



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 26
OCTOBER 2016

Time: 7.00 PM

Venue: CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

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

To Councillors on the Committee

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

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This Agenda is available online at:

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Putting our residents first

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Head of Democratic Services
London Borough of Hillingdon,
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Useful information for residents and visitors

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Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



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

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A useful guide for those attending Planning Committee meetings

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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 meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	54-56 Pembroke Road, Ruislip 10793/APP/2016/2624	Manor	Change of use of ground floor from a residential property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden. Recommendation: Refusal	1 - 16 58 - 68
7	Pikes End, Eastcote 18957/APP/2016/769	Northwood Hills	First floor side extension, single storey front infill extension and porch to front involving alterations to elevations Recommendation: Refusal	17 - 26 69 - 75

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	St Helens School, Northwood 7402/APP/2016/2939	Northwood	Demolition of the Claremont building and construction of a new Music Building on the same site. Recommendation: Approval	27 - 56 77 - 87

PART I - Plans for North Planning Committee

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Agenda Item 6

Report of the Head of Planning, Sport and Green Spaces

Address 54-56 PEMBROKE ROAD RUISLIP

Development: Change of use of ground floor from a residential property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden.

LBH Ref Nos: 10793/APP/2016/2624

Drawing Nos: 0177/14/07
0177/14/06 Rev. E
0177/14/08
0177/14/02
0177/14/07 Rev. D
0177/14/01 Rev. B
0177/14/05 Rev. D
Topographic Survey
211596-SU-01
Transport Statement
Energy Report
Arboricultural Report

Date Plans Received: 06/07/2016

Date(s) of Amendment(s):

Date Application Valid: 17/08/2016

1. SUMMARY

The application seeks permission for a change of use of the existing detached house (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor. The proposal includes the demolition of existing single storey outbuildings located to the side of the property and the erection of part two storey, part single storey rear extensions, and associated car parking on the front and rear garden. A previous planning application was submitted in 2015 for the same proposal and withdrawn by the applicant.

The proposals would result in the loss of single family dwellinghouse. The 16.75 m deep rear extension would by virtue of its siting, scale and excessive depth have a detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition the activity associated with the use and site layout would result in unacceptable levels of noise disturbance to adjoining occupiers. The scheme also proposes substandard staff accommodation as well as failing to demonstrate that the proposed parking would be sufficient to meet demand. The application also fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping can be provided.

Taking into consideration the above, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would result in the loss of a single family dwelling, therefore failing to safeguard the Council's existing housing stock, contrary to policy H2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed extension, by reason of its siting, size, scale, excessive depth and design would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed development, by reason of the activities associated with the proposed use and the layout of the site (including the layout of the vehicular accesses and parking areas) would result in disturbance, loss of privacy and noise which would be adverse to the general amenity of the residential area and nearby occupiers. As such, the development would be contrary to Policies OE1 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

The proposed development would, by virtue of its failure to provide an adequate amount of private usable external amenity space for the occupiers of the proposed flats, be 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The internal floor area for the proposed flats is below the minimum standard required for a one-bedroom and two bedroom flat. As such the proposal would fail to provide a satisfactory residential environment to the detriment of the amenity of future occupiers, contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2015) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposed extension, by reason of its height and excessive depth, would have a visually intrusive and overbearing relationship to neighbouring properties and would unduly detract from the amenities of the adjoining occupiers, Nos.52 and 56. The proposal is therefore considered to constitute an un-neighbourly form of development contrary to Saved UDP Policies (November 2012) OE1, BE20, BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 3.0 of the HDAS: Residential Extensions.

7 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local context of the surrounding area. The principle of intensifying the use of the site to the level proposed when considered with the cramped footprint of this backland development would have a detrimental impact on the character,

appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the surrounding character contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NON2 Non Standard reason for refusal

The application fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping could be provided contrary to Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NON2 Non Standard reason for refusal

The proposal has failed to provide a transport statement/assessment to demonstrate that the proposed car parking is sufficient to meet the demand arising from the proposed use, or demonstrate the the proposal would not have an unduly negative impact on the local highway network. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

- | | |
|------|---|
| 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.
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
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
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

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. The Council's supports pre-application discussions. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey detached property on the South side of Pembroke Road. The application property has a reasonable sized rear garden and to the front, the property has a hardstanding area used for vehicle parking. The property is presently used as staff accommodation for the veterinary hospital at No.56 Pembroke Road.

The adjacent property No. 56 is a veterinary hospital with a large single storey side/rear extension which extends on to the application site. The other adjacent property No.52 is a two storey detached house. The wider area comprises similar sized properties on large plots.

The site is located within the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The application seeks permission for a change of use of ground floor from a residential

property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden.

The proposed rear extension would measure 16.90 m deep, 6 m-6.60 m high with gable pitched roof and extend across the full width of the property. The materials would match the existing. The alterations to the existing vehicular access would create an in/out driveway, which will allow cars to drive from Pembroke Road and park to the rear of the site for the veterinary hospital. Three existing parking spaces will remain to the front of the site and seventeen parking spaces to the rear for customers.

The previous withdrawn application indicated that No.56 will change from a veterinary hospital to residential use, however this does not form part of the application proposals and would require the benefit of planning consent. No information has been submitted with the current application to indicate the proposed use of No.56.

The application is similar to the previously withdrawn application, with a Transport Assessment included this time.

3.3 Relevant Planning History

10793/APP/2015/476 54 Pembroke Road Ruislip

Change of use of ground floor from a Dwellinghouse (Use Class C3) to a mixed use comprising Veterinary Clinic (Use Class D1) at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats (Use Class C3) at first floor, involving part two storey, part single storey rear extensions, associated parking and demolition of element to side.

Decision: 29-05-2015 Withdrawn

10793/PRC/2015/177 54 Pembroke Road Ruislip

Rear extension and change of use from dwelling to veterinary hospital

Decision: 11-01-2016 OBJ

Comment on Relevant Planning History

10793/APP/2015/476 - Change of use of ground floor from a Dwellinghouse (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats (Use Class C3) at first floor, involving part two storey, part single storey rear extensions, associated parking and demolition of element to side. Withdrawn.

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

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:

- 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.
- 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
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 8.2 (2016) Planning obligations
- LPP 8.3 (2016) Community infrastructure levy
- 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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

50 adjoining and nearby properties were notified of the application by means of a letter dated 24th August 2016. A site notice was also displayed on 27th August 2016.

A Ward Councillor has requested that the application be determined at Committee, and raises the following concerns:

1. This represents overdevelopment, a significantly increased building footprint which is very much at odds with the look and feel of what is a residential surrounding area.
2. It would result in unacceptable loss of amenity, with residents having the noise and disturbance of vehicles in their gardens, moving to and from the proposed car park at the rear of the building.
3. It would reduce available land to absorb water from heavy rain, particularly relevant given the recent floods which affected residents in Pembroke Road.

A petition with 58 signatures has been received objecting to the application. One letter of objection has been received from No.52 on the following grounds:

1. Backland development;
2. Impact on standard of living to adjoining neighbours;
3. Contrary to policy;
4. The proposal will result in unacceptable levels of noise and constant disturbance caused by customer vehicles coming and going (which is currently proposed 7 days a week), their passengers (i.e people and animals, particularly dogs barking) and the vehicles of the staff of the veterinary practice. This noise will not only be felt in the back garden but also the house and front garden of no. 52 as you will see from the plans that the proposed exit for cars is directly adjacent to the eastern wall of no. 52. There is also a risk of damage caused by vehicles to the house itself given the immediate proximity of the exit route.
5. The privacy of the garden at no. 52 will not be maintained as a result of this proposal. The proposed development would completely alter the current status of neighbouring residential gardens. It would mean that this area would then be accessible to the public, their vehicles, an extensive building, as well as the animal patients of the veterinary practice itself. Any fence erected in the garden of no. 54 to act as a "privacy" shield would not avoid this fundamental loss of privacy.
6. The proposal will have an impact on light because of the bulk and scale of the extension. The backland site is not more intimate than the frontage property and represents over development. It involves the complete alteration of a much larger area than the frontage property of no. 54.
7. Loss of trees;
8. The visual amenity of the garden is a major contributor to the visual amenity of the neighbouring gardens. The proposal would completely change that visual amenity.
9. Loss of biodiversity.

Officer comment: The above issues are addressed in the main body of the report.

In addition a petition with 828 signatures has been received supporting the application.

A further 34 letters received supporting on the following grounds:

1. Benefit to the local community;
2. Improve the current parking situation;
3. Traffic safety;
4. Improve local employment;
5. Improve standard of care and welfare of patients;
6. Improve appearance of the current building;
7. Improve access for disabled clients with pets.

Internal Consultees

ENVIRONMENTAL HEALTH COMMENTS:

Please could you ask the applicants to provide details of their opening hours on Monday to Friday as it seems to have been omitted from the application.

The plans show an area of kennelling at the rear of the premises. Please could you ask the applicants for some more details regarding its use. Including the hours of use. Will these be the same as for the rest of the premises? The number of dogs in the kennels at one time. Will there be any animals housed in the kennels outside of the opening hours particularly over night?

Please could you also ask whether any staff will be on the premises outside of the proposed hours and whether there will be any emergency use of the premises.

Depending on the information supplied it may be necessary to request a noise report.

If they are planning on installing any plant for instance extraction or air conditioning then further details will be required and a noise report may be necessary.

TREES AND LANDSCAPE COMMENTS:

The scale of this redevelopment and its impact on trees is unacceptable. The development will erode the sylvan character of this attractive suburban area. The development will also be harmful to the outlook and living conditions of neighbours. The application fails to comply with saved policy BE38.

HIGHWAY COMMENTS:

From the plans provided it would appear that the existing vehicular access points will be maintained. 20 car parking spaces are proposed at the front and rear of the two properties. These spaces are allocated on the basis of 10 for staff, 8 for visitors to the veterinary clinic along with 4 cycle parking spaces for staff. The access to the car parking at the rear of property is achieved via an access road adjacent to no.56 Pembroke Road. It is not clear from the plans and the TS where the car and cycle parking is provided to serve the proposed flats. Could you ask the applicant where such car and cycle parking is located on the site? All cycle parking should be covered and secure. Under the current plans the refuse/recycling bins are located at the rear of the property and not within 10 m of the kerbside. There are no EV charging points shown on the proposed car parking area. On the basis of the above comments there are a number of issues that need to be resolved before I can support this application. If these issues are not resolved I suggest the application is refused due to lack of detailed information.

FLOODWATER MANAGEMENT:

No objection, subject to conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H2 states that the Local Planning Authority will not normally grant planning permission for a change from residential use (including residential use above shops and in other mixed developments) of any building or part of a building that is suitable with or without adaptation for residential use. The proposal would result in the loss of residential accommodation that although currently used as staff accommodation for No.56, it could easily be used a single dwelling house.

No details have been provided to show the use of No.56. Furthermore, the size and scale of the proposed veterinary hospital would be significantly larger than the existing at No.56. The proposal would also include parking to the rear of the site.

The proposed veterinary surgery would be in a significantly larger premises than the existing surgery at 56 Pembroke Road, resulting in a corresponding increased level of activity. The resultant increase in noise, vehicle fumes and general activity would have an unduly negative impact on nearby residential properties. The proposed use is considered to be incompatible with other existing uses within the residential street.

In terms of its effect on road safety, this is discussed under an appropriate heading within this report.

Therefore, the proposal would result in unacceptable loss of amenity to the nearby residential properties.

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

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

The adopted Supplementary Planning Document (SPD) - Residential Extensions at Section 6.0 on two storey rear extensions allows a 4 m deep extension and the new roof should appear subordinate to the original roof and should have a ridge height at least 0.5 m lower than the original roof.

In terms of the design of the building itself, the proposed two storey extension would follow the design of the host dwelling in terms of the roof design. The set down of the roof and distance from highway would provide a sufficient sense of subservience to the proportions of the building and would not detract from the character and appearance of the existing house and the wider area.

HDAS: Residential Extensions Paragraph 3.4 allows detached houses an extension up to 4 m deep and paragraph 3.7 allows pitched roofs on single storey extensions, although they should not exceed 3.4 m in height. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties. The rear extension proposed is here is two storey, and would have a maximum height of 6.75 m with a pitched roof and would therefore conflict with guidance. The depth of the extension would be 16.75 m, excessively deeper than normally allowed.

The introduction of a deep rear extension, with access on either side of the building to the parking area at the bottom of the garden would thus appear out of keeping due to its form and position. It is therefore not in scale with the surrounding properties and character of the

area.

As such, the proposed extension would not appear subordinate and would represent a visually overdominant and unsympathetic form of development that would detract from the character, appearance and architectural composition of the original. The proposal would therefore be contrary to Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15 and BE19 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies and the SPD HDAS: Residential Extensions.

7.08 Impact on neighbours

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

Hillingdon Design & Accessibility Statement: Residential Extensions further advises that all residential extensions and amenity spaces should receive adequate daylight and sunlight and that extensions should be designed to minimise the negative impact of overbearing and overshadowing.

In this respect, the proposed extension, by reason of its height and almost the full depth of the rear garden, would unduly detract from the amenities of the adjoining occupiers, Nos.52 and 56 by reason of visual intrusion and overdomination.

The location of the proposed vehicular access along the sides of the property to the rear parking area would result in a loss of amenity to the occupiers of the existing flats on the application site and the occupiers of the adjoining dwellings at Nos. 52 and 56 Pembroke Road. In particular, noise, disturbance and loss of privacy would be adverse impact in residential amenity. As such, the development would be contrary to Policies BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy OE1 of the UDP Saved Policies protects neighbouring occupiers from uses that are detrimental to the character or amenities of surrounding properties. Animals are to be kept overnight and as such, it is considered to be a serious noise generating use and the proposal would therefore result in noise impact on the neighbouring properties.

Therefore, the application proposal would constitute an un-neighbourly form of development and would be in conflict with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) OE1, BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 65 sq metres of amenity space for a two bed flat and two, one bed flats. The proposed development does not show a garden area

for the flats. There is a poor quality garden space between the end of the proposed extension, the car park to the rear and the access roads on either side, which would be unacceptable. Accordingly, the proposed scheme is not considered to provide a satisfactory amount of private amenity space for three flats and would not be acceptable.

Internal Floor Space

Arden House Veterinary Hospital seeks planning permission to relocate the existing veterinary hospital into the adjoining building (no. 56). The proposal would involve extending the building. The previous application submitted a Design and Access statement referring to reverting the existing veterinary surgery to residential, but no plans are available or details of its use; comments are therefore limited to the resiting of the surgery.

The plans show that the proposed new veterinary centre would have its main entrance for customers at the rear of the building (as existing). The ground floor would be of a split level design, with the staff areas sited some 900 mm below the new upper ground floor. The car park is said to provide level access throughout and a level approach to the building. An accessible toilet is shown on plan and is understood to accord with Approved Document M to the Building Regulations.

No objection to the proposal is raised from an accessibility standpoint.

Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (June 2016). These are:

1 person flat = 39 sq m

3 person, 2 bed flat = 61 sq m

The proposed flats at approximately 34 sq.m and 36 sq.m for 1 person and 38.5 sq.m for a two bed flat would not meet the minimum standard set out in Policy 3.5 and Table 3.3 of the London Plan (2016) and would thus result in the provision of accommodation of an inadequate size for future occupiers, in conflict with The London Plan, Housing SPG, November 2012 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

The rooms on the first floor provide an adequate outlook and is considered that the proposed flats for staff would afford the future occupiers with a sufficient level of outlook.

As such the proposed scheme would comply with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS: Residential Extensions.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application is for change of use and extensions to a property in Pembroke Road Ruislip. On-street parking in Pembroke Road is restricted to one side of the road to allow the free flow of traffic along this road. There is already a degree of parking stress along Pembroke Road. The properties on this part of Pembroke Road are large detached houses with the exception of this site which operates as a veterinary clinic with services provided 7

days per week. The property (No.56) already has an existing vehicular access off Pembroke Road that is shared with No.54. No.54 has another access to Pembroke Road to the West.

The site has a PTAL value of 3 (moderate) based on local bus and rail services but customers and staff are still considered likely to be reliant on private car. There has been previous pre-app advice given regarding a proposal similar to the application including highways advice that required a Transport Statement and justification for car parking. A Transport Statement by Sumner Consultancy has been provided in support of the application. From the plans provided it would appear that the existing vehicular access points will be maintained. 20 car parking spaces are proposed at the front and rear of the two properties. These spaces are allocated on the basis of 10 for staff, 8 for visitors to the veterinary clinic along with 4 cycle parking spaces for staff. The access to the car parking at the rear of property is achieved via an access road adjacent to no.56 Pembroke Road. It is not clear from the plans and the TS where the car and cycle parking is provided to serve the proposed flats. Under the current plans the refuse/recycling bins are located at the rear of the property and not within 10 m of the kerbside. There are no EV charging points shown on the proposed car parking area.

A total of 20 car parking spaces are proposed, including 6 existing accessed off 2 existing cross overs. One parking space at the rear should be converted to a disabled bay.

Whilst the use is being relocated from the adjoining building an intensification of use with the new improved facility cannot be ruled out. It needs to be demonstrated that parking proposed can meet demand.

Cycle parking is required at 2 spaces per consulting room to comply with Council standards in a covered area.

Given the above, the proposal has failed to provide a transport statement/assessment to ensure that the parking proposed can meet the demands of the proposed use. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

See section 7.11

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

The front gardens have already been largely paved to provide off-street parking for staff / visitors. The rear gardens, maintained but little-used, extend to the South towards the Ruislip Station car park. The area is primarily residential in character and the trees on this site contribute to the character of the area and provide screening and privacy.

Trees on, and close to, the site are not protected by TPO or Conservation Area designation. A Tree Report has assessed 20 individual trees and groups relating to this site. Most of the trees are 'C' grade trees, with three categorised as 'U' (justifying removal in the interests of good management). However, there are 5 'B' grade trees: T6 Lombardy Poplar, T13 Sycamore, T16 and T17 Lombardy Poplar and T20 Norway Maple (street tree). The survey confirms that only G1, T2, T3 and T4 (all 'C' grade) can be retained on the East

boundary, together with the street tree (T20). - All other trees (T5 - T19), including 4 'B' grade trees will be removed to facilitate the development. No replacement strategy or masterplan has been proposed. The landscape impact will be significant, with the loss of the mature tree screen along the Southern boundary. This screen forms part of a more comprehensive line of tree planting and woodland separating and screening the properties along Pembroke Road from the railway. The loss of the landscape screen and its replacement with a built extension and car park will also have a detrimental impact on the neighbouring property at 52 Pembroke Road. As such, the application fails to comply with saved policy BE38.

7.15 Sustainable waste management

General waste storage area is to the rear of the premises, whilst it is collected from the front of the site. However, as no details are provided with the submission a planning condition would have to be added to ensure suitable waste provision will continue to be provided on site.

7.16 Renewable energy / Sustainability

Not Applicable to this application.

7.17 Flooding or Drainage Issues

The application makes reference to disposing of surface water through a sustainable drainage system.

The extension and additional car parking spaces will increase the area of impermeability at the property.

Detailed information of the proposed system is needed to show that surface water is controlled on site through a sustainable system. This is important as this site contributes to an area affected by flooding recently. Should the application be approved, this could be addressed by condition.

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

Addressed in the main body of the report.

7.20 Planning Obligations

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.

As the proposal is for a D1 use with ancillary flats for staff, Mayoral CIL Charges would be applied for the proposed development of 308.7 sq metres of additional floorspace are as follows:

Mayoral CIL = £13,094.39

7.21 Expediency of enforcement action

There are no enforcement issues.

