considered acceptable in all other respects.

The dwelling retains sufficient off street parking spaces for the existing property.

Despite the size of the proposed outbuilding, sufficient space is retained to comply with the Council's guidelines in terms of private amenity space.

The desire to deal with the personal needs of other family members, and the support for the proposal is noted. However, the building proposed is a substantial structure which would be likely to have a substantial lifespan. The suggestion is that these concerns could be overcome by imposing a condition which restricts use of the proposal to an annex. However, the length of time such needs exist is likely to be much less than the lifespan of the building, which would then raise an issue about what happens if those needs end well before the lifespan of the building. The agent's suggested condition does not deal with this matter. In some cases those issues can be dealt with by a proposal for the annex being in a form where it is physically attached to the host property, which may assist care arrangements, and where if the personal needs come to an end that alternative incidental use can be made of the structure without a further unit of accommodation having been created. In this case the building is sited some distance from the main building and thus this is not possible.

The application is, therefore, recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The detached building, by reason of its size, scale, bulk and excessive footprint, results in an over dominant and visually obtrusive form of development, to the detriment of the visual amenity of the surrounding residential properties and the character and appearance of area. Therefore the proposal is contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The detached outbuilding, by reason of its size, scale, excessive footprint, internal layout and the provision of facilities is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted, due to the impact on the existing dwellings and the requirement for car parking and amenity space. It is therefore contrary to policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

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

Part 1 Policies:

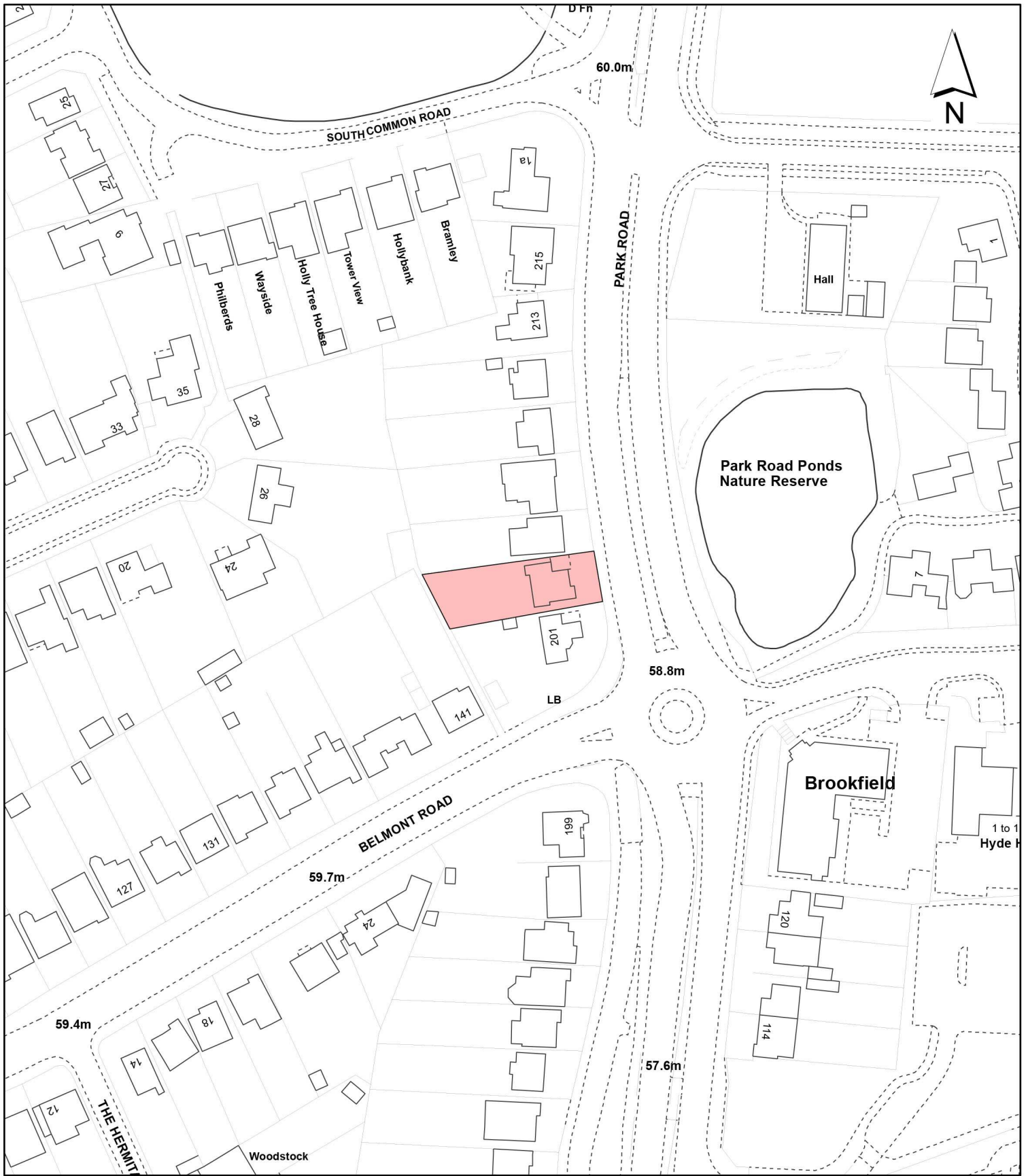
PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
NPPF	National Planning Policy Framework

Contact Officer: Meghji Hirani

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

203 Park Road

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

Planning Application Ref:
19088/APP/2016/2395

Scale:
1:1,250

Planning Committee:
Central & South

Date:
January 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

- Address** UNIT 116, INTU UXBRIDGE HIGH STREET UXBRIDGE
- Development:** Change of use of part of Unit 116 from retail (Class A1) to restaurant/Cafe (Class A3) to create four Class A3 units with High Street frontage, as well as external alterations
- LBH Ref Nos:** 54171/APP/2016/3897
- Drawing Nos:** Design and Access Statement
Planning Statement (Ref: 06854/12/PW/MW),
3596-AP(02)0999 Rev. P01
3596-AP(02)0998 Rev. P01
3596-AP(05)1602 Rev. P01
3596-AP(02)1000 Rev. P01
3596-AP(02)1001 Rev. P01
3596-AP(02)1002 Rev. P01
3596-AP(02)1003 Rev. P01
3596-AP(02)1004 Rev. P01
3596-AP(02)1005 Rev. P01
3596-AP(02)1006 Rev. P01
3596-AP(02)1007 Rev. P01
3596-AP(04)1500 Rev. P01
3596-AP(04)1501 Rev. P01
3596-AP(04)1502 Rev. P01
3596-AP(04)1503 Rev. P01
3596-AP(04)1504 Rev. P01
3596-AP(05)1600 Rev. P01
3596-AP(05)1601 Rev. P01
3596-AP(06)1700 Rev. P01

Date Plans Received: 21/10/2016

Date(s) of Amendment(s):

Date Application Valid: 21/10/2016

1. SUMMARY

This planning application is for the change of use of part of Unit 116, Intu which is currently occupied by Debenhams which falls within use class A1 (retail) to use class A3 (food and drink). The application site is located on Uxbridge High Street which is within the primary shopping area (PSA) of Uxbridge town centre.

The loss of use class A1 floorspace within a PSA is not strictly consistent with paragraph 8.26 of the Hillingdon Local Plan (November, 2012). Although the proposed change of use does not strictly comply with local guidance, the proposal is consistent with the regional and national policy and guidance which recognises the role of town centres and promotes a vibrant and diverse retail sector that supports the future of a town centre.

The setting of the nearby listed buildings at nos. 273 and 220-221 High Street have been considered and the proposal is not considered to result in harm to the setting of the nearby listed buildings and nor would the proposal harm the Old Uxbridge/Windsor Street Conservation Area. Subject to appropriate conditions the proposal would not cause

unacceptable impacts on residential amenity and there are no specific traffic, highway related or parking concerns identified with the proposal.

It is considered that the proposed change of use would not result in demonstrable harm to the existing retail shopping provision and thus function of the town centre as a whole. The benefits to the vitality of the centre would in this situation outweigh any harm and as such it is recommended that planning consent is granted.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3596-AP(04)1500 Rev. P01, 3596-AP(04)1501 Rev. P01, 3596-AP(04)1502 Rev. P01, 3596-AP(04)1503 Rev. P01, 3596-AP(04)1504 Rev. P01, 3596-AP(05)1600 Rev. P01, 3596-AP(05)1601 Rev. P01, 3596-AP(05)1602 Rev. P01 and 3596-AP(06)1700 Rev. P01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November, 2012) and the London Plan (2016).

3 COM17 Control of site noise rating level

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

4 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE28	Shop fronts - design and materials
BE4	New development within or on the fringes of conservation areas
S11	Service uses in Primary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
LPP 2.15	(2016) Town Centres
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services

3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

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

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

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

5 I15 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control

of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises part of Unit 116 within Intu Uxbridge which is currently occupied by Debenhams department store (use class A1). The unit is spread across two floors, with access from the upper and lower mall levels and from within the Intu shopping centre and the High Street.

The application site lies within the Primary Shopping Area (PSA) of Uxbridge Town Centre. It is located at the south-eastern end of Intu Uxbridge shopping centre and forms an anchor unit.

The application site falls within the Old Uxbridge/Windsor Street Conservation Area, which extends northwards along the High Street. Unit 116 is not a listed building.

3.2 Proposed Scheme

The proposal seeks to change the use of part of Unit 116 (use class A1) to form 4no. units (use class A3).

The proposed 4no. units (use class A3) would comprise GIA of 1,330 sqm which represents the loss of 14% of the current unit (use class A1). The remainder of the unit will continue to maintain a significant presence within the primary shopping area.

3.3 Relevant Planning History

54171/A/99/3105 Debenhams, 116 The Chimes Shopping Centre High Street Uxbridge
Installation of shop signage

Decision: 18-05-2000 Approved

54171/ADV/2000/125 Debenhams,116 The Chimes Shopping Centre High Street Uxbridge
INSTALLATION OF VARIOUS SIGNS INCLUDING GRAPHICS TO WINDOWS

Decision: 17-05-2001 Refused

54171/ADV/2001/123 Debenhams,116 The Chimes Shopping Centre High Street Uxbridge
REVISED ARTWORK TO PARTS OF EXISTING OBSCURED GLAZING ON SHOP FRONT

Decision: 12-03-2009 NFA

54171/ADV/2007/46 Debenhams,116 The Chimes Shopping Centre High Street Uxbridge
INSTALLATION OF VARIOUS INTERNALLY ILLUMINATED REPLACEMENT STORE /
SHOPPING CENTRE SIGNAGE.

Decision: 14-06-2007 Approved

Comment on Relevant Planning History

Ref: 57204/APP/2014/4219 - Unit 223-224, Intu Uxbridge High Street
Description: Change of use from retail (use Class A1) to restaurant (use Class A3)
Decision: Approved 11/03/2015

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.E4 (2012) Uxbridge
- PT1.E5 (2012) Town and Local Centres
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE28 Shop fronts - design and materials
- BE4 New development within or on the fringes of conservation areas
- S11 Service uses in Primary Shopping Areas
- S6 Change of use of shops - safeguarding the amenities of shopping areas

- LPP 2.15 (2016) Town Centres
LPP 4.7 (2016) Retail and town centre development
LPP 4.8 (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **23rd December 2016**
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring occupiers were consulted between 30/11/2016 and 21/12/2016. A press notice was published on 07 December 2016. No representations were made to this application.

Internal Consultees

Environmental Protection Unit

Raised no objection provided details of the extraction unit to be installed is submitted and agreed in writing before the relevant part of the development commences.

Highways

The Highways Officers have raised no objection to the application as there is no increase in floorspace. Owing to potential changes in changes to the levels, the Highways Officers have requested the applicant to enter into a Section 278 Agreement separately.

Planning Policy

The officer noted that the primary frontage is below the 70% threshold sought to be maintained within planning guidance and this will reduce further. There will also be a slight reduction in the quantum of floorspace. However, the area concerned is currently dead space and the proposals will significantly increase vitality and viability in accordance with the NPPF. Furthermore, it is significant that this is on the border of the secondary frontage.

In light of the fact that the majority of floorspace occupied by Debenhams (use class A1) would remain, it is considered that the proposal would not demonstrably harm the overall function of the town centre as a result of the change of use of this part of the existing unit and as such the overall benefit proposed by the scheme outweighs the harm.

Conservation Officer

Raised no objection to the proposed frontage, the Officer noted that there is no area on the proposed glazed shop frontages defined for signage it is assumed future occupiers will not have any fascia signs. No issues or further concerns raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S11 of the adopted Hillingdon Local Plan (November 2012) states that planning permission will be granted for use class A3 in Primary Shopping Areas where the

remaining retail facilities adequately maintain the function of the shopping centre and will not result in a separation of Class A1 uses or concentration of non-retail uses which might harm the vitality and viability of the centre.

The policy contains 2no. criteria by which the function and vitality of the retail centre can be assessed. These seek respectively to retain at least 70% of the shopping frontage in retail uses and prevent a separation of units within use class A1 of more than 12 metres. The most recent shopping survey for Uxbridge town centre (October 2016) confirmed that the retail percentage in the Primary Shopping frontage was 67%. As such, if this permission were granted the overall percentage of use class A1 units within the shopping frontage would fall further below 70%.

The existing unit is occupied by Debenhams which currently consists of of 9,823 sqm Gross Internal Area (GIA) within use class A1. There is also currently an element of food and drink within this part of the retail unit. The proposed units would comprise GIA of 1,330 sqm (Use Class A3) and as such 14% of the floorspace that is in use class A1 within the application site is being lost. The frontage is occupied by inactive frontage in this part of the High Street as the main entrance to the store is located within the Intu shopping centre. The proposal would result in the loss of further retail floorspace, however the introduction of 4 units, within Use Class A3, fronting Uxbridge High Street would add vitality to this part of the High Street and the viable use would continue to preserve the role of the town centre.

An appeal decision dated 15/02/2012 relating to nearby premises at 198-200 High Street, Uxbridge (Ref: 67860/APP/2011/1446) is also a material planning consideration. The Inspector's decision noted that national and regional policy and guidance is generally supportive of the location of a Class A use in town centre locations and the Inspector found that the proposed food and drink use would be unlikely to harm the vitality and viability of Uxbridge town centre.

The applicant makes the case that proposal would result in the strengthening of this existing restaurant/dining/leisure offer and alongside other such uses to the Intu particularly the cinema above and create a strong hub of complimentary uses providing a destination within the High Street and Uxbridge as a whole. It is noted that such destinations are a common part of many modern retail destinations which serve to attract visitors to the centres and therefore increase their vitality and viability overall.

As such, whilst the proposed change of use does not strictly comply with local guidance, the proposal is consistent with Policy 4.7 of the London Plan 2016 and the aims of Paragraph 23 of the National Planning Policy Framework (NPPF) (2012) which recognises the role of town centres as the heart of their communities and promotes a vibrant and diverse retail sector that support the future of a town centre.

It is considered that the proposed change of use would not result in demonstrable harm to the existing retail shopping provision and thus function of the town centre as a whole. The benefits to the vitality of the centre would in this situation outweigh any harm and therefore the principle of development is deemed acceptable.

7.02 Density of the proposed development

Not applicable to this application

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

Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990 sets out the statutory duty of Local Planning Authorities in regard to development affecting listed buildings:-

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

The setting of the nearby listed buildings at nos. 273 and 220-221 High Street have been considered and the proposal is unlikely to result in harm to the setting of the nearby listed buildings given that it closely matches the existing High Street elevation.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Policy S6 considers whether such changes of use of Class A1 premises are detrimental to visual amenity in conservation areas and whether a design frontage appropriate to the area is maintained. This is provided also that the proposed use is compatible with the neighbouring uses, with no loss of amenity to residential properties by reason of disturbance, noise, smell, fumes, parking and traffic (etc.) and that there is no effect on road safety these may be permitted.

The site lies within the Old Uxbridge/Windsor Street Conservation Area. The current scheme proposes to retain the glazed openings and proportions that currently exist. Any advertisement would be subject to separate advertisement consent, as such the proposal would not result in harm to the setting of the Old Uxbridge/Windsor Street Conservation Area and is therefore considered acceptable.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

See section 07.03 above.

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the potential impacts that may arise with the proposed use are those of noise, odour, parking, refuse, litter and general disturbance. Thus Policy OE1 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that permission will not normally be granted for uses and associated structures which are likely to become detrimental to the character or amenities of surrounding properties or the area generally because of siting or appearance; storage; traffic generation; noise and vibration or the emission of dust, smell or other pollutants.

Similarly, buildings or uses which have the potential to cause noise annoyance will only be permitted under Policy OE3 if the impact is mitigated within acceptable levels by engineering or layout measures.

There are no residential properties in close proximity to the application site. and the the Council's Environmental Protection Unit have raised no objection to the proposal.

Accordingly, the proposal complies with Policies OE1 and OE3 Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is located within a major shopping centre location close to bus stops and the railway station. The availability of public transport and of car parking space within the town centre to cater for the limited traffic generated by the proposed use is unlikely to be prejudice or otherwise worsen existing conditions for pedestrian or highway safety in the immediate vicinity. It is thus in accordance with Policies AM7 and AM14 of the OE1 and OE3 (amenities), Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

Urban design issues are covered above and security would remain as existing.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, landscaping and Ecology

Not applicable to this application

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

No objections raised. Controlled through the use of conditions.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The change of use to Class A3 in this location is considered acceptable in terms of its impact on the shopping function of the town centre, the new shopfront proposal would not be detrimental to the visual amenity of the conservation area, the proposed use is compatible with the neighbouring uses, with no loss of amenity to residential properties and

there are no identified traffic, highways related or parking concerns as a result of the proposal.

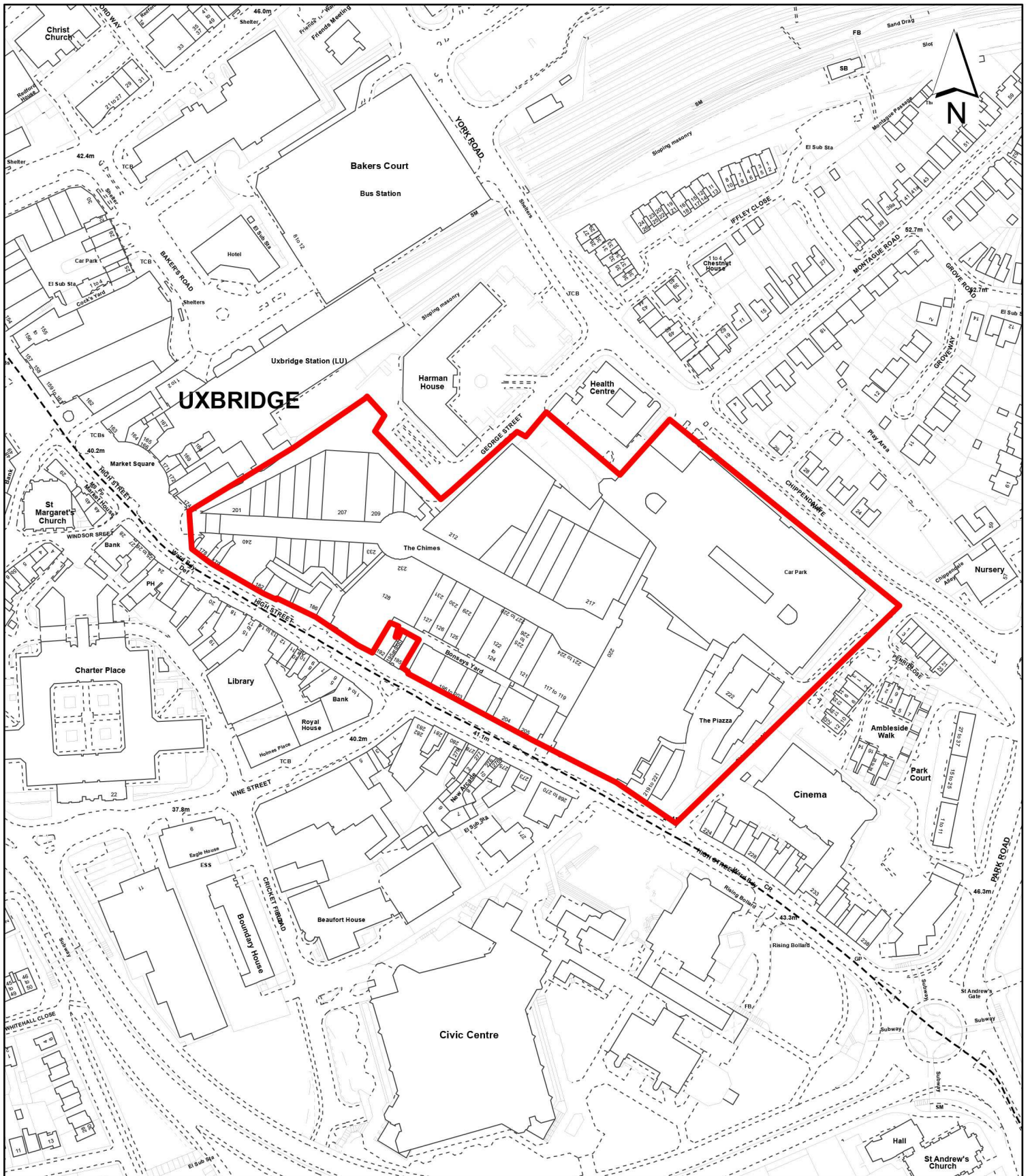
The proposal is, thus, considered to accord with the objectives of Policies S6 (shopping areas) and S11 (PSA) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and OE1 and OE3 (amenities), AM7 and AM14 (traffic/parking) complies with Hillingdon Local Plan (November 2012) . The proposal also accords with Policy 2.16, 4.7, 4.8 and 4.9 of the London Plan (2016) and Paragraphs 23 and 25 of the NPPF (2012)

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Noise
Hillingdon Design and Accessibility Statement: Air
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Unit 116,
 INTU Uxbridge
 High Street**

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

Planning Application Ref:

54171/APP/2016/3897

Scale:

1:2,500

Planning Committee:

Central & South
 Page 128

Date:

January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 98 COWLEY ROAD UXBRIDGE

Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) involving alterations to elevations

LBH Ref Nos: 8504/APP/2016/3871

Drawing Nos: Design and Access Statement
ASEA/2016/316/PP/01
Specification for Kitchen Extract Ventilator
ASEA/2016/316/PP/03 Rev. A
ASEA/2016/316/PP/02 Rev. A
ASEA/2016/316/PP/04 Rev. E

Date Plans Received: 19/10/2016 **Date(s) of Amendment(s):**

Date Application Valid: 04/11/2016

1. **SUMMARY**

The application seeks planning permission for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) involving alterations to elevations. It is considered that the principle of the proposed change of use of the site is acceptable as it would retain the majority of the frontage of this parade in retail use. It is also considered that the proposal would not be harmful to the visual amenity of the site or its wider setting, nor, subject to conditions requiring the submission and approval of details relating to the proposed flue and any plant and the restriction of operating hours, would it cause harm to the amenity of nearby residents.

Accordingly, the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers ASEA/2016/316/PP/03 Rev. A and ASEA/2016/316/PP/04 Rev. B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 COM17 Control of site noise rating level

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON:

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

4 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON:

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

5 COM24 Hours of use Hot Food Takeaways

The premises shall not be used for the preparation or sale of food outside the hours of 08.00 to 23.00.

REASON

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

6 COM25 Loading/unloading/deliveries

The premises shall not be used for the delivery and loading or unloading of goods, including the collection of refuse and recycling, outside the hours of 08:00 and 20:00, Monday to Friday, and between the hours of 08:00 and 13:00 on Saturdays. No deliveries shall take place on Sundays, Bank Holidays or Public Holidays.

REASON:

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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

No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority providing details of the siting and design of refuse/recycling storage. Thereafter the development shall be carried out and maintained in full accordance with such details as are approved.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and 5.17 of the London Plan (2015)

INFORMATIVES

1 152 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).

2 153 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

6 115 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.

7 128 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey end of terrace property located on the Eastern side of Cowley Road. Situated at the end of a small shopping parade, the ground floor unit of the property is occupied by a newsagent/off license while residential accommodation is provided at first floor level. The site is located within a developed area as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) involving alterations to elevations.

3.3 Relevant Planning History

8504/ADV/2014/88 98 Cowley Road Uxbridge
Installation of 1 internally illuminated ATM sign (Retrospective)

Decision: 01-12-2014 Approved

8504/ADV/2016/99 98 Cowley Road Uxbridge
Installation of 1 internally illuminated fascia sign, 1 internally illuminated projecting hanging sign and 1 non-illuminated fascia sign.

Decision: 29-12-2016 Approved

8504/APP/2014/3552 98 Cowley Road Uxbridge
Installation of ATM and alteration to existing roller shutter to front (Retrospective)

Decision: 01-12-2014 Approved

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application site:-

8504/ADV/2016/99 - Installation of 2 x internally illuminated fascia signs and 1 x internally illuminated projected hanging sign - Submitted for consideration.

8504/APP/2014/3552 - Installation of ATM and alteration to existing roller shutter to front (Retrospective). Approved

8504/ADV/2014/88 - Installation of 1 internally illuminated ATM sign (Retrospective) Approved.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring properties were consulted by letter dated 9.11.16 and a site notice was displayed at the site which expired on 9.12.16.

3 letters of objection have been received raising the following concerns:

1. Over-concentration and existing numbers of take-aways within the parade and nearby locality.
2. The development would increase noise, litter and rats in the area.

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

Internal Consultees

Highways Officer:

The site is located in a parade of shops on a slip road off the main Cowley Road. There are not significant differences in car parking demand for A1 and A5 uses. The site is in a Parking Management Area including pay and display. As such no objections are raised on highway grounds.

EPU:

The applicant has provided some details of the extract plant including some noise information however this information is not adequate. We will need full details of plant filters, silencers, fittings etc and it will need to achieve 5dB below background. We will also need details of any other plant such as chillers or air conditioning. No objection subject to conditions requiring details of air extraction systems to control noise and odour; Noise emitted from plant or machinery being at least 5 dB below the existing background noise level; Operating hours restrictions and a condition requiring the restriction of deliveries and refuse collection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Paragraph 8.22 and policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) seeks to ensure that all residential areas are within half a mile of at least five essential shop uses, although not necessarily within the same parade. For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the ultimate demise of the centre as a whole. The Local Planning Authority seeks to protect vulnerable parades and corner shops which have a particularly important role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

The application site is one of 12 units within the parade (a small parade presently comprising of 9 x A1 retail units and 3 x hot food takeaways). The application property is one of 9 retail properties in this parade which equates to 75% of the parade in retail use. The change of use of this site would still leave 8 units within retail use providing a range of essential shops including two newsagents/off licence, a butchers and a chemist. As such, the proposal would not harm local convenience shopping provision, in accordance with Policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Local Plan Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance.

The existing shopfront would remain, whilst it is proposed to replace the signage. These are minor alterations which would be in keeping with the commercial nature and appearance of the parade. It is considered that the location of the storage for refuse and collection would be appropriately sited to the side/rear of the building behind the existing fence where it would not be readily visible from the public realm.

Due to the nature of the proposal it is considered that an extractor duct would be required. The submitted plans show the location of a flue to the side of the building. Given the commercial nature of the site and the immediate area, it is considered that the principle of an extractor duct in this location would be acceptable, however a condition relating to final details of the flue is still recommended, to ensure that the final specification of the installed system is acceptable with regard to noise and odour.

Overall it is considered that the proposal would not result in harm to the visual amenity of the site and its wider setting.

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are in respect of noise, odour and general disturbance. Given the minor nature of the alterations to the shopfront it is considered that there would be no harm to the amenity of nearby residents through loss of daylight or overbearing impact. Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties.

The Council's Environmental Protection Unit has been consulted on the application and has raised no objection subject to the imposition of conditions requiring details of air extraction systems to control noise and odour; Noise emitted from plant or machinery being at least 5 dB below the existing background noise level; Operating hours restrictions and a condition requiring the restriction of deliveries and refuse collection.

The main impact of the proposed use is likely to be on the residential properties immediately above the application and adjoining site. However, given the existence of similar uses within the parade, operating to similar hours to that recommended for this application, it is considered that the impact on adjoining residential uses, in terms of noise and disturbance would be such as to justify refusal.

Subject to the imposition of conditions the proposal accords with Local Plan Policies OE1, OE3 and OE5.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

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

The application site is located in a parade of shops on a slip road off the main Cowley Road. There is no off street parking provided at the site. The Council's Highways Officer has raised no objection to the proposed change of use given that there are not significant differences in car parking demand for A1 and A5 uses. Furthermore the application site is located in a Parking Management Area including pay and display. As such, the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

No issues raised.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

- Not applicable to this application.
- 7.15 Sustainable waste management**
- The plan shows that there would be sufficient space at the side/rear to provide facilities for waste storage. A condition is recommended requiring full details of the waste storage in accordance with the Council's Policies.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- The issues are covered in other sections of the report above.
- 7.19 Comments on Public Consultations**
- The issues raised are addressed in the report above.
- 7.20 Planning obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- Not applicable to this application.
- 7.22 Other Issues**
- No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

No applicable to this application.

10. CONCLUSION

It is considered that the principle of the proposed change of use of the site is acceptable as it would retain the majority of the frontage of this parade in retail use. It is also considered that the proposal would not be harmful to the visual amenity of the site or its wider setting, nor, subject to conditions requiring the submission and approval of details relating to the proposed flue and any plant and the restriction of operating hours, would it cause harm to the amenity of nearby residents.

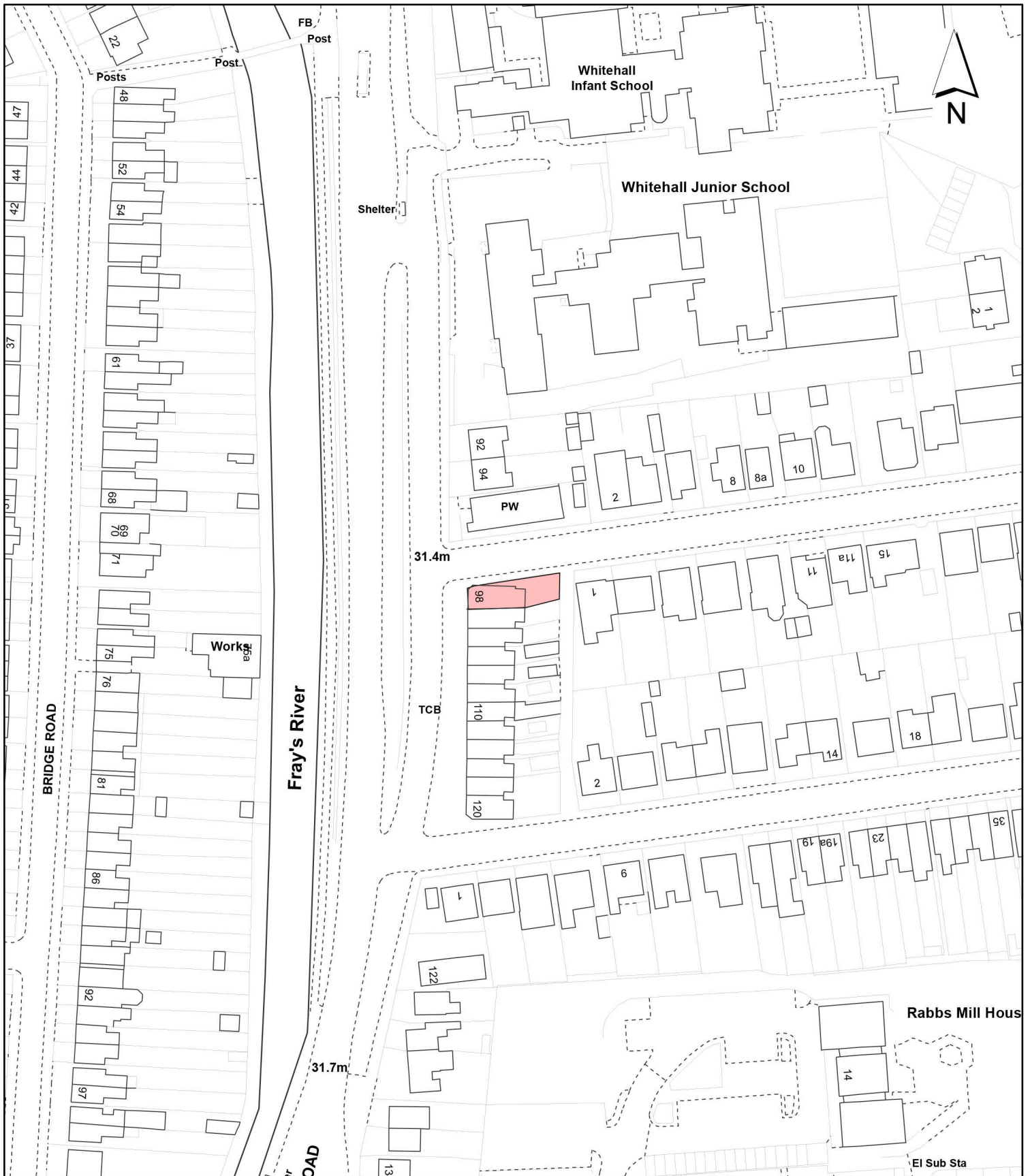
Accordingly, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

98 Cowley Road

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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

Planning Application Ref:

8504/APP/2016/3871

Scale:

1:1,250

Planning Committee:

Central & South

Date:

January 2017



HILLINGDON
LONDON

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of the Local Government (Access to Information) Act 1985 as amended.

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Plans for Central & South Applications Planning Committee

Wednesday 18th January
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 173

Report of the Head of Planning, Sport and Green Spaces

Address 1 COLLINGWOOD ROAD HILLINGDON

Development: Change of use from single dwelling house (Use Class C3) to 6 person House of Multiple Occupancy (Use Class C4).

LBH Ref Nos: 57541/APP/2016/2713

Date Plans Received: 13/07/2016

Date(s) of Amendment(s): 29/07/2016

Date Application Valid: 01/08/2016

13/07/2016

1, Collingwood Road, Uxbridge, Hillingdon, UB8 3EH

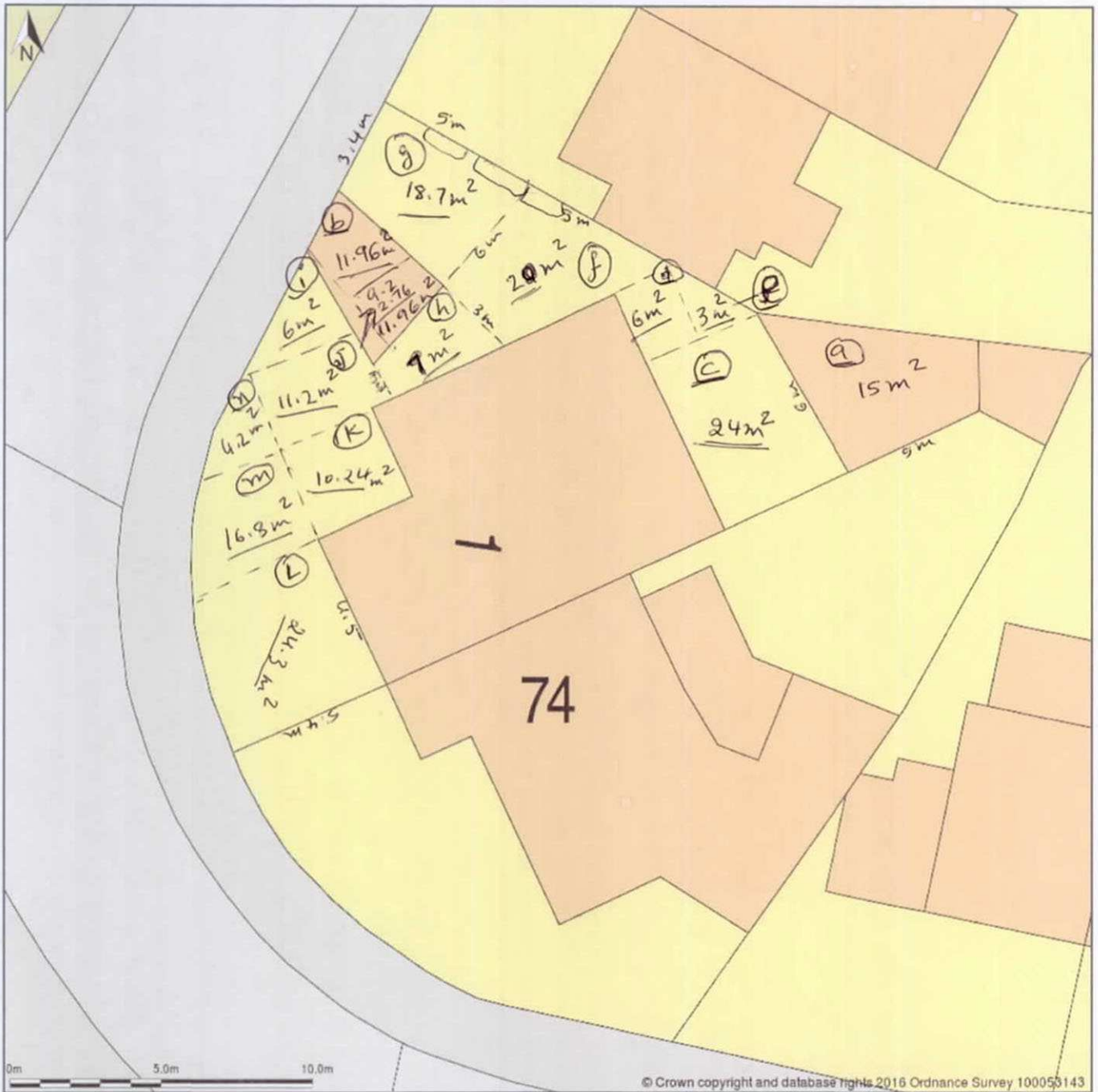


Site Plan shows area bounded by: 507805.0, 181874.0 508005.0, 182074.0 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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1, Collingwood Road, Uxbridge, Hillingdon, UB8 3EH

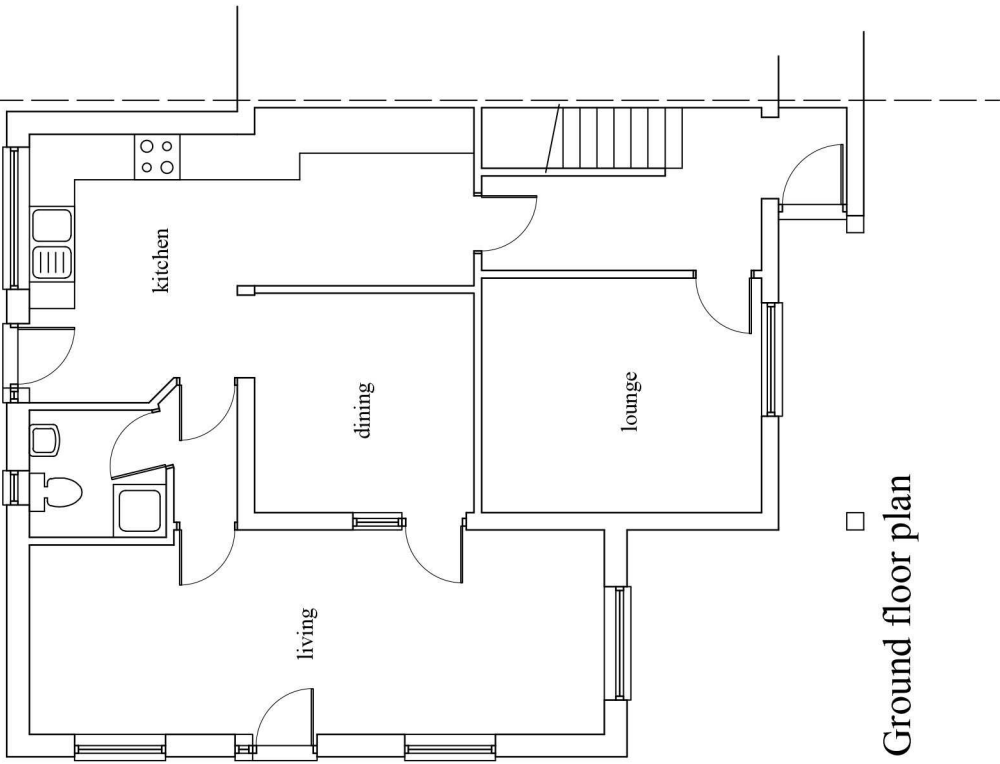


Block Plan shows area bounded by: 507887.0, 181956.0 507923.0, 181992.0 (at a scale of 1:200) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

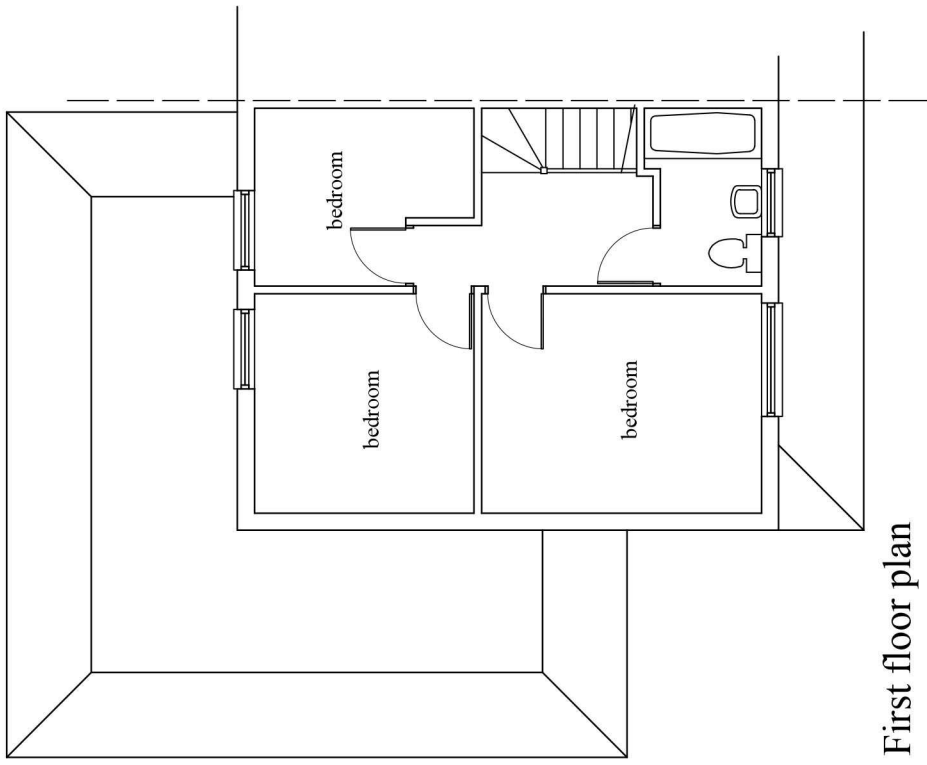
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Sheds - $a + b = 15 + 11.96 \text{ m}^2 = 29.96 \text{ m}^2$
 Area excluding Sheds $c + d + e + f + g + h + i + j + k + l + m + n$
 $24 + 6 + 3 + 20 + 18.7 + 7 + 6 + 11.2 + 10.24 + 24.3 + 16.8 + 4.2$
 $= 151.44 \text{ m}^2$
 Car 3 spaces - Area (g) and (f) = $27 \text{ m}^2 + 10.7 \text{ m}^2$ (3 cars + area around them)
 Amenity space = 29.96 m^2 (Both sheds to be used as common rooms)
 Garden space = 112.74 ($151.44 - 38.7 \text{ m}^2 = 112.74$) = 142.7 m^2



Ground floor plan



First floor plan



Revisions: | |

ABA Chartered Surveyors
49 The Green, Southall UB2 4AR

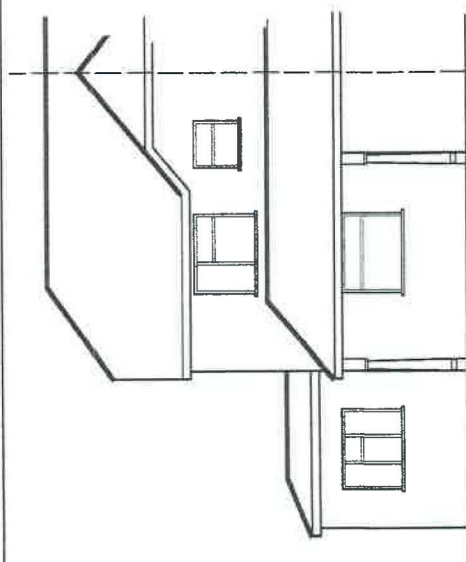
email:aba@aujla.co.uk
Tel: 020 8574 3535

scale 1:100 @A4
date 26/07/16

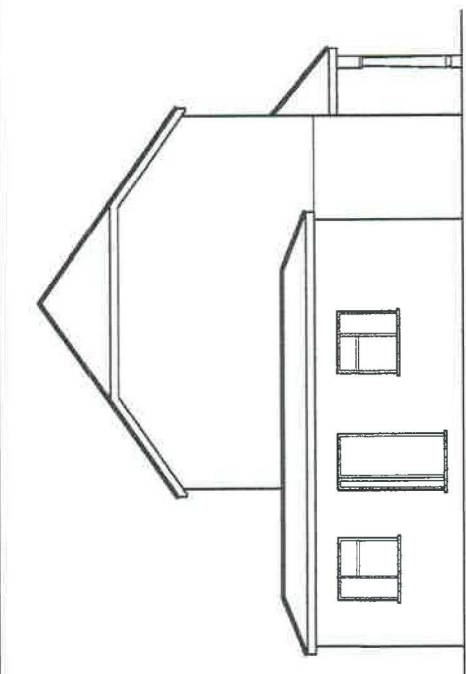
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Existing floor plans.

drg no
1638-ex-01

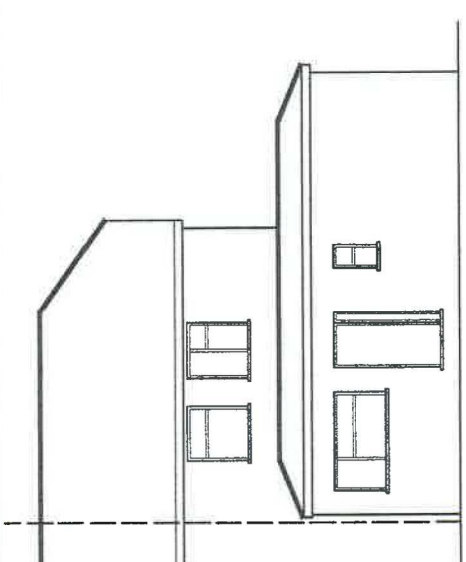
site
1 Collingwood Road, Hayes.



