



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 11
JANUARY 2017

Time: 7.00 PM

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

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

To Councillors on the Committee

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

Published: Tuesday, 3 January 2017

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

Putting our residents first

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Useful information for residents and visitors

Watching & recording this meeting

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

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.

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

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A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 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	136 Green Lane 27501/APP/2016/3115	Northwood	Two x one-bed dwellings with associated parking, amenity space, refuse and cycle storage. Recommendation: Approval	9 - 26 194 - 205
7	1a Grove Road 14379/APP/2016/3279	Northwood	Two storey, five-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow. Recommendation: Refusal	27 - 38 206 - 217
8	51 Weiland Road 17990/APP/2016/3166	Northwood Hills	Two storey detached dwelling with habitable roofspace and basement space involving demolition of existing dwelling. Recommendation: Refusal	39 - 52 218 - 227
9	William Jolle Public House 5564/APP/2016/3468	Northwood Hills	Change of use of ground floor to Class A1 and installation of a replacement shopfront. Recommendation: Refusal	53 - 70 228 - 242

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	57 Copse Wood Way 24862/APP/2016/4057	Northwood	Variation of condition 2 (approved plans) of planning permission ref: 24862/APP/2015/3571 dated 08/08/16 (Two storey, 5-bedroom, detached dwelling with habitable roofspace to include two front dormers, one rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling) to add a third dormer window to the front elevation and re-position the two approved dormers. Recommendation: Approval	71 - 84 243 - 249
11	Cornersway Green Lane 18414/APP/2016/3792	Northwood	Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.) Recommendation: Approval	85 - 100 250 - 262
12	William Jolle Public House 5564/APP/2016/3439	Northwood Hills	Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront. Recommendation: Refusal	101 - 116 263 - 277
13	3 Pembroke Road 64711/APP/2016/1793	West Ruislip	Conversion of roofspace to habitable use with the inclusion of six rear rooflights, two front rooflights and four side rooflights to create one x one-bed self-contained flat with associated amenity space. Recommendation: Approval	117 - 130 278 - 288

14	The Waters Edge, Reservoir Road 1117/ADV/2016/91	West Ruislip	Removal of existing adverts and installation of: one internally illuminated post sign; three areas of non-illuminated signwriting; one internally illuminated Nameboard; one externally illuminated post sign; two non-illuminated transom signs; one externally illuminated sign; one area of externally illuminated signwriting; and, three non-illuminated post signs. Recommendation: Approval	131 - 142 289 - 299
15	178-182 High Street 28388/APP/2016/3332	West Ruislip	First and second floor rear extension, conversion of roofspace to habitable use to include three front dormers, four side dormers and change of use from Use Class A1 (Retail) to Use Class C3 (Residential) to create six two-bed and three one-bed self-contained flats, balustrade to rear to from communal terrace and alteration to bin/cycle storage. Recommendation: Refusal	143 - 158 300 - 308

16 Quarterly s106 Monitoring Report

159 - 176

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2016 where the Council has received and holds funds.

PART II - Members Only

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

17 ENFORCEMENT REPORT

177 - 184

18 ENFORCEMENT REPORT

185 - 192

PART I - Plans for North Planning Committee

193 - 308

Agenda Item 3

Minutes



NORTH Planning Committee

6 December 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra (Labour Lead), John Morse and John Oswell</p> <p>LBH Officers Present: Neil Fraser (Democratic Services Officer), Roisin Hogan (Planning Lawyer), James Rodger (Head of Planning and Enforcement), Neil McClellan (Major Applications Team Leader) and Syed Shah (Principle Highway Engineer)</p>
105.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
106.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
107.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>Resolved - The minutes of the previous meetings held on 24 August, 13 September, 4 October and 16 November 2016 were approved as a correct record.</p>
108.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
109.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be heard in public, and those marked Part II would be heard in private.</p>
110.	<p>54-56 PEMBROKE ROAD - 10793/APP/2016/2624 (<i>Agenda Item 6</i>)</p> <p>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</p>

associated car parking including part of the rear garden.

Officers introduced the report and highlighted corrections to the stated reasons for refusal and site plans, as set out in the addendum.

A petition in objection to the application had been lodged, and Councillor Riley addressed the Committee on behalf of the lead petitioner, who was not present. Councillor Riley confirmed that the application site was situated within a highly residential area, on a busy major road and bus route, situated close to the Ruislip bus station.

Councillor Riley asserted that the proposed development would have a detrimental impact on family life for residents within the area due to noise, pollution, and danger, with specific reference made to the size of the proposed development, the resultant increase in traffic, and the proposed parking at the rear of the premises. As the nature of the business was that appointments were often brief, there were concerns that the throughput of traffic, seven days a week, would be very high. Residents were also concerned at the potential for disturbance through the night, as clients would be attending the clinic in the event of any emergency.

The size and mass of the development, and the resultant overlooking of neighbouring properties, was cited as concerns, with no mitigation to address these concerns outlined. For these reasons, 58 residents of Pembroke Road had signed a petition in objection to the proposal, and the Councillor therefore requested that the application be refused.

The applicant then addressed the Committee, confirming that the veterinary practice had been operating from the premises since 1946 and therefore required renovation and expansion. However, it was deemed impossible to close the practice whilst the work was conducted, and it was not possible to operate from an alternative location.

As one of the last independent practices in the area, the clinic was competing with several corporate surgeries. The majority of the practice's clients lived within a 2 mile radius, and included a large number of guide dogs and RSPCA cases, with the practise being partnered with RSPCA Hillingdon. Were the practise to close, the charity would no longer be able to offer services within the area, which would further impact upon local residents. In developing no. 54 as proposed, the practice could continue to operate and then move to the new premises, once the development work had been completed.

The applicant confirmed that, as set out in the plans, there would be no change to the residential units available. The extensions would be sloping, with the majority being single storey, and it was asserted that the protection of trees within the area was irrelevant to the Committee's decision, as the practice was free to remove these as they saw fit. Current parking at the premises was inadequate and dangerous, and therefore required expansion to meet client demand and safety. Rear access parking had been cited as a concern, but would only be available during clinic operating hours and would be unavailable after 8pm. The applicant referred to three large residential properties that had been built close to the application site, which had included parking at the rear. Planning permission had been granted for these developments, including the rear parking, and it was suggested that the same decision making criteria should be applied to this application.

The petitioner referenced the 58 signatures received in objection, but confirmed that

	<p>828 signatures, together with over 30 letters, had been received in support of the application. The applicant concluded by asserting that, as a popular and valued service for the community, the practise should be protected, and requested that the Committee visit the site before making a decision.</p> <p>Members commented that, although they recognised the valued service that the practice provided and sympathised with the applicant, the proposal would have too great a detrimental impact on the quality of life of the local residents, and did not meet the Council's policies. As a result, the Committee moved the officer's recommendation, which was seconded, and when put to a vote, unanimously agreed.</p> <p>Resolved - That the application was refused.</p>
111.	<p>46 THE DRIVE - 65098/APP/2016/3555 (<i>Agenda Item 7</i>)</p> <p>Erection of detached three storey building with basement level to create nine self contained flats with associated landscaping works following demolition of existing building containing three self contained flats.</p> <p>Officers introduced the report, confirming that 1 response in support, and 27 responses objecting to the proposed development, had been received. The objections primarily referred to concerns over the impact of the development on the visual amenity of the area and on neighbours. A petition of objection, totalling 84 signatures, had also been received.</p> <p>As it was considered that the proposed development would result in a loss of privacy, daylight, outlook, and a detrimental sense of enclosure to neighbouring properties, and would offer substandard residential accommodation for future occupiers, officers recommended that the application be refused.</p> <p>A petitioner representing local residents spoke in objection to the application. It was put to the Committee that the existing building was of local historical and architectural significance, and the proposed development was not in keeping with the character of the local area. The size and location of the proposed development would dominate the lower part of the road, and would significantly detract from the street scene, whilst there would be a detrimental impact on the privacy and light amenity of neighbouring properties. The loss of green and garden space would likely increase surface water and the risk of flooding. Currently, overflow from the nearby golf course resulted in cars parked on both sides of the road, and there were concerns that such parking issues would be exacerbated, should the approval be granted. For these reasons, it was requested that the Committee refuse the application.</p> <p>The Committee considered the matter, and moved the officer's recommendation. This was seconded, put to a vote, and unanimously approved.</p> <p>Resolved - That the application was refused.</p>
112.	<p>46 BURLINGTON CLOSE - 70066/APP/2016/3364 (<i>Agenda Item 8</i>)</p> <p>Conversion of roofspace to habitable use to include a rear dormer, 4 front rooflights and conversion of roof from half-hip to gable end to both sides and single storey rear extension</p> <p>Officers introduced the application and highlighted the addendum, confirming that</p>

reason for refusal number 2 should be deleted from the officer's report. It was confirmed that the application had been deferred from the previous meeting to provide further information regarding the planning status of the roof conversion at 5 Burlington Close.

The Committee was advised that a certificate of lawfulness had been granted for 5 Burlington close in 2015. The dormer erected at no. 5 was of a similar size to that of the proposed conversion at no. 46. Officers had reviewed the work completed at no. 5 and judged that the visual impact was restricted, due to the configuration of the street scene and the property's position relative to neighbouring properties. However, the proposed conversion at no. 46 was not constrained due to neighbouring properties and therefore would be visible to a much larger number of properties, and therefore was considered to cause a greater level of visual harm. Officers therefore recommended that the application be refused.

There was a petition in objection to the application, and the lead petitioner addressed the Committee, citing the dominant appearance of the proposal, overdevelopment of the site, concerns regarding parking and emergency services access, loss of privacy for neighbouring dwellings and the detrimental impact on the surrounding area as reasons for their objection.

The applicant then spoke to the Committee confirming there was also a petition in support of the application. The applicant made reference to the extension at 5 Burlington Close, for which planning permission had been granted, and confirmed that their own proposed extension was of a similar shape and size. Referring to an appeal decision in the Officer's report, it was suggested that the reason for refusal citing the outcome of an inspection was immaterial, as it was referring to a single inspection that took place over 20 years previously. In contrast, the applicant referred to a number of more recent cases that had been granted planning permission on appeal.

The applicant concluded by stating that, according to the Officer's report, it was considered that there would be no significant increase in overshadowing, loss of sunlight, visual intrusion, overdominance or loss of privacy, and that the application was in compliance with various planning policies. Considering the above, the applicant urged the Committee to approve the application.

It was the Committee's view that the application should be refused, as it was not in compliance with the Local Plan and was out of character with the local street scene. In addition, it was felt that Officers had demonstrated that the application was sufficiently different to that of 5 Burlington Close, and there was additional concern that in approving the application, a precedent for future applications within the area would be set.

The Officer's recommendation was moved, seconded, put to a vote, and unanimously agreed.

Resolved - That the application was refused.

113. **235 TOLCARNE DRIVE - 64250/APP/2016/3211** (*Agenda Item 9*)

Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflight and conversion of roof from half-hip to gable end with a new gable end window.

Officers introduced the application and highlighted the addendum. As there were no

concerns regarding loss of privacy, overbearing, design, or character, it was recommended that the application be approved.

There was a petition in objection to the application, and the lead petitioner addressed the Committee, stating that the proposal failed to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenity of the street scene and surrounding area. In addition, there were concerns regarding loss of privacy for neighbouring dwellings and the potential precedent for similar future applications within the surrounding area. For these reasons, it was requested that the Committee refuse the application.

The applicant then spoke to the Committee, confirming that there was also a petition in support of the application which included support from residents of the immediate local area. The Committee was advised that the proposed extension was to increase living space to accommodate the applicant's growing family. The proposal was for a conversion rather than an extension, and would not extend beyond the original layout of the property, unlike previously approved extensions at neighbouring properties. The applicant concluded by requesting that the Committee approve the application.

The Committee considered the matter and moved the officer recommendation. This was seconded, and when put to a vote, unanimously agreed.

Resolved - That the application was approved.

114. **2 LINKSWAY - 36910/APP/2016/3323** (*Agenda Item 10*)

Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front (Part Retrospective)

Officers introduced the report, informing the Committee that the site had a long planning history, and that the application in question was for retrospective planning permission for alterations to the 'as built' scheme, made without permission. The addendum was highlighted, wherein it confirmed that revised plans had been received from the architect that showed a reduced eave height of 9m, rather than 9.5m, and that this remained higher than previously approved plans.

The main issues for consideration by the Committee were confirmed to be the effect of the alterations on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, and the impact on the residential amenity of neighbouring dwellings. The Officer recommendation was that the application be refused.

The applicant then spoke to the Committee, confirming that there was also a petition in support of the application. The Committee was advised that the alterations to the approved plans were necessary following professional advice, and due to family circumstances that necessitated having the work completed before the end of the year. It was the applicant's intention to seek retrospective planning permission for these alterations. The applicant suggested that the house, as built, was of a lower height than that of previously approved applications, and concluded by requesting that the Committee approve the application.

	<p>The Committee was mindful that the applicant had constructed the property outside of the approved plans, and moved the officer recommendation. This was seconded, and when put to a vote, unanimously agreed.</p> <p>Resolved - That the application was refused.</p>
115.	<p>18 HIGH STREET - 15618/APP/2016/3285 (<i>Agenda Item 11</i>)</p> <p>Change of use from cafe/bistro (Use Class A3) to bar and craft beer shop (Use Class A4)</p> <p>Officers introduced the report and highlighted the addendum. Officers recommended that the application be approved.</p> <p>The officer recommendation was moved, seconded, put to a vote, and unanimously agreed.</p> <p>Resolved - That the application was approved.</p>
116.	<p>22 HIGH STREET - 10250/APP/2016/2839 (<i>Agenda Item 12</i>)</p> <p>Change of use from retail (Use Class A1) to use as a Beauty Treatment/Nail Bar (Sui Generis)</p> <p>Officers introduced the report and recommended that the application be approved.</p> <p>The officer's recommendation was moved, seconded, put to a vote, and unanimously agreed.</p> <p>Resolved - That the application was approved.</p>
117.	<p>THE OLD WORKHOUSE, DUCKS HILL ROAD - 8378/APP/20016/2495 (FULL) (<i>Agenda Item 13</i>)</p> <p>Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles (involving demolition of existing sheds).</p> <p>Officers introduced the report, highlighting Condition 6, and the requirement for soft and hard landscaping.</p> <p>The officer recommendation was moved, seconded, put to a vote, and unanimously agreed.</p> <p>Resolved - That the application was approved.</p>
118.	<p>THE OLD WORKHOUSE, DUCKS HILL ROAD - 8378/APP/2016/2705 (LBC) (<i>Agenda Item 14</i>)</p> <p>Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles, involving demolition of existing sheds (Application for Listed Building Consent).</p> <p>Officers introduced the report and recommended that the application be approved.</p>

	<p>The officer's recommendation was moved, seconded, put to a vote, and unanimously agreed.</p> <p>Resolved - That the application was approved.</p>
119.	<p>2 RESERVOIR ROAD - 7112/APP/2016/856 (<i>Agenda Item 15</i>)</p> <p>Change of use to car wash and valeting.</p> <p>Officers introduced the report, confirming that as previous concerns over noise had been addressed, the recommendation was that application be approved.</p> <p>The Committee sought clarity over how waste water would be managed, and how the site would be used. Officers confirmed that Condition 6 covered the management of waste water, and that unlike previous applications which included additional uses such as tyre fitting, the proposal before the Committee was for use as a car wash only.</p> <p>Members moved the officer recommendation, which was seconded, put to a vote, and unanimously agreed.</p> <p>Resolved - That the application was approved.</p>
120.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>RESOLVED</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.25 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser Democratic Services on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes

remain the official and definitive record of proceedings.

Report of the Head of Planning, Sport and Green Spaces

Address 136 GREEN LANE NORTHWOOD

Development: Two x 1-bed dwellings with associated parking, amenity space, refuse and cycle storage

LBH Ref Nos: 27501/APP/2016/3115

Drawing Nos: 15/058_LRO_S0
15/058_LRO_P0
15/058_LRO_P1
15/058_LRO_P3
15/058_LRO_P2
15/058_LRO_P4
15/058_LRO_P5
15_058_LRO_S1
15/058_LRO_P6
15/058_LRO_P7
Design and Access Statemen
Arboricultural Report (Ref: 20119)

Date Plans Received: 16/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 16/08/2016

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the erection of 2 x 1 bed semi-detached dwellings.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwellings are acceptable in design terms and would meet all relevant Council standards in terms of unit size, amenity space provision and car parking and as such would afford future occupiers with adequate levels of amenity. Also there would be limited impact on adjoining occupiers.

As such it is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15/058_LRO_P0, 15/058_LRO_P1, 15/058_LRO_P2, 15/058_LRO_P3, 15/058_LRO_P4 and 15/058_LRO_P5, 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 RES7 Materials (Submission)

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

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

REASON

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

4 RES13 Obscure Glazing

The windows facing 138 Green Lane and 64 Bennet Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

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

6 RES8 Tree Protection

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

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

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

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

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

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

2.b No materials or plant shall be stored;

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

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

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

REASON

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

7 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 136 and 138 Green Lane and 64 Bennet Close.

REASON

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

8 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

9 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall meet the standards for M4(2) 'Accessible and adaptable dwellings' as set out in Approved Document M to the Building Regulations (2015). All such provisions shall remain in place in perpetuity.

REASON

To ensure an appropriate standard of housing stock is achieved and maintained which meet the needs of disabled and elderly people in accordance with policies 3.1, 3.8, and 7.2 of the London Plan (2016) and the National Planning Policy Framework (2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement

from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the rear of 136 Green Lane, a two storey dwelling situated on the Southern side of Green Lane, close to its junction with Church Road. It comprises approximately half of a generous rear garden, with vehicular access to the rear afforded by an unmade drive from Church Road that runs to the rear of the adjoining properties.

The street scene is residential in character with a varied mix of properties, including large detached houses and properties converted into flats. No.134 to the West is situated at a slightly higher level and is of a chalet style, having been converted into flats. To its rear Bennett Close is a modern, estate of terraced, two storey houses, which is part of a backland development on part of the rear gardens of the adjacent properties and sits level with the application site. To the East is No.138 which is similar in style to no. 136 and appears to be a single family dwelling. To the South are the rear gardens of the properties facing Church Road.

The application site lies within the Developed Area and is on the boundary of the Old Northwood Area of Special Local Character, as identified in the policies of the Hillingdon Local Plan - Part 2.

3.2 Proposed Scheme

The proposal is for the erection of two x 1-bed dwellings with associated parking, amenity space, refuse and cycle storage.

This scheme is to a considerably different plot, design and with other considerable differences to the schemes listed in the planning history below.

3.3 Relevant Planning History

27501/APP/2011/2187 136 Green Lane Northwood

Conversion of dwelling house to 3 x 1 bed and 2 x 2 bed flats with associated parking, involving two storey front and two storey rear extensions, raising of roof height and conversion of roof from hip to gable end with habitable roofspace, 1 rear dormer and 4 front rooflights.

Decision: 11-11-2011 Refused

27501/APP/2012/176 136 Green Lane Northwood

Conversion of dwelling house to 2 x 1 bed and 2 x 2 bed flats and 1 x studio flat with associated parking, involving single storey front and two storey rear extensions and conversion of roof space to habitable use involving conversion of roof from hip to gable end, 1 rear dormer and 4 front rooflights

Decision: 24-05-2012 Refused

27501/APP/2012/2373 136 Green Lane Northwood

Part two storey, part single storey rear extension to allow for conversion of single dwelling into 2 1-bed self contained flats and 2 x studios with associated parking and amenity space involving demolition of existing rear element

Decision: 11-12-2012 Refused

27501/APP/2014/3048 136 Green Lane Northwood

Part two storey, part single storey rear extension

Decision: 22-10-2014 Approved

27501/APP/2015/4363 136 Green Lane Northwood

Installation of a vehicular crossover to front

Decision: 21-01-2016 Approved

Comment on Relevant Planning History

64832/APP/2009/547 - 2 x 2 storey, 3 bed dwellings (refused)

64832/APP/2008/2464 - 2 x 2 storey, 3 bed dwellings (refused)

The schemes were for larger developments with the boundary between the plots much closer to the rear elevation of 136, and to designs which raised considerable issues and reasons for refusal, and were also in a rather different policy context.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

H12 Tandem development of backland in residential areas

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

- LPP 7.4 (2016) Local character
NPPF1 NPPF - Delivering sustainable development
NPPF6 NPPF - Delivering a wide choice of high quality homes
NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 neighbours were consulted for a period of 21 days expiring on the 12 September 2016.

No responses were received.

Northwood Residents Association - No response.

A petition in support of the application, submitted by the applicants, with 29 signatures has been received.

Internal Consultees

Highways Officer: The proposal includes two parking spaces against a standard of 1.5 parking spaces per dwelling. The proposal therefore provides insufficient private parking; the proposed access arrangements would be substandard and unsafe in relation to the proposed intensification of use.

It is considered that the development would be contrary to Policies AM7 and AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is raised in relation to the highway aspect of the proposals.

Officer Comment: Further discussions with the Highway Officer identified specific concerns regarding the intensification of use relating to traffic movements within the 'driveway' and the ability for vehicles to pass and pedestrian safety, as well as the visibility splays where the access joins the road. Additional information has been provided by the applicant and these issues are discussed in detail in Section 7.10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF identifies that Local Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens. In line with this Policy H12 of the Hillingdon Local Plan (November 2012) advises proposals for backland development will only be considered if no undue disturbance or loss of privacy is likely to be caused. However the NPPF also has a requirement to encourage the effective use of land by re-using land. This is an existing area of rear garden forming part of the residential unit no. 136 Green Lane.

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

planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

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

It is further noted that a recent appeal decision (APP/R5510/W/16/3147270) for land to the rear of 140-142 Green Lane, Northwood, considered the principle of development of the rear garden of the those properties to form two semi detached properties and found it acceptable.

7.02 Density of the proposed development

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

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

The site adjoins, although is not within the Old Northwood Area of Special Local Character (ASLC). Given its backland siting and limited visibility from public viewpoints, the proposal is considered to have limited impact on the ASLC. This is further discussed in Section 7.07 below.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

The proposed dwellings are designed to mirror the adjacent properties in Bennett Close. They are of a more modern design, being two storey with a mono pitch roof of a maximum height of 7.3m at the rear dropping to 4.7m at the front. This design more carefully integrates with the adjacent development, which it will maintain a building line with, whilst respecting the proximity to the original dwellings to the rear. The overall scale of the proposed new dwellings in terms of footprint is considered acceptable. It is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing.

The proposed dwellings are set 15m to the rear of no. 136 and maintain a front and rear building line with the adjacent properties on Bennett Close. The main body of the building is set back a further 1.2m from the rear boundary and 1.5m from the side boundary with no. 64 Bennett Close. To the South the properties are set back 14.3m from the end of the elongated rear garden of no 21 Church Road. Given the degree of separation and the orientation of the buildings it is considered that the proposed dwellings would not result in an unacceptable degree of over dominance, visual intrusion and over shadowing and is considered to comply with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In relation to any loss of privacy arising from the proposal, the principle windows will face South with side windows on the smaller rear projection serving the bathrooms, which could be conditioned to be obscure glazed and fixed shut below 1.8m. Additional light is provided by roof windows on the sloped roof. Therefore subject to the appropriate conditions, the proposal is not considered to result in a material loss of privacy and would comply with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 1 bedroom (2 person) property to have a minimum internal floor area of 58 sq m with an additional 1.5 sq m of internal storage. The proposed layouts indicate the dwellings have a floor area of approximately 72 sq m, in excess of the standard required. The proposal therefore provides a satisfactory living environment for the future occupants of property in accordance with Policy 3.5 of the London Plan 2015.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD Section 4.9.

The SPD advises that adequate amenity space should be provided for new dwellings and for a 1 bed property a minimum of 40 sq m of private usable garden space is required. It further advises that whilst front gardens are encouraged, areas that are closely overlooked from a road, footpaths or windows of habitable rooms of adjoining properties will not be included in this calculation. The development provides approximately 49 sq m of amenity space including a rear courtyard of approximately 4.5 sq m and a front garden of 44.5 sq m. Although it is acknowledged this area is to the front of the property, given the set back location from the main road (approximately 41m to the East) at the end of a private driveway, with the neighbouring properties set back and well screened from the application site, it is considered the amenity space provided would be consistent with a back garden provision. In accordance with SPD this could be further ensured with the inclusion of a condition for the provision of adequate landscaping and screening. The proposal therefore considered to comply with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards.

There is an existing vehicular access to the site from Church Road, which it is proposed to continue to use. The proposal includes 2 car parking spaces to the front of the dwellings. This access is currently used for the existing rear parking provision for nos. 140 and 142. There was previous parking provision for up to 6 cars also for no. 136. A recent approval for a crossover and parking from Green Lane has been given to replace the parking provision loss at the rear for No.136. Given the proposed parking for the new dwellings would be less than the existing parking provision, it is not considered that there would be an intensification of use of the access to the detriment of the occupiers of the adjacent properties or to highway safety.

Whilst the comments of the Highway Officer are duly noted, the area to the rear of the host property provides 6 existing parking spaces serving the large family dwelling (alternative parking for the house has recently been approved to the front). The reduction to 2 parking spaces serving the new dwellings would be a reduction of use, rather than an intensification. It is also noted that in a recent appeal decision APP/R5510/W/15/31409 at 50-52 High Street, Northwood (approximately 200m to the south), the Inspector commented as follows:

"3. The proposal would create 3 additional flats with no off-street parking spaces. Policy AM14 of the London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies (UDP) indicates that new development must accord with the Council's adopted car parking standards. This indicates a maximum provision of 1.5 car parking spaces per flat. As this is a maximum standard, there is no conflict with the policy by not providing any parking at all.

4. The area has a PTAL score of 2 which is fairly low but the Council has not provided any useful information about PTAL in respect of the specific issue of parking and highway safety and I note the advice in the Mayor's Supplementary Planning Guidance that low PTAL scores do not by themselves preclude development.

5. The appellant has drawn my attention to 2 bus routes, the H11 and 282 which run close to the site and provide frequent peak services from Harrow Bus Station and Ealing Hospital to Mount Vernon Hospital. The site is also between Northwood and Northwood Hills stations

which are about 1km from the site. In my opinion, the site has reasonable access to public transport.....Therefore, given the site's location amongst such services and as it is within walking and cycling distance of trains and buses, it would not be necessary for the occupants of the dwellings to use a car to access day to day services.

6. I accept that parking is extremely limited on High Street especially as there are time-limiting parking restrictions in front of the site. However, I noted at my visit that there are surrounding streets without such restrictions. It is a small scale proposal and I consider that the additional amount of on-street parking it would add to the surrounding streets would be small and would not have a material impact upon highway or pedestrian safety."

Having regard to this decision and the fact that the proposal is for 1 bedroom dwellings and provides one parking space per unit it is considered that it would be unreasonable to refuse the application on the basis that there is a shortfall of 1 parking space.

It is also noted that the concerns over the intensification of use was the lack of ability to improve the existing visibility splays as the fence to the rear of no. 142 lies outside of the control of the applicant. Additional information has been submitted with regard to the visibility splays and potential conflict of users of the drive.

With regard to the visibility splays, it has been confirmed that the owner is agreeable to reducing the height of a section of fencing to the rear of no. 142 to provide an improved visibility splay. It is also noted that the recent appeal decision (APP/R5510/W/16/3147270) for the redevelopment of the land at the rear of nos 140-142 has a condition requiring the provision and maintenance of adequate visibility splays for those properties along that road frontage, which would incorporate the existing access to be utilised by this proposal.

With regards to the intensification and potential conflict of use of the driveway between cars and pedestrians, a Highways Technical Note has been submitted providing additional detail of the width and capacity of the driveway and potential conflict using the overarching guidance is prescribed in the Department for Transport (DfT) publication Manual for Streets (MfS). This identifies the frequency of vehicle movements using the driveway will be very low throughout a typical day, with no more than a couple of inbound and outbound vehicle movements in a day. Therefore the likelihood of two cars passing each other on the driveway is minimal. Similarly the risk posed to pedestrians on the driveway is minimal as vehicle activity is inherently limited, vehicle speeds on the driveway will be very low, and forward visibility is excellent as the driveway is completely straight. Having regard to the existing use it is not considered the proposal would result in an intensification of use and it would be unreasonable to refuse the proposal on this basis.

7.11 Urban design, access and security

These issues are discussed in other parts of the report.

7.12 Disabled access

A condition is recommended to secure the development is built to M4(2) in accordance with Policy 3.8c of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The site is not within a Conservation Area and there are no protected trees in or adjacent to the site. The supporting Tree/Landscape Report has identified 4 non protected trees which could be potentially influenced by the proposed development. The report demonstrates what

action is required to protect the retained trees and what action is required to ensure they are not adversely affected in the short and long term. It is also noted that due to the unique arrangement of the private amenity space careful landscaping will be needed with regard to hedges, planting and screening. All of these details can be conditioned.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments were raised in regard to this application.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Policy H12 advises that proposals for backland development will only be permitted if no undue disturbance or loss of privacy is likely. The original dwelling has a large rear garden with a separate access, the end of which was previously used for the parking provision for up to 6 cars. Alternative parking provision has been provided to the front of the dwelling which retains a good sized garden area. It is considered the potential traffic movements to and from the site would not increase and given the degree of separation from the neighbouring properties the proposal would comply with the requirements of Policy H12.

The proposed dwellings are acceptable in design terms and would meet all relevant Council standards in terms of unit size, amenity space provision and car parking and as such would afford future occupiers with adequate levels of amenity. Also there would be limited impact on adjoining occupiers.

As such it is recommended for approval.

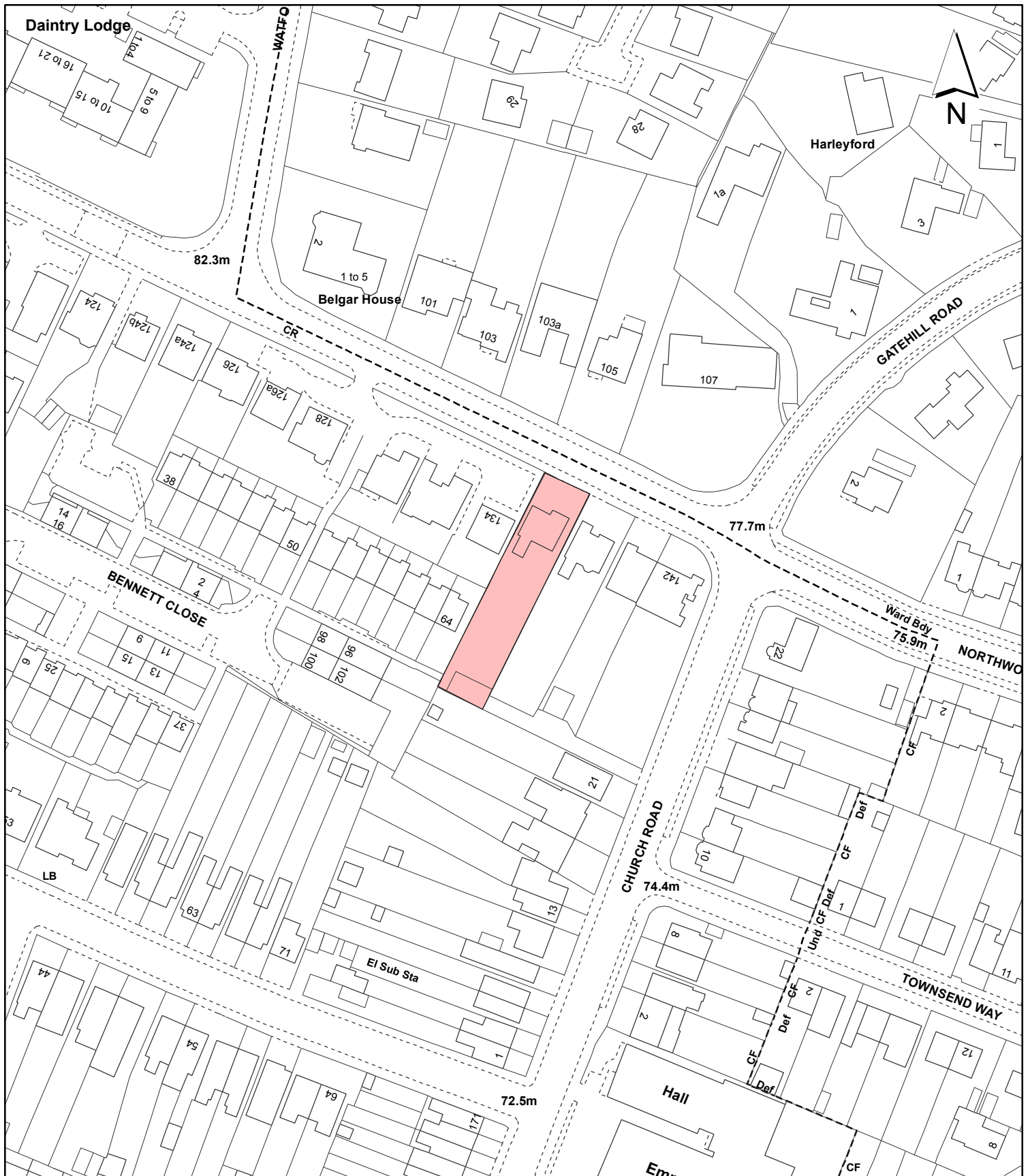
11. Reference Documents

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

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**136 Green Lane
 Northwood**

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

Planning Application Ref:

27501/APP/2016/3115

Scale:

1:1,250

Planning Committee:

North Page 25

Date:

January 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 1A GROVE ROAD NORTHWOOD

Development: Two storey, 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow.

LBH Ref Nos: 14379/APP/2016/3279

Drawing Nos: FLU.324.04 Rev E
FLU.324.03 Rev E
FLU.324.02 Rev E
FLU.324.10 Rev F
FLU.324.09 Rev F
FLU.324.08 Rev E
FLU.324.07 Rev E
FLU.324.06 Rev E
FLU.324.05 Rev E
FLU.324.01

Date Plans Received: 30/08/2016 **Date(s) of Amendment(s):** 31/08/2016

Date Application Valid: 30/08/2016

1. **SUMMARY**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the area. It is also considered that the proposal would have a detrimental impact on the amenity of a neighbouring property.

It is therefore recommended for refusal.

The Ward Member has requested the application be determined at committee and a petition against the proposal has been submitted.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, by reason of its size, scale, bulk, design and siting, would represent a visually unsympathetic form of development that would detract from the character, appearance and visual amenity of the street scene and the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning

Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal, by reason of the increased height in close proximity and within a 45 degree line of sight of the patio and pool, would unduly detract from the amenities of the adjoining occupiers at 26 Moor Park Road, by reason of loss of privacy. The proposal is thus contrary to Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

2

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a detached bungalow situated on the Eastern side of Grove Road. The property benefits from gardens to the front and rear, which are gravelled with landscaped beds. The rear garden is enclosed by well established hedges. The plot although of a similar width to others in the street scene is not as deep and originally formed part of the rear garden of the corner plot to the South, no. 24 Moor Park Road. The principal elevation of the existing property faces South East.

The neighbouring property to the North East is 1 Grove Road, and the other neighbouring property to the rear is 26 Moor Park Road, which borders the rear boundary of the application site.

The street scene is predominantly residential in character and appearance and comprises two storey detached and semi detached dwellings sitting within comfortable plots. The architectural style of the area has a pleasant uniformity of render, brickwork and deep hipped roof forms.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 141.

3.2 Proposed Scheme

The application form identifies the proposal for the demolition of the existing bungalow and the erection of a two storey, 5-bed, detached dwelling with associated parking and amenity space.

However it is noted that the floor plans indicate 3 rooms in the loft space, which would all be capable of being occupied as additional bedrooms. The proposal is therefore considered as an 8 bed property.

3.3 Relevant Planning History

14379/PRC/2016/25 1a Grove Road Northwood

Demolition of existing dwelling and the erection of two detached two storey dwellings

Decision: 17-10-2016 OBJ

Comment on Relevant Planning History

14378/PRC/2016/25 - Demolition of existing dwelling and the erection of two detached two storey dwellings.

Objections were raised to the scheme submitted as it was considered to be over development of the site, which would create a visually cramped form of development that was out of keeping with the character of the area. In addition the submitted drawings indicated a development with inadequate residential amenity for a handful of habitable rooms that would lead to the addition of further dormer and other windows.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbours were consulted for a period of 21 days expiring on the 29 September 2016. A site notice was also erected on the lamp post opposite, expiring on 10 October 2016.

There were 4 responses to the consultation raising the following issues:

- The height is not in keeping with other properties in the area.
- Loss of privacy.
- Projects beyond the building line.
- Very close to the boundary.
- No existing footprint shown so not able to compare and assess the proposed changes.
- Possible damage and disruption from development and new foundations.
- The application advises 5 bedroom but the plans show 6, which is it.
- It would be more accurate to describe the proposed building is 2.5 storeys.
- The plans show a strip of land not in the applicants ownership.
- The Housing Land Supply cannot be material to this application as there is no change.
- Loss of outlook.
- Overbearing.
- Perception of increased overlooking and loss of privacy.
- Loss of light and overshadowing.
- Design out of keeping with the wider area.
- Plot subject to a restrictive covenant concerning its relationship with 24 Moor Park Road.
- Overdevelopment of the site resulting in a cramped form of development.
- Suggest the removal of the single storey element to move it further from the boundary.
- Impact on the trees within and adjacent to the site.
- Cramped form of development with restricted amenity space for the size of the proposed dwelling.
- Cumulative impact on amenity with other nearby developments.
- Covenant to ensure 6 trees planted along the boundary need to be protected and maintained.

A petition against the proposal was also submitted.

Officer response: Issues relating to the Housing Land Supply are noted. Revised drawings were submitted to show the correct extent of the site. Restrictive Covenants are civil legal issues and do not form part of a material planning consideration. Any potential works on or adjacent to a boundary which may cause disruption or damage as a result of new foundations would need to be resolved between the neighbouring properties under a Party Wall Agreement.

Northwood Residents Association - The proposed building due to excessive height and massing will cause loss of residential amenity contrary to Policy BE21; inadequate daylight and sunlight levels, contrary to Policy BE20; failure to harmonise with the street scene, contrary to Policy BE13 and inadequate amenity space to protect amenity of surrounding buildings.

Internal Consultees

Highways - Although parking spaces are not shown, there is one space in the garage and space outside the garage for the second car. The application form states a total of 4 car parking spaces which would be an over provision. The existing cross over is not shown on plans. A Condition is required that it is reinstated to a footway prior to occupation. Informative - Works to be carried out by the Council at the applicant's cost. The proposed cross over should be shown with splays and not kerbed with a radii, and dimensioned on plans.

Subject to the above alterations no objections would be raised on highway grounds.

Trees/Landscaping - The site is situated within the area covered by TPO 141.