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

10. CONCLUSION

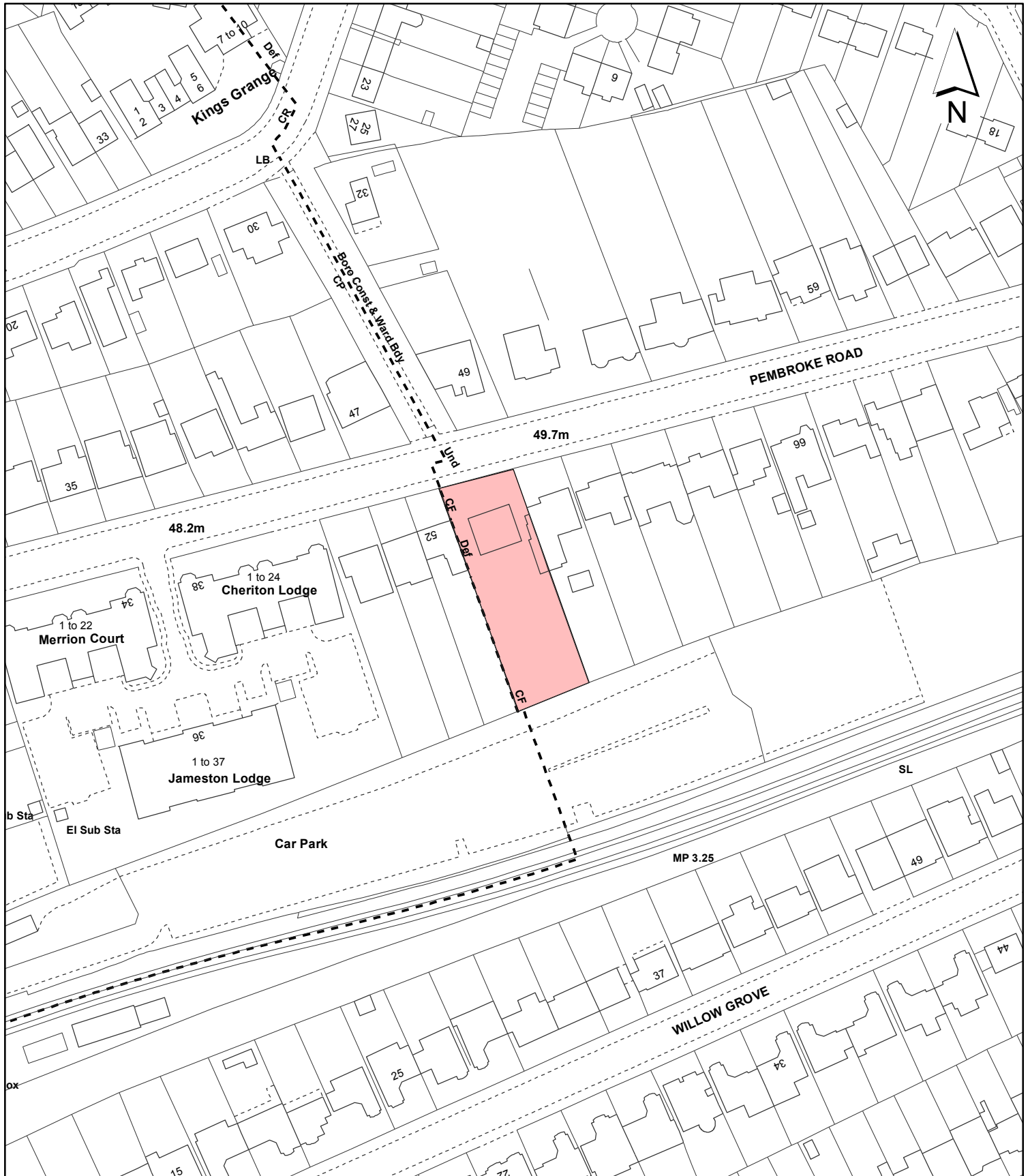
The proposals would result in the loss of a single family dwellinghouse. The 16.75 m deep rear extension would by virtue of its siting, scale and excessive depth have a detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition the activity associated with the use and site layout would result in unacceptable levels of noise disturbance to adjoining occupiers. The fails to demonstrate that the parking proposed is sufficient to meet demand. The application also fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (2016)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**54-56 Pembroke Road
 Ruislip**

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

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

Planning Application Ref:

10793/APP/2016/2624

Scale:

1:1,250

Planning Committee:

North Page 16

Date:

October 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 3 PIKES END EASTCOTE PINNER

Development: First floor side extension, single storey front infill extension and porch to front involving alterations to elevations

LBH Ref Nos: 18957/APP/2016/769

Drawing Nos: 0033-04 Proposed Floor Plans
Design and Access Statement
Location Plan
0033-PL-02 Rev F Existing Floor Plans
0033-07 Rev A Proposed Elevations
0033-03 Existing Elevations (revised)

Date Plans Received: 24/02/2016 **Date(s) of Amendment(s):** 23/02/2016
Date Application Valid: 08/03/2016 07/03/2016
11/10/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey end of terrace property located on Pikes End. The external walls of the property are covered by a mono-pitched roof at first floor. The area to the front of the property, within the curtilage of the dwelling, is covered part in soft landscaping and part in hardstanding which provides space to park approximately 1 vehicle. The property also consists of an attached garage, which provides an additional car parking space.

The property is situated in the Eastcote Village Conservation Area and the Eastcote Village Archaeological Priority Area (APA). The site is located in a developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor side extension, single storey front infill extension and a porch to the front involving alterations to elevations.

1.3 Relevant Planning History

18957/APP/2010/266 3 Pikes End Eastcote Pinner

Front porch infill, first floor side extension and alterations to existing side elevation.

Decision Date: 25-05-2010 Approved **Appeal:**

18957/APP/2013/481 3 Pikes End Eastcote Pinner

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 18957/APP/2010/266 dated 25/05/2010 (Front porch infill, first floor side extension and alterations to existing side elevation)

Decision Date: 22-04-2013 **Approved** **Appeal:**
18957/B/91/0221 3 Pikes End Eastcote Pinner
Conversion of part of garage into habitable room

Decision Date: 10-04-1991 **Approved** **Appeal:**

Comment on Planning History

The property has previously had a similar planning application, reference number: 18957/APP/2013/481 for an application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 18957/APP/2010/266 dated 25/05/2010 (Front porch infill, first floor side extension and alterations to existing side elevation).

The current application differs slightly from the previously approved application, as the proposed single storey front infill extension has a greater depth on the current plans and results in an overhang. The proposed first floor side extension has a similar depth to the previously approved side extension, although it has been reduced in width and height.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 13th April 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 7 neighbouring occupiers, along with the Northwood Hills Residents Association, the Eastcote Residents Association, the Council's Conservation and Urban Design Officer and the Eastcote Village Conservation Panel, were consulted on the application on 10th March 2016. By the close of the consultation period on 31st March 2016, 6 objections were received from neighbouring occupiers, as well as comments from the Eastcote Village Conservation Panel and the Council's Conservation and Urban Design Officer.

The objections from the neighbouring occupiers and the Eastcote Village Conservation Panel, have been summarised in bullet point format below:

- The side extension not in keeping with the award winning style of the properties as it will not match the estate
- First floor side extension to be set back a few feet
- Concerned about the increase in noise levels which is already an issue
- The property consists of 2 large conifers 6" high, which cause structural damage to my living wall as result of the huge roots
- Not happy with the glass front bedroom looking directly at my house, especially as our main usable garden is to the front of the house as all the houses have south facing gardens
- Loss of privacy
- The extra floor could potentially set the house up for the conversion of flats in the future
- The extension would have a detrimental impact upon the parking on the road
- Concerns that the owner of no.3 will turn the property into a care home
- The application is misleading as the property is a 5 bed dwelling not a 2 bed

OFFICER NOTES: The comments raised from the neighbouring occupiers will be

addressed in the main body of the report.

As well as the objections from the neighbouring occupiers, a petition against the proposed development was submitted. The reasons against the proposal are stated below:

- Object to the addition of the extra floor that spoils the harmony of the roofspace of this modernistic designed courtyard development.

Conservation and Urban Design Officer (in summary):

- There are in principle no objections to the proposed porch infill, however the proposed single storey infill at ground floor and first floor side extension would be considered unacceptable.

- The proposed ground floor infill extension and side extension at first would be considered incongruous additions which would substantially alter the character, and built form of the existing property.

- The single storey ground floor front infill extension would detrimentally alter the principal elevation of the original building and would be in contrary to paragraph 8.1 of the Council's HDAS Residential Extensions SPD, 'Front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself, but also the streetscene.' Therefore this element would need to be omitted from the proposal.

- As proposed the side extension would be highly visible and would detract from the overall established street scene. Whilst there is scope for a side extension at first floor, it is recommended that it is set back in line with the existing set back of the ground floor element to avoid any overhangs. There may be scope to widen the extension sideways, in order to bring it in line with the partition between the two garages at ground floor, as well as maintaining a suitable gap between the neighbouring property.

- The proposed fenestration would need to be of the same style, pattern and colour, as well as be proportionate in size as the existing in order to remain in keeping with the character of the group of properties. They would also need to be appropriately positioned on the relevant elevations,

- All materials, colours and external finishes would need to match the existing building.

- CONCLUSION: Revisions required

OFFICER NOTES: Following the comments from Conservation Officer, the applicant has not submitted revised plans. Although the Conservation Officer has requested that the first floor side extension be set back from the front, it is noted that the property had a similar planning application, reference number 18957/APP/2016/481 approved, where the proposed first floor side extension was in line with the front wall of the existing dwelling.

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:

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.
BE4	New development within or on the fringes of conservation areas
NPPF12	NPPF - Conserving & enhancing the historic environment
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
AM14	New development and car parking standards.

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, the availability of parking and whether the proposed development will preserve or enhance the character and appearance of the Eastcote Village Conservation Area.

- Design and visual impact on the Eastcote Village Conservation Area

Policy BE4 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation 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. 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 development will include a porch to the front, a single storey front infill extension and a first floor side extension.

Section 8 of the Council's HDAS Residential Extensions SPD states that "porches should be subordinate in scale and form and should not be detrimental to the visual amenities of the street scene". The depth of any porch or canopy must not extend past the line of any bay window. Any porch should not diminish the scale, design, character or appearance of any bay window. Porches should be confined to the front entrance area. The roof design and roof material must match the main roof".

The property consists of an existing porch which is approximately 1.24m in depth and 1.97m wide. The existing porch also consists of a canopy which increases the depth of the porch to approximately 2.40m. The proposed porch will extend beyond the existing porch by approximately 1.93m and will consist of a matching flat roof which will be approximately 2.8m high. The proposed porch will be set back from the front of the existing utility room by approximately 0.81m. The Council's Conservation Officer has no objection to the proposed porch, which is considered to be acceptable in regards to its size and set back from the front of the existing utility room.

Paragraph 8.1 of the Council's: HDAS Residential Extensions SPD states, "the Council is very explicit with regard to its position on front extensions. Front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They do not only effect the character and appearance of the building itself, but also the street scene".

The existing property has a recessed entrance between the utility room and the study, which forms part of the character of the building. The proposal seeks to provide a single storey infill extension in-between the entrance and the study; the infill extension would extend approximately 2.08m from the existing recessed wall and will be approximately 3.06m wide. The infill extension will be set back from the front of the existing study by approximately 0.34m. The roof of the front infill extension will consist of a flat roof which will be approximately 2.87m in height as it will be in line with the rest of the ground floor level of the main dwelling.

Whilst it is noted that permission was previously granted for a front infill extension (ref: 18957/APP/2013/481) the proposed single storey front infill extension has a greater depth than that previously approved, along with a smaller set back (0.34m) from the front building line. It is considered that the overall size of the infill extension and minimum set back from the front building line would result in the loss of the recess between the utility room and the study which substantially changes the face of the dwelling.

The proposed ground floor infill extension is therefore considered to substantially alter the character and built form of the existing property, resulting in a detrimental impact upon the character and appearance of the original dwelling and neighbouring properties, and on the character and appearance of the Eastcote Village Conservation Area. It is therefore considered that the proposed front infill extension fails to comply with Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's: HDAS Residential Extensions SPD and Policy 12 of the National Planning Policy Framework 2012.

Paragraph 5.1 of the Council's HDAS Residential Extensions SPD states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1m from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties, preventing houses from combining visually to form a terraced appearance. If there is an existing single storey side extension within 1m of the boundary, the first floor extension should be set in a minimum of 1.5m".

The property currently consists of an attached garage which is built to the side boundary shared with no. 4 Pikes End. The plans show that the proposed first floor side extension will be set in from the side boundary shared with no.4 by approximately 4.20m., in compliance with Paragraph 5.1 of the Council's HDAS Residential Extensions SPD.

Paragraph 5.7 of the Council's HDAS: Residential Extensions SPD states that for detached and end-of-terrace properties "two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house".

The proposed first floor side extension will be set in line with the front wall of the first floor of the original dwelling, and as a result will be set back from the proposed single storey front infill extension by approximately 2.1m. The Council's Conservation Officer had no objections in principle to a first floor side extension provided that it is set back from the front. However, a similar planning application was submitted and approved in 2013, where the proposed first floor side extension was set in line with the front wall of the original dwelling at first floor level. Therefore, given that this was approved, there is no reason why the proposed side extension element of the current application should be refused in terms of its positioning along the existing front building line.

The Council's HDAS Residential Extensions SPD states that "the width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house width". The proposed first floor side extension will be approximately 4.5m wide, which is less than half and two thirds the width of the original dwelling, which is approximately 15.99m wide, thereby complying with Paragraph 5.10 of the Council's HDAS Residential Extensions SPD. It is noted that the proposed first floor side extension is narrower in width than the side extension previously approved. The proposed side extension is approximately 7m in depth, bringing the rear of the extension in line with the rear wall of the original dwelling.

Whilst the Conservation Officer raised concerns over the visual impact of the proposed first floor side extension, given the reduction in width, and the previous planning permission for a similar first floor side extension, it is considered that the proposed first floor side extension would be acceptable in regards to its size and would not result in a significant visual impact than the first floor side extension previously approved.

The proposed first floor side extension will consist of a mono-pitch roof, to reflect the roof form of the existing first floor which measures 5.25m at the lowest point and 6.10m at the highest point from ground floor level. The proposed first floor side extension would range in height from 5.15m at the lowest point and 5.70m at the highest point from ground floor level, projecting 2.74m above the existing flat roof. The highest point of the roof would be approximately 0.36m below the ridge of the main roof. It is therefore considered that the proposed first floor side extension would be acceptable in regards to the overall height and the roof design would be in keeping with the existing roof form, in compliance with Policies BE13 and BE15 of the Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed plans show that the proposed development will include a glass balustrade on the front elevation on the left hand side. The plans show that the glass balustrade will be approximately 1.67m wide and approximately 1.5m high. The Conservation Officer did not have any objections towards this addition, but requested that the height be reduced to no more than 1m and be constructed of stained timber, in order to keep in character with the original dwelling.

- Impacts on neighbouring residents

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m

distance separation between habitable rooms to ensure no loss of privacy would occur.

The proposed development will consist of windows and doors on the front and rear elevations, the windows on the rear elevation will face the rear garden of the application site and not directly into any neighbouring properties. The windows and doors on the front elevation will have a general outlook onto the street scene. With regards to the windows on the front elevation of the proposed side extension, plans show that this will span the entire front elevation of the extension.

Although concerns are raised about the possibility of overlooking, especially overlooking into the front garden of no.8 Pikes End, it is not considered to have detrimental impact, as the distance between the front elevation of the proposed first floor side extension and the front elevation of no.8 Pikes End is approximately 27.16m (measurement taken from the Council's GIS system), thereby complying with the recommended 21m separation distance.

The size, scale and design of the proposed development is considered not to cause any undue loss of residential amenity to the occupiers of the neighbouring dwellings, in terms of loss of light, loss of outlook or overshadowing.

As a result there will be no issues regarding overlooking or the breach of privacy upon any neighbouring occupiers. Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

- Other issues

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments to "provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is useable in terms of its shape and siting."

The proposed development will have no impact upon the amount of rear garden space that will be retained for the occupiers of the dwelling, as it will remain the same which is approximately 71.10sq.m. Although this does not comply with Paragraph 4.9 of the HDAS guidance which states that a four or more bedroom house should retain at least 100sq.m of private rear garden space, and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), an exception can be made for this case given that when the property was originally built it was built as a five bedroom dwelling.

Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards; two parking spaces are required for the property.

The property consists of an attached garage which provides car parking space for 1 vehicle, while the area to the front of the property, within the curtilage of the dwelling, is part covered in soft landscaping and part in hardstanding and provides space to park approximately 1 vehicle. Therefore the site will have enough space to provide 2 off-street car parking spaces which meets the Council's Car Parking Standards. The proposed extension would not impact the parking provision to the front of the property and the development is considered to not materially increase the parking demand for the occupiers of the site.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Concerns regarding the existing conifers are not considered to be related to the consideration of this application. These concerns represent a civil matter that should be dealt with between the two neighbouring occupiers.

Having taken everything into consideration, it is recommended that this application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey front infill extension, by reason of its scale, bulk, and design, would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the established character and appearance of the surrounding area thus failing to preserve or enhance the character of the Eastcote Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** Article 35 Statement:
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. The Council's supports pre-application discussions, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.
- 2** 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.

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:

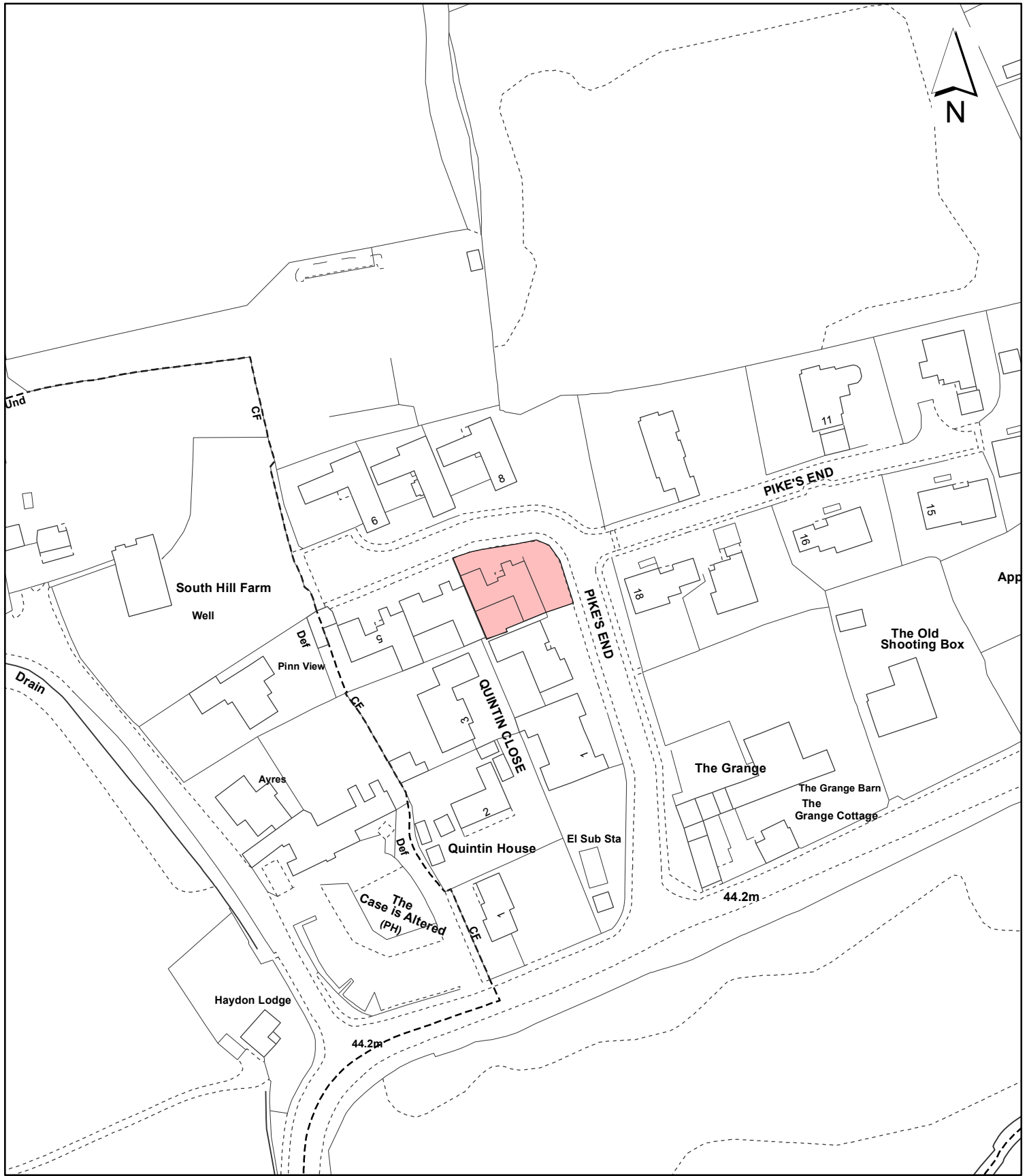
PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
BE4	New development within or on the fringes of conservation areas
NPPF12	NPPF - Conserving & enhancing the historic environment
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
AM14	New development and car parking standards.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**3 Pikes End
 Eastcote**

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

Planning Application Ref:
18957/APP/2016/769

Scale:
1:1,250

Planning Committee:
North Page 26

Date:
October 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address	ST HELENS SCHOOL EASTBURY ROAD NORTHWOOD
Development:	Demolition of the Claremont building and construction of a new Music Building on the same site.
LBH Ref Nos:	7402/APP/2016/2939
Drawing Nos:	Heritage Statement Rev B, prepared by IID Architects Phase 1 Habitat Survey, prepared by Arbtech Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Elliott Wood 1376-301-04 Rev.A (Proposed Site Plan) Planning Statement Rev.C, prepared by IID Architects Tree Constraints Plan REc.1, prepared by MJC Tree Services Bat Presence/Likely-absence Survey, prepared by Arbtech, dated 08/09/16 1376-301-01 Rev.B (Site Location Plan) 1376-301-02 Rev.A (Block Plan) 1376-301-03 Rev.A (Existing Site Plan) 1376-301-06 (Fire Strategy Plans) 1376-302-02 Rev.A (South & West Elevations) 1376-303-01 Rev.A (A-A & B-B Sections) 1376-301-05 Rev.A (Floor Plans) 667347-DWG-SBU-C-101_P1 (Proposed Drainage Layout) 1376-302-01 Rev.A (North & East Elevations)

Date Plans Received:	29/07/2016	Date(s) of Amendment(s):	29/07/2016
Date Application Valid:	29/07/2016		27/09/2016

1. SUMMARY

This application seeks full planning permission for the demolition of an existing building, known as Claremont, at St Helens School in Northwood, and its replacement with a new two-storey specialist music practice and small scale performance facility. The site lies within the south west corner of the school's grounds and falls within the Northwood, Frithwood Conservation Area.