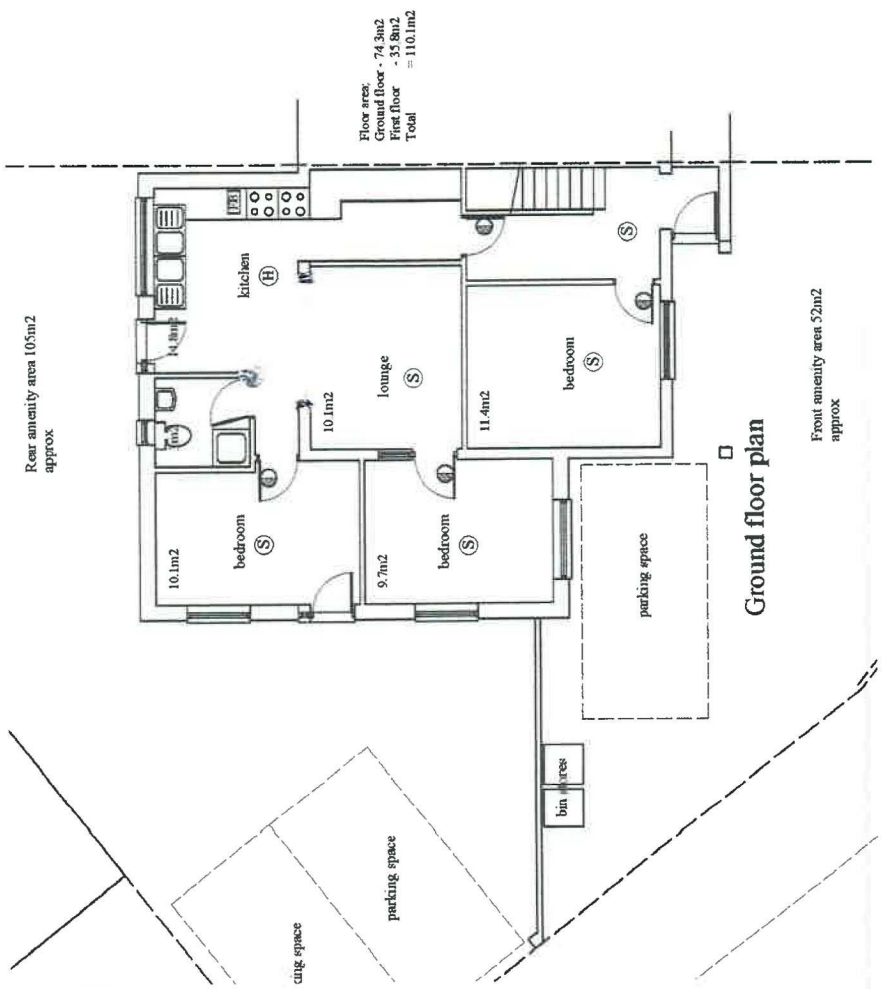
Front elevation



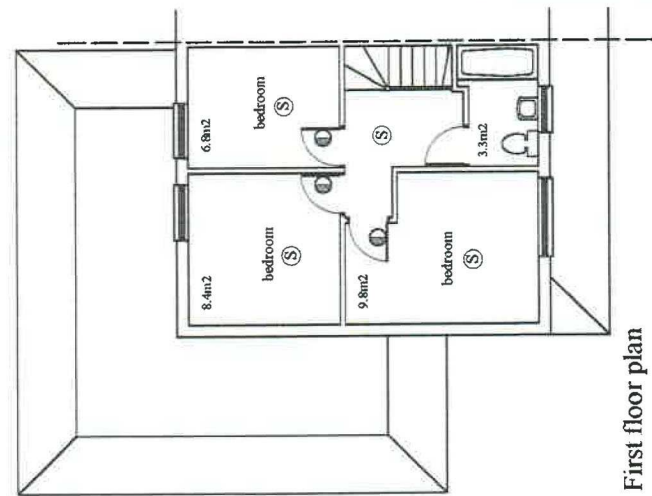
Side elevation



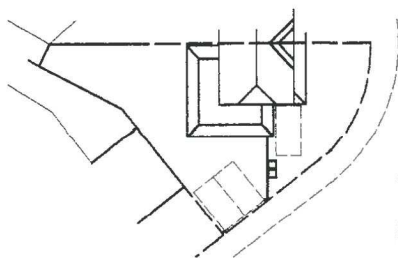
Rear elevation



Ground floor plan



First floor plan

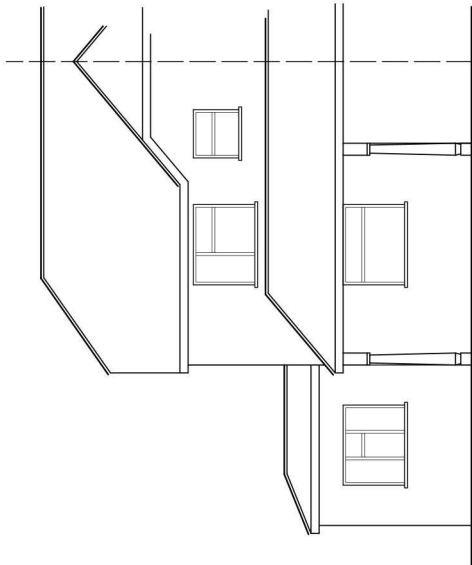


Site plan
1:500

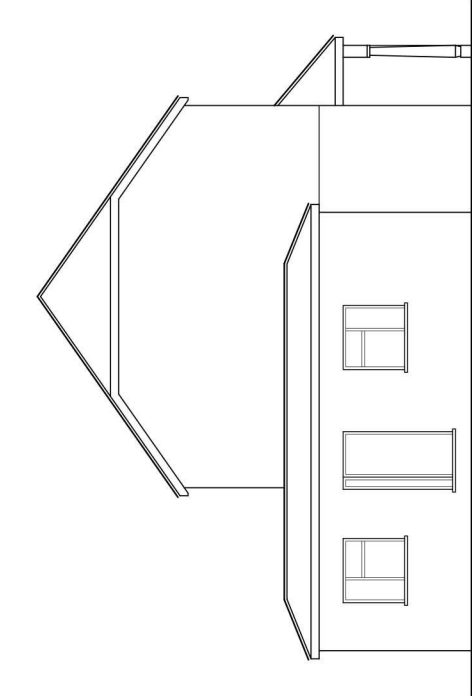
- (H) Rise type Heat detector in ceiling linked to fire alarm system complying with BS 5839 Part 1 (P98 UL standard)
- (S) Smoke detector linked to fire alarm (smoke alarms to rooms off areas of escape to be of low sensitivity type)
- (PB) Fire blanket
- (FD) F139 door



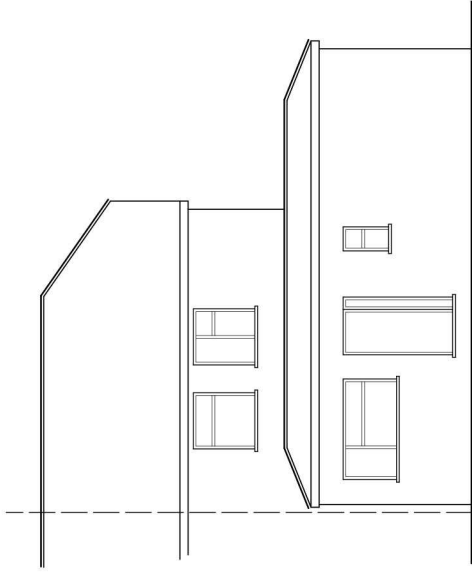
Revisions:	B	Lounge revised	08/11/16
	A	Parking, floor areas and bin stores indicated.	29/09/16
ABA Chartered Surveyors		email:aba@anjia.co.uk	
49 The Green, Southall, UB2 4AR		Tel: 020 8574 3535	
scale	1:100 @ A3	title	Floor plans & elevations.
date	26/07/16	drw no	1638-pl-01
		rev	B
			site
			1 Collingwood Road, Hayes.



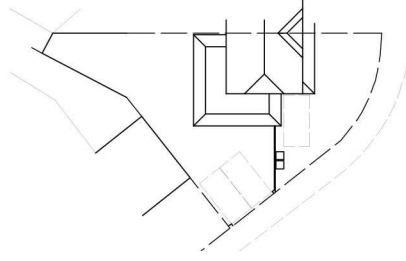
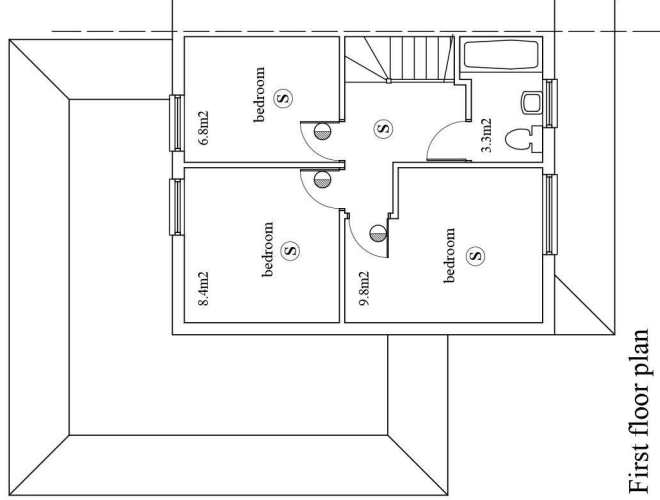
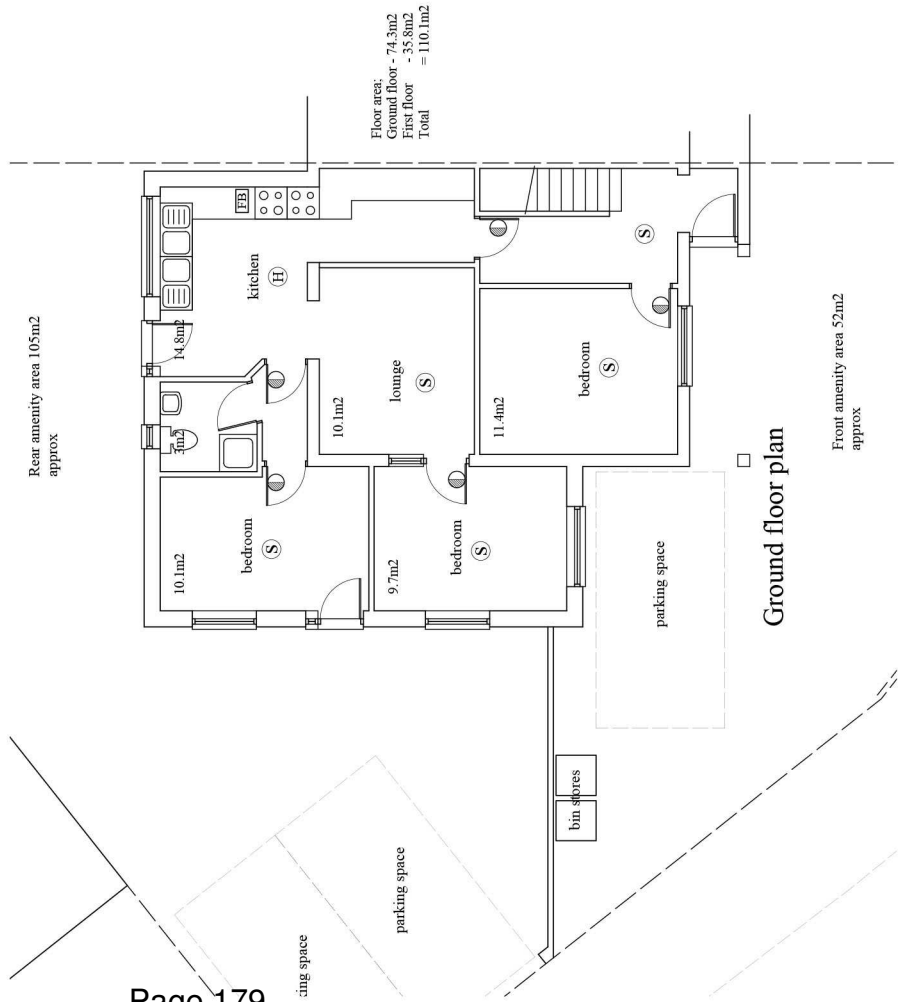
Front elevation



Side elevation



Rear elevation



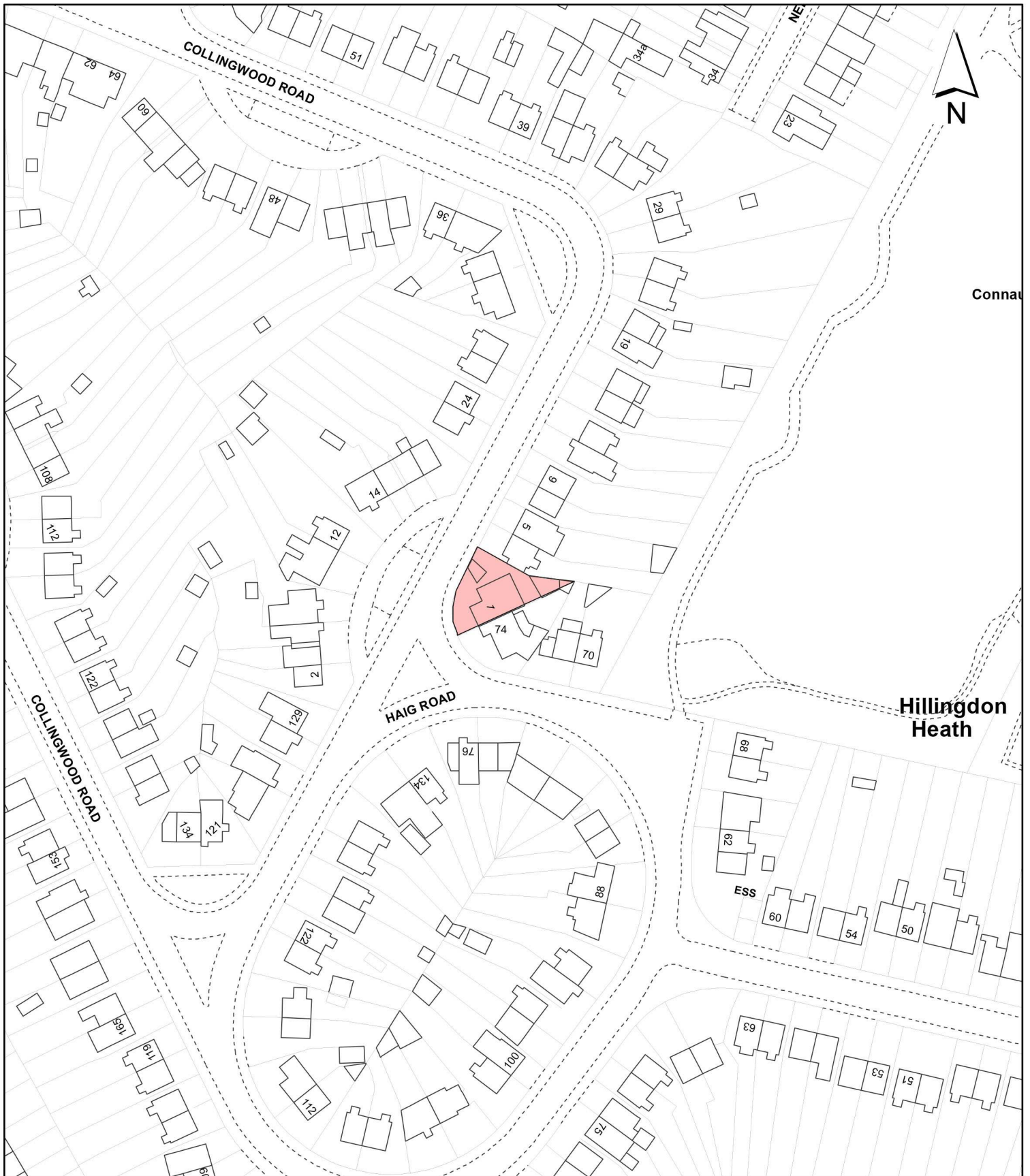
- (H) Rise type Heat detector in ceiling linked to Fire alarm system complying with BS 5839 Part 1:1988 (L2 standard)
- (S) Smoke detector linked to fire alarm (smoke alarms to rooms off means of escape to be of low sensitivity type)
- (FB) Fire blanket
- (FD30) door



Revisions: B Lounge revised 08/11/16
A Parking, floor areas and bin stores indicated. 29/09/16

ABA Chartered Surveyors
49 The Green, Southall UB2 4AR
emilia@abajs.co.uk
Tel: 020 8574 3535

scale 1:100 @A3	title
date 26/07/16	Floor plans & elevations.
drg no 1638-pl-01	rev B
site 1 Collingwood Road, Hayes.	



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Site Address:

1 Collingwood Road

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

Planning Application Ref:
57541/APP/2016/2713

Scale:
1:1,250

Planning Committee:
Central & South

Date:
January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 45 FRAYS AVENUE WEST DRAYTON

Development: Two storey, 4-bed detached dwelling with habitable roofspace (incorporating a rear dormer and front/side rooflights), parking and amenity space and installation of vehicular crossover to front, involving demolition of existing bungalow.

LBH Ref Nos: 24351/APP/2016/1304


Date Plans Received: 05/04/2016

Date(s) of Amendment(s): 05/04/2016

Date Application Valid: 13/04/2016

12/04/2016

Notes:
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 2. The client is responsible for the accuracy of the information provided to them by the client.
 3. The client is responsible for the accuracy of the information provided to them by the client.

GRID
 Direction of North


STATION LISTING

STATION	NOTING	LEVEL
1027-110-20 (A1)	Using the OS GPS Network and applying the datum correction	24.981
1027-110-20 (A1)	Using the OS GPS Network and applying the datum correction	24.981
1027-110-20 (A1)	Using the OS GPS Network and applying the datum correction	24.981
1027-110-20 (A1)	Using the OS GPS Network and applying the datum correction	24.981

STATION LISTING

STATION	NOTING	LEVEL
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1027-110-20 (A1)	Using the OS GPS Network and applying the datum correction	24.981
1027-110-20 (A1)	Using the OS GPS Network and applying the datum correction	24.981

TOPOGRAPHICAL SURVEY KEY

	Street Furniture & Geotec
	Drainage & Water Services
	Services
	Abbreviations



MT SURVEYS
 Measured Survey Specialists

MT Surveys Ltd
 23 Tundra Grove
 Bingley
 BD16 3QG

(w) www.mtsurveys.com
 (e) admin@mtsurveys.com
 (t) 01274 596925

CLIENT
 Akali Associates.

SITE
 45 Fray Avenue,
 West Drayton.

DRAWING TITLE
 2D Topographical Survey

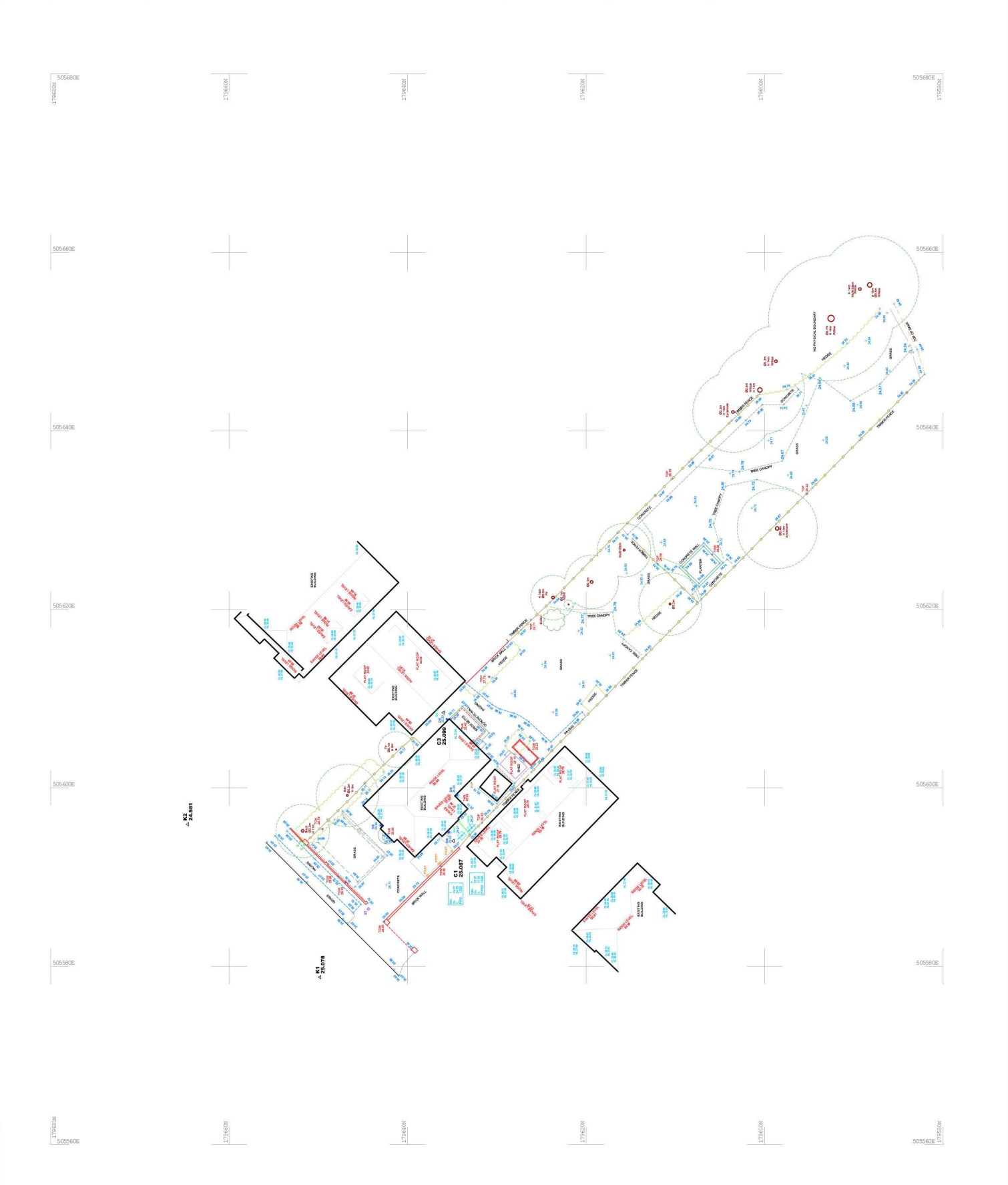
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SCALE(BA)
 1/200

PROJECT REF
 1027-110

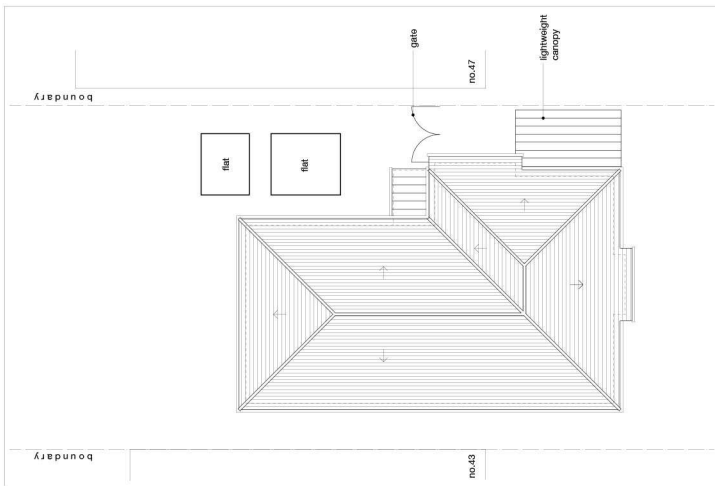
REV
 Ø

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CHECKED	MT	DATE	10 / 09 / 2015	
REV	DATE	DRAWN	DESCRIPTION	CHECKED

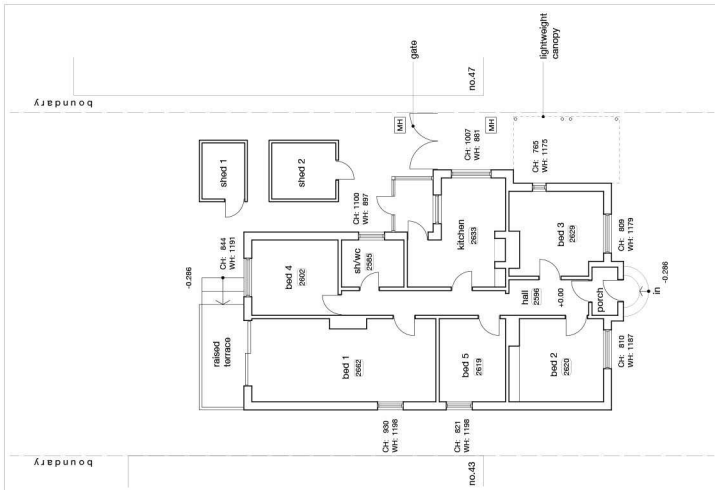


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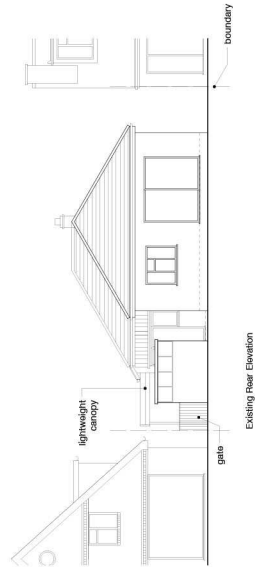
- 3421 floor to ceiling
- WH window height
- CH call height
- MH manhole



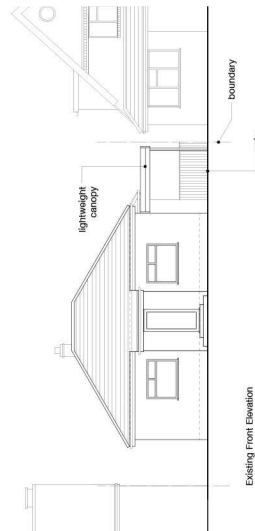
Existing Roof Plan
1:100



Existing Ground Floor Plan
1:100



Existing Rear Elevation



Existing Front Elevation



Site Location Plan
1:1250

Revision notes

Revision notes

Akaal Associates Ltd
architects and construction management

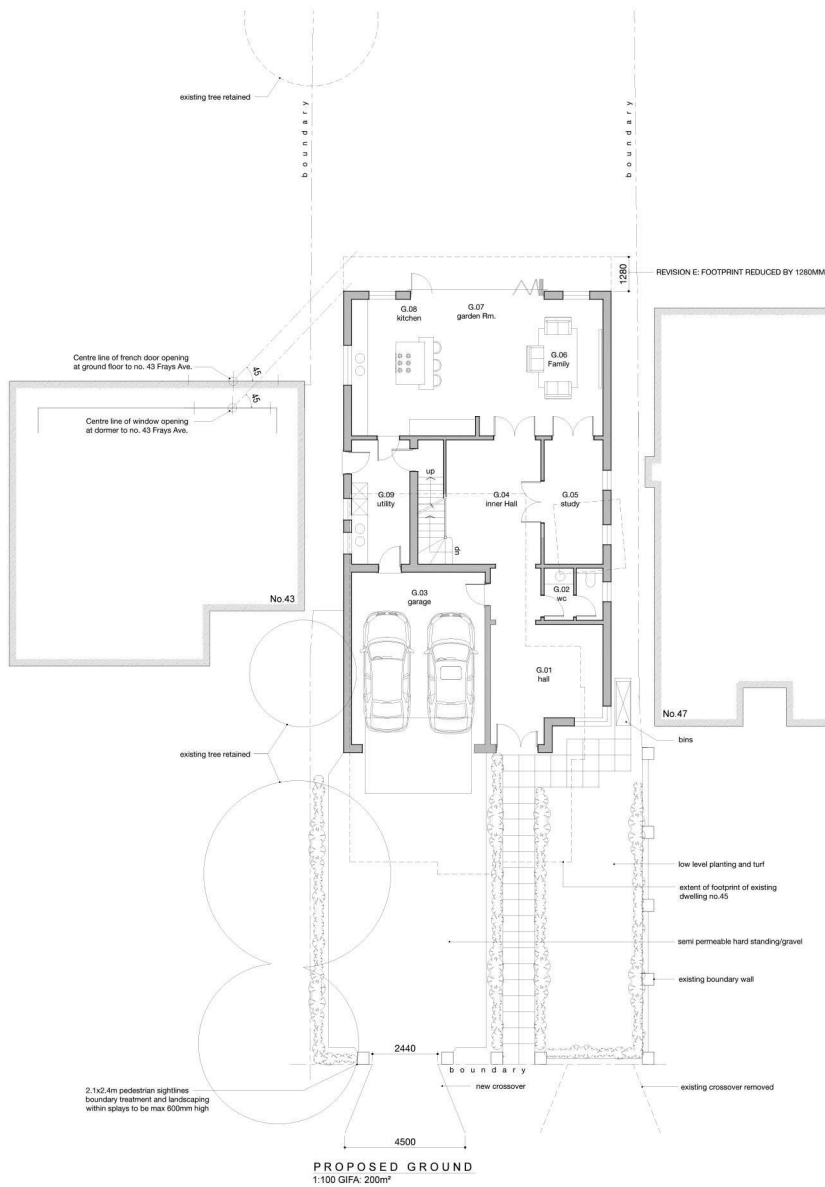
Moor House Farm Lower Road Higher Denham Uxbridge UB9 5EN
t 01895 834961 e info@akaalassociates.co.uk w akaalassociates.co.uk

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Client	Mr P Kundra	Project	45 Frays Avenue, West Drayton UB7
drawing	EXISTING PLANS AND ELEVATIONS		
date	Jun. 2015	scale	1:100 at A1 1:200 at A3
project no	2014.061	drawing no	01-01



North



PROPOSED GROUND
1:100 GIFA: 200m²



PROPOSED FIRST
1:100 GIFA: 152m²

- F 08.12.16 KSP Extent of fenestration shown on no.43 rear elevation
 - E 02.12.16 KSP Footprint reduced by 145mm following correct setting out of dormer at first floor
 - D 15.11.16 KSP Amendments as per R. Conway's comments:
Footprint reduced by 1135mm and inset dormers omitted velux window to front roof slope and dormer to rear adde
 - C 29.06.16 KSP Single storey rear element removed as per N. Taplin emai
 - B 13.04.16 KSP Crossover dimensions added
 - A 01.03.16 KSP Amendments following pre app dated 11.02.2016:
1. Proposed dwelling set back in line with no.47
2. Width of inset dormer to main roof reduced
3. Roof terrace to rear flat roof omitted
4. Dormer and glazing to north-eastern side elevation removed
5. Existing crossover relocated
6. En-suite and dressers added to bed2 & bed3
- Revision

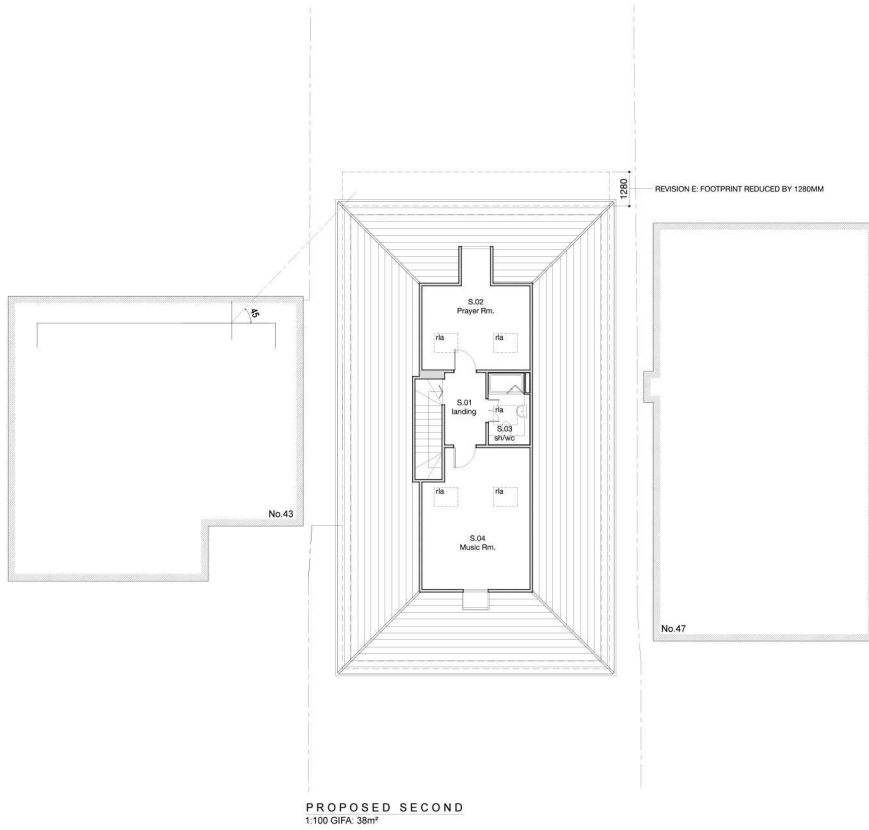
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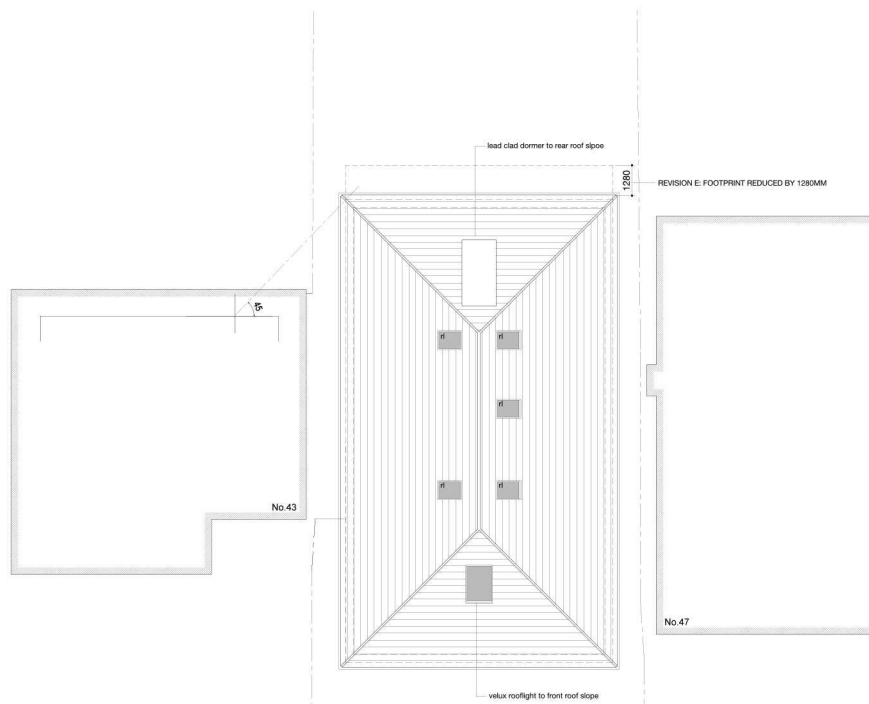
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client:	project:				
Mr P Kundra	45 Frays Ave., West Drayton UB7				
drawing title:					
GROUND AND FIRST FLOOR PLANS					
date:	scale:	project no.:	drawing no.:		
Dec. 2015	1:100 @A1	2014.061	03.01		F





PROPOSED SECOND
1:100 GIFA: 38m²



PROPOSED ROOF
1:100

- E 02.12.16 KSP Footprint reduced by 145mm following correct setting out of dormer at first floor
- D 15.11.16 KSP Amendments as per R. Conway's comments: Footprint reduced by 1135mm and inset dormers omitted velux window to front roof slope and dormer to rear added
- C 30.06.16 KSP Terrace to inset dormer omitted and fixed full height glazing shown
- B 29.06.16 KSP Single storey rear element removed as per N. Taplin email
- A 01.03.16 KSP Amendments following pre app dated 11.02.2016:
 1. Proposed dwelling set back in line with no.47
 2. Width of inset dormer to main roof reduced
 3. Roof terrace to rear flat roof omitted
 4. Dormer to north-eastern side elevation removed
 5. Existing crossover relocated

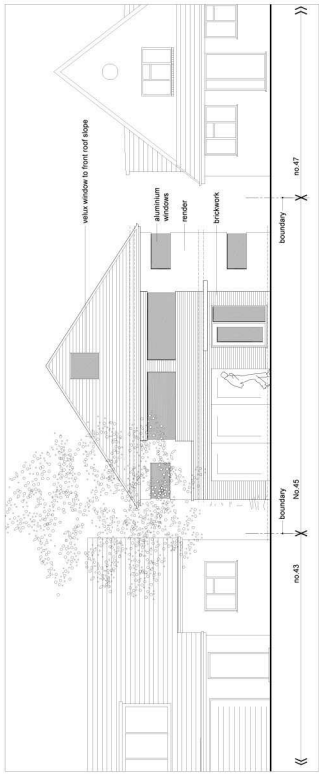
Akaal Associates Ltd

architects and construction management

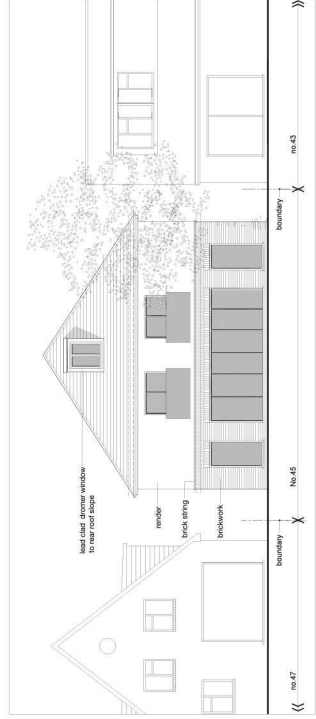
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client:		project:			
Mr P Kundra		45 Frays Ave., West Drayton UB7			
drawing title:					
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date:	scale:	project no.:	drawing no.:		
Dec. 2015	1:100 @A1	2014.061	03.02	E	

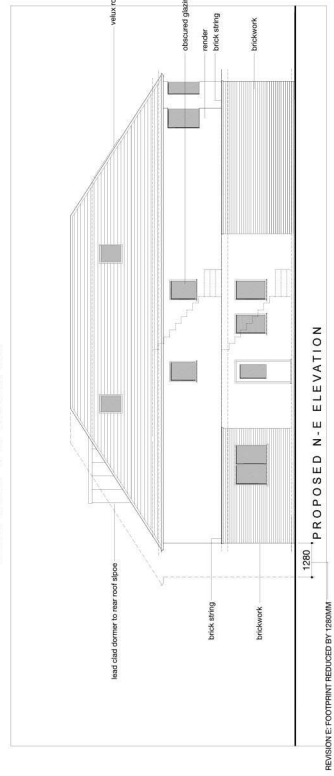




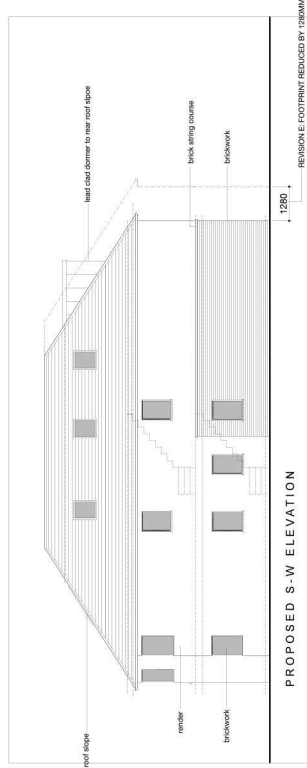
PROPOSED N-W ELEVATION



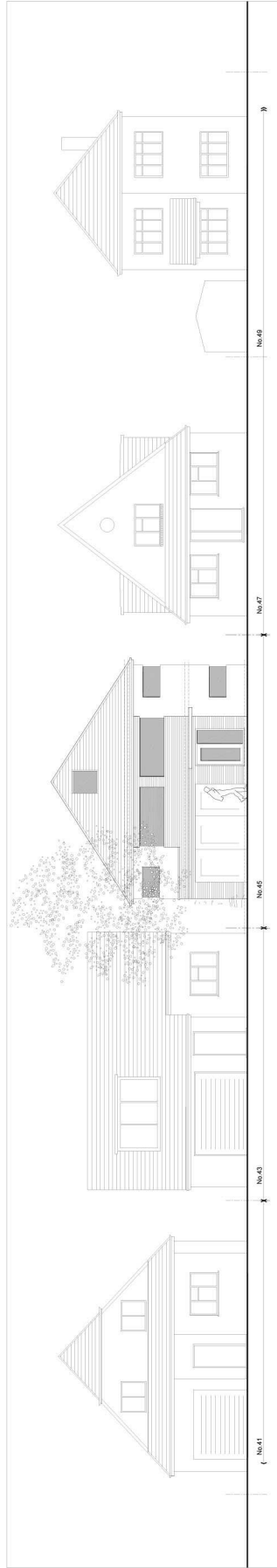
PROPOSED S-E ELEVATION



PROPOSED N-E ELEVATION



PROPOSED S-W ELEVATION



FRAYS AVENUE - proposed contextual elevation

- G 03.01.17 KSP: S-E elevation amended
 F 08.12.16 KSP: Extent of fenestration shown on no.43 rear elevation amended to show full height fixed glazing correct
 D 02.12.16 KSP: Proposed glazing amended to show correct setting out of dormer at first floor
 D 15.11.16 KSP: Amendments as per R. Conway's comments:
 Footprint reduced by 1135mm and inset dormers omitted
 velux window to front roof slope and dormer to rear added
 C 30.06.16 KSP: Terrace to inset dormer omitted and full height fixed glazing shown
 B 29.06.16 KSP: Single storey rear element removed as per N. Taplin email
 A 01.03.16 KSP: Amendments following pre app dated 11.02.2016:
 1. Proposed dwelling set back in line with no.47
 2. Width of inset dormer to main roof reduced
 3. Roof terrace to rear flat roof omitted
 4. Existing crossover operation removed
 5. Existing crossover relocated

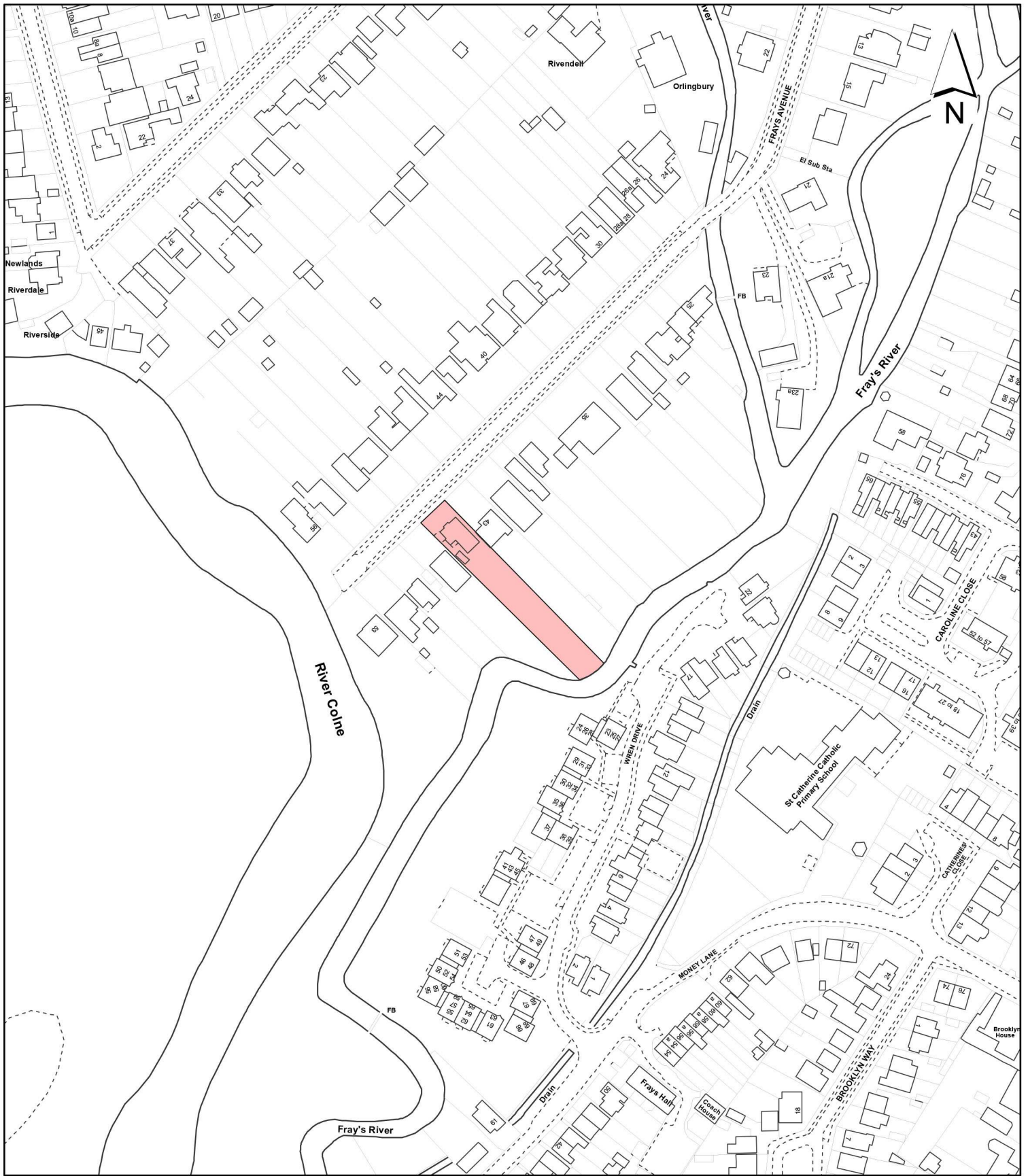
Revision

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client:	M P Kundra	project:	43 Frays Ave., West Drayton UB7
drawing title:	ELEVATIONS	project no.:	2014.061
date:	Dec. 2015	scale:	1:100 @A1
		drawing no.:	03.03
			G



Notes:

 Site boundary

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Site Address:

45 Frays Avenue

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

Planning Application Ref:
24351/APP/2016/1304

Scale:
1:2,000

Planning Committee:
Central & South

Date:
January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Erection of a conservatory to Elliott Jaques Building.