There are no protected trees or other landscape features of merit at this address. The proposed footprint is similar to that of the bungalow. The layout includes an integral double garage and driveway. The proposed layout also retains a reasonable area of front garden and a wide, but relatively shallow, rear garden. The Design & Access Statement fails to refer to the landscape proposals or saved policy BE38. If the application is recommended for approval, landscape conditions should be imposed to ensure that the scheme contributes to the character and appearance of the area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in the residential accommodation will be sought, subject to other policies in the plan.

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity

development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites. Furthermore Policy BE19 also seeks to ensure that new development will compliment or improve the character of the area. The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

This part of Northwood consists of primarily detached houses set within spacious plots. The dwellings characteristically are wide, spanning most of the width of the plots and have deep hipped roof forms. There are a number of variations in design within the street scene and these include features such as two storey front projections, bay windows and front dormer windows. The proposed dwelling takes some reference from the prevailing roof forms and design characteristics of the area, but does not pay sufficient attention to the eaves heights or overall heights of the adjoining dwellings. The use of a crown roof form to achieve the depth proposed would also be out of keeping with the street scene and create a deep bulk and massing not prevalent in the area. It is also noted that the proposal includes a canopy over the front door with classical columns which is not a characteristic of the area.

The plans indicate the proposed dwelling would be set back a minimum of 1 m from the side boundaries. The orientation of the building has been slightly altered to reflect the building line set by the adjacent properties along Grove Road. As a result the Northern side boundary moves in towards the house at the rear with the front of the building set back by 2.07 m and the rear 1 m. On the Southern boundary the two storey element is set back 3 m from the boundary and the single storey garage 1.3 m increasing to 2 m at the rear. It is noted that the front wall of the main dwelling follows the existing building line but the two storey front projection extends 1.5 m beyond this with a further 1.2 m with the canopy.

As such in terms of design the proposal is considered out of keeping with the character and appearance of the surrounding area and that its visual impact is unacceptable.

Therefore the proposal fails to reflect the architectural character and appearance of the street scene and fails to comply with the requirements of Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

Policies BE20 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state that new buildings should not result in the loss of sunlight or loss of residential amenity. Policy BE20 states "buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded".

Policy BE22 states "planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity".

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The proposed dwelling sits broadly on the footprint of the existing bungalow and would extend approximately 1.15 m beyond the rear of the adjacent property no.1 with the two storey elements set back from the boundary by 1.5 m, giving a total distance of separation of 2.19 m at the rear. To the front the proposed dwelling will project beyond the front of the adjacent property (where it is nearest to the site) by 1.85 m with a total distance of separation of 2.7 m. Although the proposal would result in an increase in height and depth of the building where it is adjacent to no.1, it is noted that there are no side windows in the flank wall of that property and the proposal would not compromise a 45 degree line of sight from the nearest first floor windows. It is noted that the proposal includes 2 side windows and 1 roof light facing this property, but as these serve bathrooms or are secondary windows these could be conditioned to be obscure glazed and fixed shut below 1.8 m.

To the South the rear elevation of no. 24 Moor Park Road faces towards the application site. The proposed dwelling will be significantly taller and deeper than the existing bungalow and therefore visually more intrusive but within planning there is no right to a view. However it is noted that the single storey element nearest to the property would be lower than the existing bungalow and that the degree of separation between the two storey element and the neighbouring property would be 20.3 m. Concern has been raised over the potential overshadowing and loss of light to this property, however it is noted that the proposed dwelling is situated North Northeast to no. 24 and given that orientation and the degree of separation it is not considered that it would have a significant impact. The proposed dwelling includes 3 rooflights facing the neighbouring property, however the primary window for this room is a front dormer window, so these could be conditioned to be obscure glazed and fixed shut.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. Concern has been raised over potential loss of privacy to 26 Moor Park Road, which is situated to the rear of

the site. The proposed dwelling is situated approximately 24.4 m away from and at right angles to that dwelling. It is noted that this property benefits from an out door pool and patio area half way down their garden, where it can benefit from direct sunlight out of the shadow at the rear of the house. This is situated directly at the bottom of the garden approximately 11.7 m from the proposed first floor Juliette balcony. Council guidance states that adequate distance should be maintained to any area from which overlooking may occur, and that regard should be had to the character of the area and the distances between buildings and as a guide the distance should not be less than 21 m. The existing secluded and private nature of the patio and pool area to the rear of number 26 Moor Park Road is considered material and in this context the need for the development to meet the minimum standards of separation is considered necessary.

Therefore on balance it is considered that the proposal would result in a loss of privacy to the occupiers of no. 26 Moor Park Road. As such the proposal would not be in accordance with policies BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts. As such it is not considered that the proposal is an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed floor space of approximately 430 sq m is in excess of the minimum requirements and therefore is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

The proposal provides approximately 253 sq m of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The proposed dwelling is served by an integral double garage with a further space to the

front. The Highway Officer has raised no objection in principle to the proposal however they have advised the existing cross over is not shown and a condition is required to reinstate the footway prior to occupation. The proposed cross over should be shown with splays and not kerbed with a radii, and dimensioned on plans.

7.11 Urban design, access and security

A Secured by Design condition could be added to any approval to ensure the development complies with such principles should the application be acceptable in all other respects.

7.12 Disabled access

The Access Officer has not raised any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Although the site is covered by TPO 141, there are no protected trees or other landscape features of merit at this address. The landscape officer has raised no objections to the proposal subject to the submission of an appropriate landscape scheme.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.:

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage, it would be liable for payments under the Community Infrastructure Levy.

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the wider area. It is also considered that the proposed dwelling would have a detrimental impact on the privacy of the occupiers of no. 26 Moor Park Road.

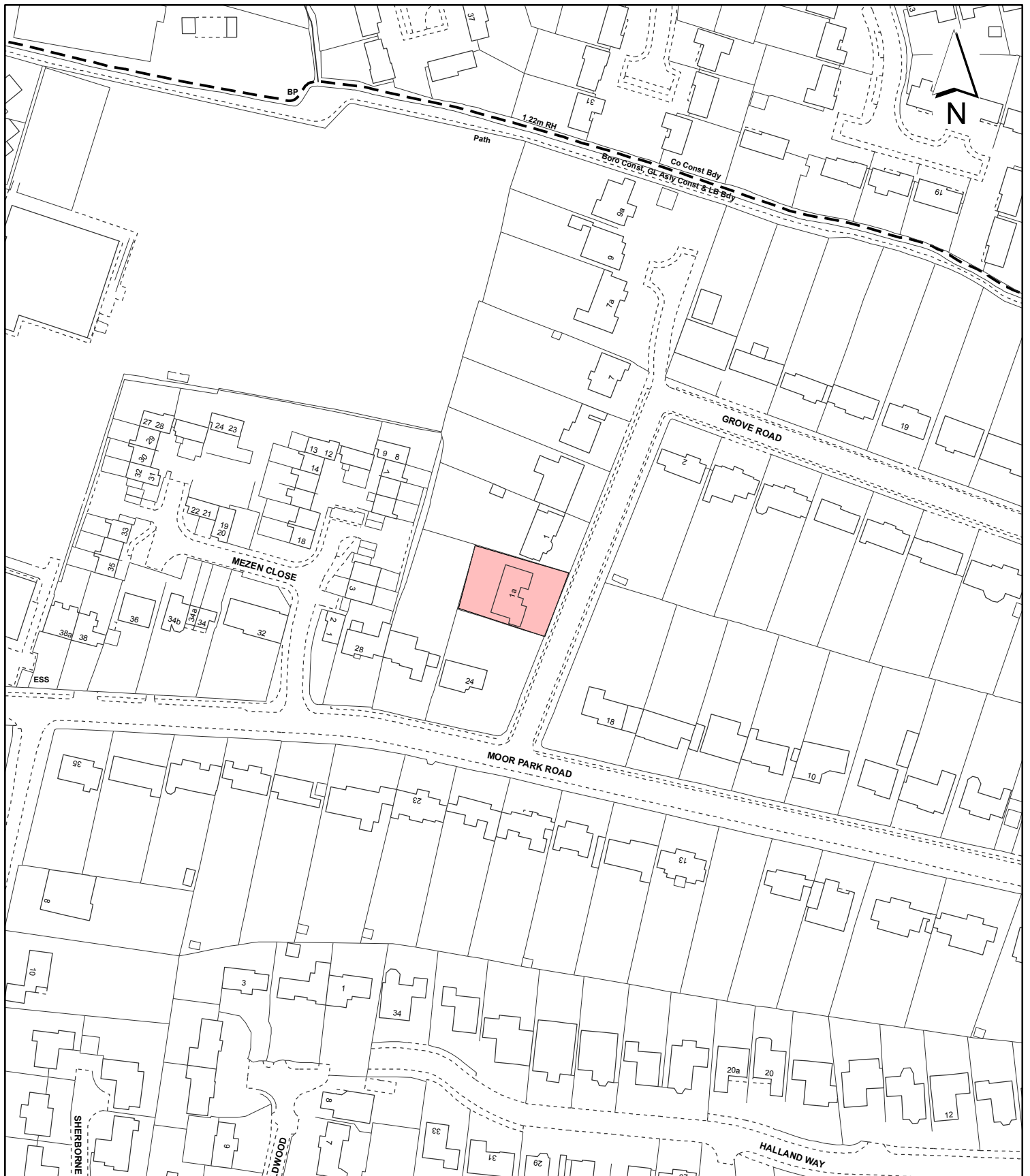
The proposal fails to comply with with policies BE13, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
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National Planning Policy Framework

Contact Officer: Liz Arnold

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Site Address:

**1a Grove Road
 Northwood**

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

Planning Application Ref:
14379/APP/2016/3279

Scale:
1:1,750

Planning Committee:
North Page 38

Date:
January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Two storey detached dwelling with habitable roofspace and basement space involving demolition of existing dwelling.

LBH Ref Nos: 17990/APP/2016/3166

Drawing Nos: 5205/A102 G
5205/A101 H
00614 LAND
00614 A-B
00614 C-D
5205/PL/02
5205/PL/LP
5205/A103 F
Basement Construction Statemen
Flood Risk Assessmen
Design and Access Statemen

Date Plans Received: 19/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 05/10/2016

1. **SUMMARY**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character. The proposal would also have a dominant and overbearing impact on the adjacent properties to the detriment of their residential amenity.

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, by reason of its size, scale, bulk and design, would represent a visually unsympathetic form of development that would detract from the character, appearance and architectural composition of the original dwelling and the visual amenity of the wider Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal, by virtue of its size, scale, bulk, design and proximity, would project beyond the rear elevations of the flanking properties and therefore be detrimental to the amenities of the adjoining occupiers, by reason of over dominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

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

2

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached property situated on the South Eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large rear garden.

The street scene is residential in character and appearance comprising two storey detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and within the Gatehill Farm Estate Area of Special Local Character.

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and replacement with a two storey 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space.

3.3 Relevant Planning History

17990/73/1388 51 Wieland Road Northwood
Alterations and additions.

Decision: 14-08-1973 Approved

17990/APP/2001/1541 51 Wieland Road Northwood
ERECTION OF REAR CONSERVATORY EXTENSIONS

Decision: 29-11-2001 Withdrawn

17990/APP/2001/578 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 17-05-2001 Refused

17990/APP/2002/685 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 04-10-2002 Refused

17990/APP/2014/1170 51 Wieland Road Northwood

Part two storey, part single storey rear extension with habitable roofspace, conversion of existing roofspace to habitable use involving installation of 2 x rooflights to front, construction of basement and alterations to front porch

Decision: 28-05-2014 Withdrawn

17990/APP/2014/3428 51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

Decision: 21-11-2014 Refused

17990/APP/2015/2372 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 15-09-2015 Refused

17990/APP/2015/4176 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 19-01-2016 Withdrawn

17990/APP/2015/645 51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

Decision: 24-04-2015 Approved

17990/B/90/0785 51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

Decision: 22-03-1991 Refused **Appeal:** 22-03-1991 Dismissed

17990/C/97/0512 51 Wieland Road Northwood

Tree surgery to T26 (Oak), including pollarding at 7 metres (20 feet), and T27 (Oak), including reducing the height by 40% to secondary (lower/ mid) crown, on TPO 172

Decision: 18-07-1997 Approved

Comment on Relevant Planning History

17990/APP/2015/4176 - Two storey 6 Bed detached dwelling with habitable roof space and basement (withdrawn)

17990/APP/2015/2372 - Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling (refused)

17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element (approved)

17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front (refused)

The previous similar submission was refused on the scale and design of the proposed dwelling being out of keeping with the character of the wider area and the detrimental impact on the amenity of the adjacent properties.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbours were consulted for a period of 21 days expiring on the 31 October 2016. A site notice was erected on the lamppost at the junction with Elgood Avenue expiring on 9 November 2016.

There were 2 responses from neighbours who raised the following issues;

- Overwhelming effect on the adjacent property from increased overshadowing, loss of sunlight, visual intrusion and over dominance.

- Loss of light.
- Site plan is inaccurate since the garage at no. 49 does not extend as far as the dining room. This means the distance by which no.49 is overwhelmed is greater than shown.
- The proposal does compromise the 45 degree line of sight.
- Loss of sunshine.
- Bulk of the building.
- Out of keeping with the Gatehill Estate.
- The dormers make the building top heavy.
- Loss of privacy.
- Construction of the basement could undermine and damage my property.
- The applicant should be made aware that the Party Wall Act will apply.
- Noise and air quality, requires a form of heating that does not create emissions and any emissions created should be vented at roof level.
- A filtration system should be included for the spice kitchen, I request a condition be imposed to provide adequate filtration equipment is installed.
- The existing Leylandii hedges are too high and should be maintained at 2 - 3 metres.

A petition against the proposal has also been submitted.

Gatehill Residents Association - We formally object to this proposal for the following reasons:

- Far too large for the plot and fails to respect the designation of the Gatehill Farm Estate Area of Special Local Character. It is over 4 times the size of its immediate neighbours and nearly twice the size of the largest house in the vicinity.
- Loss of light to neighbours.
- Only set in 0.9.m against a requirement of 1.5.m.
- 45 degree line of sight is required to be shown on the outside edge of the gutter not the corner of the brickwork, so does not comply.
- Although the crown roof (ridge height) is similar to the existing property, the design and pitch of the roof contributes to the "slab" front elevation appearing bulky and unattractive.
- The porch is unsympathetic.
- Loss of parking provision.
- The grass verge is owned by the GRA so the proposal will not leave 25% of the front garden landscaped.
- The grandiose heavy mock Georgian style is out of keeping with the area.
- The large basement will have a detrimental impact on surface water. The surface water and basement drawings appear to have been prepared for the previous smaller extension scheme.
- GRA requires all building works to be contained within the site, which given the extent of the proposal would appear impossible.
- Neither the applicant nor their agent has sought to consult with their immediate neighbours or the GRA. The previous error in the position of the red line on the site plan has also not been corrected.

Officer response: The issue of land ownership with regard to the grass verge has previously been raised with the applicant, who then confirmed the land was in their ownership. No evidence to counter this has been provided.

Northwood Residents Association: No response.

Northwood Hills Residents Association: No response.

Internal Consultees

Access Officer - No comments received.

Conservation and Urban Design - There have been a number of applications for this property over the last two years. Three have been for the extension of the house with basement pool, one of which was approved, and two have been for a replacement house, one of which was withdrawn, the other refused.

This scheme has a box-like floor plan with a large crown roof and heavy classical details (dentilled course, banding, double doors and pillared portico) on four storeys (including basement). It is patently unsuitable for this Area of Special Local Character, in its scale, bulk and design and indeed it is very similar to the application which was refused, inter alia, for those very reasons.

Trees/Landscaping - No objection subject to a landscape condition.

Flood and Water Management - It is important that the level of groundwater is investigated due to the proposal to include a basement. It is noted that the Structa Engineering Environments Basement Construction Method Statement report ref; 3529-ST001 states 'The site investigation did not encounter the water table within the depth of the borehole (to 11.45m BGL)'. The depth of the basement will be 5m BGL. Therefore the risk of the proposed basement having implications on groundwater flooding is minimal.

All development should contribute to managing surface water runoff. A Flood and Drainage Assessment by Structa Engineering Environments Report Ref. 3529 FR001 has been provided. The development proposes to manage surface water runoff by using subsurface storage beneath the rear garden and rain water harvesting. However more information on these SuDS are required. These can be conditioned for submission.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable, subject to consideration of other material planning considerations as detailed below.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity. Development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The proposed development would have a density of 133 units per hectare and 399 habitable rooms per hectare. Policy 3.4 of the London Plan requires developments within suburban areas with PTAL scores of 2-3 to be within 35-65 units per hectare and 150-250 habitable rooms per hectare. Therefore, the development would be above the recommended number of habitable rooms per hectare. The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

With specific reference to the site's location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

The existing dwelling is a substantial 1930's vernacular style house of red brown brick and tile and is of a design which is characteristic of the estate, being asymmetrical in design with

gables, projecting wings and casement windows fronting on to a wide shared grass verge.

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. It measures 15.65 m in width by 13.7 m in depth with a height of 8.78 m. The increased roof height is even higher than no. 61, (at 8.5 m) which is the largest extended property nearby. The Conservation Officer has raised concerns over the proposal and has advised that this scheme has a box-like floor plan with a large crown roof and heavy classical details (dentilled course, banding, double doors and pillared portico) on four storeys (including basement). It is patently unsuitable for this Area of Special Local Character, in its scale, bulk and design and indeed it is very similar to the application which was refused, inter alia, for those very reasons.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. At a height of 8.78 m the roof line is even higher than no. 61, (at 8.5 m) which is the largest extended property nearby. The resultant crown roof detail presents a large bulky box like appearance, which is out of keeping with the character of the ASLC as is the two storey flat roofed projection to the rear. The mock Georgian facade is not in keeping with the 1930's style of properties and the 0.9 m set back from the boundary of no. 63 fails to respect the requirements of HDAS and adds to the cramped over developed appearance of the site.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC. As such it is considered that the proposal fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states that all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

Concern has been raised over the potential impact on the neighbouring properties from increased overshadowing, loss of light and sunlight, visual intrusion and over dominance. The proposed block plan as submitted within the application combines with the ground floor

plan and only shows the relationship with the neighbouring properties attached garages and not the dwellings themselves. The proposed dwelling would extend 8.5 m beyond the rear of the adjacent garage at no.49 and is set back from the boundary by 1.6 m. It would extend 5.65 m beyond the garage of no 53 and would be set back from the boundary by 0.9 m. The first floor plan shows a recess of 1.75 m at the rear corner of the North Eastern elevation (adjacent to no. 49) and a diagonal line which would appear to demonstrate compliance with a 45 degree line of sight from no. 49.

However the site plan submitted under application 17990/APP/2015/645 for the rear extensions did show the relationship to the adjacent properties. Measurements taken from that plan in relation to the neighbouring garages show that the maximum depth to ensure the preservation of a 45 degree line of site would be 4.25 m from the rear of no.49's garage and 6 m from the rear of no.53's garage. Given that the depth clearly exceeds that requirement for no. 49 the proposed development would clearly encroach on a 45 degree line of sight.

Given the scale and bulk of the proposed dwelling; the level of projection beyond the rear of the adjacent dwellings and the limited degree of separation from the side boundaries, it is considered that the proposal would have a dominant and overbearing impact resulting in an unacceptable degree of over dominance, visual intrusion, loss of light and over shadowing.

In relation to any loss of privacy arising from the proposal, the proposed first floor windows on the side elevation are to serve en-suite bathrooms and dressing rooms. As such they could be conditioned to be obscure glazed and fixed shut. It is not considered that the front or rear windows would result in any increased overlooking compared to the current dwelling.

As such it is considered that the proposal is an un-neighbourly form of development and fails to comply with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. For a 6 bed property a floor area of 133 sq m (including 4 sq m of storage) would be required. This is a substantial property which greatly exceeds this requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located garden space. This is a

deep plot and sufficient private amenity space would be retained for occupiers of the new house in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The front building line is as existing and the through driveway shows there is still sufficient provision to accommodate 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9 m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

A Secured by Design condition could be added to any approval to ensure the development complies with such principles should the application be acceptable in all other respects.

7.12 Disabled access

The Access Officer has not responded to raise any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some impact to nearby trees (including preserved trees) due to the excavation and construction process. Tree protection will be required to safeguard the retained trees. If all other aspects of the proposal were acceptable, landscape conditions could be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application is accompanied by a flood risk attenuation strategy. This proposes the utilisation of SuDS in the form of rainwater harvesting and attenuation storage. Infiltration has been discounted due to poor draining soils.

The design of the proposed basement is such that an appropriate drainage scheme to deal with ground water and surface water matters could be secured by a condition were the application to be acceptable in other respect. Subject to such a condition the proposal would comply with relevant policies including policies 5.13 - 5.15 of the London Plan 2015 and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The Party Wall Act is a separate form of legislation relating to works on a boundary and is a civil issue to be agreed between neighbours. This is not a material planning consideration in the assessment of this application. Similarly the High Hedges Legislation would be the correct process to seek to resolve any nuisance issues relating to the height of hedges between properties. The proposed type of heating is also not a material planning consideration.

The planning issues raised have been addressed as appropriate in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

The basement proposed is large and close to neighbouring boundaries. A comprehensive basement construction and method statement has been provided that concludes that there is a safe and effective method of excavating and constructing the basement without significant impact on the public highway or neighbouring properties.

As the basement is satisfactory from a drainage and flood risk perspective there is no reason to refuse the planning application in this regard.

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

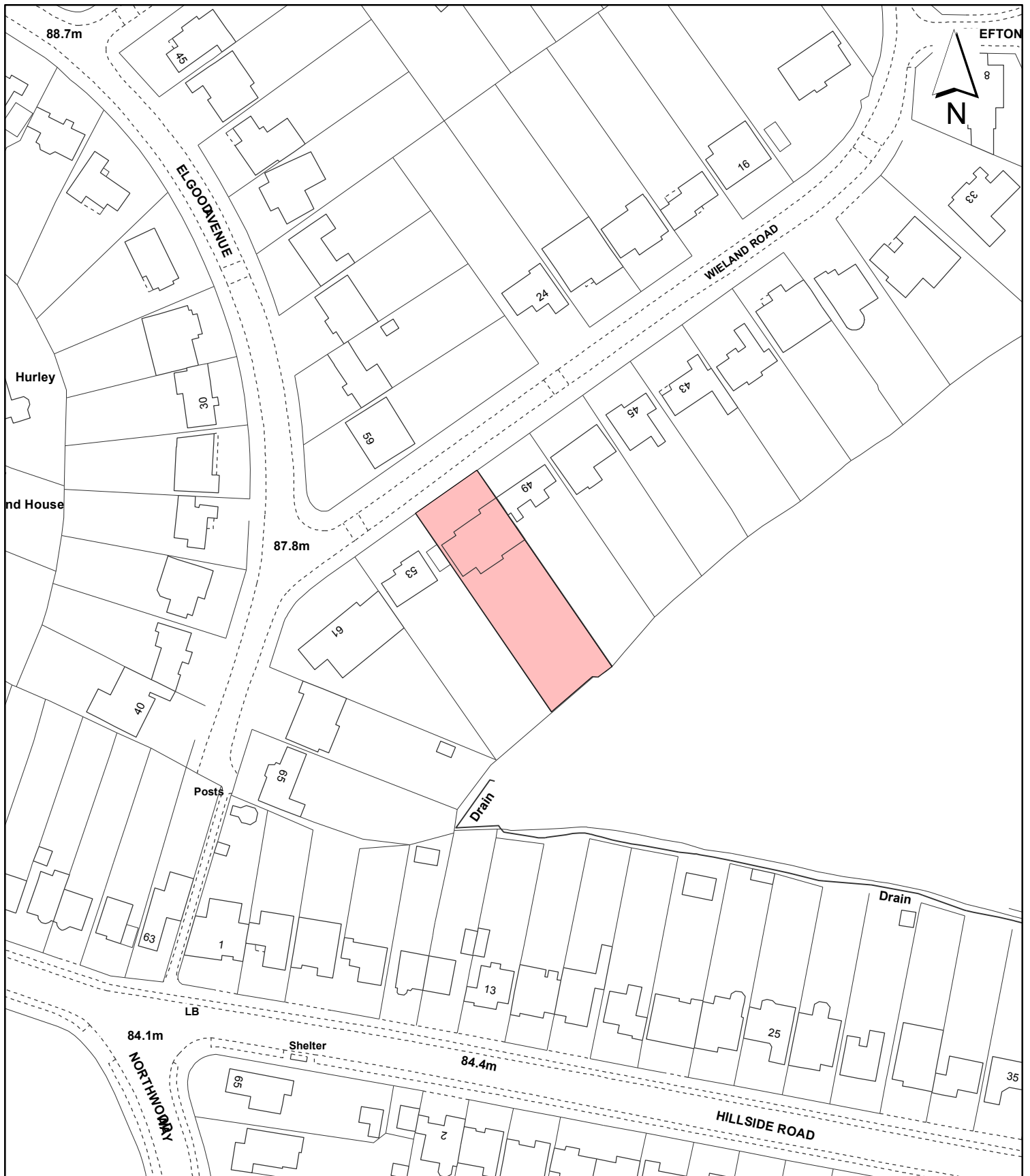
he proposal fails to comply with with policies BE5, BE6, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**51 Weiland Road
 Northwood Hills**

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

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

Planning Application Ref:

17990/APP/2016/3166

Scale:

1:1,250

Planning Committee:

North Page 52

Date:

January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE WILLIAM JOLLE PH, 53 THE BROADWAY JOEL STREET
NORTHWOOD

Development: Change of use of ground floor to Class A1 and installation of a replacement shopfront

LBH Ref Nos: 5564/APP/2016/3468

Drawing Nos: FLU.387.2.08 (Proposed Basement Floor Plan)
FLU.387.2.10 (Proposed First Floor Plan)
FLU.387.2.12 (Proposed Front Elevation)
FLU.387.2.09 (Proposed Ground Floor Plan)
FLU.387.2.13 (Proposed Rear Elevation)
FLU.387.2.11 (Proposed Second Floor Plan)
FLU.387.2.02 (Existing Basement Floor Plan)
FLU.387.2.04 (Existing First Floor Plan)
FLU.387.2.06 (Existing Front Elevation)
FLU.387.2.03 (Existing Ground Floor Plan)
FLU.387.2.07 (Existing Rear Elevation)
FLU.387.2.05 (Existing Second Floor Plan)
FLU.387.2.01 (Proposed Site Layouts and Location Plan)

Date Plans Received: 16/09/2016

Date(s) of Amendment(s):

Date Application Valid: 31/10/2016

1. SUMMARY

The proposal has been recommended for refusal for the following reasons:

The development proposal would result in the loss of a Public House which is an Asset of Community Value and important social, cultural, and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy C11 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).

2. RECOMMENDATION

The planning application is recommended for refusal.

1 NON2 Loss of Asset of Community Value

The development proposal would result in the loss of a Public House which is an Asset of

Community Value and important social, cultural, and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

2 NON2 Non Standard reason for refusal

Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).

3. CONSIDERATIONS

3.1 Site and Locality

The application site measures approximately 0.13ha and is located on the east side of The Broadway, Joel Street, backing on to Ferndown, and immediately to the north of Northwood Hills Tube Station. The site consists of a late 1980's red brick three storey building with basement/lower ground level. The application property is located at upper and lower ground levels and is currently a Public House known as the William Jolle and is operated by the Wetherspoons Pub Chain. The William Jolle Public House is an Asset of Community Value.

There are significant differences in ground levels between the front and rear of the site with Ferndown approximately 3m lower than Joel Street. At lower ground level, there is undercroft parking with more parking to the rear of the main building with access for both from Ferndown. The existing building is neither listed nor located within a conservation area. The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate).

The site is located within the Northwood Hills Town Centre and is a designated Secondary Shopping Area. The Broadway is characterised by mainly three storey terrace properties with commercial/retail at ground floor level. Ferndown to the rear of the site is much more residential in nature and comprises mainly two storey semi detached and terrace residential properties. To the south, the Metropolitan line abuts the site and beyond, there are three and four storey mixed use buildings on Joel Street, but the streets that branch off either side of the main road are characterised by mainly two storey residential properties.

3.2 Proposed Scheme

The proposal consists of change of use of ground floor to Class A1 and installation of a replacement shopfront.

3.3 Relevant Planning History

5564/APP/2005/3059 The William Jolle P.H. 53 Joel Street Northwood

VARIATION OF CONDITION 6 OF PLANNING PERMISSION REF.5564S/96/1728 DATED 12/01/1998 TO ALLOW PREMISES TO OPEN SUNDAY TO THURSDAY: 8:00AM TO 1:00AM, FRIDAY TO SATURDAY: 8:00AM TO 1:30AM AND UNTIL 2:30AM ON 'SPECIAL DAYS' (REFE

TO SCHEDULE IN INFORMATIVES)

Decision: 16-12-2005 Approved

5564/APP/2015/3770 53-55 The Broadway Joel Street Northwood

Change of Use of first and second floor from offices (Use Class B1) to 6 x 1-bed and 4 x 2-bed flats (Prior Approval)

Decision: 03-12-2015 PRN

5564/APP/2016/3439 The William Jolle Ph, 53 The Broadway Joel Street Northwood

Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront

Decision:

5564/APP/2016/3469 53-55 The Broadway Joel Street Northwood

Change of use of 1st and 2nd Floors to Class D1 (dentist or doctors).

Decision:

5564/APP/2016/3908 53-55 The Broadway Joel Street Northwood

Change of use of 1st and 2nd Floors to Class D2 (gym).

Decision:

5564/J/86/1725 53 & 55 Joel Street Northwood

Erection of 3-storey bldg. to provide shops on ground floor and offices above.

Decision: 09-01-1987 Approved

5564/PRC/2016/36 53-55 The Broadway Joel Street Northwood

Erection of a five storey building (four storeys from Joel Street) comprising a retail unit (669.7sqm of floorspace) and 30 residential units (21 x 1 bed, 6 x 2 bed, and 3 x 3 bed flats), following demolition of existing mixed office/drinking establishment building

Decision: 02-06-2016 OBJ

5564/S/96/1728 53 Joel Street Northwood

Change of use from Class A1 (Retail) to traditional ale, wine and food house (Class A3)

Decision: 12-01-1998 Approved

Comment on Relevant Planning History

In 1987, planning permission ref. 5564/J/86/1725 dated 09/01/87 was given for the erection of a 3 storey building to provide shops on ground floor and offices above.

In 1996, planning permission ref. 5564/S/96/1728 dated 12/01/98 was given for change of use of the ground floor level from retail to traditional ale, wine and food house.

In 2015, prior approval application ref. 5564/APP/2015/3770 dated 03/12/15 was given for change of use of the first and second floors from offices to residential.

At present, there are 3 other planning applications pending (ref. 5564/APP/2016/3908 for 'Change of use of 1st and 2nd Floors to Class D2'; ref. 5564/APP/2016/3469 for 'Change of use of 1st and 2nd Floors to Class D1'; and ref. 5564/APP/2016/3439 for 'Change of use of ground floor to Class D1').

4. Planning Policies and Standards

Please see list of relevant planning policies below:

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.E5 (2012) Town and Local Centres
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM10 Incorporation in new developments of additions to the proposed cycle network
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 5.12	(2016) Flood risk management
LPP 5.17	(2016) Waste capacity
LPP 5.21	(2016) Contaminated land
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
OE1	Protection of the character and amenities of surrounding properties and the local area
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- Not applicable
- 5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

19 neighbouring properties were consulted 18th November 2016 and a site notice erected 22nd November 2016. The statutory consultation period expired 20th December 2016. Thus far 2 petitions against with 63 and 23 signatures respectively and 106 responses (96 against) have raised the following summarised concerns:

- Loss of an important community asset that brings significant well being and social cohesion to the local community
- Loss of community facility/pub
- Shortage of Public Houses in the area and none other in the town centre
- Loss of a social hub
- Loss of a busy and thriving business
- Damage to existing retail businesses on the High Street from over provision of retail and loss of footfall from the Public House
- This pub was not just a place to drink, but a social centre point replacing much needed social care for those residents who live on their own
- Insufficient parking for retail use
- Will cause traffic disruption
- I believe the Council should make every effort to a) retain the site as a public house / bar and b) actively seek a new tenant to run such an establishment
- My understanding is that Weatherspoons withdrew due to an increased rent demand. I believe the Council should, if necessary give active and financial support to finding a new tenant to run a pub / bar.
- Such a facility is an integral part of the community and it will be tragic if Northwood Hills becomes the latest area to become 'publess'.

LONDON UNDERGROUND INFRASTRUCTURE PROTECTION TEAM

No comment

NORTHWOOD HILLS RESIDENTS ASSOCIATION

I am writing to object to the above planning application for change of use of the ground floor to Class A1 and installation of a replacement shop front.

These premises are subject to an Asset of the Community order and we are advised that the owners of the property are refusing to allow discussion/an offer for purchase of the lease from a reputable publican.

There have been multiple applications, not yet determined, relating to this building (as a whole) by this applicant which have been drip fed over the last few weeks and can only have served to confuse a member of the public.

There is no Design and Access Statement shown for this application. The proposed plan of the ground floor merely shows the existing layout of the pub which is not acceptable.

We request that the application be refused.

Also, under the terms of the current classification, I believe there is an agreement that all the current toilets inside the Namaste Lounge (opposite) have to be available for Public use during opening hours.

Obviously, if there is a reclassification of use we request that all the toilet areas remain as per current layout and continue to be available for public use during opening hours.

NAMASTE LOUNGE

Comments (summary):

I am emailing you in regards to William Jolle, which is one of the JDW pubs, located on Joel Street, Northwood Hills. I have been informed that this pub will be closing down soon and that the property will no longer be operating as a pub. This is devastating and heartfelt news for both the local residents and myself. I have watched this pub over the last 10 years, which was consistently filled with satisfied locals. I was able to do this, as I own a business called Namaste Lounge just across the road to the William Jolle. Over the last 10 years, I have very much been involved with the local community and we as a business have been proud supporters of the Christmas tree and street lighting for Joel Street every year.

During this period I have had the opportunity to speak to the local residents and local business owners about current affairs and this year the most spoken news was the closing down of the William Jolle, where they expressed this change will affect them immensely as they will no longer have a local pub in the area. The locals have mentioned that this pub has created a friendly social environment for everyone over the years of its existence. It is also seen as a valuable asset to Northwood Hills as the pub brings a large turnover of people into area, as a result increasing the trade for all other local businesses on the high street.

This is when I proposed the idea of taking over the property and running it as a pub. I am no stranger to the pub industry or to the local community. The local community has supported me in the success of my business Namaste Lounge over the last 10 years, the least I can do to show my appreciation is to provide them with a local pub.

In my pursuit of the idea of running a pub again at this property I have made numerous attempts to get in touch with the landlord. However, I was always turned down by their agents who consistently told me that the landlord no longer wishes the property to be operated as a pub. I would be so grateful if you could provide me with more information about this property especially in regards to the listing.

It would be absolutely delightful if we could be given the opportunity to operate this property as a traditional English pub for the locals of Northwood Hills. I will most definitely not disappoint in my operation.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objection subject to condition in relation to plant noise and an informative regarding environmental nuisance.

HIGHWAYS

A proposal has been received for the change of use of nos. 51 - 55 Joel Street, Northwood. The current use is as a public house to the ground floor and office space to the first and second floors.

Under the proposals, the ground floor would be converted to Class A1, with the installation of a replacement shopfront.

The area has a PTAL of 3, which is considered moderate. However, it is considered that the

presence of Northwood Hills tube station immediately to the south of the site and of nearby bus stops along Joel Street, provides a good level of public transport accessibility.

On-street parking is available on Joel Street along the frontage. The parking is Pay & Display between 8am - 6:30pm Mon - Sat, no return 2hrs.

An undercroft parking area is accessible through an existing crossover along Ferndown at the rear of the property. The application site also includes a rear courtyard that could be potentially used for parking and / or deliveries.

The submitted plans do not show any specific proposals for the site vehicular access. In light of this, it is assumed that the existing access would be retained in its present configuration. However, the applicant fails to demonstrate whether the existing access would be suitable to the proposed use of the site.

No delivery area is specified on the drawings nor the type and frequency of deliveries is estimated. As a result, it is not possible to determine how deliveries would be carried out.

A plan should be submitted identifying the delivery areas and swept paths with a 300mm error margin should be included to ensure that there is sufficient internal manoeuvrability.

Current London Plan standards require that parking requirements for Use Class A1 development should be calculated, in areas with a PTAL rating of 3, as one parking space for 50 to 30 gross floorspace (GIA). There is no information in the submission to justify the proposed number of parking spaces. It is also considered that the proposed parking layout may be too constrained and insufficient to ensure manoeuvrability of vehicles for all the parking bays, especial those closer to the wall. Swept paths with 300mm error margin should be submitted for the most constrained parking bays in order to demonstrate vehicle manoeuvrability.

The London Plan requires for A1 land use the following bicycle parking provisions:

- Long stay: from a threshold of 100 sqm: 1 space per 175 sqm
- Short stay: from a threshold of 100 sqm, first 750 sqm: 1 space per 40 sqm; thereafter: 1 space per 300 sqm.

However, the proposed plans fail to show any provision for bicycle parking and a justification of the number of spaces provided.

The proposals fail to provide an estimate of future trips likely to be generated by the proposals and the impact of these on the local transport network.

The submitted plans show the proposed arrangements only for the ground floor of the existing building. There is no indication of how the upper floors would be used under the proposals. This creates uncertainty regarding the total transport impacts of the proposals; as an example, it is not possible to determine the exact floor area and thus the number of parking spaces that would be required to comply with the current standards.

It is concluded that the current proposal fails to demonstrate compliance with policies AM7 and AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2), and with the provisions set out in Tables 6.2 and 6.3 of the London Plan.

In order to address these issues, the applicant should submit a transport statement detailing the following:

- Adequacy of access arrangements for the proposed use of the site;
- Justification of parking provisions and details if internal vehicle manoeuvrability;
- Estimate of expected trip generation and its impact on the local transport network;
- A delivery and servicing plan should be submitted, showing the type and frequency of delivery vehicles. Delivery areas should be identified and adequate internal manoeuvrability assessed in order to avoid negative impacts on road safety;
- Pedestrian and bicycle access routes should be identified and minimum secure bicycle storage as per requirements set out in Tables 6.2 and 6.3 of the London Plan should be included in the design.

On the basis of the submitted information, an objection is therefore raised with respect to the highway aspects of the proposal.

CORPORATE PLANNING POLICY

Comments (summary):

The William Jolle public house, 53 Joel Street, Northwood Hills HA6 1NZ, was listed by the Council as an Asset of Community Value in October 2015. The decision was taken because the Council determined that the public house met the definition of an ACV as prescribed by section 88 of the Localism Act and Schedule 1 of the Regulations.