The school has undertaken considerable works over recent years, which include the building of a new junior school and works to the school house. Planning permission (ref: 7402/APP/2016/2269) has also recently been granted on 05/08/16 for the refurbishment of the Mackenzie Building, which lies immediately to the east of the application site, to convert it into a Sixth Form Centre. The current proposals form the next stage in the school's strategic site wide masterplan, which seeks the long term reorganisation of the school site and was introduced in 2014 at the time of the planning application for the new junior school building.

Claremont, a two-storey Victorian villa dating from around 1891, currently provides limited teaching accommodation and storage space for the Junior School. It would be vacated following completion of the new Junior School building (completion is understood to be imminent at the time of writing this report), allowing an opportunity for its redevelopment. The proposed new building would replace the existing music facilities currently located in

the school's Fitzwalter Building, which would in turn then be converted into general teaching classrooms.

The Design and Access Statement confirms that immediately following the occupation of the new Junior School the existing Junior School accommodation, which comprises buildings known as Lund, Mackenzie and Claremont, will become available for alternative uses as follows:

- Lund - To become an examination facility with no changes to the external envelope.
- Mackenzie - To be converted and modestly remodelled to form a new state-of-the-art Sixth Form Centre (planning permission ref: ref: 7402/APP/2016/2269).
- Claremont - To be demolished to allow for the construction of a new state-of-the-art music Centre.

This application has been submitted following pre-application consultation with the Local Planning Authority and comments made at that time have been taken fully on board by the applicant. Despite concerns raised by officers at that stage over the proposed demolition of Claremont, which is considered to be an attractive building within the Conservation Area, the applicant has put forward a strong justification for its redevelopment such that, on balance, the loss of the existing building is considered to be outweighed by the benefits of the proposal. Notably, the Council's Urban Design and Conservation Officer has raised no objections on this basis and, accordingly, the principle of the development is considered to be acceptable in this instance.

The development would have very limited impact on residential amenity and, furthermore, it would not result in any increase in pupil numbers to/from the site and so it would have no impact on the local highway network.

On balance, the scheme is considered to comply with current planning policies which seek to encourage enhancements to existing educational establishments and also those which seek to safeguard, preserve and enhance the character and appearance of existing Conservation Areas. Accordingly, approval is recommended.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1376-301-01 Rev.B, 1376-301-02 Rev.A, 1376-301-04 Rev.A, 1376-301-05 Rev.A, 1376-301-06, 1376-302-01 Rev.A, 1376-302-02 Rev.A, 1376-303-01 Rev.A & 667347-DWG-SBU-C-101_P1, 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 COM5 General compliance with supporting documentation

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

Planning Statement Rev.C, prepared by IID Architects
Heritage Statement Rev B, prepared by IID Architects
Phase 1 Habitat Survey, prepared by Arbtech
Tree Constraints Plan Rev.1, prepared by MJC Tree Services
Bat Presence/Likely-absence Survey, prepared by Arbtech, dated 08/09/16

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

REASON

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

4 COM6 Levels

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

REASON

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

5 COM8 Tree Protection

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

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

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

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

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

written consent of the Local Planning Authority.

REASON

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

6 COM9 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 Hard Surfacing Materials
 - 2.b External Lighting if proposed
 - 2.c Other structures (such as play equipment and furniture)
3. Living Walls and Roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.11 (living walls and roofs) of the London Plan (2015).

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and

species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

8 COM15 Sustainable Water Management

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

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

- i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
- ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
- iv. identify vulnerable receptors, ie Water Framework Directive (WFD) status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods.

c) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and grey water will be recycled and reused in the development.

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

- i. Provide a management and maintenance plan
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
- iv. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, Private Management Company (PMC), sewers offered for adoption and that to be adopted by the Council Highways services.

e) During Construction

- i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to policy EM6 of the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012) and policy 5.12 of the London Plan (March 2016); to ensure it can be handled as close to its source as possible in compliance with policy 5.13 of the London Plan (March 2016); to conserve water supplies in accordance with policy 5.15 of the London Plan (March 2016); and to comply with the objectives of the National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

9 COM16 Scheme for site noise control

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures or noise limits and other measures as may be approved 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 surrounding area in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 COM17 Control of site noise rating level

The rating level of noise emitted from any 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 policies OE1 and

OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 COM26 Ecology

Prior to commencement of development a detailed plan showing the inclusion of wildlife enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the building. These shall include bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with policy EM7 of the Hillingdon Local Plan: Part 1 Strategic Policies, policy EC5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and policy 7.19 of the London Plan (2016).

12 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

13 NONSC Conservation 1

Prior to the commencement of development the detailed design and materials of the new structure and elements such as the glazing and external openings; roof and chimney detailing; and cladding, shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with policies BE4 and BE13 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

14 NONSC Conservation 2

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 3 shall be completed, submitted to, and approved in writing by the Local Planning Authority (LPA). The scope of recording shall first be agreed with the LPA and copies of the final documents shall be made available to the LPA, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policy BE4 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012), policy 7.8 of the London Plan (2016); and the National Planning Policy Framework (2012).

15 CA2 Demolition - requirement for development contract

The works of demolition, including any partial demolition, hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of approved works, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 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.

EC2	Nature conservation considerations and ecological assessments
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
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
LPP 3.18	(2016) Education Facilities
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5 11 Building to Approved Drawing

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

6 13 Building Regulations - Demolition and Building Works

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

must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**7 I11 The Construction (Design and Management) Regulations
1994**

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

8 I12 Notification to Building Contractors

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

9 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.

10 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel.

01895 250804 / 805 / 808).

11 I34 **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

12

The Council's Access Officer has provided the following advice:

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

ahead to take steps to address barriers that impede disabled people.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

e) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

St Helen's School is an independent day school for girls aged between 3 and 18 years. It occupies an approximately 7.8 hectare irregularly shaped plot located on the east side of Eastbury Road in Northwood.

The site accommodates a number of buildings, largely located towards its periphery, which make up the nursery, infant, junior and senior schools; sixth form and staff accommodation; specialist teaching blocks; and indoor sports facilities. It also accommodates sports pitches, tennis courts, car parks and associated facilities.

The buildings on site vary significantly in age and size, with some dating back to the turn of the 20th century and the new Junior School building, which was granted planning permission in October 2014 (ref: 7402/APP/2014/2761), due to open in September this year.

The application site comprises an approximately 0.29 hectare irregularly shaped plot located in the south west corner of the school grounds, which currently accommodates the school's Claremont building, car parking and landscaping.

Claremont comprises a two-storey brick built Victorian building (with semi-submerged basement and roof accommodation) dating from the early 1890s. The building, which has been considerably extended in the past, is characterised by its gault brick facades and its grand and imposing southern elevation. It currently accommodates various classrooms, staff rooms, storage areas and associated spaces.

Claremont is immediately surrounded by hardstanding, including 17 car parking spaces to its south and west. Beyond this to the north are existing school buildings (Lund and the Science Building) and to the east is Mackenzie, a two-storey brick-built building dating from

around 1990. A tree corridor along the school boundaries provides a buffer between the building and Rowland Place to the south and Eastbury Road to the west. The surrounding buildings and vegetation are such that views of Claremont from outside the school site are extremely limited at all times of year.

Vehicular access to the site is via Green Lane.

The application site falls within the Northwood, Frithwood Conservation Area as designated in the Hillingdon Local Plan. Tree Preservation Orders also cover large parts of the school site, including land around Claremont.

3.2 Proposed Scheme

This application seeks full planning permission for the demolition of Claremont and its replacement with a new two-storey state of the art music building.

The new building would provide the specialist music practice and small scale performance accommodation required for the whole School, replacing facilities which are currently located in Fitzwalter House, an adapted 1890's house, which is understood to be poorly suited to the requirements of 21st Century music education. Fitzwalter House would in turn be converted into general teaching classrooms (it should be noted that this does not require planning permission).

The proposed new building would provide a floor area of approximately 714m², representing a 71m² increase in floorspace over the existing building to be demolished. It would accommodate two classrooms, two music technology rooms, a recital room, several small teaching and practice rooms, offices, WCs, store rooms and associated facilities.

It would be sited midway between the Science Building and Mackenzie Building. The entrance and foyer would be located to the north to serve the main point of arrival from elsewhere on the site. It would project forward of the rest of the building and be characterised by a glazed facade and internal spiral staircase to add a focal point to this part of the building. The building would additionally be characterised by two mono pitched roofs, with three distinct chimneys.

The building would be finished with red brick, terracotta panels and curtain wall glazing. A zinc standing seam roof would be provided in addition to a green roof and a living wall to the building's south elevation.

Externally, the submitted plans indicate that hard and soft landscape enhancements are proposed around the site to include creation of a courtyard area to the north of the building and provision of additional planting around the building and within the adjoining car park. The proposed landscaping would complement that which has recently been approved (under planning permission ref: 7402/APP/2016/2269) around the adjoining Claremont Building and includes provision of a terraced seating area, pavements, pathways, a raised crossing and soft landscaping.

There are currently 17 parking spaces to the south and east of Claremont. These proposals seek to maintain this number. The applicant has confirmed that there will be no increase in pupil or staff numbers as a result of this application.

3.3 Relevant Planning History

7402/APP/2014/2761 St Helens School Eastbury Road Northwood
Development of a new part two-storey and part single-storey Junior School building with associated external works.

Decision: 07-10-2014 Approved

7402/APP/2015/1283 St Helens School Eastbury Road Northwood
Construction of temporary accommodation to house seven sixth form tutorial/teaching rooms and a temporary walkway within the School House courtyard for a period of 52 weeks

Decision: 04-06-2015 Approved

7402/APP/2015/1802 St Helens School Eastbury Road Northwood
Alterations and extension of the School House building to form a new entrance; rearrangement of internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard.

Decision: 07-08-2015 Approved

7402/APP/2015/2114 St Helens School Eastbury Road Northwood
Details in compliance with conditions 4 (levels), 5 (materials), 6 (tree protection), 7 (landscaping), 10 (energy assessment), 12 (construction traffic management plan), 14 (evacuation plan/fire strategy), 15 (SuDS) and 17 (Japanese Knotweed removal) of planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (Development of a new part two-storey and part single-storey Junior School building with associated external works).

Decision: 24-02-2016 Approved

7402/APP/2015/2572 St Helens School Eastbury Road Northwood
Details in compliance with condition 4 (tree protection) of planning permission ref: 7402/APP/2015/1283 dated 04/06/15; Construction of temporary accommodation to house seven sixth form tutorial/teaching rooms and a temporary walkway within the School House courtyard for a period of 52 weeks.

Decision: 31-07-2015 Approved

7402/APP/2015/3423 St Helens School Eastbury Road Northwood
Details pursuant to conditions 4 (levels), 5 (materials), 6 (tree protection) and 7 (landscaping scheme) of planning permission ref: 7402/APP/2015/1802 dated 07/08/15 (Alterations and extension of the School House building to form a new entrance; rearrangement of internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard).

Decision: 18-12-2015 Approved

7402/APP/2015/4162 St Helens School Green Lane Northwood

Details in compliance with condition 9 (ecological enhancements) of planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (Development of a new part two-storey and part single-storey Junior School building with associated external works).

Decision: 21-12-2015 Approved

7402/APP/2016/1636 St Helens School Eastbury Road Northwood

Non-material amendment to planning permission ref: 7402/APP/2015/1802 dated 07/08/15 (Alterations and extension of the School House building to form a new entrance; rearrangement internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard) to make various minor alterations to the west (front) elevation and the east (rear/courtyard) elevation

Decision: 24-05-2016 Approved

7402/APP/2016/1800 St Helens School Eastbury Road Northwood

Non material amendment to planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (development of a new part two-storey and part single-storey Junior School building with associated external works) to make various minor external alterations.

Decision: 25-05-2016 Approved

7402/APP/2016/2269 St Helens School Eastbury Road Northwood

Refurbishment of an existing Junior School building (Mackenzie Building) to convert it into a Six Form Centre.

Decision: 05-08-2016 Approved

Comment on Relevant Planning History

As mentioned above, planning permission was granted for the provision of a new junior school at the site in 2014 and at that time a site wide masterplan for the long-term reorganisation of the school site was introduced. This application forms a stage in the school's strategic vision and those applications most relevant to this and the site wide masterplan are summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise

UDP / LDF Designation and London Plan

**North Planning Committee - 26th October 2016
PART 1 - MEMBERS, PUBLIC & PRESS**

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- EC2 Nature conservation considerations and ecological assessments
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE39 Protection of trees and woodland - tree preservation orders
- 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
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- 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
- LPP 3.18 (2016) Education Facilities
- LPP 5.11 (2016) Green roofs and development site environs
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.19 (2016) Biodiversity and access to nature
- LPP 7.2 (2016) An inclusive environment

LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st September 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

LOCAL CONSULTATION

30 neighbouring properties consulted and a site notice put up. In addition Northwood Residents Association and the Ruislip, Northwood & Eastcote Local History Society were consulted.

No responses received.

HISTORIC ENGLAND

The proposal includes the demolition of a large stand alone 19th century villa, which appears to have been extended at the rear in the early 20th century in an arts and crafts style, reflective of many of the buildings in the conservation area. This building is considered to be a fairly handsome example of it's type and it could be argued that its loss may cause harm to the character and appearance of the conservation area.

As such, we would draw the Council's attention to paragraph 134 of the National Planning Policy Framework and the need to weigh this harm against any public benefits that the proposal may bring through the demolition of this building and the creation of a replacement building on the site.

Recommendation:

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.

METROPOLITAN POLICE

Lengthy discussion has taken place with the architects regarding this development and they are very aware of what is required. In principle, no objections are raised but the scheme must meet the requirements set under the SBD (Secured by Design) Schools 2014 design guide. As such, a planning condition should be imposed to achieve SBD.

Internal Consultees

URBAN DESIGN & CONSERVATION OFFICER

Background:

The site is located within the Frithwood/Northwood Conservation Area, a designated heritage asset. It includes Claremont, an attractive late Victorian villa of circa 1891, comprising 2 floors, attic and a part basement. This is constructed in Gault type light coloured bricks and was extended circa 1913 so that the rear of the building has an Arts and Craft character, which is quite different to that of the frontage. This building has some good interior features, including its original staircase; however, it is not of listable quality, nor is it included on the Council's Local List.

The building, whilst attractive, is located away from the high street and the leafy local residential streets, the latter forming the core of this conservation area. It is really only visible from within the school grounds where it fronts the southern boundary of the site and from the upper rear floors of Rowland Place located on Green Lane.

Claremont can be considered as a non designated heritage asset and this was discussed at pre-application stage, when the applicant was advised that a strong case would need to be made in terms of Council Planning Policy and also the requirements of the NPPF if the final proposals included the demolition of this building.

Considerations:

Existing Building

The supporting information advises that the existing school building is not fit for purpose, as its layout comprises mostly small or narrow rooms, the basement is too damp to use, and generally the building does not lend itself to modern school uses. As a result of this, the building has become used more for storage than teaching. As requested, a study was been undertaken to illustrate the difficulties of retaining the building and reusing it as is, and also extending it to accommodate the proposed use. The latter shows the retention of only a part of the original structure and in order to provide the required floorspace, the provision of large addition to the building. Overall, this would create an awkwardly positioned structure that would compromise the setting of the adjacent modern school buildings and overwhelm what would remain of the original house.

It is also noted that there appears to be some historic structural problems re the front porch, although further details of this have not been provided. There seems to be no requirement for other major structural repairs, however, it is noted that the existing building does require maintenance and general repair.

It is also noted that alternative non school uses for the structure have been considered by the applicants, but appear to be limited given its position within the school's site.

Proposed Building

The design of the proposed new structure has been refined and improved since the earlier pre-application discussions. The resulting brick and terracotta building is considered to be of an appropriate scale and to have an interesting modern design of quality. It is considered to fit comfortably within the context of the surrounding school buildings and to relate well to the rest of the site. Although not readily visible outside of the site boundaries, it is considered that it would contribute positively to the appearance of this part of the conservation area and also to the general setting of the school.

Conclusion:

Council Policy BE4 is clear that there is presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. It also advises that new buildings in conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

In terms of the NPPF (Para 134) the loss of the existing building could be considered as causing less than substantial harm to the significance of the designated heritage asset i.e. the conservation area. It advises that in such cases, the harm needs to be weighed against the public benefits of the proposal. In this case, the provision of new facilities for the school could be considered as a public benefit. Para 135 of the NPPF relates to the significance of non designated heritage assets, in this case the building proposed for demolition. It advises that a balanced judgement would need to be made, taking into account scale of harm caused and the significance of the asset. These matters have been discussed in the paragraphs above.

Recommendation:

On balance, the loss of the existing attractive building is considered to be outweighed by the provision of a good quality new building that would enhance the conservation area and also by the provision of new educational facilities for the school.

No objection is therefore raised to the demolition, however, the detailed design and materials of the new structure and elements such as the glazing and external openings; roof and chimney detailing; cladding, green walls and surrounding landscaping, should be subject to the submission of further details.

The existing building should be recorded prior to demolition up to HE level 3.

The existing building should not be demolished without a contract being let for the construction of the new structure.

TREES/LANDSCAPE OFFICER

No objection is raised to the proposed removal of two trees as the nearby boundaries are fully stocked with mature / developing trees and so their loss would go un-noticed.

A site-specific tree protection plan and arboricultural method statement should be requested by way of condition (RES8 and RES10).

SUSTAINABILITY OFFICER

Following initial concerns raised over the impact on the development on bats, additional information has been provided which confirms the type of bat roost present. It is a transient roost for a small number of bats and therefore at the lower end of the scale in terms of the Natural England impact guidance. The updated information on mitigation is therefore commensurate with the scale of impact at this stage. Natural England may require further information for the licensing stage, but there is nothing to suggest a licence would not be forthcoming. Accordingly, no objections are raised subject to the following condition to secure the specific enhancement measures and their location within the development:

Condition

Prior to commencement of development a detailed plan showing the inclusion of wildlife enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the building. These shall include bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

Reason

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

ACCESS OFFICER

A revised Design and Access Statement and Fire Strategy Plans have been provided following initial concerns raised. These clarify the accessibility provisions. No other accessibility concerns are raised and the application is fully supported in light of these revisions.

Standard informatives relating to accessibility should be attached if approval is granted.

ENVIRONMENTAL PROTECTION UNIT

No objection subject to conditions requiring the submission of a scheme for site noise control and to control noise affecting residential property. The standard informative relating to nuisance from construction work should also be applied.

FLOOD AND WATER MANAGEMENT OFFICER

The Flood Risk Assessment provided shows that a sustainable drainage system is feasible on the site. It is supported that this includes green roofs and permeable surfacing.

It is also supported that surface water will be controlled to greenfield rates. This should be restricted to a variety of rates not just the max 1 in 100 year plus climate change. However further surveys and condition investigations are required to demonstrate proposals will be feasible and condition information should be submitted. It is supported that a combined sewer is made is to a foul only sewer.

However the proposals appear to be focused underground and there are no opportunities utilised for above ground SuDs or creating features of downpipes in order to help educate potential pupils of the value of water.

Therefore the following condition is required:

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

The scheme shall follow the strategy set out in 'Flood Risk Assessment' produced by Elliot Wood.

The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

- i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
- ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
- iv. identify vulnerable receptors, ie Water Framework Directive (WFD) status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods.

c) Minimise water use.

- i. incorporate water saving measures and equipment.

- ii. provide details of how rain and grey water will be recycled and reused in the development.
- d) Long Term Management and Maintenance of the drainage system.
 - i. Provide a management and maintenance plan
 - ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
 - iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
 - iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, Private Management Company (PMC), sewers offered for adoption and that to be adopted by the Council Highways services.
- f) During Construction
 - i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2016), and

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Whilst at national level the DCLG Policy Statement on Planning for Schools Development and the NPPF focus predominantly on provision of state funded education the Local Planning Authority also recognises that there may also be a demand for private provision and that there is also a need to ensure that private facilities meet modern teaching standards. Notably, paragraph 72 of the NPPF confirms that great importance should be attached to ensuring that a sufficient choice of school places is available to meet the needs

of existing and new communities and that great weight should be given to the need to create, expand or alter schools. Whilst not creating additional places, the proposal would nevertheless enhance existing facilities, enabling the school to remain competitive within its market.

Notwithstanding this policy support for education related development, the proposals would nevertheless result in the demolition of a distinctive building within a Conservation Area.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies, confirms that the Council will seek to "conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape" including, amongst other criteria, designated heritage assets such as Conservation Areas.