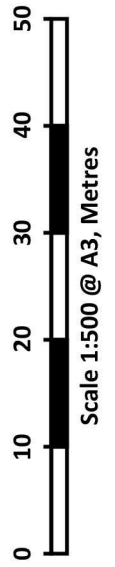
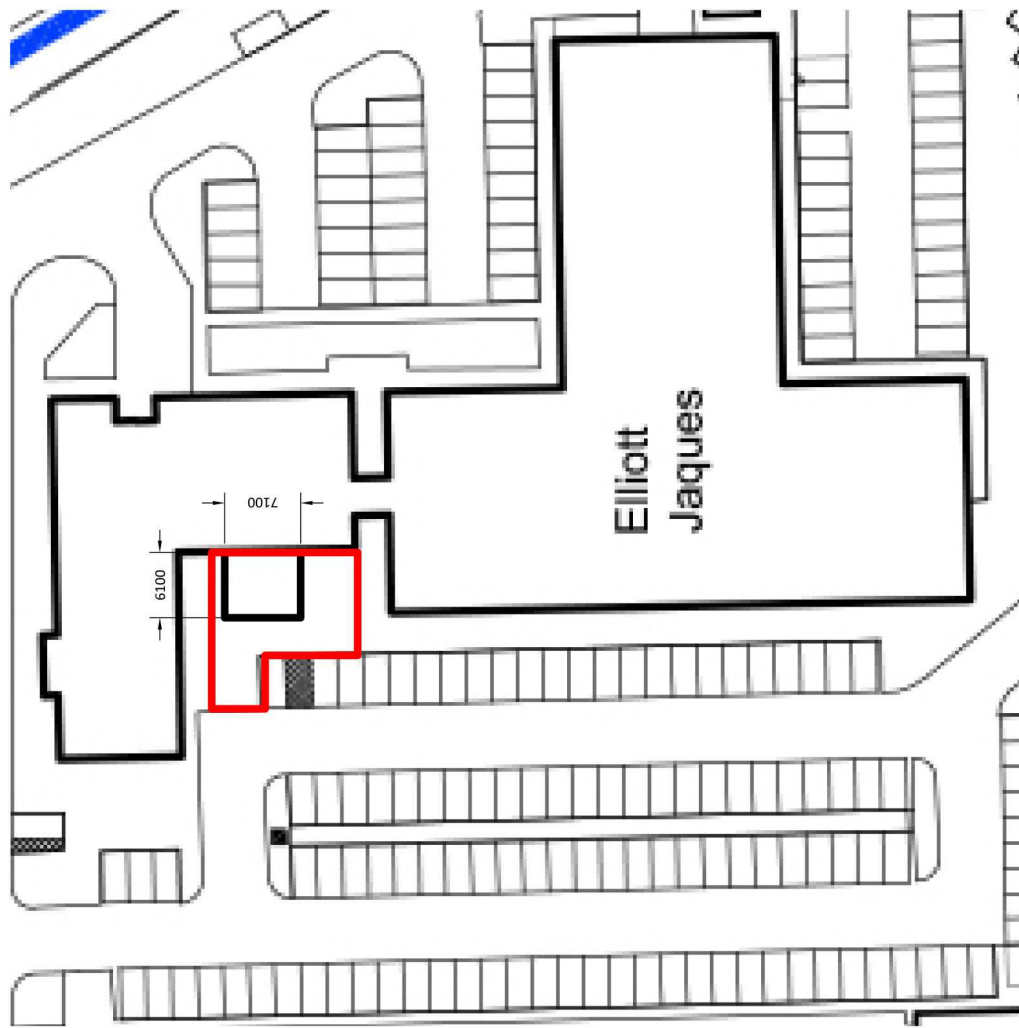
LBH Ref Nos: 532/APP/2016/3943

Date Plans Received: 26/10/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

Site Plan, Scale 1:500 @ A3, Metres



Drawn By:- SRC
Scale:- 1:500 @ A3

Drawing Type:- PLANNING

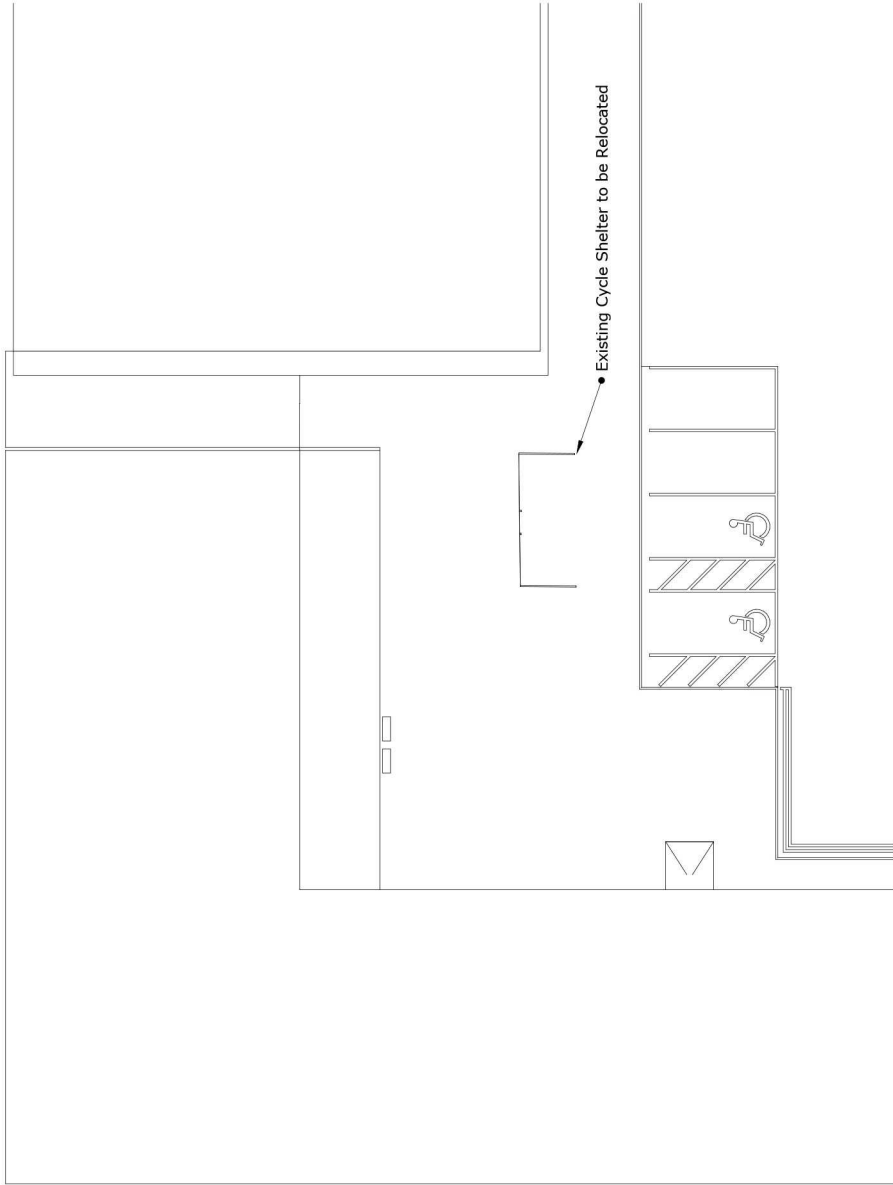
TITLE: Brunel University London-Elliott Jaques
Planning-Site Plan-Proposed



DWG NO.
1.1696-BUL-EJ-P-SP-P

REVISION

SHEET 1 OF 1



Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Elliott Jacques
Planning-Floor Plan-Existing

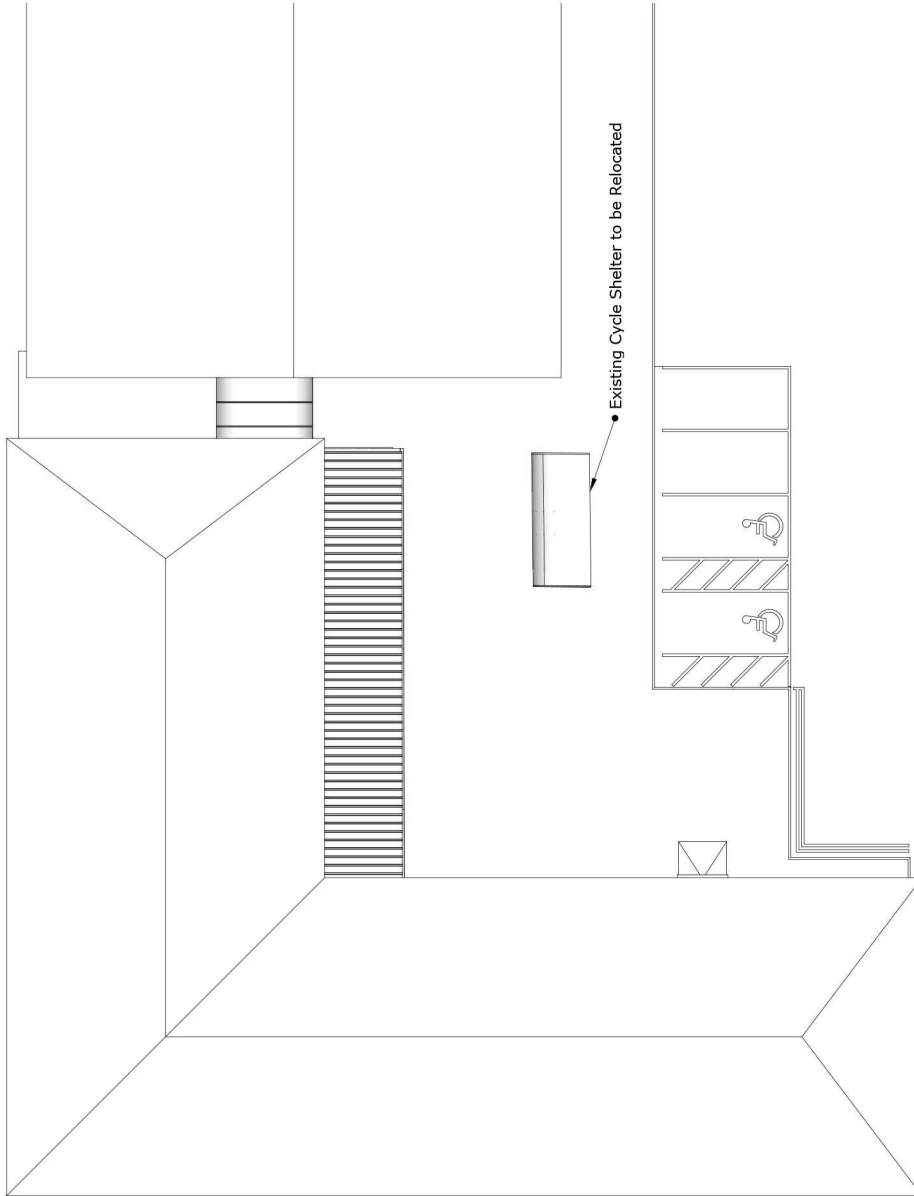


DWG NO. 11696-BUL-EJ-P-PP-E
REVISION

SHEET 1 OF 1



Scale 1:200 @ A3, Metres



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

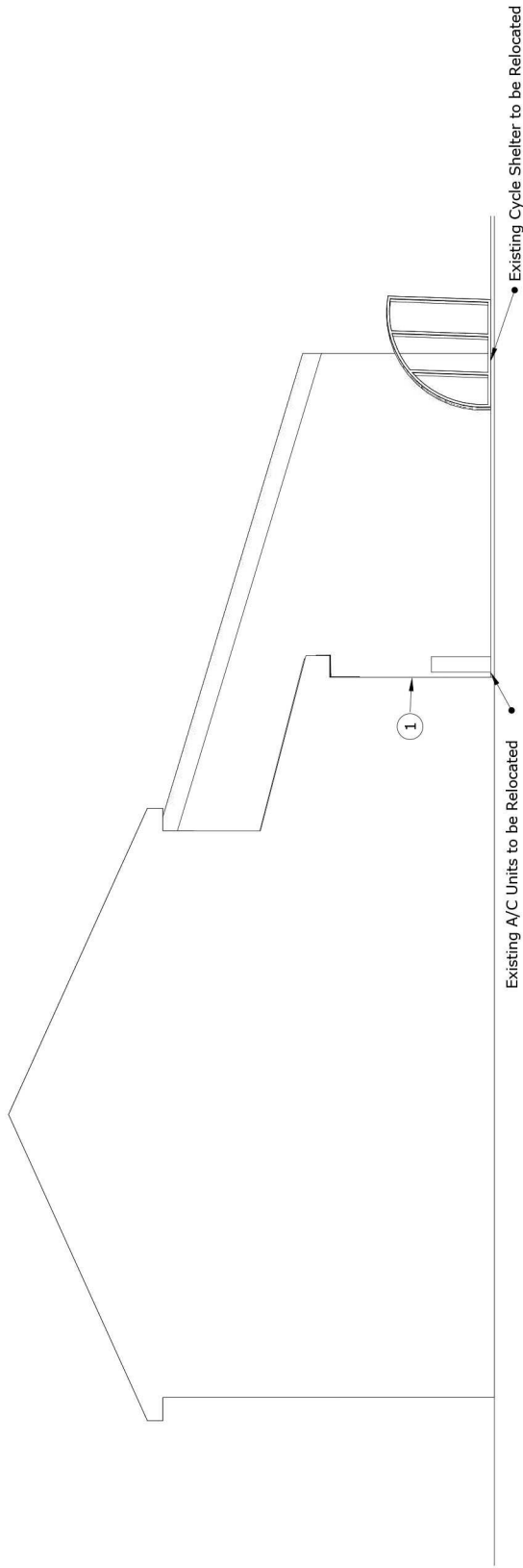
TITLE: Brunel University London-Elliott Jacques
Planning-Roof Plan-Existing



DWG NO. 11696-BUL-EJ-P-RP-E
REVISION

SHEET 1 OF 1

North Elevation



Key:

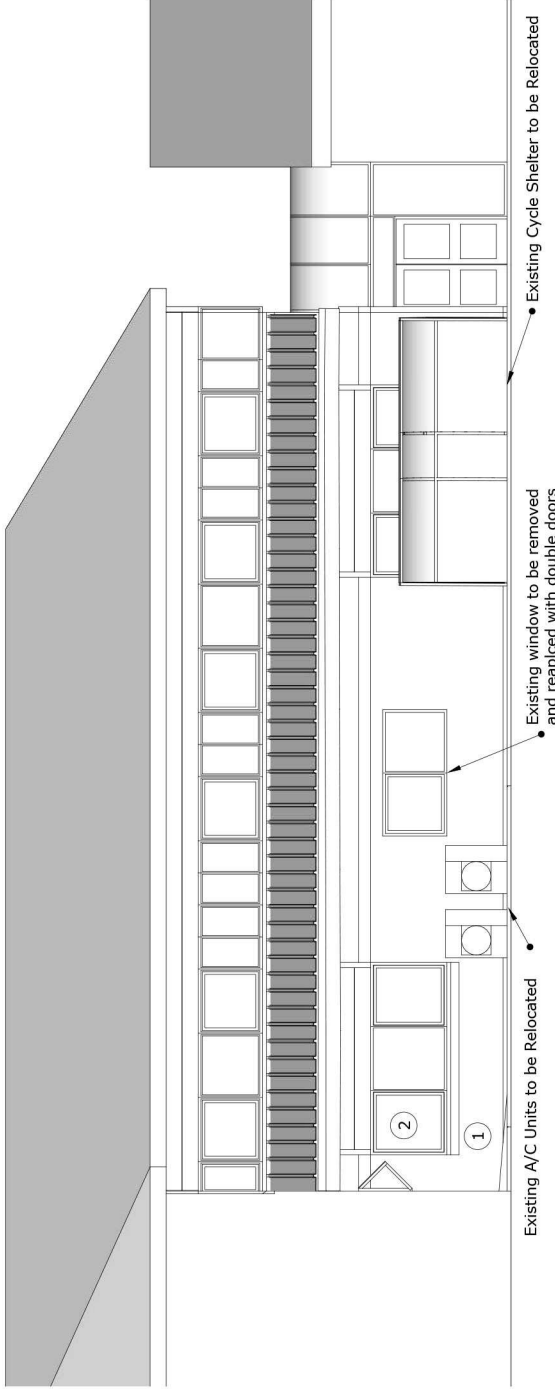
- 1 Brick
- 2 Timber Framed Glazing
- 3 Trisomet 333 insulated trapezoidal roof panel system
- 4 Technical CD fully weather rated non-thermal Commercial system



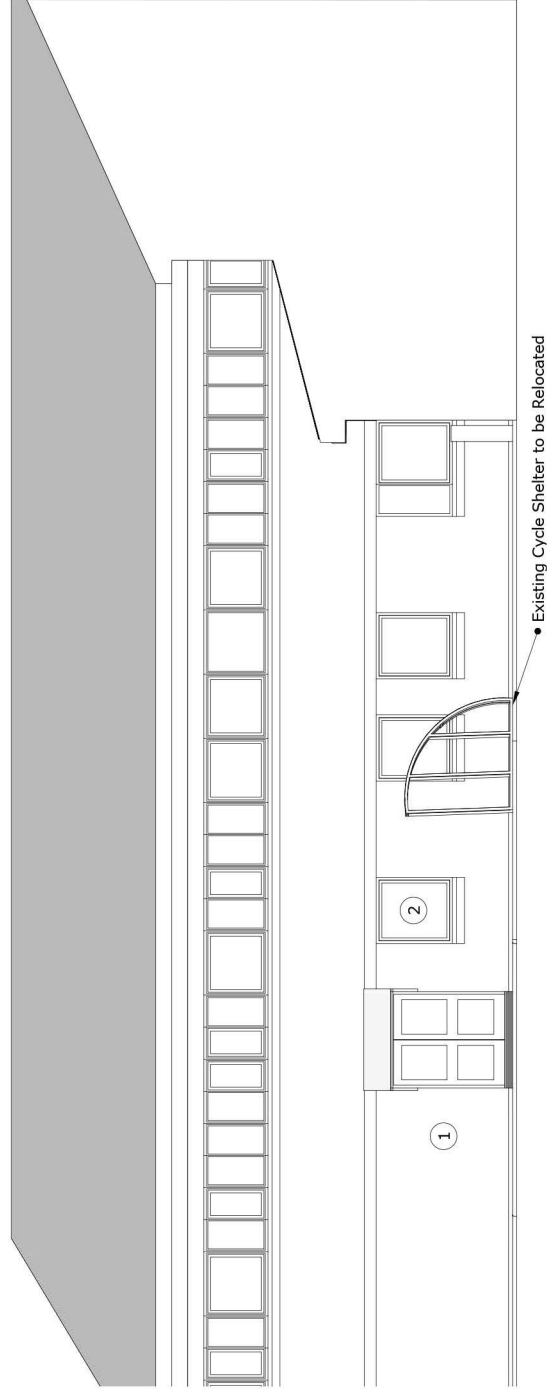
Scale 1:100 @ A3, Metres

Drawn By:- SRC Scale:- 1:100 @ A3	
Drawing Type:- PLANNING	
TITLE: Brunel University London-Elliott Jacques Planning-North Elevation-Existing	
DWG NO. 11696-BUL-EJ-P-NE-E	REVISION
SHEET 1 OF 1	

West Elevation



South Elevation



Key:

- 1 Brick
- 2 Timber Framed Glazing
- 3 Trisomet 333 insulated trapezoidal roof panel system
- 4 Technical CD fully weather rated non-thermal Commercial system

Drawn By:- SRC
Scale:- 1:100 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Elliott Jacques
Planning-South and West Elevations-Existing

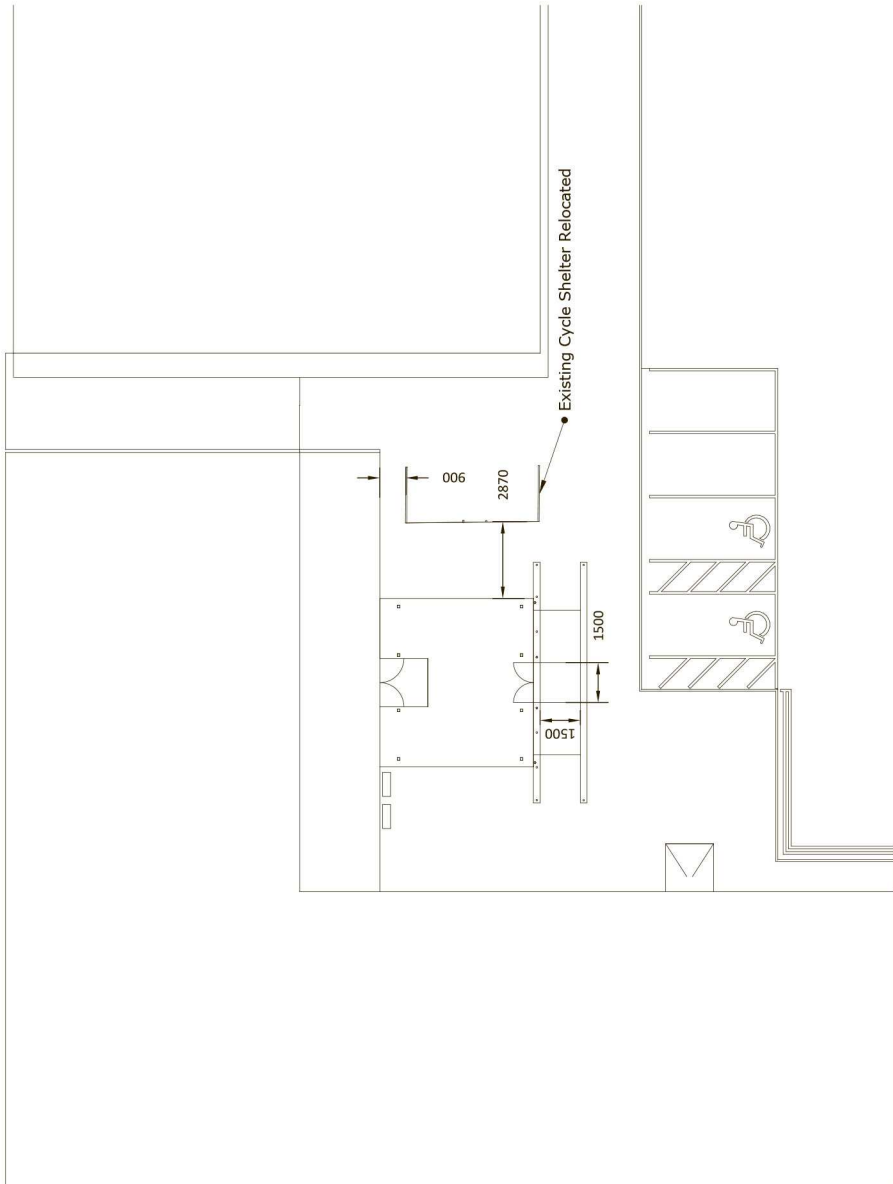


DWG NO. 11696-BUL-EJ-P-SWE-E
REVISION

SHEET 1 OF 1



Scale 1:100 @ A3, Metres



Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Elliott Jacques
Planning-Floor Plan-Proposed

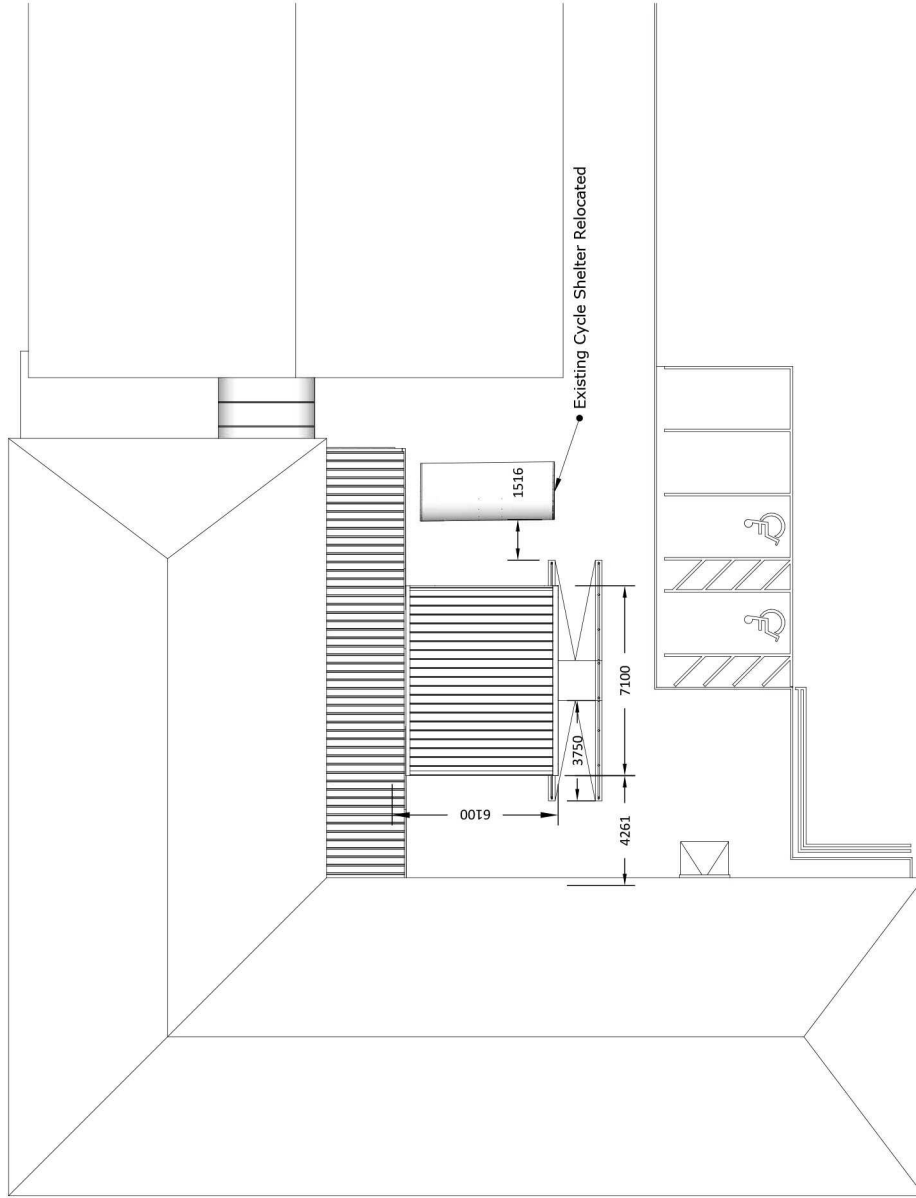


DWG NO. 11696-BUL-EJ-P-PP-P
REVISION

SHEET 1 OF 1



Scale 1:200 @ A3, Metres



Scale 1:200 @ A3, Metres

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Scale:- 1:200 @ A3

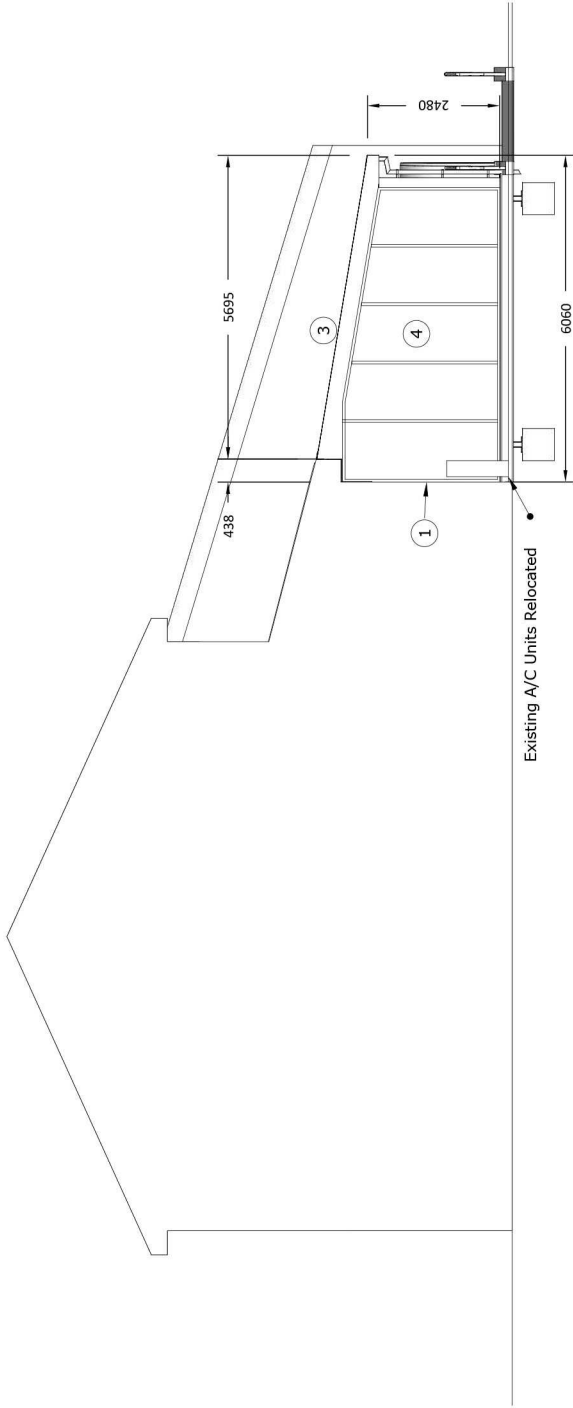
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TITLE: Brunel University London-Elliott Jacques
Planning-Roof Plan-Proposed



DWG NO. 11696-BUL-EJ-P-RP-P
REVISION

SHEET 1 OF 1



Key:

- 1 Brick
- 2 Timber Framed Glazing
- 3 Trisomet 333 insulated trapezoidal roof panel system
- 4 Technal CD fully weather rated non-thermal Commercial system

Drawn By:- SRC
Scale:- 1:100 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Elliott Jacques
Planning-North Elevation-Proposed

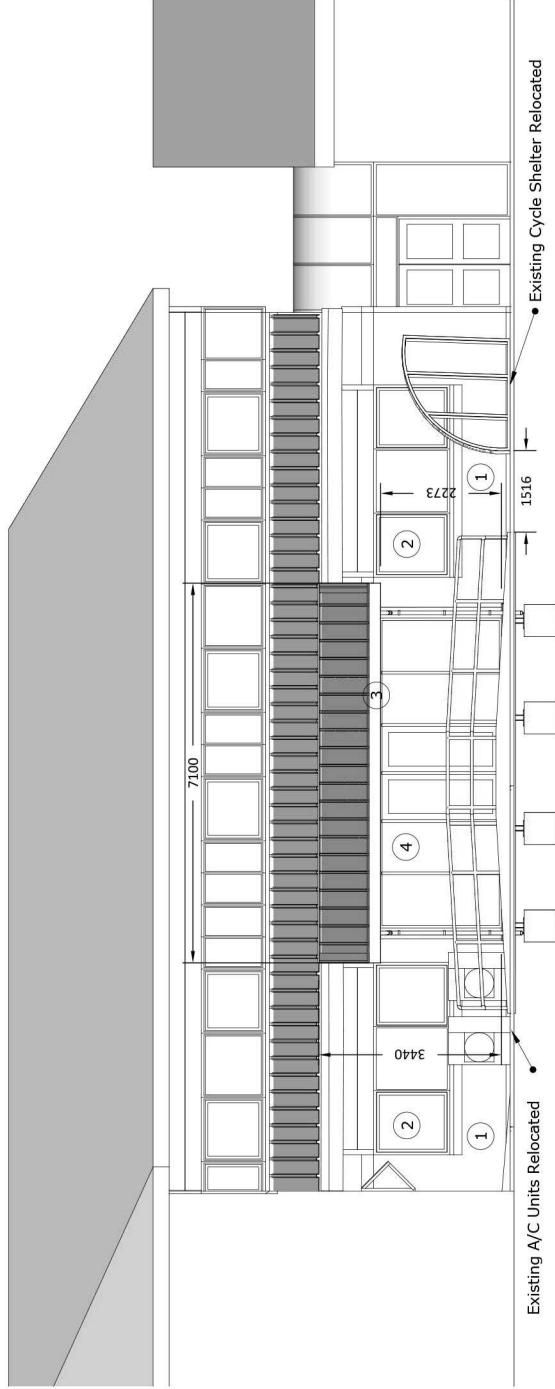


DWG NO. 11696-BUL-EJ-P-NE-P	REVISION
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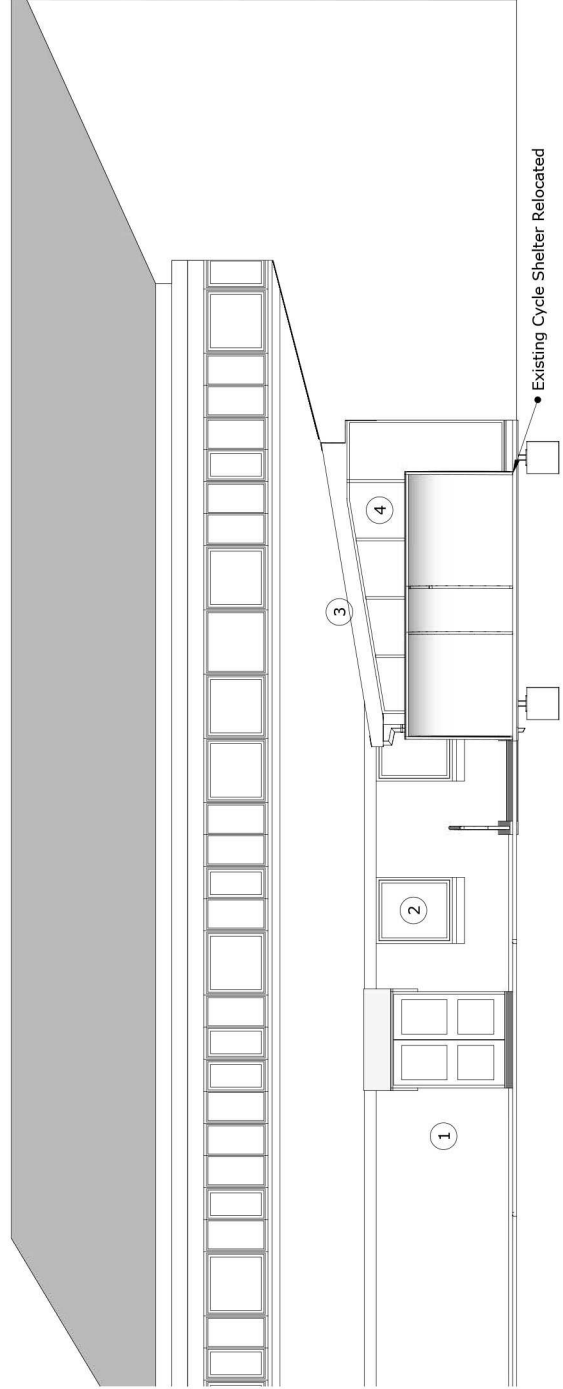


Scale 1:100 @ A3, Metres

West Elevation



South Elevation



Scale 1:100 @ A3, Metres

Key:

- 1 Brick
- 2 Timber Framed Glazing
- 3 Trisomet 333 insulated trapezoidal roof panel system
- 4 Technical CD fully weather rated non-thermal Commercial system

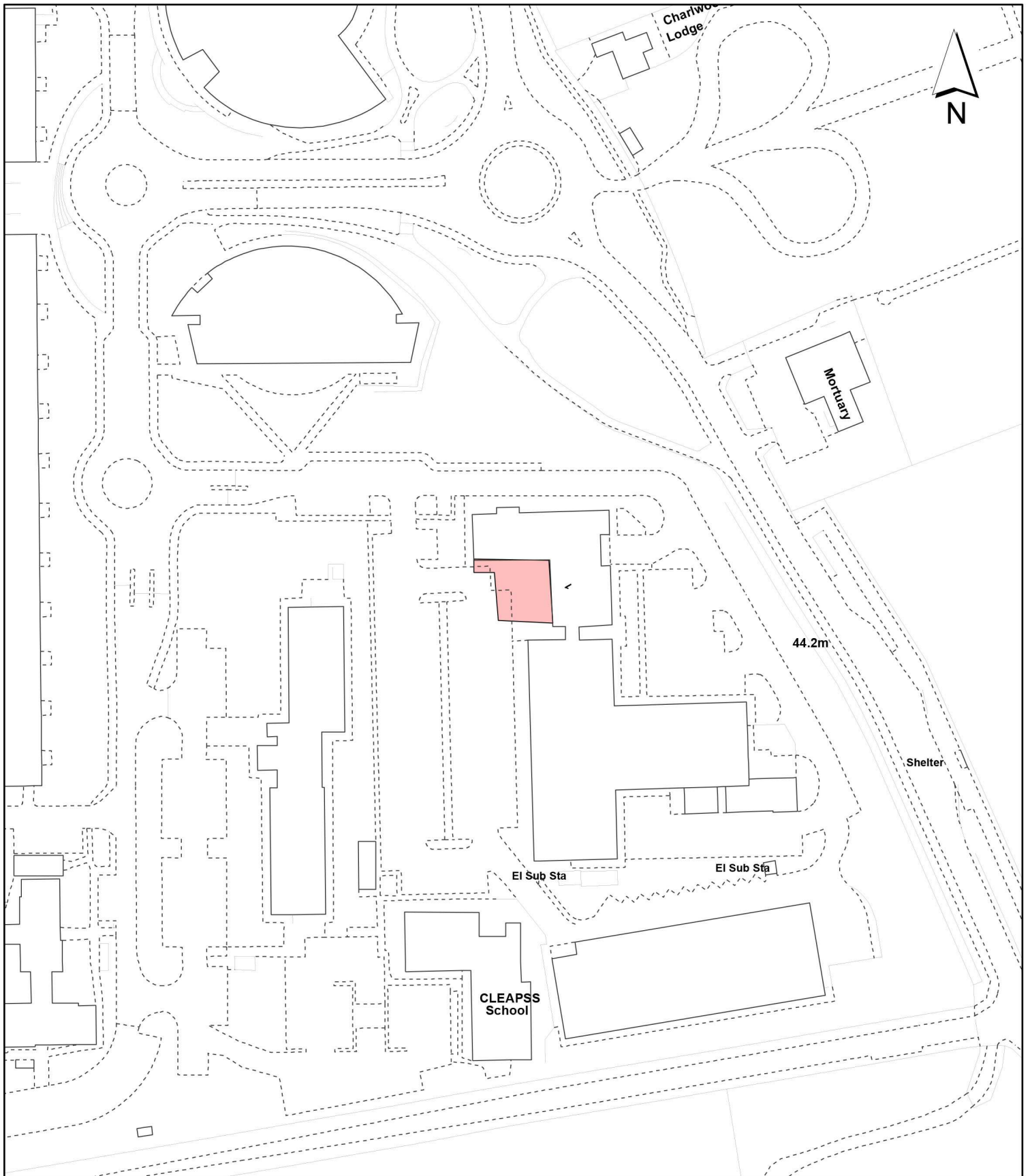
Drawn By:- SRC
Scale:- 1:100 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Elliott Jacques
Planning-South and West Elevations-Proposed



DWG NO.	REVISION
11696-BUL-EJ-P-SWE-P	



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/APP/2016/3943

Scale:
1:1,250

Planning Committee:
Central & South

Date:
January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Erection of a conservatory to Bishop Hall Building.

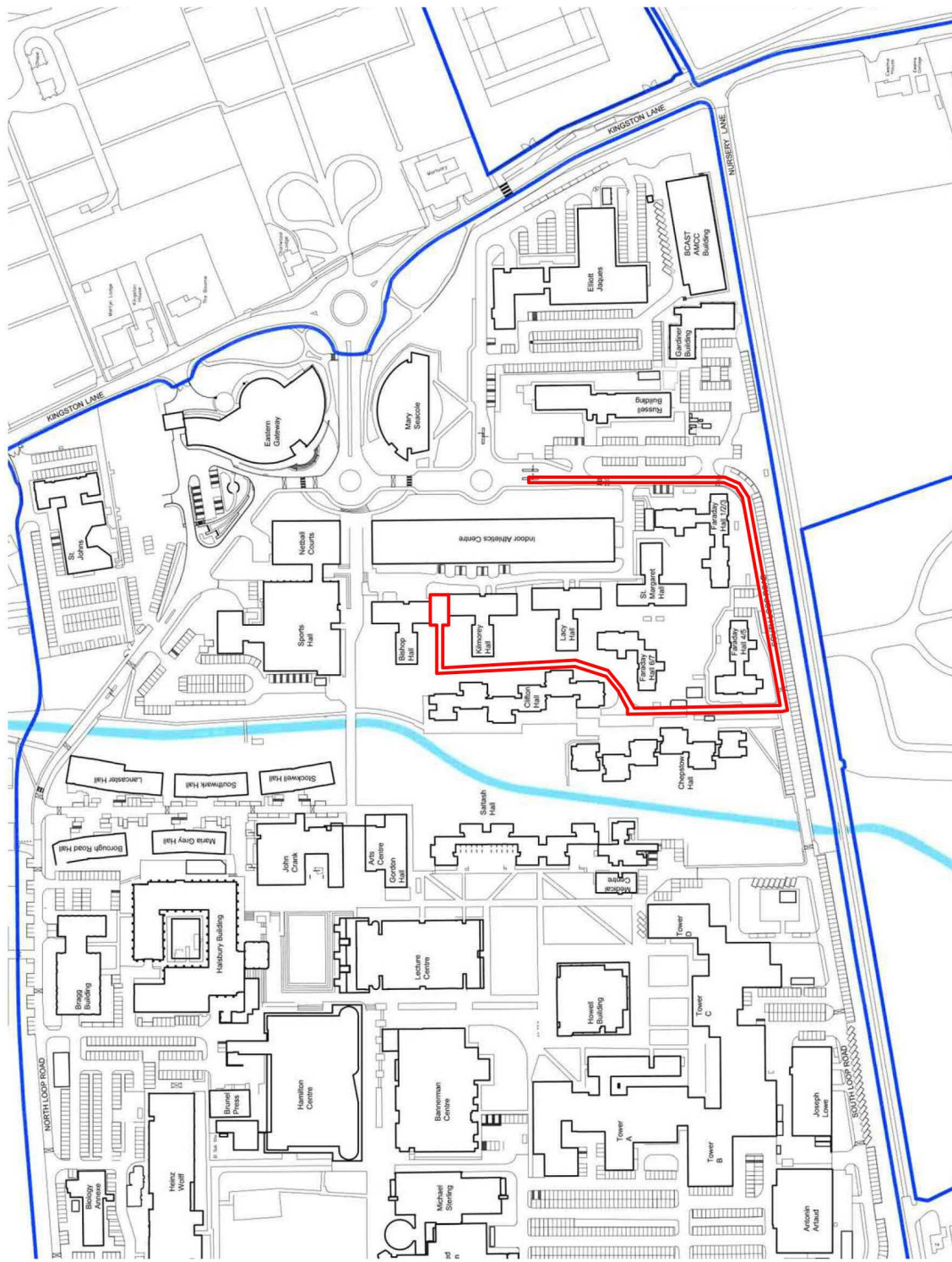
LBH Ref Nos: 532/APP/2016/3946

Date Plans Received: 26/10/2016

Date(s) of Amendment(s): 07/11/0016

Date Application Valid: 07/11/2016

26/10/0016



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Scale:- 1:2500 @ A3

Drawing Type:- PLANNING

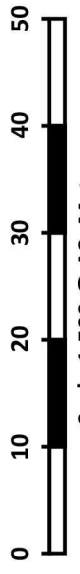
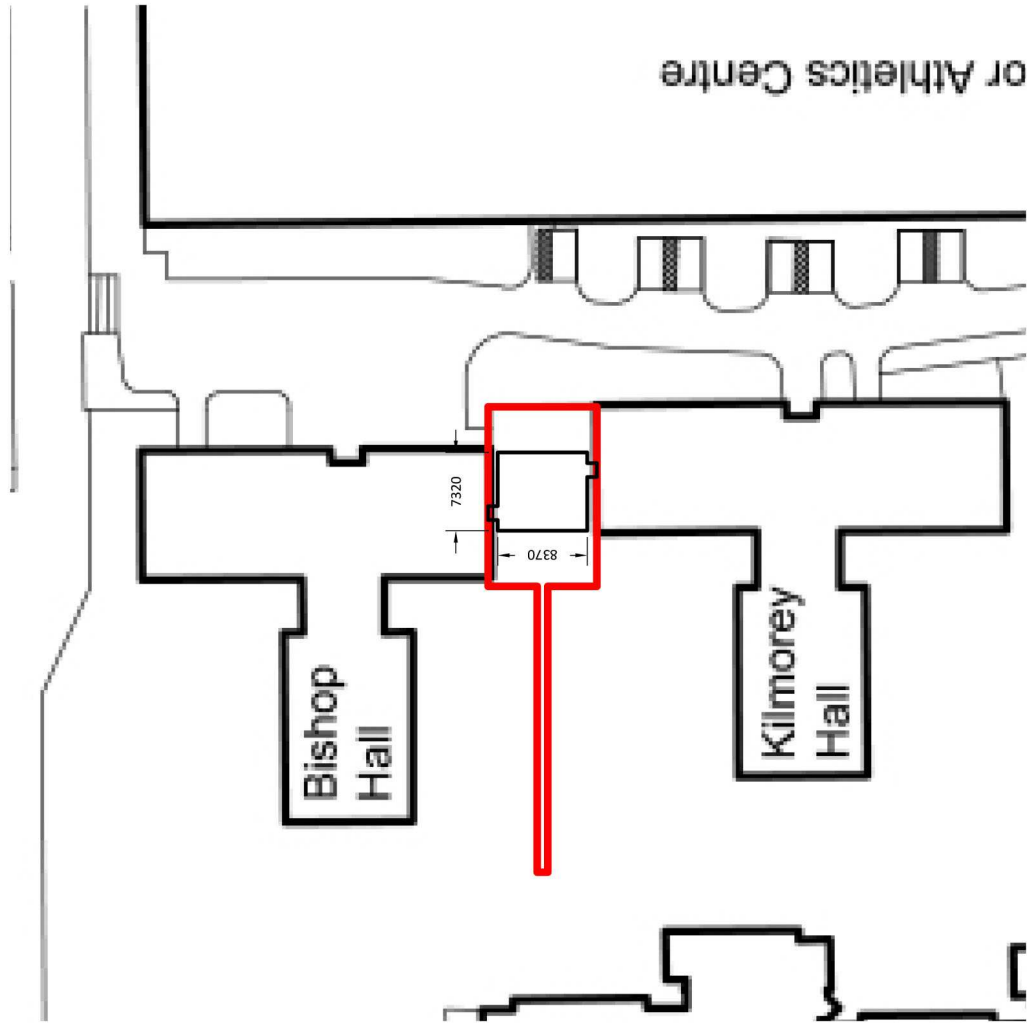
TITLE: Brunel University London-Bishop Hall-Planning-
Location Plan-Proposed



DWG NO. 1.1696-BUL-BH-P-LP-P
REVISION A

SHEET 1 OF 1

Site Plan, Scale 1:500 @ A3, Metres



Scale 1:500 @ A3, Metres

Drawn By:- SRC
Scale:- 1:500 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Bishop Hall-Planning-
Site Plan-Proposed



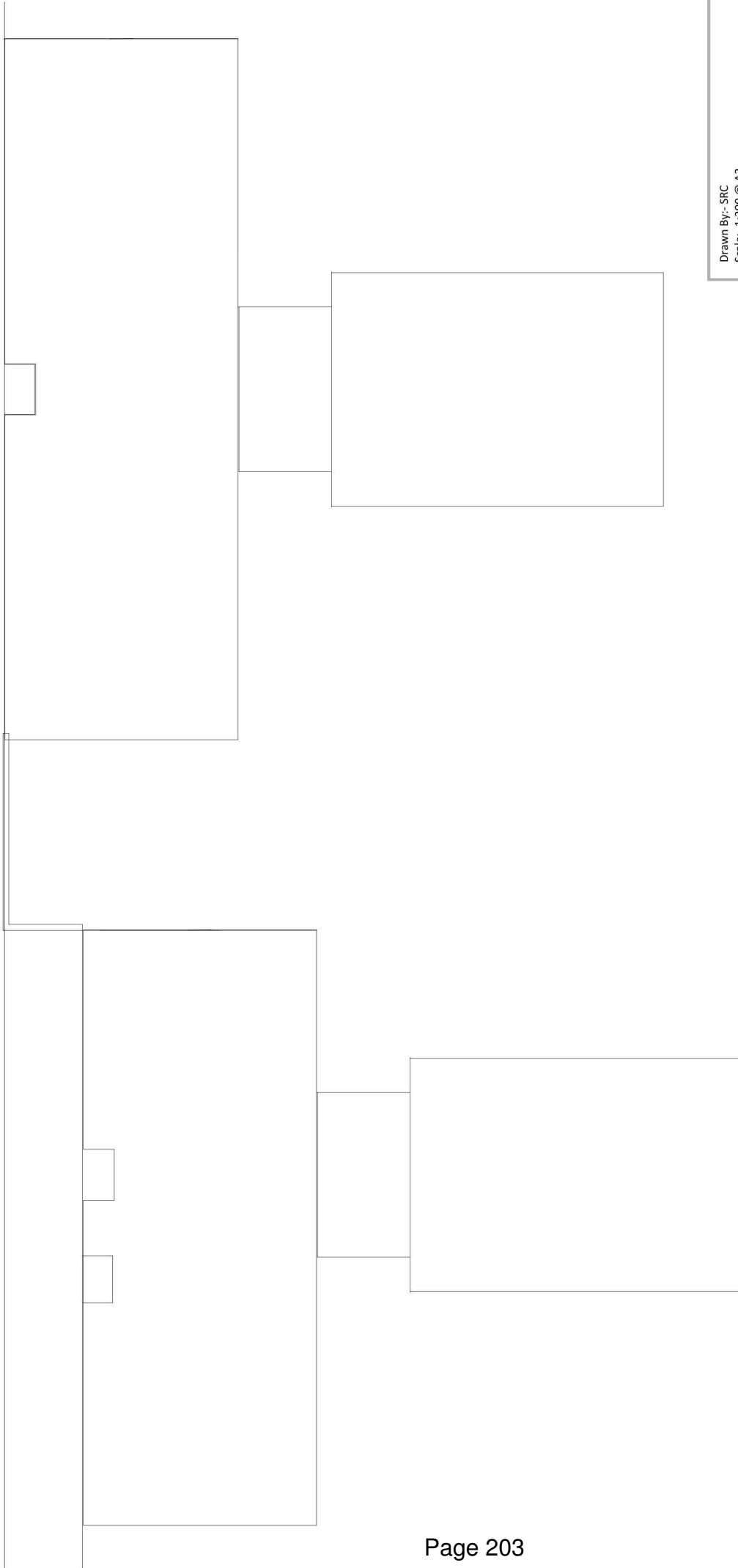
DWG NO. 1.1696-BUL-BH-P-SP-P
REVISION

SHEET 1 OF 1

Floor Plan

Bishop Hall Building

Kilmorey Building



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University/ London-Bishop Hall-Planning-
Floor Plan-Existing