The use of the building was judged to further the social wellbeing or social interests of the local community. The property was nominated as an ACV by a group of 25 local residents. The Government acted in 2015 to provide some further protection for public houses, by removing permitted development rights from public houses for changes of use or demolition for a period of 5 years after the local ACV listing.

It is not for me to comment on whether the status of Asset of Community Value afforded to the William Jolle public house should be a material consideration for the local planning authority. Indeed, the DCLG guidance states that it is for the authority to decide whether ACV listing is a material consideration for planning purposes. I am, however, aware that there continues to be strong local feeling from the community in and around Northwood Hills in favour of retaining the property as a public house.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal seeks to replace the current vacant drinks establishment (Class A4) with retail (Class A1). The existing public house known as 'William Jolle' is a registered Asset of Community Value (ACV). The decision was taken because the Council determined that the public house met the definition of an ACV as prescribed by section 88 of the Localism Act and Schedule 1 of the Regulations.

The use of the building was judged to further the social wellbeing and social interests of the local community. The property was nominated as an ACV by a group of 25 local residents.

On the 6th April 2015 the Town and Country Planning (General Permitted Development) (Amendment) England Order 2015 ("GPDO") came into force which removes permitted development rights for some drinking establishments. The GPDO removed certain permitted development rights for "specified buildings." Specified buildings are buildings

used as a drinking establishment which have been listed as an Asset of Community Value ("ACV") or which have been nominated to be listed. The purpose behind the legislation is to protect pubs from development as they are seen to be an important part of a community.

The Localism Act (2011) introduced the right for Parish Councils, neighbouring Parish Councils, Community Groups (i.e. a group of more than 21 members that are on the electoral role and operating not for profit) and Neighbourhood Forums to make an application to the local authority to nominate land or buildings as an ACV. An ACV is a building or land which furthers, or has in the recent past furthered, social well being and/or the interests of the local community and it is realistic to think that this use could continue, or may continue within the next 5 years. Social interests include cultural, recreational or sporting interests. The most common types of building to be listed as ACVs have been pubs, which is why they have been afforded special protection against development. The consequence of a building or land being listed is that they cannot be disposed of without first being offered to the party who nominated the building or land as an ACV.

As mentioned, the William Jolle Public House is listed as an Asset of Community Value and the proposal would result in its loss. Therefore, the following adopted policies are relevant to the determination of this application.

Policy S06 of the Hillingdon Local Plan: Part 1 - Strategic Policies seeks to promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the borough, particularly for residents living in areas of identified need.

Paragraph 9.43 of the Hillingdon Local Plan: Part 1 - Strategic Policies states that the quantity, quality and accessibility of social infrastructure such as libraries, health facilities, community and faith centres, cultural facilities, emergency services and educational services, make a direct contribution to the quality of life in Hillingdon.

Paragraph 9.44 of the Hillingdon Local Plan: Part 1 - Strategic Policies states that social infrastructure is essential in providing people with better life opportunities and creating a sustainable community and the Council will seek to resist the loss of such facilities.

Policy C11 'Community Infrastructure Provision' of the Hillingdon Local Plan: Part 1 - Strategic Policies stipulates that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by:

1. Resisting of the loss of community facilities, and where the loss of these facilities is justified it will seek to ensure that resulting development compensates these uses to ensure no net loss;
2. Supporting the retention and enhancement of existing community facilities;

Policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that the Local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

Policy 3.16 'Protection and enhancement of social infrastructure' of the London Plan (2016) states that proposals which would result in a loss of social infrastructure in areas of

defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted.

Paragraph 70 of the National Planning Policy Framework (2012) states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services.

As mentioned, the proposal would result in the loss of an Asset of Community Value. The loss of this community use would be contrary to planning policy.

Opposite Northwood Hills Station, there is a building that was formally known as the Northwood Hills Public House. The current operator's website states that 'the pub has since been transformed into a modern Indian restaurant, cocktail bar and shisha lounge'. As such, it no longer operates as a traditional Public House and would be considered to be more akin to a restaurant with ancillary shisha and sales of drinks. Planning permission was not required for the change of use from Class A4 to Class A3 at this premises. Consent was given for ancillary use of the site as a shisha lounge in 2015.

The nearest other drinking establishment is the 'Olde Northwood Pub' on Rickmansworth Road, which is approximately 1km away. However, it is currently vacant and has been advertised for sale.

To the south, the closest Public House is 'Arens Bar and Grill' formerly known as 'The Woodman' on Joel Street, which is located approximately 1.5km away.

Given this context, the 'William Jolle' represents the last traditional Public House (albeit within a 1980's build) in Northwood Hills Town Centre or within a 1.5km radius of the site. Therefore, it is reasonable to consider that there is a need for this type of use within the town centre. As such, its loss would fail to promote social inclusion, contrary to policy S06 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

The 'William Jolle' Public House was listed as an Asset of Community Value following support from the local community for its protection. It is clear that residents consider the existing Public House to represent an important social, cultural and recreational use that has furthered social well being and the interests of the local community as described by the Localism Act (2011). As mentioned above, paragraph 9.43 of the Hillingdon Local Plan: Part 1 - Strategic Policies states that the quantity, quality and accessibility of social infrastructure... make a direct contribution to the quality of life in Hillingdon. Similarly, paragraph 9.44 of the Hillingdon Local Plan: Part 1 - Strategic Policies is clear that social infrastructure is essential in providing people with better life opportunities and creating a sustainable community and the Council will seek to resist the loss of such facilities.

Also, as explained above, policy CI1 'Community Infrastructure Provision' of the Hillingdon Local Plan: Part 1 - Strategic Policies stipulates that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by resisting the loss of community facilities...and supporting the retention and enhancement of existing community facilities.

Both policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 3.16 'Protection and enhancement of social infrastructure' of the London Plan (2016) make clear that proposals which would result in a loss of social infrastructure in areas of

defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. This is reinforced at a national level within the National Planning Policy Framework (2012) which states in paragraph 70 that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services.

Given the content of some of the public consultation responses which elude to significant interest in purchasing the property, there is considered to be a realistic chance of the premises being used as a Public House in the future. In the absence of any evidence to the contrary, a Public House at this premises is considered to be viable, particularly noting its popularity as is clear from the public consultation responses.

It is noted that there are other planning applications for this site that propose changes to Class D1 and Class D2 uses. However, neither of these proposed uses would compensate for the loss of this Asset of Community Value and its importance to the local community.

The development proposal would result in the loss of a Public House which is an Asset of Community Value and important social, cultural, and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

7.02 Density of the proposed development

Not relevant to the determination of this application.

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

Not relevant to the determination of this application.

7.04 Airport safeguarding

Not relevant to the determination of this application.

7.05 Impact on the green belt

Not relevant to the determination of this application.

7.06 Environmental Impact

The environmental impact of this development is unlikely to be significant given the nature of the proposal.

7.07 Impact on the character & appearance of the area

The proposal includes a replacement shopfront on the front elevation at ground level. The changes are not particularly significant and are in keeping with the general architectural style of the building and character of the area. Therefore, in terms of impact on the visual amenity of the area, it would be limited.

7.08 Impact on neighbours

The sole changes to the external fabric of the building are to the shopfront which are unlikely to raise concern regarding impact on neighbouring properties. The proposed change of use is also not likely to raise any direct residential amenity concerns.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This application seeks planning permission for change of use of the ground floor level to Class A1 and installation of a replacement shopfront.

The area has a PTAL of 3, which is considered moderate. However, it is considered that the presence of Northwood Hills tube station immediately to the south of the site and of nearby bus stops along Joel Street, provides a good level of public transport accessibility.

On-street parking is available on Joel Street along the frontage. The parking is Pay & Display between 8am - 6:30pm Mon - Sat, no return 2hrs.

An undercroft parking area is accessible through an existing crossover along Ferndown at the rear of the property. The application site also includes a rear courtyard that could be potentially used for parking and / or deliveries.

The submitted plans do not show any specific proposals for the site vehicular access. In light of this, the Council's Highway Engineer has assumed that the existing access would be retained in its present configuration. However, the applicant fails to demonstrate whether the existing access would be suitable for the proposed use at the site.

No delivery area is specified on the drawings nor are the type and frequency of deliveries estimated. As a result, it is not possible to determine how deliveries would be carried out.

The Council's Highway Engineer has stated that a plan should be submitted identifying the delivery areas and swept paths with a 300mm error margin to ensure that there is sufficient internal manoeuvrability.

Current London Plan standards require that parking requirements for Use Class A1 development should be calculated, in areas with a PTAL rating of 3, as one parking space for 50 to 30 gross floorspace (GIA). There is no information in the submission to justify the proposed number of parking spaces. It is also considered that the proposed parking layout may be too constrained and insufficient to ensure manoeuvrability of vehicles for all the parking bays, especially those closer to the wall. The Council's Highway Engineer has stated that swept paths with 300mm error margin should be submitted for the most constrained parking bays in order to demonstrate vehicle manoeuvrability.

The London Plan requires for A1 land use the following bicycle parking provisions:

- Long stay: from a threshold of 100 sqm: 1 space per 175 sqm
- Short stay: from a threshold of 100 sqm, first 750 sqm: 1 space per 40 sqm; thereafter: 1 space per 300 sqm.

However, the proposed plans fail to show any provision for bicycle parking and a justification of the number of spaces provided.

The proposals fail to provide an estimate of future trips likely to be generated by the proposal and the impact of it on the local transport network.

The submitted plans show the proposed arrangements only for the ground floor of the existing building. There is no indication of how the upper floors would be used under the proposals despite there be various planning application submitted for these floors and a prior approval approved for their residential use. This creates uncertainty regarding the total transport impacts of the proposals; as an example, it is not possible to determine the exact floor area and thus the number of parking spaces that would be required to comply with the current standards.

The Council's Highway Engineer objects to the proposal and has stated that the current proposal fails to demonstrate compliance with policies AM7 and AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2), and with the provisions set out in Tables 6.2 and 6.3 of the London Plan.

Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).

7.11 Urban design, access and security

For consideration of 'Urban Design' please see 'Impact on the character & appearance of the area' section of this report.

The access and security arrangements to the premises would remain similar to existing. As such, the proposal is not considered to raise any access or security issues.

7.12 Disabled access

Please see 'Urban design, access and security' section of this report for consideration of 'disabled access'.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

The proposal would not affect trees, landscaping or ecology. Therefore, the proposal is acceptable in this regard.

7.15 Sustainable waste management

Insufficient details have been provided to demonstrate that acceptable refuse and recycling storage would be provided. However, given the existing use, the proposed use is unlikely to raise any significant concerns with regards to waste capacity.

For consideration of transport related matters associated with refuse collection, please see 'Traffic impact, car/cycle parking, pedestrian safety' section of this report.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The proposal is not considered to raise any flooding or drainage issues.

7.18 Noise or Air Quality Issues

Given the scale and nature of the proposal, it is not considered likely to raise any noise or air quality concerns.

7.19 Comments on Public Consultations

Please see 'External Consultees' section of this report for consideration of comments on public consultation.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Not applicable.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The proposal has been recommended for refusal for the following reasons:

The development proposal would result in the loss of a Public House which is an Asset of Community Value and important social, cultural, and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

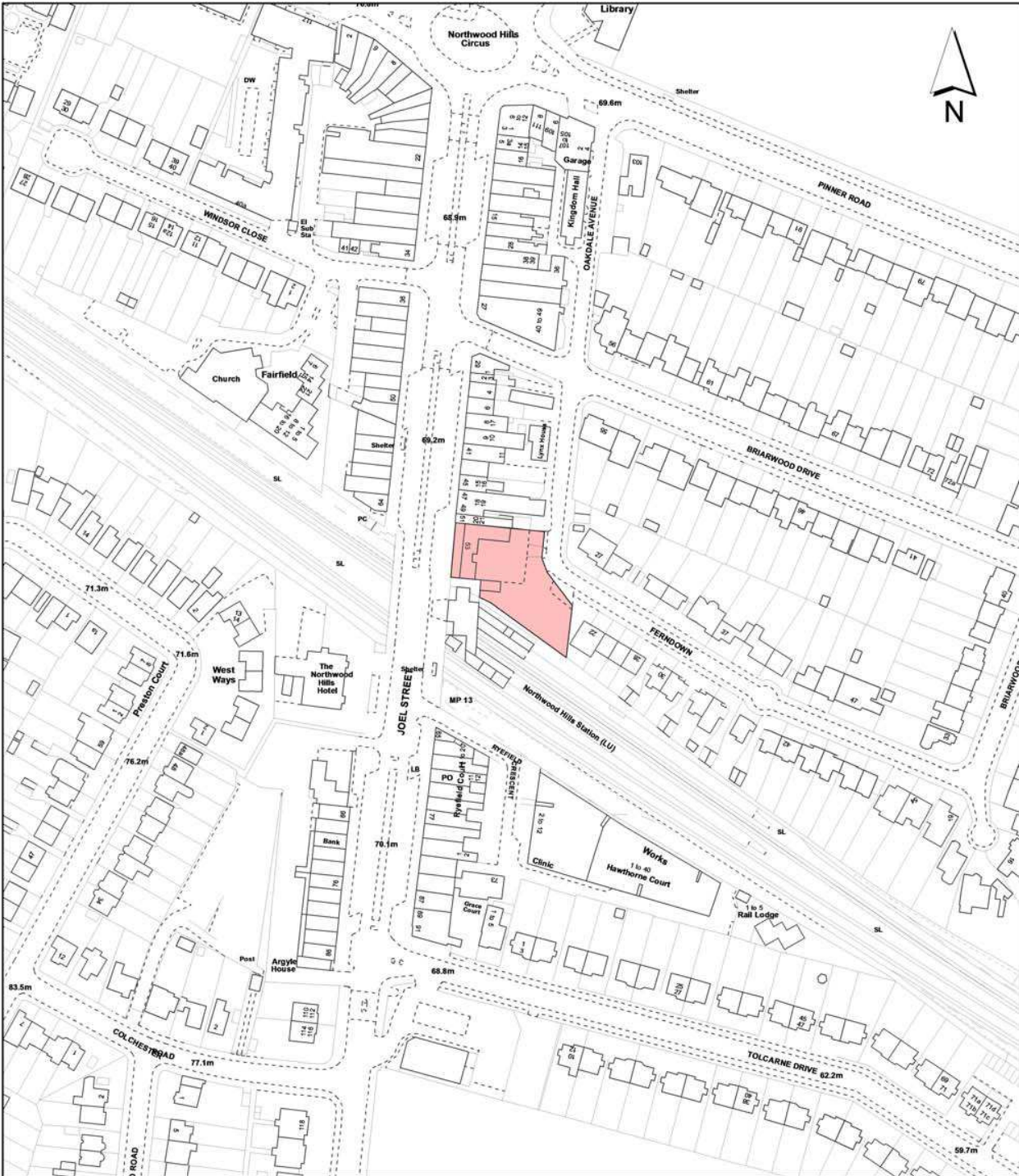
Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).



11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations

Contact Officer: Richard Conroy

Telephone No: 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2016 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>William Jolle Public House</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p>5564/APP/2016/3468</p>	<p>Scale:</p> <p>1:2,000</p>		
<p>Planning Committee:</p> <p>North</p>	<p>Date:</p> <p>January 2017</p>			

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Report of the Head of Planning, Sport and Green Spaces

Address 57 COPSE WOOD WAY NORTHWOOD

Development: Variation of condition 2 (approved plans) of planning permission ref: 24862/APP/2015/3571 dated 08/08/16 (Two storey, 5-bedroom, detached dwelling with habitable roofspace to include 2 front dormers, 1 rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling) to add a third dormer window to the front elevation and re-position the two approved dormers.

LBH Ref Nos: 24862/APP/2016/4057

Drawing Nos: 699/03 Rev.B (Block Plan)
669/11 Rev.E (Proposed Tree Protection Site Plan)
669/15 Rev.A (Street Elevations Existing and Proposed)
669/01 Rev.D (Proposed Site Plan)
Letter dated 05/11/16
669/02 Rev.E (Plans and Elevations)

Date Plans Received: 07/11/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016

1. SUMMARY

Planning permission (ref: 24862/APP/2015/3571) was approved on 07/06/16 for the demolition of the existing dwelling at 57 Copse Wood Way and the erection of a replacement two storey, 5-bedroom, detached dwelling with habitable roofspace (to include 2 front dormers and 1 rear dormer), integral garage, parking and amenity space to the rear.

This application seeks to vary that consent to include the provision of a third front dormer window, including repositioning of the two approved front dormers.

The changes now sought would not detrimentally impact on the residential amenity of neighbouring occupiers and they would have no significant impact on the visual amenities of the surrounding area.

The proposal is considered to comply with current local, London Plan and national planning policies relating to residential development and, accordingly, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 **Time Limit**

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

REASON

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

2 HO2 **Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 669/01 Rev.D, 669/02 Rev.E, 669/03 Rev.B, 669/11 Rev.E & 669/15 Rev.A.

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 RES7 Materials (Submission)

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

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

REASON

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

4 RES8 Tree Protection

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

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

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

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of

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

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

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

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

2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layout
 - 2.c Hard Surfacing Materials

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

4. Schedule for Implementation

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

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

REASON

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

6 RES10 Tree to be retained

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

Shrubs'

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 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.

7 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

8 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

9 NONSC Non Standard Condition

The dwelling hereby approved shall be designed to Category 2 M4(2), as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock is achieved and maintained in accordance with Policy 3.8 of The London Plan 2015.

10 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 55 and 59 Copse Wood Way.

REASON

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

11 HO6 Obscure Glazing

All windows in the north elevation facing No. 55 Copse Wood Way and all windows in the south elevation facing No. 59 Copse Wood Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor levels for so long as the development remains in existence.

REASON

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

12 HO7 No roof gardens

Access to the flat roof over the single storey side to rear addition of the dwelling hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 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 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).

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

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

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

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

This application site relates to no.57 Copse Wood Way, a detached two storey dwelling which occupies a spacious plot located on the eastern side of Copse Wood Way.

The existing house is characterised by a main cat-slide pitched roof with crown ridge and low sloping ends. The dwelling has a white-rendered and tile-hung external finish, a central front gable projection, two side dormers, integral garage (to the southern end of the front elevation) and single storey infill and projecting rear extensions. The front garden comprises an 'in and out' carriage-style driveway. The rear garden forms an extensive landscaped/wooded area that comprises dense screens of mature/protected trees and high hedges.

The streetscene and immediate locality are characterised by large detached two storey dwellings set within spacious plots, which are interspersed with mature and protected trees

The application site falls within the Copsewood Estate, Northwood, Area of Special Local Character (ASLC) as designated in the Hillingdon Local Plan. Trees on site are protected by way of Tree Preservation Order (TPO) number 398.

3.2 Proposed Scheme

This application seeks the variation of condition 2 of planning permission ref: 24862/APP/2015/3571 to add a third front facing dormer window. The two approved front facing dormers would be repositioned to maintain the symmetry of the approved design. The dormers would continue to serve a games room.

No other alterations are proposed.

3.3 Relevant Planning History

24862/APP/2015/3571 57 Copse Wood Way Northwood

Two storey, 5-bedroom, detached dwelling with habitable roofspace to include 2 front dormers, rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling (Additional information received).

Decision: 03-08-2016 Approved

Comment on Relevant Planning History

Planning permission (ref: 24862/APP/2015/3571) for the demolition of the existing property and the redevelopment of the site to provide an enlarged dwelling was approved earlier this year. Details of the application are summarised above.

4. Planning Policies and Standards

National Planning Policy Framework
London Plan (2015)

Hillingdon Local plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

Hillingdon Supplementary Planning Document: Accessible Hillingdon

Hillingdon Supplementary Planning Document: Residential Layouts

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:

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

H4 Mix of housing units

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to eight local owner/occupiers and the Northwood Residents' Association. A site notice was also posted. One letter of objection has been received, which raises the following concerns:

- i) Residents are surprised and disappointed that the original application was approved given the strong objections and in view of Council guidelines.
- ii) Dormer windows are not characteristic of the area, with very few properties having them.
- iii) This would be contrary to the Copsewood Area of Special Local character guidelines, which confirm there should be a presumption in favour of retaining buildings and features that make a positive contribution to the character and appearance of the area and that extensions to the side, rear or roof will only be permitted where they are appropriate to the building and would cause no harm to the street scene and the character of the area.
- iv) The additional dormer does not make a positive contribution to the character and appearance of the area, it will exaggerate the incongruity of the development with the rest of the estate and add to the bulk of the house.
- v) The proposal will impact on the light of the upstairs bedroom window of No 55 Copsewood Way.

Internal Consultees

URBAN DESIGN & CONSERVATION OFFICER
No objection.

TREES/LANDSCAPE OFFICER
No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established through the granting of the original planning permission (ref: 24862/APP/2015/3571). Accordingly, the key consideration in the assessment of this application is the impact of the proposed alterations on the visual amenity of the Area of Special Local Character.

7.02 Density of the proposed development

The density of the proposed development was considered to be acceptable at the time of the original planning application (ref: 68164/APP/2015/4167). No changes to the density are proposed as part of this application.

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

The site does not fall within an Archaeological Priority Area or Conservation Area and there are no listed buildings within the vicinity. However it does fall within the Copsewood Estate, Northwood, Area of Special Local Character (ASLC).

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment. Policies BE5 and BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to preserve the character, appearance and local distinctiveness of ASLCs, which BE6 being specific to the Copse Wood Estate. Policies BE13 and BE19 seek to ensure that the layout and appearance of new buildings harmonises with the existing street scene and the character and appearance of the surrounding area. In order to safeguard visual and residential amenity, Local Plan: Part 2 policy BE22 confirms that buildings of two-or more storeys in height should be set back a minimum of 1.5m from the side boundary of the property for the full height of the building in this locality.

The visual impacts of the proposed development and its impacts on the character, appearance and local distinctiveness of the Copsewood Estate ASLC were considered and deemed to be acceptable in the Council's determination of the original planning permission for the redevelopment of the site. The key matter for consideration in the determination of this application therefore relates to the acceptability of any additional visual impact caused by the proposed additional dormer window and the minor repositioning of the approved dormer windows.

Residents' strong views that the proposal would be visually unacceptable are noted. However, the provision of dormers as a feature of the development has already been accepted in the allowing of the original consent. The proposed additional dormer would be of the same size, scale and design as those previously approved and the realignment of the approved dormers would ensure that the original symmetry of the design is maintained.

Whilst, as residents suggest, front dormer windows are not a predominant characteristic of the area, there are nevertheless a limited number of examples, including the property opposite at no.54, where these do exist such that they are not totally out of keeping with the local vernacular. Indeed, the local area is generally characterised by large detached properties of varying styles and designs, located on spacious landscaped plots set back from the road frontage, such that, notwithstanding the lack of such features on the majority of immediately surrounding properties, it is not considered that the proposed additional dormer would appear as an overly dominant or incongruent feature within the streetscene, particularly when taking into consideration the approved design.

The Council's Urban Design and Conservation Area has notably raised no objections to the

proposal. The development is therefore considered to comply with the above mentioned policies and it is not considered that refusal could be justified on grounds of visual impact.

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

This matter is addressed in part 7.03 of the report.

7.08 Impact on neighbours

Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard the residential amenity of future and neighbouring occupants. The Council's Supplementary Planning Document (SPD) on Residential Layouts sets out more detailed guidance aimed at avoiding developments which are overdominant or which cause unacceptable levels of overlooking or overshadowing.

The impact of the development on residential amenity was assessed and considered to be acceptable at the time of the original application. It is not considered that the proposed alterations to the original scheme would give rise to any new issues which could impact on residential amenity or have any greater impact in terms of overlooking, overshadowing or overdominance such that refusal could be justified. The proposals is therefore considered to comply with the above mentioned policies.

7.09 Living conditions for future occupiers

The proposal would have no detrimental impact

7.10 Traffic impact, car/cycle parking, pedestrian safety

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of traffic, carparking or access arrangements.

7.11 Urban design, access and security

- Urban Design

Matters pertaining to urban design have been addressed in part 7.03 of the report.

- Security

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of security matters.

7.12 Disabled access

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of accessibility.

7.13 Provision of affordable & special needs housing

Not applicable. There is no

7.14 Trees, Landscaping and Ecology

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of landscaping.

7.15 Sustainable waste management

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of refuse provision.

7.16 Renewable energy / Sustainability

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect

of renewable energy or sustainable build measures.

7.17 Flooding or Drainage Issues

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of drainage.

7.18 Noise or Air Quality Issues

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed which would give rise to any significant increase in noise or pollution.

7.19 Comments on Public Consultations

The concerns raised by residents have been addressed in the body of the report.

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

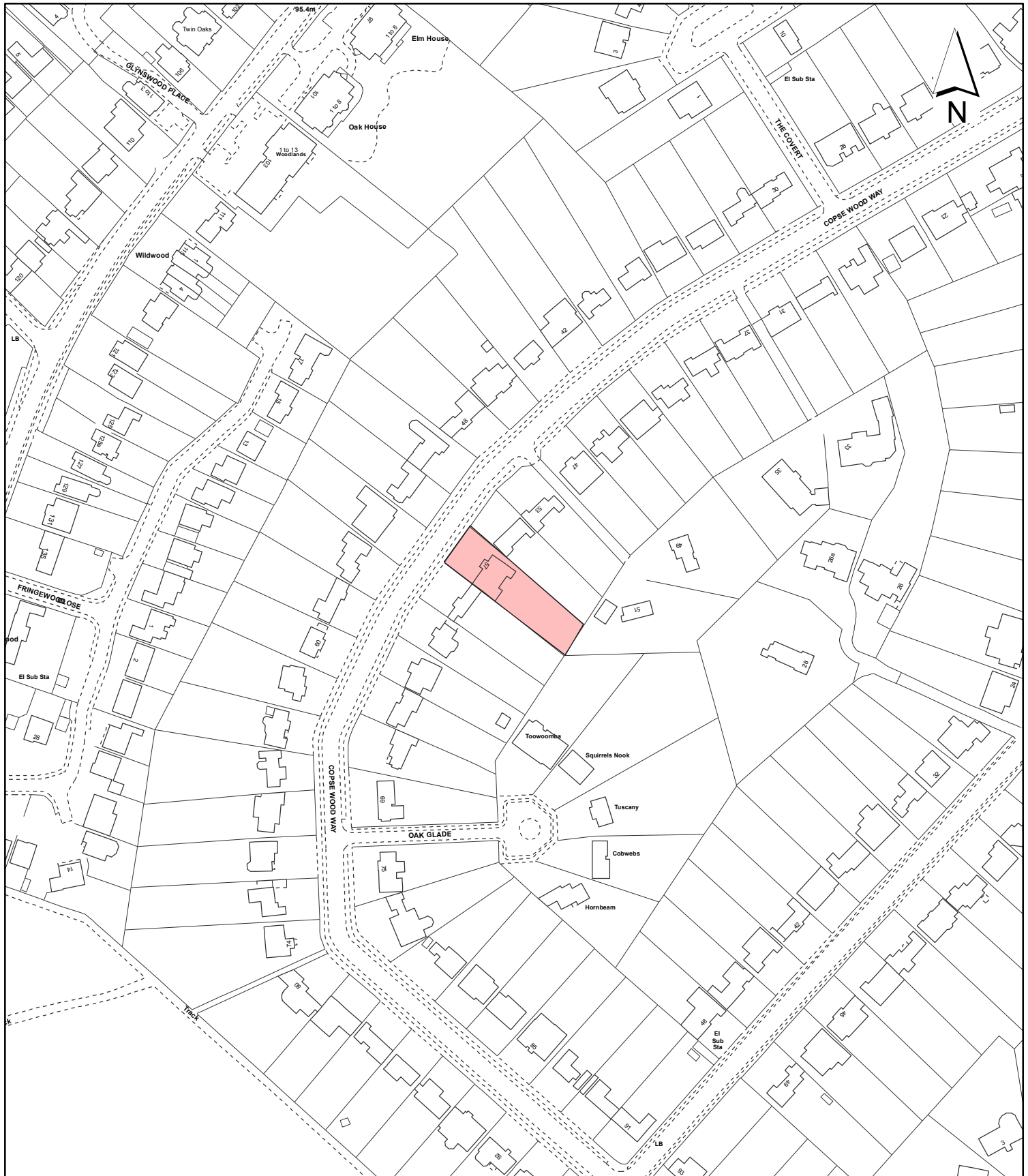
No objections are raised to the principle of the development in this location, which has already been established through the grant of planning permission ref: 24862/APP/2015/3571. The proposal is considered to be visually acceptable in this location and it would have no significant detrimental impact on residential amenity. The development is considered to comply with relevant current local, London Plan and national planning policies and, accordingly, approval is recommended.

11. Reference Documents

National Planning Policy Framework
London Plan (2015)
Hillingdon Local plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**57 Copse Wood Way
 Northwood**

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

Planning Application Ref:

24862/APP/2016/4057

Scale:

1:2,250

Planning Committee:

North Page 84

Date:

January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.)

LBH Ref Nos: 18414/APP/2016/3792

Drawing Nos: 020 P1
010 P1
000 P1
Noise Assessment
113 P1
112 P1
111 P1
103 P1
102 P1
101 P1
100 P1
110 P1
Supporting Statement

Date Plans Received: 12/10/2016

Date(s) of Amendment(s):

Date Application Valid: 12/10/2016

1. SUMMARY

This application seeks to vary condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping)

The main determining issues are considered to be the impact on highways and traffic and parking and impact on neighbours amenities.

As a result of discussions with officers, the applicant submitted a Technical Note by Transport Planning Consultants from the agent which addresses initial highways safety concerns which were the dropping off of children on the Rickmansworth Road frontage whereby traffic would conflict with parents getting in and out of cars and possibly taking children out of car seats and the impact of parked vehicles on the performance of the existing traffic signals. It is considered that the most appropriate manner to control traffic and movement is through conditions and a Section 106 Legal Agreement

With regard to neighbours amenities the application does not seek to vary Condition 4 of the planning permission which restricts opening hours to 08.00 to 18.00 Monday to Friday and at no time on Saturday and Sunday. Additionally Condition 5 of the planning permission restricts use of the garden to between 09.00 and 18.00 and no more than 12

children at any one time. This will be unchanged by the variation. Condition 7 requires submission of a noise management plan. This remains a requirement and the applicant has confirmed an intention to submit this plan. As such, no adverse amenity issues are raised.

It is recommended that planning permission be granted subject to prior completion of a Section 106 agreement to require a transport/traffic management plan.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, 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 020 P1;102 P1;103 P1;110 P1;111 P1;112 P1;113 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 NONSC Non Standard Condition

The premises shall be used as a Children's Nursery and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure the appropriate use of the building in this location in accordance with the NPPF and Policy OL1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 NONSC Non Standard Condition

The use of the property for Class D1 day nursery shall only take place between the hours of 08.00 and 18.00 on Monday to Friday only and at no time on Saturday and Sunday.

REASON

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

5 NONSC Non Standard Condition

The garden shall not be used in connection with use as a day nursery (Class D1) before the hours of 09.00 and after 18.00, Monday to Friday and at no time on Saturday or Sunday and not more than 12 children shall use the garden at any one time and at no time will they be left unsupervised.

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

6 NONSC Non Standard Condition

The Class D1 nursery use hereby approved shall be limited to a maximum enrolment/attendance of 60 children at all times.

REASON

To ensure that the development does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site and affecting the nearby residential properties Tudor Lodge and 1-59 Myrtle Side Close has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation of all available physical mitigations, administrative measures, and noise limits with the most applicable being collated in a Noise Management Plan that specifies the responsible person for its implementation and monitoring. Prior to the first use of the building for the D1 use hereby approved, the approved Noise Management Plan 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 policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 NONSC Non Standard Condition

Prior to the commencement of development a traffic management scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation measures to ensure the safety of children, access (vehicular and pedestrian) and the parking provision for the nursery, including details of the measures to enforce staggered drop off and pick up times to ensure the avoidance of queuing or the necessity to pick up or drop off in the road. Upon the first use of the building for the D1 use hereby approved, the approved scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the development does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the car parking spaces as shown on plan reference number 20 Rev P1 have been laid clearly marked out for use by staff in association with the D1 use hereby approved. Details of the allocation of all parking spaces within the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. A minimum of five of the parking spaces shall be reserved at all times for use by parents for the picking up and dropping off of children enrolled in the nursery hereby approved.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)

10 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for at least 3 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (2016).

11 NONSC Non Standard Condition

No part of the development hereby permitted shall be commenced until details of a covered storage for children's buggies have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To encourage parents to adopt sustainable modes of transport in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (2016).

12 DIS2 Access to Buildings for People with Disabilities

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and London Plan (2016) Policies 3.1, 3.8 and 7.2

13 H14 Cycle Storage - details to be submitted

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

REASON

To ensure the provision and retention of facilities for cyclists to the development and

hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

INFORMATIVES

1 147 Damage to Verge - For Council Roads:

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

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

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

2 152 Compulsory Informative (1)

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

3 153 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
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
R12	Use of premises to provide child care facilities

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. In this case negotiation was necessary to deal with issues relating impact on neighbours amenities

3. CONSIDERATIONS

3.1 Site and Locality

The property is a large detached white-rendered two-storey dwelling on a generous corner plot at the junction of Green Lane and Rickmansworth Road. Vehicle and pedestrian access is via Green Lane, although there is also a pedestrian access via Rickmansworth Road. The site benefits from extensive natural screening along the boundaries. The site is adjoined by Tudor Lodge, a large detached dwelling which fronts Green Lane and Myrtle Court which is a flatted development to the south which fronts Rickmansworth Road.

The site is within the developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

3.2 Proposed Scheme

The application seeks planning permission for a variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping)

3.3 Relevant Planning History

18414/APP/2005/223 Tudor Lodge And Cornerways Green Lane Northwood Middx
RESIDENTIAL DEVELOPMENT IN A PART TWO/ PART THREE STOREY BUILDING TO PROVIDE 21 RESIDENTIAL UNITS WITH ASSOCIATED CAR PARKING AND ACCESS (INVOLVING DEMOLITION OF EXISTING HOUSES)(OUTLINE APPLICATION)

Decision: 16-08-2005 Not Determined **Appeal:** 16-08-2005 Dismissed

18414/APP/2016/2486 Cornerways Green Lane Green Lane Northwood
Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institution: for use as a children's day nursery with associated parking and landscaping.

Decision: 04-10-2016 Approved

18414/C/77/1567 Cornerways Green Lane Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 03-01-1978 Approved

18414/D/78/0519 Cornerways Green Lane Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 15-05-1978 Approved

18414/E/79/1722 Cornerways Green Lane Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 16-11-1979 Approved

18414/F/81/0510 Cornerways Green Lane Green Lane Northwood
Householder development - residential extension(P)

Decision: 28-04-1981 Approved

58600/PRE/2003/49 Land At Tudor Lodge And Cornerways Green Lane Northwood
TP PRE-CORRES: REDEVELOPMENT OF 24 APARTMENTS

Decision:

64246/APP/2008/775 Santa Rosa, Tudor Lodge & Cornerways Green Lane Northwood
ERECTION OF A NEW BUILDING COMPRISING 14 SELF-CONTAINED FLATS WITH SURFA
PARKING (INVOLVING DEMOLITION OF THE 3 EXISTING DWELLINGS).

Decision: 25-06-2008 Refused

9925/B/85/0836 Cornerways, No.95 Swakeleys Road Ickenham
Householder development - residential extension(P)

Decision: 27-06-1985 Approved

Comment on Relevant Planning History

Planning permission was recently granted for change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping. The intention was to have a maximum of 30 children on site at any one time which will include babies and toddlers up to the age of 5.

Condition 06 restricted the enrolment number to 30.

4. Planning Policies and Standards

The dwelling is on the local list. Saved Policy BE12 states that, inter-alia, locally listed buildings should preferably remain in their historic use. Where planning permission is required an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

Saved Policy H2 states that the local planning authority will not normally grant planning permission for a change from residential use of any building or part of a building that is suitable with or without adaptation for residential uses. The applicant is currently based close by at No. 15 Green Lane. (Wetherby House Montessori). In response to the issue of loss of residential use, the applicant has confirmed that this property will be returned to residential use. As stated above, no material changes are proposed to the structure of the property and the ability to return to residential use remains.

The Hillingdon Families Information Service commented in respect of the application for change of use and confirmed that in terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the borough is high.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
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
R12	Use of premises to provide child care facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 24/11/2016 and a site notice was displayed on 27/11/2016.

Five objections and two conformations of support were received by the end of the consultation period.

Objections:

- (1) A number of the writers do not accept the applicants contention that the number applied for originally was a mistake.
- (2) The increase will materially intensify traffic at the Green Lane / Rickmansworth junction which is already very congested.
- (3) Doubling the numbers will double the parking on Rickmansworth Road.
- (4) There is insufficient time due to phasing of the traffic lights to allow for safe pedestrian crossing.
- (5) The high hedges on the edge of the site obstruct driver's views exiting from Green Lane.
- (6) Although the number of children is increasing there is no increase in the size of the property, this may follow, resulting in over-development.
- (7) It would appear that there are too few staff for the number of children, it has been pointed out that the existing nursery appears to employ more staff.
- (8) The current site has 4 classrooms, the proposal has 3 which seems illogical.
- (9) There is no guarantee that the existing nursery will close.
- (10) Use of a Section 73 application is inappropriate as this is clearly a material intensification, the objector refers to 'non-material amendments' and suggests that this would not meet the criteria.

Officers comments:- The applicant's motivations or intentions are not a material consideration in determination of a planning application. (1).

Issues of traffic, highway and pedestrian safety are dealt with elsewhere in the report (2;3;4;5).

Any increase in the size of the property would require planning permission where all planning issues including potential over-development can be assessed. (6).

Staff ratio is a management rather than planning matter. The number of staff is relevant since it has implications for parking and traffic and is considered below. However, in response to the apparent reduction in the number of staff, the applicant has commented that the use will operate with 13 staff which is in compliance with OFSTED requirements (7).

The applicant has also responded to the issue of reduction in the number of classes and has indicated correctly that this is a management rather than a planning matter (8)

The issue of whether the existing site will cease was only one factor in determination of the previous application and the principle of change of use is established by the extant permission. Further research indicates that the development of which this site is a part has commenced (9).

The objector appears to confuse the general use of Section 73 to vary conditions with its use to consider potential 'non-material amendments' which are subject of a different form of application. Whilst it is right and proper to consider the materiality of any changes as a result of the application, it is not inappropriate to use Section 73 in the current manner. (10)

Support

- (1) The proposal represents a community benefit and will assist working people by providing additional child care places.
- (2) The proposal replaces an existing nursery closeby.

All other matters are considered elsewhere within the report.

Internal Consultees

Highways and Transportation Officer: We have now received a Technical Note by Transport Planning Consultants via the agent which addresses the issues discussed in our previous meeting and my earlier comments regarding the expansion of the existing nursery permission.

The information provided can be summarised as follows:

The current application is to vary condition 6 to allow the maximum enrolment/attendance of 60 children.