Local Plan: Part 2 Policy BE4, reiterates this objective stating that:

"New development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or the appearance of a Conservation Area. Applications for planning permission should contain full details, including siting and design, or replacement buildings. Applications for consent for demolition will depend upon the submission and approval of such details."

London Plan (2015) Policy 7.8 reaffirms the importance of conserving heritage assets, confirming that "development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate" and that "development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."

Paragraph 133 of the NPPF reiterates the above policy support for the retention and reuse of heritage assets, including buildings falling within conservation areas, stating that "where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss."

Claremont is considered to be a building of merit within an established Conservation Area. In light of the above strong policy emphasis for the retention of such buildings, strong justification for its demolition must be provided.

The applicant entered into pre-application discussions with the Council and many of the comments made at that time have been taken on board. Despite concerns raised by officers at that time over the demolition of Claremont, the applicant has put forward a strong justification for the current proposals, as set out below, which overcome those initial reservations.

It is recognised that, whilst an attractive building in its own right, Claremont has been significantly altered in the past such that some of its original quality and character has been lost. Furthermore, views of it from outside the school site are extremely limited and its location is such that it is not viewed in context with the core residential areas of the Conservation Area.

As such it is considered that the loss of the existing building would cause less than substantial harm to the Conservation Area.

The NPPF (Section 12, paragraph 134) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (in this case the Northwood, Frithwood Conservation Area), this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In terms of need for the development, the applicant has argued that the existing building is no longer fit for purpose. Indeed, it comprises numerous small rooms, unsuitable for teaching larger groups of children and stepped changes in levels throughout, making it totally inaccessible to disabled users. The difficulties the building presents in these respects were apparent during officers' visits to the site and the applicant has highlighted many significant challenges presented by the building.

Notwithstanding this, it has been demonstrated that careful thought has been given as to how the building might be used for alternative school or non-school uses. However, due to the nature of the building it simply does not lend itself to modern educational needs and due to its location, it could not easily be used for non-school uses as this would give rise to child safeguarding issues.

The submitted Design and Access Statement demonstrates that various options have been considered, looking at how all or part of the building could be extended and retained. Massing diagrams showing various options have been provided. However, these demonstrate that several difficulties would exist in attempting to do this and officers are satisfied that this is not a feasible option in this location.

With regard to the proposed new building, it is considered that this would be of a high quality modern design, which has taken on board advice provided by officers at pre-application stage. The building would sit comfortably within the context of the surrounding school buildings and would relate well to the rest of the site, contributing acceptably to the character and appearance of this part of the conservation area.

Taking into consideration the strong policy support for new and enhanced school facilities and the strong arguments set out by the applicant, the need for the development in educational terms and the high quality design of the building proposed, it is considered that the less than significant harm to the conservation area resulting from the loss of the existing building is, on balance, outweighed by the provision of a good quality new building and by the provision of new educational facilities for the school. The Council's Urban Design and Conservation Officer has notably raised no objections on this basis. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The application site falls within the Northwood, Frithwood Conservation Area, as designated in the Hillingdon Local Plan. It does not fall within an Archaeological Priority Area and there are no listed buildings within the vicinity.

As discussed in part 7.01 of this report, planning policy currently strongly seeks the retention of buildings of merit within Conservation Areas. Claremont is an attractive former Victorian Villa with a grand and imposing frontage, characterised by its yellow gault brick

exterior and its Arts and Crafts style. Although, for the reasons set out above, officers accept the applicant's justification for its demolition and replacement, it is important that the new development is of a high quality design which would be in keeping with the character and appearance of the surrounding area and enhance the visual amenities of this part of the Conservation Area.

It is considered that the proposal would provide a high quality modern building which, in terms of its size, scale height, form and material palette, would be in keeping with the character and appearance of surrounding development and contribute positively to the visual amenities of this part of the school site. With specific regard to its design the Council's Urban Design and Conservation Officer has specifically commented as follows:

"The design of the proposed new structure has been refined and improved since the earlier pre-application discussions. The resulting brick and terracotta building is considered to be of an appropriate scale and to have an interesting modern design of quality. It is considered to fit comfortably within the context of the surrounding school buildings and to relate well to the rest of the site. Although not readily visible outside of the site boundaries, it is considered that it would contribute positively to the appearance of this part of the conservation area and also to the general setting of the school."

The provision of green walls, green roofs and a hard and soft landscaping scheme, which would complement that proposed around the adjoining building, reduce the existing level of hardstanding in this area of the school and reflect the overall high quality landscape of the wider school site, is also welcomed.

Whilst Historic England have highlighted the design qualities of the existing building, notably, they have raised no specific objections to its demolition, confirming that the Council may determine the application as they see fit.

On the basis of the above, the development is considered to comply with relevant local, London Plan and national planning policies relating to development in Conservation Areas.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. As mentioned above, policy BE4 specifically seeks to safeguard the visual amenities of Conservation Areas. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

Issues relating to the impact of the development on the school site and on the Northwood, Frithwood Conservation Area have been discussed in parts 7.01 and 7.03 of the report. With regard to the impact of the development on the wider surrounding area, only very limited glimpses of it would be visible from Green Lane, beyond buildings in Rowland Place and between tree planting around the school's boundaries. No views would be available from Eastbury Road. Accordingly, it is not considered that the development would have any adverse impacts on the visual amenities of the Green Lane street scene or on the wider surrounding area outside the school site.

7.08 Impact on neighbours

Policies BE19, BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

The SPD states that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m should be maintained between adjoining two or more storey buildings. Furthermore, a minimum distance of 21m should be retained in order to ensure there is no unacceptable overlooking.

The nearest residential properties in Rowland Place, to the south of the site, would be located approximately 28m away, beyond boundary tree screening. Accordingly, it is not considered that the proposal would give rise to any unacceptable levels of overshadowing, loss of privacy or overdominance, which could be detrimental to residential amenity.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

The applicant has confirmed that there would be no increase in pupil or staff numbers as a result of the proposals and, as such, there would be no increase in traffic to/from the site or parking demand at the school, which could have an adverse impact on the surrounding highway network. Furthermore, no alterations are proposed to existing car parking or access arrangements.

7.11 Urban design, access and security

Matters relating to urban design have been addressed in parts 7.01, 7.03 and 7.07 of the report.

With regard to security, the Metropolitan Police Designing Out Crime Officer has confirmed that no objections area raised subject to imposition of the standard Secure by Design (SBD) condition should approval be granted.

7.12 Disabled access

Following initial concerns raised by the Council's Access Officer an amended Design and Access Statement has been provided, in addition to Fire Strategy Plans. These documents fully take on board the Access Officer's advice and confirm that a fully accessible form of development will be provided in full accordance with the requirements of BS8300 and Part M of the Building Regulations. Notably, level access will be provided throughout, with lift access to upper floors and accessible WCs on both levels. Furthermore, the building will be designed to cater for those with sensory and visual impairments. The Council's Access Officer has confirmed that no objections are raised to the development, following the receipt of the amended documents.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, Landscaping and Ecology

Trees/Landscaping

Local Plan: Part 2 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.

Two trees would need to be removed as a result of the development. One is partially growing out of the west wall of Claremont and is a Bay Laurel tree. The other is a Sycamore. Neither tree is considered to be of high amenity value (both 'C' rated trees) and their removal is considered to be acceptable.

New hard and soft landscaping, to include extensive new tree planting to the north, east and south of the building, in addition to within the car park, is proposed. The landscaping scheme would integrate with and continue that which has recently been approved (planning permission ref: 7402/APP/2016/2269) around the adjacent Mackenzie building to the east and would enhance the visual amenities of this part of the school site and Conservation Area. Notably, the Council's Trees/Landscape Officer has raised no objection to the proposals, which are considered to fully comply with the objectives of policy BE38.

Ecology

Local Plan: Part 1 policy EM7 and Local Plan: Part 2 policy EC2 seek to preserve and enhance the biodiversity of sites, including habitats for protected species. A Phase 1 Habitat Survey and a Bat Presence/Likely-absence Survey has been submitted in support of the application. This identifies that a transient roost for a small number of bats is present on site. However, the Council's Sustainability Officer has confirmed that this is low risk and that, subject to imposition of an appropriate planning condition to require wildlife enhancement measures, refusal could not be justified on this basis.

7.15 Sustainable waste management

The submitted Design and Access Statement confirms that refuse will be collected from the existing central recycling and refuse area. Although no details of this have been provided, it must be acknowledged that this is an existing school site and measures will already be in place for the existing building and entire school campus. Furthermore, it must also be noted that the school ultimately has discretion over which waste management methods are used on site. Accordingly, this is considered to be acceptable in this instance.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy. Nevertheless, the Design and Access Statement confirms that:

"Whilst the proposed building is not classed as a 'major' development and is therefore not covered by the requirements of the London Plan, the school have taken the view that this building should achieve the lowest carbon emissions possible and have therefore applied a 35% betterment of Part L2A 2013 of the Building Regulations."

It goes on to confirm that this will be achieved through "effective building form and orientation, good envelop design and proficient use of services; such that the building itself is being used as the primary environmental modifier."

In addition to the above green walls and green roofs will be incorporated into the design of the building. These will assist in reducing surface water run-off, enhance the biodiversity of the site, aid energy efficiency, and enhance the visual appearance of the building.

The applicant's approach to carbon reduction and sustainable building measures is fully

supported.

7.17 Flooding or Drainage Issues

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SuDs) unless there are good reasons for not doing so and that developments should aim to achieve green-field run-off rates. Policy 5.15 goes on to confirm that developments should also minimise the use of mains water by incorporating water saving measures and equipment.

The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified. However, in accordance with London Plan policy a Flood Risk Assessment and Drainage Strategy has been provided.

This confirms that various sustainable drainage measures would be incorporated including the provision of permeable paving, below ground cellular storage and green roofs.

The Council's Flood and Water Management Officer has raised no objection to the drainage proposals, subject to a standard condition to require further details of the proposed strategy.#

7.18 Noise or Air Quality Issues

Noise

Whilst the building would be used for music and drama and so there is potential for the outbreak of noise from it, it must be acknowledged that unlike the existing music building this would be a modern and purpose built facility. Accordingly, whilst it is considered unlikely that it would create any significant increase in noise nuisance over and above the existing buildings on site it does allow the opportunity for greater control to ensure it does not unacceptably impact on residential amenity. Officers in the Council's Environmental Protection Unit have raised no objections subject to conditions to ensure noise from the building is appropriately controlled.

Air Quality

There would be no increase in staff or pupil numbers to the site as a result of this application and no increase in parking is proposed. Accordingly, it is not considered that the development would have any significant impact on local air quality.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral or Hillingdon Community Infrastructure Levy.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Whilst the proposal would result in the demolition of an attractive building within a Conservation Area, sufficient justification for this has been provided such that no objections are raised to the principle of the development.

The proposed building would be of a high quality design which would be in keeping with the character and appearance of the surrounding area and which would, accompanied by the proposed comprehensive landscape scheme, enhance and contribute positively towards the visual amenities of the school site and Conservation Area.

The development would have no significant adverse impact on residential amenity and it would have no impact on the local highway network.

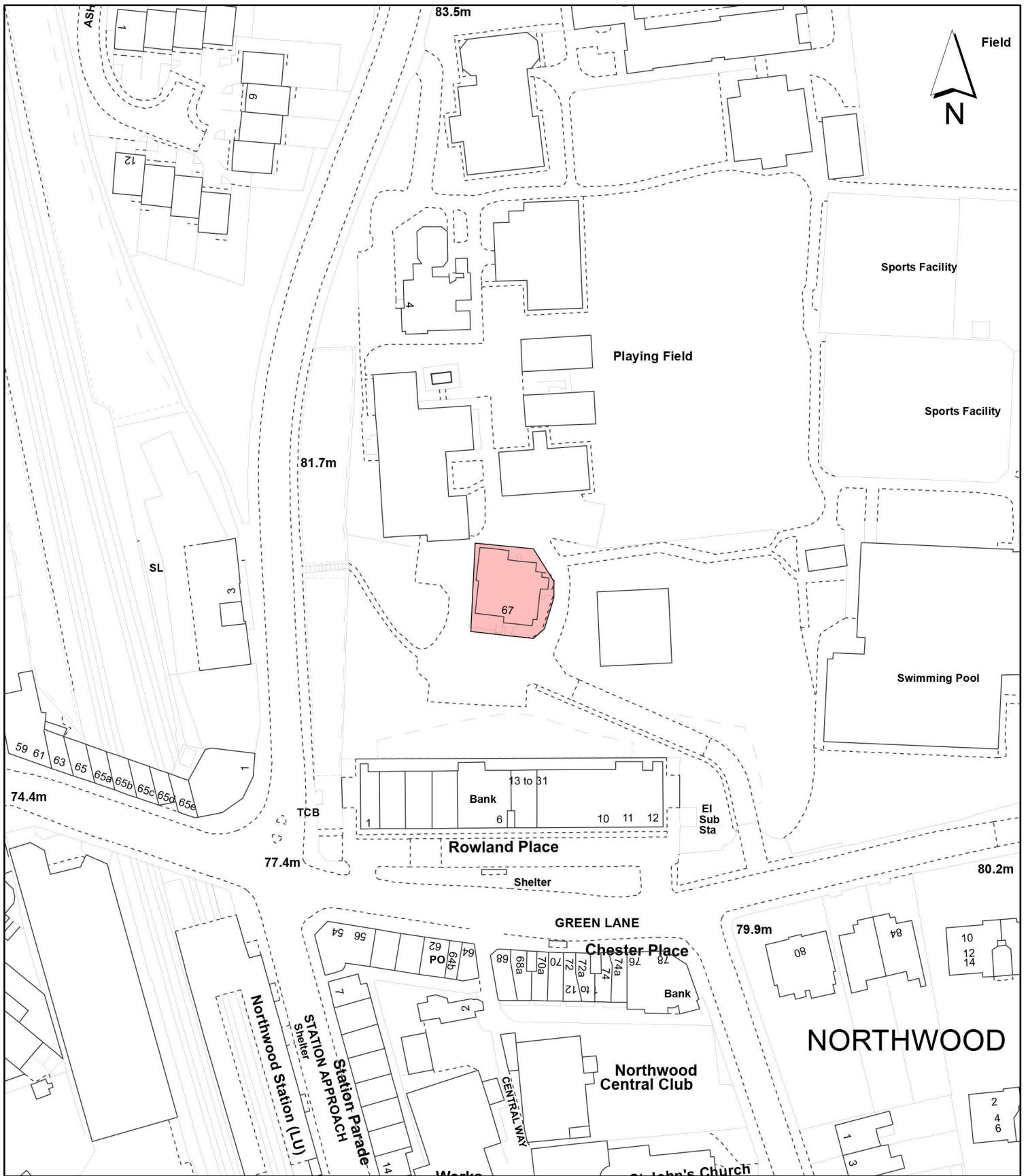
The proposal is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise

Contact Officer: Johanna Hart

Telephone No: 01895 250230



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 Site boundary

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Site Address:

**St Helens School
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:
7402/APP/2016/2939

Scale:
1:1,250

Planning Committee:
North Page 56

Date:
October 2016



Plans for North Applications Planning Committee

Wednesday 26 October
2016



HILLINGDON
LONDON



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Page 57

Report of the Head of Planning, Sport and Green Spaces

Address 54-56 PEMBROKE ROAD RUISLIP

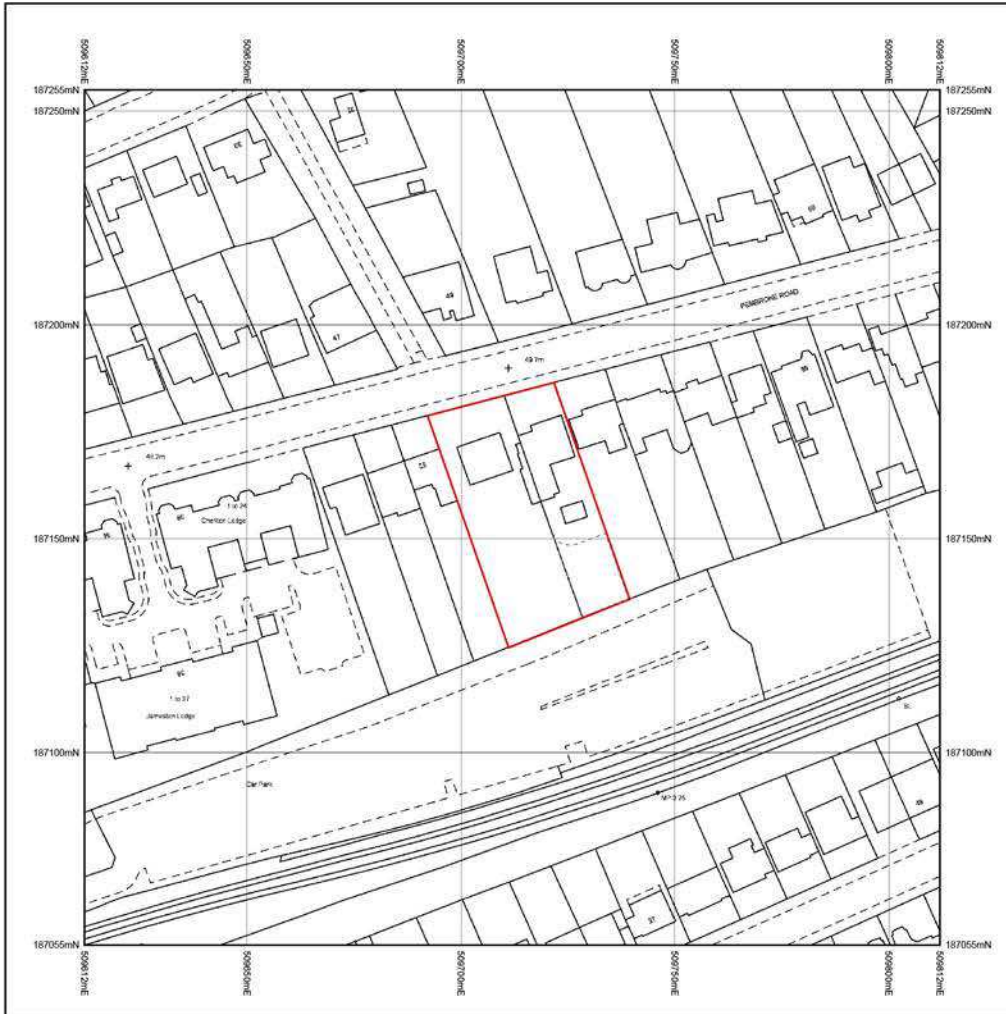
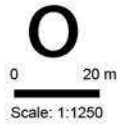
Development: Change of use of ground floor from a residential property (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2 bed and 2 x 1 bed self-contained flats (Use Class C3) at first floor involving part two storey, part single storey rear extensions, demolition of element to side and associated car parking including part of the rear garden.