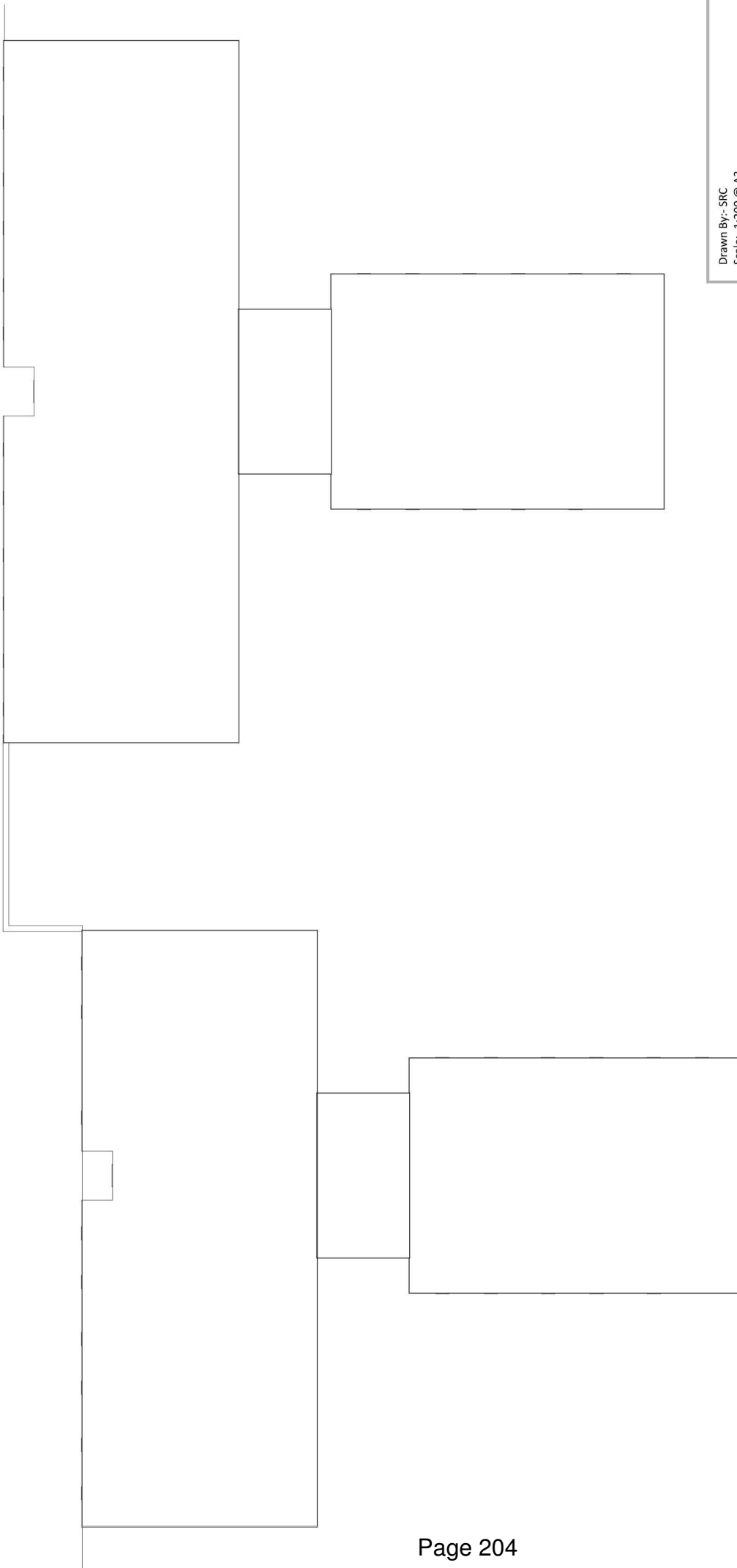
DWG NO. 11696-BUL-BH-P-PP-E
REVISION

SHEET 1 OF 1

Roof Plan

Bishop Hall Building

Kilmorey Building



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

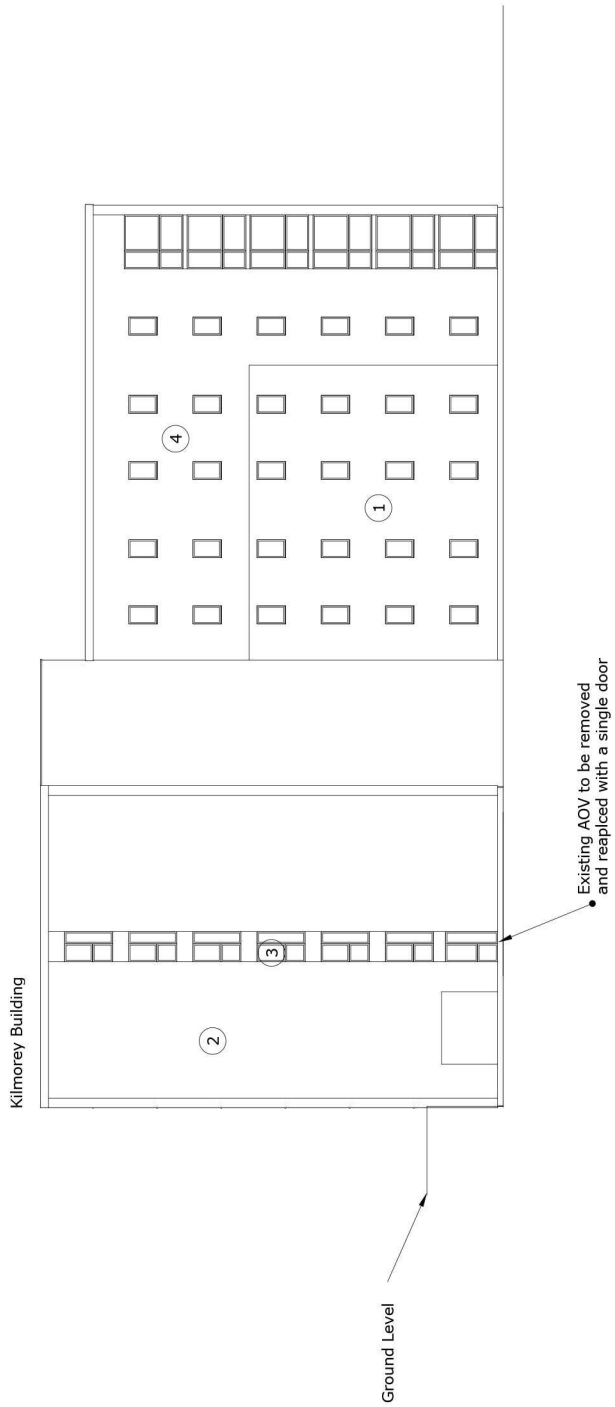
TITLE: Brunel University London-Bishop Hall-Planning-Roof Plan-Existing



DWG NO.	REVISION
11696-BUL-BH-P-RP-E	

SHEET 1 OF 1

North Elevation



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

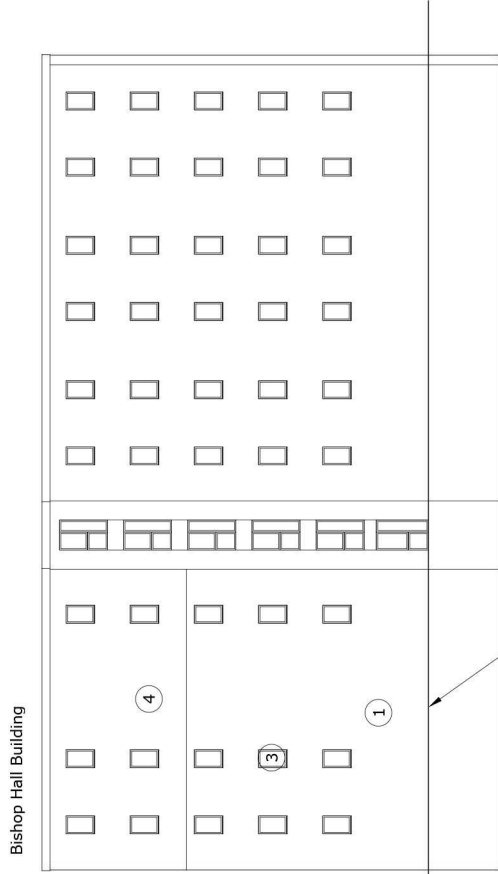
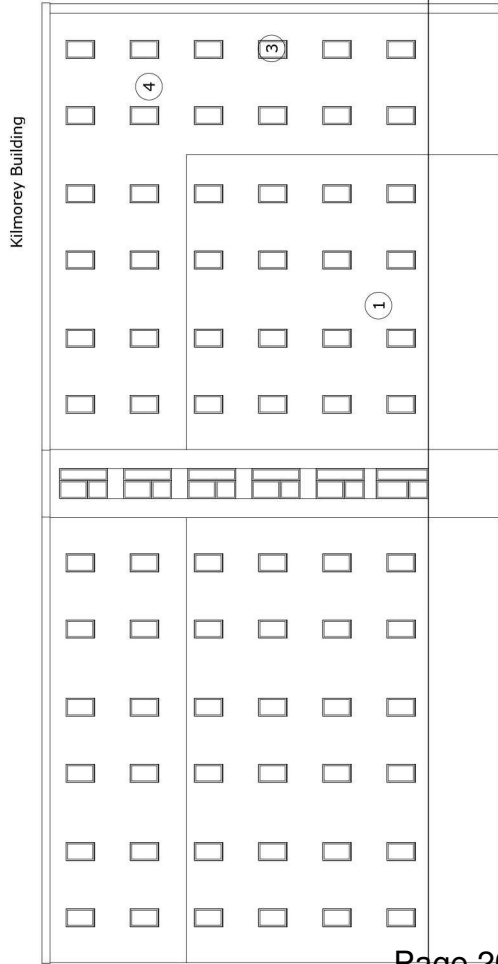
Drawing Type:- PLANNING

TITLE: Brunel University London-Bishop Hall-Planning
North Elevation-Proposed



DWG NO. 1.1696-BUL-BH-P-NE-P
REVISION

East Elevation



Line of Existing Retaining Wall

Key:

- 1 Brick
- 2 Diagonal Standing Seam Zinc System
- 3 Aluminium Framed Glazing
- 4 Insulated Render System
- 5 Trisomet 333 insulated trapezoidal roof panel system
- 6 Technal CD fully weather rated non-thermal Commercial system



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Bishop Hall-Planning-
East Elevation-Existing

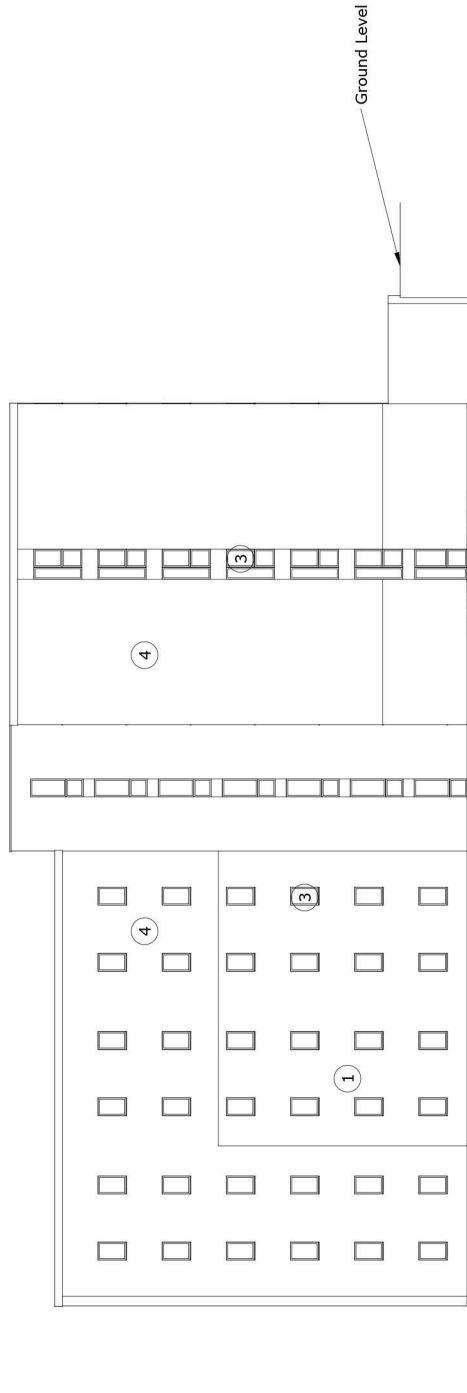


DWG NO. 1.1696-BUL-BH-P-EE-E
REVISION

SHEET 1 OF 1

South Elevation

Bishop Hall Building



Key:

- ① Brick
- ② Diagonal Standing Seam Zinc System
- ③ Aluminium Framed Glazing
- ④ Insulated Render System
- ⑤ Trisomet 333 insulated trapezoidal roof panel system
- ⑥ Technal CD fully weather rated non-thermal Commercial system



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

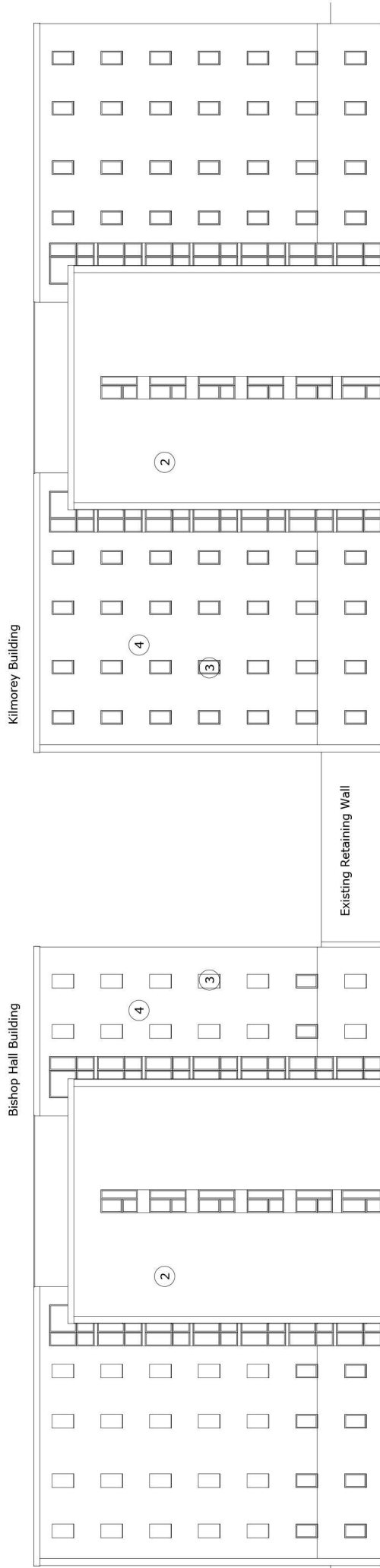
TITLE: Brunel University London-Bishop Hall-Planning
South Elevation-Existing



DWG NO. 1.1696-BUL-BH-P-SE-E
REVISION

SHEET 1 OF 1

West Elevation



- Key:
- ① Brick
 - ② Diagonal Standing Seam Zinc System
 - ③ Aluminium Framed Glazing
 - ④ Insulated Render System
 - ⑤ Trisomet 333 insulated trapezoidal roof panel system
 - ⑥ Technal CD fully weather rated non-thermal Commercial system

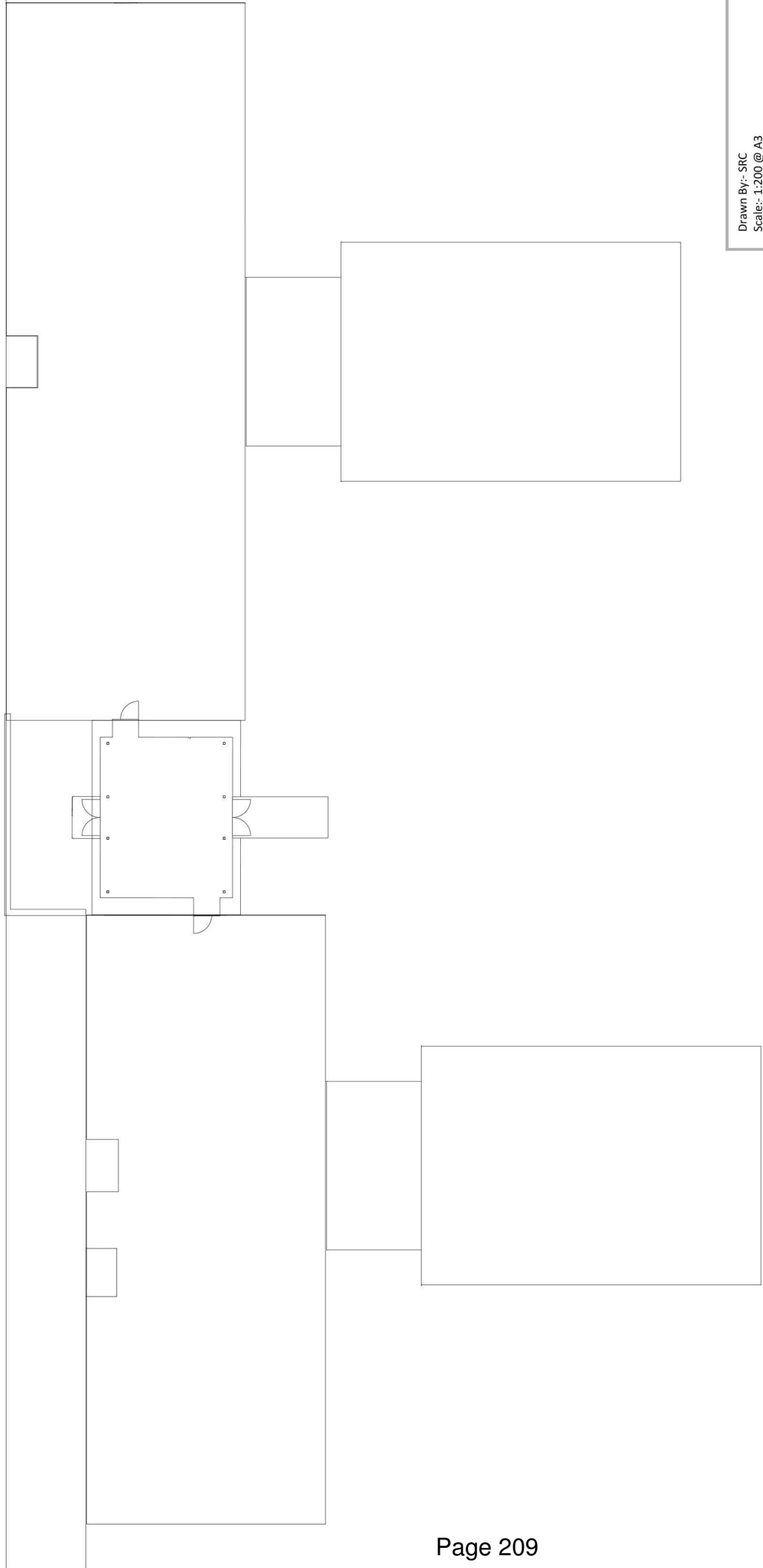


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Drawing Type:- PLANNING	
TITLE: Brunel University London-Bishop Hall-Planning- West Elevation-Existing	
DWG NO. 1.1696-BUL-BH-P-WE-E	REVISION
SHEET 1 OF 1	

Floor Plan

Bishop Hall Building

Kilmorey Building



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Bishop Hall-Planning-
Floor Plan-Proposed



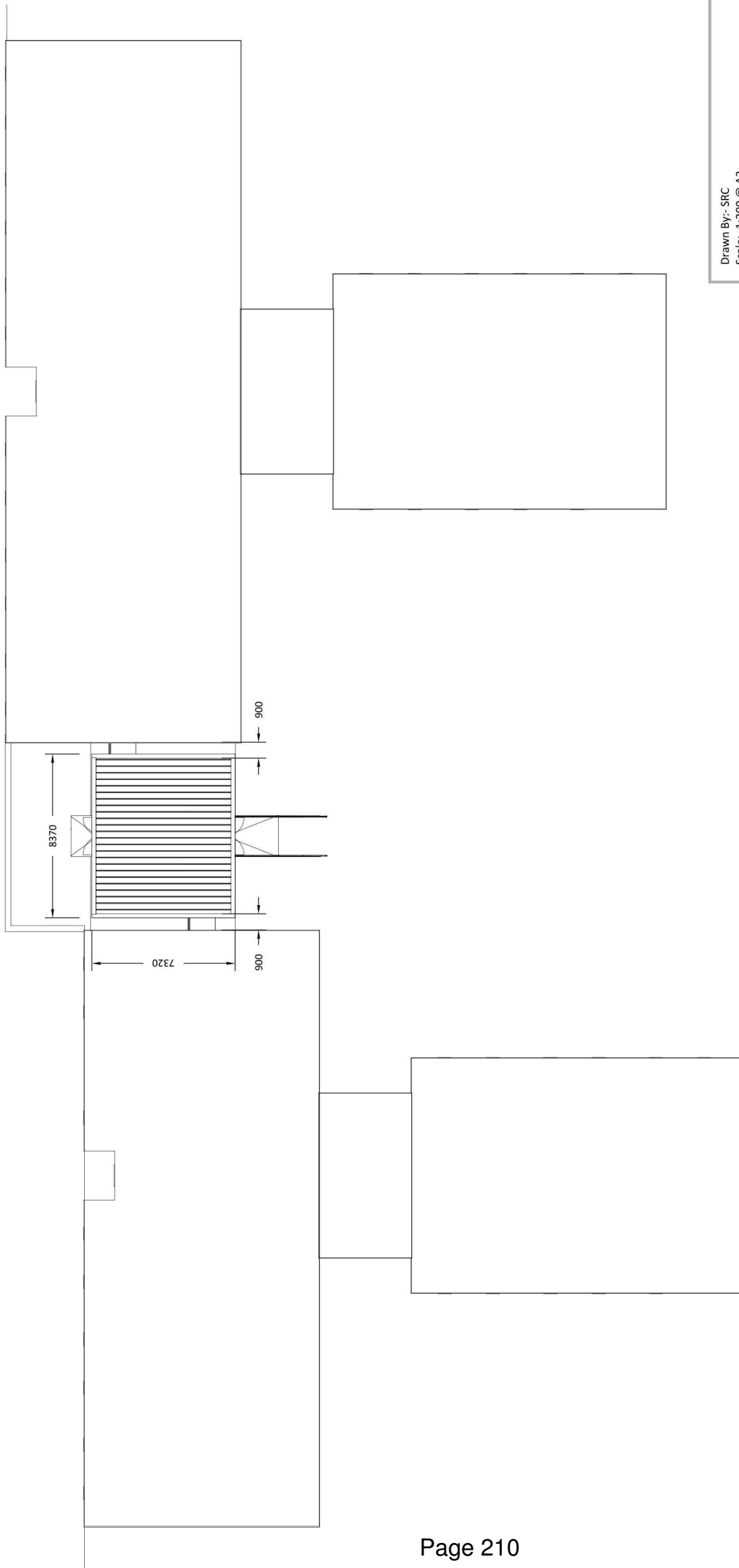
DWG NO. 11696-BUL-BH-P-PP-P
REVISION

SHEET 1 OF 1

Roof Plan

Bishop Hall Building

Kilmorey Building



Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Bishop Hall-Planning-
Roof Plan-Proposed



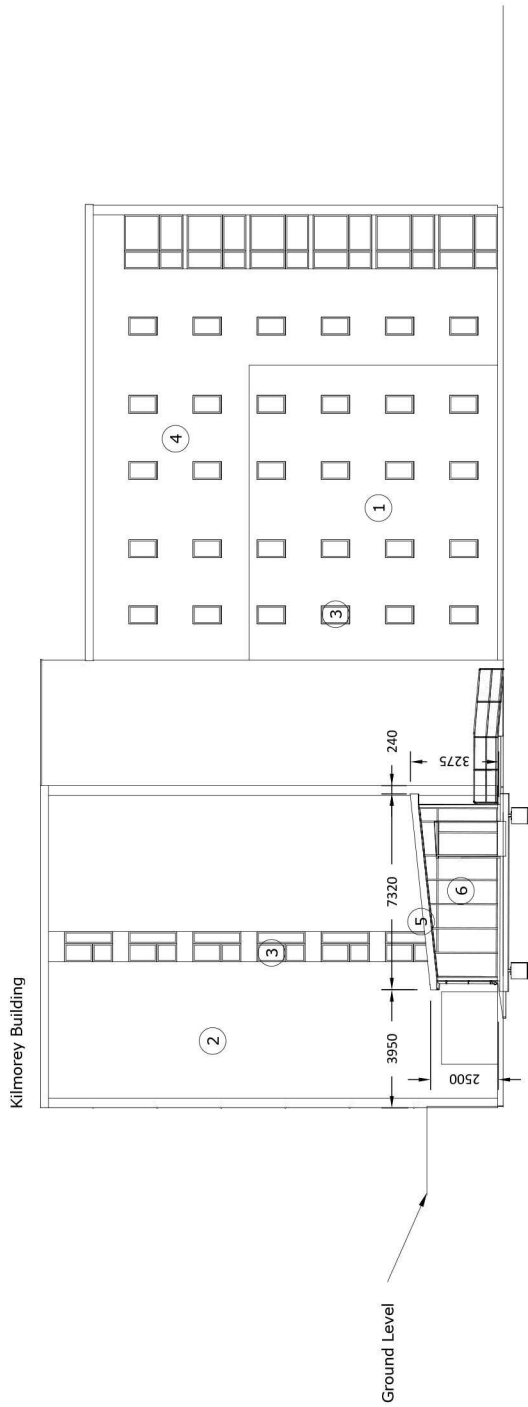
DWG NO. 11696-BUL-BH-P-PP
REVISION

SHEET 1 OF 1



Scale 1:200 @ A3, Metres

North Elevation



- Key:
- 1 Brick
 - 2 Diagonal Standing Seam Zinc System
 - 3 Aluminium Framed Glazing
 - 4 Insulated Render System
 - 5 Trisomet 333 insulated trapezoidal roof panel system
 - 6 Technal CD fully weather rated non-thermal Commercial system



Drawn By:- SRC Scale:- 1:200 @ A3
Drawing Type:- PLANNING
TITLE: Brunel University London-Bishop Hall-Planning North Elevation-Proposed
streetspace
DWG NO. 1.1696-BUL-BH-P-NE-P
REVISION
SHEET 1 OF 1

East Elevation



- Key:
- ① Brick
 - ② Diagonal Standing Seam Zinc System
 - ③ Aluminium Framed Glazing
 - ④ Insulated Render System
 - ⑤ Trisomet 333 insulated trapezoidal roof panel system
 - ⑥ Technal CD fully weather rated non-thermal Commercial system



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

TITLE: Brunel University London-Bishop Hall-Planning-
East Elevation-Proposed

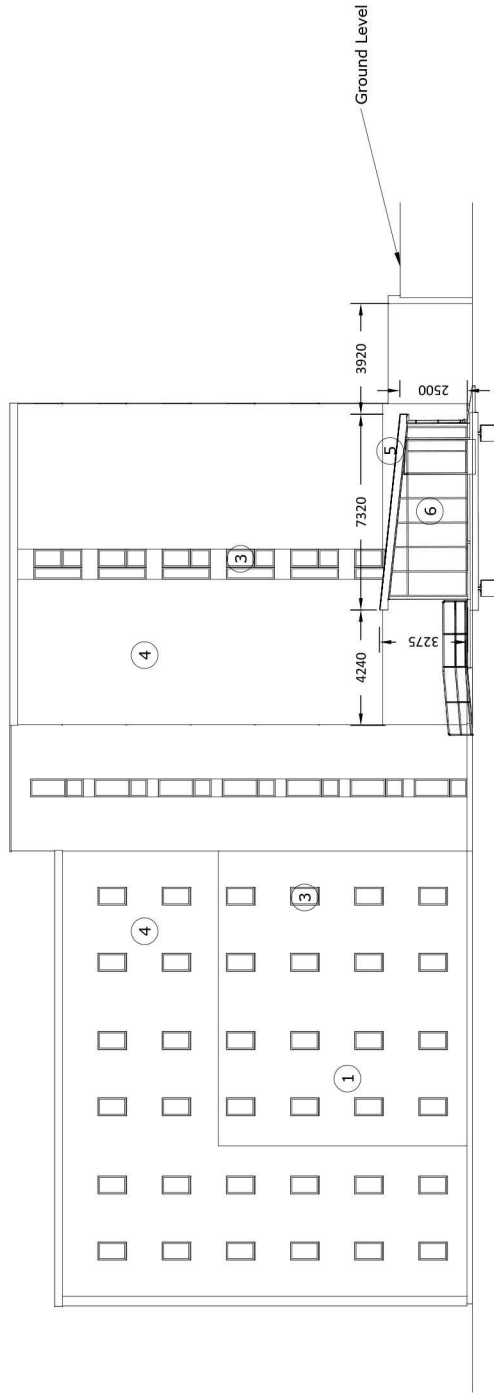


DWG NO. 1.1696-BUL-BH-P-EE-P
REVISION

SHEET 1 OF 1

South Elevation

Bishop Hall Building



Key:

- 1 Brick
- 2 Diagonal Standing Seam Zinc System
- 3 Aluminium Framed Glazing
- 4 Insulated Render System
- 5 Trisomet 333 insulated trapezoidal roof panel system
- 6 Technical CD fully weather rated non-thermal Commercial system



Scale 1:200 @ A3, Metres

Drawn By:- SRC
Scale:- 1:200 @ A3

Drawing Type:- PLANNING

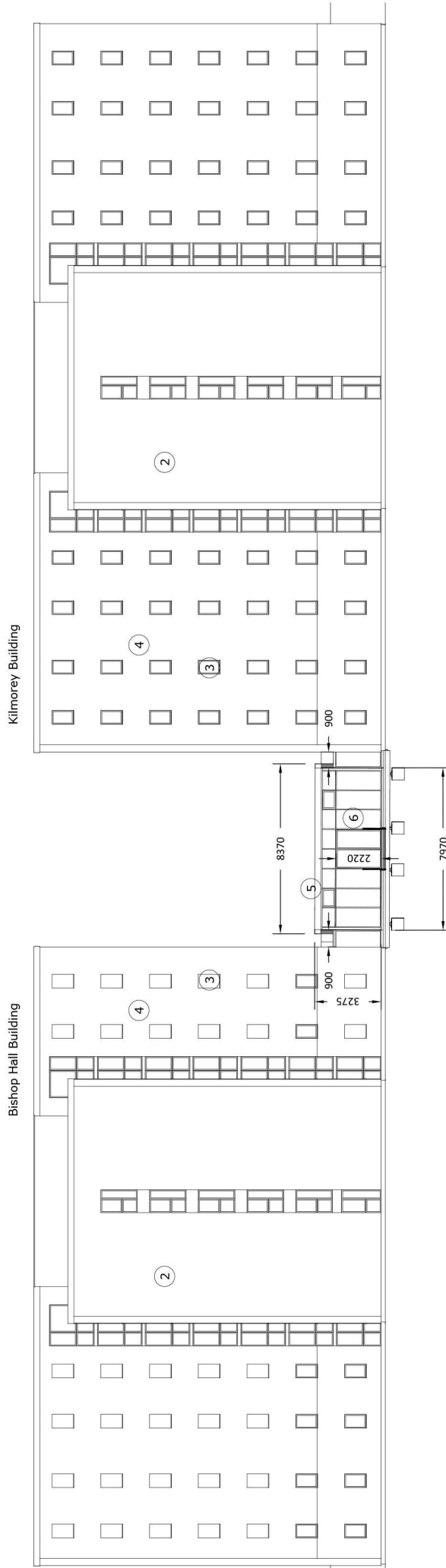
TITLE: Brunel University London-Bishop Hall-Planning
South Elevation-Proposed



DWG NO. 11696-BUL-BH-P-SE-P
REVISION

SHEET 1 OF 1

West Elevation



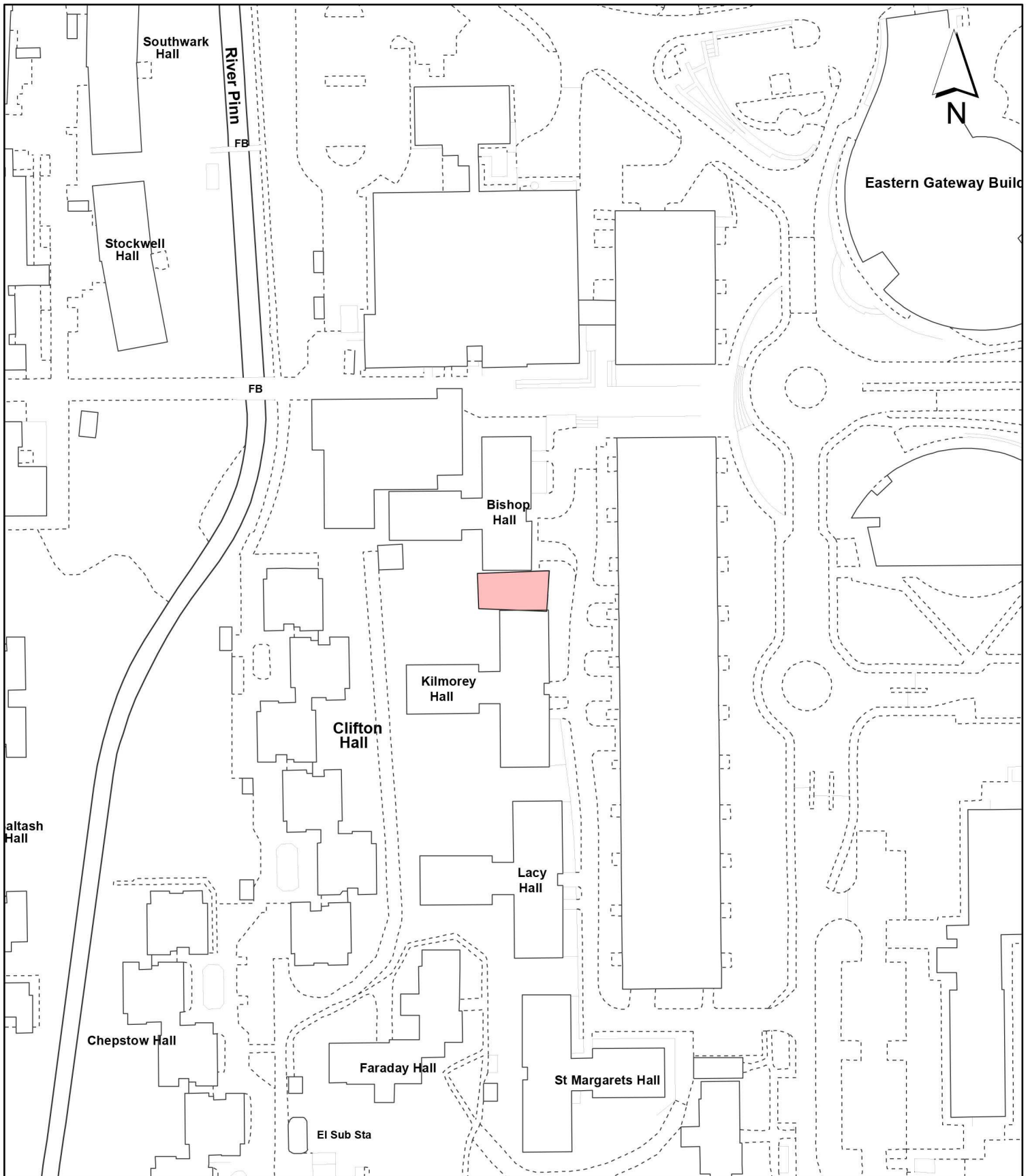
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Drawing Type:- PLANNING
TITLE: Brunel University London-Bishop Hall-Planning- West Elevation-Proposed

DWG NO. 1.1696-BUL-BH-P-WE-P
REVISION
SHEET 1 OF 1

- Key:
- ① Brick
 - ② Diagonal Standing Seam Zinc System
 - ③ Aluminium Framed Glazing
 - ④ Insulated Render System
 - ⑤ Trisomet 333 insulated trapezoidal roof panel system
 - ⑥ Technal CD fully weather rated non-thermal Commercial system



Scale 1:200 @ A3, Metres



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/APP/2016/3946

Scale:
1:1,250

Planning Committee:
Central & South

Date:
January 2017



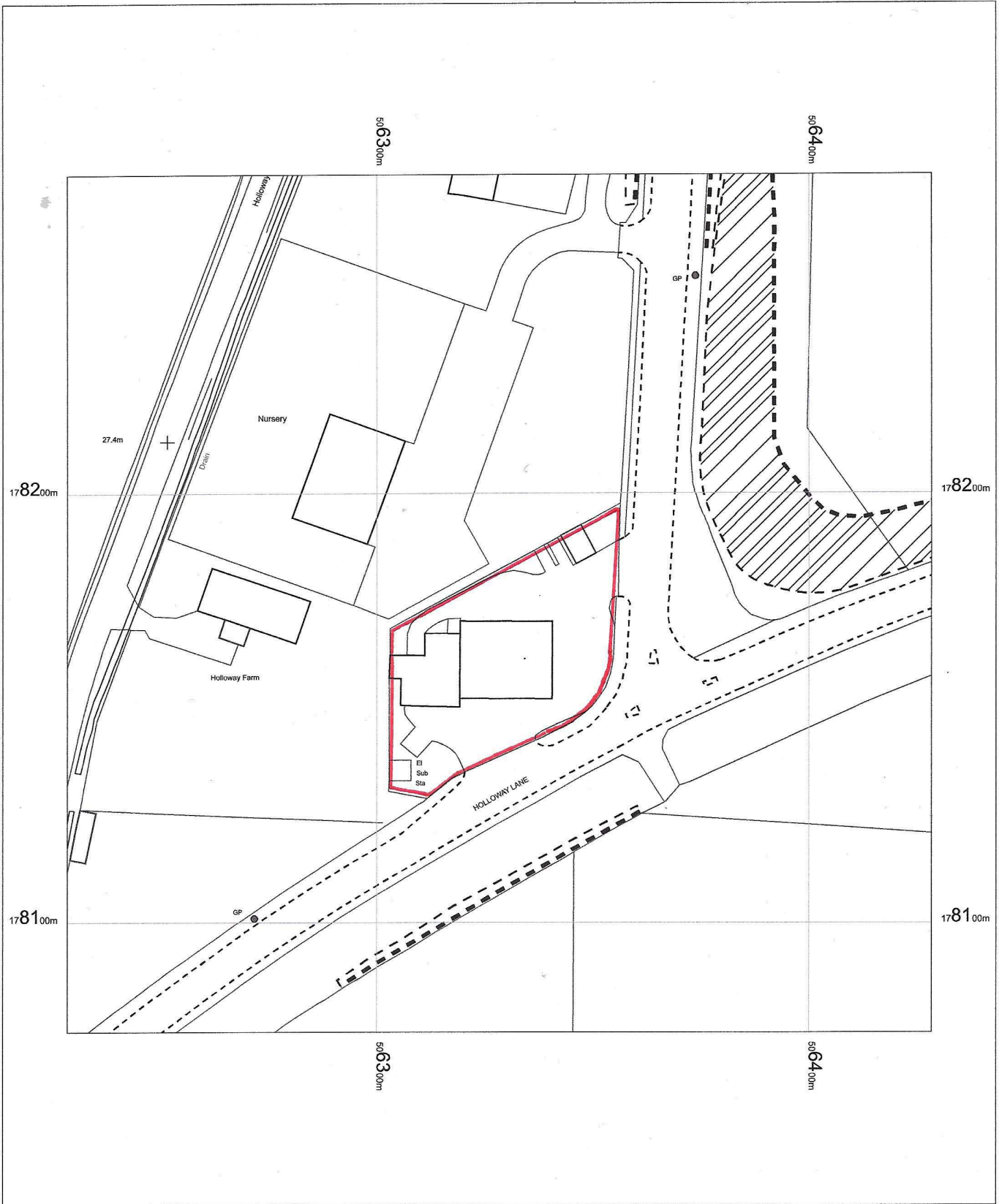
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address SHELL SERVICE STATION HARMONDSWORTH ROAD WEST DRAYTON
Development: Installation of 5 x non illuminated fascia signs.
LBH Ref Nos: 62937/ADV/2016/87

Date Plans Received: 23/09/2016
Date Application Valid: 07/11/2016

Date(s) of Amendment(s):

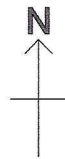


SHELL GARAGE
 WEST DRAYTON
 HARMONDSWORTH ROAD
 HOLLOWAY LANE
 WEST DRAYTON
 UB7 0AE
 E008721-V2

OS MasterMap 1250/2500/10000 scale
 19 September 2016, ID: BW1-00561881
 maps.blackwell.co.uk

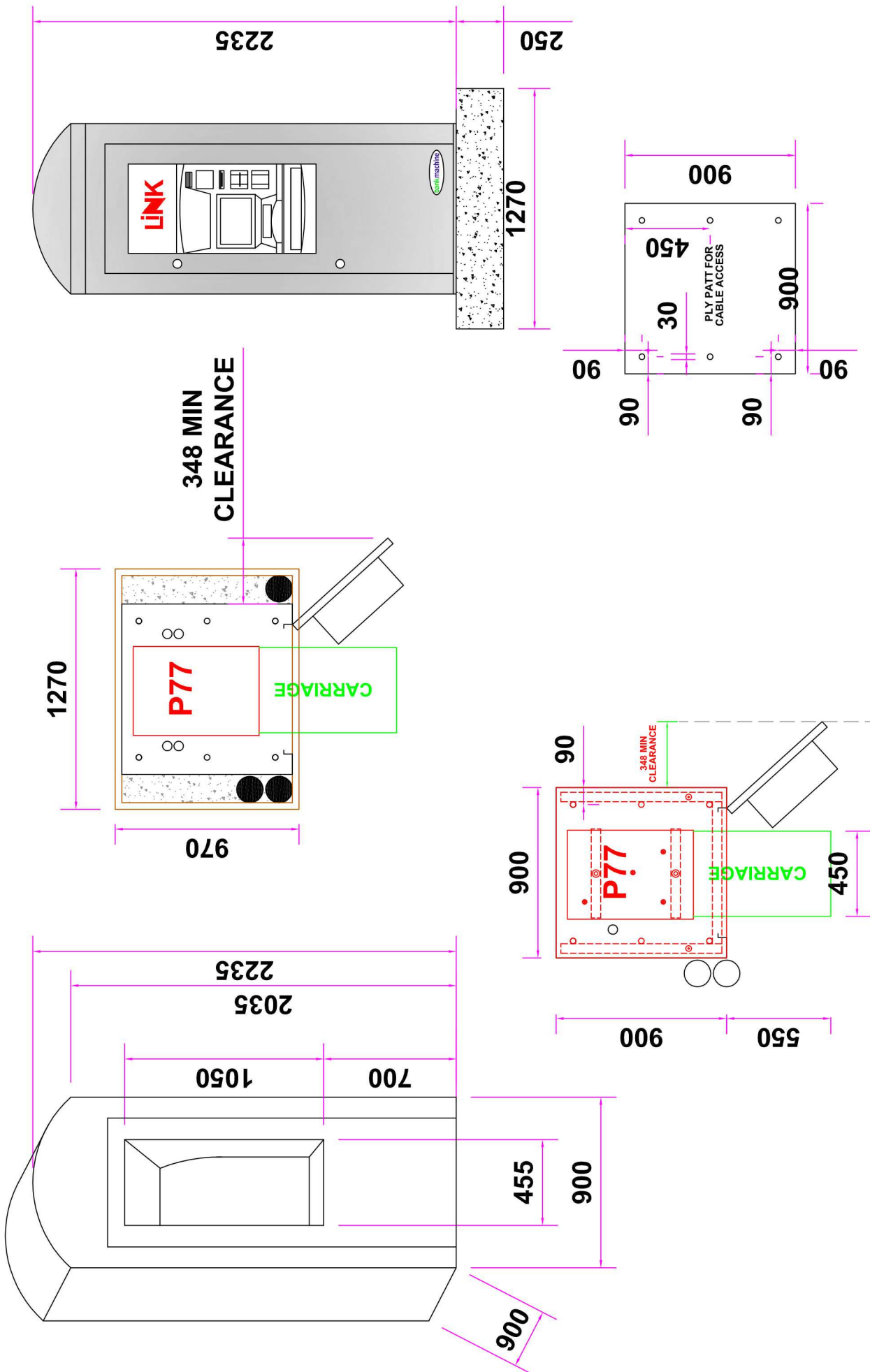
1:1250 scale print at A4, Centre: 506328 E, 178175 N

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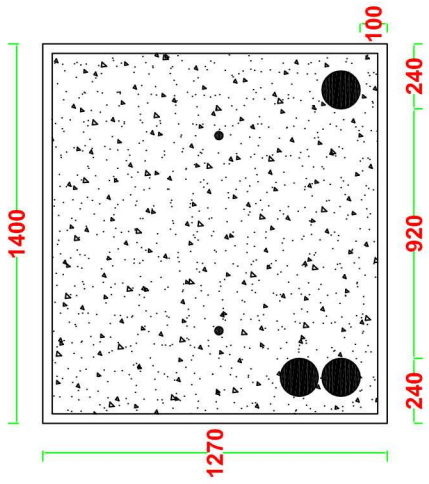
BLACKWELL'S
 www.blackwellmapping.co.uk

TEL: 0113 245 2623

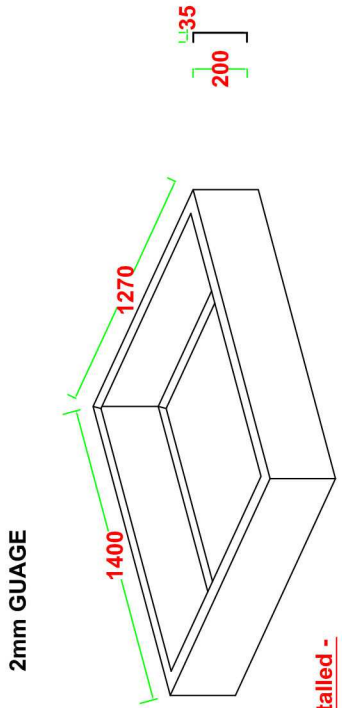


TITLE		P77 POD		drawing approval	
03		NAME:-		APPROVED:-	
02		POSITION:-		SIGNED:-	
01	CONCRETE BASE FRAME SIZE	DATE	DATE	DATE	DATE
01	REVISION DESCRIPTION	DATE	DATE	DATE	DATE
1	1	1	1	1	1

PLAN OF CONCRETE BASE

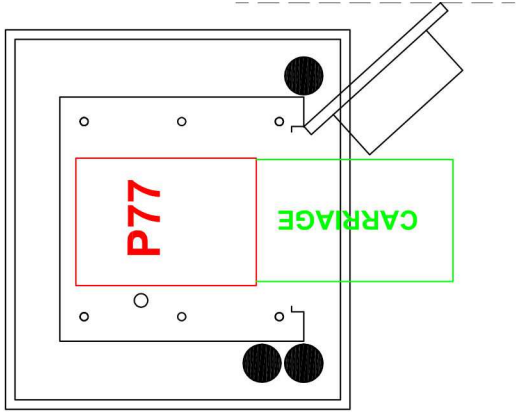


GALV CONCRETE BASE FRAME

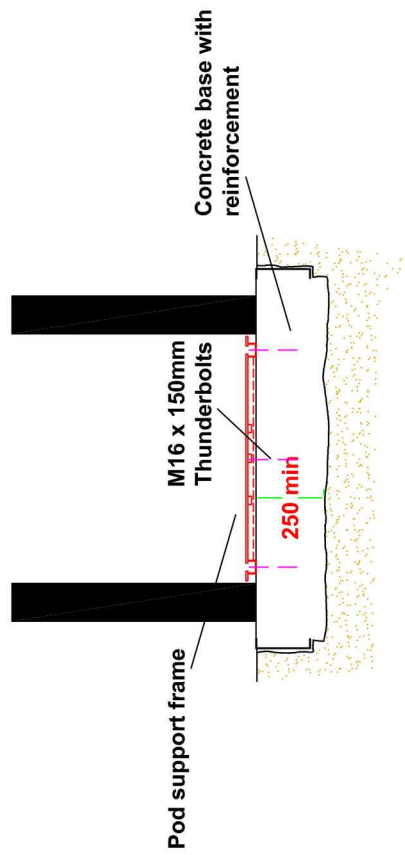


**Matting & deck chair reinforcement to be installed -
Reinforcement to finish 80mm below top of concrete
base & 100mm concrete cover to perimeter**

PLAN OF POD IN POSITION



**FRONT SECTION OF CONCRETE
BASE WITH SUPPORT FRAME**



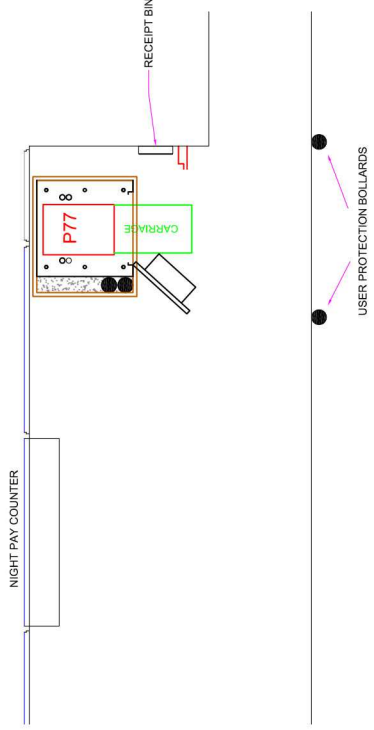
TITLE		SMALL CONC POD BASE FRAME DRWG (P77)		03	drawing approval		 A division of Cardtronics Europe	
DATE	27/09/11	SCALE	1:20 @ A3	02	NAME:-	APPROVED:-		
DRAWN	AH	DATE	27/09/11	01	POSITION:-	SIGNED:-		
REFERENC:		SHEET	2	REVISION	DATE	BY	DATE	
NW0176								

DO NOT SCALE EXCEPT FOR PLANNING AND BUILDING REGULATION PURPOSES

GENERAL NOTES
 LIGHTING - ALL LIGHTING TO BE POSITIONED TO AVOID DIRECT GLARE ON THE EYES OF THE USER AND UNWANTED REFLECTIONS FROM THE SCREEN OR OPERATING FEATURES. GLARE FROM LIGHTING TO BE AVOIDED.
 SIGNAGE - ALL SIGNAGE TO CONFORM TO BS 6800:2001 SECTIONS 9.2.2 LOCATION & DESIGN OF SIGNS & 9.2.3 POSITIONING OF SIGNS. ALL NEW SIGNAGE TO BE POSITIONED TO AVOID DIRECT GLARE ON THE EYES OF THE USER AND UNWANTED REFLECTIONS FROM THE SCREEN OR OPERATING FEATURES. GLARE FROM LIGHTING TO BE AVOIDED.
 ALL NEW GLAZING CONFORMS TO BS 6206.
 ALL ELECTRICAL WORK CONFORMS TO BS 7671.

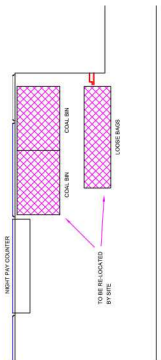
SITE NOTES
 FLOOR CONSTRUCTION:
 TILED KERB ON CONCRETE FORECOURT
 SCAN PROPOSED POD LOCATION PRIOR TO WORKS COMMENCING.
 EXCAVATE WITH CARE A SECTION OF KERB FOR NEW NON-STANDARD CONCRETE BASE FRAME AND BOLLARDS.
 INSTALL NON-STANDARD CONCRETE BASE FRAME, 2X BOLLARDS, 2X USER PROTECTION BOLLARDS, ATM, POD, ELECTRICS RECEIPT BIN AND DUCTING.