The proposal will allow the applicant to move their existing children's day nursery from Wetherby House (325 metres away to the East) and operate from the site at the corner of Green Lane and Rickmansworth Road adjacent to the existing traffic signals. This proposal will result in a geographical shift of trips.

The main highways safety concern was the dropping off of children on the Rickmansworth Road frontage and close to a traffic signal controlled junction, whereby traffic would conflict with parents getting in and out of cars and possibly taking children out of car seats. There was also the issue of the impact of parked vehicles on the performance of the existing traffic signals.

The proposal is for a maximum of 60 babies and toddlers under 5 years of age with as many as 13 staff (9 full time and 4 part-time) at the site. Only 4 of the current staff drive and yet there are 9 car parking spaces on site.

The drop off times for children varies from 0800 to 1100 with approximately 10% walking.

At the existing Weatherby House site there are 56 children enrolled and from a plot of the existing home addresses show the site is slightly west of the centroid and under 2's making up approximately 25% of enrolments.

At the proposed site there is on-street car parking available in Green Lane which is only a short walk from the site's vehicular entrance in Green Lane.

A condition should be attached to provide children buggy storage area, which would help encourage parents/carers walking to/from the nursery.

A condition should be attached to provide cycle parking, which would help reduce reliance on car use for staff in particular.

In order to mitigate against the possible impact I suggest the following measures are instigated via a S106 agreement:

Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable

modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety issues at this location

The nursery should provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking spaces.

The operators of the nursery have an existing agreement with each parent and this could be extended to ensure only children under 2 (currently 15 children) will be dropped off at the Rickmansworth Road pedestrian gate. The remaining parents who drive will be asked to drop off within the site or park in the bays on Green lane or in the nearby Myrtleside Close.

This legal agreement regarding their child's attendance at the nursery and a revised version of the document has been provided that requests parents to adhere to a drop off regime. This will not be part of the S106 agreement but is seen as another action that will help to improve safety and reduce traffic impact at the site

Officer Comment:

These measures will be secured as part of the Travel Plan.

Trees and Landscape: No objections.

Conservation Officer: - No comments.

Hillingdon Families Information Service: The Service confirmed in relation to the previous application that, in terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the Borough is high.

Environmental Protection Unit - The acoustic report is based on around 25 children in the outdoor area, not the number of children specified by the applicant in their variation. Therefore a further noise report is requested to deal with the increase in child numbers and details of the noise barrier are sought. Officers comments - The application increases the overall number of children but does not seek to amend the conditions which control the number of children in the garden at any one time, hours of use of the garden or overall opening hours for the nursery.

Access Officer - No comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the use of Cornerways for a day nursery was established by the planning permission for which this application seeks to vary the condition. That permission is extant.

This scheme proposes a change of use of an existing two-storey dwelling to provide a children's nursery in an area identified in need for additional nursery school provision.

In this case the proposal is a replacement nursery school for one further along Green Lane. It is noted and accepted that there is a wide range of non-residential institutions that fall within use Class D1 which may not be acceptable or appropriate in this location within a residential area. However, in this case, the use can be conditioned to restrict any subsequent change within Class D1 and further conditions can deal with the specifics of

the application in terms of matters such as the intensity of the development, use of the garden and the hours of operation.

The proposed would lead to the loss of a residential dwelling contrary to Policy H2 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012). Whilst this policy seeks to retain residential accommodation in the Borough, in this instance the significant need for nursery places identified by the Council's Families Information Service is considered to carry more weight.

7.02 Density of the proposed development

Not applicable.

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

The proposal does not raise any archaeological issues and is not within a Conservation Area or an Area of Special Character.

7.04 Airport safeguarding

Not relevant.

7.05 Impact on the green belt

Not relevant.

7.07 Impact on the character & appearance of the area

There are no external changes to the building. The changes to the car park and to the garden are within the body of the site, which is well-screened from public view. It is recommended that the proposed cycle store, to the edge of the site be covered and a condition is proposed. It is considered that this will be low key and would not have an external impact due to the strong screening along the boundaries with Green Lane and Rickmansworth Road.

7.08 Impact on neighbours

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012) seek to ensure the amenities of adjoining occupiers are protected in new developments. Policy OE1 advises that planning will not normally be approved for uses which are likely to become detrimental to the amenity of surrounding properties because of noise.

There are no changes to the building meaning that no issues of overlooking or loss of privacy will arise. However, there is potential for noise as a result of the proposed increase in the number of children on site. This issue has been discussed with the Environmental Protection Unit.

Condition 4 of the planning permission restricts opening hours to 08.00 to 18.00 Monday to Friday and at no time on Saturday and Sunday. Condition 5 of the planning permission restricts use of the garden to between 09.00 and 18.00 and no more than 12 children at any one time. Condition 7 requires submission of a noise management plan. None of these conditions will change as a result of the current application to vary condition 6. As such, no adverse amenity issues are raised.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

See Transport comments above which recommend a Section 106 legal agreement to secure a travel plan and conditions.

7.11 Urban design, access and security

This is a change of use only. There are no changes to the building itself and only minimal

changes to the car park layout. A pond in the rear garden of the property is to be in-filled for safety reasons.

7.12 Disabled access

Policy 7.2 of the London Plan (2016) requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design. The Council's Supplementary Planning Document (SPD) 'Accessible Hillingdon' (May 2013) provides detailed design guidance on accessibility issues.

Parking for people with disabilities is provided and a condition is recommended to deal with issues of access the building itself.

7.13 Provision of affordable & special needs housing

Not relevant.

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer has confirmed no objections

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The site has an extensive rear garden. The applicant has suggested that access to this be limited to after 9:00 am and that the number of children using it at any one time is also limited. The Council's Environmental Protection Unit has raised no objections subject to suitable controls. Conditions are recommended to control matters including noise. No air quality issues are raised.

The proposal does not seek to amend Conditions 4, 5 or 7 of the permission which control hours, use of the garden and require submission of a noise management plan.

7.19 Comments on Public Consultations

The planning issues raised following public consultation have been addressed within the report.

7.20 Planning Obligations

In order to mitigate against possible highways and traffic impact it is recommended that the following measures are secured via a S106 agreement:

(1) Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

(2) A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety issues at this location

(3) The nursery should provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking spaces.

7.21 Expediency of enforcement action

Not relevant.

7.22 Other Issues

None raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

No comments received.

10. CONCLUSION

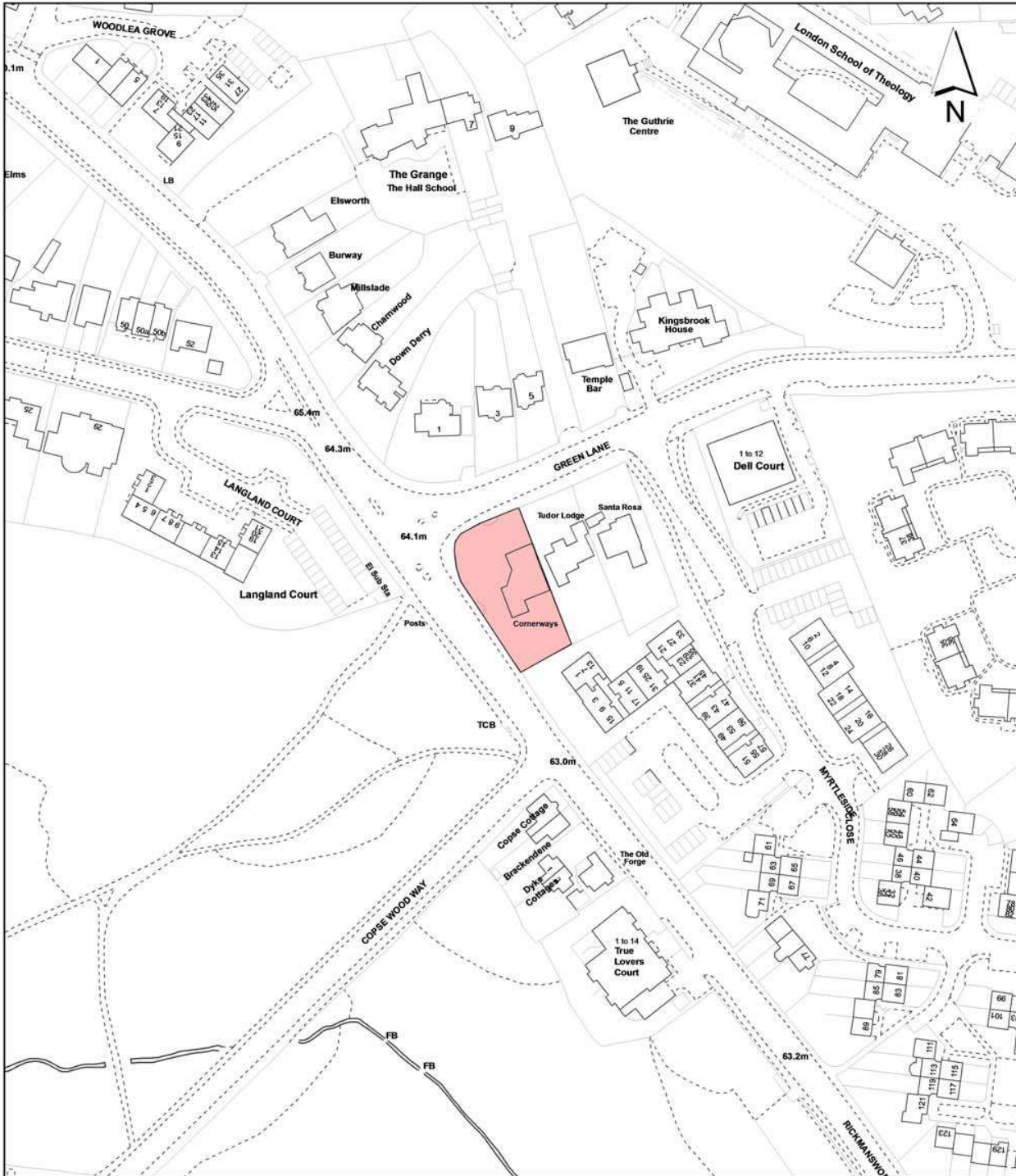
It is recommended that planning permission be granted subject to prior completion of a Section 106 agreement.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Minor Alterations to the London Plan - Parking Standards (March 2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2016 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p style="text-align: center;">Cornerways Green Lane</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">18414/APP/2016/3792</p>	<p>Scale:</p> <p style="text-align: center;">1:1,750</p>		 HILLINGDON <small>LONDON</small>
	<p>Planning Committee:</p> <p style="text-align: center;">North</p>	<p>Date:</p> <p style="text-align: center;">January 2017</p>		

Report of the Head of Planning, Sport and Green Spaces

Address THE WILLIAM JOLLE PH, 53 THE BROADWAY JOEL STREET
NORTHWOOD

Development: Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront

LBH Ref Nos: 5564/APP/2016/3439

Drawing Nos: Final Statement Northwood Hills 090916
FLU.387.02 Rev A (Existing Basement Floor Plan)
FLU.387.04 (Existing First Floor Plan)
FLU.387.06 (Existing Front Elevation)
FLU.387.03 (Existing Ground Floor Plan)
FLU.387.07 (Existing Rear Elevation)
FLU.387.05 (Existing Second Floor Plan)
FLU.387.08 Rev A (Proposed Basement Floor Plan)
FLU.387.10 (Proposed First Floor Plan)
FLU.387.12 (Proposed Front Elevation)
FLU.387.09 (Proposed Ground Floor Plan)
FLU.387.13 (Proposed Rear Elevation)
FLU.387.11 (Proposed Second Floor Plan)
FLU.387.01 Rev A (Proposed Site Layouts and Location Plan)

Date Plans Received: 14/09/2016 **Date(s) of Amendment(s):** 14/09/2016
Date Application Valid: 20/10/2016

1. SUMMARY

The proposal has been recommended for refusal for the following reasons:

The development proposal would result in the loss of a Public House which is an Asset of Community Value and important social, cultural, entertainment and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).

2. RECOMMENDATION

The planning application is recommended for refusal.

1 NON2 **Loss of Asset of Community Value**

The development proposal would result in the loss of a Public House which is an Asset of Community Value and important social, cultural, entertainment and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy C11 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

2 NON2 Transport Impacts

Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).

3. CONSIDERATIONS

3.1 Site and Locality

The application site measures approximately 0.13ha and is located on the east side of The Broadway, Joel Street, backing on to Ferndown, and immediately to the north of Northwood Hills Tube Station. The site consists of a late 1980's red brick three storey building with basement/lower ground level. The application property is located at upper and lower ground levels and is currently a Public House known as the William Jolle and is operated by the Wetherspoons Pub Chain. The William Jolle Public House is an Asset of Community Value

There are significant differences in ground levels between the front and rear of the site with Ferndown approximately 3m lower than Joel Street. At lower ground level, there is undercroft parking with more parking to the rear of the main building with access for both from Ferndown. The existing building is neither listed nor located within a conservation area. The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate).

The site is located within the Northwood Hills Town Centre and is a designated Secondary Shopping Area. The Broadway is characterised by mainly three storey terrace properties with commercial/retail at ground floor level. Ferndown to the rear of the site is much more residential in nature and comprises mainly two storey semi detached and terrace residential properties. To the south, the Metropolitan line abuts the site and beyond, there are three and four storey mixed use buildings on Joel Street, but the streets that branch off either side of the main road are characterised by mainly two storey residential properties.

3.2 Proposed Scheme

The proposal consists of a change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront.

3.3 Relevant Planning History

5564/APP/2005/3059 The William Jolle P.H. 53 Joel Street Northwood

VARIATION OF CONDITION 6 OF PLANNING PERMISSION REF.5564S/96/1728 DATED

12/01/1998 TO ALLOW PREMISES TO OPEN SUNDAY TO THURSDAY: 8:00AM TO 1:00AM, FRIDAY TO SATURDAY: 8:00AM TO 1:30AM AND UNTIL 2:30AM ON 'SPECIAL DAYS' (REFER TO SCHEDULE IN INFORMATIVES)

Decision: 16-12-2005 Approved

5564/APP/2015/3770 53-55 The Broadway Joel Street Northwood

Change of Use of first and second floor from offices (Use Class B1) to 6 x 1-bed and 4 x 2-bed flats (Prior Approval)

Decision: 03-12-2015 PRN

5564/APP/2016/3468 The William Jolle Ph, 53 The Broadway Joel Street Northwood

Change of use of ground floor to Class A1 and installation of a replacement shopfront

Decision:

5564/APP/2016/3469 53-55 The Broadway Joel Street Northwood

Change of use of 1st and 2nd Floors to Class D1 (dentist or doctors).

Decision:

5564/APP/2016/3908 53-55 The Broadway Joel Street Northwood

Change of use of 1st and 2nd Floors to Class D2 (gym).

Decision:

5564/J/86/1725 53 & 55 Joel Street Northwood

Erection of 3-storey bldg. to provide shops on ground floor and offices above.

Decision: 09-01-1987 Approved

5564/PRC/2016/36 53-55 The Broadway Joel Street Northwood

Erection of a five storey building (four storeys from Joel Street) comprising a retail unit (669.7sqm of floorspace) and 30 residential units (21 x 1 bed, 6 x 2 bed, and 3 x 3 bed flats), following demolition of existing mixed office/drinking establishment building

Decision: 02-06-2016 OBJ

5564/S/96/1728 53 Joel Street Northwood

Change of use from Class A1 (Retail) to traditional ale, wine and food house (Class A3)

Decision: 12-01-1998 Approved

Comment on Relevant Planning History

In 1987, planning permission ref. 5564/J/86/1725 dated 09/01/87 was given for the erection of a 3 storey building to provide shops on ground floor and offices above.

In 1996, planning permission ref. 5564/S/96/1728 dated 12/01/98 was given for change of use of the ground floor level from retail to traditional ale, wine and food house.

In 2015, prior approval application ref. 5564/APP/2015/3770 dated 03/12/15 was given for change of use of the first and second floors from offices to residential.

At present, there are 3 other planning applications pending (ref. 5564/APP/2016/3908 for 'Change of use of 1st and 2nd Floors to Class D2'; ref. 5564/APP/2016/3469 for 'Change of use of 1st and 2nd Floors to Class D1'; and ref. 5564/APP/2016/3468 for 'Change of use of ground floor to Class A1').

4. Planning Policies and Standards

Please see list of relevant planning policies below:

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.E5 (2012) Town and Local Centres
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM10 Incorporation in new developments of additions to the proposed cycle network
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 4.7	(2016) Retail and town centre development
LPP 5.12	(2016) Flood risk management
LPP 5.17	(2016) Waste capacity
LPP 5.21	(2016) Contaminated land
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
OE1	Protection of the character and amenities of surrounding properties and the local area
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd December 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbouring properties were consulted 29th November 2016 and a site notice erected 30th November 2016. The statutory consultation period expired 22nd December 2016. Thus far, 1 objection from the owner of the Namaste Lounge was received which stated the following:

'I am emailing you in regards to William Jolle, which is one of the JDW pubs, located on Joel Street, Northwood Hills. I have been informed that this pub will be closing down soon and that the property will no longer be operating as a pub. This is devastating and heartfelt news for both the local residents and myself. I have watched this pub over the last 10 years, which was consistently filled with satisfied locals. I was able to do this, as I own a business called Namaste Lounge just across the road to the William Jolle. Over the last 10 years, I have very much been involved with the local community and we as a business have been proud supporters of the Christmas tree and street lighting for Joel Street every year.

During this period I have had the opportunity to speak to the local residents and local business owners about current affairs and this year the most spoken news was the closing down of the William Jolle, where they expressed this change will affect them immensely as they will no longer have a local pub in the area. The locals have mentioned that this pub has created a friendly social environment for everyone over the years of its existence. It is also seen as a valuable asset to Northwood Hills as the pub brings a large turnover of people into area, as a result increasing the trade for all other local businesses on the high street.

This is when I proposed the idea of taking over the property and running it as a pub. I am no stranger to the pub industry or to the local community. The local community has supported me in the success of my business Namaste Lounge over the last 10 years, the least I can do to show my appreciation is to provide them with a local pub.

In my pursuit of the idea of running a pub again at this property I have made numerous attempts to get in touch with the landlord. However, I was always turned down by their agents who consistently told me that the landlord no longer wishes the property to be operated as a pub. I would be so grateful if you could provide me with more information about this property especially in regards to the listing.

It would be absolutely delightful if we could be given the opportunity to operate this property as a traditional English pub for the locals of Northwood Hills. I will most definitely not disappoint in my operation.'

It is worth noting that there is significant public interest in this site. Particularly, with regards to the loss of the existing Public House. This has been made clear from the public consultation responses received on the other pending planning application ref. 5564/APP/2016/3468 which is for change of use of the ground floor to Class A1. In relation to this application, 2 petitions against with 63 and 23 signatures respectively and 106 responses (96 against) have been received and raise primarily concern regarding the loss of the Asset of Community Value (ACV), the William Jolle PH.

NORTHWOOD HILLS RESIDENTS ASSOCIATION

No comment

Internal Consultees

HIGHWAYS

Comments (summary):

The proposal is to convert the existing Public House to Class D1 (dentist or doctor).

The area has a PTAL of 3, which is considered moderate. However, it is considered that the presence of Northwood Hills tube station immediately to the south of the site and of nearby bus stops along Joel Street, provides a good level of public transport accessibility.

On-street parking is available on Joel Street along the frontage. The parking is Pay & Display between 8am - 6:30pm Mon - Sat, no return 2hrs.

An undercroft parking area is accessible through an existing crossover along Ferndown at the rear of the property. The application site also includes a rear courtyard that could be potentially used for parking and / or deliveries.

The submitted plans do not show any specific proposals for the site vehicular access. In light of this, it is assumed that the existing access would be retained in its present configuration. However, the applicant fails to demonstrate whether the existing access would be suitable for the proposed use of the site.

No delivery area is specified on the drawings nor is the type and frequency of deliveries estimated. As a result, it is not possible to determine how deliveries would be carried out.

A plan should be submitted identifying the delivery areas and swept paths with a 300mm error margin should be included to ensure that there is sufficient internal manoeuvrability.

Current London Plan standards require that parking requirements for Use Class D1 development should be estimated in a case by case basis. There is no information in the submission to justify the proposed number of parking spaces. It is also considered that the proposed parking layout may be too constrained and insufficient to ensure manoeuvrability of vehicles for all the parking bays, especially those closer to the wall. Swept paths with 300mm error margin should be submitted for the most constrained parking bays in order to demonstrate vehicle manoeuvrability.

The London Plan requires for D1 land use (health centres) the provision of 1 long stay bicycle parking space per 5 staff and 1 short stay space per 3 staff. The proposal fails to provide any type of bicycle parking and, as a result, they do not comply with current standards.

The proposal fails to provide an estimate of future trips likely to be generated by the proposals and the impact of these on the local transport network.

The submitted plans show the proposed arrangements only for the ground floor of the existing building. There is no indication of how the upper floors would be used under the proposals. This creates uncertainty regarding the total transport impacts of the proposals.

It is concluded that the current proposal fails to demonstrate compliance with policies AM7 and AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2), and with the provisions set out in Table 6.3 of the London Plan.

In order to address these issues, the applicant should submit a transport statement detailing the following:

- Adequacy of access arrangements for the proposed use of the site;
- Justification of parking provisions and details of internal vehicle manoeuvrability;
- Estimate of expected trip generation and its impact on the local transport network;

- A delivery and servicing plan should be submitted, showing the type and frequency of delivery vehicles. Delivery areas should be identified and adequate internal manoeuvrability assessed in order to avoid negative impacts on road safety;

- Pedestrian and bicycle access routes should be identified and minimum secure bicycle storage as per requirements set out in Table 6.3 of the London Plan should be included in the design.

On the basis of the submitted information, an objection is therefore raised with respect to the highway aspects of the proposal.

CORPORATE PLANNING POLICY

Comments (summary):

The William Jolle public house, 53 Joel Street, Northwood Hills HA6 1NZ, was listed by the Council as an Asset of Community Value in October 2015. The decision was taken because the Council determined that the public house met the definition of an ACV as prescribed by section 88 of the Localism Act and Schedule 1 of the Regulations.

The use of the building was judged to further the social wellbeing or social interests of the local community. The property was nominated as an ACV by a group of 25 local residents. The Government acted in 2015 to provide some further protection for public houses, by removing permitted development rights from public houses for changes of use or demolition for a period of 5 years after the local ACV listing.

It is not for me to comment on whether the status of Asset of Community Value afforded to the William Jolle public house should be a material consideration for the local planning authority. Indeed, the DCLG guidance states that it is for the authority to decide whether ACV listing is a material consideration for planning purposes. I am, however, aware that there continues to be strong local feeling from the community in and around Northwood Hills in favour of retaining the property as a public house.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront. The existing public house known as 'William Jolle' is a registered Asset of Community Value (ACV). The decision was taken because the Council determined that the public house met the definition of an ACV as prescribed by section 88 of the Localism Act and Schedule 1 of the Regulations.

The use of the building was judged to further the social wellbeing and social interests of the local community. The property was nominated as an ACV by a group of 25 local residents.

On the 6th April 2015 the Town and Country Planning (General Permitted Development) (Amendment) England Order 2015 ("GPDO") came into force which removes permitted development rights for some drinking establishments. The GPDO removed certain permitted development rights for "specified buildings." Specified buildings are buildings used as a drinking establishment which have been listed as an Asset of Community Value ("ACV") or which have been nominated to be listed. The purpose behind the legislation is to protect pubs from development as they are seen to be an important part of a community.

The Localism Act (2011) introduced the right for Parish Councils, neighbouring Parish

Councils, Community Groups (i.e. a group of more than 21 members that are on the electoral role and operating not for profit) and Neighbourhood Forums to make an application to the local authority to nominate land or buildings as an ACV. An ACV is a building or land which furthers, or has in the recent past furthered, social well being and/or the interests of the local community and it is realistic to think that this use could continue, or may continue within the next 5 years. Social interests include cultural, recreational or sporting interests. The most common types of building to be listed as ACVs have been pubs, which is why they have been afforded special protection against development. The consequence of a building or land being listed is that they cannot be disposed of without first being offered to the party who nominated the building or land as an ACV.

As mentioned, the William Jolle Public House is listed as an Asset of Community Value and the proposal would result in its loss. Therefore, the following adopted policies are relevant to the determination of this application.

Policy S06 of the Hillingdon Local Plan: Part 1 - Strategic Policies seeks to promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the borough, particularly for residents living in areas of identified need.

Paragraph 9.43 of the Hillingdon Local Plan: Part 1 - Strategic Policies states that the quantity, quality and accessibility of social infrastructure such as libraries, health facilities, community and faith centres, cultural facilities, emergency services and educational services, make a direct contribution to the quality of life in Hillingdon.

Paragraph 9.44 of the Hillingdon Local Plan: Part 1 - Strategic Policies states that social infrastructure is essential in providing people with better life opportunities and creating a sustainable community and the Council will seek to resist the loss of such facilities.

Policy CI1 'Community Infrastructure Provision' of the Hillingdon Local Plan: Part 1 - Strategic Policies stipulates that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by:

1. Resisting of the loss of community facilities, and where the loss of these facilities is justified it will seek to ensure that resulting development compensates these uses to ensure no net loss;
2. Supporting the retention and enhancement of existing community facilities;

Policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) states that the Local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

Policy 3.16 'Protection and enhancement of social infrastructure' of the London Plan (2016) states that proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted.

Paragraph 70 of the National Planning Policy Framework (2012) states that to deliver the

social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services.

As mentioned, the proposal would result in the loss of an Asset of Community Value. A community use that has been identified by the local community as having significant social benefits for them. Therefore, its loss would be considered to be contrary to planning policy which seeks to retain such facilities.

Opposite Northwood Hills Station, there is a building that was formally known as the Northwood Hills Public House. The current operator's website states that 'the pub has since been transformed into a modern Indian restaurant, cocktail bar and shisha lounge'. As such, it no longer operates as a traditional Public House and would be considered to be more akin to a restaurant with ancillary shisha and sale of drinks. Planning permission was not required for the change of use from Class A4 to Class A3 at this premises. Consent was given for ancillary use of the site as a shisha lounge in 2015.

The nearest other drinking establishment is the 'Olde Northwood Pub' on Rickmansworth Road, which is approximately 1km away. However, it is currently vacant and has been advertised for sale.

To the south, the closest Public House is 'Arens Bar and Grill' formerly known as 'The Woodman' on Joel Street, which is located approximately 1.5km away.

Given this context, the 'William Jolle' represents the last traditional Public House (albeit within a 1980's build) in Northwood Hills Town Centre or within a 1.5km radius of the site. Therefore, it is reasonable to consider that there is a need for this type of use within the town centre. As such, its loss would fail to promote social inclusion and the well being of the local community, contrary to policy S06 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

The 'William Jolle' Public House was listed as an Asset of Community Value following support from the local community for its protection. It is clear that residents consider the existing Public House to represent an important social, cultural and recreational use that has furthered social well being and the interests of the local community as described by the Localism Act (2011). As mentioned above, paragraph 9.43 of the Hillingdon Local Plan: Part 1 - Strategic Policies states that the quantity, quality and accessibility of social infrastructure... make a direct contribution to the quality of life in Hillingdon. Similarly, paragraph 9.44 of the Hillingdon Local Plan: Part 1 - Strategic Policies is clear that social infrastructure is essential in providing people with better life opportunities and creating a sustainable community and the Council will seek to resist the loss of such facilities.

Also, as explained above, policy CI1 'Community Infrastructure Provision' of the Hillingdon Local Plan: Part 1 - Strategic Policies stipulates that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by resisting the loss of community facilities...and supporting the retention and enhancement of existing community facilities.

Both policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 3.16 'Protection and enhancement of social infrastructure' of the London Plan (2016) make clear that proposals which would result in a loss of social infrastructure in areas of

defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. This is reinforced at a national level within the National Planning Policy Framework (2012) which states in paragraph 70 that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services.

The existing Public House is clearly a valued social/leisure/entertainment/community facility. Given the content of some of the public consultation responses to this application and the other planning application also being determined which involves the loss of the PH, the premises is clearly popular and there appears to be significant interest from the community to purchase the property. Therefore, there is a realistic chance of the premises being used as a Public House in the future. In the absence of any evidence to the contrary, a Public House at this premises is considered to be viable, particularly noting its popularity as is clear from the aforementioned public consultation responses.

It is recognised that this application would seek to replace the existing facility with another community use. However, Doctor's or Dentist's practices are in reality a very different type of community facility and not the use valued by the local community at this location. Therefore, this proposal is considered to result in the loss of a valued social/leisure/entertainment/community facility in an area of specific need of such an establishment, detrimental to the social well-being and social cohesion of the local community.

To summarise, the development proposal would result in the loss of a Public House which is an Asset of Community Value and important social, cultural, entertainment and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

7.02 Density of the proposed development

Not relevant to the determination of this application.

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

Not relevant to the determination of this application.

7.04 Airport safeguarding

Not relevant to the determination of this application.

7.05 Impact on the green belt

Not relevant to the determination of this application.

7.06 Environmental Impact

The environmental impact of this development is unlikely to be significant given the nature of the proposal.

7.07 Impact on the character & appearance of the area

The proposal includes a replacement shopfront on the front elevation at ground level. The changes are not particularly significant and are in keeping with the general architectural style of the building and character of the area. Therefore, in terms of impact on the visual amenity of the area, it would be limited.

7.08 Impact on neighbours

The sole changes to the external fabric of the building are to the shopfront which are unlikely to raise concern regarding impact on neighbouring properties. The proposed change of use

is also not likely to raise any direct residential amenity concerns.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This application seeks planning permission for change of use of the ground floor level to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront.

The area has a PTAL of 3, which is considered moderate. However, it is considered that the presence of Northwood Hills tube station immediately to the south of the site and of nearby bus stops along Joel Street, provides a good level of public transport accessibility.

On-street parking is available on Joel Street along the frontage. The parking is Pay & Display between 8am - 6:30pm Mon - Sat, no return 2hrs.

An under croft parking area is accessible through an existing crossover along Ferndown at the rear of the property. The application site also includes a rear courtyard that could be potentially used for parking and / or deliveries.

The Council's Highway Engineer has raised an objection and stated:

'that the submitted plans do not show any specific proposals for the site vehicular access. In light of this, it is assumed that the existing access would be retained in its present configuration. However, the applicant fails to demonstrate whether the existing access would be suitable for the proposed use of the site.

No delivery area is specified on the drawings nor is the type and frequency of deliveries estimated. As a result, it is not possible to determine how deliveries would be carried out.

A plan should be submitted identifying the delivery areas and swept paths with a 300mm error margin should be included to ensure that there is sufficient internal manoeuvrability.

Current London Plan standards require that parking requirements for Use Class D1 development should be estimated in a case by case basis. There is no information in the submission to justify the proposed number of parking spaces. It is also considered that the proposed parking layout may be too constrained and insufficient to ensure manoeuvrability of vehicles for all the parking bays, especially those closer to the wall. Swept paths with 300mm error margin should be submitted for the most constrained parking bays in order to demonstrate vehicle manoeuvrability.

The London Plan requires for D1 land use (health centres) the provision of 1 long stay bicycle parking space per 5 staff and 1 short stay space per 3 staff. The proposal fails to provide any type of bicycle parking and, as a result, they do not comply with current standards.

The proposal fails to provide an estimate of future trips likely to be generated by the proposals and the impact of these on the local transport network.

The submitted plans show the proposed arrangements only for the ground floor of the existing building. There is no indication of how the upper floors would be used under the proposals. This creates uncertainty regarding the total transport impacts of the proposals.

It is concluded that the current proposal fails to demonstrate compliance with policies AM7 and AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2), and with the provisions set out in Table 6.3 of the London Plan.'

Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).

7.11 Urban design, access and security

For consideration of 'Urban Design' please see 'Impact on the character & appearance of the area' section of this report.

The access and security arrangements to the premises would remain similar to existing. As such, the proposal is not considered to raise any access or security issues.

7.12 Disabled access

Please see 'Urban design, access and security' section of this report for consideration of 'disabled access'.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

The proposal would not affect trees, landscaping or ecology. Therefore, the proposal is acceptable in this regard.

7.15 Sustainable waste management

Insufficient details have been provided to demonstrate that acceptable refuse and recycling storage would be provided. However, given the existing use, the proposed use is unlikely to raise any significant concerns with regards to waste capacity.

For consideration of transport related matters associated with refuse collection, please see 'Traffic impact, car/cycle parking, pedestrian safety' section of this report.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The proposal is not considered to raise any flooding or drainage issues.

7.18 Noise or Air Quality Issues

Given the scale and nature of the proposal, it is not considered likely to raise any noise or air quality concerns.

7.19 Comments on Public Consultations

Please see 'External Consultees' section of this report for consideration of comments on public consultation.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Not applicable.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The proposal has been recommended for refusal for the following reasons:

The development proposal would result in the loss of a Public House which is an Asset of Community Value and important social, cultural, entertainment and recreational use in the Northwood Hills Town Centre, to the detriment of the town centre and local community, contrary to policy S06, paragraph 9.43, paragraph 9.44, and policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies; policy R5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 3.16 of the London Plan (2016); and the National Planning Policy Framework (2012).

Insufficient information has been submitted to demonstrate that the development would have adequate access, parking, servicing, and promotion of sustainable modes of transport for the proposed use at this location that would safeguard highway safety and ensure that the local transport network is not adversely impacted in terms of traffic congestion and parking stress, contrary to policies AM2, AM7, AM9, AM10, AM14, AM15, and AM16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 6.3, 6.9, and 6.13 of the London Plan (2016), and chapter 4 of the NPPF (2012).



11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations

Contact Officer: Richard Conroy

Telephone No: 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2016 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p style="text-align: center;">William Jolle Public House</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">5564/APP/2016/3439</p>	<p>Scale:</p> <p style="text-align: center;">1:2,000</p>		
<p>Planning Committee:</p> <p style="text-align: center;">North</p>	<p>Date:</p> <p style="text-align: center;">January 2017</p>			

Report of the Head of Planning, Sport and Green Spaces

Address 3 PEMBROKE ROAD (FORMERLY THE REAR OF 157/161 HIGH STREET)
RUISLIP

Development: Conversion of roofspace to habitable use with the inclusion of 6 rear rooflights
2 front rooflights and 4 side rooflights to create 1 x 1-bed self-contained flat
with associated amenity space

LBH Ref Nos: 64711/APP/2016/1793

Drawing Nos: 14014/SP001 Rev A
14014/501 Rev P1
14014/720 Rev B
14014/RP003 Rev P1
14014/504 Rev P1
14014/505 Rev P1
Planning Statement
14014/502 Rev P6
14014/RP001 Rev P3
14014/SPC002 Rev P2

Date Plans Received: 11/05/2016 **Date(s) of Amendment(s):** 07/06/2016

Date Application Valid: 07/06/2016 11/05/2016

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the conversion of the existing roofspace to provide one 1 x bed flat.

The proposed external alterations to the existing building are minimal and would have no impact upon the character or appearance of the wider Conservation Area. The potential impacts of the proposal on the neighbouring properties have been assessed and considered acceptable. There are no other issues raised by the proposal, which otherwise accords with the objectives of the relevant policies in the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

It is therefore recommended for approval.

The application has been referred to Committee for decision because it has been called in by a Ward Councillor.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers 14014/RP001 Rev P3; 14014/505 Rev P1; 14014/SPC002 Rev P2 and 14014/502 Rev P6, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO6 Obscure Glazing

The rear and side windows facing 155 High Street and Pembroke House shall be glazed with permanently obscured glass and non-opening for so long as the development remains in existence.

REASON

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

5 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from road traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils

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

2 I47 Damage to Verge - For Council Roads:

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

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

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

3 I25A The Party Wall etc. Act 1996

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

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

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

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

4 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to 3 Pembroke Road, which is a detached, three storey building. There are offices at ground floor level with residential accommodation in the form of flats above. The building is situated on the Northern side of Pembroke Road and is located within the Ruislip Town Centre.

The surrounding area, particularly High Street to the North and West, is a traditional mix of town centre uses, predominantly retail use on the ground floor with residential and office use above. To the East is a former office block converted to flats, beyond which the road becomes more suburban with a mix of residential properties, to the South is a 6/7 storey flatted development, Kings Lodge.

The application site lies within the Ruislip Village Conservation Area and a developed area as designated by the policies of the Hillingdon Local Plan (2012).

3.2 Proposed Scheme

The application is for the conversion of roofspace to habitable use with 6 additional rear rooflights, 2 front rooflights and 4 additional side rooflights to create 1 x 1-bed self contained flat with associated amenity space.

3.3 Relevant Planning History

64711/APP/2008/2050 157-161 High Street Ruislip

PROPOSED NEW DEVELOPMENT FOR 13 RESIDENTIAL UNITS INCLUDING EXTENSION TO SPA (INVOLVING SOME DEMOLITION TO EXISTING) (OUTLINE APPLICATION)

Decision: 10-12-2008 Refused **Appeal:** 09-09-2009 Dismissed

64711/APP/2010/683 157-161 High Street Ruislip

Two storey attached building with accommodation in the roof space, comprising 2 two-bedroom and 6 one-bedroom flats and part ground floor for use as enlargement of existing beauty saloon involving part demolition of existing building, change of use of a ground floor unit from Class A1 (Retail) and second and third floors of existing building from Class C3 (Residential) for use as beauty saloon (Part Retrospective Application).

Decision: 24-06-2010 Refused

64711/APP/2010/684 157-161 High Street Ruislip

Part demolition of existing building (Application for Conservation Area Consent.)

Decision: 24-06-2010 Refused

64711/APP/2011/214 157-161 And Land Fronting High Street Ruislip

Two and half storey linked building comprising 2 x two- bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty saloon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty saloon use of the existing building, involving the change of use of the ground floor retail units (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application).

Decision: 19-05-2011 Approved

64711/APP/2011/215 157-161 And Land Fronting High Street Ruislip

Part demolition of existing building (Application for Conservation Area consent).