LBH Ref Nos: 10793/APP/2016/2624

Date Plans Received: 06/07/2016

Date(s) of Amendment(s):

Date Application Valid: 17/08/2016



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 Serial Number: 53987
 Centre Coordinates: 509712,187155
 Production Date: 31 Jul 2014 12:05

Arden House



creating space for veterinary professionals

First Floor, 140 High Street
 Royal Wootton Bassett
 Wilts. SN4 7AY tel. 01793 850099

CLIENT:	Arden House Vets	SCALE: 1:1250 at A3
		Date : 9.9.14
SITE: 54-56 Pembroke Road Ruislip HA4 8NF		Drawn: ML
		DRAWING Number : 0177 / 14 / 07
DRAWING Title:	Location Plan	Rev: A -



49.7m

Pembroke Road

Dropped Kerb

Dropped Kerb

Entry

Exit

Lockable gate

Existing manhole

54

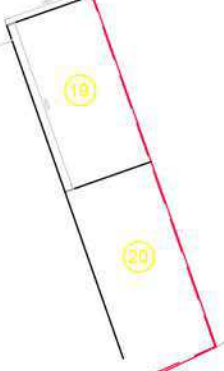
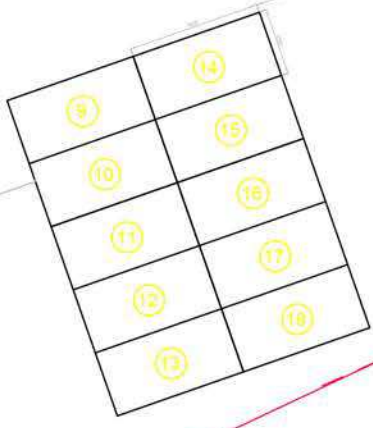
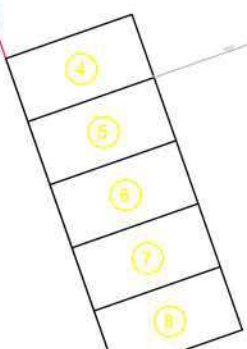
56

52

PROPOSED EXTENSION

Proposed Cycle Parking for 4 Bikes

Proposed Bin storage



First Floor, 140 High Street
Royal Wootton Bassett
Wilts. SN4 7AY tel. 01793 850099

CLIENT: **Arden House Vets**
SITE: 54-56 Pembroke Road
Ruislip
HA4 8NF
DRAWING Title: **Site Plan & Parking**

SCALE: 1:200 at A3
Date: 9.9.14
Drawn: ML
DRAWING Number: **0177 / 14 / 06 E**
Rev: A - 06/03/15 D - 12/05/16
B - 09/03/15 E - 13/06/16
C - 08/03/16

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First Floor Layout



Ground Floor Layout

CLIENT:	Arden House Vets	SCALE: 1:100 at A3
		Date : 21.7.14
SITE:	54-56 Pembroke Road Ruislip HA4 8NF	Drawn: ML
DRAWING Title:	Existing Premises	DRAWING Number : 0177 / 14 / 01 B





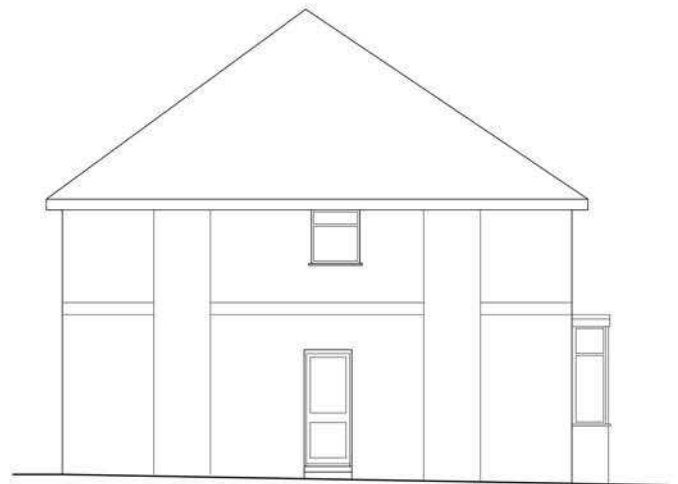
Ground Floor Layout



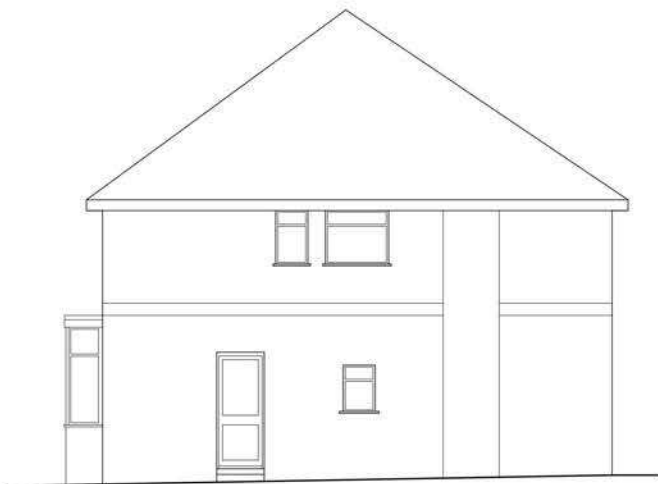
First Floor Layout



North (Front) Elevation No Change




West Elevation



East Elevation



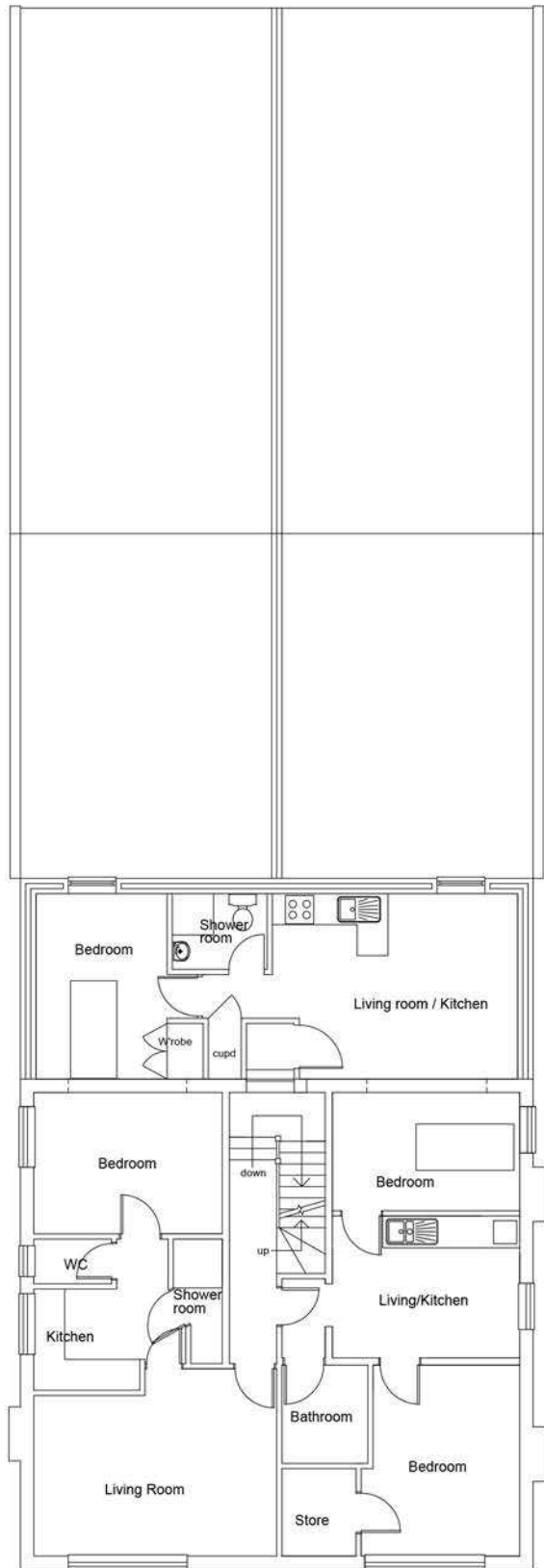
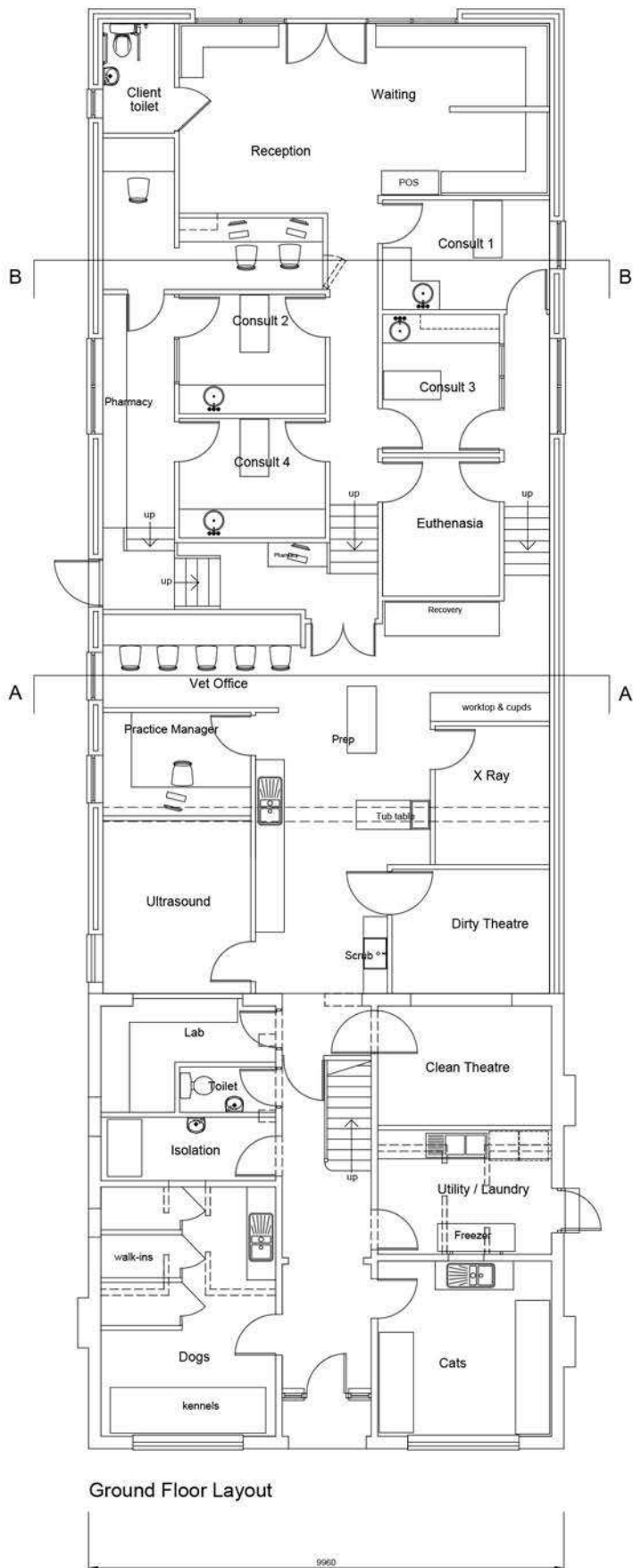
South (Rear) Elevation

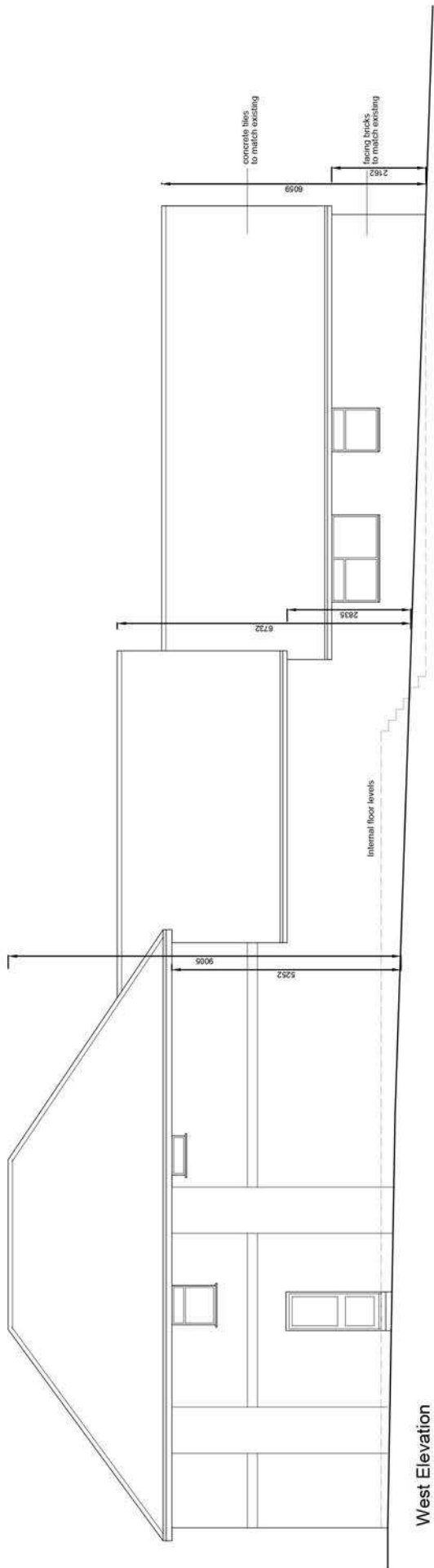
 <p>creating space for veterinary professionals</p> <p>First Floor, 140 High Street Royal Wootton Bassett Wilts. SN4 7AY tel. 01793 850099</p>	CLIENT:	SCALE: 1:100 at A3
	Arden House Vets	Date: 21.7.14
	SITE: 54-56 Pembroke Road Ruislip HA4 8NF	Drawn: ML
	DRAWING Title:	DRAWING Number:
Existing Premises Elevations	0177 / 14 / 02	



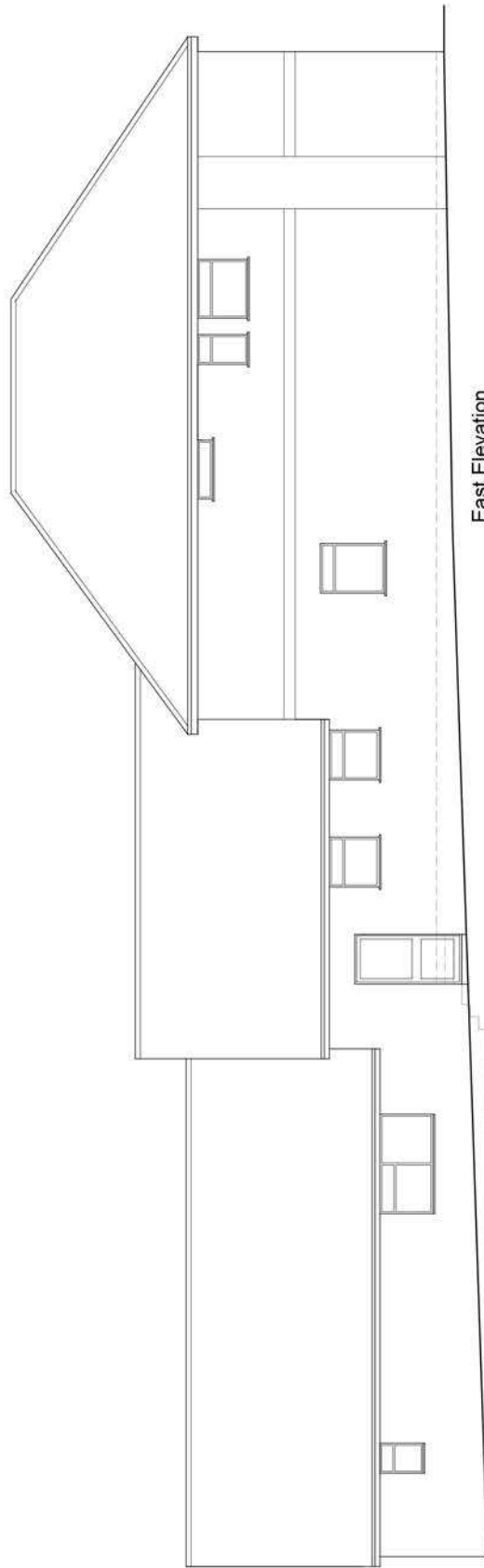
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West Elevation

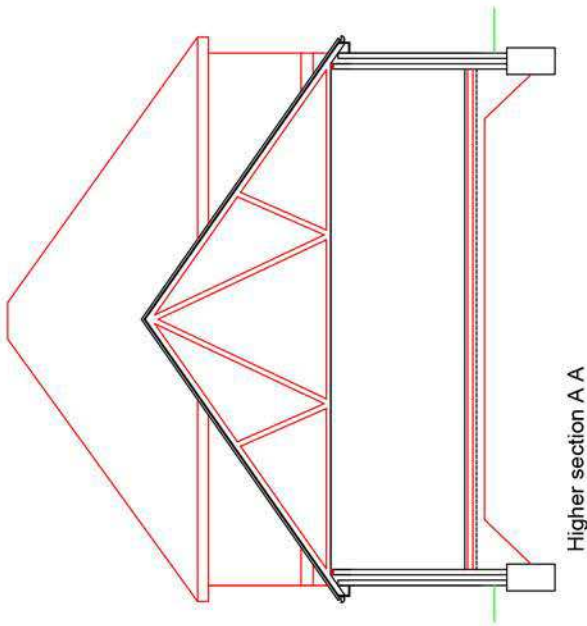


East Elevation

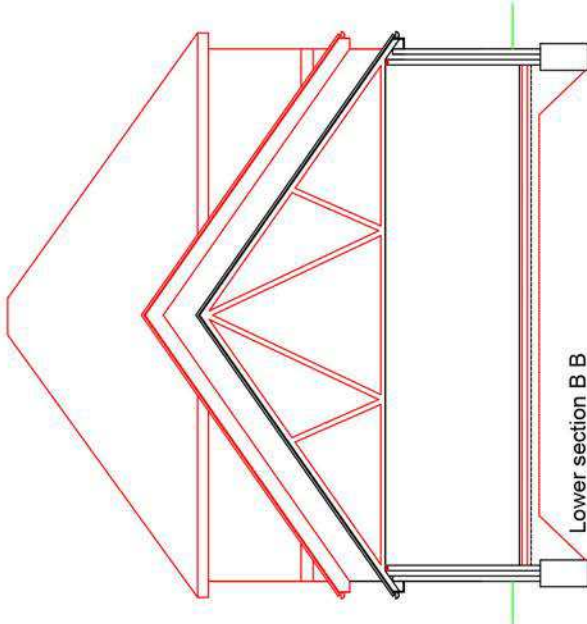


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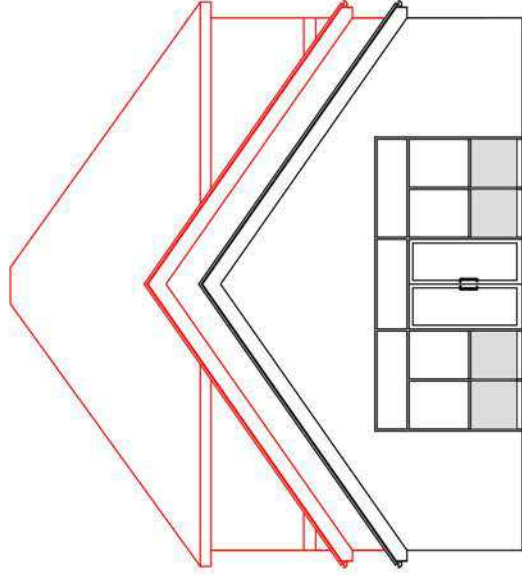
 <p>creating space for veterinary professionals</p> <p>First Floor, 140 High Street Royal Wootton Bassett Wilts. SN4 7AY tel. 01793 850099</p>	<p>CLIENT: Arden House Vets</p>	<p>SCALE: 1:100 at A3</p>
	<p>SITE: 54-56 Pembroke Road Ruislip HA4 8NF</p>	<p>Date: 22.11.14</p>
<p>DRAWING TITLE: Proposed Elevations</p>	<p>Drawn: ML</p>	<p>DRAWING NUMBER: 0177 / 14 / 07 D</p>
	<p>Rev: B - 15.01.16 C - 06.03.16 D - 16.08.16</p>	



Higher section A A



Lower section B B

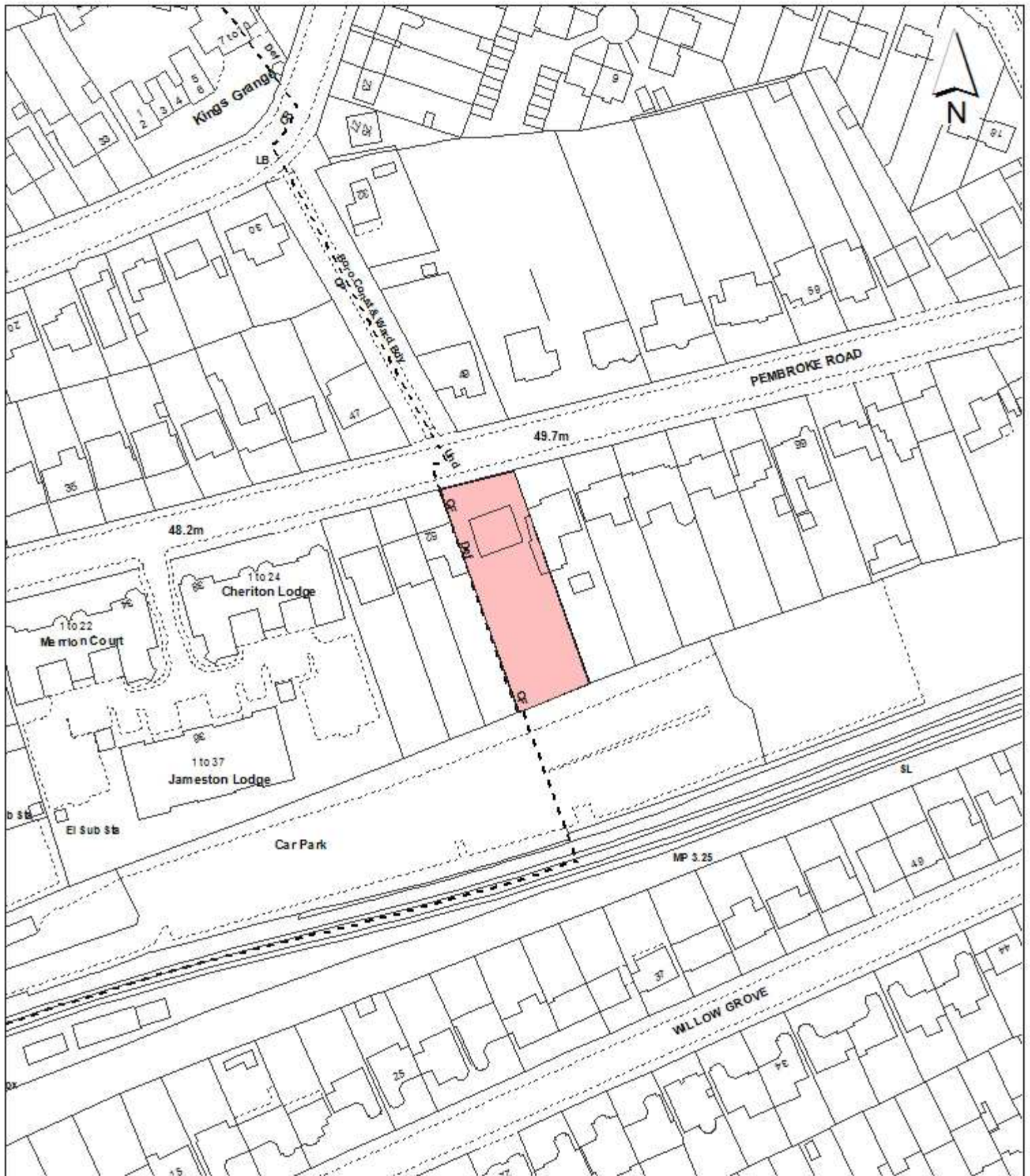


Rear Elevation
Client Entrance



 creating spaces for veterinary professionals First Floor, 140 High Street Royal Wootton Bassett Wills, SN4 7AY tel. 01793 850099	CLIENT: Arden House Vets	SCALE: 1:100 at A3
	SITE: 54-56 Pembroke Road Ruislip HA4 8NF	Date : 24.11.14
DRAWING Title: Proposed Sections	Drawn: ML	DRAWING Number : 0177 / 14 / 08
		Rev:

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Site Address:

**54-56 Pembroke Road
Ruislip**

Planning Application Ref:

10793/APP/2016/2624

Planning Committee:

North Page 68

Scale:

1:1,250

Date:

October 2016

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

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



HILLINGDON
LONDON

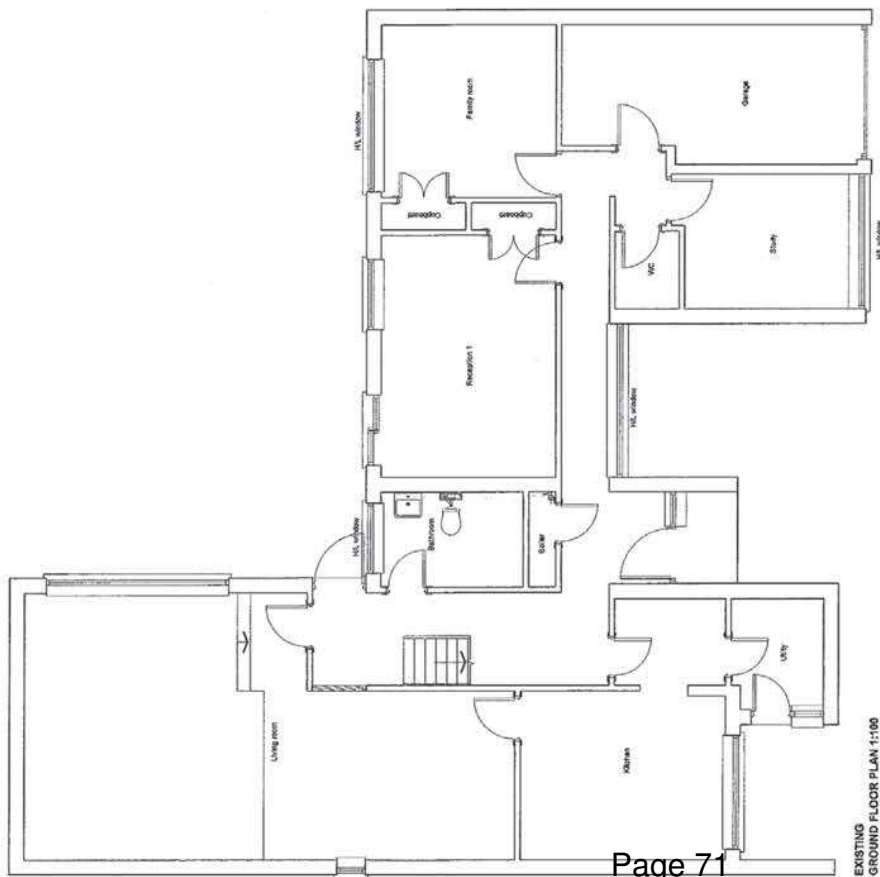
Report of the Head of Planning, Sport and Green Spaces

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Development: First floor side extension, single storey front infill extension and porch to front involving alterations to elevations
LBH Ref Nos: 18957/APP/2016/769

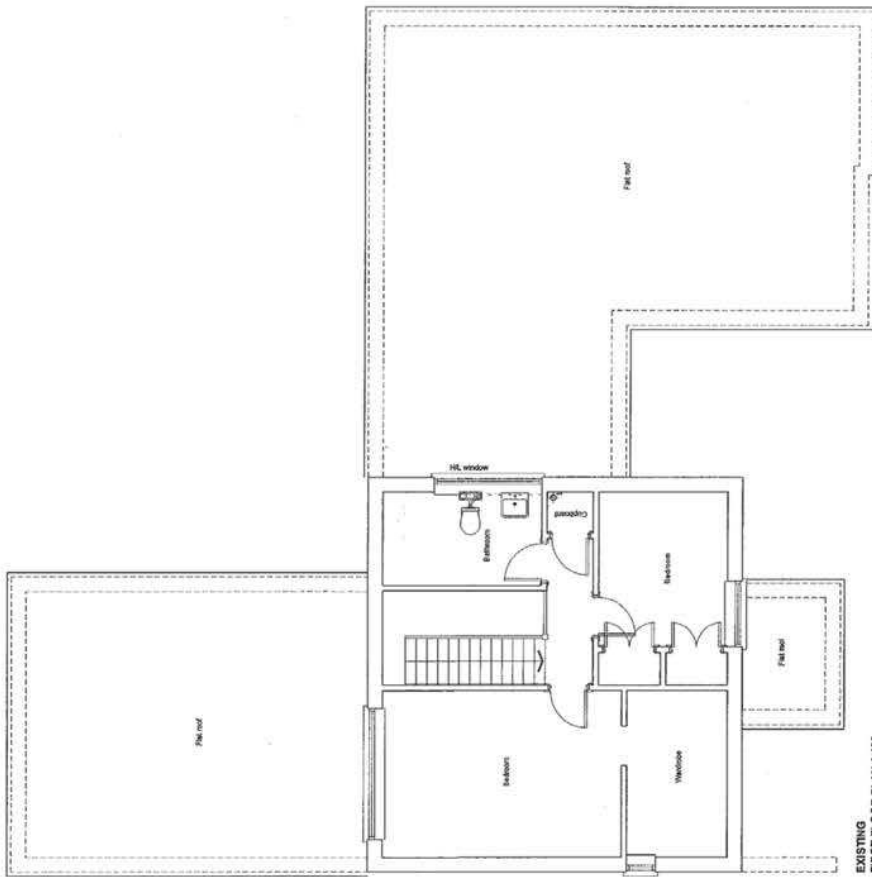
Date Plans Received:	24/02/2016	Date(s) of Amendment(s):	23/02/2016
Date Application Valid:	08/03/2016		11/10/2016
			08/03/2016
			07/03/2016



Revision	F	Site secondary outlined	Date	10.03.10
Proposed extension at		Project	3 Pike's End	
Escalator		HAS ZEX		
Title		Location plan		
Block plan		Block plan		
Scale	1:1250	Date	16.03.09	Drawn by
S. Philips		Drawing No.		0033-PL-01F
PLANNING ISSUE				

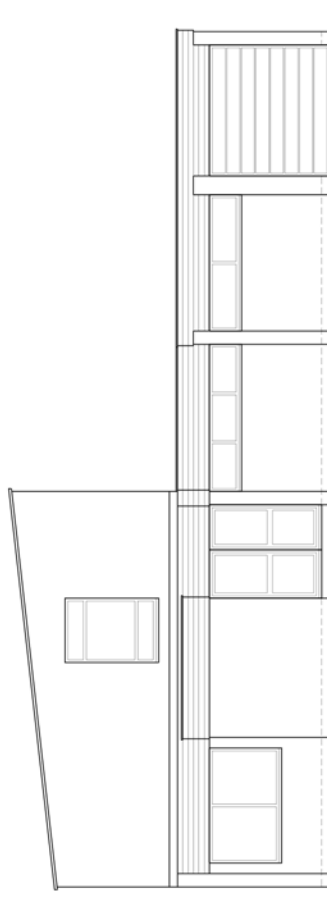


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GROUND FLOOR PLAN 1:100

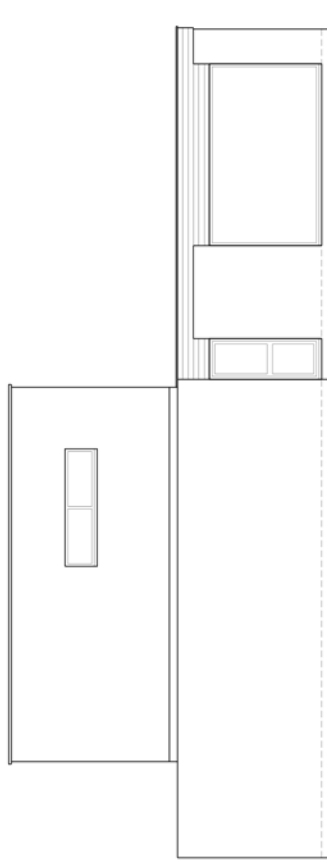


EXISTING
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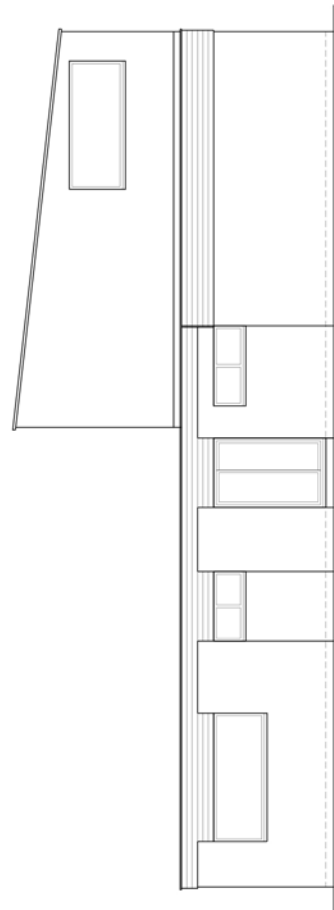
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Title: Existing Ground floor plan First floor plan Location plan		
Scale:	Date:	Drawn by:
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Drawing No:		0533-PC-Q2F
PLANNING ISSUE		



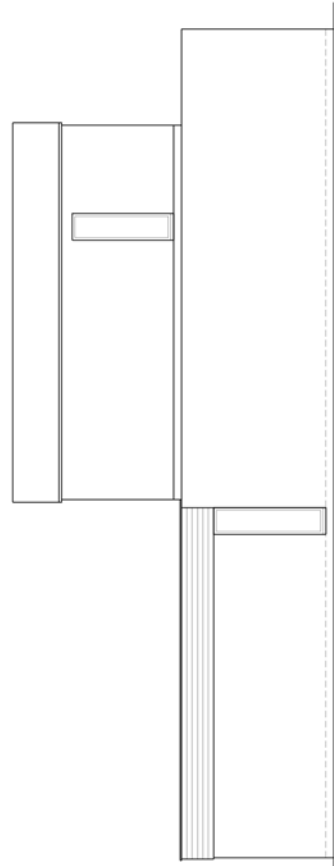
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FRONT ELEVATION 1:100**



**EXISTING
SIDE ELEVATION 1:100**



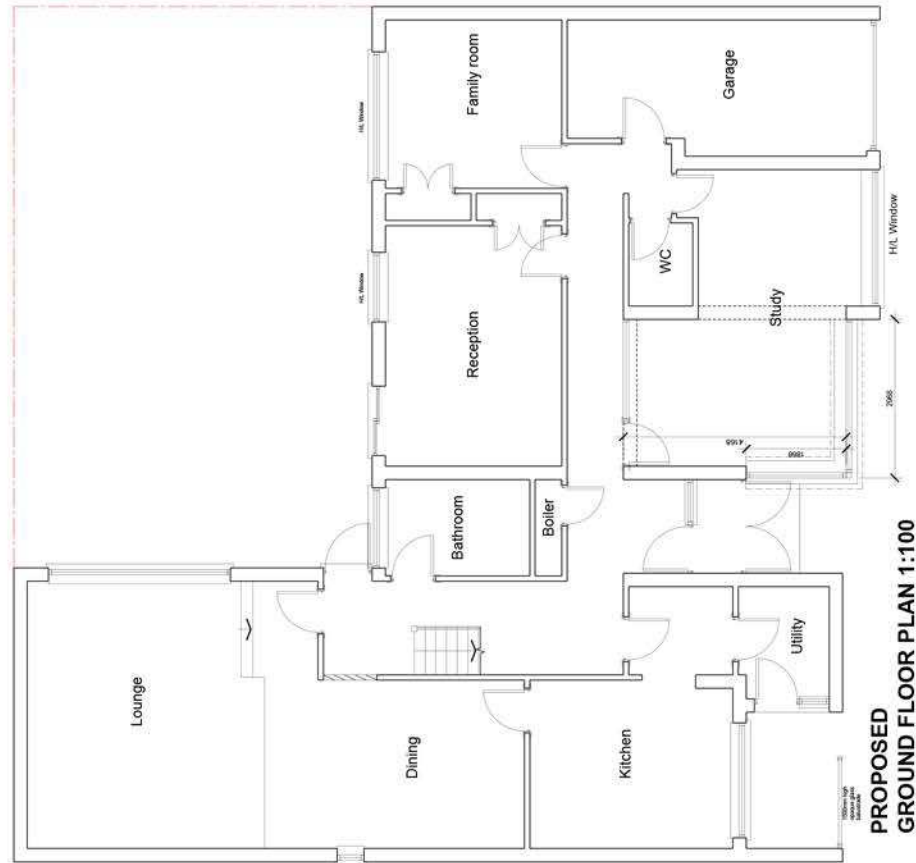
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REAR ELEVATION 1:100**



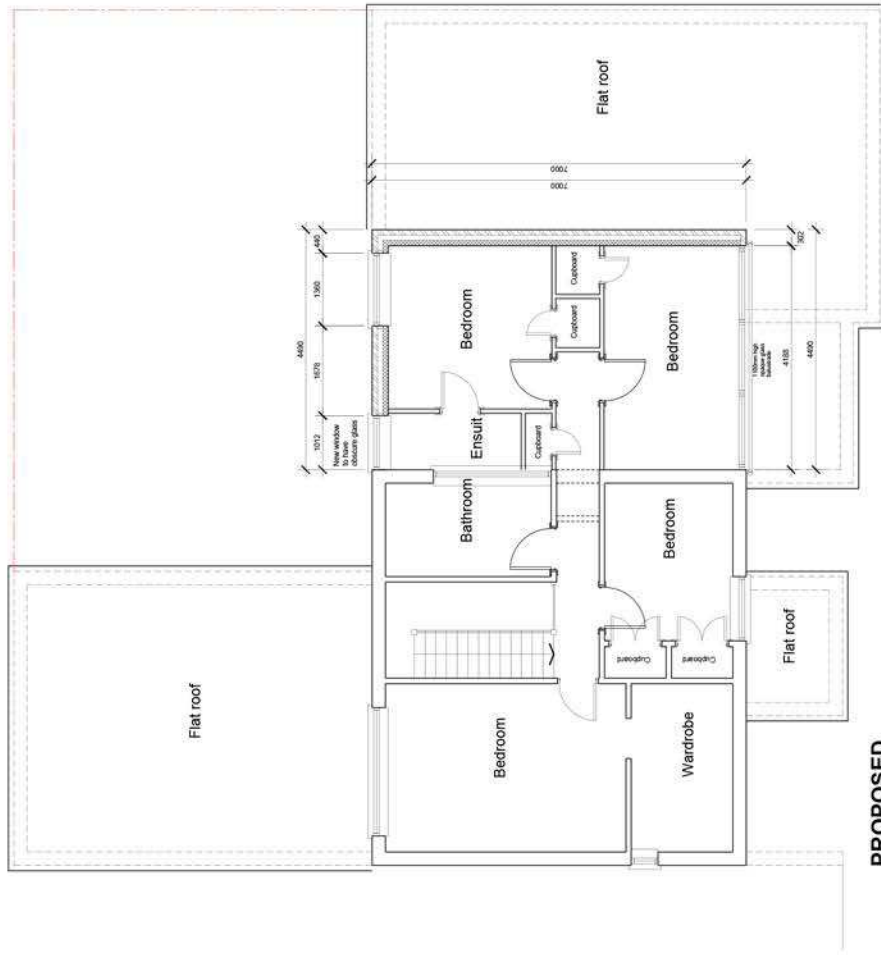
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SIDE ELEVATION 1:100**



Revision	*****	Date
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Drawn by:		S Phills	
Drawing No.:		0033-03	
PLANNING ISSUE			



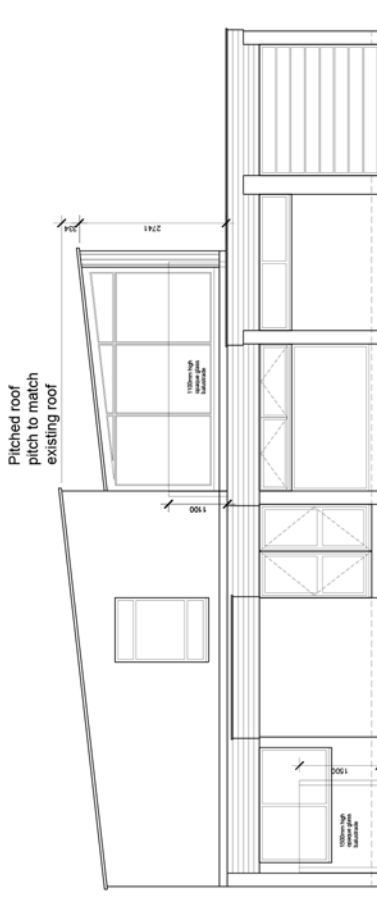
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GROUND FLOOR PLAN 1:100**



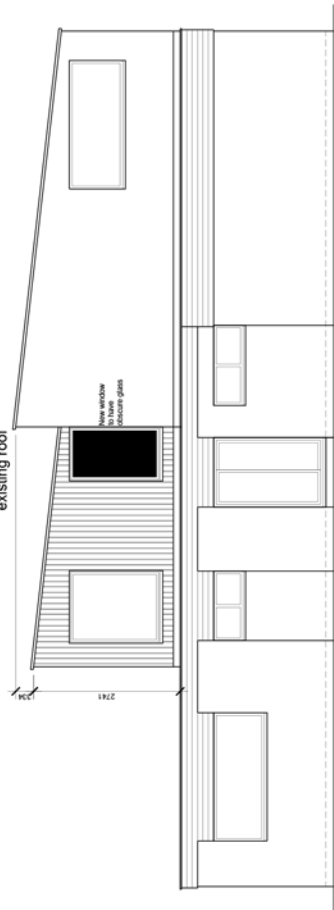
**PROPOSED
FIRST FLOOR PLAN 1:100**



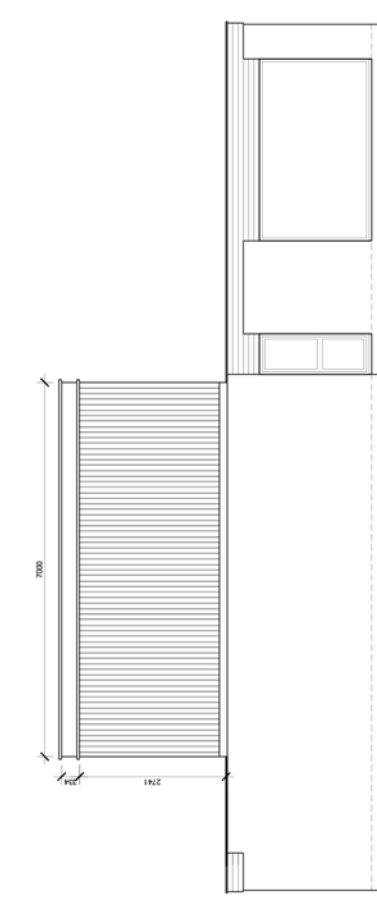
Revision	*****	Date
Project: Proposed extension at Flat 1 and Flat 2 HAS 2EX			
Title: Proposed Floor plans			
Scale:	1:100	Date:	29.11.14
Drawn by:		S. Phillips	
Drawing No.:		0033-04	
PLANNING ISSUE			



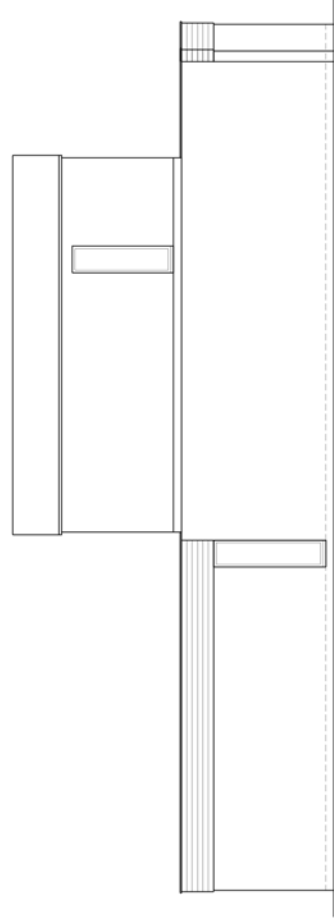
PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