NOTE: SITE IS OPEN 24/7 365 DAYS A YEAR THEREFORE IT IS NO NECESSARY TO MODIFY SHUTTER CURTAIN
WORK TO BE CARRIED OUT BY OTHERS
 RELOCATE COAL BINS AND LOOSE BAGS OF COAL PRIOR TO INSTALL.

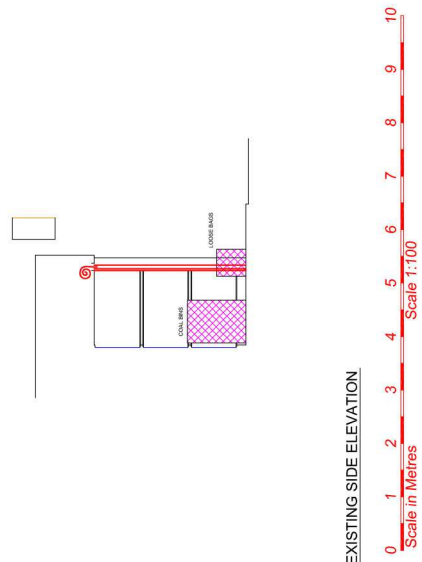


PROPOSED (PART) PLAN

EXISTING (PART) PLAN

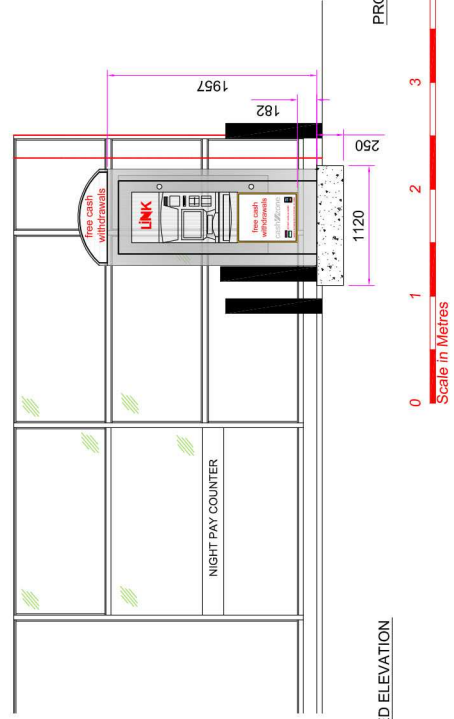


EXISTING ELEVATION

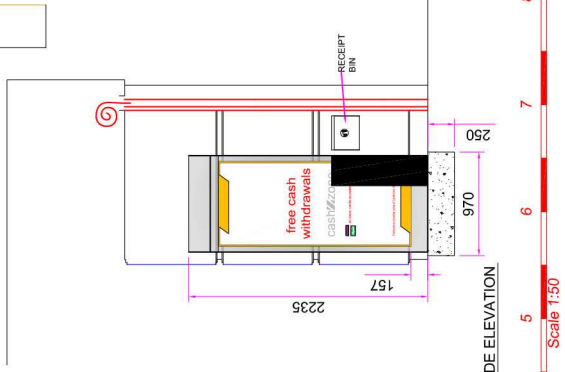


EXISTING SIDE ELEVATION

deli2go



PROPOSED ELEVATION



PROPOSED SIDE ELEVATION

<p>new wave installations</p>	
<p>CARDTRONICS UNITED KINGDOM A division of Cardtronics Europe</p>	
<p>drawing approval</p>	
NAME:-	APPROVED:-
DATE: 07/10/16	SIGNED:-
REVISION DESCRIPTION	DATE
01 PROPOSED AUTOMATED TELLER MACHINE (ATM) INSTALLATION FOR CASHZONE	01
02	
03	
<p>SITE ADDRESS SHELL WEST DRAYTON HARMONDSWORTH ROAD, HOLLOWAY LANE, WEST DRAYTON MIDDLESEX, UB7 9JS</p>	
<p>TITLE PROPOSED AUTOMATED TELLER MACHINE (ATM) INSTALLATION FOR CASHZONE</p>	
SCALE: VARIOUS @A3	SCALE: VARIOUS @A3
DATE: 22/04/2015	DATE: 22/04/2015
DRAWN: ANT	DRAWN: ANT
REVISION: E008721	REVISION: E008721
SHEET: 01	SHEET: 01

L/H SIDE



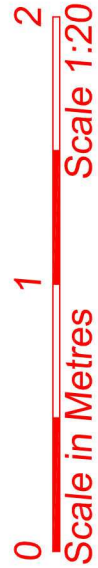
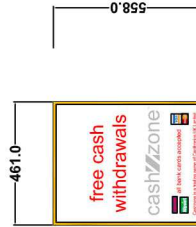
FRONT



REAR



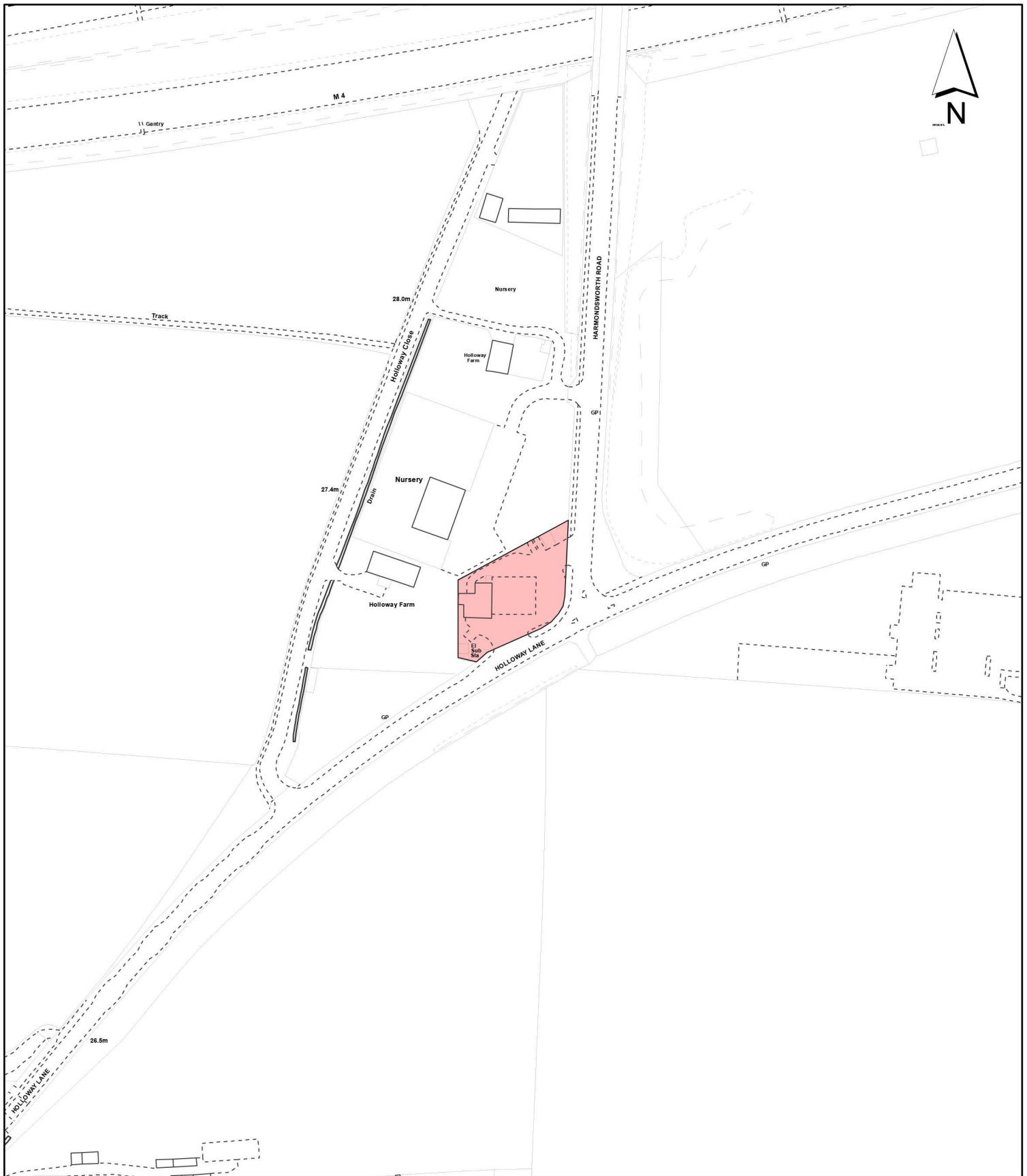
R/H SIDE



NEW WAVE DRAWING	FILE	FTU SHELL DESIGN	03	drawing approval
	DATE	20/01/16	02	
	SCALE	A3 @ 1:20	01	
	REVISION	DESCRIPTION	DATE	
DRAWN	CB			NAME:-
				POSITION:-
				APPROVED:-
				SIGNED:-



A division of Cardtronics Europe



Notes:

 Site boundary

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Site Address:

**Shell Service Station
 Harmondsworth Road**

Planning Application Ref:
62937/ADV/2016/87

Planning Committee:
Central & South

Scale:
1:2,500

Date:
January 2017

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



Report of the Head of Planning, Sport and Green Spaces

Address SHELL SERVICE STATION HARMONDSWORTH ROAD WEST DRAYTON

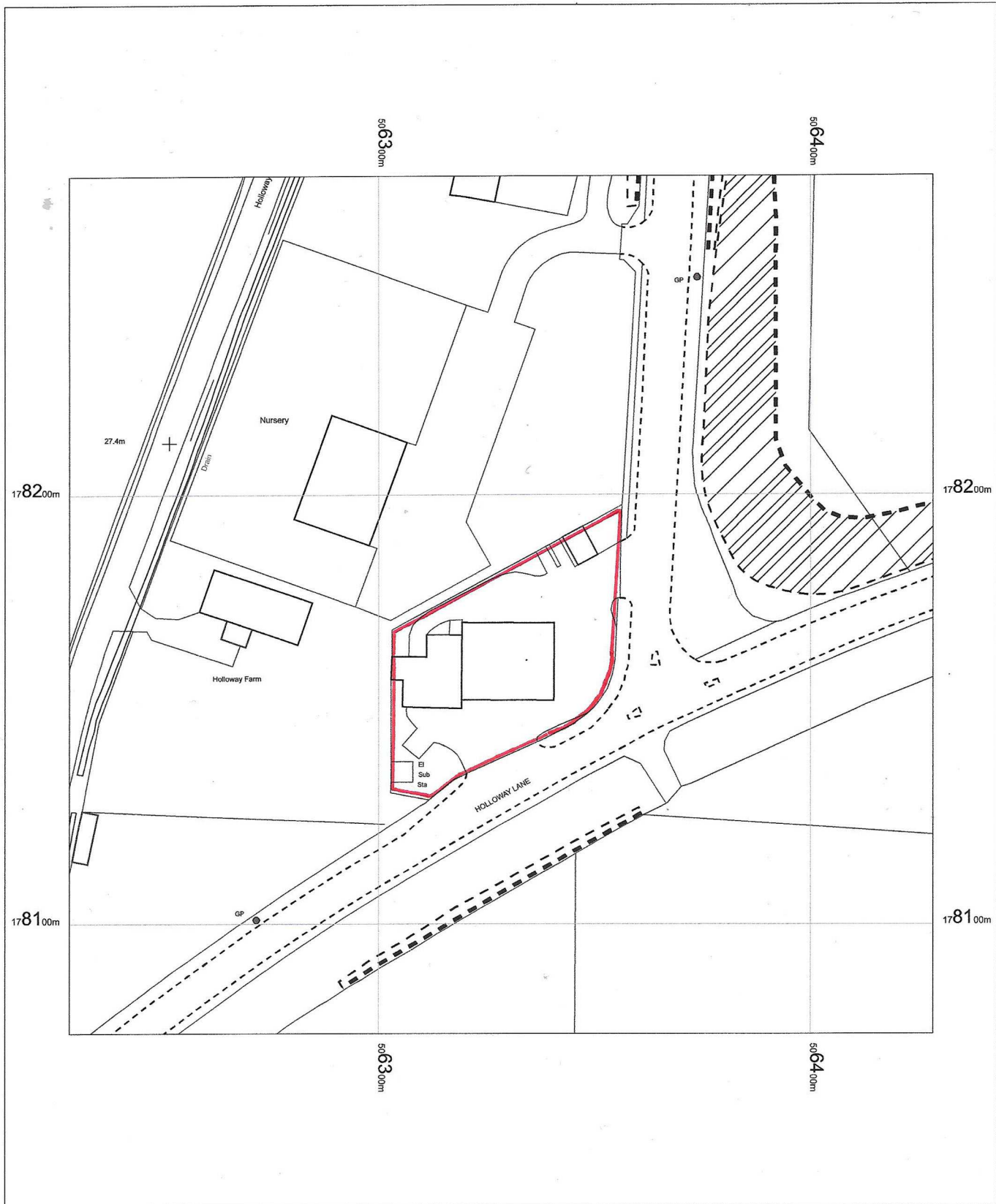
Development: Installation of ATM unit. (Retrospective)

LBH Ref Nos: 62937/APP/2016/3566

Date Plans Received: 23/09/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

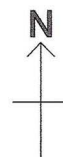


SHELL GARAGE
 WEST DRAYTON
 HARMONDSWORTH ROAD
 HOLLOWAY LANE
 WEST DRAYTON
 UB7 0AE
 E008721-V2

OS MasterMap 1250/2500/10000 scale
 19 September 2016, ID: BW1-00561881
 maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 506328 E, 178175 N

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GENERAL NOTES

LIGHTING - ALL LIGHTING TO BE POSITIONED TO AVOID DIRECT GLARE ON THE EYES OF THE USER AND UNWANTED REFLECTIONS FROM THE SCREEN OR OPERATING FEATURES. GLARE FROM LIGHTING TO BE AVOIDED.
SIGNAGE - ALL SIGNAGE TO CONFORM TO BS 6800:2001 SECTIONS 9.2.2 LOCATION & DESIGN OF SIGNS & 9.2.3 POSITIONING OF SIGNS. ALL NEW SIGNAGE TO BE POSITIONED TO AVOID DIRECT GLARE ON THE EYES OF THE USER AND UNWANTED REFLECTIONS FROM THE SCREEN OR OPERATING FEATURES. ALL NEW GLAZING CONFORMS TO BS 6206.
ALL ELECTRICAL WORK CONFORMS TO BS 7671.

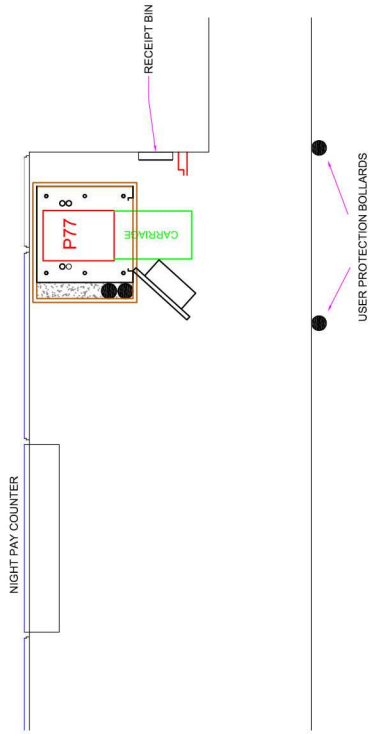
SITE NOTES

FLOOR CONSTRUCTION:
TILED KERB ON CONCRETE FORECOURT
SCAN PROPOSED POD LOCATION PRIOR TO WORKS COMMENCING.
EXCAVATE WITH CARE A SECTION OF KERB FOR NEW NON-STANDARD CONCRETE BASE FRAME AND BOLLARDS.
INSTALL NON-STANDARD CONCRETE BASE FRAME, 2X BOLLARDS, 2X USER PROTECTION BOLLARDS, ATM, POD, ELECTRICS RECEIPT BIN AND DUCTING.

NOTE: SITE IS OPEN 24/7 365 DAYS A YEAR THEREFORE IT IS NO NECESSARY TO MODIFY SHUTTER CURTAIN

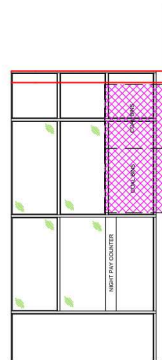
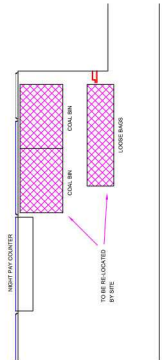
WORK TO BE CARRIED OUT BY OTHERS

RELOCATE COAL BINS AND LOOSE BAGS OF COAL PRIOR TO INSTALL.

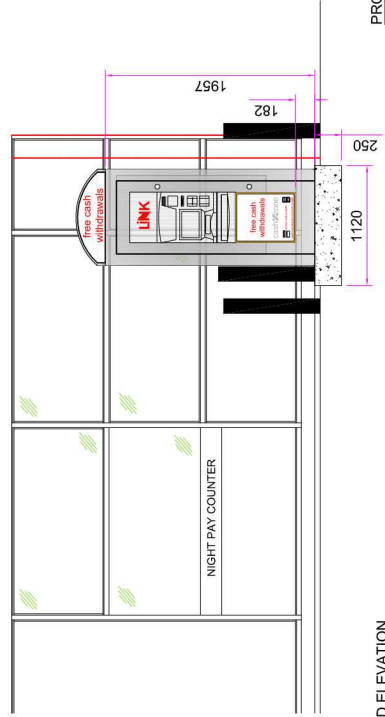


PROPOSED (PART) PLAN

EXISTING (PART) PLAN



EXISTING SIDE ELEVATION



PROPOSED ELEVATION

PROPOSED SIDE ELEVATION



SITE ADDRESS

SHELL WEST DRAYTON
HARMONDSWORTH ROAD,
HOLLOWAY LANE, WEST DRAYTON
MIDDLESEX, UB7 9JS

TITLE

PROPOSED AUTOMATED TELLER MACHINE (ATM)
INSTALLATION FOR CASHZONE

DATE: 22/04/2015

SCALE: VARIOUS @A3

REVISION: 01

DESCRIPTION

REVISION

DATE

BY

DATE

APPROVED-

SIGNED-

drawing approval

NAME:-

POSITION:-

DATE

BY

DATE

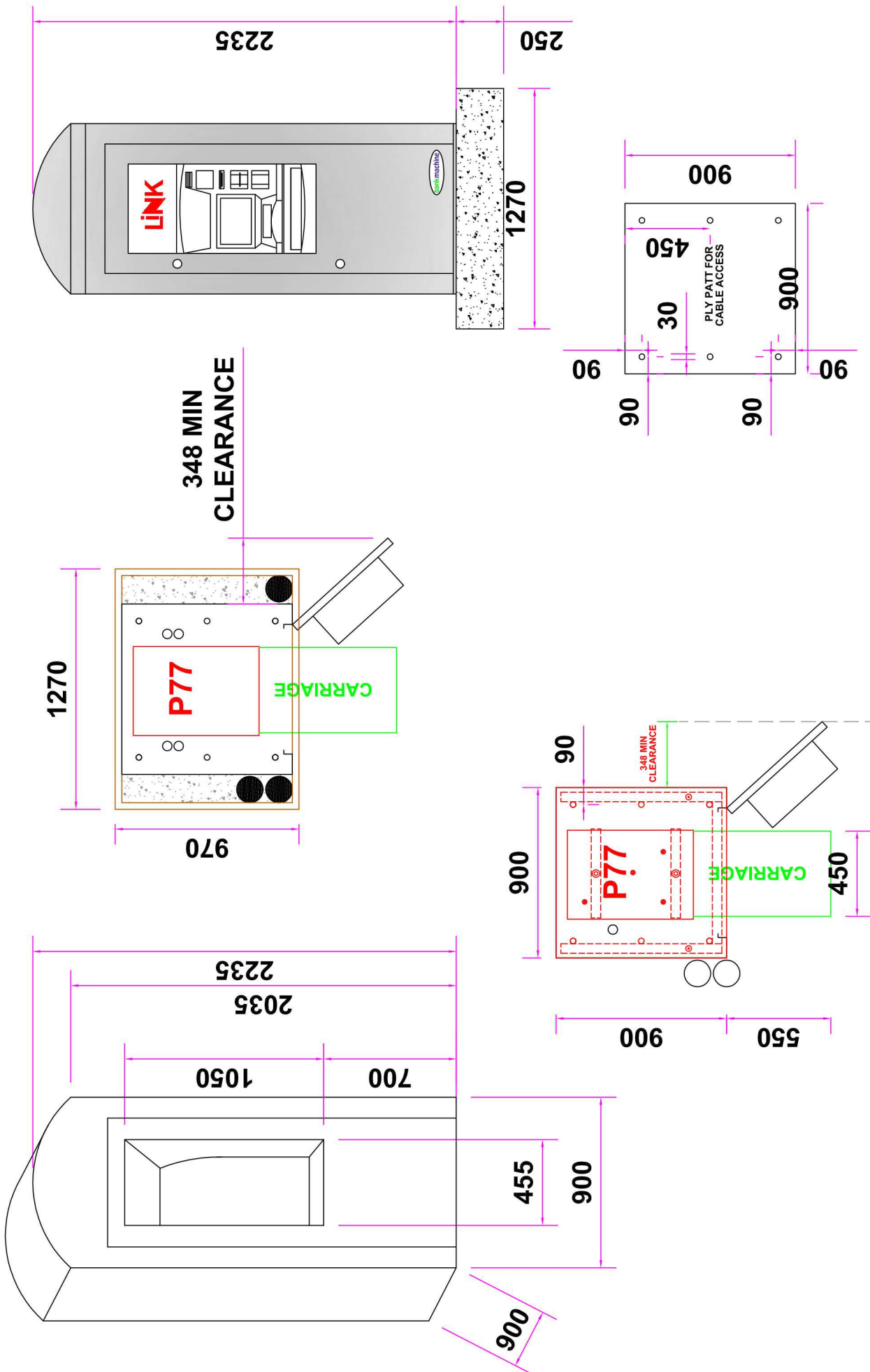
APPROVED-

SIGNED-



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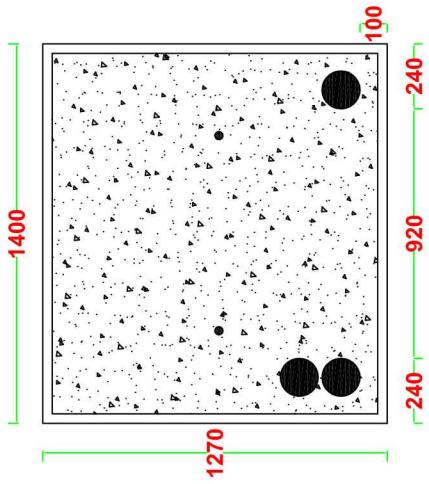
new wave
installations



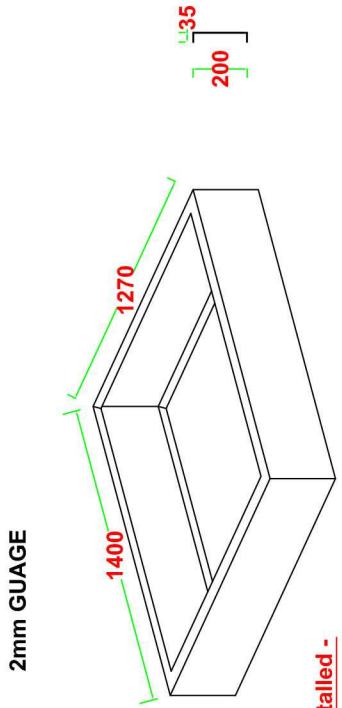
drawing approval		NAME:-	APPROVED:-
03			
02			
01	CONCRETE BASE FRAME SIZE FABRICATED	24/09/15	DATE
01	REVISION DESCRIPTION		DATE

TITLE		P77 POD	
DRAWN	DG	DATE	SCALE
24/09/15		24/09/15	1:20 @ A3
SHEET	1	REVISION	01
REFERENCE:	NW0175		

PLAN OF CONCRETE BASE

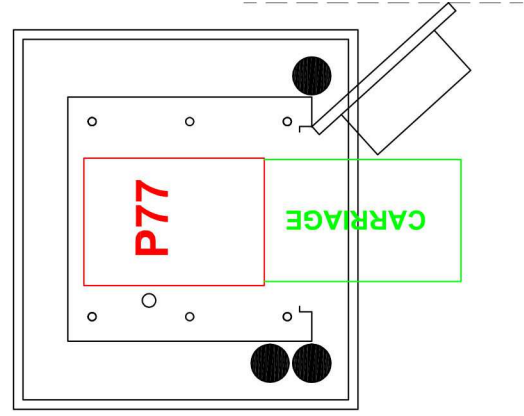


GALV CONCRETE BASE FRAME

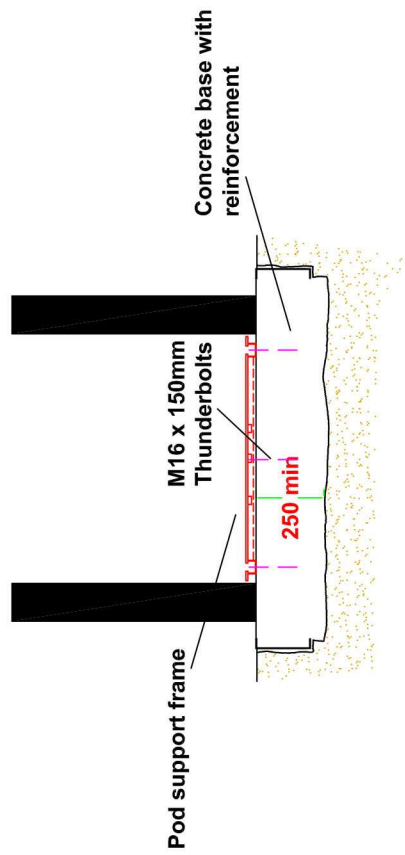


**Matting & deck chair reinforcement to be installed -
Reinforcement to finish 80mm below top of concrete
base & 100mm concrete cover to perimeter**

PLAN OF POD IN POSITION



**FRONT SECTION OF CONCRETE
BASE WITH SUPPORT FRAME**



TITLE SMALL CONC POD BASE FRAME DRWG (P77)	03	drawing approval		 A division of Cardtronics Europe	
	02	NAME:-	APPROVED:-		
DRAWN AH	DATE 27/09/11	POSITION:-	SIGNED:-		
SCALE 1:20 @ A3	SHEET 2	DATE	BY	DATE	REVISION DESCRIPTION
REFERENCE: NW0176	REVISION 2				

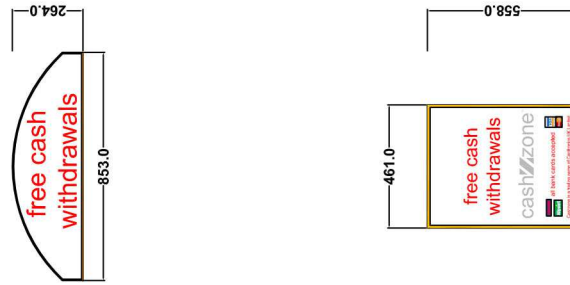
R/H SIDE



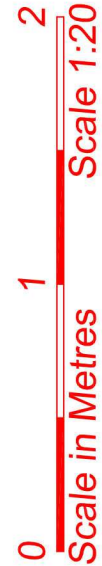
REAR



FRONT



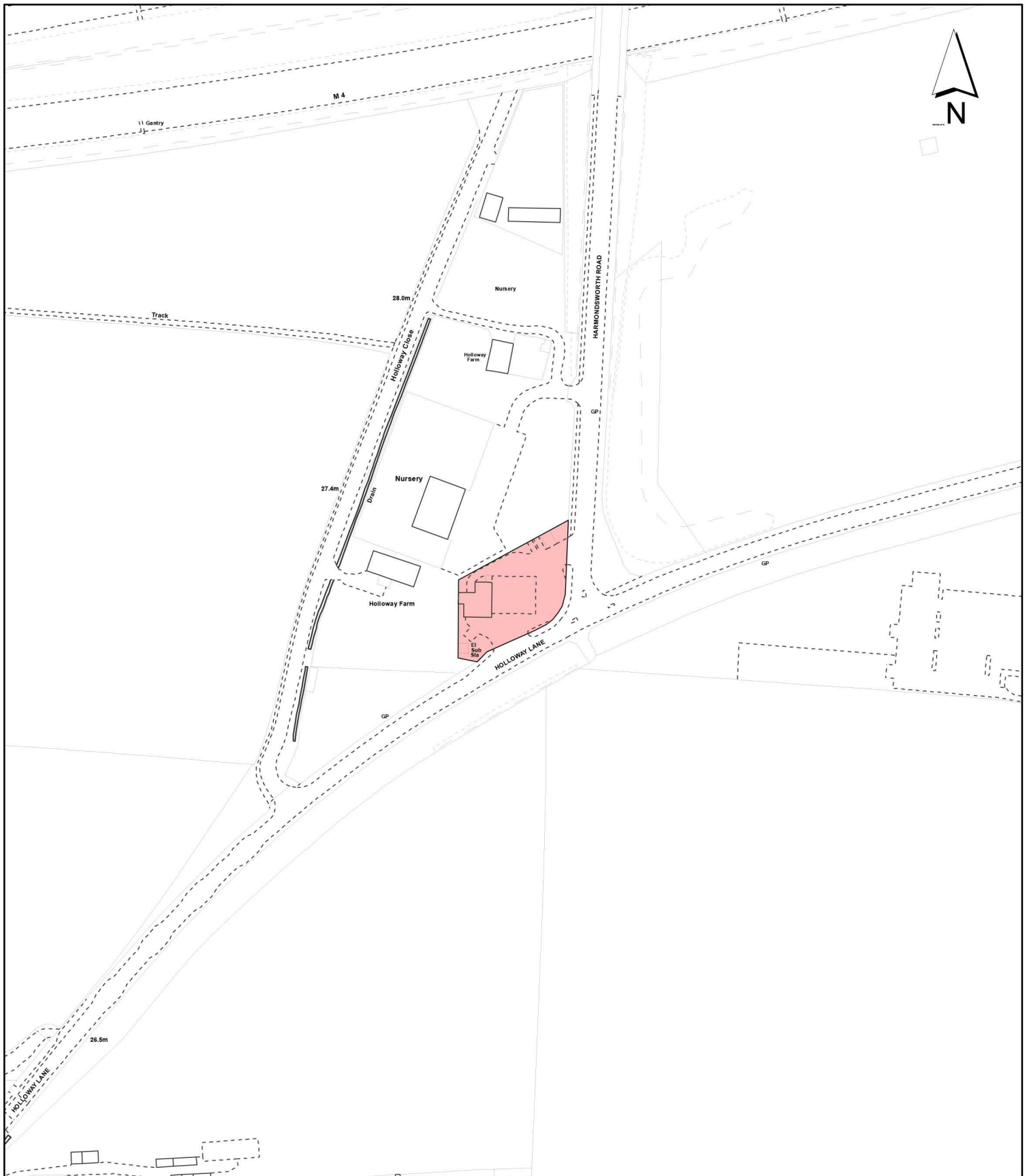
L/H SIDE



NEW WAVE DRAWING	FILE	FTU SHELL DESIGN	03	drawing approval
	DATE	20/01/16	02	
DRAWN	CB	SCALE	1:20 @ A3	NAME:-
REVISIONS		SHEET	1 OF 2	POSITION:-
		SHEET 2		APPROVED:-
				SIGNED:-
				DATE
				BY DATE-
				REVISION DESCRIPTION



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Notes:

 Site boundary

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Site Address:

**Shell Service Station
 Harmondsworth Road**

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

Planning Application Ref:
62937/APP/2016/3566

Scale:
1:2,500

Planning Committee:
Central & South

Date:
January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON ABBOTS RFC GAINSBOROUGH ROAD HAYES

Development: Extension to changing rooms

LBH Ref Nos: 72365/APP/2016/4158

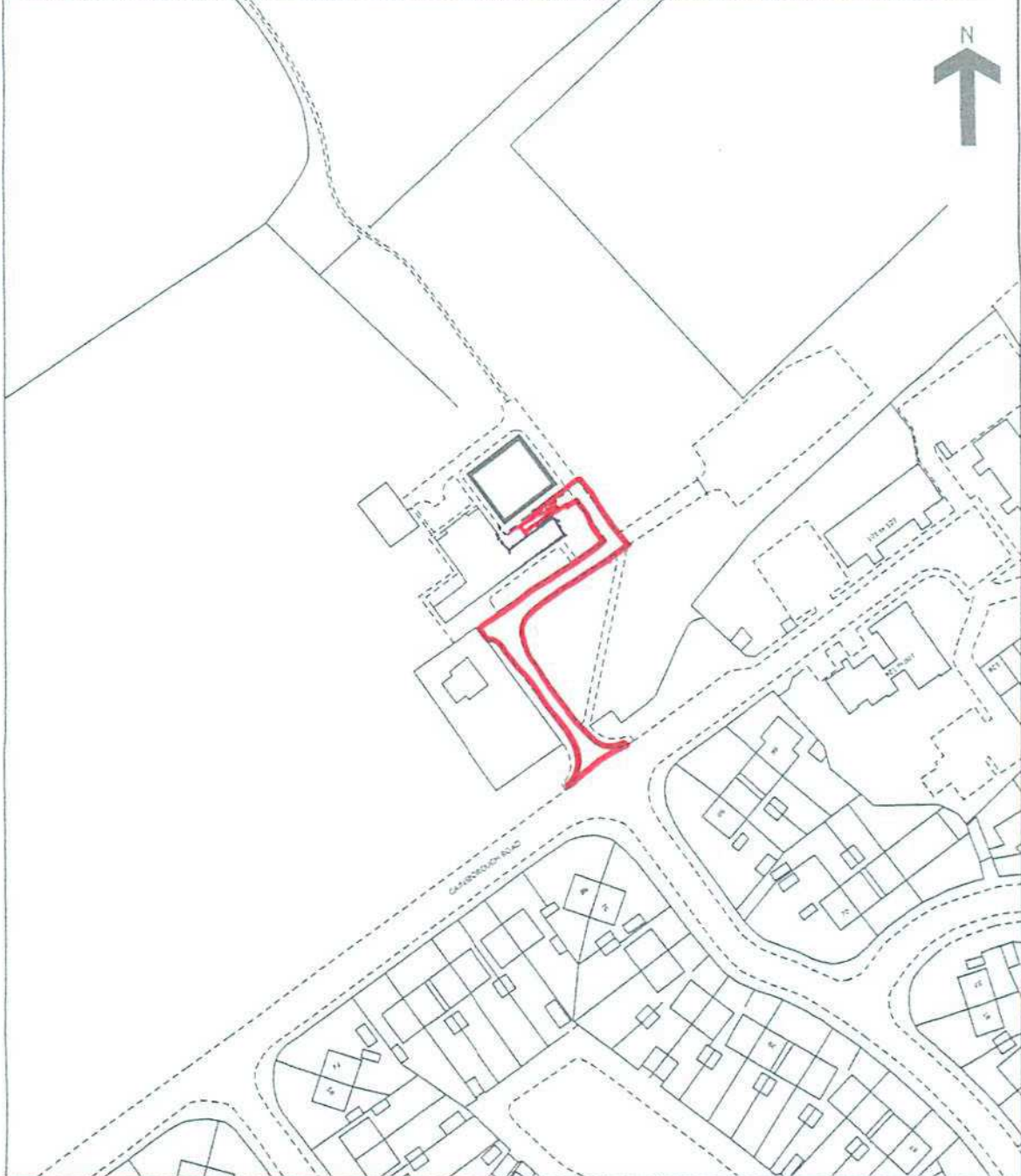
Date Plans Received: 15/11/2016

Date(s) of Amendment(s):

Date Application Valid: 24/11/2016



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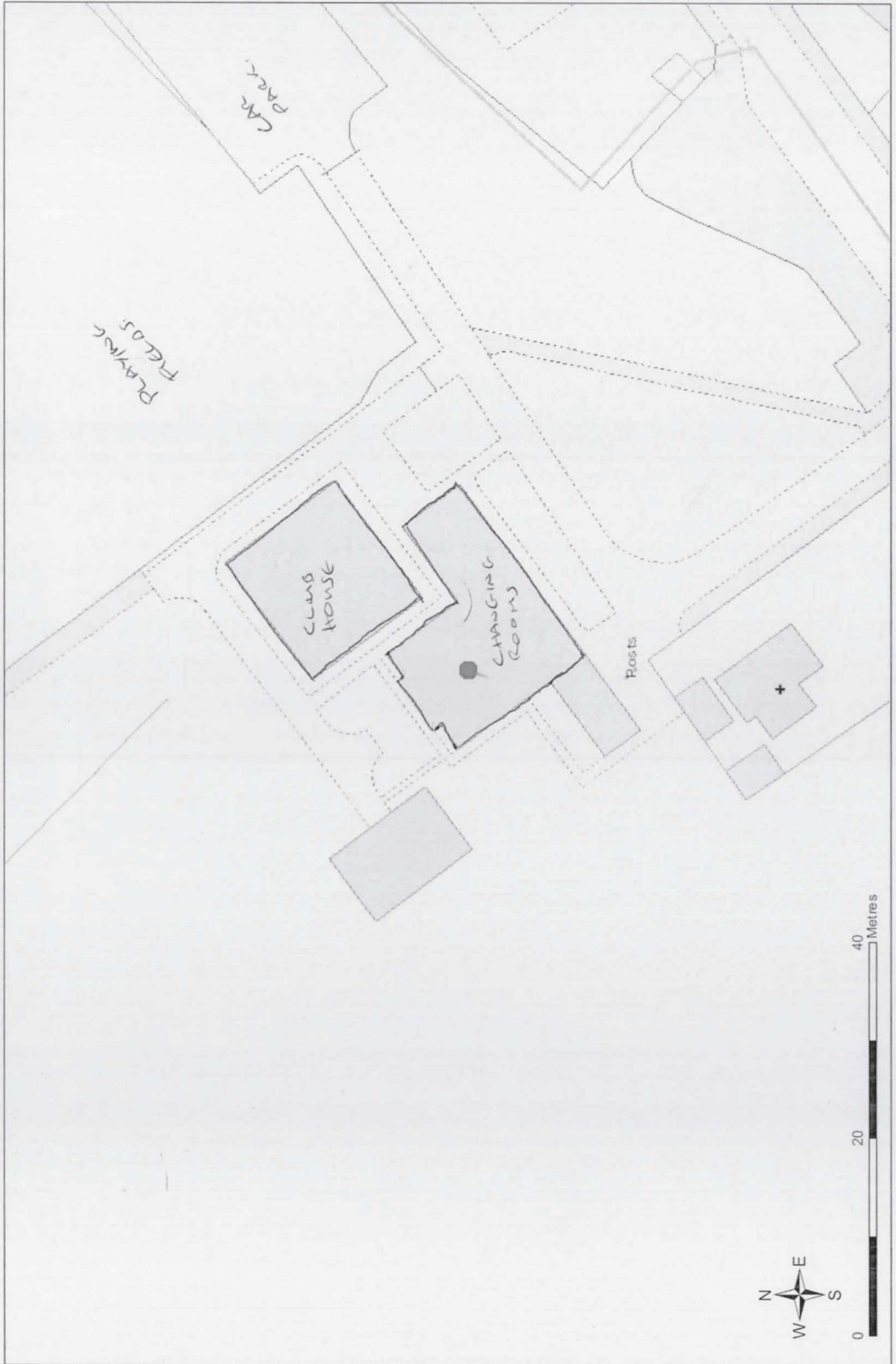
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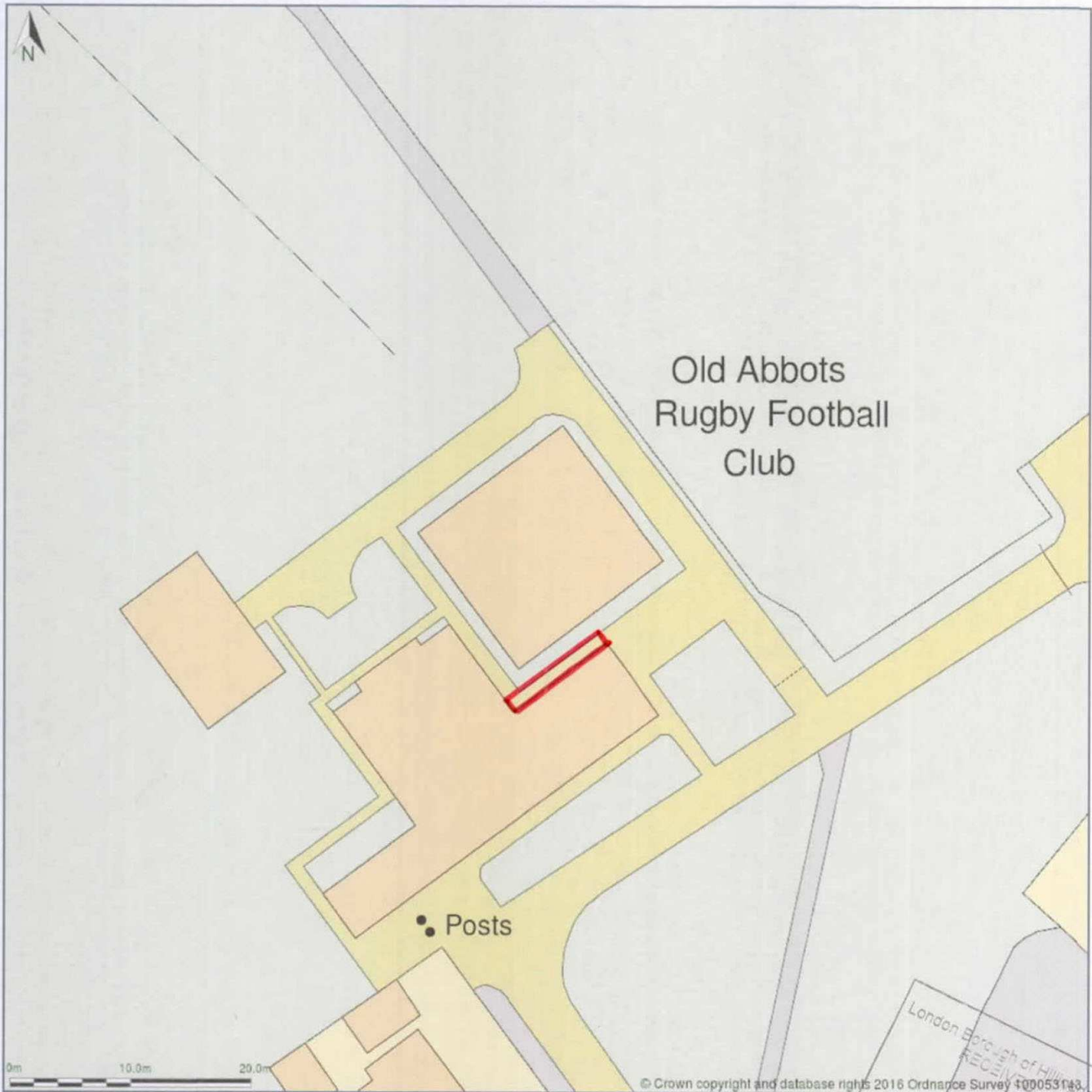
Hillingdon Abbots Rugby Football Club, GAINSBOROUGH ROAD, HAYES, UB4 8PS



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Map Notes Scale 1:500

Hillingdon Abbots Rugby Football Club, Raeburn Road, Hayes, UB4 8PS



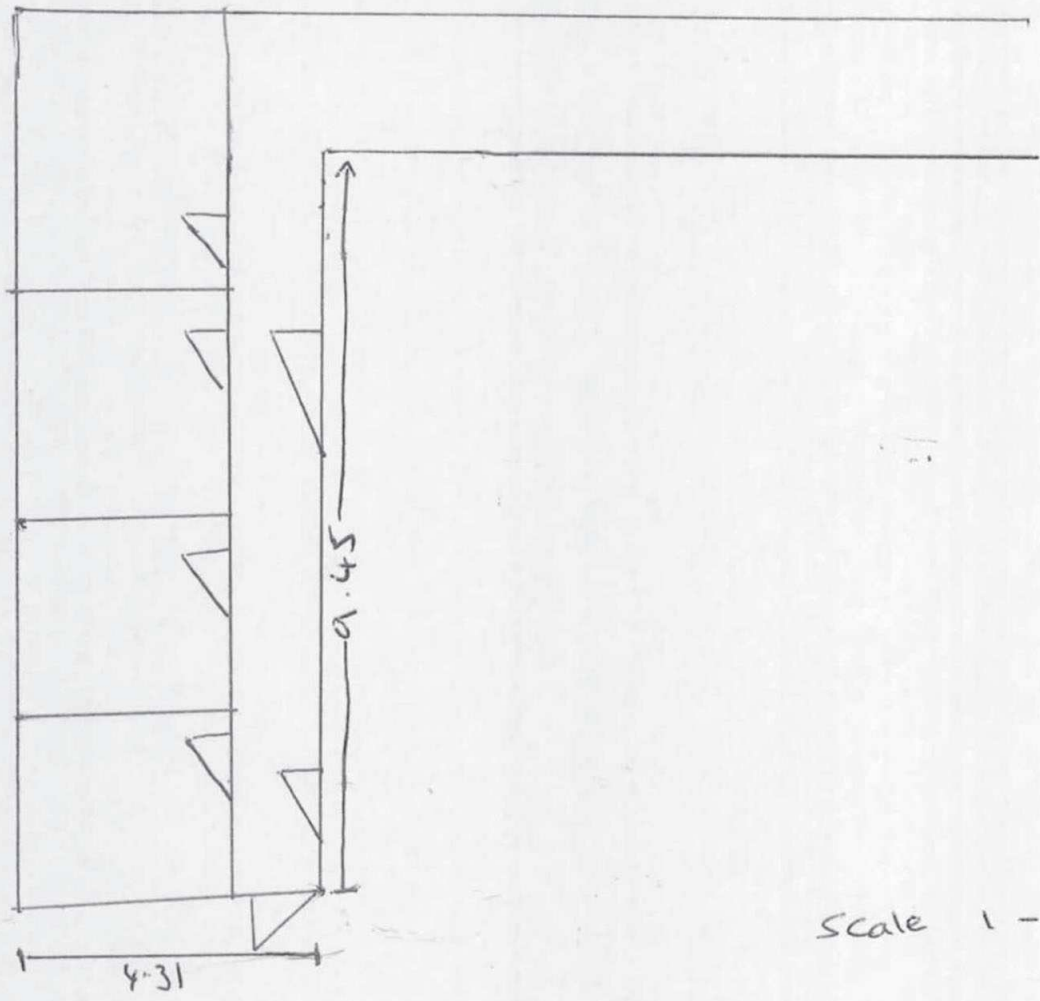
Block Plan shows area bounded by: 508585.91, 183349.09 508675.91, 183439.09 (at a scale of 1:500). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Existing

TOP VIEW



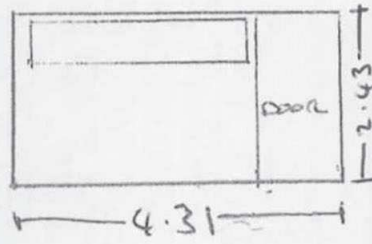
Scale 1 - 100.