Decision: 19-05-2011 Approved

64711/APP/2014/1587 157-161 High Street And Land Fronting Pembroke Road Ruislip

Details pursuant to conditions 4 (Demolition and Construction Management Plan), 6 (Landscaping Scheme), 8 (Landscape Maintenance), 17 (Sustainable Urban Drainage), 18 (Cycle Store) and 21 (Education Facilities) of planning permission Ref: 64711/APP/2011/214 dated 02/06/2011 (Two and half storey linked building comprising 2 x two- bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty saloon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty saloon use of the existing building, involving the change of use of the ground floor retail units (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application))

Decision: 29-07-2014 Refused

64711/APP/2014/2821 157-161 High Street And Land Fronting Pembroke Road Ruislip

Details pursuant to conditions 2 (Materials), 4 (Demolition and Construction Management Plan), (Landscaping Scheme), 8 (Landscape Maintenance), 9 (Noise Scheme), 18 (Cycle Store) and 21 (Education Facilities) of planning permission Ref: 64711/APP/2011/214 dated 02/06/2011 (Two and half storey linked building comprising 2 x two- bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty saloon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty saloon use of the existing building, involving the change of use of the ground floor retail units (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application))

Decision: 03-11-2014 Approved

64711/APP/2016/286 157-161 High Street And Land Fronting Pembroke Road Ruislip

Details pursuant to discharge conditions No.15 (Energy Efficiency), No.16 (Code for Sustainable Homes), No.17 (Sustainable Drainage), No.19 (Secure by Design) and No.20 (Parking Permit) of planning permission Ref: 64711/APP/2011/214 dated 02/06/2011 (Two and

half storey linked building comprising 2 x two- bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty saloon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty saloon use of the existing building, involving the change of use of the ground floor retail units (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application))

Decision: 04-04-2016 Approved

Comment on Relevant Planning History

64711/APP/2011/215 - Part demolition of existing building (Application for Conservation Area consent) (approved)

64711/APP/2011/214 - Two and half storey linked building comprising 2 x two- bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty saloon and the formation of a new Class A2 ground floor commercial unit (approved)

64711/APP/2010/683 - Two storey attached building with accommodation in the roof space, comprising 2 two-bedroom and 6 one-bedroom flats and part ground floor for use as enlargement of existing beauty saloon, involving part demolition of existing building, change of use of a ground floor unit from Class A1 (refused)

64711/APP/2008/2050 - Residential development (refused, dismissed at appeal)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

H4	Mix of housing units
H7	Conversion of residential properties into a number of units
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th July 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbours were consulted for a period of 21 days expiring on the 8 July 2016.

5 responses were received from the neighbouring properties, raising the following issues:

- The building that has been erected was a suitable compromise to the previously refused scheme, with the roof designed to fit in with the street scene of the properties fronting High Street. The current proposal does not preserve, enhance or harmonise with the street scene and is contrary to policy.
- The proposed flat does not have sufficient headroom.
- Poor design with not windows apart from skylights. Adding dormer windows would be at odds with the Conservation area.
- Cramped living conditions for future occupants.
- Access to the flat looks difficult.
- Unacceptable to the existing occupants of no. 3 who bought properties on the basis the building was as built with no propose extensions.
- Overdevelopment.
- No car parking provision.
- Overlooking.
- Bought the property on the basis this was a top floor flat, which was the attraction of the property and would become a redundant feature.
- Not informed of the intention to build in the roof, has this been disclosed there is a strong possibility the conveyance would not have been completed.
- The building works will cause extreme disruption and noise to the existing owners, causing a legal nuisance.
- The builders would have to trespass upon the existing owners property.
- Value and marketability of the existing properties would be seriously diminished.
- Restrictions upon amenities and access to light.
- The roof height should be limited to that shown on the plans.

Ruislip Residents Association - We oppose the planning application in its current form, for a roof

conversion to create a 2-bedroom flat. Over the past 8-9 years there have been a number of applications and appeals relating to this site, some approved and some refused. Planners and conservationists have strived throughout that period to ensure that the new building on this site contains flats of good design, appropriate for healthy living and sustainable as 'lifetime homes'. This new application is of poor design apparently having no windows apart from skylights and with sloping roofs impinging on the living area creating a cramped living space. Such a poor design is unsuitable for a Conservation Area. We therefore request that this application, in its current form, be refused.

There may be an alternative design that would be more acceptable in our view. We would prefer it if (for example) they added four small dormers, two at the front (in the centres of the two "wings") and at a height that you can see out of, and two more at the back. This would give both bedrooms and the lounge real windows. Given the complex roof design we don't think these would stand out as odd as long as they were styled to match the existing, but larger, dormers that would be beneath them.

Ruislip Village Conservation Panel - This new application seeks to place a flat in the roof space, apparently of inferior design having no windows at a height suitable for people of normal stature to see out of and with sloping roofs impinging on the living area, creating a cramped living space. Although in the roof, there seems to be no provision for a lift, which could well make access difficult for the less nimble. Such a poor design is unsuitable for a Conservation Area. We beg that this application be refused.

Internal Consultees

Conservation and Urban Design - There will be no impact on the character or appearance of the Conservation Area. Acceptable.

Highways - No comments.

Access Officer- No accessibility issues.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This proposal applies to the loft space within an existing block of flats, which within planning considerations is considered to be a brownfield site.

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE4, BE13 and BE15 also state that the layout and appearance of new development should harmonise with the existing street scene or other features of the area.

The proposal does not include any extension to the existing building, however it includes 6 additional rear rooflights, 2 front rooflights and 4 additional side rooflights. The rooflights are modest in size and the Conservation Officer has advised that there would be no impact upon the character or appearance of the Conservation Area as a result of this proposal. As such, it is considered that the proposal would not detract from the character and appearance of the original building and the surrounding Conservation Area generally, in compliance with policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan and section 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions. Policy BE4 mirrors the relevant legal duties.

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

As discussed within the impact on the Conservation Area.

7.08 Impact on neighbours

There are no proposed extensions to the existing building however the proposal includes rooflights to all four elevations as well as on the crown roof. The rooflights to the rear overlook the rear of 155 High Street, these serve the stair case and could be conditioned to be obscure glazed and fixed shut. On the western side 157/161 High Street has 2 dormer windows currently facing the roofslope of the application site, however these are set a the floor level below that proposed and given the angle of the roof slope is unlikely to result in any direct overlooking between the properties. To the East is Pembroke House, the top floor of which is fully glazed serving habitable rooms of residential accommodation on the floor above the proposed flat with a direct view between the properties. However it is noted that there are other proposed rooflights to the living room, so the side facing rooflights could be conditioned to be obscure glazed and fixed shut. Therefore it is not considered that the proposals would significantly harm the residential amenities of the occupiers of the adjoining properties from increased loss of privacy. Therefore the proposal complies with the requirements of Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions

7.09 Living conditions for future occupiers

Residential Amenity of future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan (March 2016).

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 1

bedroom (2 person) flat to have a minimum internal floor area of 50 sq m with an additional 1.5 sq m of internal storage (51.5 sq m total). The proposed layout indicates the flat has a floor area of approximately 57.15 sq m in excess of the standard required. The proposal therefore provides a satisfactory living environment for the future occupants of property in accordance with Policy 3.5 of the London Plan 2015.

The Hillingdon Design and Accessibility Statement Residential Layouts, requires the provision of adequate private amenity space and for a 1 bed flat, 20 sq m would be required. An additional area of amenity space (25 sq m) has been provided to the side of the building. It is therefore considered that the proposal would comply with the requirements of policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

No objections were previously raised to the principle of a car free development on this site by the Local Planning Authority or by the Planning Inspectorate. The Planning Inspector previously considered that the site is located in a sustainable location from a public transport point of view and there are existing opportunities for off-street parking, and therefore the development proposed accorded with Government guidance on sustainable development and that on-site parking was not essential. The Council's Highway Officer has raised no objections.

7.11 Urban design, access and security

There are no specific access, safety or security concerns raised by the proposal, which would continue to be the responsibility of the current occupier.

7.12 Disabled access

The Access Officer has not raised any concerns with regard to this proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The concerns raised by the neighbours are noted; however issues relating to the conveyance, trespass and property value are not material planning considerations. These are civil issues which would need to be addressed accordingly. It should be noted that any planning approval granted does not override any other civil issue, and right of access is not conferred by the approval of planning permission. It is acknowledged that building works would cause some disruption, but as this would be transitory in nature would not be such that planning approval could be refused on this basis alone. All other issues are addressed within the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on

the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No details have been provided to demonstrate that adequate sound insulation could be provided, however this could be dealt with by way of a condition.

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 proposed external alterations are minimal and would have no adverse impact on the character and appearance of the existing building or the wider Conservation Area. The proposed flat would achieve suitable living conditions for future occupiers and provide adequate amenity space.

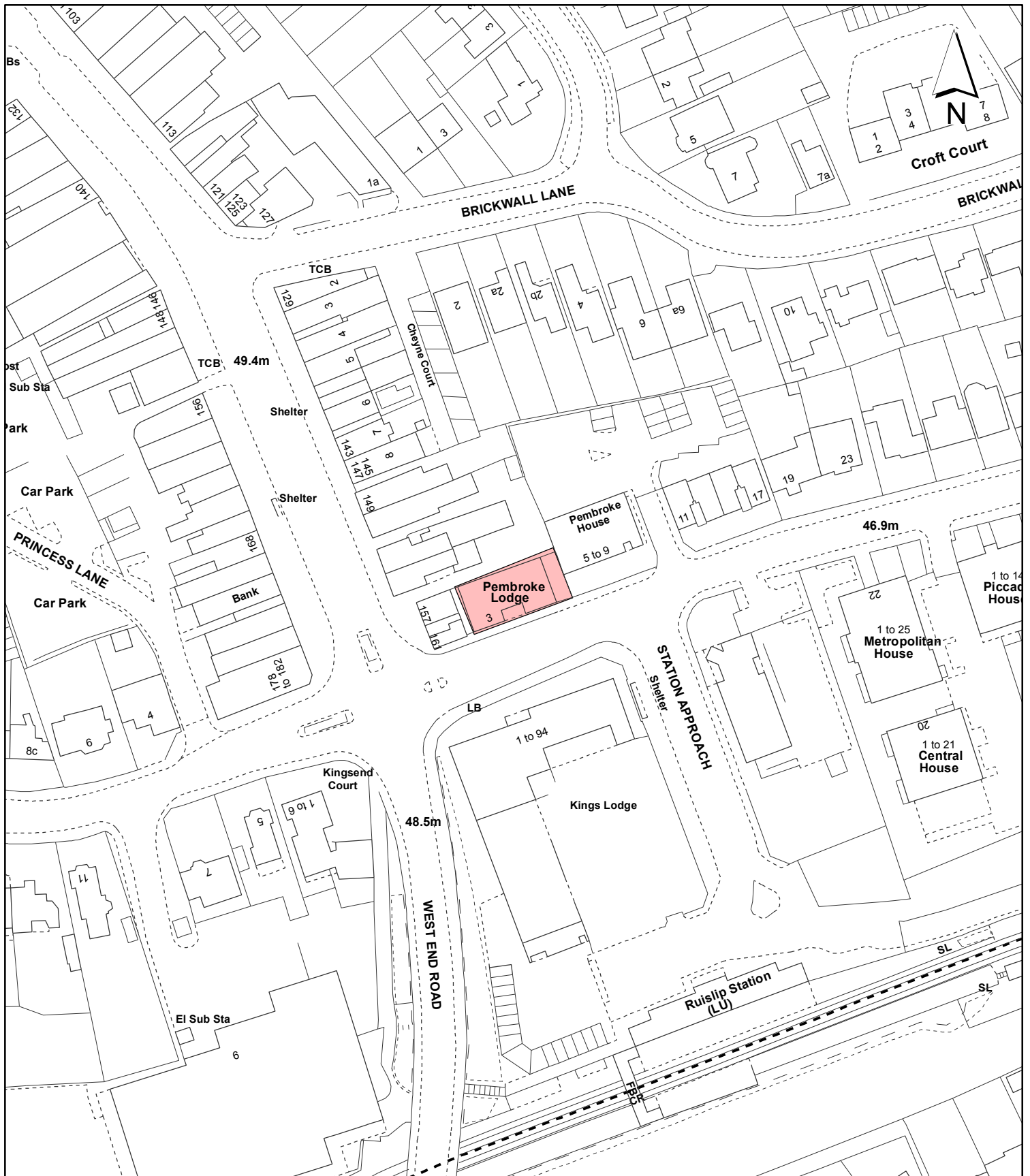
It is therefore recommended for approved.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

3 Pembroke Road

Planning Application Ref:

64711/APP/2016/1793

Planning Committee:

North Page 129

Scale:

1:1,250

Date:

January 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address THE WATERS EDGE RESERVOIR ROAD RUISLIP

Development: Removal of existing adverts and installation of:
One internally illuminated post sign;
Three areas of non-illuminated signwriting;
One internally illuminated Nameboard;
One externally illuminated post sign;
Two non-illuminated transom signs;
One externally illuminated sign;
One area of externally illuminated signwriting;
Three non-illuminated post signs

LBH Ref Nos: 1117/ADV/2016/91

Drawing Nos: Location Plan (1:1250)
122161 Rev. A Sheet 3 of 8
122161 Rev. A Sheet 4 of 8
122161 Rev. A Sheet 5 of 8
122161 Rev. A Sheet 6 of 8
122161 Rev. A Sheet 7 of 8
122161 Rev. A Sheet 8 of 8
122161 Rev. A Sheet 2 of 8
122161 Rev. A Sheet 1 of 8

Date Plans Received: 05/10/2016

Date(s) of Amendment(s):

Date Application Valid: 05/10/2016

1. CONSIDERATIONS

1.1 Site and Locality

Ruislip Lido comprises a large man-made reservoir surrounded by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated WC facilities. It is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east, north and west.

The application site itself comprises a Locally Listed Public House, The Waters Edge, located on the western side of the reservoir. Reservoir Road, leading to Ruislip Lido's car park runs along the western site boundary. Residential properties are located west and south-west of the Public House.

The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part One - Strategic Policies, as does the entire Ruislip Lido recreational area.

1.2 Proposed Scheme

Advertisement consent is sought for the removal of the existing adverts and installation of:
 One internally illuminated post sign; Item 1
 Three areas of non-illuminated signwriting; Items 2, 5 & 11
 One internally illuminated Nameboard; Item 3
 One externally illuminated post sign; Item 4
 Two non-illuminated transom signs; Items 6 & 7
 One externally illuminated sign; Item 8
 One area of externally illuminated signwriting; Item 9
 Three non-illuminated post signs; Items 10, 12 & 13

1.3 Relevant Planning History

1117/AA/92/0339 Ruislip Lido Reservoir Road Ruislip
 Erection of four barbecue pits

Decision Date: 29-04-1992 **Approved** **Appeal:**

1117/ADV/2003/41 The Water'S Edge (Brewsters) Reservoir Road Ruislip
 INSTALLATION OF INTERNALLY AND EXTERNALLY ILLUMINATED SIGNAGE

Decision Date: 03-07-2003 **Approved** **Appeal:**

1117/ADV/2004/22 Waters Edge, Ruislip Lido Reservoir Road Ruislip
 INSTALLATION OF INTERNALLY AND EXTERNALLY ILLUMINATED BUILDING SIGNAGE AND
 FREESTANDING DIRECTION AND TOTEM PANELS

Decision Date: 26-04-2004 **Approved** **Appeal:**

1117/ADV/2006/117 Waters Edge Reservoir Road Ruislip
 INSTALLATION OF 3 EXTERNALLY ILLUMINATED FASCIA SIGNS, 1 NON-ILLUMINATED
 FASCIA SIGN AND 1 EXTERNALLY ILLUMINATED FREE-STANDING POLE SIGN

Decision Date: 30-03-2007 **Approved** **Appeal:**

1117/ADV/2006/23 Waters Edge, Ruislip Lido Reservoir Road Ruislip
 INSTALLATION OF A FREE STANDING EXTERNALLY ILLUMINATED PROMOTIONAL
 DISPLAY UNIT (RETROSPECTIVE APPLICATION).

Decision Date: 25-07-2006 **Approved** **Appeal:**

1117/ADV/2006/70 Poors Field Adj. The Waters Edge Reservoir Road Ruislip Midd;
 ERECTION OF A 7 METRE FLAG AND FLAGPOLE TO DISPLAY THE GREEN FLAG AWARD

Decision Date: 05-12-2006 **Approved** **Appeal:**

1117/ADV/2008/30 Waters Edge Reservoir Road Ruislip
 INSTALLATION OF 1 FREE STANDING NON-ILLUMINATED CAR PARK DIRECTION SIGN

Decision Date: 13-05-2008 **Approved** **Appeal:**

1117/AE/92/0312 Ruislip Lido Reservoir Road Ruislip
 Construction of bund wall to form peninsula as infill treatment to cover swallow holes

Decision Date: 29-04-1992 **Approved** **Appeal:**

1117/AF/92/0523 Ruislip Lido Reservoir Road Ruislip

Construction of two causeways and bridge link to beach area and designated pool areas

- Decision Date:** 17-03-1995 **NFA** **Appeal:**
1117/AL/94/1049 Ruislip Lido Reservoir Road Ruislip
Erection of steel storage building for rolling stock, equipment and tools
- Decision Date:** 14-10-1994 **Approved** **Appeal:**
1117/AM/94/1177 Ruislip Lido Reservoir Road Ruislip
Erection of part single-storey, part two-storey building for Class A3 use (Food and Drink), including children's indoor play facility, Woodland Ecology Centre, public toilets, two staff flats, and involving infill/landscaping of former paddling pool and refurbishment of beach shop/ Railway Society building
- Decision Date:** 13-12-1995 **DOE** **Appeal:** 13-DEC-95 **Allowed**
1117/AP/95/1316 Ruislip Lido (Water Ski Club) Reservoir Road Ruislip
Construction of a concrete hardstanding and installation of a one ton gas propane tank (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town and Country Planning Act 1990)
- Decision Date:** 18-09-2001 **NFA** **Appeal:** 18-SEP-01 **Withdrawn**
1117/APP/2000/2248 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip
DETAILS OF TREE PROTECTION IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF.1117/APP/2000/466 DATED 15/09/00; ERECTION OF A RAILWAY CARRIAGE STORAGE SHED
- Decision Date:** 12-01-2001 **Approved** **Appeal:**
1117/APP/2000/466 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip
ERECTION OF A RAILWAY CARRIAGE STORAGE SHED
- Decision Date:** 15-09-2000 **Approved** **Appeal:**
1117/APP/2001/2681 Brewers Fayre Site, Ruislip Lido Reservoir Road Ruislip
ERECTION OF A SINGLE STOREY EXTENSION TO NORTH WING OF THE PUBLIC HOUSE
- Decision Date:** 21-02-2002 **Approved** **Appeal:**
1117/APP/2008/2243 Woody Bay Station, Ruislip Lido Railway Reservoir Road, Ruislip
Single storey storage shed.
- Decision Date:** 05-11-2008 **Approved** **Appeal:**
1117/APP/2010/1997 Ruislip Lido Reservoir Road Ruislip
Construction of car park consisting of 150 parking spaces (as well as space for motor cycle parking). Re-consultation following receipt of revised plans, additional and amended supporting reports and amended application form.
- Decision Date:** 12-07-2012 **Approved** **Appeal:**
1117/APP/2012/1257 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip
Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.

Decision Date: 30-08-2012 **Approved** **Appeal:**
1117/APP/2012/1785 Ruislip Lido Railway Station Reservoir Road Ruislip
Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building).

Decision Date: 12-03-2013 **Approved** **Appeal:**
1117/APP/2012/2786 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip
Details of materials, security, levels, tree protection, landscaping, access, ecological enhancement, vehicular access, and litter bins, pursuant to conditions 2, 4, 5, 6, 7, 8, 10, 11 and 12 of planning permission ref: 1117/APP/2012/1257 dated 31/8/2012.

Decision Date: 02-01-2013 **Approved** **Appeal:**
1117/APP/2012/3134 Ruislip Lido Reservoir Road Ruislip
Details of traffic arrangements, tree protection, landscaping, flood risk, auxiliary overflow collar, construction management plan and footpath, in compliance with conditions 4, 7, 9, 10, 11, 14 and 22 of planning permission ref: 1117/APP/2010/1997 dated 12-07-2012 (Construction of car park consisting of 150 parking spaces and motor cycle parking).

Decision Date: 22-04-2013 **Approved** **Appeal:**
1117/APP/2013/1108 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip
Details of revised landscaping and levels, in compliance with conditions 2 and 7 of planning permission ref: 1117/APP/2012/1257 dated 31/8/2012 (new facilities).

Decision Date: **Appeal:**
1117/APP/2013/147 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip
Details of gas tank enclosure, revised fencing and landscaping, levels and access, pursuant to conditions 5, 7(2b) & (2g); and 9 of planning permission ref: 117/APP/2012/1257 dated 31/8/2012 (woodland centre, ticket office and mess room).

Decision Date: 01-02-2013 **Approved** **Appeal:**
1117/APP/2013/1568 Ruislip Lido Railway Station Reservoir Road Ruislip
Details in compliance with conditions 2 (materials), 3 (Secure by Design), 5 (site levels and finished floor levels), 6 (tree protection), 7 (landscaping), 8 (access), 13 (ecological statement) & 14 (bin facilities) of planning permission ref: 1117/APP/2012/1785, dated 12 March 2013 for the "Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building)".

Decision Date: 07-05-2014 **Approved** **Appeal:**
1117/APP/2013/1938 Ruislip Lido Reservoir Road Ruislip
Non material amendment

Decision Date: 12-07-2013 **Approved** **Appeal:**
1117/APP/2013/2165 Ruislip Lido Reservoir Road Ruislip
Revised details pursuant to condition 14 (construction management plan) of planning permission ref: 1117/APP/2010/1997 dated 12/07/2012, for the construction of car park consisting of 150 parking spaces and motor cycle parking.

Decision Date: 01-08-2013 **Approved** **Appeal:**

1117/APP/2013/30 Ruislip Lido Reservoir Road Ruislip

Details of tree protection, ecological mitigation and great crested newt mitigation strategy in compliance with conditions 7, 15 and 19 of planning permission ref: 1117/APP/2010/1997 dated 12-07-2012 (Construction of car park consisting of 150 parking spaces (as well as space for motor cycle parking). Re-consultation following receipt of revised plans, additional and amended supporting reports and amended application form).

Decision Date: 09-01-2013 **Approved** **Appeal:**

1117/APP/2015/2787 The Boat House Reservoir Road Ruislip

DEMOLITION OF THE EXISTING BOAT HOUSE BUILDING AND ERECTION OF A NEW BOAT HOUSE BUILDING WITH ASSOCIATED EXTERNAL WORKS

Decision Date: 15-09-2015 **Approved** **Appeal:**

1117/APP/2016/2759 Ruislip Lido Reservoir Road Ruislip

Proposed change of use of existing public convenience to kiosk (Use Class A1) with ancillary storage and alterations to north east and south west elevations.

Decision Date: 24-08-2016 **Approved** **Appeal:**

1117/AR/95/1096 Ruislip Lido Reservoir Road Ruislip

Extension of existing miniature railway line and construction of platform

Decision Date: 23-08-1995 **Approved** **Appeal:**

1117/AS/96/0237 Ruislip Lido Reservoir Road Ruislip

Installation of two liquid propane gas storage tanks (1.5 metres high x 2.8 metres long) within storage compound area

Decision Date: 18-05-2001 **NFA** **Appeal:**

1117/AT/96/0365 Ruislip Lido Reservoir Road Ruislip

Details of scheme of landscaping and planting in compliance with condition 4 of the Secretary of State's decision ref.LRP219/R5510/031 dated 13/12/95; Erection of part single storey, part two storey building for Class A3 (Food and Drink), including children's indoor play facility, Woodland Ecology Centre, public toilets, two staff flats and involving infill/landscaping of former paddling pool and refurbishment of beach cafe and Railway Society Building

Decision Date: 24-07-1996 **Approved** **Appeal:**

1117/AW/96/0370 Ruislip Lido Reservoir Road Ruislip

Details of finished levels in compliance with condition 11 of the Secretary of State's decision ref. LRP219/R5510/031 dated 13/12/95; Erection of part single-storey, part two-storey building for Class A3 use (Food and Drink), including childrens indoor play facility, Woodland Ecology Centre, public toilets, two staff flats, and involving infill/landscaping of former paddling pool and refurbishment of beach shop/Railway Society Building

Decision Date: 04-09-1996 **Approved** **Appeal:**

1117/AX/96/0372 Ruislip Lido Reservoir Road Ruislip

Details of disabled parking and fencing to car park in compliance with conditions 10 and 13 of the Secretary of State's decision ref.LRP219/ R5510/031 dated 13/12/95; Erection of part single storey, part two storey building for Class A3 use (Food and Drink), including children's indoor play facility, Woodland Ecology Centre, public toilets, two staff flats, and involving infill/landscaping of former paddling pool and refurbishment of beach shop/Railway Society building

Decision Date: 02-12-1996	Approved	Appeal:
1117/AY/96/0373	Ruislip Lido Reservoir Road Ruislip	
Details of materials in compliance with condition 2 of the Secretary of State's decision ref.LRP219 /R5510/031 dated 13/12/95; Erection of part single storey, part two storey building for Class A3 use (Food and Drink), including children's indoor play facility, Woodland Ecology Centre, public toilets, two staff flats, and involving infill/landscaping of former paddling pool and refurbishment of beach shop/Railway Society Building		
Decision Date: 03-09-1996	Approved	Appeal:
1117/AZ/96/0492	Ruislip Lido Reservoir Road Ruislip	
Erection of a replacement single storey building for part use by Railway Society and part kiosk		
Decision Date: 12-06-1996	Approved	Appeal:
1117/BC/96/3056	Ruislip Lido Reservoir Road Ruislip	
Installation of signage for Public House, Woodland Centre and Model railway (externally illuminated and non-illuminated)		
Decision Date: 15-11-1996	Approved	Appeal:
1117/BD/96/0873	Brewers Fayre Site, Ruislip Lido Reservoir Road Ruislip	
Erection of children's play equipment		
Decision Date: 04-09-1996	ALT	Appeal:
1117/BE/96/0942	Ruislip Lido Reservoir Road Ruislip	
Details of external lighting to car park in compliance with condition 9 of the Secretary of State's decision ref.LRP219/R5510/031 dated 13/12/95; Erection of part single storey, part two storey building for Class A3 use (Food and Drink), including children's indoor play facility, Woodland Ecology Centre, public toilets, two staff flats, and involving infill/landscaping of former paddling pool and refurbishment of beach shop/ Railway Society building		
Decision Date: 03-12-1996	Approved	Appeal:
1117/BG/98/0114	Ruislip Lido Reservoir Road Ruislip	
Erection of timber clad steel unit to form ticket office/waiting room with hard surface area in front		
Decision Date: 17-04-1998	Approved	Appeal:
1117/G/80/0508	Ruislip Lido Reservoir Road Ruislip	
Construction of stock shed.		
Decision Date: 17-06-1980	ADH	Appeal:
1117/K/87/0939	Ruislip Lido Reservoir Road Ruislip	
Erection of ticket office & bookshop & extension to workshop to miniature railway		
Decision Date: 10-08-1987	ADH	Appeal:
1117/L/87/1880	Ruislip Lido Reservoir Road Ruislip	
Details of materials in compliance with condition 3 of planning permission ref.1117K/87/939		
Decision Date: 16-10-1987	ADH	Appeal:
1117/M/89/0617	Ruislip Lido (Ruislip Sailing Club) Reservoir Road Ruislip	

Extension to existing clubhouse to provide changing rooms, shower & toilet facilities and erection of a replacement garage

Decision Date: 03-07-1989 **Approved** **Appeal:**
1117/R/90/0017 Ruislip Lido (Ruislip Sailing Club) Reservoir Road Ruislip
Erection of a single-storey rear extension to existing clubhouse to provide changing facilities, showers and toilets and erection of replacement garage

Decision Date: 21-08-1990 **Approved** **Appeal:**
1117/S/91/0635 Ruislip Lido (Ruislip Sailing Club) Reservoir Road Ruislip
Erection of wall to subdivide existing enclosed childrens boating area for use by radio controlled model boats (retrospective application)

Decision Date: 10-06-1991 **Approved** **Appeal:**
1117/T/91/0669 Ruislip Lido (Ruislip Sailing Club) Reservoir Road Ruislip
Erection of new two-storey Lido building (involving demolition of existing main building)to accommodate all pre-existing facilities, and in addition health club including pool and creche; with associated restaurant, and enlarged function suite

Decision Date: 01-10-1991 **Approved** **Appeal:**
1117/W/91/1024 Ruislip Lido (Ruislip Sailing Club) Reservoir Road Ruislip
Details of scheme of landscaping and external materials in compliance with conditions 2 and 3 of planning permission ref.1117R/90/17 dated 21.8.90; Erection of single-storey rear extension to clubhouse and replacement garage

Decision Date: 24-10-1991 **Approved** **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 5 local owners/occupiers and a site notice was displayed. No responses were received.

Ruislip Residents Association:
No response was received

INTERNAL

Conservation Officer:

Following initial comments regarding the amount of signage proposed, the scheme has been revised, reducing the number of proposed signs, and is considered to be acceptable.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. **MAIN PLANNING ISSUES**

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will only permit applications to alter or extend listed buildings if no damage is caused to the historic structures and additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE27 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states the advertisements will only be granted express consent if they are at such a size and designed so they compliment the scale, form and architectural composition of individual buildings, they do not harm the visual amenities of the area, and do not compromise public safety. Policy BE29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states the local planning authority will seek to limit the number of signs and the size of advertisements in the interests of amenity and public safety.

The application site is located within the Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

Therefore the main considerations are the impact upon public safety, and the impact on the visual amenity of the Locally Listed Public House and the surrounding Green Belt.

With regard to public and highway safety, the majority of the signs would be located on the building at a sufficient distance from the highway and would not impact on users of the public highway. The proposed scheme would reuse an existing large poster frame and an existing post sign which are located alongside the highway; these are considered to be acceptable and would not cause harm to users of the highway.

In regards to visual amenity, the number of signs is considered to be acceptable and would not cause harm to the character, appearance and setting of the Locally Listed Public House or impact on the visual amenity of the surrounding Green Belt. The Council's Conservation Officer does not object to the proposed replacement signs.

The advertisements are considered to comply with Policies BE8, BE10, BE27, BE29 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application for advertisement consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADVERT1 Standard Condition

All advertisement consents carry the following 5 standard conditions as contained in the Town and Country Planning (Control of Advertisements) Regulations 1992 and unless specified to the contrary the consent expires after 5 years.

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

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

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

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

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

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

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

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

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

REASON

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

2 ADVERT5 Type of illumination

The illumination of the sign(s) is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating.

REASON

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

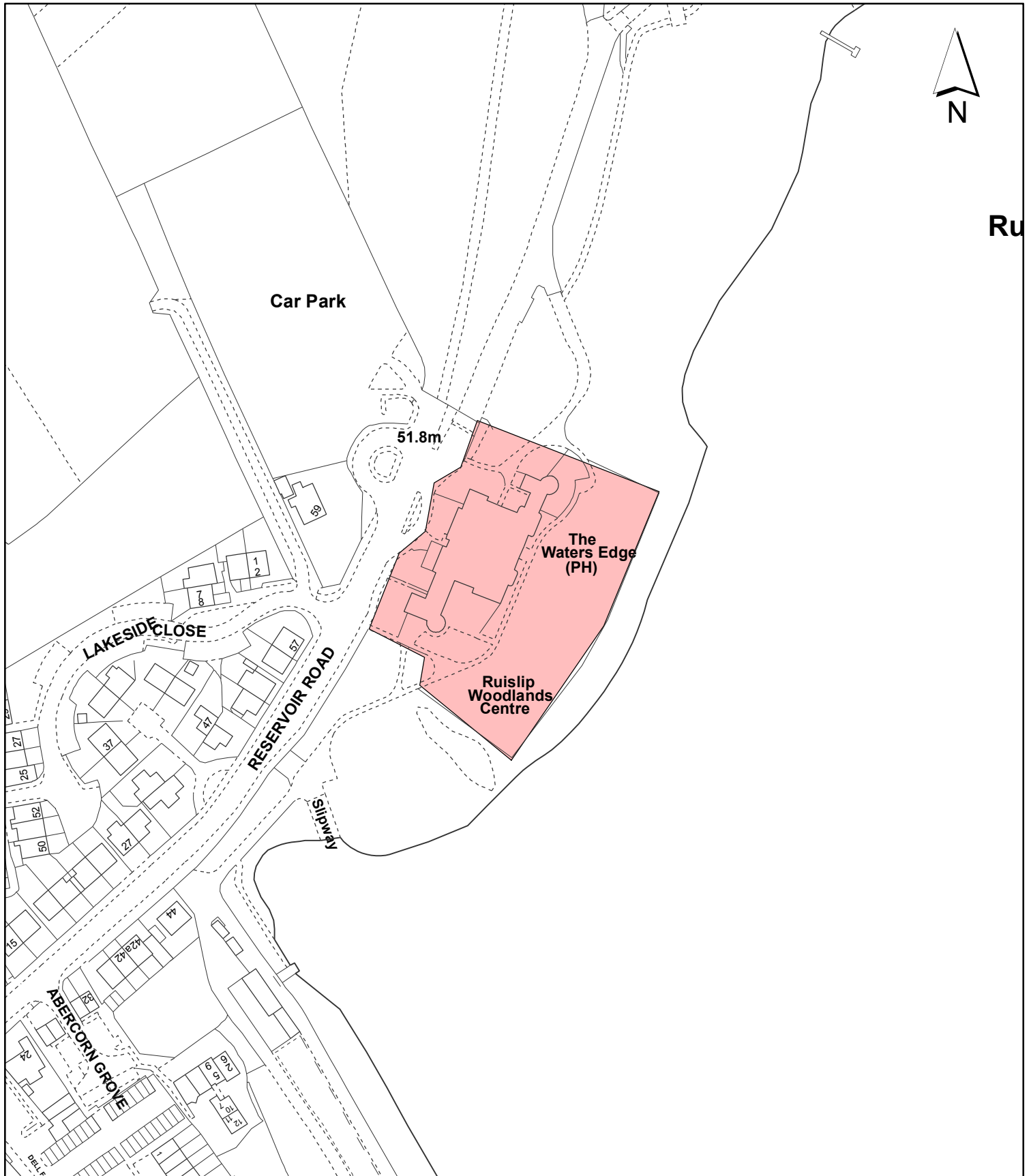
INFORMATIVES

- 1 The decision to GRANT Advertisement Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT Advertisement Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE4 New development within or on the fringes of conservation areas
BE8 Planning applications for alteration or extension of listed buildings
BE9 Listed building consent applications for alterations or extensions
BE10 Proposals detrimental to the setting of a listed building
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE27 Advertisements requiring express consent - size, design and location
BE29 Advertisement displays on business premises
DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- 3 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.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**The Waters Edge,
 Reservoir Road
 West Ruislip**

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

Planning Application Ref:
1117/ADV/2016/91

Scale:
1:1,750

Planning Committee:
North Page 141

Date:
January 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 178 - 182 HIGH STREET RUISLIP

Development: First and second floor rear extension, conversion of roofspace to habitable use to include 3 x front dormers, 4 x side dormers and change of use from Use Class A1 (Retail) to Use Class C3 (Residential) to create 6 x 2-bed and 3 x 1-bed self-contained flats, balustrade to rear to from communal terrace and alteration to bin/cycle storage.

LBH Ref Nos: 28388/APP/2016/3332

Drawing Nos: 15/3369/14
15/3369/10
Location Plan
15/3369/12
15/3369/11
15/3369/13

Date Plans Received: 05/09/2016

Date(s) of Amendment(s):

Date Application Valid: 14/09/2016

1. SUMMARY

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and the character of the area.

The scheme proposes to erect a first and second floor extension to the rear of the premises and convert the roofspace to habitable use with the inclusion of dormer windows. The proposal is considered to be a large and visually intrusive addition, which fails to respect the character and appearance of the existing building and the wider Conservation Area. It also fails to achieve suitable living conditions for future occupiers.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first and second floor extensions with the conversion of the roofspace to habitable use including dormer windows set within a large flat roof, by virtue of its size, scale, bulk and design would be detrimental to the character and appearance of the existing building and the visual amenity of the street scene and the wider 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 Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would result in the provision of habitable rooms with their only window in very close proximity to the side wall of the rear projections, which would compromise a 45 degree line of sight and would thus result in habitable rooms with a lack of outlook and natural light/sunlight resulting in an oppressive environment, to the detriment of the residential amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 159 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.

2

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a corner plot that is located at the Southern end of the Western side of High Street, Ruislip, and on the junction intersection between High Street and Kingsend to the West. To the East and South of the intersection are Pembroke Road and West End Road.

The site is situated within the Ruislip Village Conservation Area and the Primary Shopping Area of the Ruislip Town Centre, as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site comprises a part two/three storey end-of-terraced building, which is currently in use as a Class A1 retail unit for the sale of furniture and beds (Quilters). The building has a three-storey height (with pitch roof recessed and a parapet wall) that fronts onto the High Street. It then steps to a flat-roof two storey height along the Southern boundary adjacent the Kingsend highway, which is mainly a residential street. The existing two storey projection almost extends to the rear boundary adjacent to Princess Lane, and it is set in from the Northern side boundary with the adjoining property at No. 176 High Street (Wimpy) by 6.4 m. A flat-roof single storey rear addition, which is set forward of the rear building line of the two storey rear projection, in fills the area between the two storey projection and the Northern side boundary. An external staircase at the rear forms secondary access to the retail space on the upper floors of the property, and the adjoining footpath to the rear, which is within the curtilage of the site, forms part of an informal servicing yard and area for two off-street parking spaces.

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

3.2 Proposed Scheme

This application seeks planning permission for the erection of a first and second floor rear extension, the conversion of the roofspace to habitable use to include 3 x front dormer window, 4 x side dormer windows and a change of use from Use Class A1 (Retail) to Use Class C3 (Residential), creating 6 x 2-bed and 3 x 1-bed self contained flats, with a balustrade to rear to from a communal terrace and alteration to the bin/cycle storage.

3.3 Relevant Planning History

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

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

Decision: 20-03-2013 Withdrawn

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

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

Decision: 24-07-2013 Withdrawn

28388/APP/2015/3834 178 - 182 High Street Ruislip

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

Decision: 13-04-2016 Approved

Comment on Relevant Planning History

28388/APP/2015/3834 - Change of use of first and second floors from Use Class A1 (Retail) To Use Class C3 (Residential) to form 3 x 2-bedroom and 3 x 1-bedrom self contained flats involving first floor rear extension, glazed balustrades to form private/communal terraces to rear, external alterations and internal refuse bin and cycle storage (Resubmission) (Approved)

28388/APP/2013/1487 - Change of use of first and second floors from Use Class A1 (Shops) to Use Class C3 (Dwelling Houses), rear extensions to first and second floor, conversion of roofspace to habitable use involving extension to third floor, part demolition of ground floor to allow for the provision of 9 x 2-bed self contained flats, with associated balconies, parking

and installation of cycle and bin stores, and alterations to all elevations (withdrawn)

28388/APP/2012/3171 - Change of use of 1st & 2nd floors from A1 to C3. Extension to 1st, 2nd & 3rd floors (3rd floor formerly roof space) to provide C3 use. The provision of 9 no. two bed flats, 3 no. one bed flats, 3 no. additional parking spaces, ancillary cycle storage & bin store.(withdrawn)

Synopsis. Whilst the change of use of the upper floors to residential is acceptable, further extending the building to accommodate further residential development raises issues about extending an important building on a corner site in the Conservation Area.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

H4 Mix of housing units

H8 Change of use from non-residential to residential

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

S6 Change of use of shops - safeguarding the amenities of shopping areas

LPP 3.3 (2016) Increasing housing supply

LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 6.13	(2016) Parking
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- Not applicable
- 5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours were consulted for a period of 21 days expiring on the 7 October 2016.