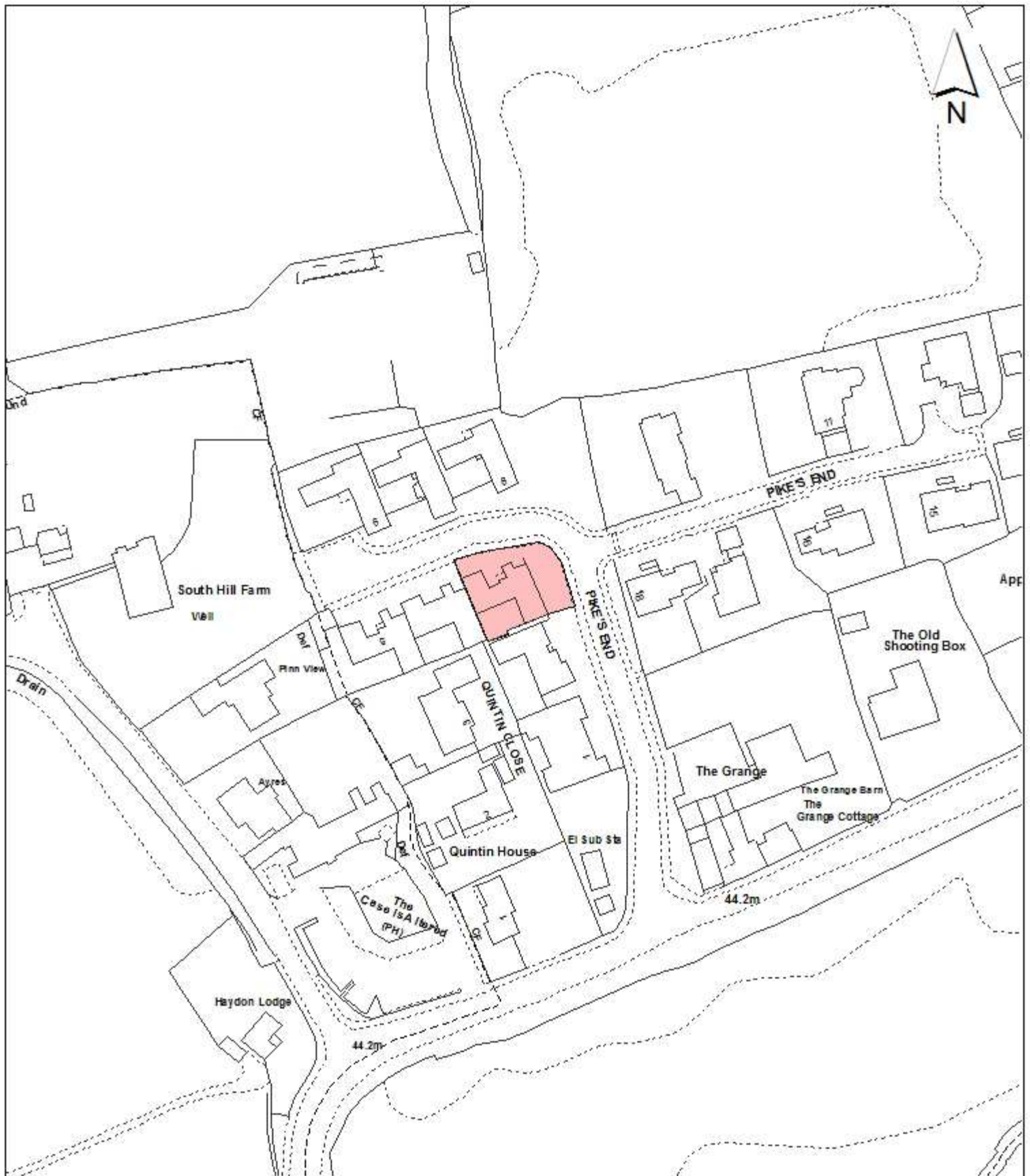
PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



Revision	*****	Date
Project: Proposed extension at East End Easton HAS 2EX			
Title: Proposed Elevations			
Scale:	1:100	Date:	29.11.14
Drawn by:		S Phills	
Drawing No.:		0033.07	
PLANNING ISSUE			



Notes:

 Site boundary

For identification purposes only.

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Unless the Act provides a relevant exception to copyright.

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Site Address:

**3 Pikes End
Eastcote**

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

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

Planning Application Ref:

18957/APP/2016/769

Scale:

1:1,250

Planning Committee:

North Page 75

Date:

October 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ST HELENS SCHOOL EASTBURY ROAD NORTHWOOD

Development: Demolition of the Claremont building and construction of a new Music Building on the same site.

LBH Ref Nos: 7402/APP/2016/2939

Date Plans Received: 29/07/2016

Date(s) of Amendment(s): 29/07/2016

Date Application Valid: 29/07/2016

27/09/2016

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE.

Metres



N



Land owned by applicant
(overall site area = 8.4 hectares)

Application site

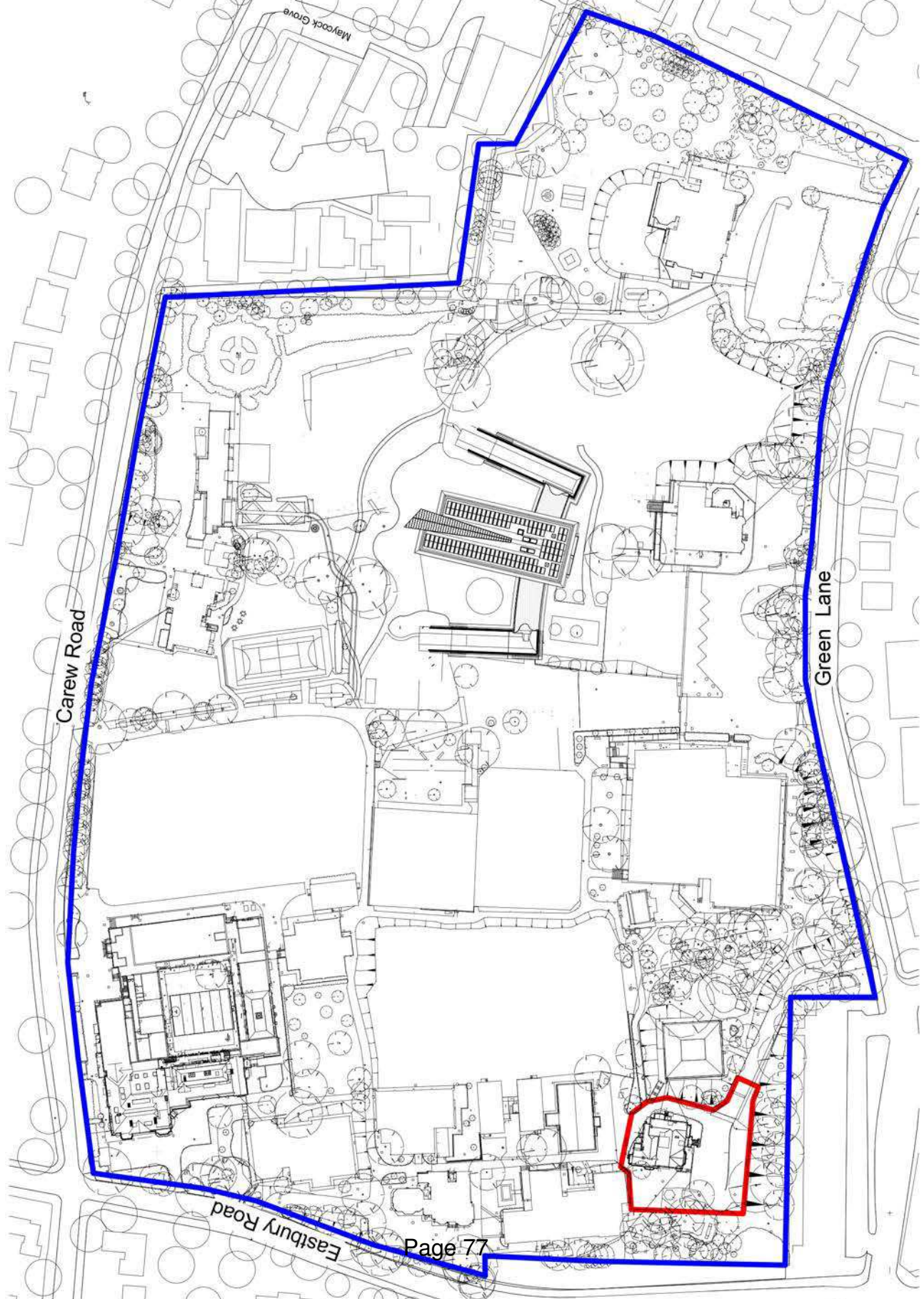
Ref	Revision	Date
B	Draft Issue	26.07.16
A	Draft Issue	09.05.16
	Final Issue	01.02.16



The Poppy Factory
20 Petersham Road
Richmond, TW10 6UW
info@iid.co.uk
020 3274 1000
www.iid.co.uk

CLIENT	St Helen's School
PROJECT	St Helen's Music Building
DRAWING TITLE	Site Location Plan
SCALE:	1 : 1250 @A3

DRAWING NUMBER	1376-301-01
REV	B



DO NOT SCALE. USE DIMENSIONS SHOWN ONLY.
ALL DIMENSIONS TO BE CHECKED FOR FIT.

0 5 10 15 20 25
Metres



DATE: 10/01/12
DRAWN BY: [Name]
REV: 000000000
DATE:



The Happy Family
Architects Ltd
100, The Quadrant
Barnstaple, Devon PL4 8AA
Tel: 01323 831111

CLIENT	St Helen's School
PROJECT	St Helen's Music Building
DRAWING TITLE	Block Plan
SCALE	1:500 @A1
DRAWING NUMBER	1376-301-02
REV	A

DO NOT SCALE. USE DIMENSIONS ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE.

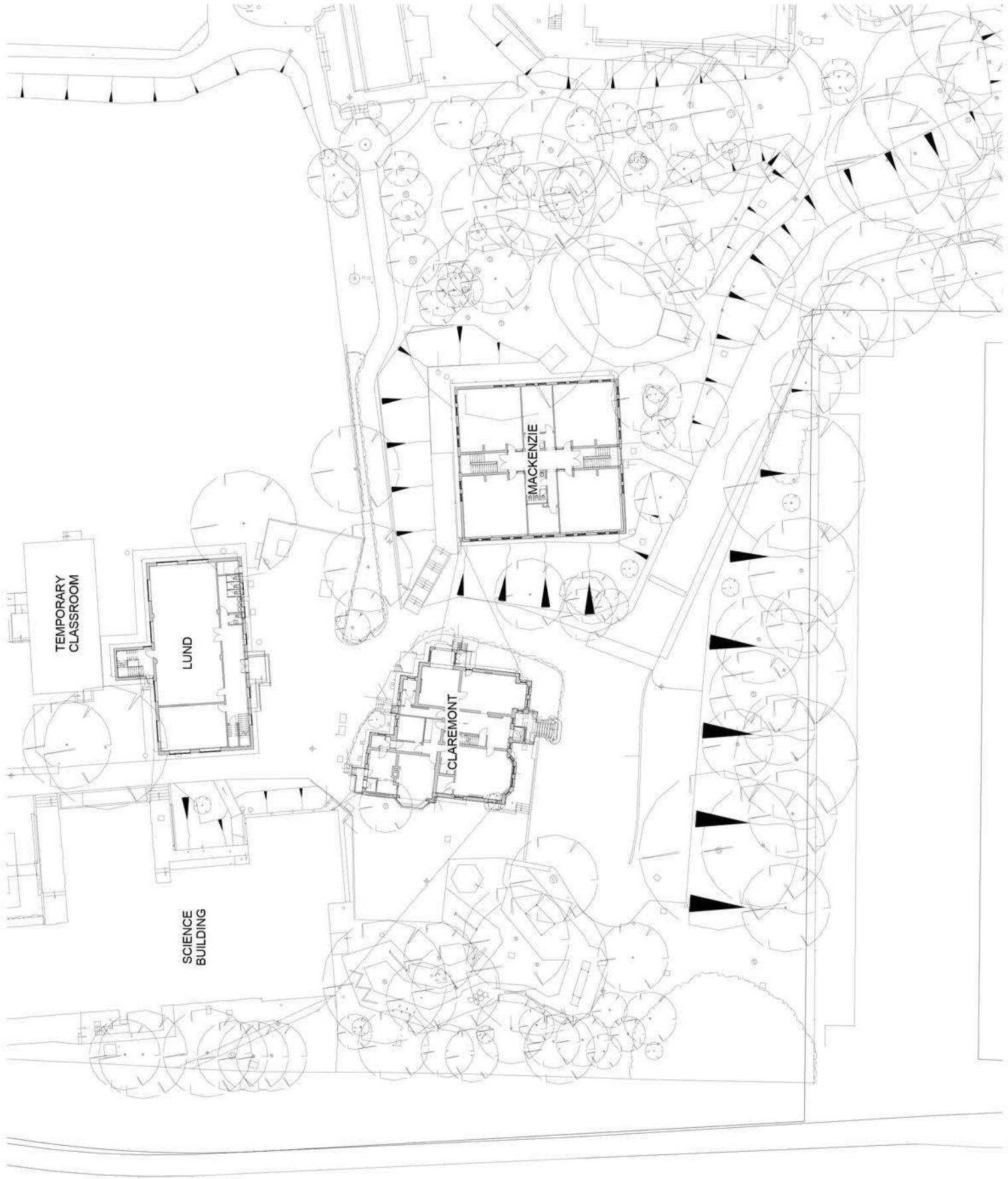


NO	DATE
A	13/06/2013
REV	DESCRIPTION
	DATE



The Hoppy Avenue /
Riverview, TAS 7103
www.iid.com.au

CLIENT	St Helen's School
PROJECT	St Helen's Music Building
DRAWN BY	emma mizil
DATE	Existing Site Plan
SCALE	1:200 @A1
DRAWING NUMBER	1376-301-03
REV	A



THIS PLAN IS FOR INFORMATION ONLY.
 ALL DIMENSIONS TO BE CHECKED ON SITE.

0 2 4 6 8 10
 METERS

N

LEGEND

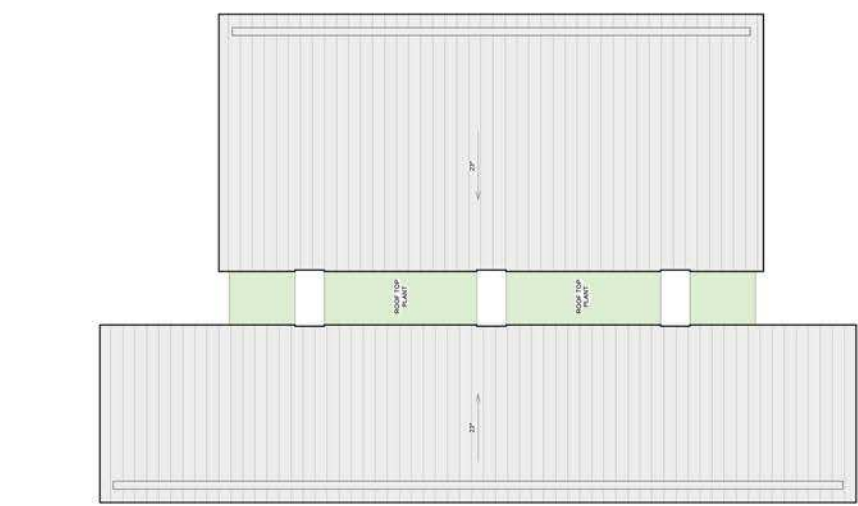
- UNREVEALED SKY
- PERMEABLE PAVEMENT
- PERMEABLE DRIVEWAY
- GRASS
- ARTIFICIAL GREEN
- SUBJECT OF APPROVAL (PLANNING DEPARTMENT)



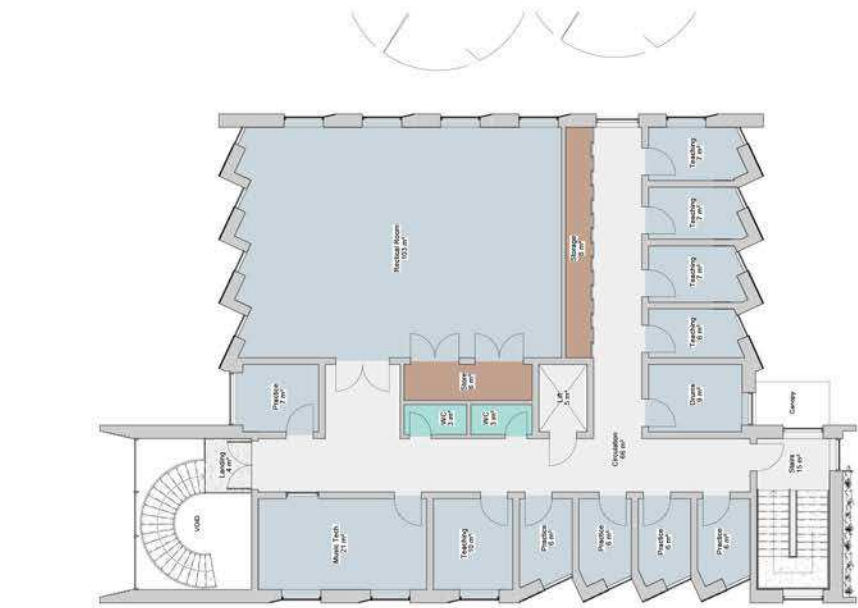
IID ARCHITECTS
 The Iid Architects
 27 Melbourne Road
 East Melbourne, VIC 3181
 Tel: 03 9412 1000
 Fax: 03 9412 1001
 www.iid.com.au

CLIENT: St Helen's School
PROJECT: St Helen's Music Building
DRAWING TITLE: Proposed Site Plan
SCALE: 1:500 @A1
DRAWING NUMBER: 1316-301-04
REV: A

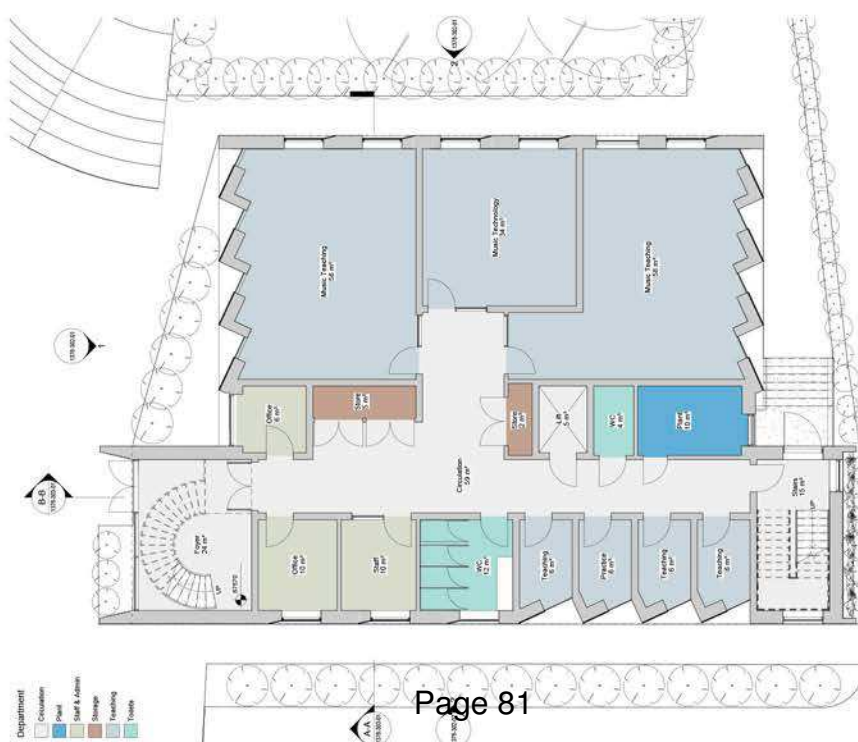
DATE: 27/05/14
DATE: 26/05/14
DATE: 26/05/14



Roof Plan
1:100



First Floor
1:100



Ground Floor
1:100

- Departments
- Circulation
 - Plant
 - Staff & Admin
 - Storage
 - Teaching
 - Toilets

A Date Issued: 05/10/2018
 REV: 000000000 DATE:

IID ARCHITECTS
 The Holly Avenue
 Richmond, Surrey, TW9 1JY UK
 Tel: +44 (0)181 608 2200
 www.iid.co.uk

CLIENT	St Helen's School
PROJECT	St Helen's Music Building
DRAWING TITLE	Floor Plans
SCALE	1:100 @A1
DRAWING NUMBER	1376-301-05
REV	A

DO NOT SCALE. USE DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED FOR FIT.