London Borough of Hillingdon
RECEIVED
15 NOV 2013
Planning
Residents Services



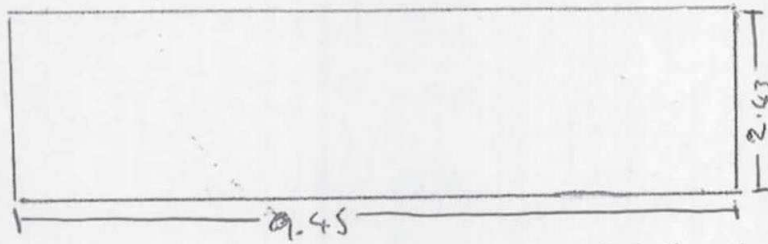
EXISTING

FRONT



SCALE 1-100

SIDE

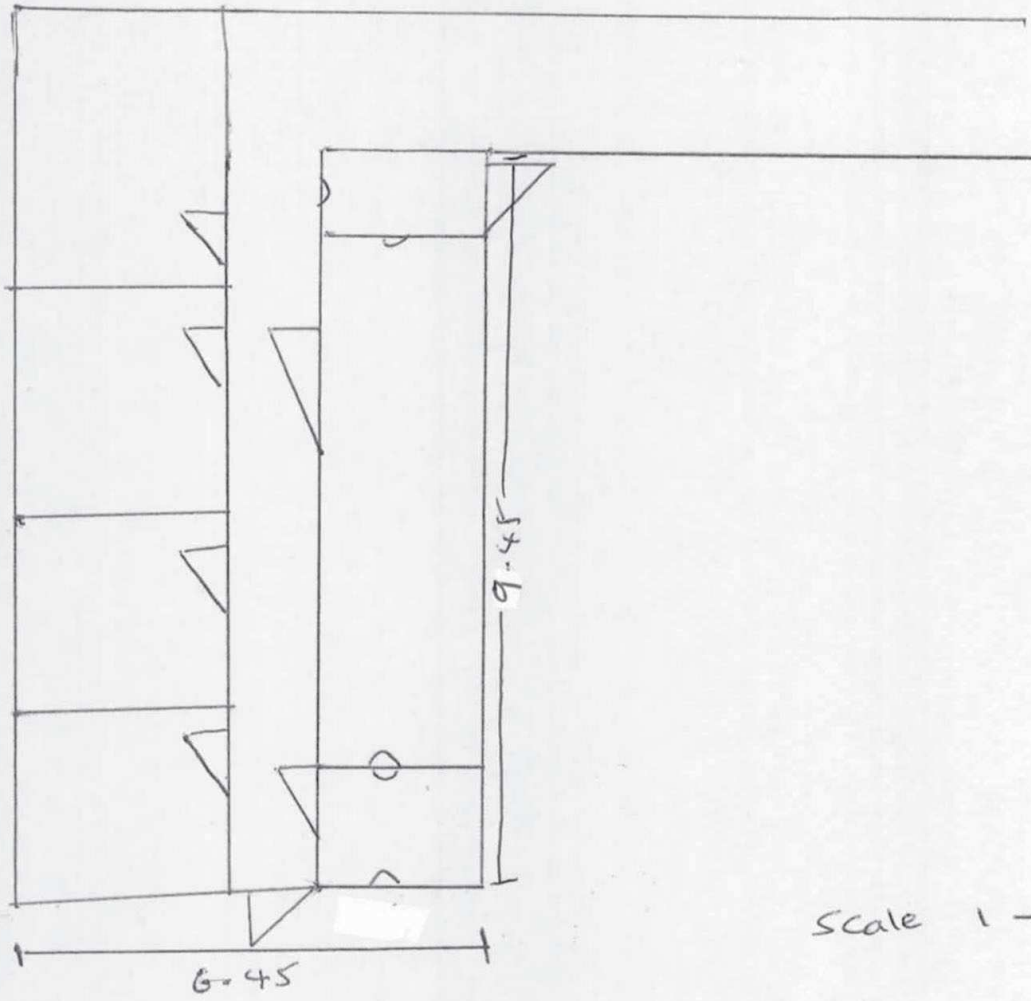


SCALE 1-100



NEW

TOP VIEW



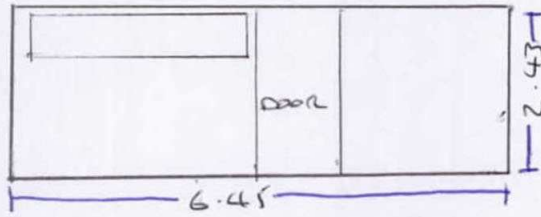
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London Borough of Hillingdon
RECEIVED
15 NOV 2016
Planning
Residents Services



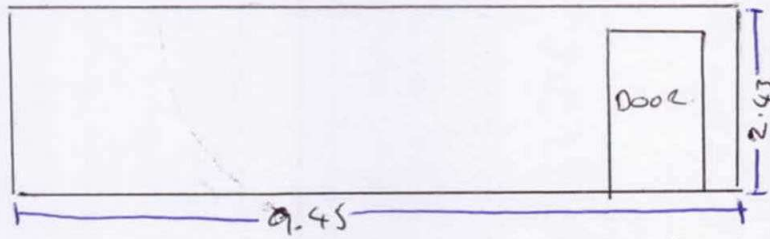
NEW

FRONT



SCALE 1-100

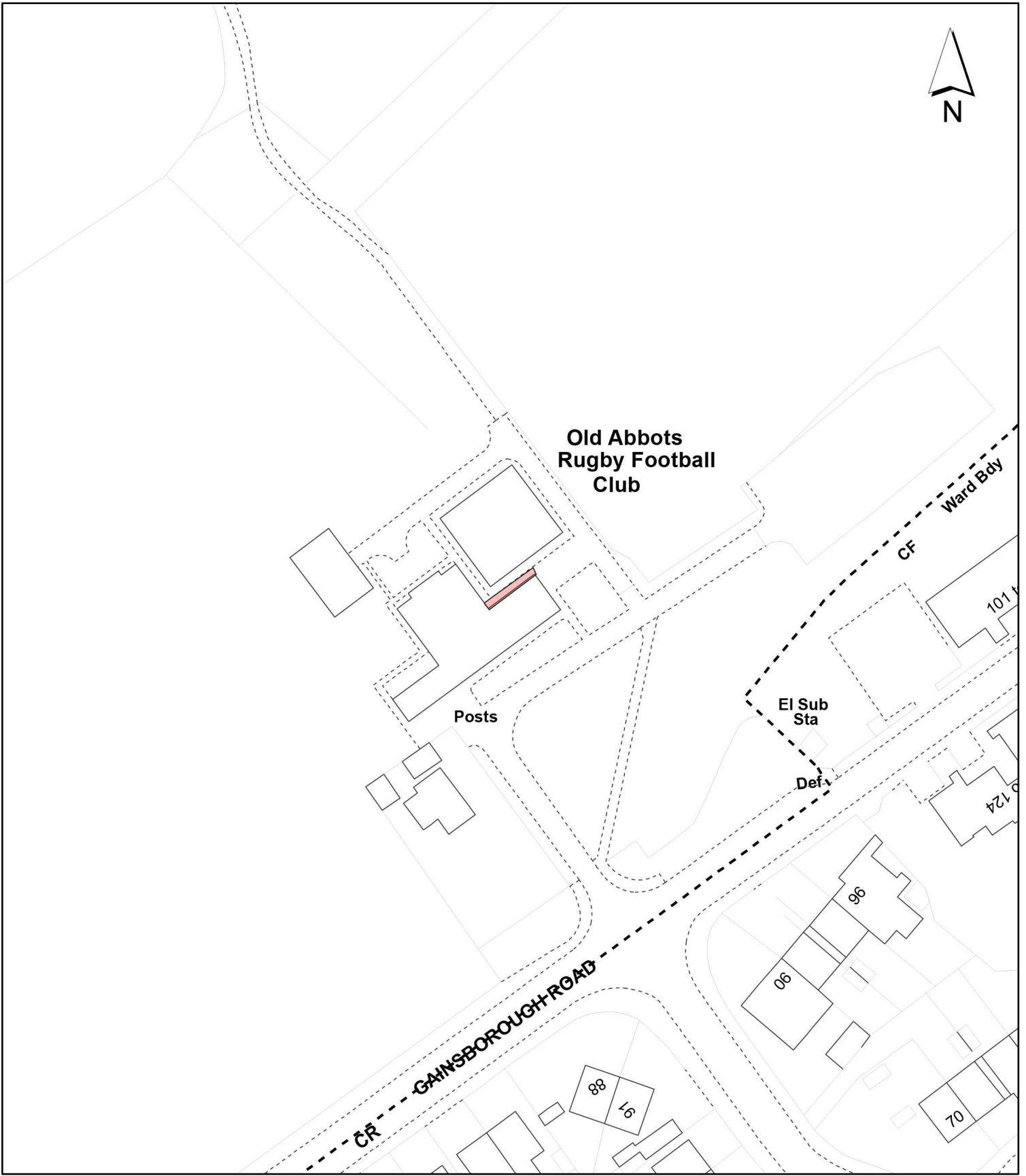
SIDE



SCALE 1-100

London Borough of Hillingdon
RECEIVED
15 MAY 2013
Planning
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Notes:

 Site boundary

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Site Address:

**Hillingdon Abbots RFC,
Gainsborough Road**

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

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

Planning Application Ref:

72365/APP/2016/4158

Scale:

1:850

Planning Committee:

Central & South
Page 240

Date:

January 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 210 CENTRAL AVENUE HAYES

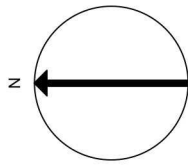
Development: Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space.

LBH Ref Nos: 71772/APP/2016/2019

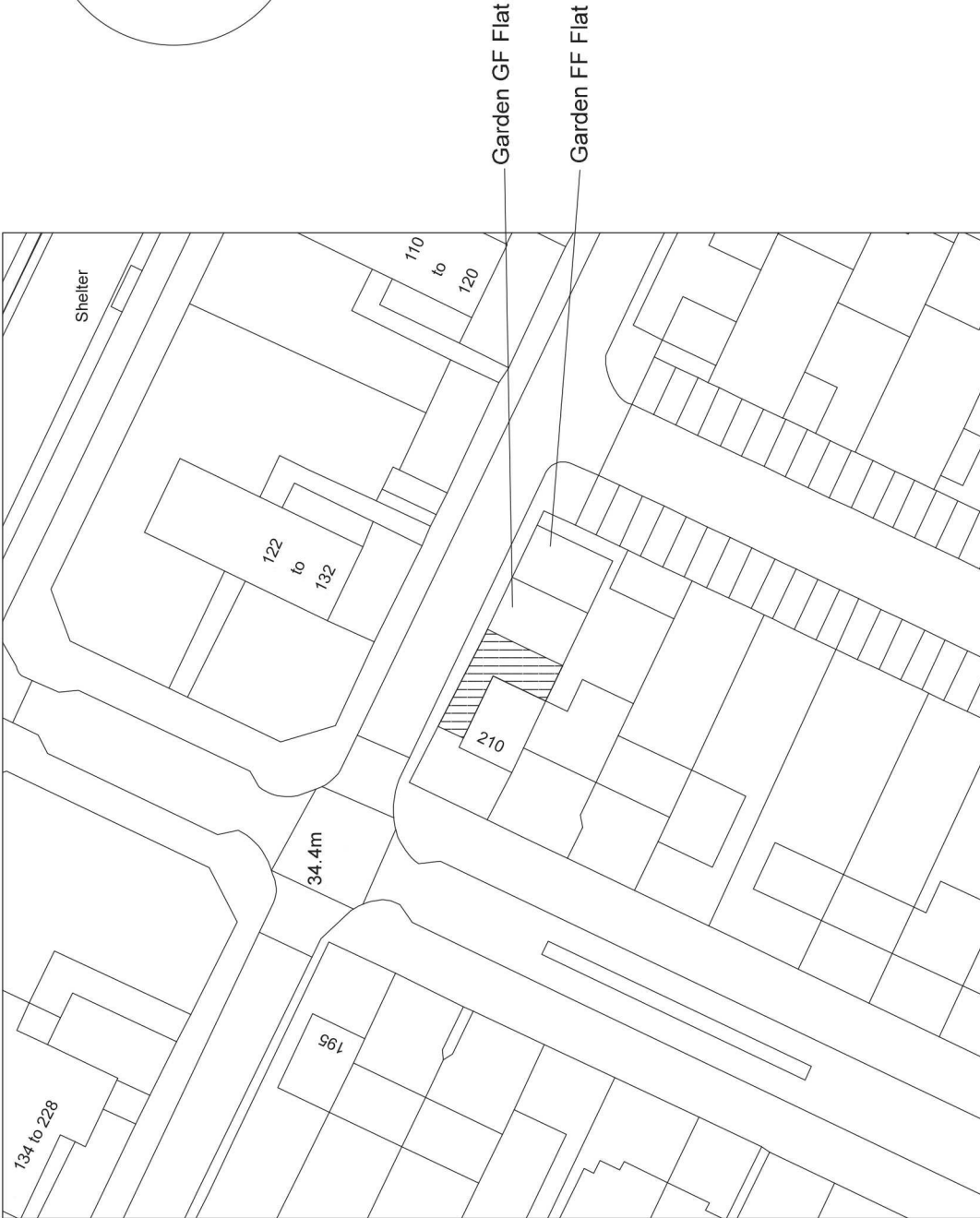
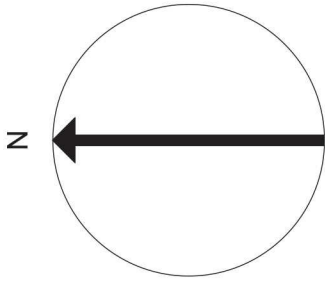
Date Plans Received: 26/05/2016

Date(s) of Amendment(s):

Date Application Valid: 09/06/2016



LOCATION PLAN
SCALE 1:1250



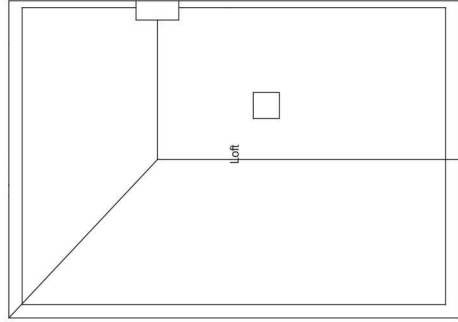
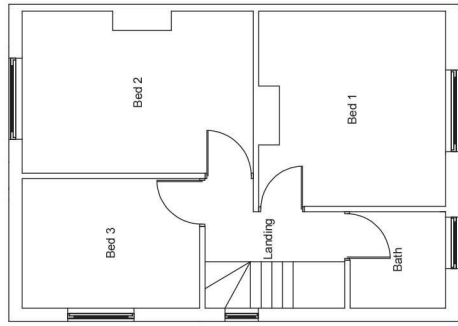
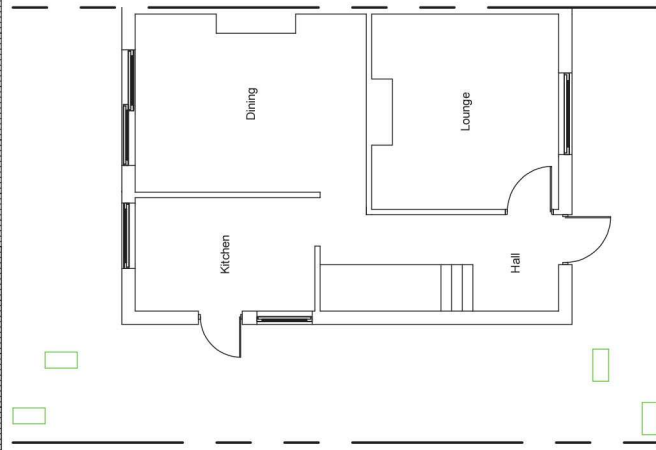
Application: **FPA - COU from dwelling to 2 x flats including extensions and loft conversion**
 Client: Mr Romin Kumar Date: 16th March 2016
 Site: 210 Central Ave, Hayes, UB8 2DE, Drawn By: Gurps Benning
 Scale: Refer to Drawing @ A3 Dwg No: GTDB11 - 04FPA

GT DESIGNZ LTD
Building Designs & Technical services
 GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB8 4AZ.
 Tel : 0208 212 7981
 Mob : 07854 351 934
 Email : enquiries@gtdesignzLtd.com

BLOCK PLAN
SCALE 1:500



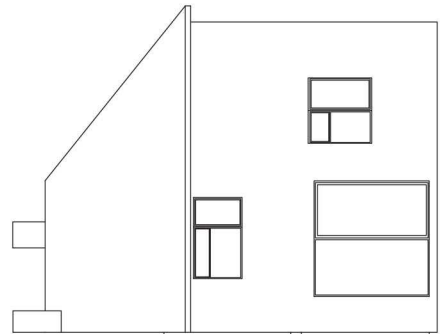
SCALE 1 : 100



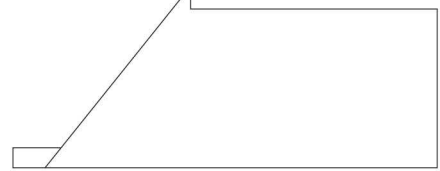
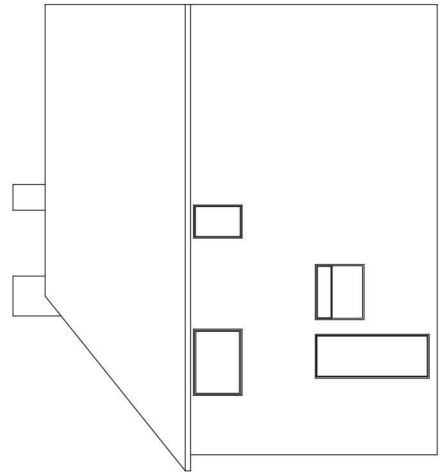
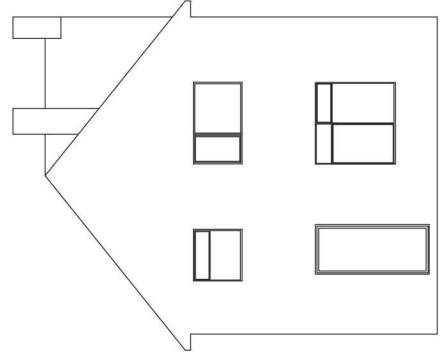
REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed in writing at least 14 days before the start of its construction. Where a building overhangs the boundary of the adjacent owner, it is to be served notice under section 65 of the Town & Country Planning Act 1990.
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EXISTING GF / FF & ROOF LAYOUTS
Scale 1:100



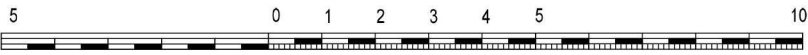
EXISTING REAR / FRONT & SIDE ELEVATIONS
Scale 1:100



Application: **FPA - COU from dwelling to 2 x flats including extensions and loft conversion**
Client: Mr. Romin Kumar Date: 16th March 2016
Site: 210 Central Ave, Gurps Benning Drawn By: Gurps Benning
Scale: Refer to Drawing @ A3 Dwg No: GTD611 - 01FPA

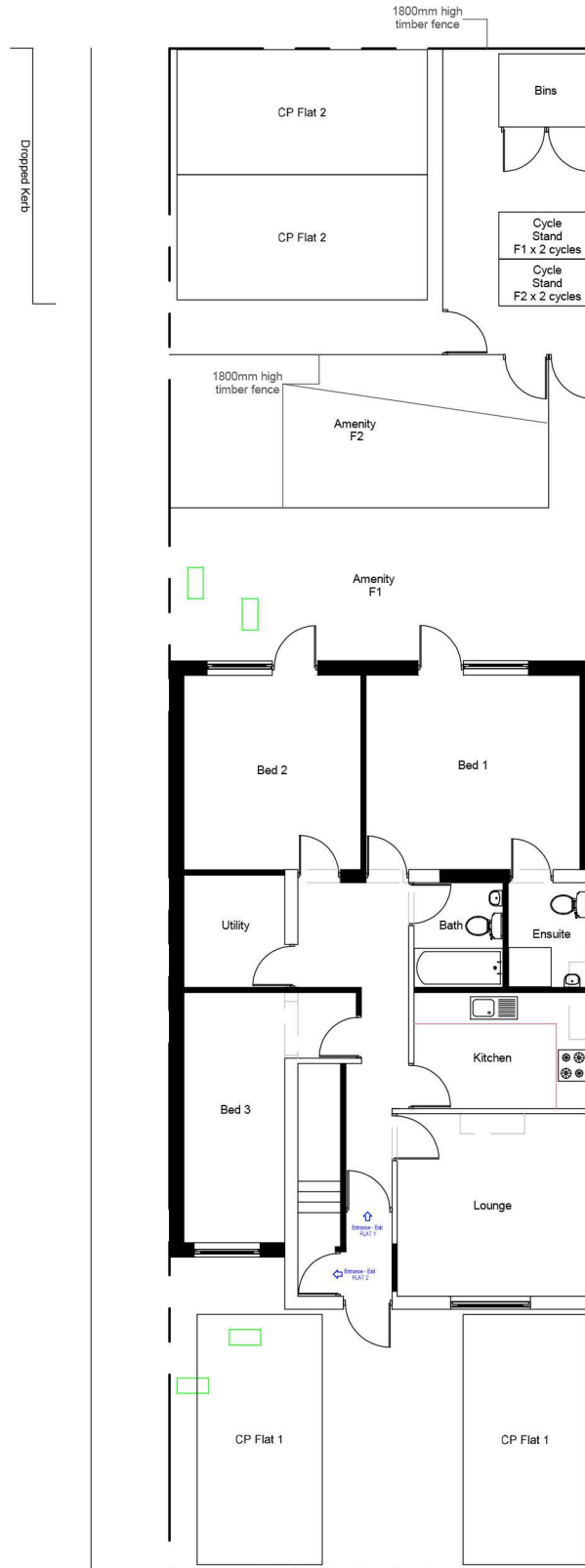
GT DESIGNZ LTD
Building Designs & Technical services
GT Designz Ltd, 5th Floor, Hyde Park Hayes 3, Millington Road, Hayes, UB3 2DE, UBS 4AZ.
Tel : 0208 212 7981
Mob : 07854 351 934
Email : enquiries@gtdesignzlid.com
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Metres



SCALE 1 : 100

REV/NOTES:
 Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.
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PROPOSED SITE LAYOUT
Scale 1:100

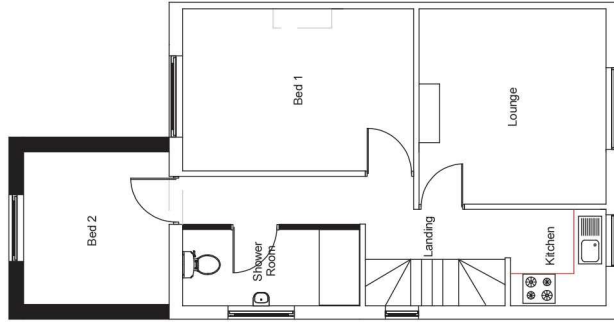
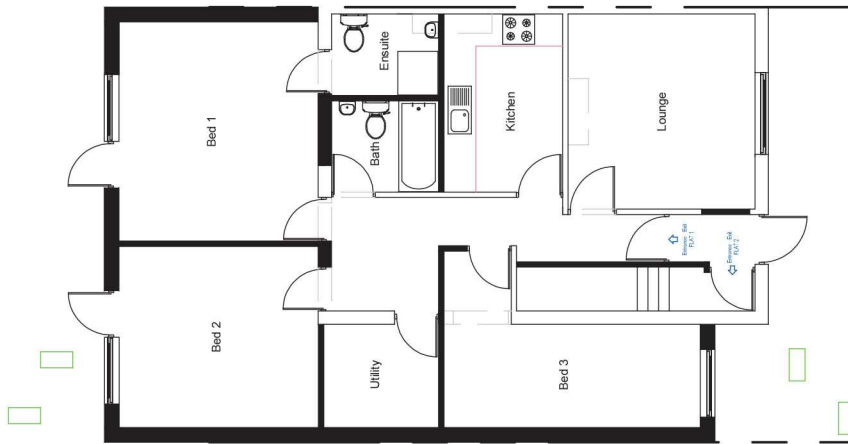
Application: FPA - COU from dwelling to 2 x flats including extensions and loft conversion		
Client:	Mr Romin Kumar	Date: 16 th March 2016
Site:	210 Central Ave, Hayes, UB3 2DE,	Drawn By: Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No: GTD611 - 05FPA

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Building Designs & Technical services

GT Designz Ltd, 5th Floor, Hyde Park Hayes 3, 11 Millington Road, Hayes, UB3 4AZ.
 Tel : 0208 212 7981
 Mob : 07854 351 934
 Email : enquiries@gtdesignzLtd.com



SCALE 1 : 100



PROPOSED GF / FF & SF LAYOUTS
Scale 1:100

REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed in writing at least 14 days before the start of its construction. Where building to the boundaries of the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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Application:

FFA - COU from dwelling to 2 x flats including extensions and loft conversion

Client:	Mr Romin Kumar	Date:	16 th March 2016
Site:	210 Central Ave, Hayes, UB5 2DE,	Drawn By:	Gurops Benning
Scale:	Refer to Drawing @ A3	Dwg. No.:	GTD611 - 02FFA

G T DESIGNZ LTD

Building Designs & Technical services

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11 Millington Road,
Hayes,
UB3 4AZ.

Tel : 0208 212 7981
Mob : 07854 351 934
Email : enquiries@gtdesignztd.com

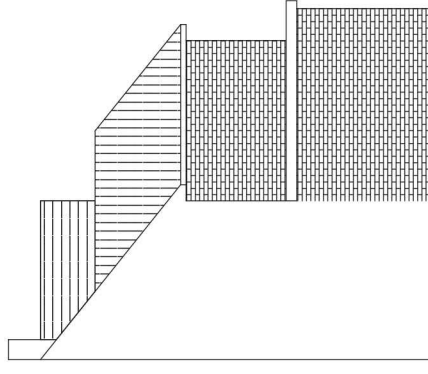
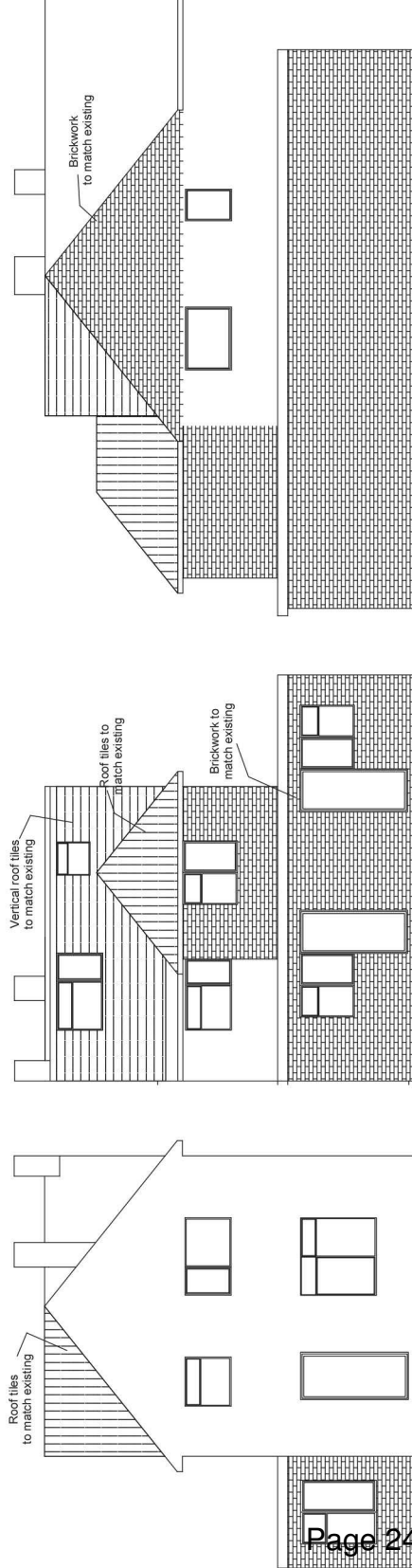


SCALE 1 : 100

REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed in writing in the form of a notice under section 65 of the Town & Country Planning Act 1990.

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PROPOSED REAR & SIDE ELEVATIONS
Scale 1:100

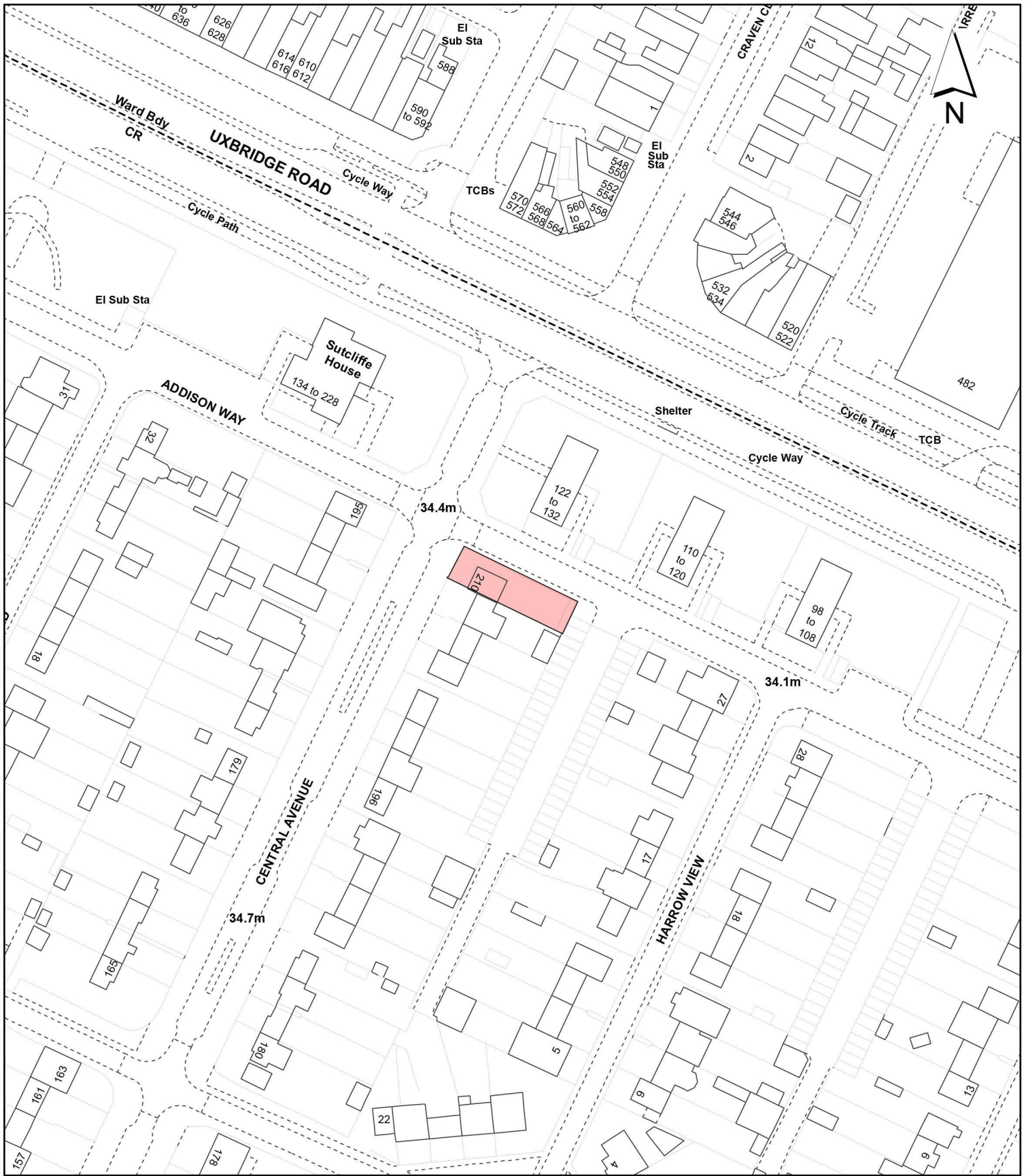
Application:

FPA - COU from dwelling to 2 x flats including extensions and loft conversion

Client: Mr Romin Kumar Date: 16th March 2016
 Site: 210 Central Ave, Curps Bening
 Hayes, UB3 2DE, Dwg No.: GTD611 - Q3FPA
 Scale: Refer to Drawing @ A3

GT DESIGNZ LTD
Building Designs & Technical services

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 11 Millington Road, Email : enquiries@gtdesignztd.com
 UB3 4AZ



Notes:

 Site boundary

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Site Address:

210 Central Avenue

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

71772/APP/2016/2019

Scale:

1:1,250

Planning Committee:

Central & South
 Page 248

Date:

January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 203 PARK ROAD UXBRIDGE

Development: Single storey detached outbuilding to rear for use as an ancillary granny anne

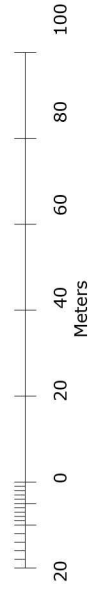
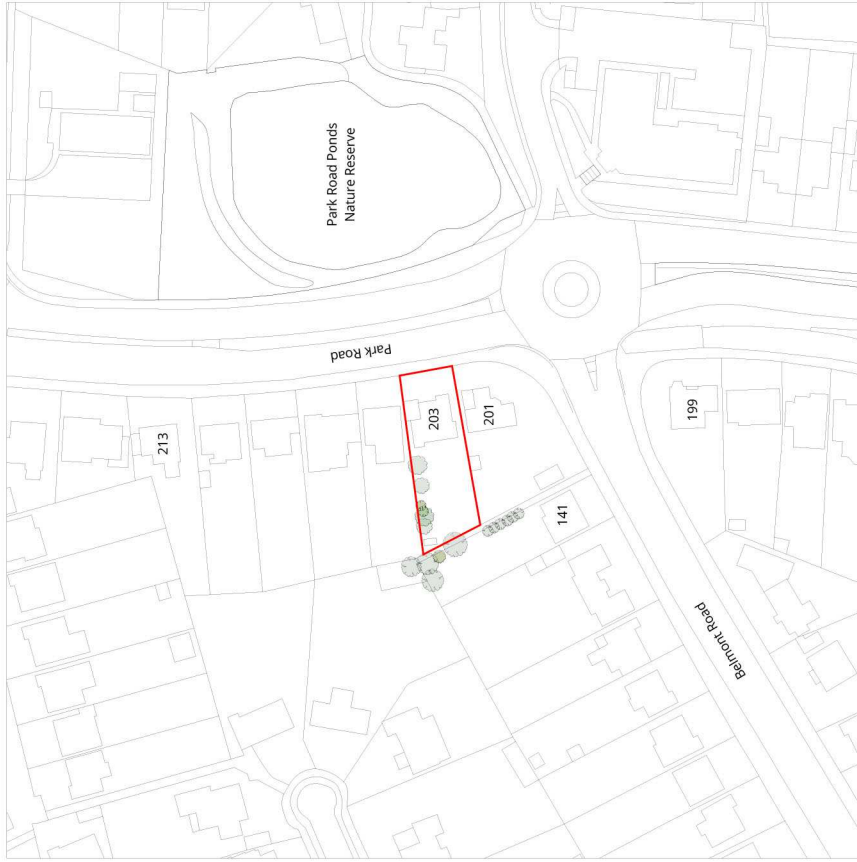
LBH Ref Nos: 19088/APP/2016/2395

Date Plans Received: 20/06/2016

Date(s) of Amendment(s): 27/10/2016

Date Application Valid: 22/06/2016

20/06/2016

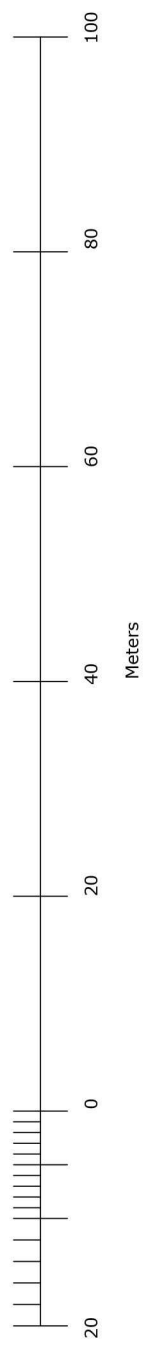


Client - Jamie Stentafor and Lucy Baker
 203 Park Road
 Uxbridge
 UB8 1NR

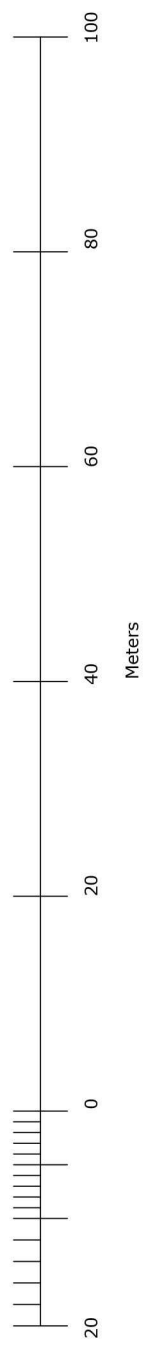


Granny Annexe, Unit C12, Sandy
 Business Park, 11 Gosforth Close,
 Sandy, Beds, SG19 1RB
 Tel - 0800 334 5774
 Email - info@grannyannexe.com
 Web - www.grannyannexe.com

DWG N° - 161019v3k/01A - Location Plan
 Drawn by - KL
 Date - 19/10/2016
 Scale - 1:1250 @ A3



<p>Client - Jamie Stentafor and Lucy Baker 203 Park Road Uxbridge UB8 1NR</p>	<p>granny annexe[®] Granny Annexe, Unit C12, Sandy Business Park, 11 Gosforth Close, Sandy, Beds, SG19 1RB</p> <p>Tel - 0800 334 5774 Email - info@grannyannexe.com Web - www.grannyannexe.com</p>	<p>DWG N° - 161019\3\K\02A - Existing Site Plan Drawn by - KL Date - 19/10/2016 Scale - 1:500 @ A3</p>
--	---	---



Client - Jamie Stentafor and Lucy Baker
 203 Park Road
 Uxbridge
 UB8 1NR

granny annexe[®]
 Granny Annexe, Unit C12, Sandy
 Business Park, 11 Gosforth Close,
 Sandy, Beds, SG19 1RB
 Tel - 0800 334 5774
 Email - info@grannyannexe.com
 Web - www.grannyannexe.com

DWG N° - 161019\3K\03A - Proposed Site Plan
 Drawn by - KL
 Date - 19/10/2016
 Scale - 1:500 @ A3

FOUNDATIONS

Pressure-treated timber bearers on concrete pad foundations

ROOF CONSTRUCTION

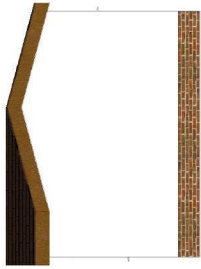
Pitched roof with flat profile brown tiles finished with black plastic rainwater guttering

JOINERY

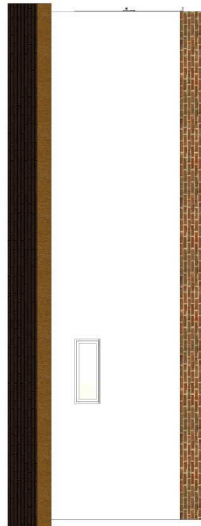
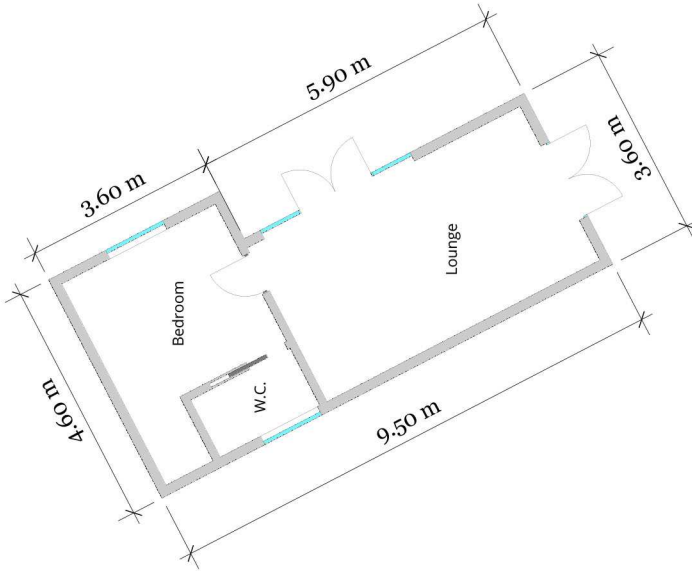
Glazing as shown in the drawings finished in UPVC

EXTERNAL CLADDING

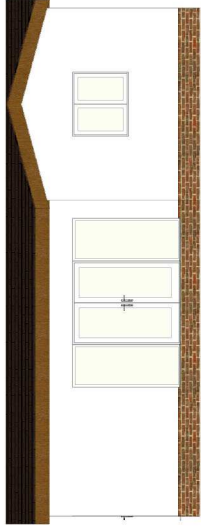
Clad in white fire retardant render with red brick slips to base



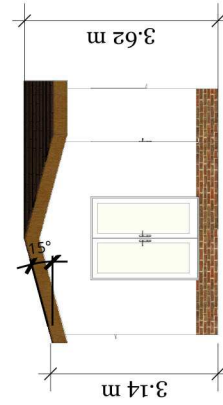
North West Elevation



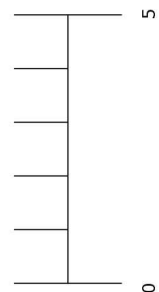
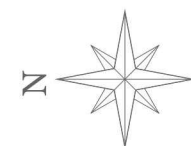
South West Elevation



North East Elevation



South East Elevation



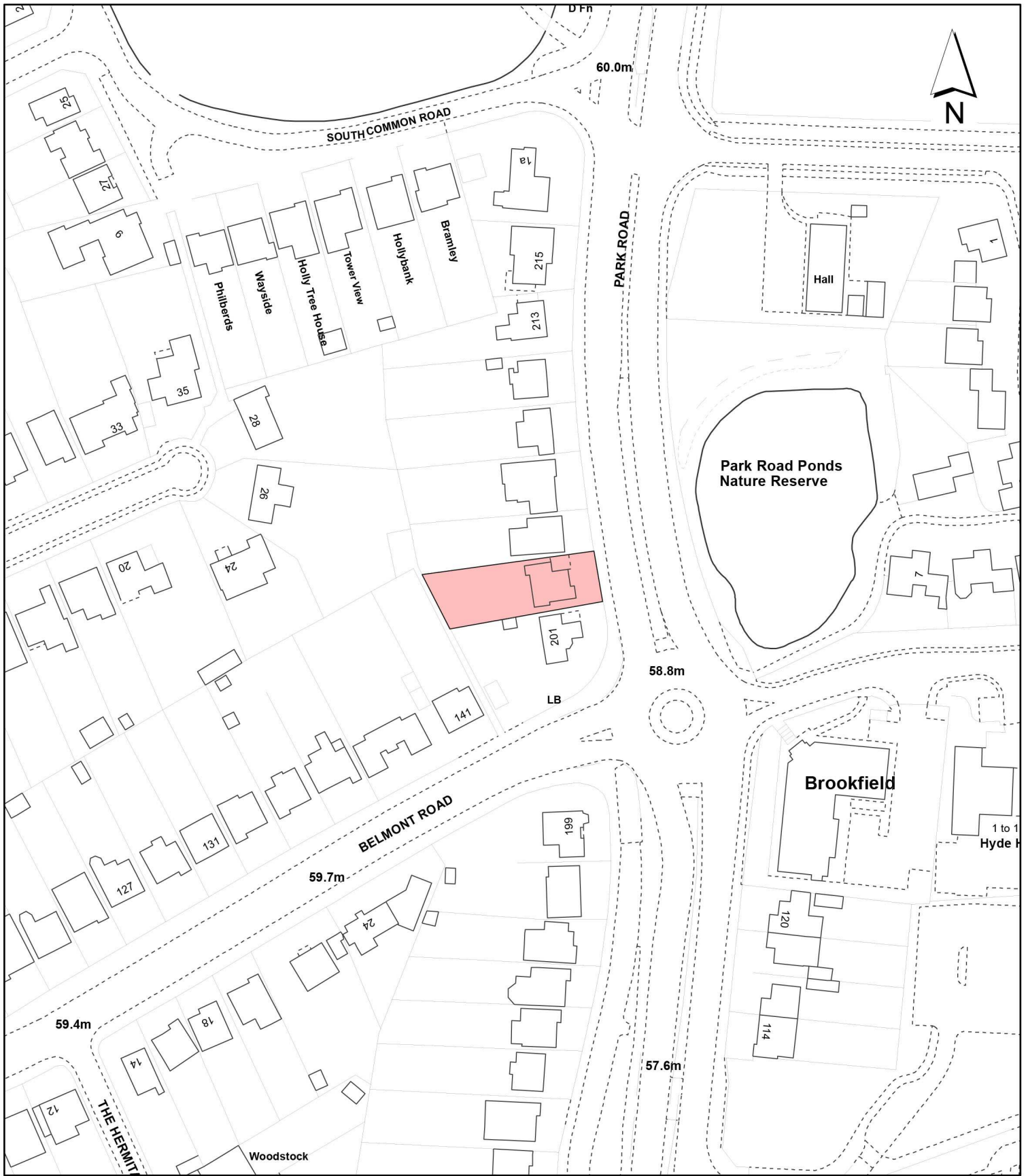
Meters

Client - Jamie Stentafor and Lucy Baker
203 Park Road
Uxbridge
UB8 1NR



Granny Annexe, Unit C12, Sandy
Business Park, 11 Gosforth Close,
Sandy, Beds, SG19 1RB
Tel - 0800 334 5774
Email - info@grannyannexe.com
Web - www.grannyannexe.com

DWG N° - 161025v2M/04A - Proposed Elevation Drawing
Drawn by - KL
Date - 25/10/2016
Scale - 1:100 @ A3



Notes:

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Site Address:

203 Park Road

Planning Application Ref:

19088/APP/2016/2395

Scale:

1:1,250

Planning Committee:

Central & South

Date:

January 2017

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 116, INTU UXBRIDGE HIGH STREET UXBRIDGE

Development: Change of use of part of Unit 116 from retail (Class A1) to restaurant/Cafe (Class A3) to create four Class A3 units with High Street frontage, as well as external alterations

LBH Ref Nos: 54171/APP/2016/3897

Date Plans Received: 21/10/2016

Date(s) of Amendment(s):

Date Application Valid: 21/10/2016

Rev	Date	By	Comments	Checked
PO1	13.10.16	JAA	ISSUED FOR PLANNING	JC

Key Plan

DISCLAIMER: THE ARCHITECT'S SERVICES (UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the specifications and drawings. The architect is not responsible for the construction or the safety of the work carried out on this drawing, unless the drawing is specifically stated to be so.

This scheme is subject to other necessary consents. The architect is not responsible for the construction or the safety of the work carried out on this drawing, unless the drawing is specifically stated to be so.