There were 2 responses from neighbours who raised the following issues:

- The building is in a prominent position and any changes should be sympathetic to the local surroundings.
- The application involves filling in the present roof line increasing it to 4 storeys
- Overbearing on 4 Kingsend.
- Out of character with the Conservation Area and garden suburb image.
- Overdevelopment.
- No proper outside amenity space.
- No parking provision detrimental to highway safety.
- Plans suggest Quilters will remain as a retail outlet but they are closing. What demand is there for a double shop this size?
- Overdominant and at odds with the street scene.

Ruislip Residents Association - The increase in roof height in the High Street will destroy the street scene on that important junction, and damage the Garden Suburb image. Hence the proposed plans will completely change the character of the Conservation Area. The large 4 storey building will dwarf No.4 Kingsend behind and will be generally over dominant in its surroundings. There is no proper outside amenity space for residents of the proposed flats. - The increase in the number of flats from the previous approved plan and the lack of additional parking spaces will cause adverse affects in local roads where there are already few parking spaces. There is nowhere for emergency, delivery or service vehicles to park on the busy corner of Kingsend and Princess Lane.

Ruislip Village Conservation Panel - The Panel have grave concerns about the effect upon the Conservation Area. The proposal would create a four storeyed building and an unattractive 3-4 storey extension along Kingsend, overwhelming the properties to the rear. The plans constitute an overdevelopment on a very busy corner, beside traffic lights, where the pavement is narrow for

pedestrians and extra traffic engendered by so many flats would constitute an added danger. Inevitably the inhabitants of the new flats and their visitors including health workers, will have cars and no adequate parking spaces. We beg that this application be refused for all these reasons and especially because the enlarged building would permanently have an adverse effect upon the character of the Conservation Area.

Internal Consultees

Access Officer - No comments to make

Conservation and Urban Design -

BACKGROUND: This building is highly visible and lies on a prominent corner at the southern entrance to the Ruislip Village Conservation Area. It is of a discrete and generally attractive design and probably dates from the late 1950s. It is a purpose built structure of three floors plus a pitched roof behind a parapet along the High Street elevation. It appears to be traditionally constructed in a dark red brick with a tiled roof and original, metal framed casement windows. These are set within painted, projecting concrete "box like" framing and are symmetrically positioned and grouped across the front and side street elevations. The height of the building reduces to two storeys along Kingsend, where the street becomes more modest and residential in character.

COMMENTS: Whilst there would be no objection to the change of use of the upper floors in design terms, the extended building as currently proposed would appear unduly large and bulky. When seen from Kingsend, the building would comprise 3 sheer storeys and would have an additional floor within a flat roofed, non traditional, mansard addition. This would be visible from the south and east, where the surrounding properties within the conservation area are mostly of 2 storeys with traditional roof forms. To the rear and visible from the west, the top floor would be within a sheer storey, as the mansard would not be continued to the rear of the building. As such it would be seen as 4 storeys and would appear even larger and more prominent on the skyline.

Whilst the addition of a traditional mansard to the existing building at second and third floor and may be acceptable in principle, extending the building as proposed would result in a significantly taller and overly large structure in a highly visible location. Its non traditional roof form would be very obvious and it would create a visually jarring change in scale between the building and the adjacent two storey structures. It is considered that this would be detrimental to the character and appearance of the conservation area.

As proposed, it is considered that this structure would have a negative impact on the character and appearance of the Ruislip Village Conservation Area. As such objections are raised to this proposal.

Highways - The existing retail unit at ground floor is to be retained and the two parking spaces appear to be used by the existing retail business. A previously approved scheme was supported by a Lambeth Methodology Parking Survey that showed there were small amounts of on street parking available to accommodate car trips from the proposed development. The site has a PTAL value of 4 (good). This application is for a slightly greater number of flats but has provided no explanation of why no car parking is provided. However as this application is for 3 more units on the same site, I am willing to accept the findings of the 2016 parking survey, so I have no significant concerns.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

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

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

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

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

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

The dominant use in the Primary Shopping Area of the Ruislip Town Centre is Class A1 retail, and even though the proposed development would result in the loss of the existing retail space on the first and second floors of the application property, it would incorporate the retention of the larger retail space on the ground floor with associated shopfront and display window. The retained ground floor would have a trading floor area of 278 sq.m, which is considered adequate to maintain the viability, vibrancy and maintenance of the vitality of the Primary Shopping Area of the Town Centre. The siting of the proposed first and second floor rear extension is such that it would not displace the space in the servicing yard and off-street parking area to the rear.

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

the Council's most recent Town Centre survey indicates that the predominant use in the shopping frontage of the Primary Shopping Area of the Ruislip Town Centre is still Use Class A1 retail.

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

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

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

The site is situated within the Ruislip Village Conservation Area. A detailed assessment of the design merits of the proposed development incorporating a first and second floor rear extension and conversion of roofspace including dormer windows and glazed balustrades to form private/communal terraces has been provided in the 'Impact on the Character and Appearance of the Area' section below.

However it is noted that the Conservation Officer has raised an objection to the bulk and design of the proposed development, which is considered to have a negative impact on the character and appearance of the Ruislip Village Conservation Area and thereby fails to comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Extensions (December 2008).

The Design and Access Statement accompanying this proposal has advised that the increase in height and design of the dormer windows are very similar to those recently approved on the new development in Pembroke Road and will not detract from the appearance of the Conservation Area. However it is noted that 3 Pembroke Road is a separate building set behind no. 157 High Street with the upper floors set back from the street. The main roof height of that building is 10.75m (11.3m at the side ridges) against 12.45m of this application site. It is further noted that 3 Pembroke Road sits between no. 157 and Pembroke House, a 4 storey building, and opposite Kings Lodge, which is substantially larger. The approved development at 3 Pembroke Road was subject to a number of planning applications, which were refused initially on the scale and design of the proposal.

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

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

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

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

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

Whilst there would be no objection to the change of use of the upper floors in design terms, the extended building as currently proposed would appear unduly large and bulky. When seen from Kingsend, the building would comprise 3 sheer storeys and would have an additional floor within a flat roofed, none traditional, mansard addition. This would be visible from the South and East, where the surrounding properties within the conservation area are mostly of 2 storeys with traditional roof forms. To the rear and visible from the West, the top floor would be within a sheer storey, as the mansard would not be continued to the rear of the building. As such it would be seen as 4 storeys and would appear even larger and more prominent on the skyline.

The Conservation Officer has raised concerns and advised that whilst the addition of a traditional mansard to the existing building at second and third floor may be acceptable in principle, extending the building as proposed would result in a significantly taller and overly large structure in a highly visible location. Its non traditional roof form would be very obvious and it would create a visually jarring change in scale between the building and the adjacent two storey structures. It is considered that this would be detrimental to the character and appearance of the conservation area.

It is therefore considered that the proposed development would be out of keeping with the character and appearance of the surrounding Conservation Area and that its visual impact is unacceptable. As such the proposal fails to comply with the requirements of policies BE4, BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved. Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

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

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

The proposed first and second floor rear extension and addition to the roofspace would be largely screened off from views of the closest adjacent properties on the Northern side of site by the existing two storey rear pitched roof projection at the rear of 176 High Street. The proposed extensions although substantial would also be separated from the flank wall of the nearest property to the West, no. 4 Kingsend, by Princess Lane at a distance of 8.5 m. The nearest properties to the South are 5 Kingsend and Kings End court situated on the opposite side of the road approximately 34 m away. Therefore, the proposed extensions are not considered to result in an unacceptable degree of over dominance, visual intrusion and over shadowing and would comply with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed windows on the Northern elevation looking over the shared roof terrace and the roof line of the two storey pitched roof projection at the rear of no. 176, all serve non habitable rooms and can be conditioned to be obscure glazed and fixed shut below 1.8 m. The existing and new first floor, second floor and dormer windows in the Southern side elevation of the property would serve habitable rooms in flats on those floors. The side windows would offer views out directly towards the front garden of the dwelling at No. 5 Kingsend and the apartment block at Nos. 1 to 6 Kingsend Court to the South. However, there would be a separation distance of 24 m between the side windows and the facing habitable front windows at those properties. Given that the separation distance exceeds the required minimum of 21 m, it is considered that there would be no detrimental impact on the neighbouring amenities of the properties on the Southern side of Kingsend in terms of loss of privacy.

To the rear (West) of the application site and the windows facing no. 4 Kingsend look towards the front garden and flank wall. To the side of the extension, the proposed communal terrace would have a separation distance of approximately 11.3 m from the Eastern flank and the rear garden. It is noted that the Eastern flank elevation of No.4 features first floor non-habitable windows and there is a single storey rear extension at that dwelling. It is considered that the 1.5 m height of the obscure-glazed balustrade enclosing the communal terrace is such that any direct and/or oblique views out towards the flank elevation and rear garden of No.4 would be severely restricted. As such, it is considered that there would be no detrimental impact on the neighbouring amenities of No.4 in terms of loss of loss of privacy.

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

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

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 2 bed three person dwelling set over 1 storey should have a minimum internal floor area of 61 sq m with an additional 2 sq m of internal storage and a 2 bed four person dwelling set over 1 storey should have a minimum internal floor area of 70 sq m with an additional 2 sq m of internal storage. The proposed layouts indicate the properties would provide floorspace in accordance with Policy 3.5 of the London Plan 2016.

Policy BE20 requires that buildings should be laid out so that adequate daylight and sunlight can penetrate and Policy BE21 states permission will not be granted for proposals which by reason of their siting, bulk and proximity would significantly impact on residential amenity. Section 4 of the Council's HDAS: Residential Layouts advises that all residential developments should receive adequate daylight and sunlight, careful design can minimise the negative impact of overbearing and overshadowing. Due to the configuration of the blocked development, it is noted that the Westerly facing living rooms of the flats 1 and 4 are recessed between the two high walls of the rear projections of the application site and no. 176 and compromises a 45 degree line of sight from these windows within 3.5 m and 5.1 m. Although it is noted that this was not considered to be an issue in the previous proposal for the conversion of the upper floors, the increased height of this proposal, would result in the side wall increasing from one storey for flat 1 and none to flat 4, to two storeys and one storey respectively. It is therefore considered that some of the proposed habitable rooms would fail to have an adequate outlook and source of natural light.

HDAS: Residential Layouts advises that two bedroom flats should provide at least 25 sq. m of amenity space. As a result, the required minimum for the proposed 8 flats is 200 sq.m. However paragraph 4.19 states 'Exceptions to the garden area requirements will only apply in special circumstances such as the provision of non-family housing, predominantly made up of 1 bedroom units, in town centres or the provision of small non-family housing above shops'. The proposed private terrace and communal terrace would have a combined area of 59.65 sq.m, which is below the required 200 sq.m however, in light of the guidance, it is not considered necessary to adhere to the exact requirements in this town centre location, especially as the scheme makes provision for some usable amenity space throughout the

development.

In consideration of the previous proposal the case officer advised the applicant has provided a schedule of 16 parks and sites with communal play grounds/fields in the surrounding area, which can provide amenity area to offset the significant shortfall of amenity provision on the site. As such, the on-site provision and close proximity to sites with adequate public amenity areas would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed flats, thereby compliant with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance contained in the HDAS SPD: Residential Layouts (July 2006).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The Highways Officer has advised that;

* "the site was subject to a similar previous application for 6 flats that was approved by the Council in April 2016. That application was supported by a Lambeth Methodolgy Parking Survey conducted in January 2016 that showed that there were small amounts of on-street parking available to accommodate car trips from the proposed development. The site has a PTAL value of 4 (good) which suggests that there could be some for car trips to and from the site. This application is for a slightly greater number of flats (9) and there are only 2 parking spaces on site and they could well be reserved for the retail unit. The Design and Access Statement provides no explanation of why no on-site car parking is provided and no reference to any parking surveys that have been carried out.

* the previously approved development was granted permission with 6 units above the ground floor retail and relied on the information provided in a 2016 parking survey. On the basis of this application for 3 more units at the same site I am willing to accept the findings of the 2016 parking survey.

* there are 9 covered secure cycle parking spaces shown on the latest drawing, which is accepted along with 1100lt refuse bins. Both of these facilities have direct access from Princess Lane."

Therefore on this basis they have raised no significant concerns over the above application

As such, the proposed development is considered to comply with the principles of Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Hillingdon's Adopted Parking Standards and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

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

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no protected trees on the site and the proposal would not be sited in close proximity of any trees with high amenity value adjacent or near to the site.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The application site is not situated within any Flood Zone, and even though the proposal incorporates residential development, the upper floor siting of the proposed development is such that it would not result in the generation of any localised flooding on the site.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposal is considered to be a visually intrusive addition to the street scene which fails to respect the built form of the surrounding Conservation Area. It also fails to achieve suitable living conditions for future occupiers.

It is therefore recommended for refusal.

11. Reference Documents

The London Plan (2016).

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

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

Mayor of London's Housing Supplementary Planning Guidance (November 2012)

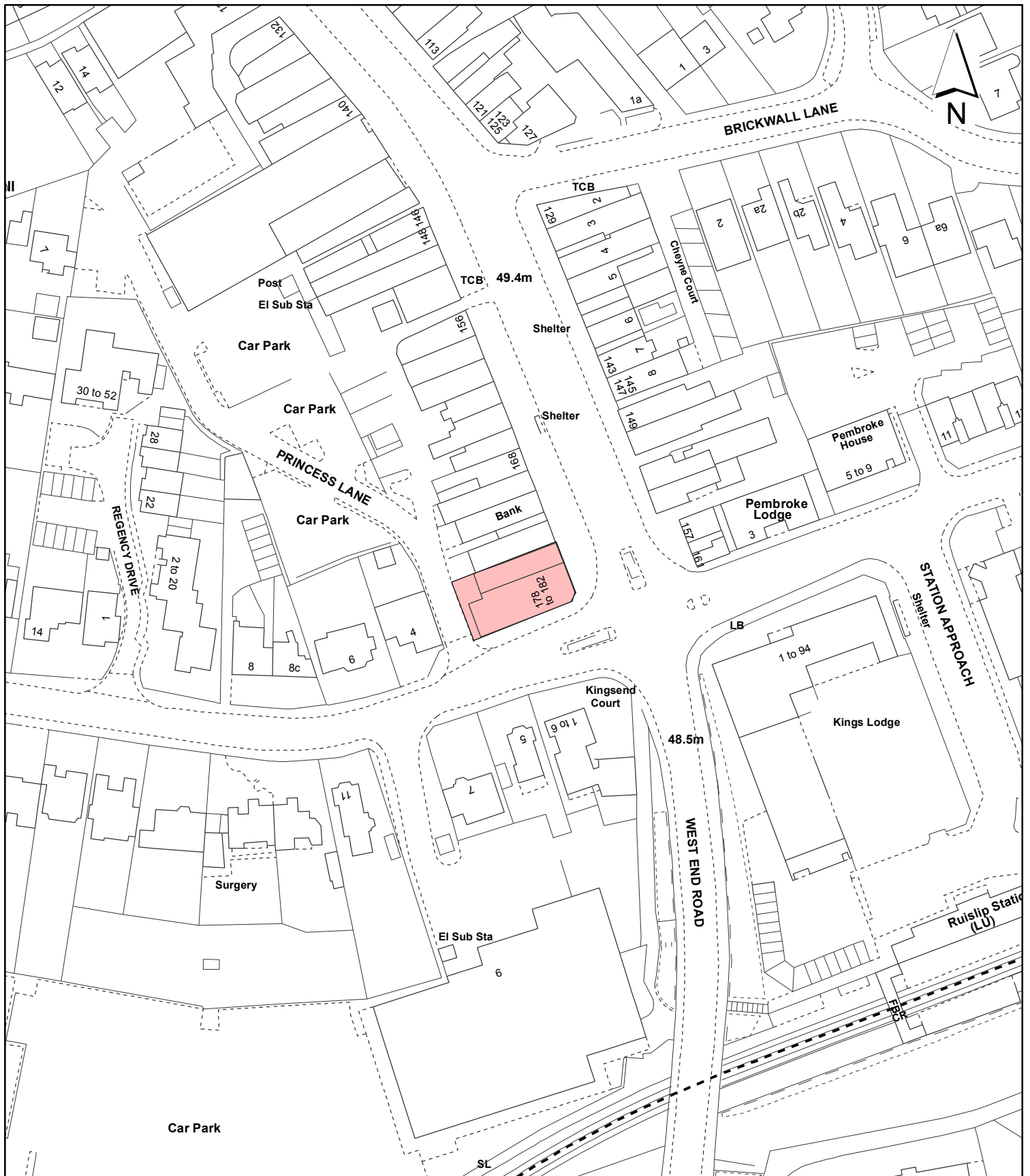
Housing Standards Minor Alterations to The London Plan (March 2016)

Parking Standards Minor Alterations to The London Plan (March 2016)

Supplementary Planning Document HDAS: Residential Layouts (July 2006)
Supplementary Planning Document HDAS: Residential Extensions (December 2008)
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**178-182 High Street
West Ruislip**

Planning Application Ref:

28388/APP/2016/3332

Planning Committee:

North Page 158

Scale:

1:1,250

Date:

January 2017

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning and Enforcement

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2016 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 15 December 2016 and updates the information received by Cabinet in September 2016. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2016, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of November 2016 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/16' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/06/16" and "Total Income as at 30/09/16".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 September 2016. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report December 2016.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

**North Planning Committee - 11th January 2017
PART 1 - MEMBERS, PUBLIC & PRESS**

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
SECTION 278										
PT1278/46/135 *32	Northwood	104, Sandy Lodge Way, Northwood 54571/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT1278/63/175A *49	South Ruislip	BFFO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT1278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Avel/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending, £5,500 design fees received plus further £8,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT1278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT1278/73	South Ruislip	R.A.F Northolt, South Ruislip/Main Gate 489/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT1278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT1278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,782).
PT1278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees. 13/14. Further £307.63 claimed.
PT1278/89/349 *115	Harefield	West London Composting, New Years Green Lane, Harefield.	106,884.18	106,884.18	0.00	0.00	0.00	106,884.18	0.00	Funds received as a returnable bond to ensure the satisfactory completion of the highway works associated with the development.
PT1278/105/350C *122	South Ruislip	Fmr Alia Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	73,856.22	73,310.00	546.22	877,953.78	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. Spend towards required traffic orders for highway works.
SECTION 278 SUB - TOTAL			1,204,267.28	1,204,267.28	160,513.13	159,966.91	546.22	1,043,754.15	0.00	
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
SECTION 106										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
PT/25/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.96	35,253.96	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/143/323A	Cavendish	150 Field End Road, (initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend.
PT/148/327 *105	Northwood Hills	Northwood School, Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/154/350A	South Ruislip	Fmr Arla Dairy Site, Victoria Rd Ruislip. 66819/APP/2014/1600	135,000.00	135,000.00	0.00	0.00	0.00	135,000.00	135,000.00	Contribution towards the provision of public transport infrastructure improvements and related initiatives in the authority's area including bus priority measures, improvements to bus services and cycle provision (see legal agreement for details). Funds to be spent within 7 years of receipt (Sept 2022).
PT/176/389 *135	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	150,000.00	0.00	0.00	0.00	0.00	150,000.00	0.00	£150,000 received as the TFL contribution, to be used by TFL towards bus service improvements made necessary by the development. Funds required to be transferred to TFL.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	397,678.65	247,678.65	28,119.15	28,119.15	0.00	369,559.50	155,000.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	1,601,945.93	1,451,945.93	188,632.28	188,086.06	546.22	1,413,313.65	155,000.00	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16624/APP/2012/3220	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	0.00	Contribution received towards providing educational improvements on facilities in the Authority's area to include new school facilities, improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent within 5 years of receipt (Feb 2019). Funds earmarked towards Northwood Secondary School, as part of the Councils Secondary School Expansion Programme.
EYL/206/358	Northwood	Land forming part of Oakhurst, Northgate, Northwood. 6712/APP/2011/2712	13,391.12	13,391.12	0.00	0.00	0.00	13,391.12	0.00	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds earmarked towards Northwood Secondary School, as part of the Councils Secondary School Expansion Programme.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
EYL/211/330	Harefield	Little Hammonds, Breakspear Rd North, Harefield	33,436.00	33,436.00	17,869.51	17,869.51	0.00	15,566.49	0.00	Fund received towards the provision of educational facilities within the London Borough of Hillingdon. No time limits for spend. Funds allocated towards expansion at Harefield Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). £17,869.51 spent 2014/15. Remaining balance earmarked towards Northwood Secondary School, as part of the Councils Secondary School Expansion Programme.
EYL/232/357	Ickenham	66 Long Lane, Ickenham 20548/APP/2012/2848	20,041.43	20,041.43	0.00	0.00	0.00	20,041.43	0.00	Contribution received to be used by the Council towards providing education; educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds earmarked towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme.
EYL/234/375	South Ruislip	35 Edwards Ave, Ruislip. 35683/APP/2012/864	16,138.00	16,138.00	0.00	0.00	0.00	16,138.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary school child yield arising from the proposal. No time limit for spend. Funds earmarked towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme.
EYL/235/376	West Ruislip	16-18 Kingsend, Ruislip 63221/APP/2012/878	2,224.00	2,224.00	0.00	0.00	0.00	2,224.00	0.00	Funds received towards the cost of providing educational places within the London Borough of Hillingdon. No time limit on spend. Funds earmarked towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme.
EYL/236/377	Northwood	Littlehurst, Northgate, Northwood. 31866/APP/2013/3686	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	0.00	Contribution received to be used by the Council towards providing education; educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend. Funds earmarked towards Abbotsfield Secondary School project, as part of the Councils Secondary School Expansion Programme.
		EDUCATION, YOUTH AND LEISURE	110,822.55	110,822.55	17,869.51	17,869.51	0.00	92,963.04	0.00	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/58/238C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/237C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,168.90	75,168.90	75,168.90	75,168.90	75,168.90	0.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118/231C. Original scheme not viable and time limit has now expired. Officers in negotiation with developer for an alternative scheme. Request for DOV has been declined by the developer. Contribution plus accrued interest has been returned.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip . 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/298E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/94/346B	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,026.42	8,026.42	0.00	0.00	0.00	8,026.42	8,026.42	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/100/351B	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood	10,959.04	10,959.04	0.00	0.00	0.00	10,959.04	10,959.04	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/114/360A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/365A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.20	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/120/350D	South Ruislip	Former Aria Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	0.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phase 1 payment received). Funds to be spent within 7 years of receipt (September 2023).
		COMMUNITY, COMMERCE & REGENERATION TOTAL	340,887.42	331,287.42	75,168.90	75,168.90	75,168.90	265,718.52	225,588.97	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										
CSU/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	0.00	32.50	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	3,250.00	3,217.55	3,250.00	0.00	0.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016). Funds allocated and spent towards improved facilities at Manor Farm Library (Cabinet Member report 29/03/2016).
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	1,163.88	1,163.88	0.00	1,099.60	0.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). £1,163.88 allocated and spent towards ebooks scheme (Cabinet Member Decision 22/12/2015).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend.
CSL/45/319B	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	2,580.63	2,580.63	0.00	0.00	0.00	2,580.63	2,580.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/54/343C	Harefield	Royal Quay, Coppemill Lock, Harefield 43159/APP/20131094	1,846.79	1,846.79	0.00	0.00	0.00	1,846.79	1,846.79	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/53/346C	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	1,355.94	1,355.94	0.00	0.00	0.00	1,355.94	1,355.94	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/56/351C	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood	659.51	659.51	0.00	0.00	0.00	659.51	659.51	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/65/385B	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2968	1,082.25	1,082.25	0.00	0.00	0.00	1,082.25	1,082.25	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limit for spend.
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES			93,503.22	93,503.22	4,446.38	4,381.43	3,282.50	89,056.84	55,776.83	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 9/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be funded as a committed sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/9/12). Works on going.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	9,614.17	9,614.17	2,400.00	385.83	0.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. £5,000 spent towards access improvements at the reserve. Further £15,000 allocated towards the management of Ten Acres Woods (Cabinet Member Decision 22/07/2016).
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	30,000.00	30,000.00	15,000.00	15,000.00	0.00	15,000.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13). Scheme complete.
E/76/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	55,000.00	55,000.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner. 25760/APP/2013/3632	55,000.00	55,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology, tree and other planting, restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2022).
E/99/350B	West Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology, tree and other planting, restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Contribution received to improve the ecological facilities at an Ox-bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	0.00	0.00	0.00	31,369.64	31,369.64	
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	414,617.68	414,617.68	110,798.62	110,798.62	2,400.00	303,819.06	148,869.64	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING										
H/11/195B *57	Ruislip	Highgrove House, Easote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6167/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/22/239E *74	Eastcote	Highgrove House, Easote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	40,528.05	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/289D *94	Cavendish	161 Ellier Ave, (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.
H/54/343D *112	Harefield	Royal Quay, Copperrill Lock, Harefield 43159/APP/2013/1094	8,698.77	8,698.77	0.00	0.00	0.00	8,698.77	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	822,866.52	822,866.52	0.00	0.00	0.00	822,866.52	646,853.88	
		GRAND TOTAL ALL SCHEMES	3,384,643.32	3,225,043.32	396,915.69	396,304.62	81,397.62	2,987,727.63	1,232,119.32	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.
 Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.
 Bold figures indicate changes in income and expenditure.
 Income figures for schemes with shaded cells indicate where funds are held in interest bearing accounts.
 * Denotes funds the Council is unable to spend currently (totals £1,406,791.91)
 24: P1/23
 £27,425.09 reasonable period for expenditure without owner's agreement has lapsed
 £5,000.00 is to be held as a refundable security deposit for the highway works (to be later refunded).
 £5,000.00 is to be held as a refundable security deposit for the highway works (to be later refunded).
 £3,156.00 funds have been received to provide health care services in the borough.
 £23,000.00 held as security for the due and proper execution of the works.
 £31,441.99 funds have been received to provide Health Care services in the borough.
 £7,363.00 funds have been received to provide Health Care services in the borough.
 £5,000.00 is to be held as a refundable security deposit for the highway works (to be later refunded).
 £3,353.86 funds have been received to provide Health Care services in the borough.
 £15,031.25 funds received to provide health care facilities in the borough.
 £9,001.79 funds received to provide health care facilities in the borough.
 £12,958.84 funds received to provide health care facilities in the borough.
 £24,312.54 funds received to provide health care facilities in the borough.
 £14,126.88 funds received to provide health care facilities in the borough.
 £20,000.00 funds to be held as a refundable deposit for the implementation of the travel plan (later to be refunded)
 £4,320.40 funds received to provide health care facilities in the borough.
 £17,374.27 funds received to provide health care facilities in the borough.
 £8,698.77 funds received to provide health care facilities in the borough.
 £8,434.88 funds received to provide health care facilities in the borough.
 £106,884.18 funds to be held as a refundable deposit for highways works (to be later refunded).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2016)
			AS AT 30/09/16	AS AT 30/06/16	AS AT 30/09/16	AS AT 30/06/16	To 30/09/16	AS AT 30/09/16	AS AT 30/09/16	
*116: H/57/35 ID *122: P/72/78/105/350C *130: H/63/385D *135: P/71/76/389										
<p>£6,212.88 funds received to provide health care facilities in the borough. £876,500.00 is to be held as a returnable security deposit for the highway works (to be later refunded). £10,195.29 funds received to provide health care facilities in the borough. £150,000.00 Funds to be used by TFL to provide bus service £1,406,791.91</p>										

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
Jun figs	13,086,572.84	5,420,804.79	4,088,488.86	3,577,279.19

income 30 sept 16	income 30 Jun 16	
29,264,899.21	28,044,687.23	1,220,211.98
		1,220,211.98

exp 30 sept 16	exp 30 Jun 16	
15,189,838.79	14,958,114.39	231,724.40
		231,724.40

total bal	spendable unalloc:	unspendable	allocated (live/not live)
14,075,060.42	5,555,580.92	4,382,053.60	4,137,425.90
			4,137,425.90

988,487.58	134,776.13	293,564.74	560,146.71
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988,487.58

		Dec report			Sept rpt		S106 unspendable			not allocated		
		Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
		at 31/12/07	at 30/9/07	new income g3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29) *16	664 Victoria Rd S Ruislip / 27060/APP/2003/1105 Stockley Park Phase 3 "Trident Site" 37977/W/96/1447 Terminal 5, Land at Longford	58,827	58,827		58,827	5,000	5,000				0	
PT278/30/115 *22	47853/93/246 Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	10,500	10,500		10,500	5,000	5,000				0	
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane Brunel s278 16 April 04	385,827	385,827		385,827	188,379	188,379				0	
PT278/44/87A *20	532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673		278,673	197,592	197,592				0	
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458		7,458	5,000	5,000				0	
PT278/47	Refunds Various			(12,339)	12,339						0	
PT278/48	No Legal Agreement Various	74,984	74,984		74,984						0	
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106 Land at Rockingham Road, Riverside	63,873	63,873		63,873	63,873	63,873				0	
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595 Harlington Community School Sports	33,510	33,510		33,510						0	
PT278/51/128 *36	Centre, Pinkwell Lane, Hayes / 18948/APP/2000/2427	4,847	4,847		4,847						0	
PT278/55/10A *14 (Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499		161,499	161,036	161,036				0	
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284 The Dairy Farm, Breakspear Road North, Harefield	381,642	381,642		381,642						0	
PT278/58/143 PT278/60/147 A	27314/APP/2005/844 Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012 DERA Site, Kingston Lane, West	1,000	1,000		1,000						0	
*42	Drayton - Highways 45658/APP/2002/3012	16,500	16,500		16,500	15,000	15,000				0	
PT278/60/147 B	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082 Hayes Goods Yard	55,126	55,126		55,126						0	
PT278/61/148 A	10057/APP/2004/2996&2999	2,000	2,000		2,000						0	
PT278/62/149 PT278/63 *49 PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote	25,000	25,000		55,000	(30,000)			20,000	20000		
	SECTION 278 SUB - TOTAL	2,137,998	2,148,337	(10,339)	2,178,337	(30,000)	1,199,112	1,199,112	20,000	20,000		
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915		328,915	328,915	328,915				0	
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335		399,335	136,690	136,690				0	
PT/08/68A&B (See also PT/66) PT/11/45	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675 Springwell Lane - Cycle Way / 6679/AZ/98/0897	12,418	12,418		12,418						0	
PT/18/38B (See also E/25/38A) *33 PT/20/70	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297 Wimpey Site, Beaconsfield Road / 582/BX/98/0882	135,981	135,981		135,981	59,068	59,068				0	
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485		113,485		893	(893)			0	
PT/24/55 (see E/08) *28	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	22,935	22,935		22,935	22,935	22,935				0	
PT/25/56 *24 PT/37/40B-C (see: PPR/29) PT/37/40E	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684 Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	36,310	36,310		36,310	36,310	36,310				0	
*47 PT/41/94A (See also E/29)	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418 Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	31,819	31,819		31,819	31,819	31,819				0	
*19 PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	9,506	9,506		9,506	9,506	9,506				0	
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	4,777	4,777		4,777	4,777	4,777				0	
*19 PT/42/41 *31 PT/44/03	Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113 S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	5,703	5,703		5,703	5,703	5,703				0	
PT/45/58		50,000	50,000		50,000	50,000	50,000				0	
		157,292	157,292		157,292						0	
		13,689	13,689		13,689						0	

PT/50/15B									
(see also: PPR/07)	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000		30,000				0
	County Court Site Traffic Management	35,757	35,757			35,757			
PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme								
*45 PT/54/21C	10850/5/97/2005	3,520	3,520		3,520				0
	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000	57,000		57,000				0
PT/54/21D	Former EMI Site, Dawley Road - HGV Signage 6198/BS/98/1343	39,739	39,739		39,739				0
PT/56/26A	Trident Site, Phase 3 Stockley Park - (see: PPR/18 & E/17) Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,676,600	2,601,600	75,000	2,601,600				0
(see: EYL/35 & E/18) *34 PT/61/89B	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	13,882	13,882		13,882	12,511	12,511		0
(see: E/35) PT/65/74A (see EYL/40, E/20 & E/21) PT/66/51 (See also PT/08) PT/67/95A (Formerly E/30/95A)	LHR Training Centre, Stockley Close / 51458/97/1537 Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	25,000	25,000		25,000				0
	White Hart Public House, 1186 Uxbridge Road, Hayes 10852/APP/2003/2196	5,261	5,261		5,261				0
	Land At Royal Lane Hillingdon 56265/APP/2001/1103 - Landscaping	3,440	3,440		3,440				0
PT/68/96A PT/69/97A	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296 Land at West Drayton Depot Stockley Road West Drayton - Landscaping 2760/APP/2003/2816	42,925	42,925		42,925				0
(see: E/22) PT/70/98A (see: EYL/46 & E/23)	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552 UB1 Vine Street Uxbridge	25,590	25,590		25,590				0
PT/71/99 PT/72/88B (see: PT/73 & EYL/47) PT/73/88C (see: PT/72 & EYL/47)	11005/AG/97/360 Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways	250,000	250,000		250,000				0
	Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath	41,720	41,720		41,720	695	(695)		0
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	9,840	9,840		9,840				0
PT/77/123 PT/78/10B (See also PT/278/55) PT/79/108A (formerly PT/278/41) PT/80/112 (formerly PT/278/05) PT/82/114 (formerly PT/278/23) PT/84/87B-D (Formerly part of PT/278/44)	Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	34,213	34,213		34,213				0
	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	49,588	49,588		49,588				0
	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	27,201	27,201		27,201				0
	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	74,594	74,594		74,594				0
	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	46,418	46,418		46,418				0
	Brunel s106 16 April 04 532/SPP/2002/2237 MOD Records Office, Stockley Road, Hayes - Offsite Footpath 18399/APP/2004/2284	12,785	12,785		12,785				0
PT/88/140 B	MOD Records Office, Stockley Road, Hayes - Public Transport 18399/APP/2004/2284	3,127	3,127		3,127				0
PT/88/140C *38 PT/88/140F	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood	488,717	488,717		488,717	488,717	488,717		0
*46	58866/APP/2005/1087	70,516	70,516		70,516	70,516	70,516		0
PT/91/142A	5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370	1,018	1,018		1,018				0
PT/92/154	DERA Site, Kingston Lane, West Drayton - Traffic Calming	40,290	40,290		40,290				0
PT/93/147C	45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network	20,046	20,046		20,046				0
PT/93/147D	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath	32,073	32,073		32,073				0
PT/95/161A	335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31	15,010	15,010		15,010				0
PT/96/164	Colham House Taxi Rank Relocation 27298/APP/2006/875	10,500	10,500		10,500				0
PT/97	Colham House Footpath Re-Paving 27298/APP/2006/875	15,000	15,000		15,000	15,000	15,000		
PT/98	Colham House Kerb Alignment 27298/APP/2006/875	40,000	40,000		40,000	40,000	40,000		
PT/99	Colham House Side Alley Re-surfacing 27298/APP/2006/875	5,000	5,000		5,000	5,000	5,000		
PT/100	11 - 21 Clayton Road, Hayes	10,000	10,000		10,000	10,000	10,000		
PT/101	56840/APP/2004/630	30,066	30,066		30,066	30,066	30065.7		

PT/102	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	151,948	151,948	151,948						151,948	151947.8
PT/103	West Drayton to Heathrow Cycle Scheme	100,000		100,000							
PT/104	DRA Site at Kingston Lane	10,000		10,000							
		6,486,241	6,301,241	185,000	6,265,484	35,757	1,257,467	1,259,055	(1,588)	252,014	252,014
CSL/1/13											
(formerly EYL/15/13)	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility	1,433,000	1,433,000	1,433,000							0
CSL/2/147E	45658/APP/2002/3012 MOD Records Office Stockley Road/Bourne Avenue, Hayes	243,005	243,005	243,005						243,005	243004.77
CSL/3/140I CSL/4/152A	18399/APP/2004/2284	66,134	66,134	66,134						66,134	66133.52
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 CULTURE, SPORT AND LEISURE SUB - TOTAL	19,839	19,839	19,839						19,839	19839.13
		1,761,977	1,761,977	1,761,977						328,977	328,977
EYL/03 /12B	Hillingdon Hospital - North Site / 4058/99/1568 Land at 78-84 The Crescent, Harlington	668,174	668,174	668,174							0
EYL/14/75	/ 46970/APP/1999/2169 The Springs, Springwell Lane,	21,640	21,640	21,640							0
EYL/19/44	Rickmansworth / 6879/AZ/98/0897 Former Elec S/S, Kingston Lane, West	31,620	31,620	31,620							0
EYL/28/79	Drayton 55015/APP/2001/2590 Hyde House, Newhaven Close,	20,318	20,318	20,318							0
EYL/29/54	Hillingdon 2306/SPP/2002/238 Former Bridge Works, Bentinck Road	36,836	36,836	36,836							0
EYL/30/30 EYL/31/19A	W/D/ 20610/APP/2002/2407	161,898	161,898	161,898							0
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West	194,922	194,922	194,922							0
EYL/38/104	Drayton - New Nursery & W Drayton Primary School Improvements /										
see: PT278/22 EYL/39/65A	49542F/98/1509 Land at North Works, Summerhouse Lane, Harefield 201A/J/98/2472	394,733	394,733	394,733							0
EYL/40/74D		121,107	121,107	121,107							0
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357 Herne House, Church Walk, Hayes	18,900	18,900	18,900						18,900	0 18,900
EYL/43/67	15405/APP/2003/188 339-353 High Street, Harlington	66,514	66,514	66,514							0
EYL/44/81	53740/APP/99/3/10 113 Belmont Road & 2-4 Fairfield Road,	18,680	18,680	18,680							0
EYL/45/82	Uxbridge 55741/APP/2003/1467 Land at 9 Orchard Drive Cowley	18,610	18,610	18,610							0
EYL/49/106	11972/APP/2003/1546 2 - 6 Swan Road West Drayton/	11,465	11,465	11,465							0
EYL/55/110 EYL/56/108B & C	5722/APP/2004/589	69,984	69,984	69,984							0
(See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/2/03 Land at the Chestnuts, Barra Hall,	22,865	22,865	22,865							0
EYL/57/118 (See also E/31)	Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831 Land at Buchan Close Cowley	167,440	167,440	167,440						167,440	167440.09
EYL/59/129A	58254/APP/2003/783 5 - 19 Botwell Lane Hayes	13,565	13,565	13,565						13,565	0 13,565
EYL/60/131	53799/APP/2003/360 St Vincent's Hospital Northwood	19,427	19,427	19,427							0
EYL/62/137	138/APP/2001/1240 Land at Dalegarth & Rydall Orchard	371,818	371,818	371,818						197,818	197817.94
EYL/63/138	View Cowley 56481/APP/2003/2735 3 Reginald Road, Northwood	8,417	8,417	8,417						8,417	0 8,417
EYL/65/142B	58866/APP/2004/274 68 Ducks Hill Road	28,460	28,460	28,460						15,321	15321.45
EYL/66/144	11900/APP/2005/1087 6A Swan Road West Drayton	179,174	179,174	179,174						86,922	86921.5082
EYL/67/145	9037/APP/2005/2945 91 Cowley Road Uxbridge	21,276	21,276	21,276							0
EYL/68/146	263/APP/2003/1769 The Retreat, 26 Field End Road,	68,663	68,663	68,663							0
EYL/69/150	Eastcote 2011/APP/2002/876 35 The Drive, Ickenham	30,346	30,346	30,346						16,205	16204.9883
EYL/70/151	32381/APP/2004/282 Fmr RAF West Drayton, Porters Way,	14,256	14,256	14,256							0
EYL/71/155B	West Drayton 5107/APP/2005/2082 18-24 Hercies Road, Uxbridge	471,253	471,253	471,253							0
EYL/72/156	60045/APP/2005/1997 23b Green Lane, Northwood	13,120	13,120	13,120							0
EYL/73/157	38244/APP/2005/2654 29 Dawley Road, Hayes	21,063	21,063	21,063						11,248	11247.642
EYL/74/158	11280/APP/2005/678 23-26 Queens Road Uxbridge	14,543	14,543	14,543							0
EYL/75/162	53248/APP/2005/680 18a Colham Ave, West Drayton	19,129	19,129	19,129						19,129	0 19,129
EYL/76/163	29679/APP/2006/1048 DERA Site, Kingston Lane, West Drayton	18,939	18,939	18,939						8,826	0 8,826
EYL/77/147F	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	328,366	328,366	328,366							0
EYL/78/161B	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes	238,153	238,153	238,153							0
EYL/79/140G	18399/APP/2004/2284	768,003	768,003	768,003						357,890	0 357,890