Materials Key

1. Red Brick
2. Zinc Cladding
3. Zinc Cladding
4. Zinc Cladding
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99. Zinc Cladding
100. Zinc Cladding



North Elevation
1:100



East Elevation
1:100

A. Client Name: _____
 B. Date: _____
 REV. DESCRIPTION: _____
 DATE: _____



CLIENT: St Helen's School
 PROJECT: St Helen's Music Building
 DRAWING TITLE: North & East Elevations
 SCALE: 1:100 @A1
 DRAWING NUMBER: 1376-302-01
 REV: A

DO NOT SCALE. USE DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED FOR FIT.

MEERS



Material Key

1. Red Brick
2. Concrete
3. Dark Grey Siding
4. Dark Grey Metal Roofing
5. Dark Grey Metal Roofing
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97. Dark Grey Metal Roofing
98. Dark Grey Metal Roofing
99. Dark Grey Metal Roofing
100. Dark Grey Metal Roofing



South Elevation
1:100



West Elevation
1:100

DATE: 08/18/2020
REV: 0000000000
DATE:



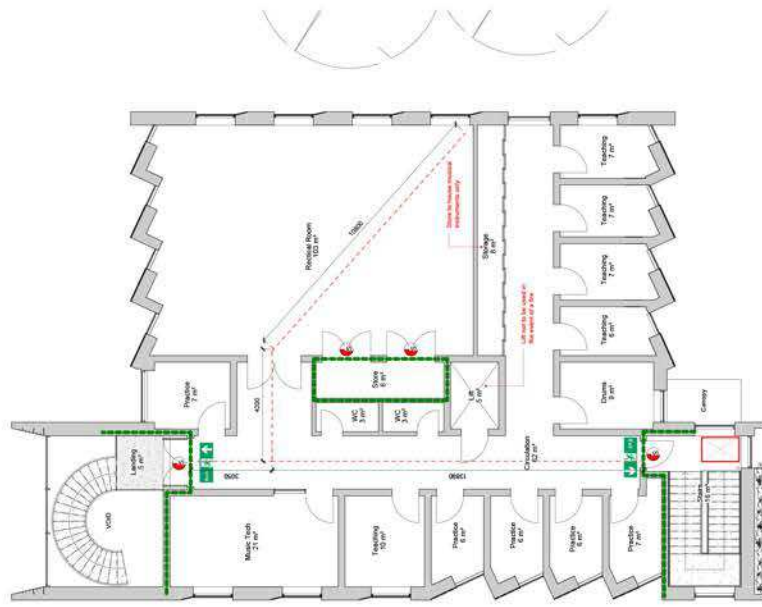
The Happy Architect
1000 Music Centre
1000 Music Centre
1000 Music Centre

CLIENT	St Helen's School
PROJECT	St Helen's Music Building
DRAWING TITLE	South & West Elevations
SCALE	1:100 @A1
DRAWING NUMBER	1376-302-02
REV	A

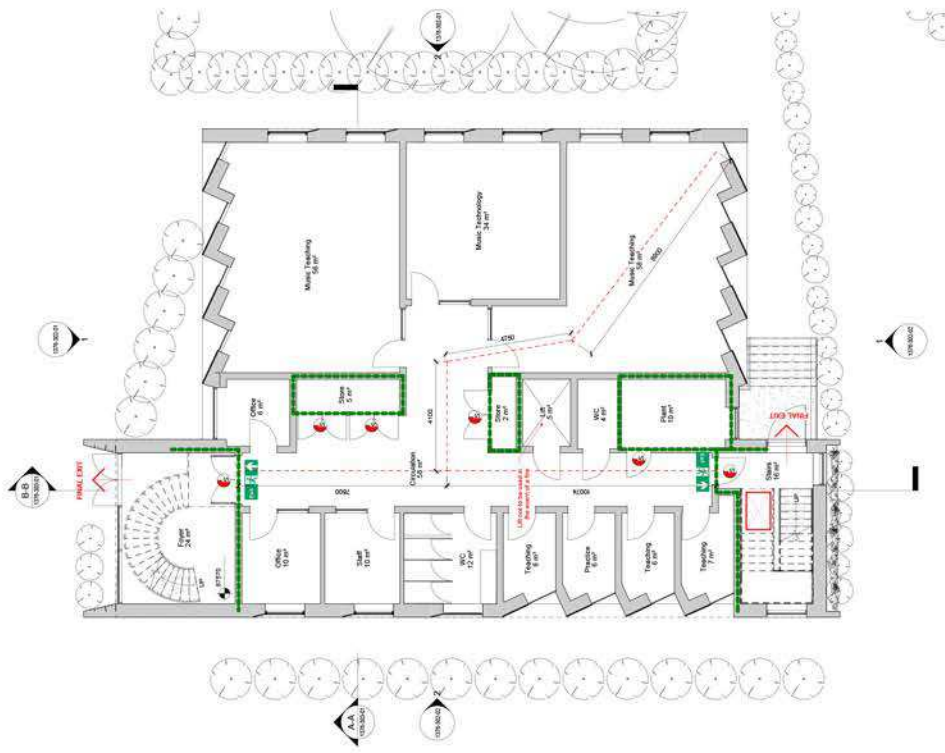
Fire Strategy Key
Fire Resistance
 (Green line symbol)
Fire Doors
 (Red circle symbol)
FOOSH Rated Fire Door
 (Red circle with 'X' symbol)



Fire stopping to be provided in all services voids, ducts, shafts, and other penetrations to ensure the fire resistance of the structure is not compromised. Fire stopping to be provided in all services voids, ducts, shafts, and other penetrations to ensure the fire resistance of the structure is not compromised.



2 First Floor
 1:100



1 Ground Floor
 1:100

IID ARCHITECTS
 The IID Group
 27 Riverbank Road
 Galway, E15 1D6W
 Tel: 091 593 4000
 Fax: 091 593 4001
 www.iiid.ie

CLIENT
 St Helen's School

PROJECT
 St Helen's Music Building

DRAWING TITLE
 Fire Strategy Plans

SCALE As shown @ A1

DRAWING NUMBER
 1316-301-06

DATE
 27/08/18

NO. DESCRIPTION

REVISION

NOTES

1. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT BUILDING, ARCHITECTURAL AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.

2. DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM MLM TO SCALE ELECTRONICALLY. ALWAYS USE THE LATEST VERSION.

KEY

- SITE BOUNDARY
- PROPOSED FLOW DRAIN
- PROPOSED SW DRAIN
- SOIL VENT PIPE
- MANUALLY WATER PIPE
- CELLULAR STORAGE
- YARD GULLY
- ABANDONED DRAIN
- 450Ø SW INSPECTION
- 450Ø SW INSPECTION EXT. COMBINED TO BE KEPT.
- ACO - ACO CHANNEL DRAIN

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION

1. IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT YOU SHOULD CONSULT WITH THE PROJECT MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.

THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING. REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.

PI 19/09/16 PRELIM ISSUE DBC DOC

Issue	Date	Description	Made	Checked

INFORMATION

MLM
Multidisciplinary Consulting
3rd Floor Eldon House, 2 Eldon Street, London EC2M 7LS
Tel: 020 7422 7800 Fax: 020 7426 2095
Website: www.mlm.uk.com

JTD ARCHITECTS

Project: ST. HELENS MUSIC SCHOOL, WORTHWOOD.

Drawing Title: PROPOSED DRAINAGE LAYOUT. OPTION 1 + 2

Drawn By: ... Date: ... Scale: 1:1
Checked By: ... Date: ... Scale: 1:1
Approved By: ... Date: ... Scale: 1:1

651347-DRWG-SBD-C-100 P.1

GENERAL DRAINAGE NOTES

(i) ALL DRAINAGE PROPOSALS SUBJECT TO UNDERTAKER APPROVALS + AGREEMENTS

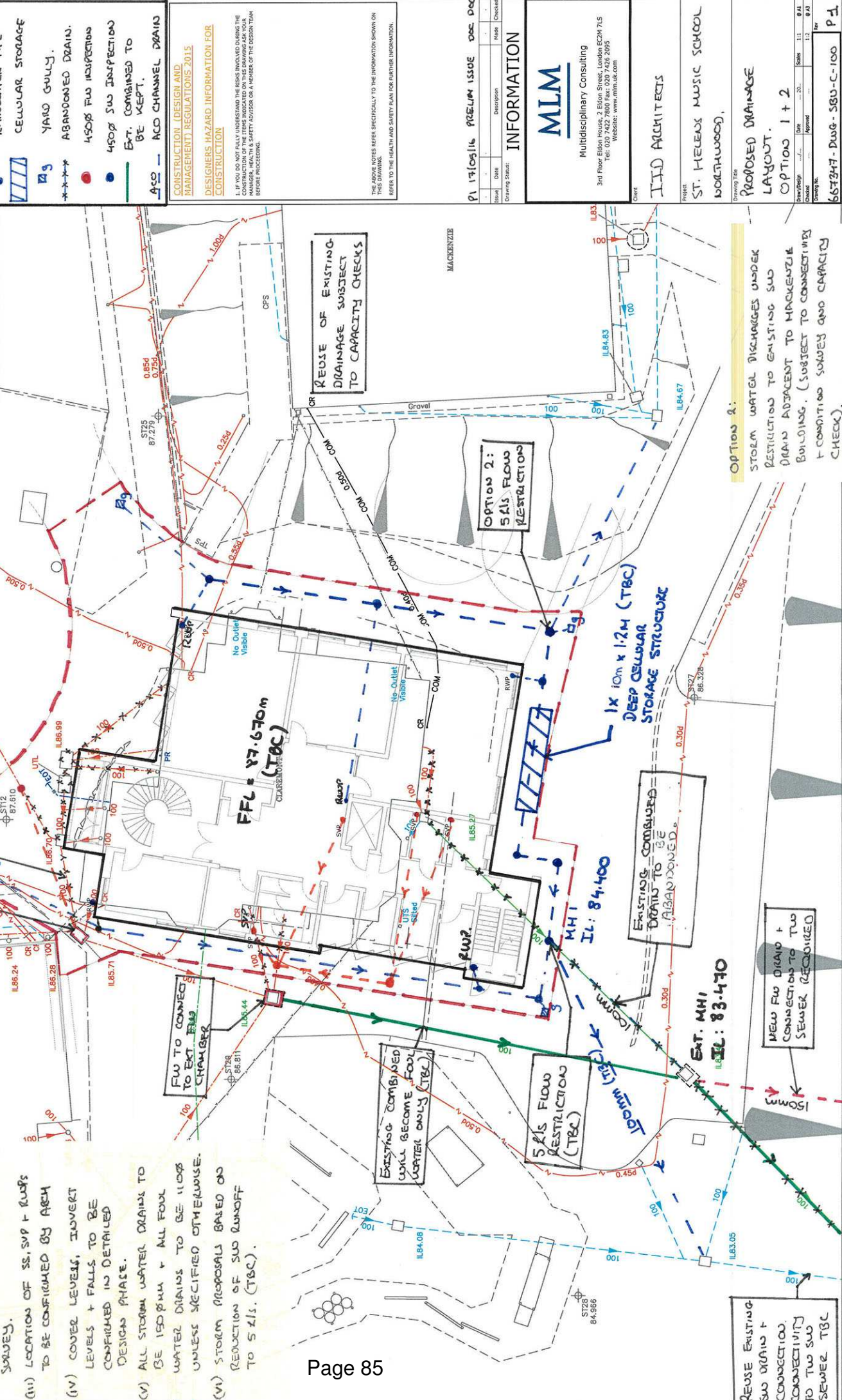
(ii) ALL EXISTING DRAINS WHICH ARE TO BE REVISED SUBJECT TO CCTV CONDITION + CONNECTIVITY SURVEY.

(iii) LOCATION OF SS, SVP + RWPs TO BE CONFIRMED BY ARCH

(iv) COVER LEVELS, INVERT LEVELS + FALLS TO BE CONFIRMED IN DETAILED DESIGN PHASE.

(v) ALL STORM WATER DRAINS TO BE 150ØMM + ALL FOUL WATER DRAINS TO BE 110ØMM UNLESS SPECIFIED OTHERWISE.

(vi) STORM PROPOSALS BASED ON REDUCTION OF SW RUNOFF TO 5% IS. (TBC).

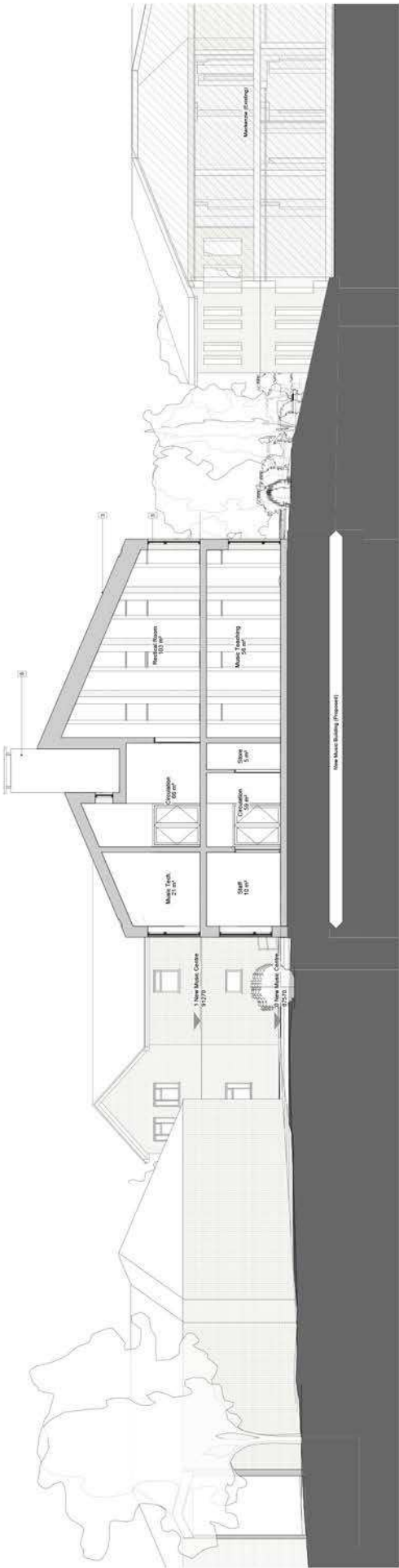


DO NOT SCALE. USE DIMENSIONS SHOWN ONLY. ALL DIMENSIONS TO BE CHECKED FOR FIT.

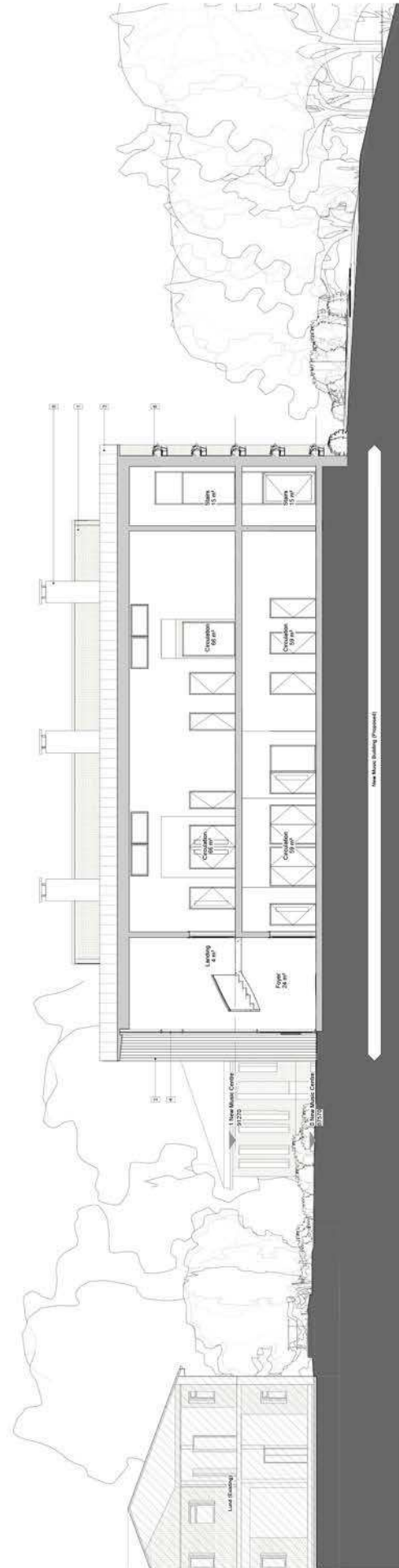


Revised Key

1. Finished Levels
2. Structural Levels
3. Existing Levels
4. Existing Wall Footing
5. Existing Footing Base
6. Existing Ground Level
7. Existing Proposed Levels
8. Proposed Foundation Levels



Section A-A



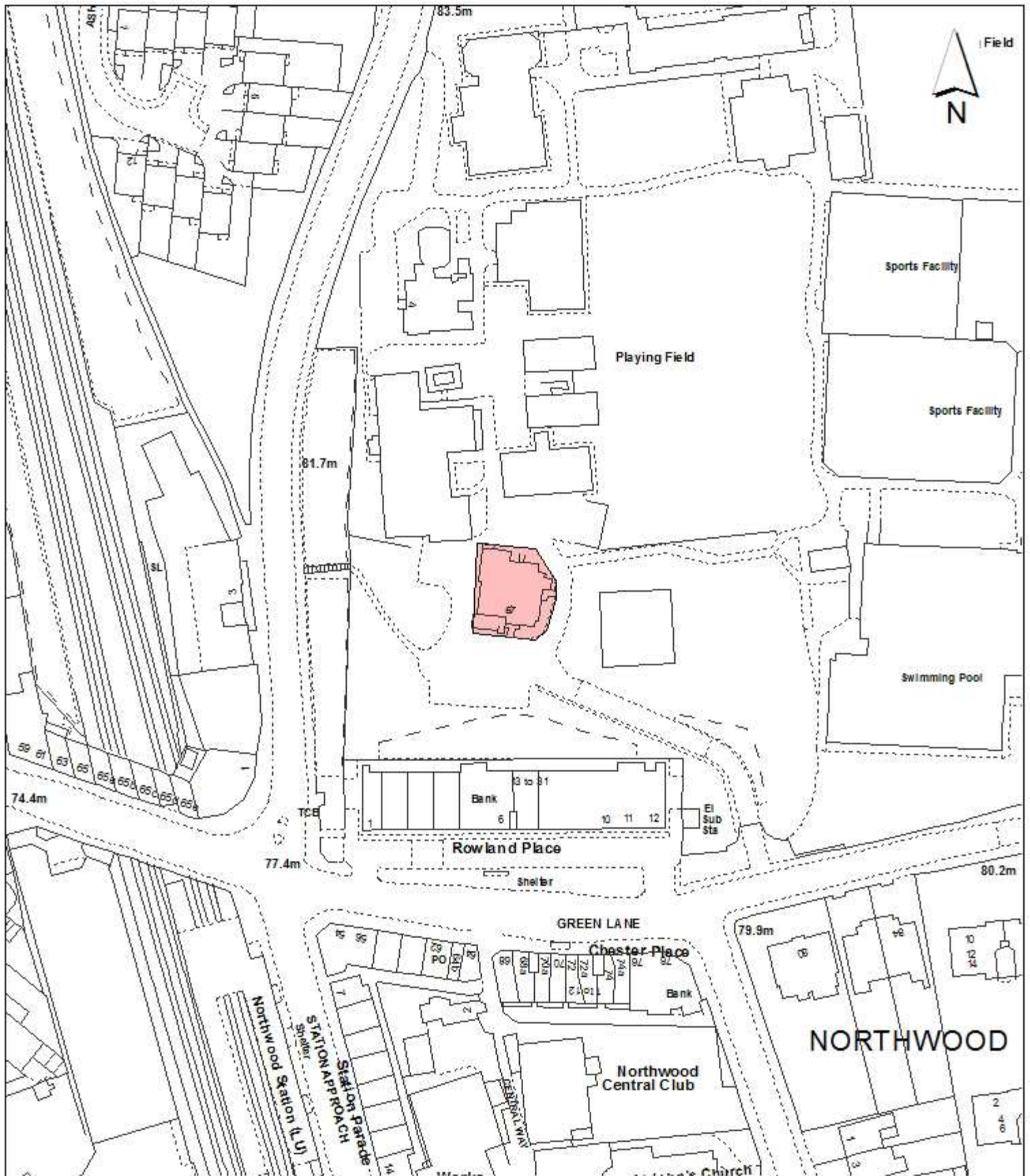
Section B-B

REV	DATE	BY	CHKD BY
A	10/20/20
B	10/20/20
C	10/20/20



The Happy Architect
 10001-10002
 10003-10004
 10005-10006

CLIENT	St Helen's School
PROJECT	St Helen's Music Building
DRAWING TITLE	A-A & B-B Sections
SCALE	1:100 @A1
DRAWING NUMBER	1376-303-01
REV	A



Notes:

 Site boundary

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Site Address:

**St Helens School
Northwood**

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

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

Planning Application Ref:

7402/APP/2015/4721

Scale:

1:1,250

Planning Committee:

North Page 87

Date:

October 2016



HILLINGDON
LONDON

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