PLANNING ISSUE

Client: INTU UXBIDGE

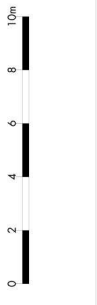
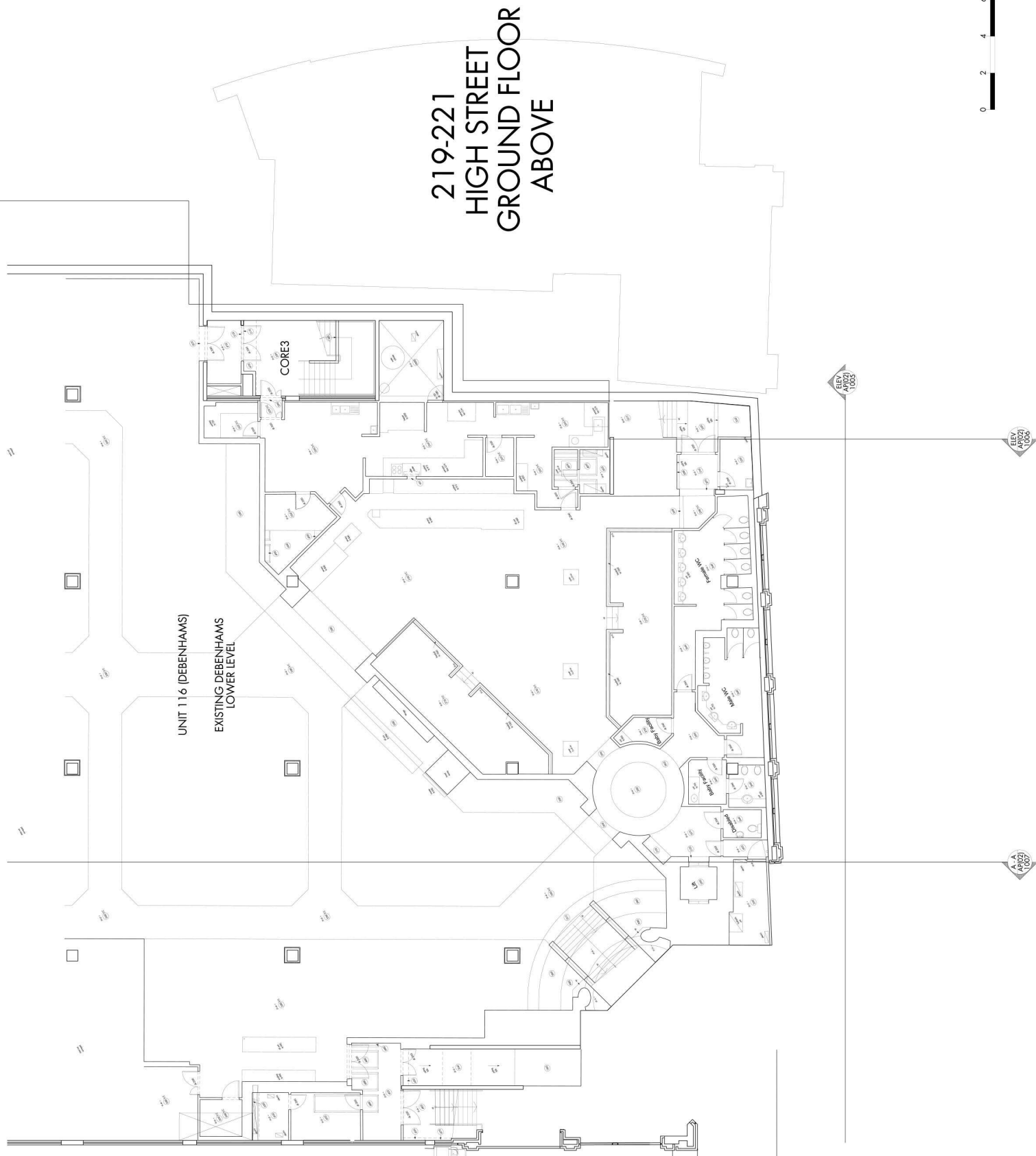
Comments:

leslie jones architecture
 111 Great Portland Street
 London W1W 7JG, UK
 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@lesliejones.co.uk

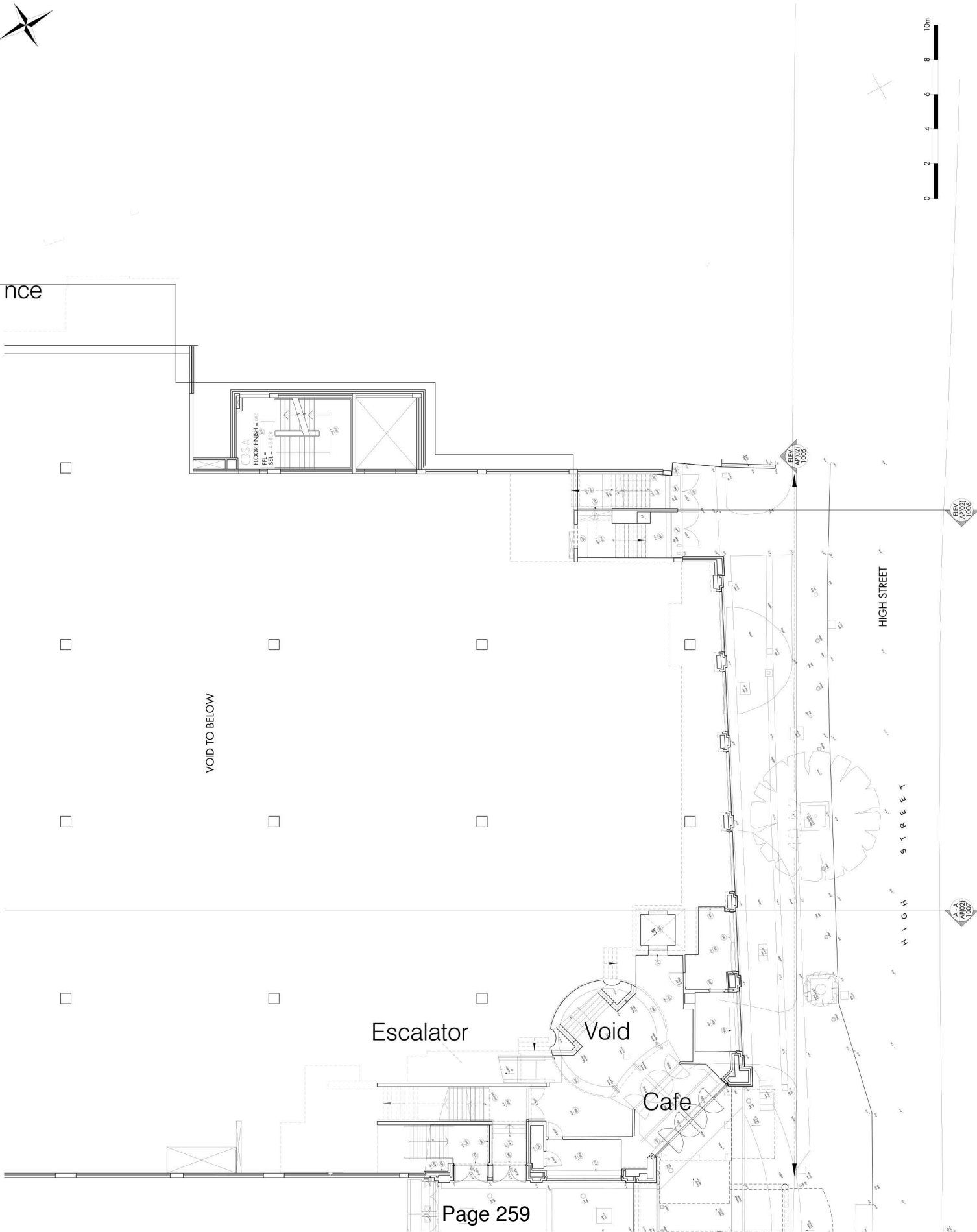
Job Title: INTU UXBIDGE HIGH ST NEW A3 UNITS

Scale	Date	Drawn	Checked
1:100	23.09.16	JAA	JAA

Job No: 3 5 9 6 | A P 0 2 | 1 0 0 | P 0 1



Rev	Date	By	Comments	Checked
PO1	13.10.16	JAA	ISSUED FOR PLANNING	JC



Key Plan

CONSENTS FOR THE ABOVE SAFETY SIGNAGE (UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the relevant standards and regulations. In addition to the responsibilities normally associated with the types of work proposed on this drawing, you are to ensure:

This scheme is subject to other necessary consents. The client is responsible for obtaining all necessary consents. The client is responsible for ensuring that the scheme is carried out in accordance with the relevant standards and regulations. The client is responsible for ensuring that the scheme is carried out in accordance with the relevant standards and regulations. The client is responsible for ensuring that the scheme is carried out in accordance with the relevant standards and regulations.

PLANNING ISSUE

Client: INTU UMBRIDGE

Comments:

leslie jones architecture
 111 Great Portland Street
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 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@lesliejones.co.uk

Job Title: INTU UMBRIDGE HIGH ST NEW A3 UNITS

Drawing Title: EXISTING GROUND FLOOR PLAN

Scale	Date	Drawn	Checked
1:100	21.09.16	JAA	JAA

Job No: 3 5 9 6 | AP 02 | 100 | P 0 1

Rev	Date	By	Comments	Checked
PO1	13.10.16	JAA	ISSUED FOR PLANNING	JC

Key Plan

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PLANNING ISSUE

Client: INTU UxBRIDGE

Comments:

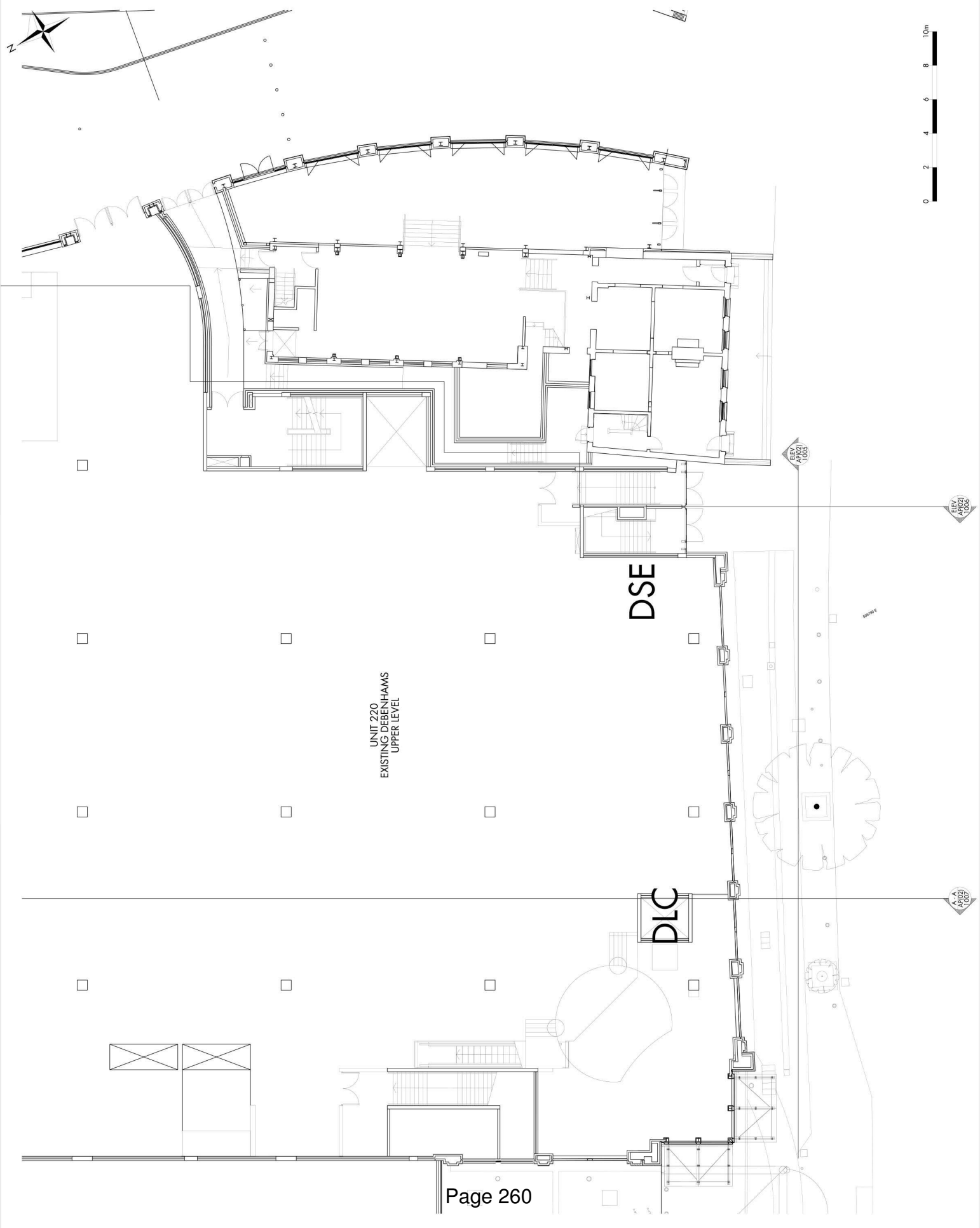
leslie jones architecture

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Facsimile: 020 7295 8100
Email: admin@lesliejones.co.uk

Job Title: INTU UxBRIDGE
HIGH ST NEW A3 UNITS

Scale @ A1	Date	Drawn	Checked
1:100	16.06.16	JAA	JAA

Job No: 3 5 9 6 | A P 0 2 | 1 0 0 2 | P 0 1



Rev	Date	By	Comments	Checked
REV	13.10.18	JAA	ISSUED FOR PLANNING	JC

Key Plan

DISCLAIMER FOR THE ARCHITECT'S SERVICES (UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the Building Regulations and all other applicable regulations in addition to the requirements normally associated with the types of work specified on this drawing. Your responsibility for this drawing is limited to the design.

This scheme is subject to other necessary consents. The architect is not responsible for the accuracy of the information provided to the architect by the client. Any information provided is for the architect's use only and is not to be relied upon for any other purpose. The architect is not responsible for the accuracy of the information provided to the architect by the client. Any information provided is for the architect's use only and is not to be relied upon for any other purpose.

PLANNING ISSUE

Client: INTU UMBRIDGE

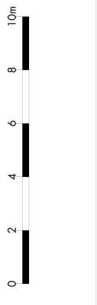
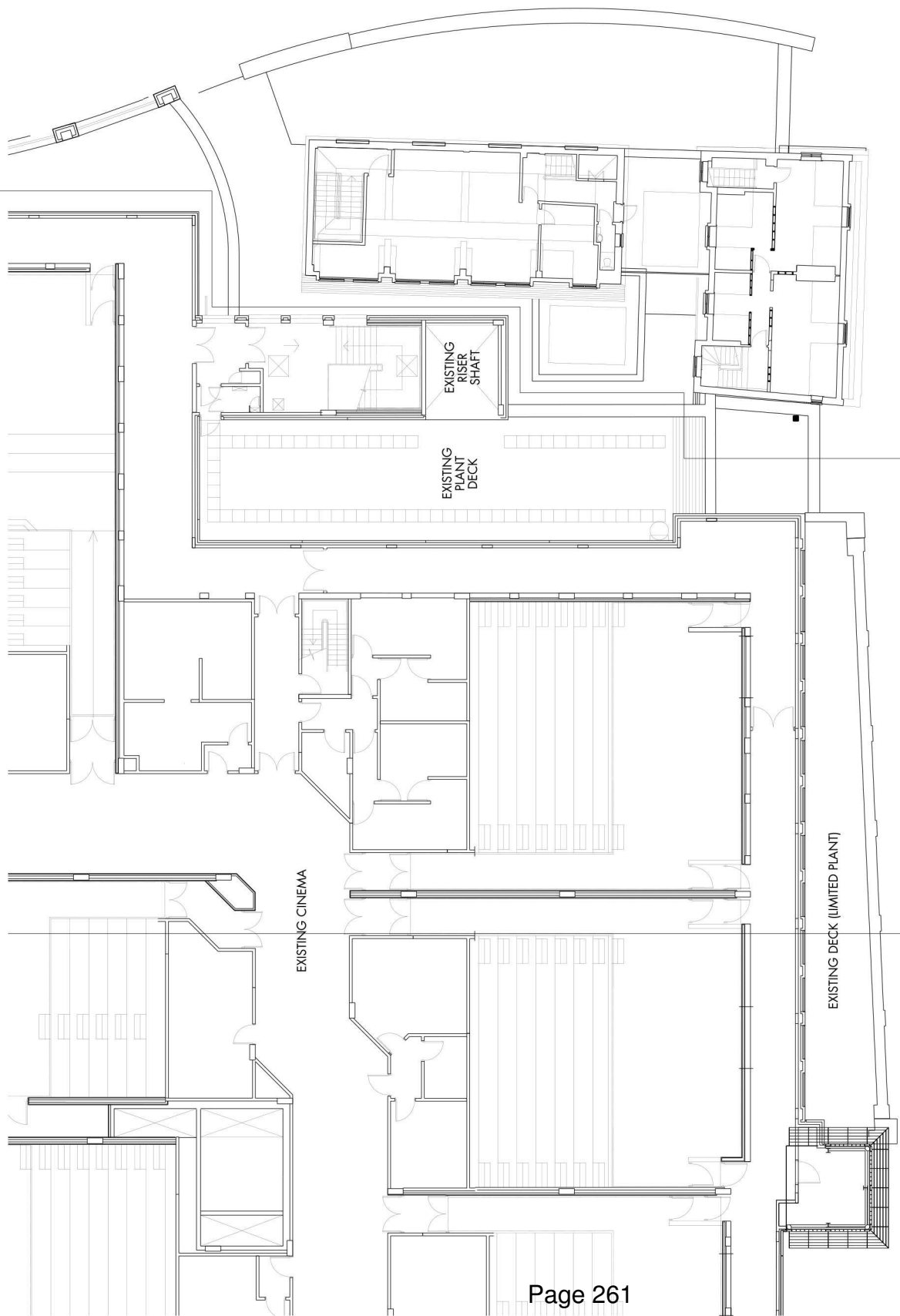
Comments:

leslie jones architecture
 171 Great Portland Street
 London W1W 7PL
 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@lesliejones.co.uk

Job Title: INTU UMBRIDGE HIGH ST NEW A3 UNITS

Scale	Date	Drawn	Checked
1:100	16.06.16	JAA	

Job No: 3 5 9 6 | A P 0 2 | 1 0 0 3 | P 0 1



Rev	Date	By	Comments	Checked
PO1	12.10.18	JAA	ISSUED FOR PLANNING	JC

Key Plan

CONSENTS AND CITY PLANNING SAFETY (CONSENTS AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the relevant codes of practice and standards. Any additional works or alterations to the existing structure will be carried out in accordance with the relevant codes of practice and standards. The contractor is responsible for obtaining all necessary consents and for ensuring that the works are carried out in accordance with the relevant codes of practice and standards.

This scheme is subject to other necessary consents. The contractor is responsible for obtaining all necessary consents and for ensuring that the works are carried out in accordance with the relevant codes of practice and standards. The contractor is responsible for obtaining all necessary consents and for ensuring that the works are carried out in accordance with the relevant codes of practice and standards.

PLANNING ISSUE

Client
 INTU UXBIDGE

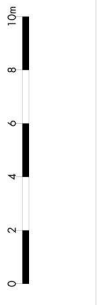
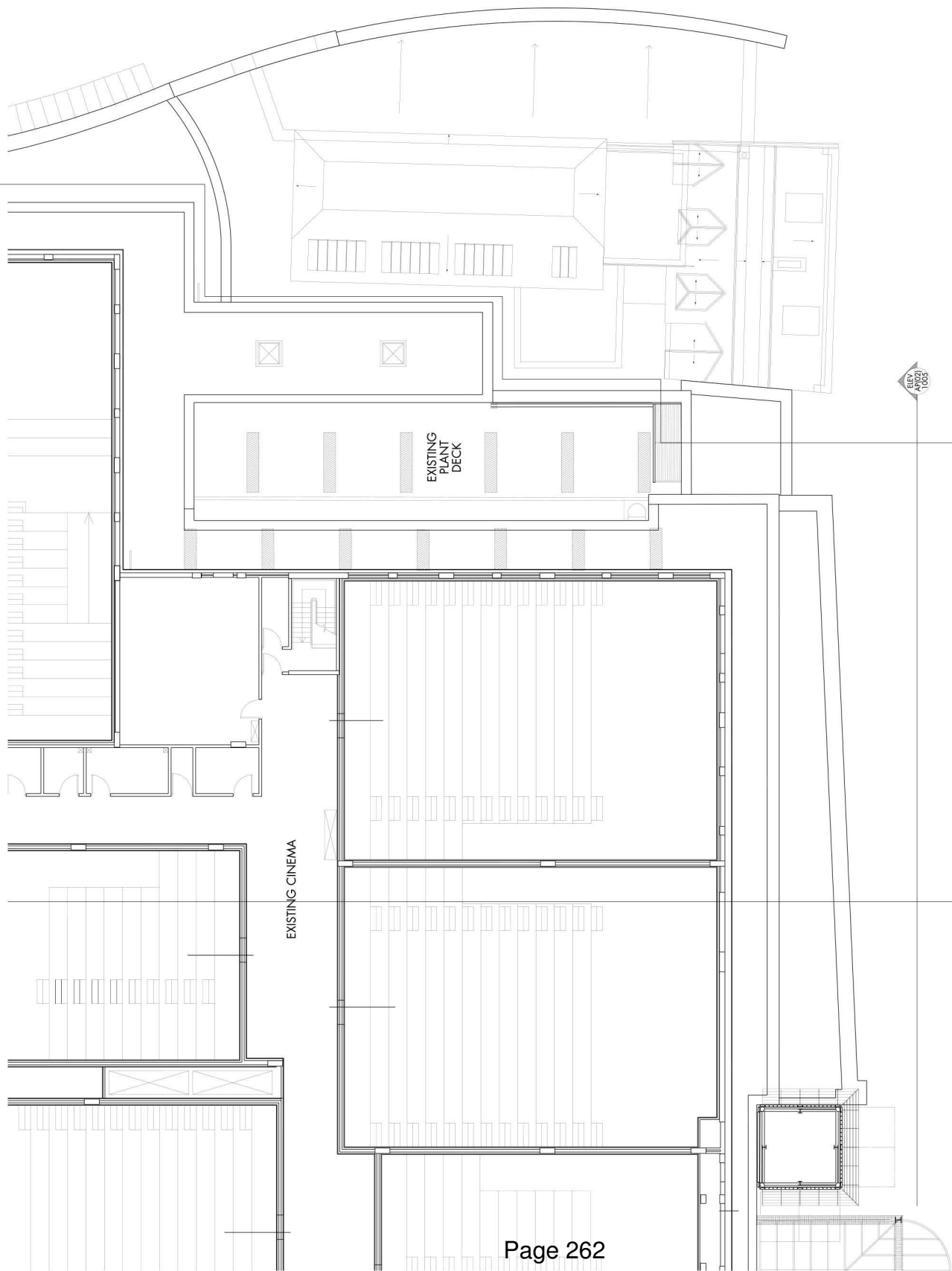
Comments

leслиe jones architecture
 111 Great Portland Street
 London W1W 7JG, UK
 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@leслиe-jones.co.uk

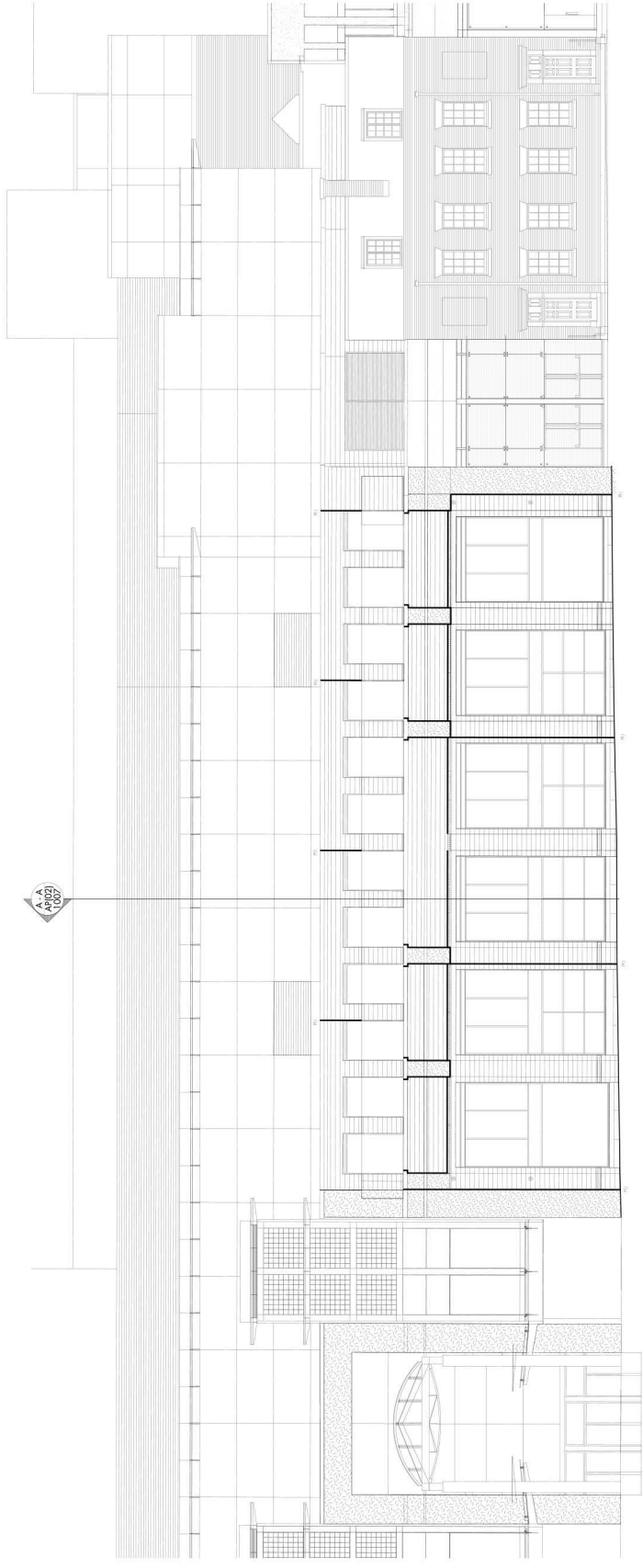
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 INTU UXBIDGE
 HIGH ST NEW A3 UNITS

Scale	Date	Drawn	Checked
1:100	16.06.16	JAA	

Job No. 3 5 9 6 | A P 0 2 | 1 0 0 4 | P 0 1



Rev	Date	By	Comments	Checked
PO1	13.10.18	JAA	ISSUED FOR PLANNING	JC



Key Plan

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This drawing is to be used in conjunction with all relevant contracts and / or specifications. It is intended to be used as a guide only. The architect accepts no liability for any damage or loss of profits or business arising from the use of this drawing, even if such damage or loss is caused by the negligence of the architect.

PLANNING ISSUE

Client
INTU URBIDGE

Comments

leslie jones
architecture

111 Great Portland Street
London
W1W 7JG, UK
Telephone: 020 7295 1100
Facsimile: 020 7295 8100
Email: admin@lesliejones.co.uk

Job Title
INTU URBIDGE
HIGH ST NEW A3 UNITS

Drawing Title	
EXISTING HIGH STREET ELEVATION	
Scale 1/41	Client
1:100	23.09.16 JAA
Job No.	Drawing No.
3596	1005
3596 A P 0 2 1 0 5 P 0 1	



1. NEW PLANT SCREEN (COLOUR TO MATCH EXISTING)
2. BRICK TO NEW CORRIDOR BEYOND IT TO MATCH EXISTING
3. NEW GLAZED SHOPFRONTS
4. BRICK CLAD 'POP UP' TO FORM NEW LIFT OVERRUN
5. DUCT EXTRACTS

Key Plan

EXISTING CINEMA DEBENHAMS

It is assumed that all works will be carried out by a competent contractor (UNUSUAL AND DIFFICULT TO MANAGE ONLY)

In addition to the responsibilities normally associated with the types of work detailed on this drawing, you are to:

This drawing is subject to other necessary comments. The contractor shall be responsible for the construction of the works shown on this drawing. The contractor shall be responsible for the construction of the works shown on this drawing. The contractor shall be responsible for the construction of the works shown on this drawing.

PLANNING ISSUE

Client: INTU UXBIDGE

Comments:

leslie jones architecture

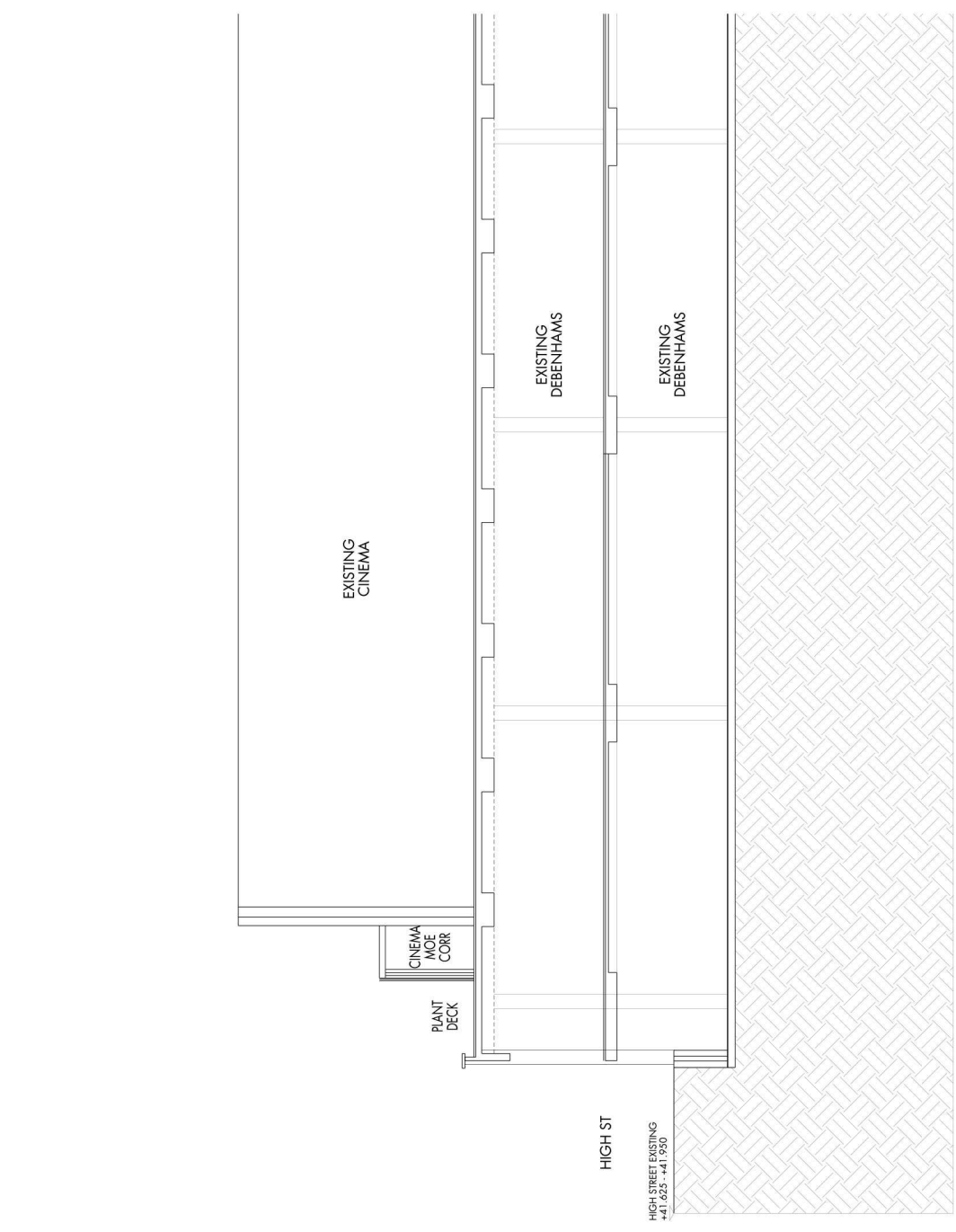
111 Great Portland Street
London W1W 6PL
Telephone: 020 7295 1100
Facsimile: 020 7295 8100
Email: admin@lesliejones.co.uk

Job Title: INTU UXBIDGE HIGH ST NEW A3 UNITS

Drawing Title: EXISTING SECTION AA

Scale @ A1: 1:100
Date: 23.09.16
Drawn: JAA
Checked: JC

3 5 9 6 | A P 0 2 | 1 0 0 7 | P 0 1



- 1 NEW PLANT SCREEN (COLOUR TO MATCH EXISTING)
- 2 BRICK TO NEW CORRIDOR BEYOND (TO MATCH EXISTING)
- 3 NEW GLAZED SHOPFRONTS
- 4 BRICK CLAD 'POP-UP' TO FORM NEW LIFT COVER/RUN
- 5 DUCT EXTRACTS

Key Plan

SHOWN WITH INTENT TO SHOW THE BEST OF FINISHES (UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the relevant building regulations and standards. Any alterations to the specifications are to be agreed in writing with the architect before the start of work.

This scheme is subject to other necessary consents. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.

PLANNING ISSUE

Client: INTU UMBRIDGE

Comments:

leslie jones architecture

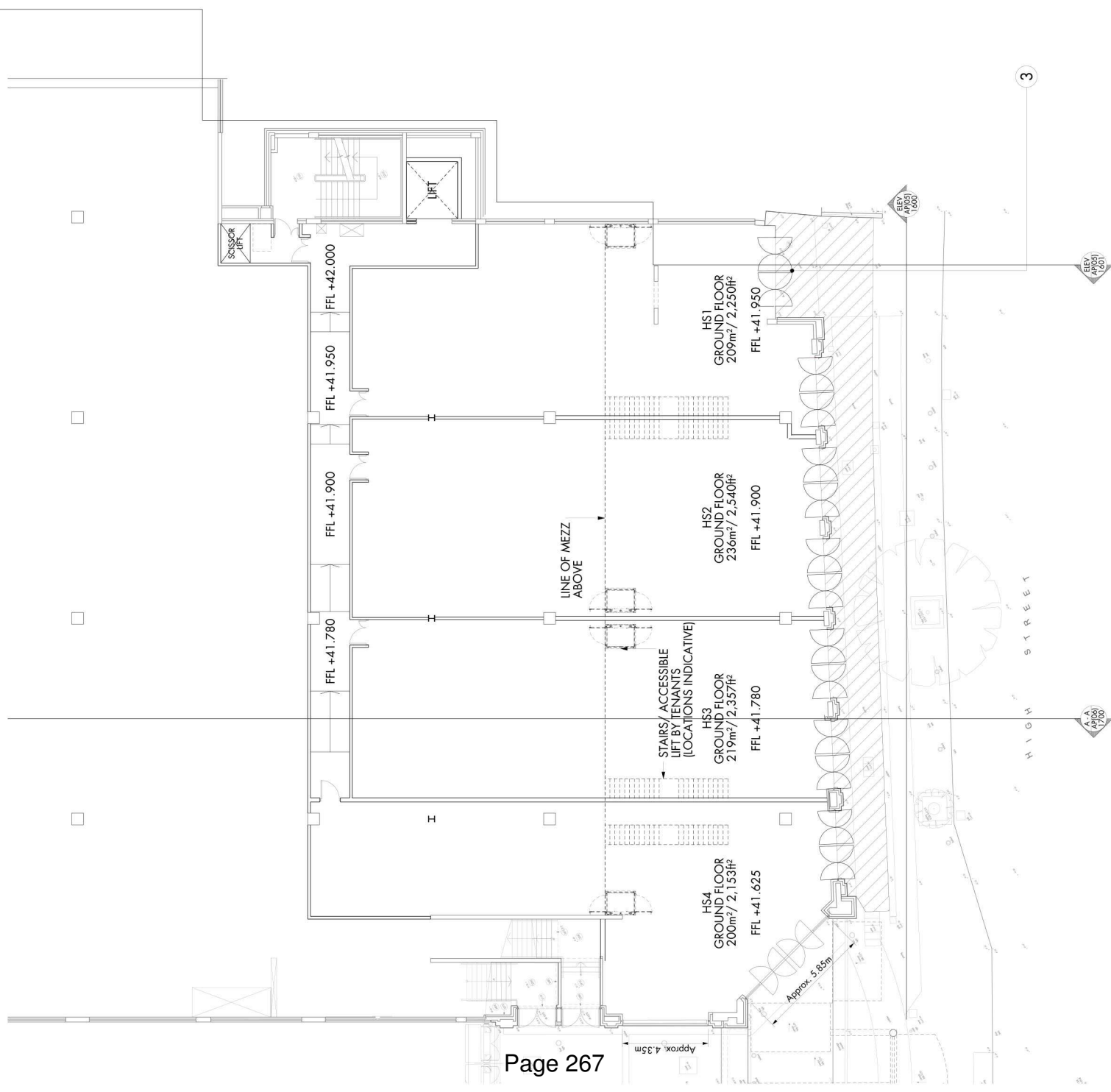
111 Great Portland Street
 London W1W 7PL
 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@lesliejones.co.uk

Job Title: INTU UMBRIDGE HIGH ST NEW A3 UNITS

Drawing Title: PROPOSED GROUND FLOOR PLAN

Scale: 1:100
 Date: 23.09.16
 Drawn: JAA
 Checked: JC

Project No: 3 5 9 6 [A] P 0 1 5 0 1 P 0 1



DENOTES EXISTING BUILDING

DENOTES EXTENT OF EXISTING PAVING SUBJECT TO MARGINAL REGRADING OF LEVELS TO SUIT NEW SLABS. EXISTING PAVING RE-USED / MATCHED

0 2 4 6 8 10m

Rev	Date	By	Comments	Checked
PO1	13.10.18	JAA	ISSUED FOR PLANNING	JC

- 1 NEW PLANT SCREEN (COLOUR TO MATCH EXISTING)
- 2 BRCK TO NEW CORRIDOR BEYOND (TO MATCH EXISTING)
- 3 NEW GLAZED SHORFRONTS
- 4 BRCK CLAD POP-UP TO FORM NEW LIFT COVERLUN
- 5 DUCT EXTRACTS

Key Plan

CONSENT TO BUILD WITHIN THE SCOPE OF THE CONSENT (UNUSUAL AND DIFFICULT TO MANAGE ONLY)
It is assumed that all works will be carried out by a competent contractor in accordance with the applicable building regulations and all other relevant legislation. The contractor is responsible for ensuring that the works are carried out in accordance with the applicable building regulations and all other relevant legislation.

This scheme is subject to other necessary consents. The contractor is responsible for ensuring that the works are carried out in accordance with the applicable building regulations and all other relevant legislation. The contractor is responsible for ensuring that the works are carried out in accordance with the applicable building regulations and all other relevant legislation.

PLANNING ISSUE

Client: INTU URBIDGE

Comments:

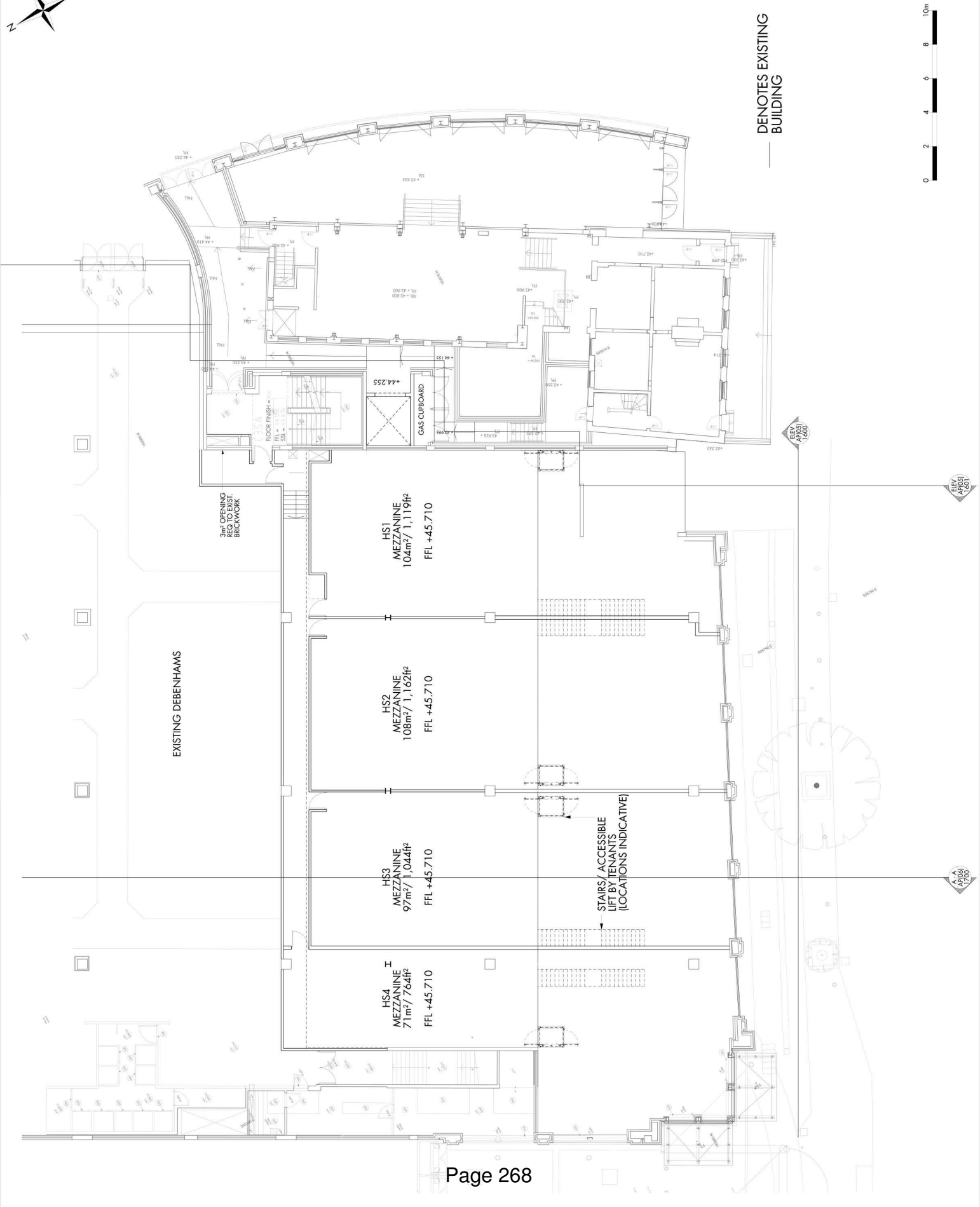
leslie jones architecture

111 Great Portland Street
London W1W 7PL
Telephone: 020 7295 1100
Facsimile: 020 7295 8100
Email: admin@lesliejones.co.uk

Job Title: INTU URBIDGE HIGH ST NEW A3 UNITS

Scale	Date	Drawn	Checked
1:100	23.09.16	JAA	JAA

3 5 9 6 | A | P | 0 | 1 | 5 | 0 | 2 | P | 0 | 1



— DENOTES EXISTING BUILDING



BUILD

- 1 NEW PLANT SCREEN (COLOUR TO MATCH EXISTING)
- 2 BRICK TO NEW CORRIDOR BEYOND (TO MATCH EXISTING)
- 3 NEW GLAZED SHROFFRONTS
- 4 BRICK CLAD POP-UP TO FORM NEW LIFT COVER/RUN
- 5 DUCT EXTRACTS

Key Plan

SHOWN WITH INTU IN RED (NOT TO SCALE)
 (UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in addition to the responsibilities normally associated with the types of work shown on this drawing, such as building.

This scheme is subject to other necessary consents. The drawings are not intended to be a contract. Any alterations to the drawings must be approved by the architect. The architect's drawings are only to be used for the building.

This drawing is to be used in conjunction with all relevant contracts and / or other drawings. It is not intended to be a contract. Any alterations to the drawings must be approved by the architect before the building work commences. The drawings are not intended to be a contract. Any alterations to the drawings must be approved by the architect before the building work commences. The drawings are not intended to be a contract. Any alterations to the drawings must be approved by the architect before the building work commences.

PLANNING ISSUE

Client: INTU UXBIDGE

Comments:

leslie jones architecture

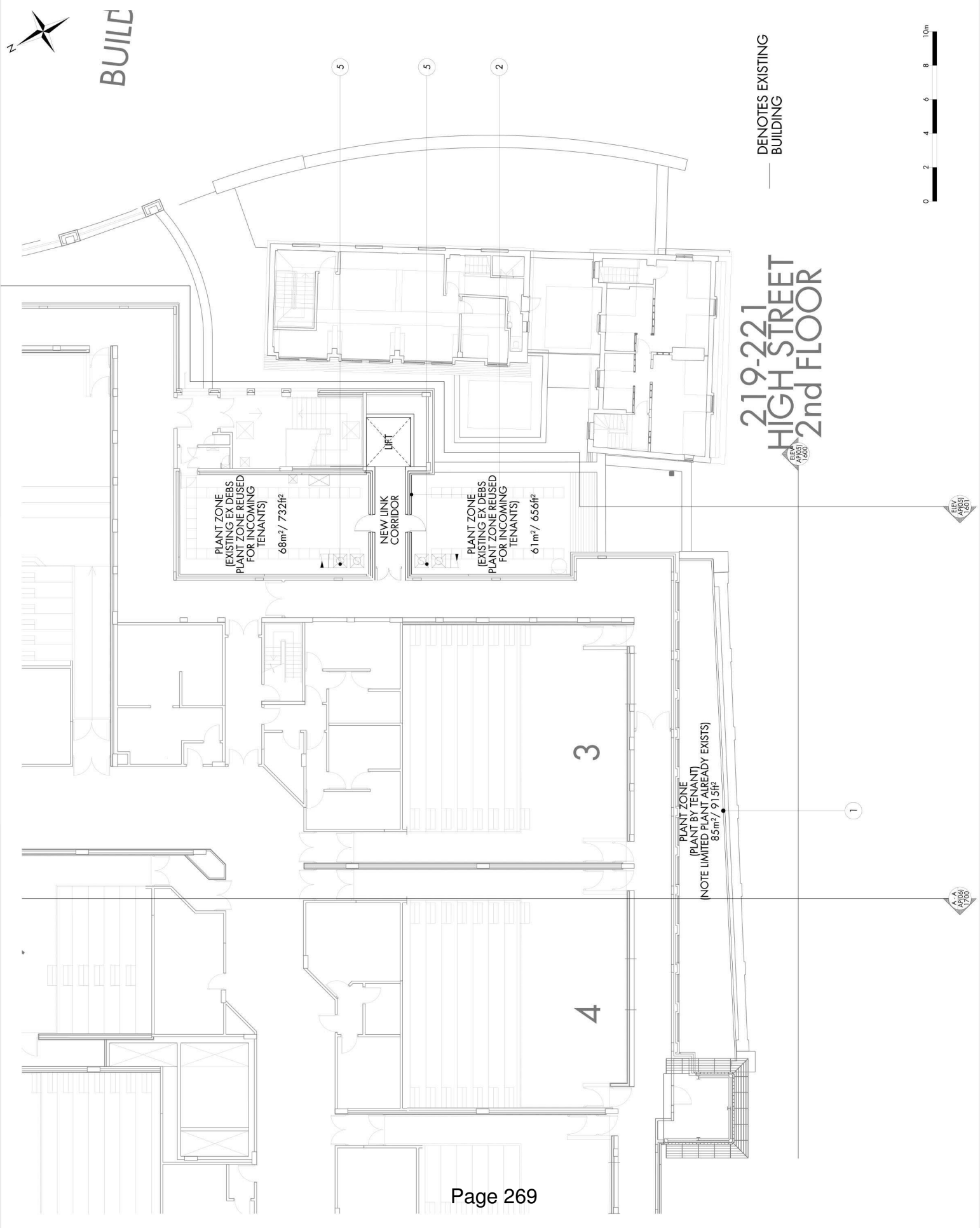
111 Great Portland Street
 London W1W 7JL
 Telephone: 020 7295 1100
 Fax: 020 7295 8100
 Email: admin@lesliejones.co.uk

Job Title: INTU UXBIDGE HIGH ST NEW A3 UNITS

Drawing Title: PROPOSED CINEMA / PLANT LEVEL

Scale @ A1	Date	Drawn	Checked
1:100	23.09.16	JAA	

Job No: 3 5 9 6 | A P 0 4 | 1 5 0 3 | P 0 1



- 1 NEW RAIN SCREEN (COLOUR TO MATCH EXISTING)
- 2 BRICK TO NEW CORRIDOR BEYOND (TO MATCH EXISTING)
- 3 NEW GLAZED SHORFRONTS
- 4 BRICK CLAD POP-UP TO FORM NEW LIFT COVER/ RUN
- 5 DUCT EXTRACTS

Key Plan

SHOWN WITH INTENTIONS ONLY. SAFETY (SERIES) (UNUSUAL AND DIFFICULT TO MANAGE ONLY)

It is assumed that all works will be carried out by a competent contractor in accordance with the relevant standards and specifications. In addition to the responsibilities normally associated with the types of work shown on this drawing, care is to be taken.

This scheme is subject to other necessary consents. The client is advised to check the status of all consents and to ensure that the necessary consents are in place before any work commences. The client is also advised to check the status of all consents and to ensure that the necessary consents are in place before any work commences.

The drawing is to be used in conjunction with all relevant contracts and / or specifications. The client is advised to check the status of all consents and to ensure that the necessary consents are in place before any work commences.

PLANNING ISSUE

Client: INTU UXBIDGE

Comments:

leslie jones architecture

111 Great Portland Street
London W1W 7JL

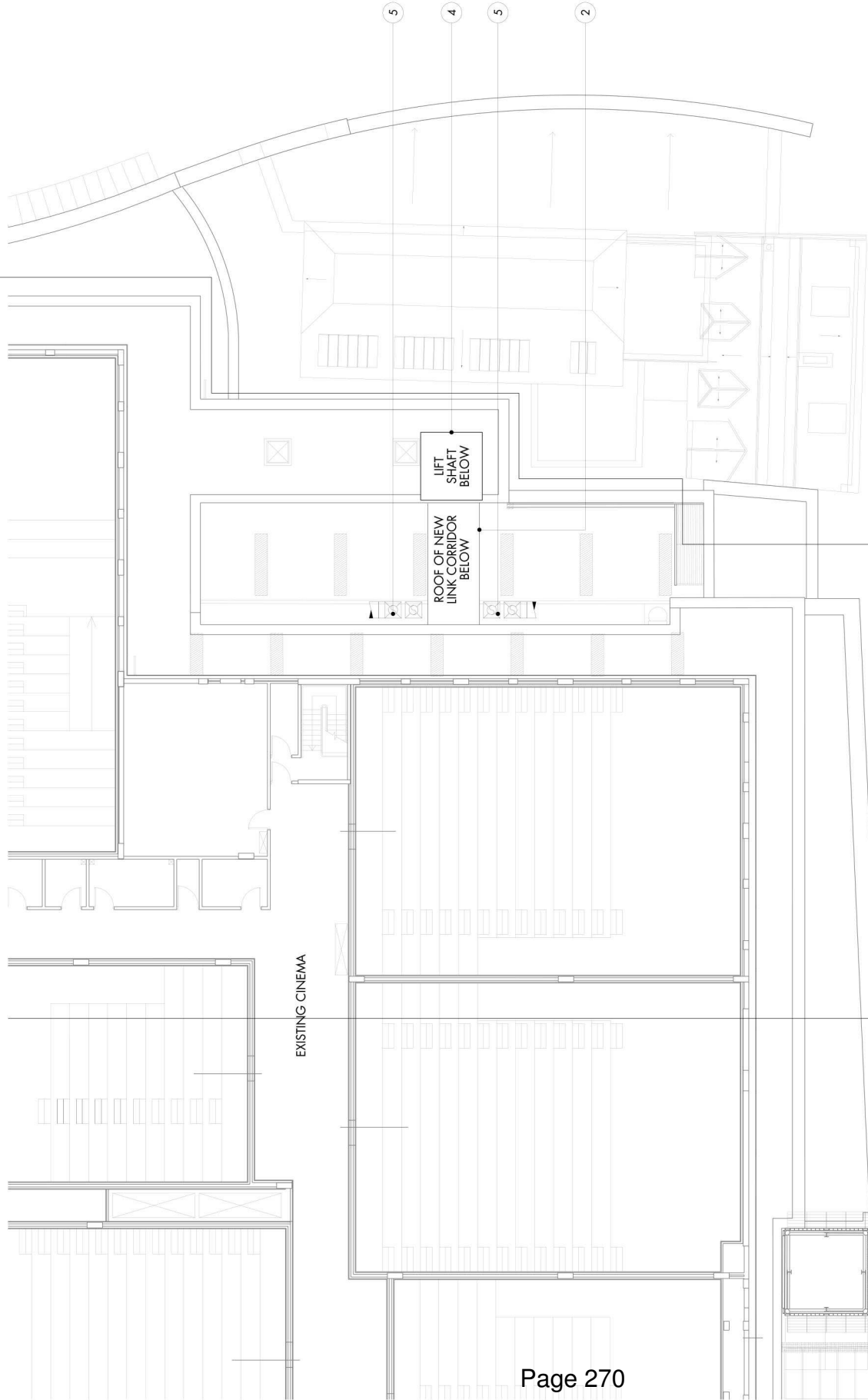
Telephone: 020 7295 1100
Facsimile: 020 7295 8100
E-mail: admin@lesliejones.co.uk

Job Title: INTU UXBIDGE HIGH ST NEW A3 UNITS

Drawing Title: PROPOSED CINEMA/ ROOF LEVEL

Scale @ A1	Date	Drawn	Checked
1:100	16.06.16	JAA	JAA

Job No: 3 5 9 6 | A P 0 1 | 5 0 4 | P 0 1



— DENOTES EXISTING BUILDING

ELEV. AP(05) 1200

ELEV. AP(05) 1201

ELEV. AP(05) 1200

- 1 NEW PLANT SCREEN (COLOUR TO MATCH EXISTING)
- 2 BRICK TO NEW CORRIDOR BEYOND TO MATCH EXISTING
- 3 NEW GLAZED SHOPFRONTS
- 4 BRICK CLAD POPUP TO FORM NEW LIFT OVERRUN
- 5 DUCT EXTRACTS

Key Plan

DISCLAIMER ON THE SAFETY OF THIS PLAN (UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the relevant building regulations and standards. The contractor is responsible for the safety of the works and for the safety of the building. The architect is not responsible for the safety of the works or for the safety of the building.