EYL/80/165	Land Rear of 4-20 Acacia Avenue, Yiewsley 39054/APP/2004/2894	77,511	77,511	77,511			0
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	29,087	29,087	29,087		15,532	15532.458
EYL/82	367-371, High St, Harlington 19758/APP/2005/371	45,214	45,214	45,214			0
EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844	73,803	73,803	73,803		73,803	73802.65
EYL/83	37, Wafford Rd., Northwood 35199/APP/2006/884	7,722	7,722	7,722		7,722	7721.63
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999	262,182	252,606	9,576			0
EYL/85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	98,853	98,853	98,853		98,853	98852.87
EYL/86	Honeywell Site, Trout Rd., Yeiewsley 335/APP/2002/2754	765,637	765,637	765,637		405,787	529545.08 (123,758)
EYL/88	former True Lovers' Knot Public House,	66,591		66,591			
	EDUCATION, YOUTH AND LEISURE SUB - TOTAL	6,120,274	6,044,107	76,167	6,044,107	1,523,377	1,220,408 302,969
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000	100,000			0
PPR/05/33 PPR/07/15A	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778	66,778			0
(see: PT/50)							
PPR/09/42	Land at Barnfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570	150,570			0
*8	Abbess Warehouse, Hayes / 49614B/96/110	30,000	30,000	30,000			0
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes /						
PPR/13/19C	45736/APP/2000/2577	86,195	86,195	86,195			0
(see: PT/51, EYL/31 & E/12) PPR/15/21B	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803	15,803			0
(see: PT/54 & E/13) PPR/24/05 *35	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081	131,081			0
PPR/26/84	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000	200,000			0
PPR/32/50 (Formerly PT/02)	Land at Former Sadia Works, High St, Yiewsley / 41515B/93/606	10,000	10,000	10,000			0
PPR/33/139	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466	47,466			0
PPR/34/140D	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000	5,000			0
PPR/36/153A	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171	78,171			0
PPR/37/159	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250	13,250			0
PPR/40/147G	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200	4,200			0
PPR/41/167	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153	67,153	30,000	30,000	0
PPR/42	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500	8,500			0
PPR/43	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939	78,939			0
PPR/44	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000	10,000			0
	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229	18,229			0
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336	1,121,336	30,000	30,000	
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41706C/91/1904	59,556	59,556	59,556			0
E/06/2A E/09/11B	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000	100,000			0
(see: PT/48 & EYL/01)							
E/10/85	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021	38,021			0
(see: PT/36) E/13/21A	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000	25,000			0
(formerly PT/54/21A) E/17/26D							
(see: PT/56 & PPR/18) E/18/27B	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000	25,000			0
(see: PT/57 & EYL/35) E/19/36 (see: PPR/21) E/21/74C	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400	1,323,400			0
(see: PT/65, EYL/40 & E/20)							
	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274	125,274			0
	Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999	43,999			0
	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370	5,370			0

E/22/97B (see: PT/69)	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463		5,463						0	
E/24/62 (See also PT/60 & PPR/23) E/25/38A (See also PT/18/38B) E/26/93 (Formerly PT/33) E/27/92 (Formerly PT/36) E/28/71 (Formerly PT/40)	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004 Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297 H.S.A Land, Bath Road 41687S/98/16 A4 Heathrow Corridor scheme - Oxford Avenue Green Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	13,940	13,940		13,940						0	
E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full) Land at the Chestnuts, Barra Hall, Hayes	2,852	2,852		2,852						0	
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	8134/APP/2003/2838 & 8134/APP/2003/2831 Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	42,172	42,172	1,008,500	1,008,500						0	
E36/140E	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607		8,607				52,114	52114.04	0	
E/37/152B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	10,000	10,000		10,000				10,000	10000	0	
E/38/153B	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	8,532	8,532		8,532						0	
E/39/160	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	20,147	20,147		20,147				20,147	20147.3	0	
E/40/155C E/41/49 (Formerly PPR/31/49)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	453,000	453,000		453,000						0	
E/42/140J	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	11,544	11,544		11,544				11,544	11543.73	0	
E/43/1B E/44 E/45	Air Quality Action Plan Porters Way Play Area Former True Lovers Knot P.H Green	25,000	125,000		25,000						0	
E/46	Spaces provision ENVIRONMENT SUB -TOTAL	21,195	3,768,333	3,597,138	171,195	3,597,138			93,805	93,805	0	
H/1/152C	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562		8,562		8,562	8,562			0	
*40 H/2/160B H/3/155A	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	300,000	300,000		300,000				300,000	300000	0	
*41 H/4/140H	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	74,041	74,041		74,041		74,041	74,041			0	
*43 H/5/161C	Former Honeywell Site, Trout Road, West Drayton 335/APP/2002/2754	51,133	51,133		51,133		51,133	51,133			0	
*44 H/6	11-21, Clayton Rd., Hayes 56840/APP2004/630	50,032	50,032		50,032		50,032	50,032			0	
*48 H/7	Hayes and Harlington Scrapyard. Health Provision	30,066	30,066		30,066		30,066	30,066			0	
		2,908	516,742	513,834	2,908	513,834		213,834	213,834	300,000	300,000	
		21,912,902	21,487,970	424,931	21,482,213	5,757	2,700,413	2,702,001	(1,588)	2,518,173	2,215,204	302,969
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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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Plans for North Applications Planning Committee

Wednesday 11th January
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 193

Report of the Head of Planning, Sport and Green Spaces

Address 136 GREEN LANE NORTHWOOD

Development: Two x 1-bed dwellings with associated parking, amenity space, refuse and cycle storage

LBH Ref Nos: 27501/APP/2016/3115

Date Plans Received: 16/08/2016

Date(s) of Amendment(s):

Date Application Valid: 16/08/2016



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509879m
509779m
191352m
913
191252m
509779m

ENTRANCE TO 136
GREEN LANE
* 1.57 m

EXISTING PARKING
T5

136 GREEN LANE
138 GREEN LANE
140 GREEN LANE

USEABLE GARDEN * 190sqm
* 0.74 m
15000

64 BENNETT CLOSE
T3
T4
* 0.28 m
EXISTING FENCE

T1
GRAVEL CAR PARKING TO REAR
* 0.0 m

T2
* 4.20 m
* 4.20 m
* 0.43 m

GARAGE
PARKING (HARDSTANDING)

21 HIGH STREET
GARDEN FENCE
Blind Spot Mirror
LOW WALL
REAR ENTRANCE
HIGH STREET

1
LOCATION PLAN
Scale: 1:1250

2
SITE PLAN
Scale: 1:300

0m 5m 10m

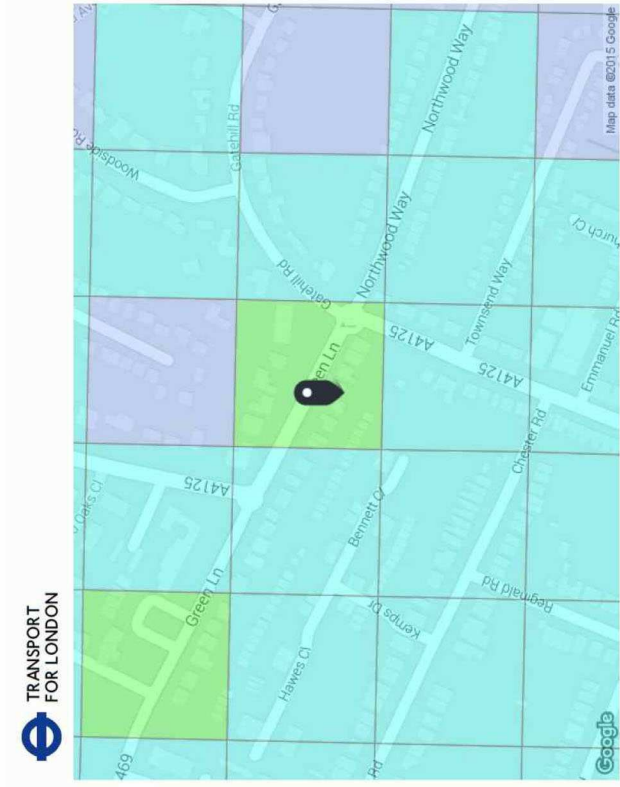
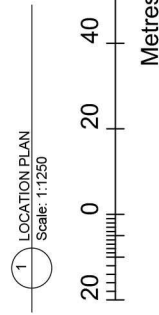
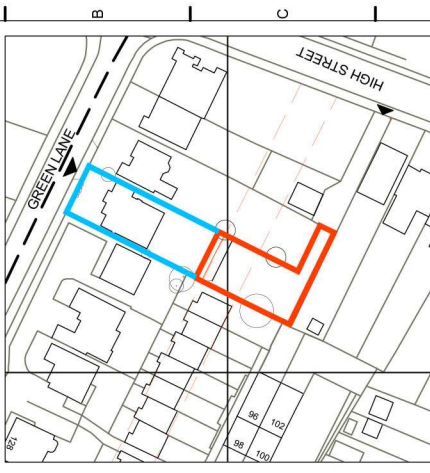
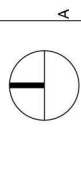
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YOUR ARCHITECT ©
2 NEW DWELLINGS
LRO 136 GREEN LANE, NORTHWOOD

SITE/LOCATION PLAN EXISTING
Scale: 1:1250/300 @ A3 JUN 2016 Dwg. 15/068_LRO_S0

PLANNING
15.08.16

T1_PINE_25 m
T2_SYCAMORE_15 m
T3_CYPRESS_15 m
T4_ASH_13 m
T5_WILD CHERRY_4 m
T6_ASH_6 m

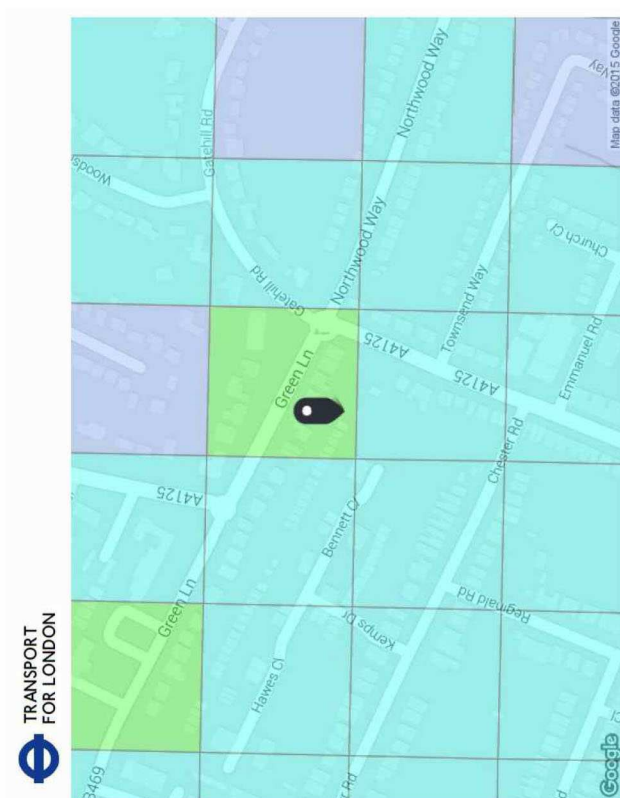


PTAL output for 2011 (Base year)
 3
 136 Green Ln, Northwood, Greater London HA6 1NA, UK
 Easting: 503635, Northing: 191520
 Grid Cell: 13M41
 Report generated: 15/12/2015

Map key - PTAL
 0 (Worst)
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 5 (Best)
 Map layers
 PTAL (see size: 100m)
 Borough Boundaries

Calculation Parameters

Day of Week	M/F
Time Period	AM Peak
Walk Speed	4.8 mph
Bus Stops Max. Walk Access Time (mins)	8
Bus Reliability Factor	2.0
LU Station Max. Walk Access Time (mins)	12
LU Reliability Factor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail Reliability Factor	0.75



PTAL output for 2011 (Base year)
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 98 Bennett Cl, Northwood, Greater London HA6 1ER, UK
 Easting: 503628, Northing: 191502
 Grid Cell: 13M41
 Report generated: 15/12/2015

Map key - PTAL
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 5 (Best)
 Map layers
 PTAL (see size: 100m)
 Borough Boundaries

Calculation Parameters

Day of Week	M/F
Time Period	AM Peak
Walk Speed	4.8 mph
Bus Stops Max. Walk Access Time (mins)	8
Bus Reliability Factor	2.0
LU Station Max. Walk Access Time (mins)	12
LU Reliability Factor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail Reliability Factor	0.75

YOUR ARCHITECT ©

2 NEW DWELLINGS
 LRO 136 GREEN LANE, NORTHWOOD

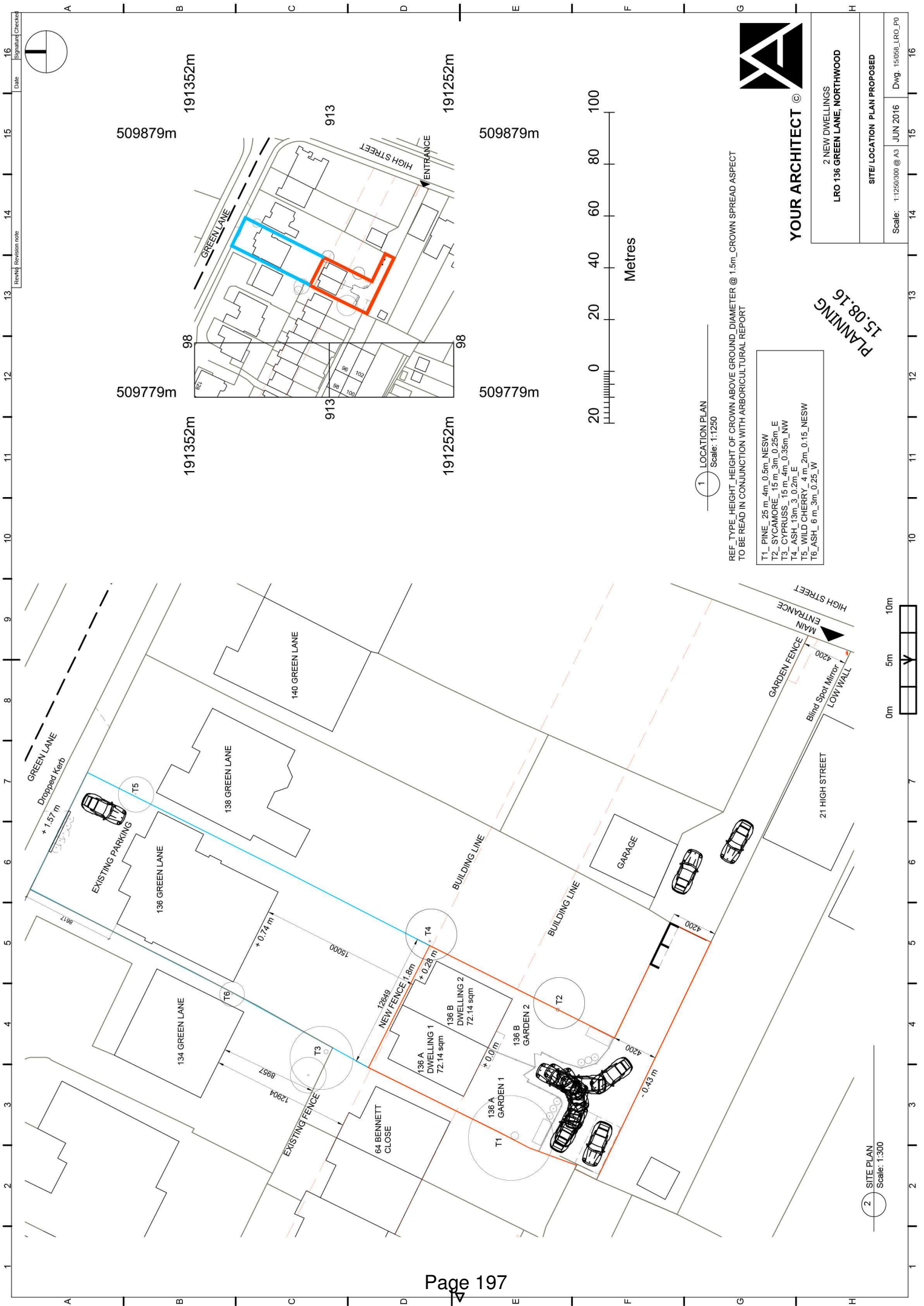
PTAL MAP/LOCATION MAP

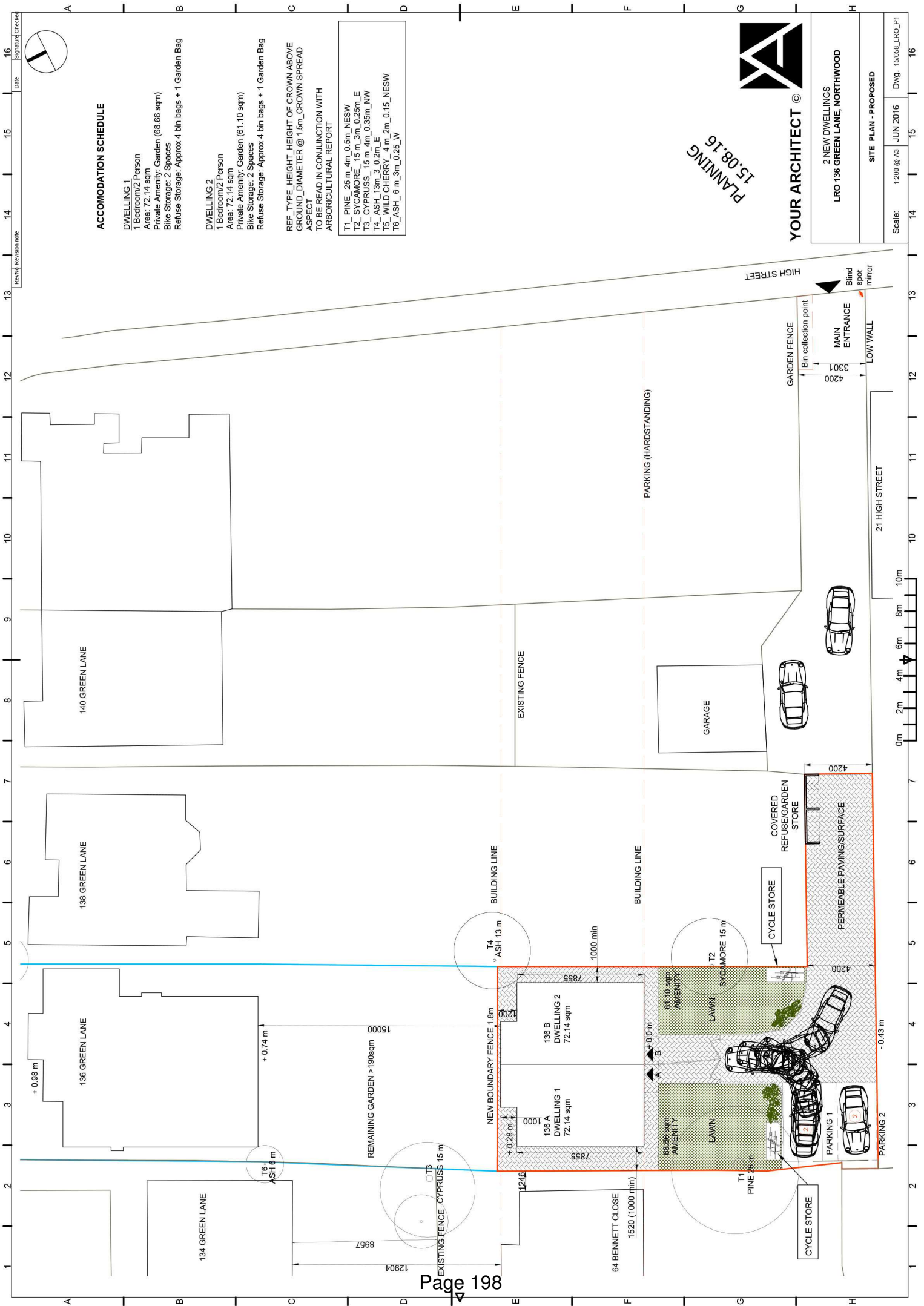
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1 PTAL MAP for 98 Bennett Close - PTAL ZONE 3
 Scale: NTS

2 PTAL MAP for 136 Green Lane - PTAL ZONE 3
 Scale: NTS

PLANNING
 15.08.16





ACCOMODATION SCHEDULE

- DWELLING 1**
 1 Bedroom/2 Person
 Area: 72.14 sqm
 Private Amenity: Garden (68.66 sqm)
 Bike Storage: 2 Spaces
 Refuse Storage: Approx 4 bin bags + 1 Garden Bag
- DWELLING 2**
 1 Bedroom/2 Person
 Area: 72.14 sqm
 Private Amenity: Garden (61.10 sqm)
 Bike Storage: 2 Spaces
 Refuse Storage: Approx 4 bin bags + 1 Garden Bag

REF. TYPE HEIGHT HEIGHT OF CROWN ABOVE GROUND DIAMETER @ 1.5m CROWN SPREAD ASPECT TO BE READ IN CONJUNCTION WITH ARBORICULTURAL REPORT

- T1_PINE_ 25 m 4m 0.5m_NESW
- T2_SYCAMORE_ 15 m 3m 0.25m_E
- T3_CYPRESS_ 15 m 4m 0.35m_NW
- T4_ASH_ 13m 3.02m_E
- T5_WILD CHERRY_ 4 m 2m 0.15_NESW
- T6_ASH_ 6 m 3m 0.25_W

PLANNING
15.08.16



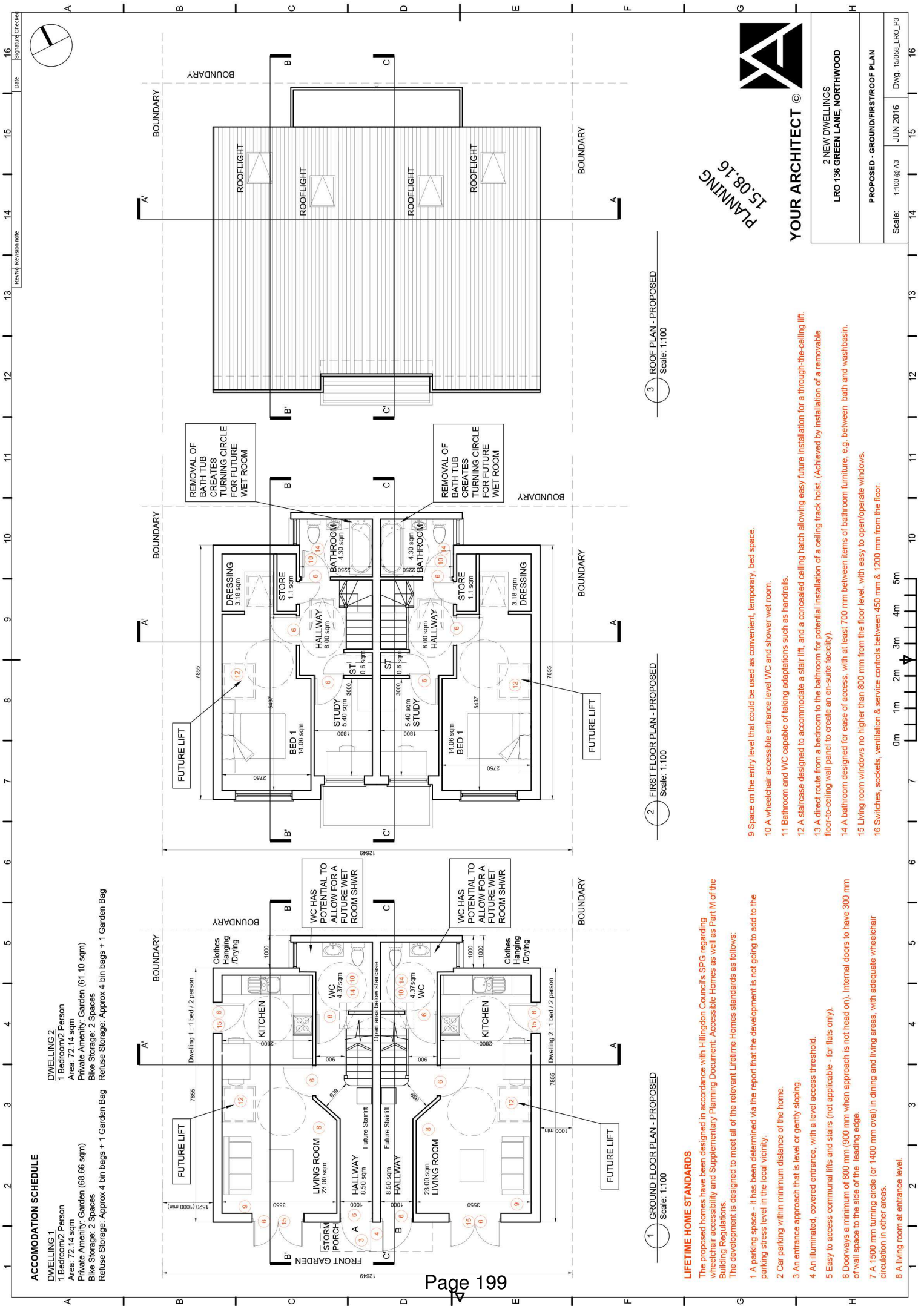
YOUR ARCHITECT ©

2 NEW DWELLINGS
 LRO 136 GREEN LANE, NORTHWOOD

SITE PLAN - PROPOSED

Scale: 1:200 @ A3 JUN 2016 Dwg. 151068_LRO_PH

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PLANNING
15.08.16



YOUR ARCHITECT ©

2 NEW DWELLINGS
LRO 136 GREEN LANE, NORTHWOOD

PROPOSED - GROUND/FIRST/ROOF PLAN

Scale: 1:100 @ A3
JUN 2016
Dwg. 151058_LRO_P3

ACCOMMODATION SCHEDULE
DWELLING 1
1 Bedroom/2 Person
Area: 72.14 sqm
Private Amenity: Garden (61.10 sqm)
Bike Storage: 2 Spaces
Refuse Storage: Approx 4 bin bags + 1 Garden Bag

DWELLING 2
1 Bedroom/2 Person
Area: 72.14 sqm
Private Amenity: Garden (61.10 sqm)
Bike Storage: 2 Spaces
Refuse Storage: Approx 4 bin bags + 1 Garden Bag

3 ROOF PLAN - PROPOSED
Scale: 1:100

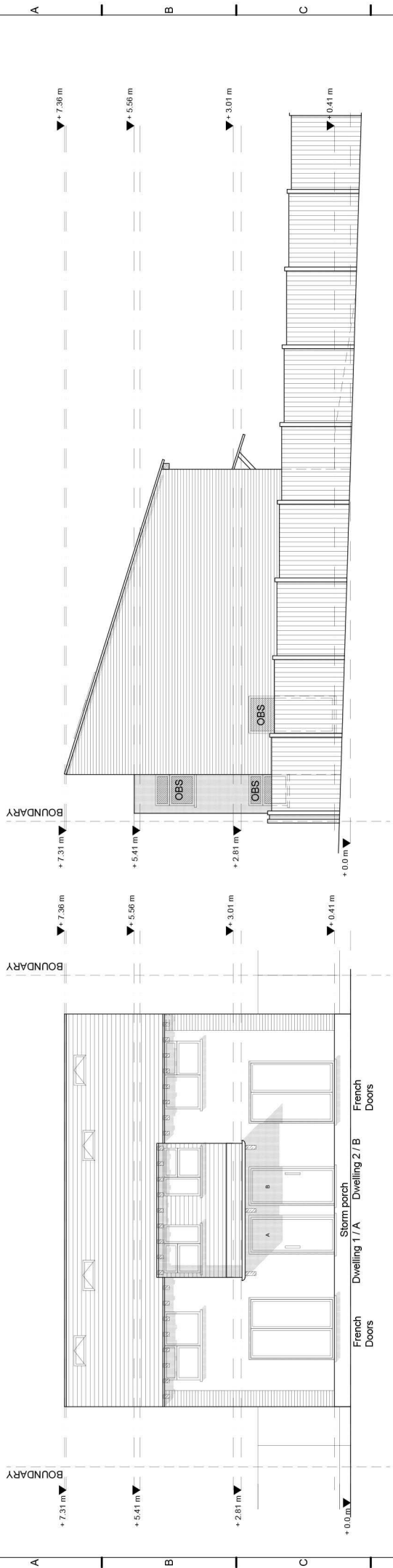
2 FIRST FLOOR PLAN - PROPOSED
Scale: 1:100

1 GROUND FLOOR PLAN - PROPOSED
Scale: 1:100

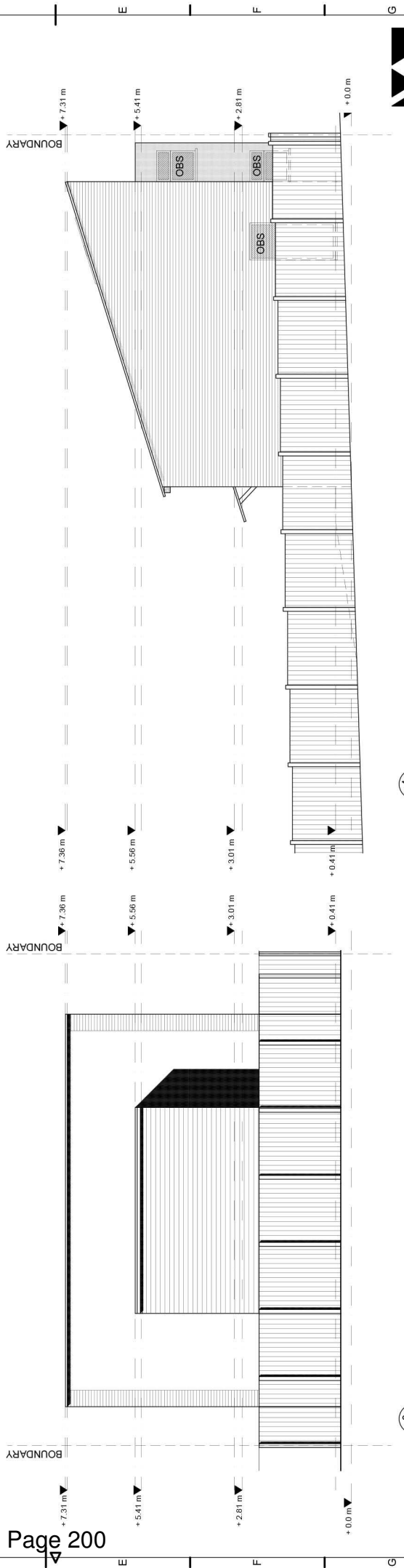
LIFETIME HOME STANDARDS

The proposed homes have been designed in accordance with Hillingdon Council's SPG regarding wheelchair accessibility and Supplementary Planning Document: Accessible Homes as well as Part M of the Building Regulations.
The development is designed to meet all of the relevant Lifetime Homes standards as follows:

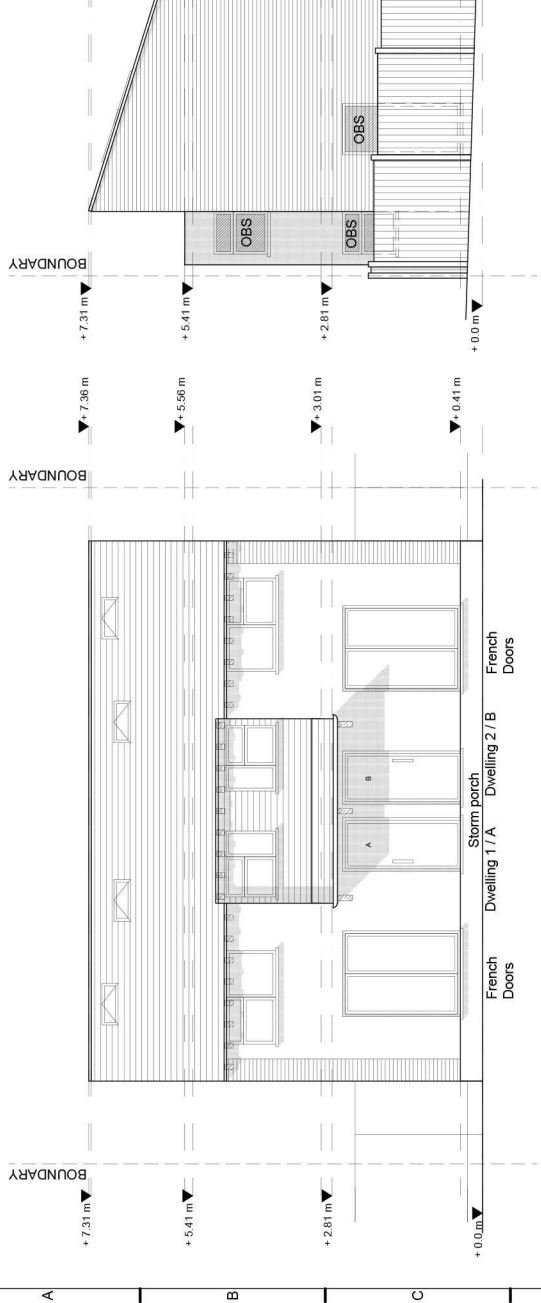
- 1 A parking space - it has been determined via the report that the development is not going to add to the parking stress level in the local vicinity.
- 2 Car parking within minimum distance of the home.
- 3 An entrance approach that is level or gently sloping.
- 4 An illuminated, covered entrance, with a level access threshold.
- 5 Easy to access communal lifts and stairs (not applicable - for flats only).
- 6 Doorways a minimum of 800 mm (900 mm when approach is not head on). Internal doors to have 300 mm of wall space to the side of the leading edge.
- 7 A 1500 mm turning circle (or 1400 mm oval) in dining and living areas, with adequate wheelchair circulation in other areas.
- 8 A living room at entrance level.
- 9 Space on the entry level that could be used as convenient, temporary, bed space.
- 10 A wheelchair accessible entrance level WC and shower wet room.
- 11 Bathroom and WC capable of taking adaptations such as handrails.
- 12 A staircase designed to accommodate a stair lift, and a concealed ceiling hatch allowing easy future installation for a through-the-ceiling lift.
- 13 A direct route from a bedroom to the bathroom for potential installation of a ceiling track hoist. (Achieved by installation of a removable floor-to-ceiling wall panel to create an en-suite facility).
- 14 A bathroom designed for ease of access, with at least 700 mm between items of bathroom furniture, e.g. between bath and washbasin.
- 15 Living room windows no higher than 800 mm from the floor level, with easy to operate windows.
- 16 Switches, sockets, ventilation & service controls between 450 mm & 1200 mm from the floor.