This scheme is subject to other necessary consents. The architect is not responsible for the safety of the works or for the safety of the building. The contractor is responsible for the safety of the works and for the safety of the building. The architect is not responsible for the safety of the works or for the safety of the building.

PLANNING ISSUE

Client: INTU UxBRIDGE

Comments

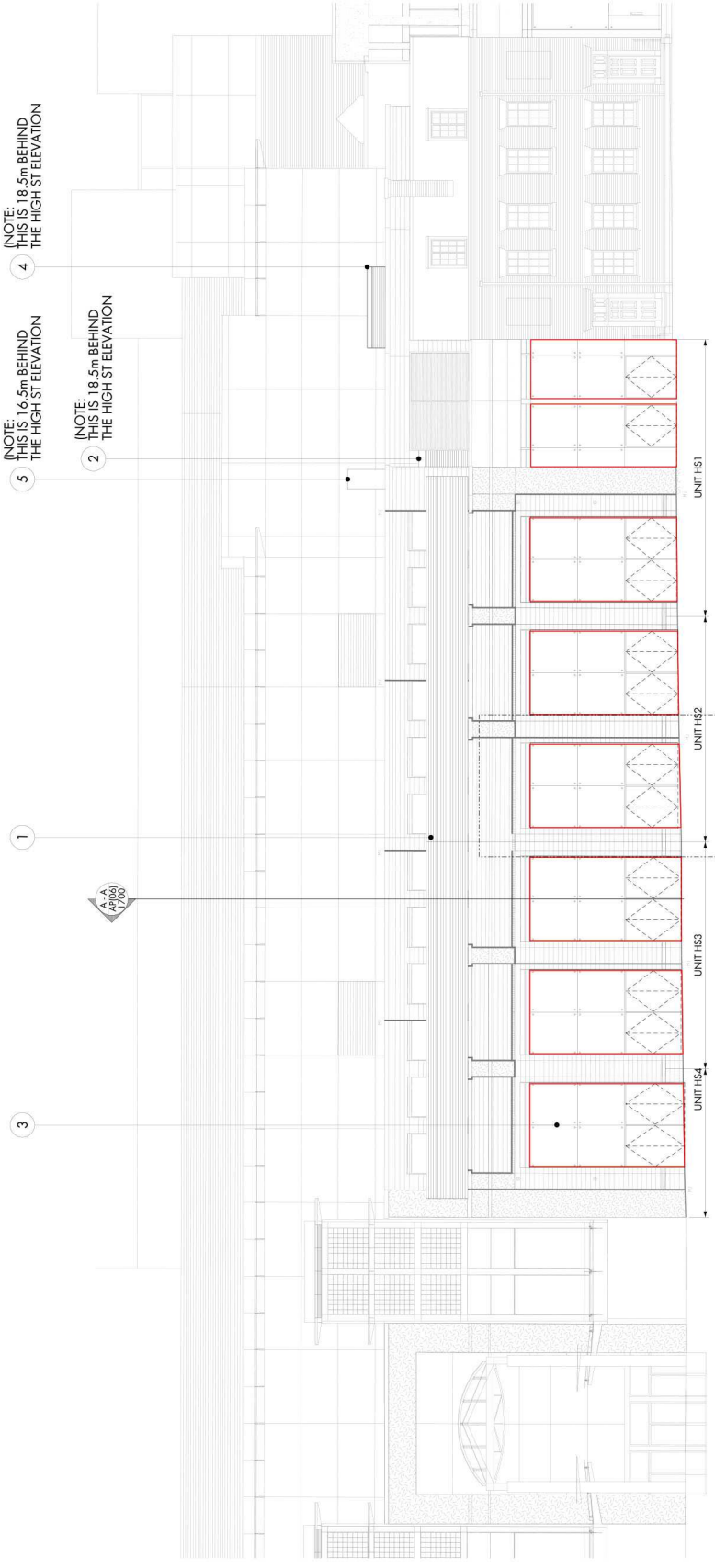
leslie jones architecture
 111 Great Portland Street
 London W1W 7JG, UK
 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@lesliejones.co.uk

Job Title: INTU UxBRIDGE HIGH ST NEW A3 UNITS

Drawing Title: PROPOSED HIGH STREET ELEVATION

Scale	Date	Drawn	Checked
1:100	23.09.16	JAA	JAA

3 5 9 6 | A | P | 0 | 5 | 1 | 6 | 0 | P | 0 | 1



REFER TO A/P(05)1602



- 1 NEW BRANT SCREEN (COLOUR TO MATCH EXISTING)
- 2 BRICK TO NEW CORRIDOR BEYOND (TO MATCH EXISTING)
- 3 NEW GLAZED SHOPFRONTS
- 4 BRICK GLAZ POPUP TO FORM NEW LIFT OVERRUN
- 5 DUCT EXTRACTS

Key Plan

SHOWN WITH INTENTIONS ONLY (FINISHES UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the specifications and drawings. The contractor is responsible for the construction and any necessary approval with the types of work shown on this drawing. Issue for building.

This scheme is subject to other necessary consents. The drawings are not to be used for construction until all necessary consents have been obtained. The contractor is responsible for the construction and any necessary approval with the types of work shown on this drawing. Issue for building.

PLANNING ISSUE

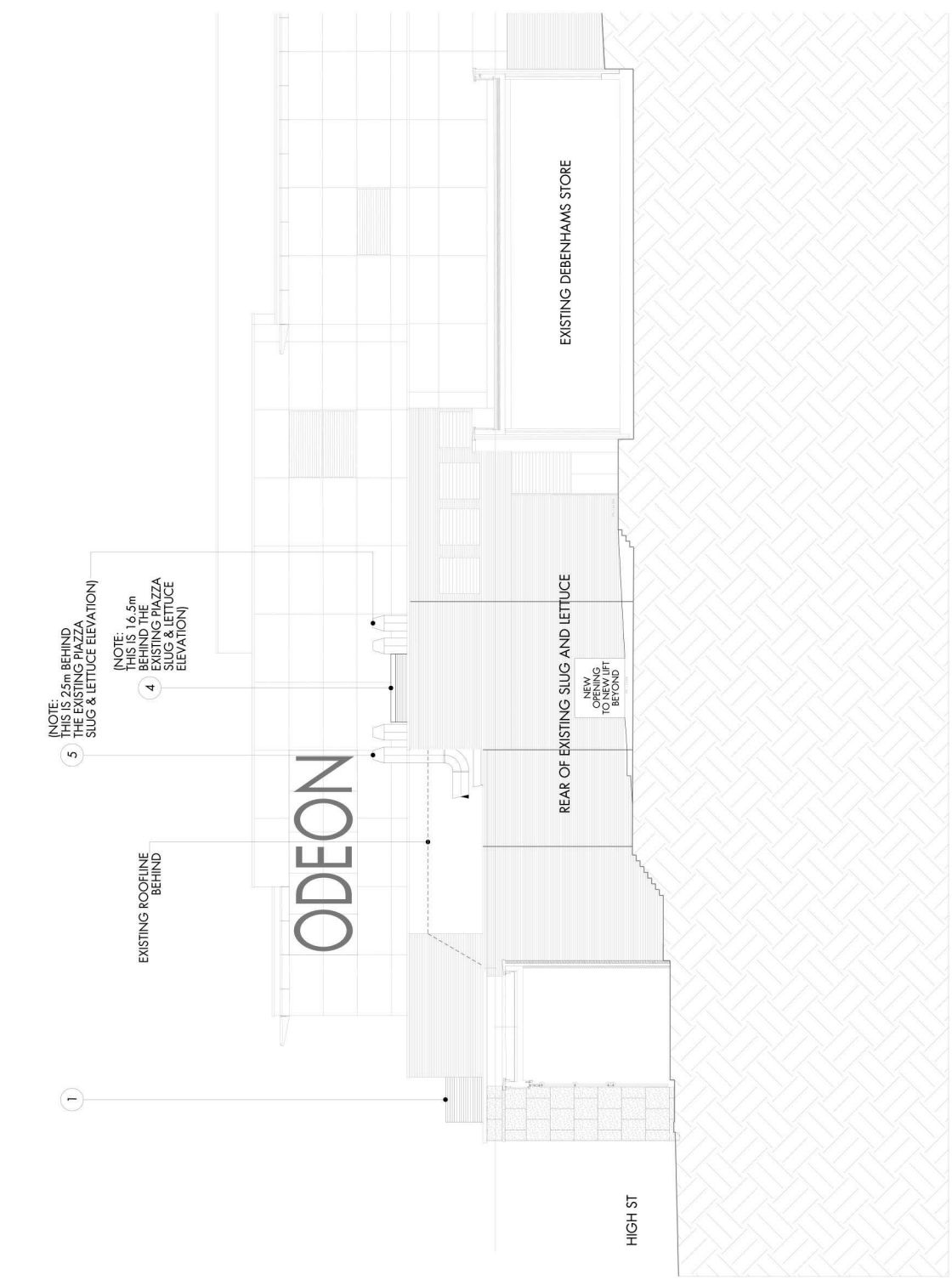
Client: INTU URBIDGE

Comments:

leslie jones architecture

111 Great Portland Street
 London W1W 6AQ
 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@lesliejones.co.uk

Job Title: INTU URBIDGE HIGH ST NEW A3 UNITS



1

EXISTING ROOFLINE BEHIND

5

(NOTE: THIS IS 25m BEHIND THE EXISTING PIAZZA SLUG & LETTUCE ELEVATION)

4

(NOTE: THIS IS 16.5m BEHIND THE EXISTING PIAZZA SLUG & LETTUCE ELEVATION)

EXISTING DEBENHAM'S STORE

REAR OF EXISTING SLUG AND LETTUCE

NEW CORRIDOR TO NEW LIFT BEYOND

HIGH ST

EXISTING PART EAST ELEVATION/ SECTION

- 1 NEW PLANT SCREEN (COLOUR TO MATCH EXISTING)
- 2 BRICK TO NEW CORRIDOR BEYOND (TO MATCH EXISTING)
- 3 NEW GLAZED SHOPFRONTS
- 4 BRICK CLAD 'POP UP' TO FORM NEW LIFT OVERRUN
- 5 DUCT EXTRACTS

Key Plan

SHOWN WITH INTENTIONS ONLY (SIZES UNUSUAL AND DIFFICULT TO MANAGE ONLY)
 It is assumed that all works will be carried out by a competent contractor in accordance with the relevant building regulations and standards. The contractor shall be responsible for the construction in accordance with the types of work shown on this drawing, with the following:

This scheme is subject to other necessary consents. The contractor shall be responsible for the construction in accordance with the relevant building regulations and standards. The contractor shall be responsible for the construction in accordance with the types of work shown on this drawing, with the following:

PLANNING ISSUE

Client
 INTU UKBRIDGE

Comments

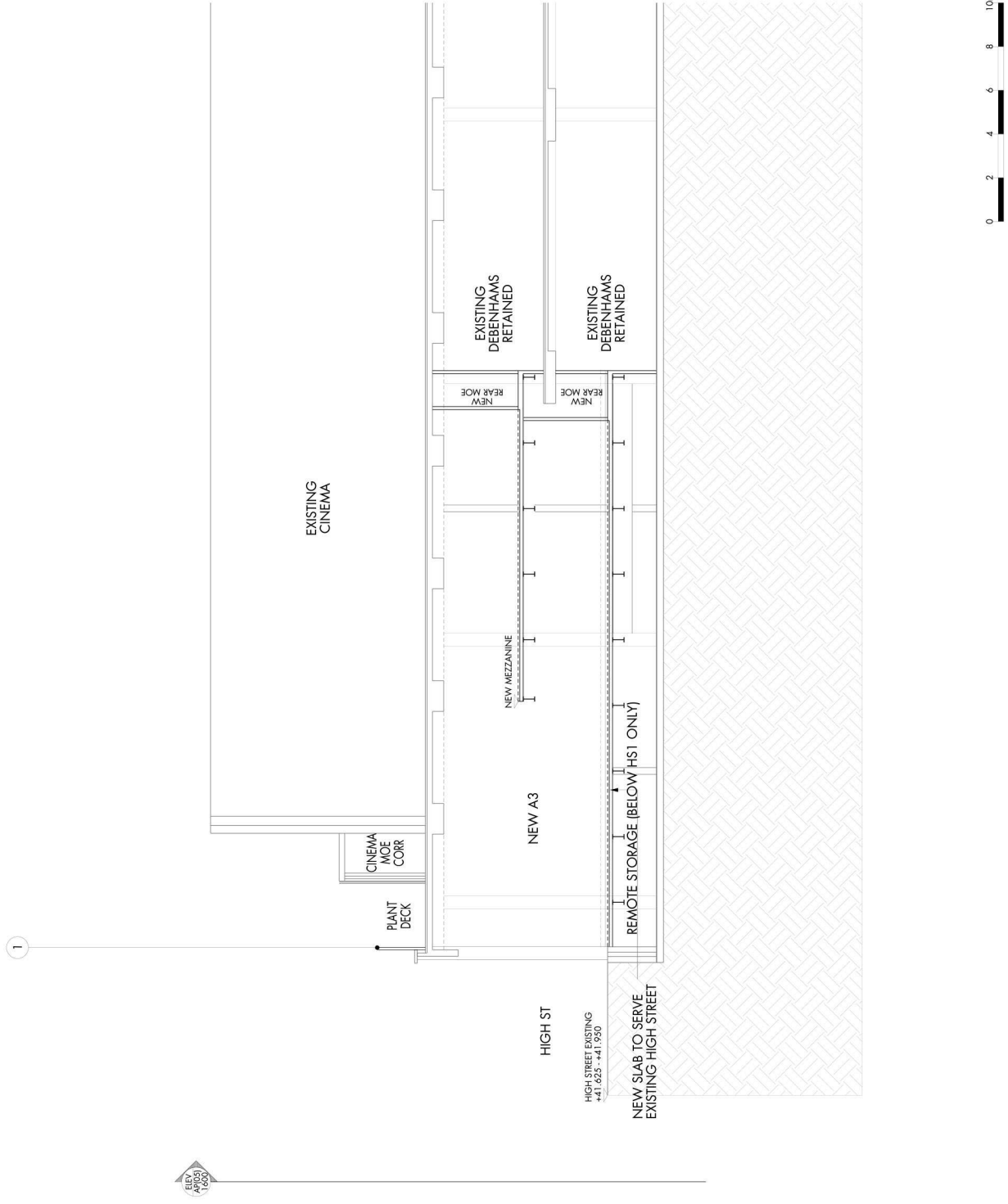
leslie jones
architecture

111 Great Portland Street
 London W1W 6AQ
 Telephone: 020 7295 1100
 Facsimile: 020 7295 8100
 Email: admin@lesliejones.co.uk

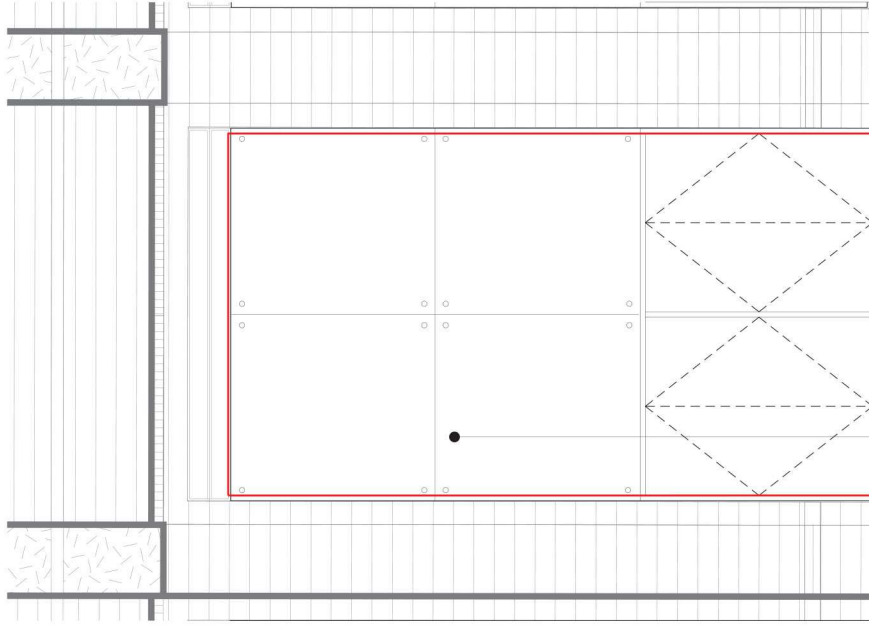
Job Title
 INTU UKBRIDGE
 HIGH ST NEW A3 UNITS

Drawing Title
PROPOSED SECTION A-A

Scale @ A1	Date	Drawn	Checked
1:100	23.09.16	JAA	JAA
Job No.	Drawn No.	Checked No.	Rev No.
3 5 9 6	A P 0 6	1 7 0	P 0 1



0 1 2 3 4 5m



MJ

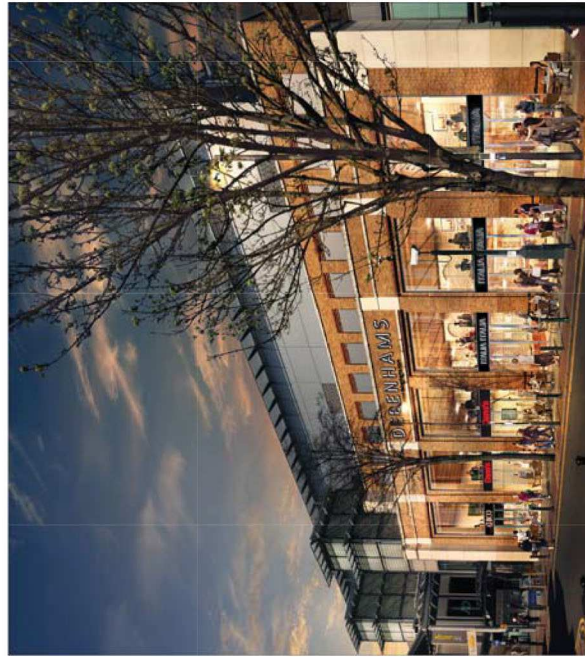
PROPOSED SHOPFRONT
(STRUCTURAL GLAZING)

PROPOSED TYPICAL SHOPFRONT BAY



EXISTING ELEVATION

PROPOSED ELEVATION



This scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from this drawing.

This drawing is to be read in conjunction with all relevant consultants and / or other drawings. All drawings are to be reported to the architect before the affected work commences.

Magnetic media does not constitute contract documentation and updates of this date will occur. These files are current as of the date of issue. Your use of these files is at your own risk. The architect is not responsible for any errors or omissions which may occur in the production of these files. The architect shall not be held responsible for any errors or omissions which may occur in the production of these files. The architect shall not be held responsible for any errors or omissions which may occur in the production of these files. We cannot guarantee that it does not contain any.

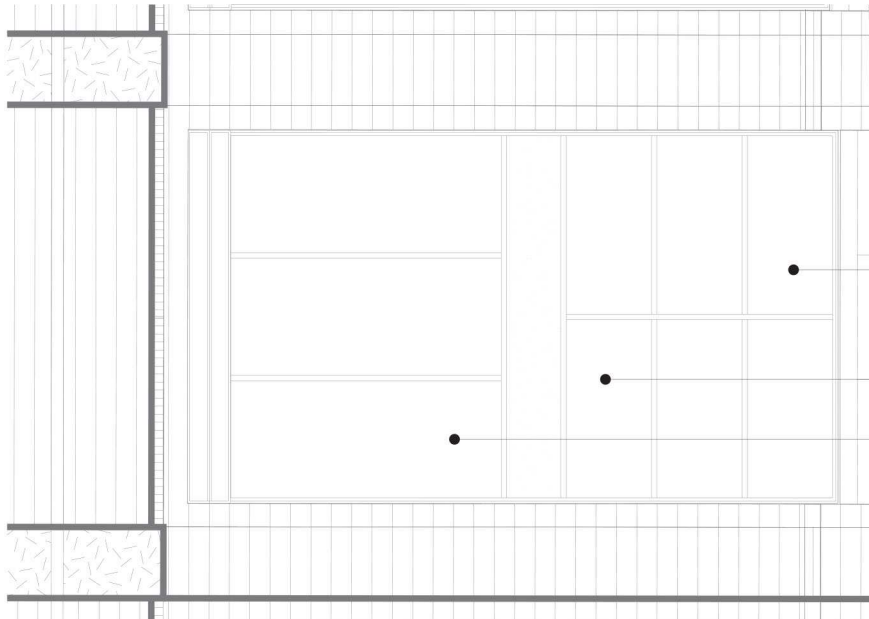
Client	INTU UXBRIDGE
Consultants	
Job Title	INTU UXBRIDGE HIGH STREET NEW A3 UNITS

PLANNING ISSUE	
Drawing Title	PROPOSED / EXISTING HIGH STREET ELEVATION TYPICAL SHOPFRONT
Scale @ A3	1:50
Date	23.09.16.
Drawn	JAA
Checked	
Job No.	3 5 9 6
Revision	AP(0.5)1 6 0.2 P 0 1

leslie jones
architecture

121 Great Portland Street
London
W1W 5GL

Telephone 020 7255 1150
Facsimile 020 7255 6700
E-mail admin@leslie-jones.co.uk



MJ

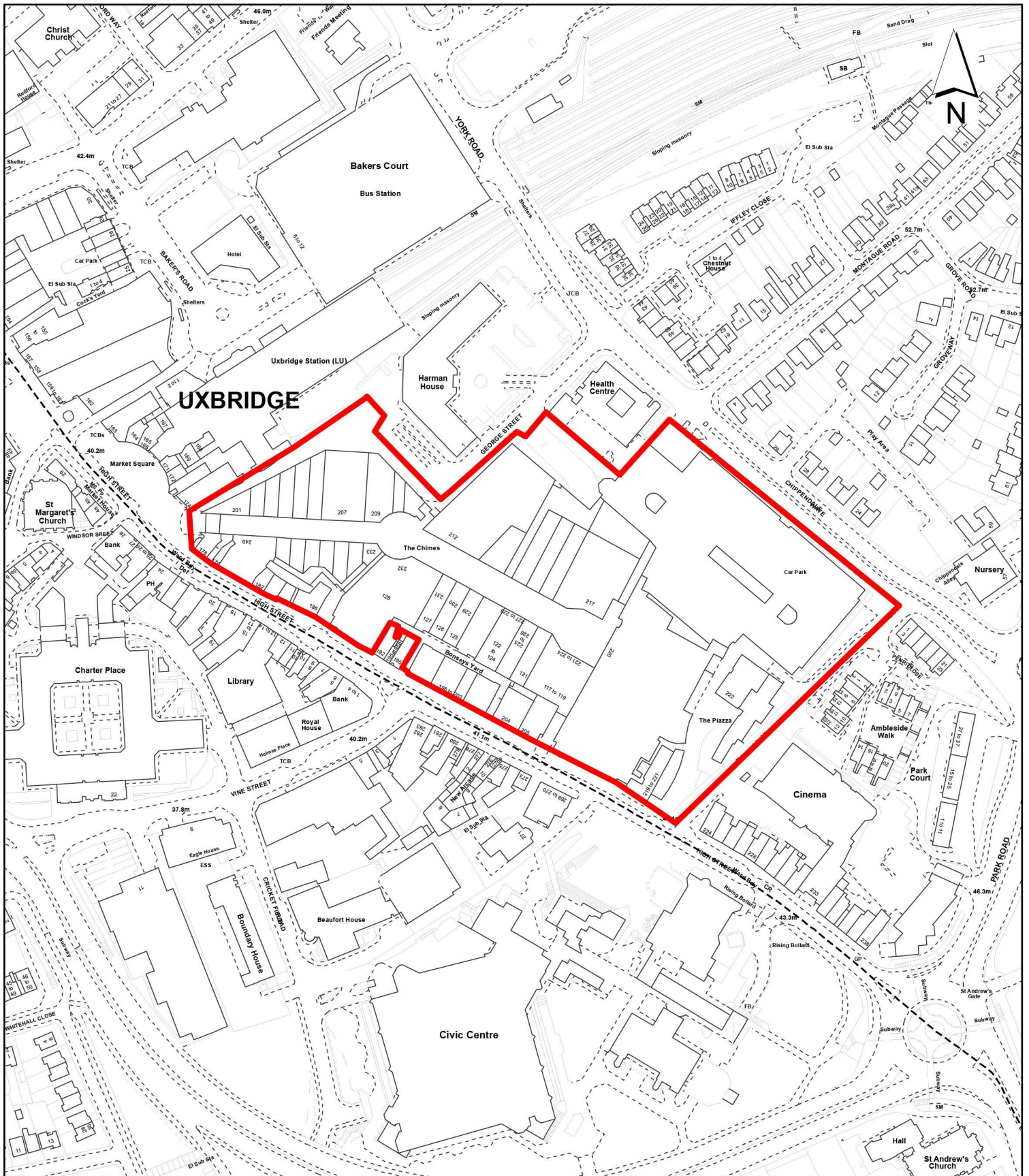
EXISTING SHOPFRONT
(SOLID GRAPHICS)

EXISTING SHOPFRONT
(SOLID SIGNAGE
ZONE)

EXISTING SHOPFRONT
(OPAQUE FINISH)

EXISTING TYPICAL SHOPFRONT BAY

Rev	Date	By	Comments	Checked
P01	12.10.16.	JAA	ISSUED FOR PLANNING	JC



Notes:

 Site boundary

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Site Address:

**Unit 116,
 INTU Uxbridge
 High Street**

Planning Application Ref:

54171/APP/2016/3897

Planning Committee:

Central & South

Scale:

1:2,500

Date:

January 2017

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 98 COWLEY ROAD UXBRIDGE

Development: Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaways) involving alterations to elevations.

LBH Ref Nos: 8504/APP/2016/3871

Date Plans Received: 19/10/2016

Date(s) of Amendment(s):

Date Application Valid: 04/11/2016



Produced on 12 October 2016 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 505342, 183331, 505342, 183472, 505483, 183472, 505483, 183331
 Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
 Crown copyright 2016. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135).
 Data licensed for 1 year, expiring 12 October 2017. Unique plan reference: v2b/119676/165024

01 LOCATION PLAN
A3 SCALE: 1:1250

ASEA Ltd

Architectural Services &
 Energy Assessment
 24 Launceston Road
 Perivale
 Middlesex. UB6 7EU

t: 0208 723 1384
 m: 07712043116
 e: ilian@asealtd.com

Location:
 98 Cowley Road
 Uxbridge
 UB8 2LX
 Title: Location Plan
 Scale: 1:1250 Date: Sept.2016
 Drawing No:
 ASEA/2016/316/PP/01 Rev:

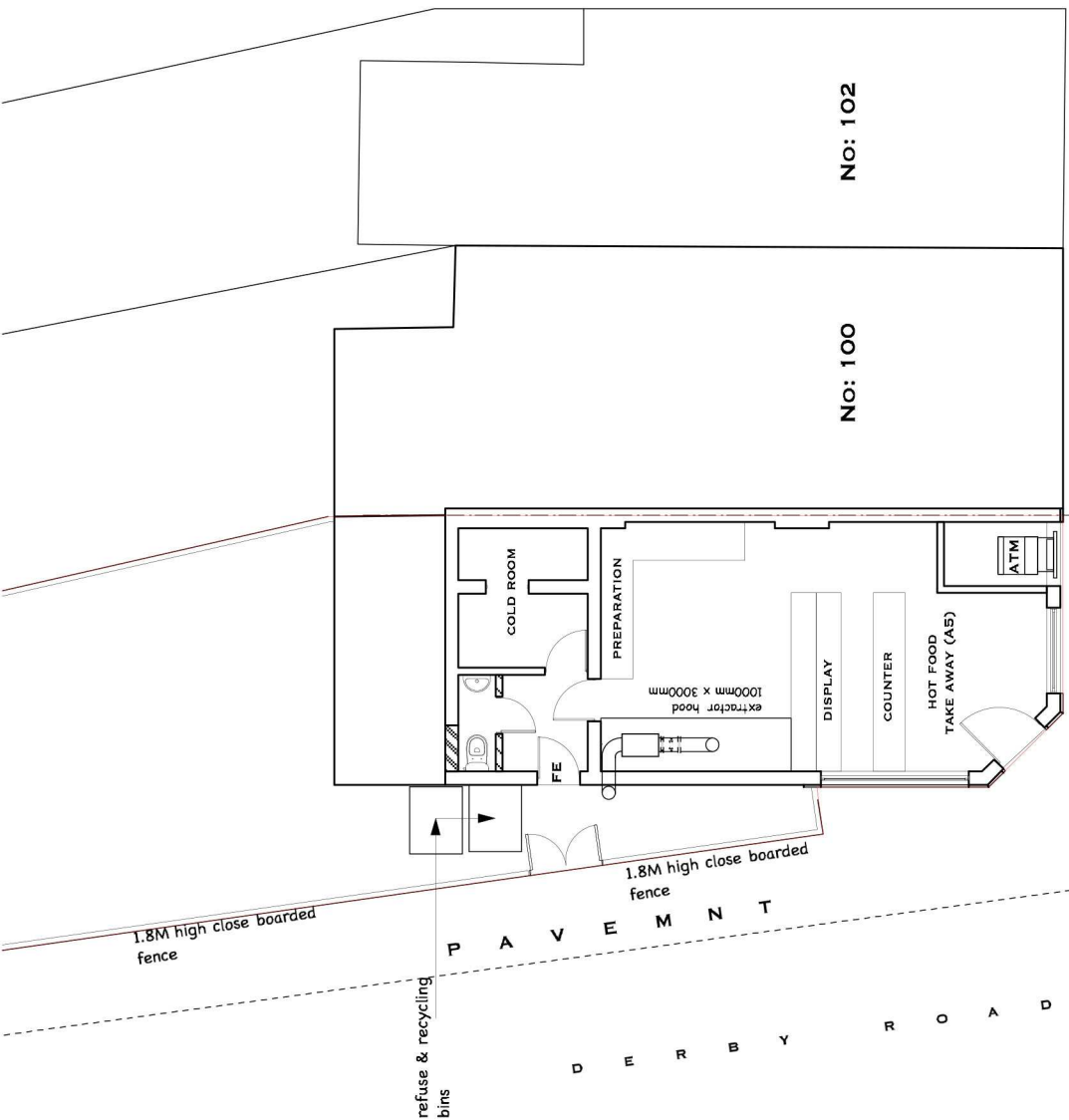
REV: A 02/11/16 SCALE BAR ADDED

P A V E M E N T

ASEA Ltd

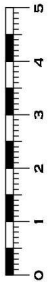
Architectural Services &
 Energy Assessment
 24 Launceston Road
 Pervale
 Middlesex: UB6 7EU
 t: 0208 723 1384
 m: 07712043116
 e: ilan@asealtd.com

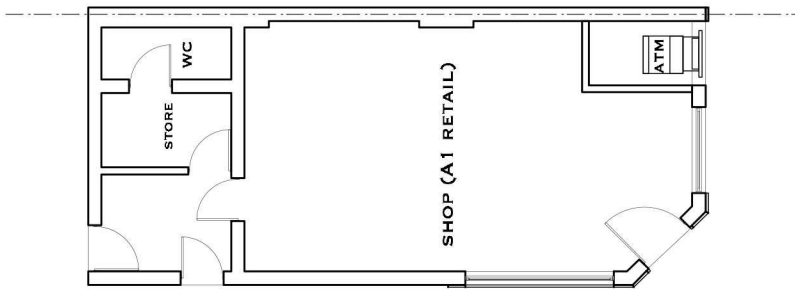
Location:
 98 Cowley Road
 Uxbridge
 UB8 2LX
 Title: Proposed Site Plan
 Scale: 1:100 Date: Sept, 2016
 Drawing No: ASEA/2016/316/PP/03
 Rev: A



03 PROPOSED SITE PLAN

A3 SCALE: 1:100

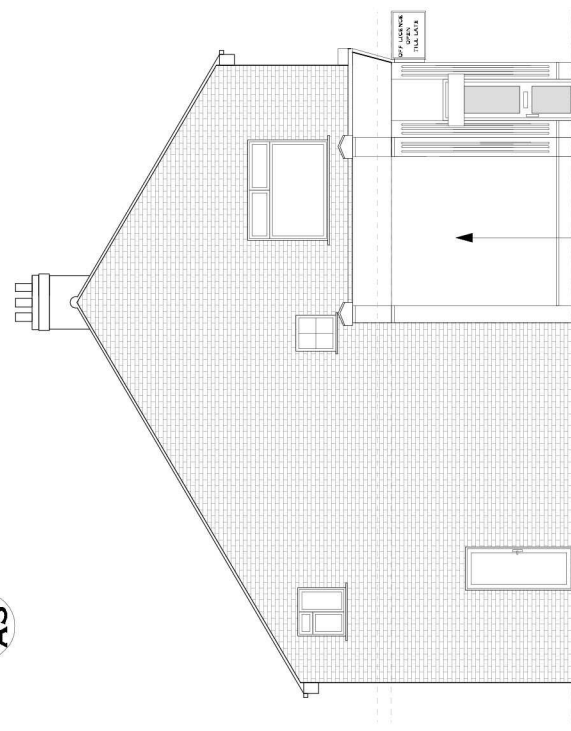




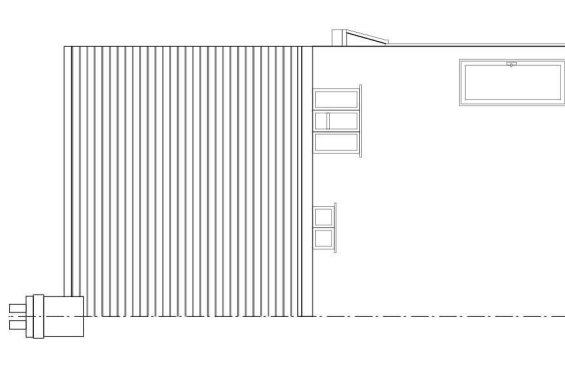
O2 **A3** **EXISTING GROUND FLOOR**
SCALE: 1:100



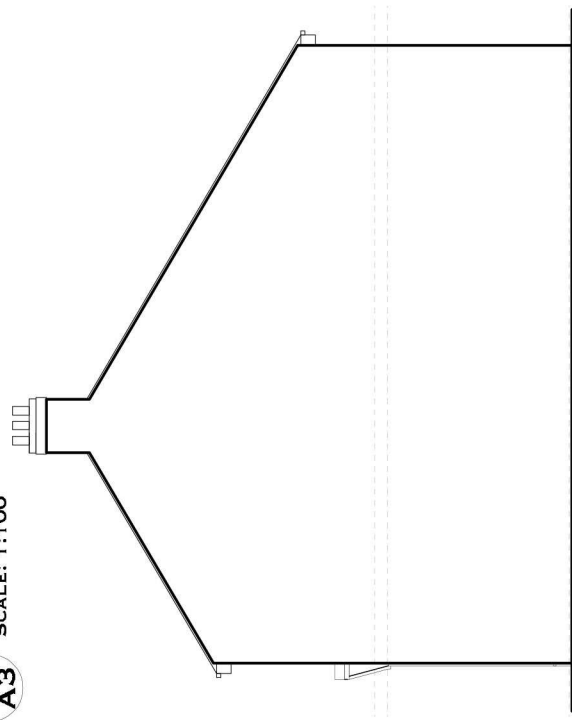
O2 **A3** **EXISTING FRONT ELEVATION**
SCALE: 1:100



O2 **A3** **EXISTING LEFT SIDE ELEVATION**
SCALE: 1:100



O2 **A3** **EXISTING REAR ELEVATION**
SCALE: 1:100

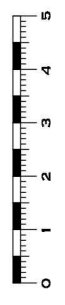


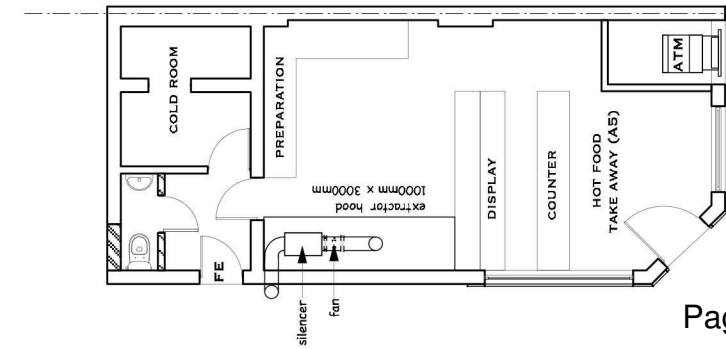
O2 **A3** **EXISTING RIGHT SIDE ELEVATION**
SCALE: 1:100

ASEA Ltd

Architectural Services & Energy Assessment 24 Launceston Road Perivale Middlesex. UB6 7EU t: 0208 723 1384 m: 07712043116 e: ilan@asealtd.com		Location: 98 Cowley Road Uxbridge UB8 2LX Title: Existing Plan & Elevations Scale: 1:100 Drawing No: ASEA/2016/316/PP/02
Date:	Sept. 2016	Rev:
		A

REV: A 02/11/16 SCALE BAR ADDED





04 PROPOSED GROUND FLOOR
A3 SCALE: 1:100

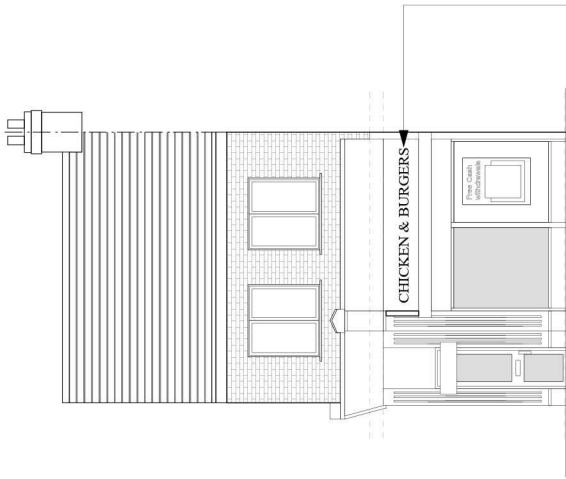
Extract Canopy:
S/S (304 grade) with removable and washable standard grease filters
(Filters to be removed and cleaned with chemicals and warm water twice a week)

Grease Filters:
Extract canopy will be fitted with internal extract plenums with grease filters cells across their length. The filters to be of a sufficient size and number to ensure that the velocity through them does not lead to grease "carry over" into the ductwork and onto the extract fan.

The Extract canopy specifically designed and installed by a nominated specialist to remove all cooking odours.

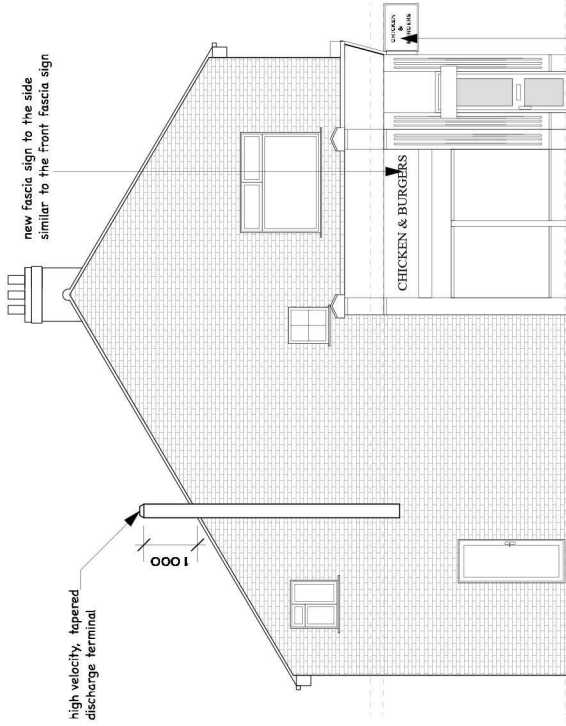
Odour Neutraliser 100:
To reduce odour contaminant by dealing with the gaseous phase pollutant after the bulk of the particulate phase is removed, secured to structure on stands (To be topped up with neutralising chemical one every 3-4 weeks)

Fan Unit:
SLC 450/4-2B axial fan unit, 500mm x 450mm with speed regulator rating 1350 RPM. Sound level is 55dB (A) @ 3 metres and air flow of 2.07 m³/S @ Opa.
Secured to structure sitting on the stand with anti-vibration mounts and insulated - connected direct to the silencer to give 35+ air changes in the kitchen.



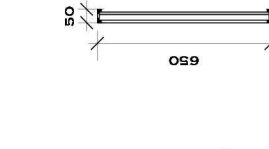
04 PROPOSED FRONT ELEVATION
A3 SCALE: 1:100

existing aluminium composite panel fascia retained and lettering amended to blue colour, background colour white. fluorescent flat cut letters (225mm), illumination by Fluorescent Trough Lights. fascia size to be same as existing 3200 x 650mm.

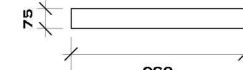


04 PROPOSED LEFT SIDE ELEVATION
A3 SCALE: 1:100

projecting sign lettering amended to blue colour with white background, illumination by Fluorescent Trough Lights



SECTION THROUGH FASCIA SIGN
(SCALE: 1:20)



SECTION THROUGH PROJECTING SIGN
(SCALE: 1:20)

Silencer/Attenuator :
402mm dia silencer connected directly to fan casing on outlet side and connected to duct with flexible canvas connectors.
Sound reduction level of unit is 15dB (A) @ 3 metres with 2DEP - cylindrical centrebody for enhanced attenuation. Secured to structure on anti-vibration mounts.

NOTE:
ALL THE EXTRACT EQUIPMENT IS TO COMPLY WITH THE DEFRA GUIDANCE ON CONTROL OF ODOURS AND NOISE FROM COMMERCIAL KITCHENS.

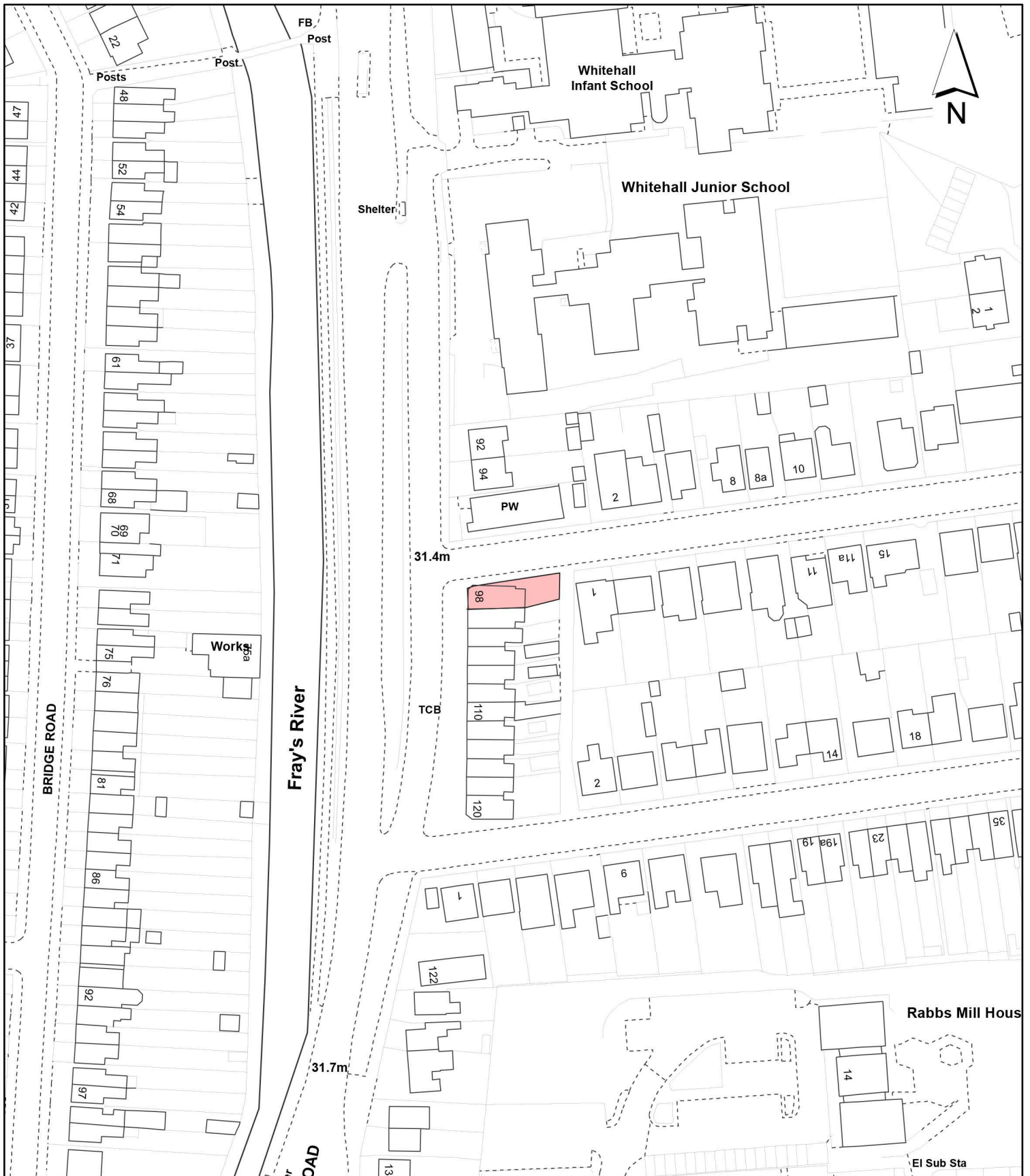
ANY NOISE GENERATED BY THE EXTRACTION OR SUPPLY SYSTEM AS A WHOLE SHALL NOT EXCEED THE EXISTING HOURLY BACKGROUND NOISE LEVEL AT NEARBY RESIDENTIAL ACCOMMODATION. WHEN MEASURED AND RATED IN ACCORDANCE WITH BS 4142. ENTITLED "METHOD OF RATING INDUSTRIAL NOISE AFFECTING MIXED RESIDENTIAL AND INDUSTRIAL AREAS 1990."

REV: B 03/11/16 REAR ELEVATION AMENDED
REV: A 02/11/16 PROPOSED REAR ELEVATION AND SCALE BAR ADDED



ASEA Ltd

Architectural Services & Energy Assessment	Location: 98 Cowley Road Uxbridge UB8 2LX
24 Launceston Road Perivale Middlesex. UB6 7EU	Title: Proposed Plan & Elevations
t: 0208 723 1384	Scale: 1:100
m: 07712043116	Date: Sept.2016
e: iam@asealtd.com	Rev: B



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Site Address:

98 Cowley Road

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

Planning Application Ref:
8504/APP/2016/3871

Scale:
1:1,250

Planning Committee:
Central & South

Date:
January 2017



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