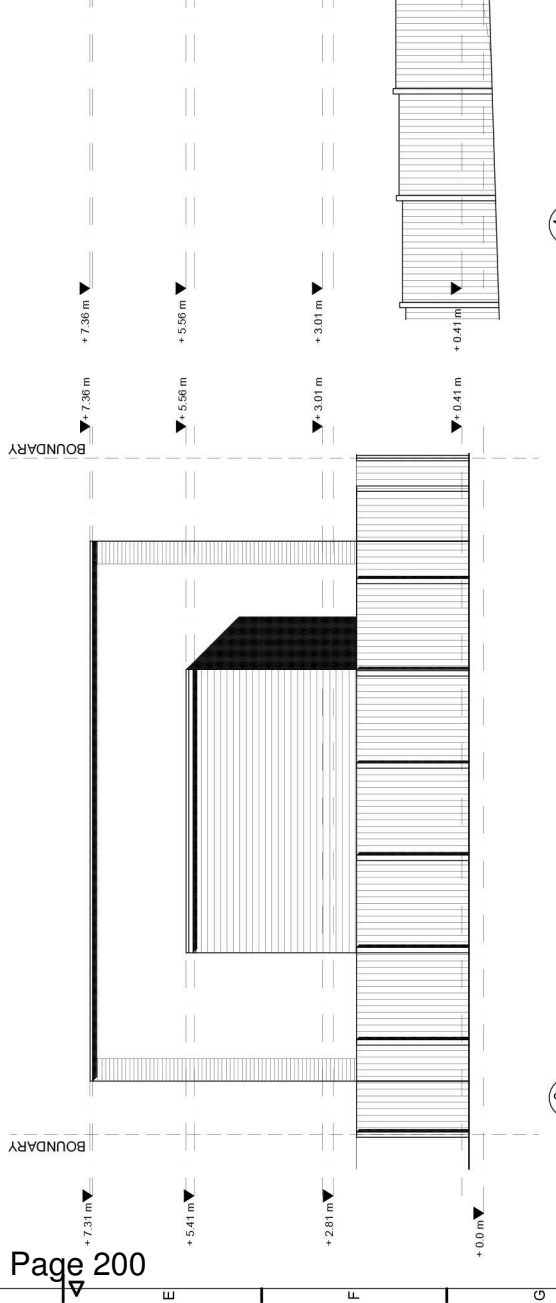
1 FRONT ELEVATION - PROPOSED
 Scale: 1:100



3 REAR ELEVATION - PROPOSED
 Scale: 1:100



3 SIDE ELEVATION - PROPOSED
 Scale: 1:100



4 SIDE ELEVATION - PROPOSED
 Scale: 1:100

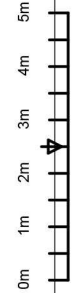
YOUR ARCHITECT ©

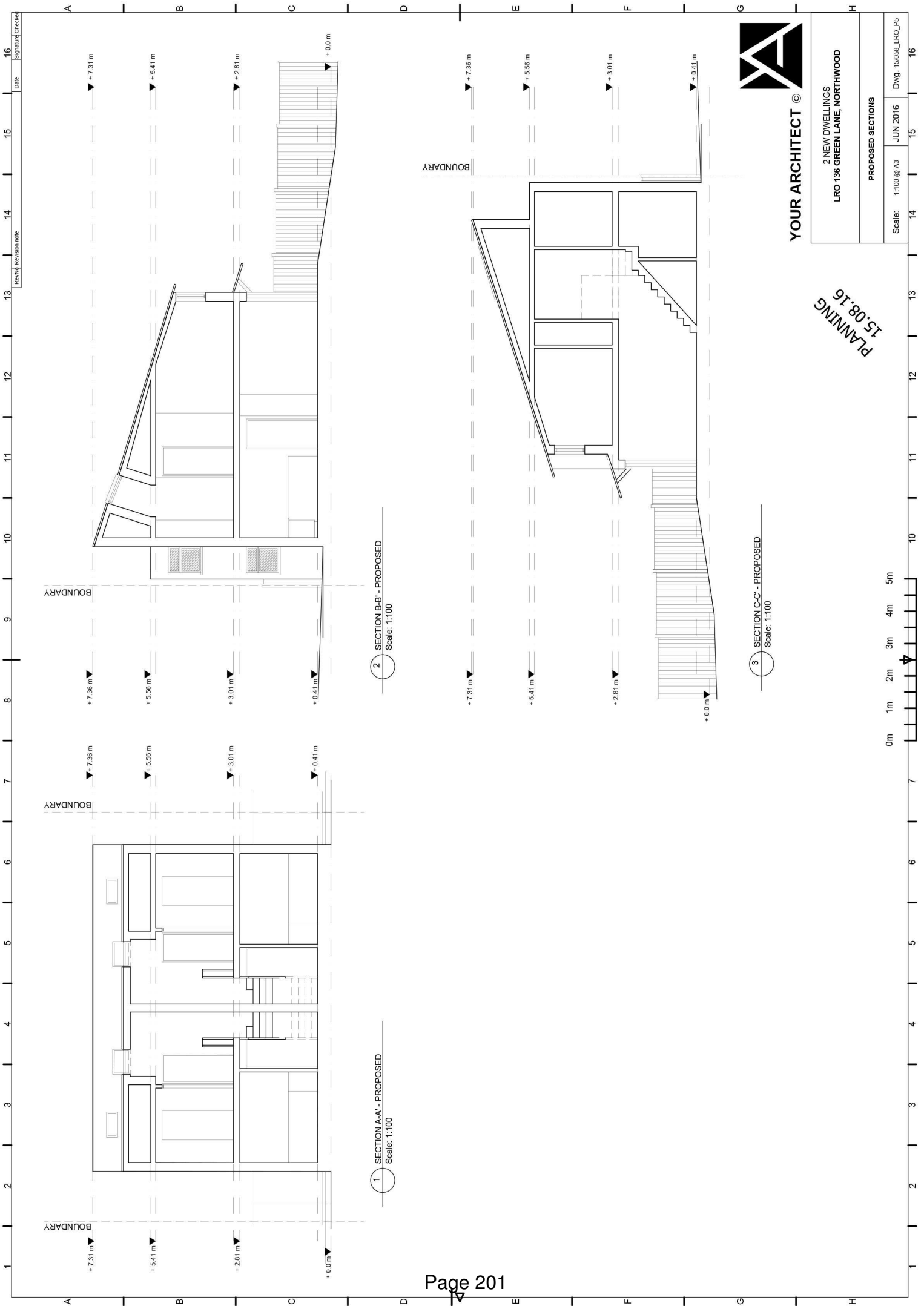
2 NEW DWELLINGS
 LRO 136 GREEN LANE, NORTHWOOD

PROPOSED ELEVATIONS

Scale: 1:100 @ A3 JUN 2016 Dwg. 151058_LRO_P4

PLANNING
 15.08.16

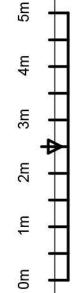




1 SECTION A-A - PROPOSED
Scale: 1:100

2 SECTION B-B - PROPOSED
Scale: 1:100

3 SECTION C-C - PROPOSED
Scale: 1:100



PLANNING
15.08.16



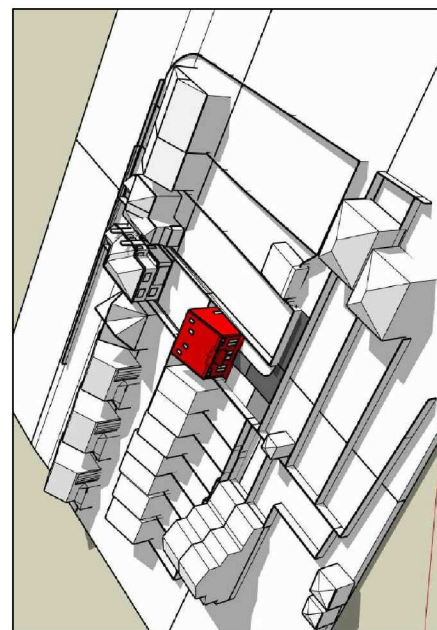
YOUR ARCHITECT ©

2 NEW DWELLINGS
LRO 136 GREEN LANE, NORTHWOOD

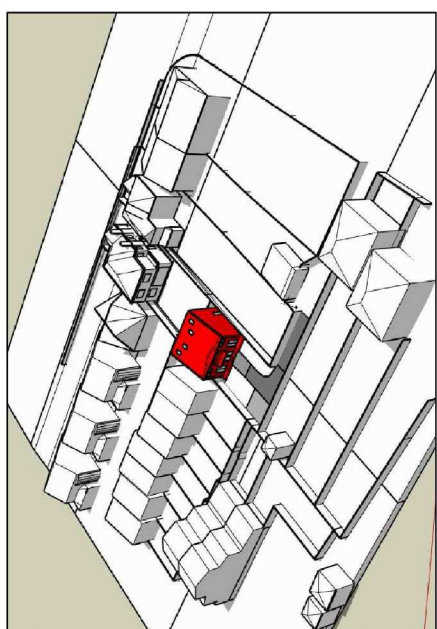
PROPOSED SECTIONS

Scale: 1:100 @ A3	JUN 2016	Dwg. 151058_LRO_PS
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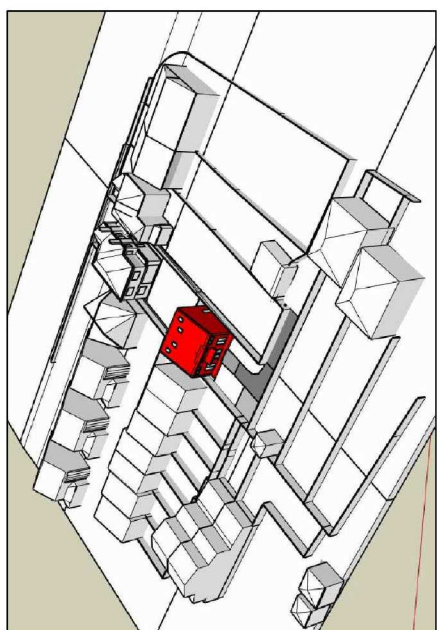
16	Signature/Checked
15	Date
14	Revision
13	Revision note



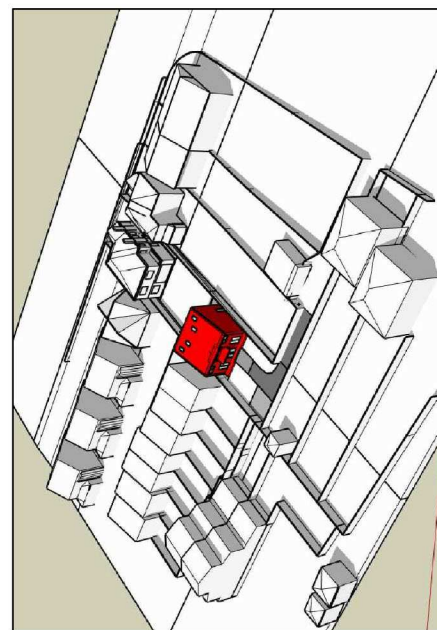
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NOT TO SCALE



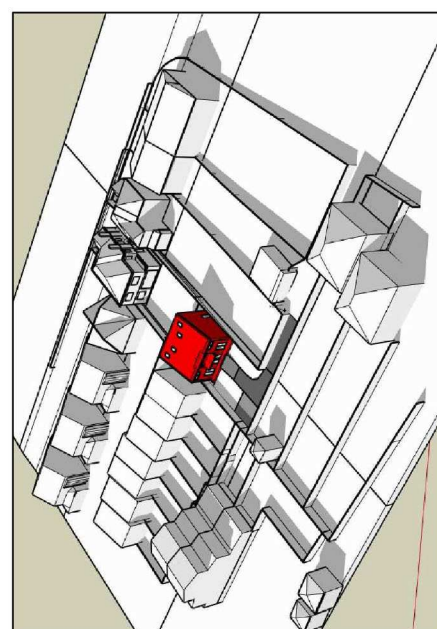
2 IMAGE @ 10:00 AM
NOT TO SCALE



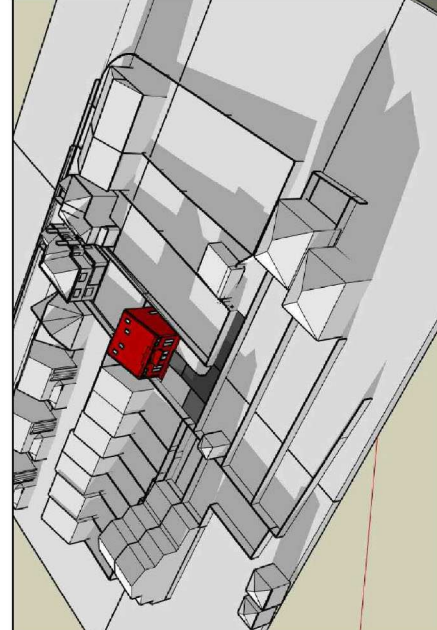
3 IMAGE @ 12:00 PM
NOT TO SCALE



4 IMAGE @ 2:00 PM
NOT TO SCALE



5 IMAGE @ 4:00 PM
NOT TO SCALE



6 IMAGE @ 6:00 PM
NOT TO SCALE



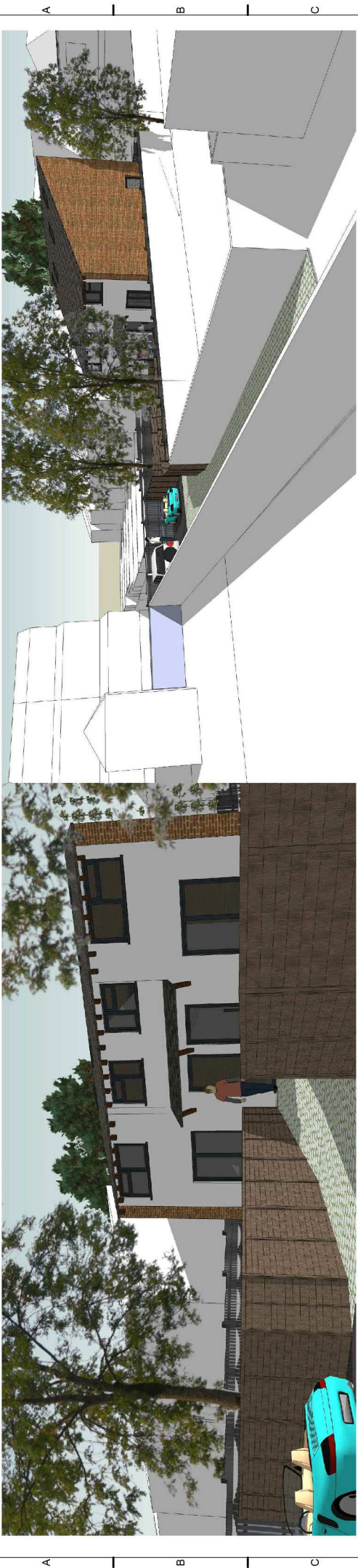
YOUR ARCHITECT ©

2 NEW DWELLINGS
LRO 136 GREEN LANE, NORTHWOOD

3D IMAGES - MASSING MODEL/SHADOW STUDY

Scale: NTS @ A3 JUN 2016 Dwg. 15/058_LRO_P6

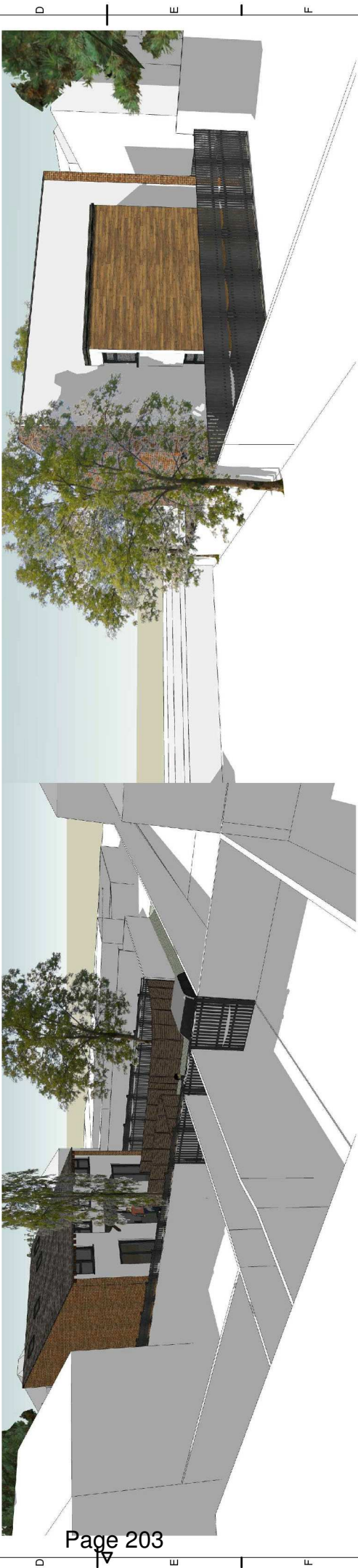
PLANNING
15.08.16



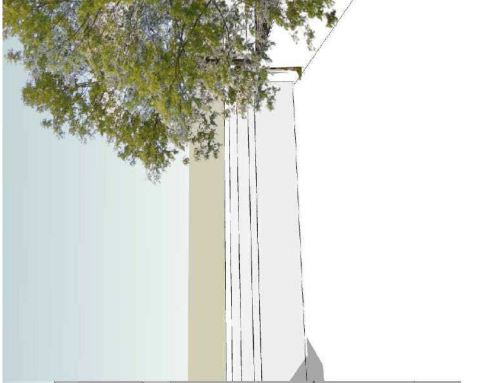
1 CAMERA 1
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2 CAMERA 2
 NOT TO SCALE



3 CAMERA 3
 NOT TO SCALE



3 CAMERA 4
 NOT TO SCALE



CAMERA KEY



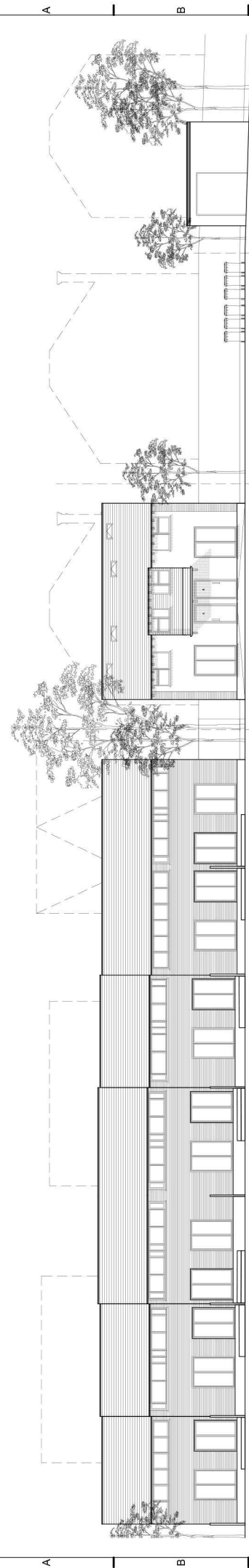
YOUR ARCHITECT ©

2 NEW DWELLINGS
 LRO 136 GREEN LANE, NORTHWOOD

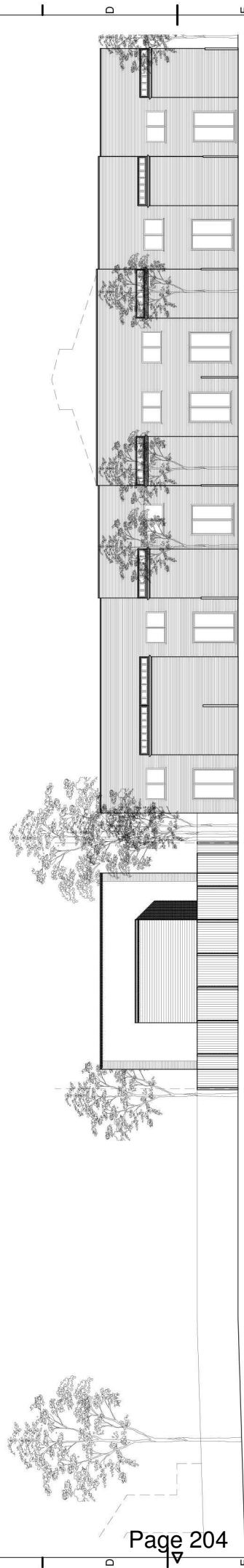
3D SKETCH IMAGES - CAMERA 1-4

Scale: NTS @ A3 JUN 2016 Dwg. 151059_LRO_P7

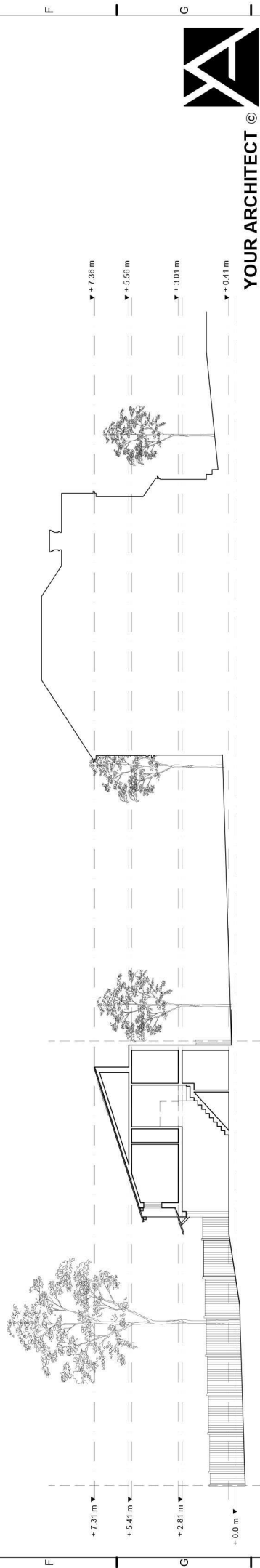
PLANNING
 15.08.16



1 FRONT STREET ELEVATION
 Scale: 1:200



2 REAR STREET ELEVATION
 Scale: 1:200



3 STREET SECTION
 Scale: 1:200

+7.36 m
 +5.56 m
 +3.01 m
 +0.41 m



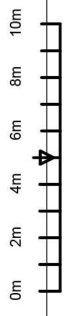
YOUR ARCHITECT ©

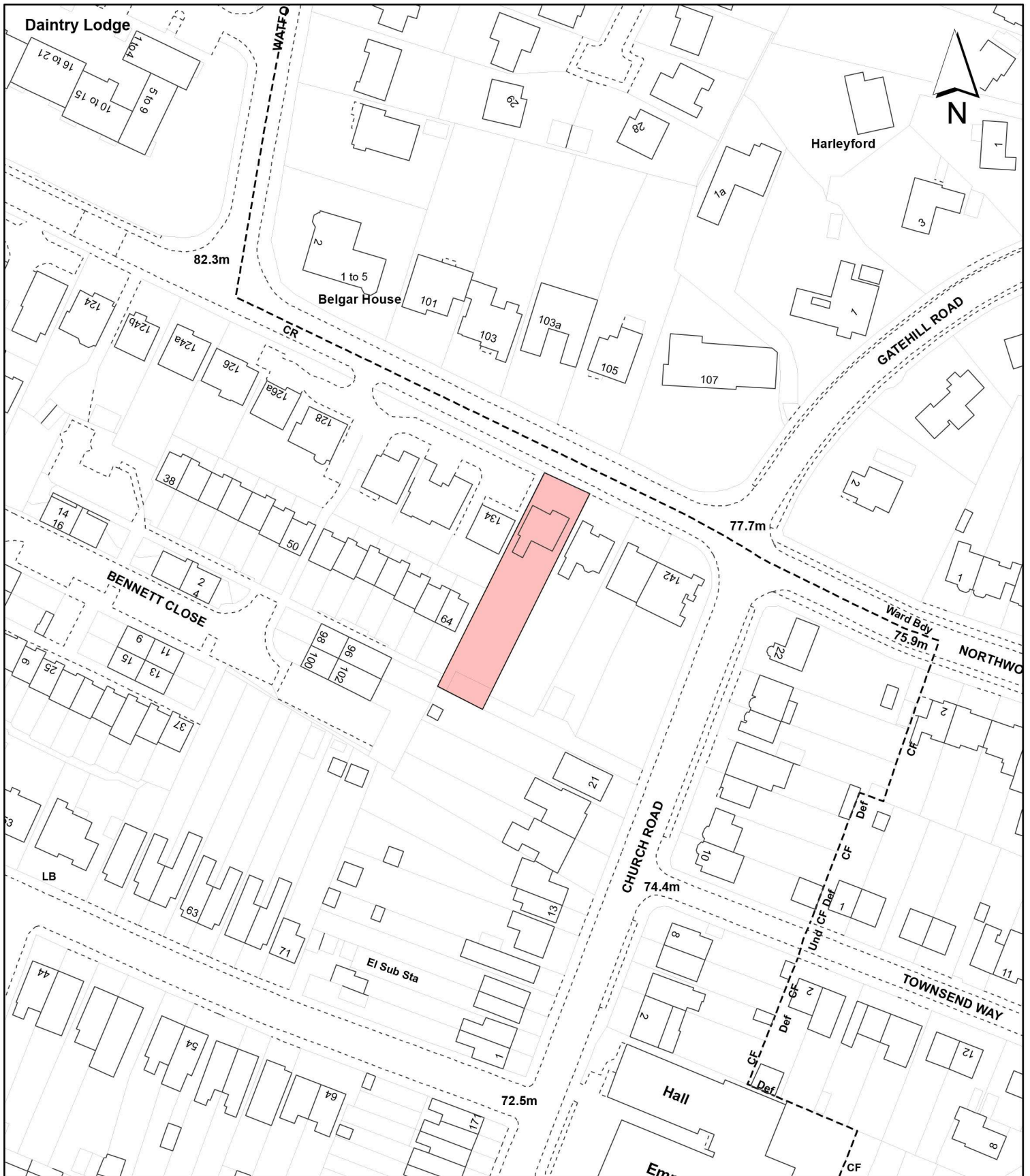
PLANNING
 15.08.16

2 NEW DWELLINGS
 LRO 136 GREEN LANE, NORTHWOOD

STREET ELEVATION PROPOSED

Scale: 1:200 @ A3 JUN 2016 Dwg. 151068_LRO_P2





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 Site boundary

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Site Address:

**136 Green Lane
 Northwood**

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

Planning Application Ref:

27501/APP/2016/3115

Scale:

1:1,250

Planning Committee:

North Page 205

Date:

January 2017



HILLINGDON
 LONDON

Address 1A GROVE ROAD NORTHWOOD

Development: Two storey, 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow.

LBH Ref Nos: 14379/APP/2016/3279

Date Plans Received: 30/08/2016

Date(s) of Amendment(s): 31/08/2016

Date Application Valid: 30/08/2016

Rev	Date	Description



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ARCHITECTURAL DESIGN SERVICES

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ARCHITECTURAL DESIGN SERVICES
22 MIDLANDS ROAD, STAINES,
MIDDLESEX, U.K. HA5 2JN
TELE: 01784 391674 MOB: 07841 848473
E-MAIL: TOMMILIN@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

1a Grove Road, Northwood

Existing Location Plan



Scale 1:1250 @ A3

Dwg No. FLU.324.01

Date 17.06.16

Rev

Drawn

N.Millin



Rev	Date	Description



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WEB: FLUENT-ADS.CO.UK

1a Grove Road, Northwood

Contextual Plan



Scale

1:1250 @ A3

Dwg No.

FLU.324.03

Date

17.06.16

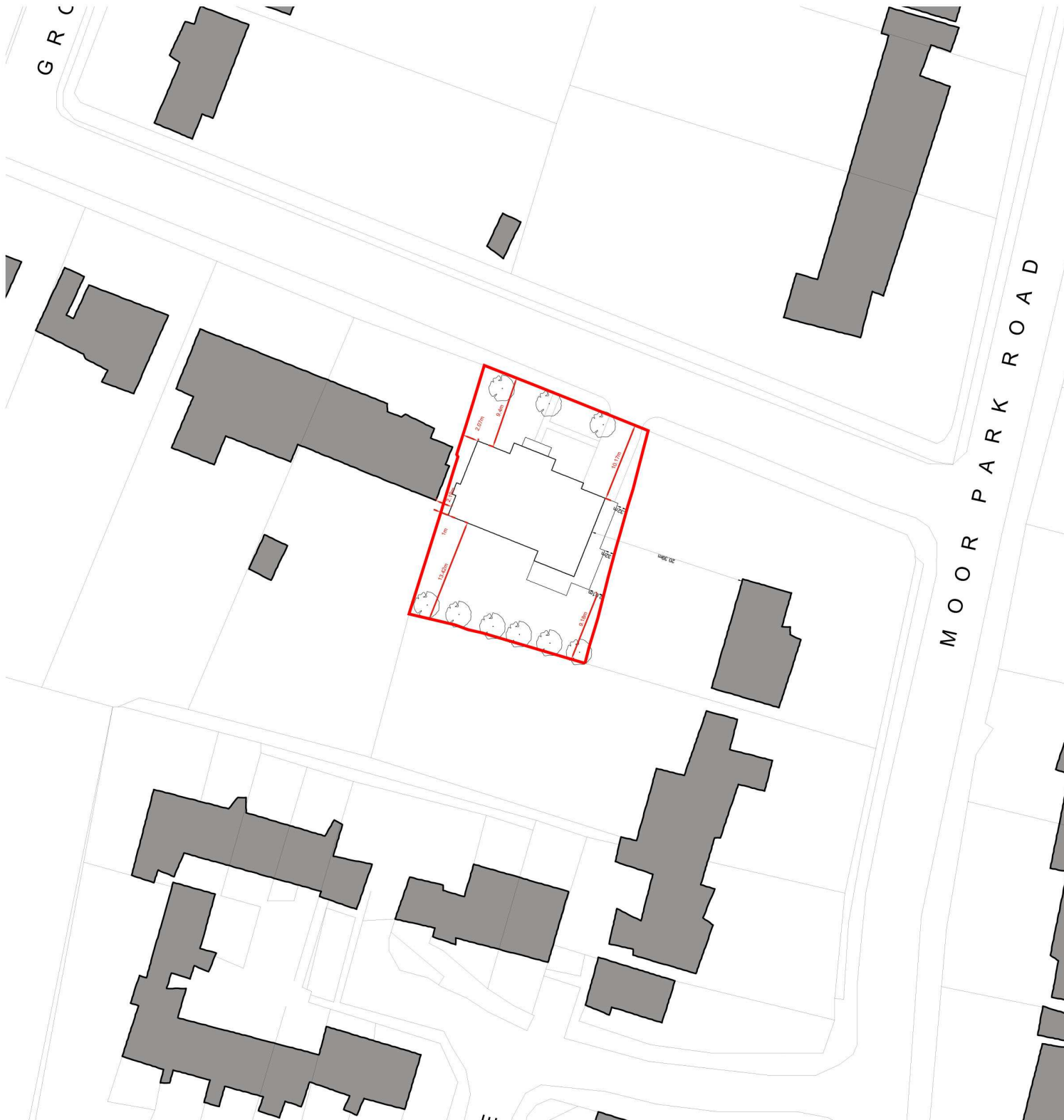
Rev

Drawn

N.Millin

E





Rev	Date	Description

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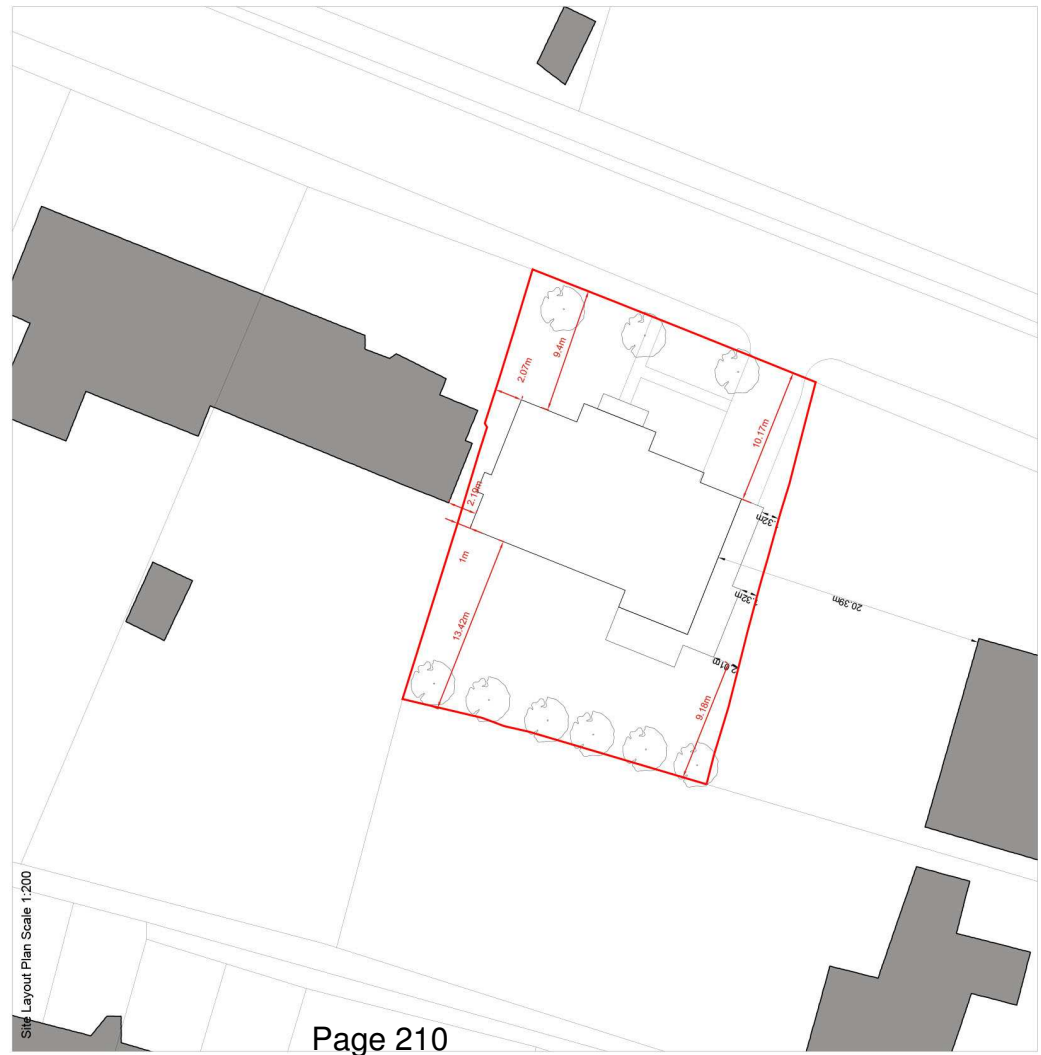
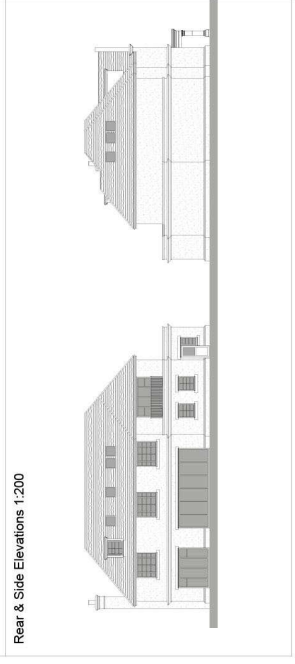
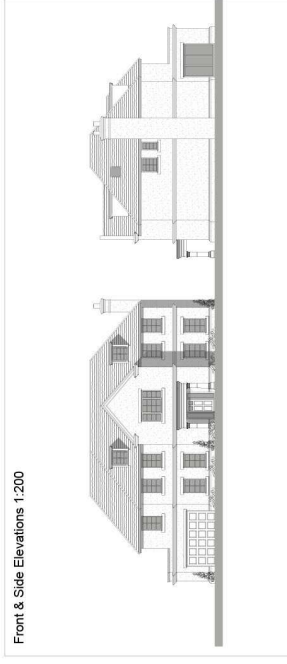
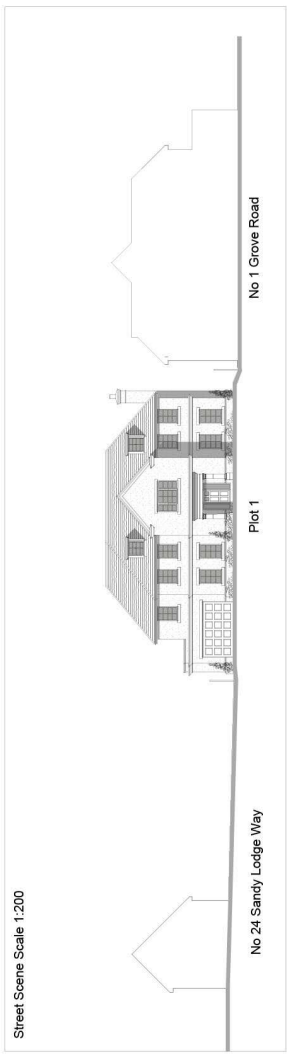
221, GULF ROAD, STANLEY,
MIDDLESEX, TW1 9 7EP
TEL: 01784 391672 Mob: 07841 848473
E-MAIL: N.MILLIN@FLUENT-ADS.CO.UK
WEB: WWW.FLUENT-ADS.CO.UK

1a Grove Road, Northwood

Site Layout Plan



Scale	1:500 @ A3	Dwg No.	FLU.324.02
Date	17.06.16	Rev	E
Drawn	N.Millin		



Rev	Date	Description

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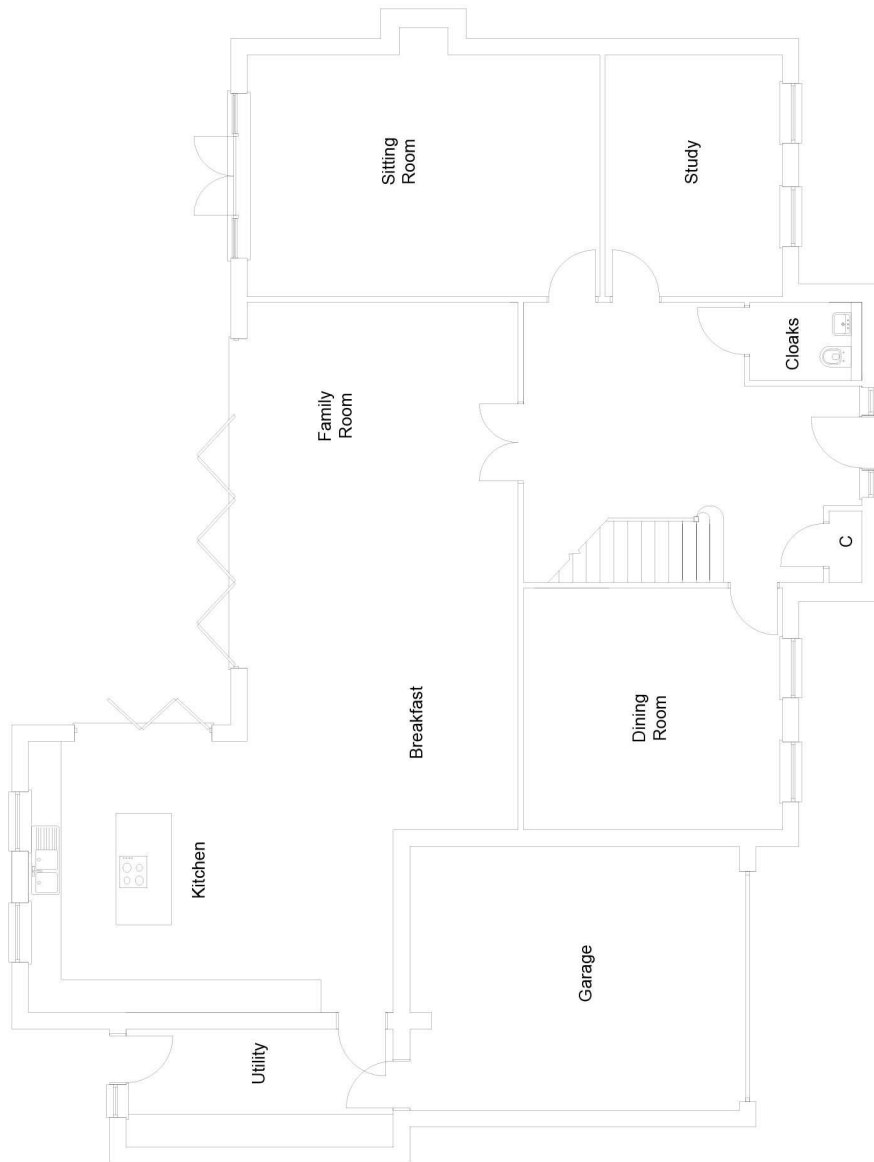
FLUENT
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100, WOODSIDE, WIMBORNE, DORSET, DT9 7JF
TEL: 01305 370000 FAX: 01305 370001
E-MAIL: TOMMALL@FLUENT-ARCH.CO.UK
WEB: FLUENT-ARCH.CO.UK

1a Grove Road, Northwood

Site Information Sheet

WWW 1 2 3 4 5 6 7 8 9 10

Scale	1:200 @ A1	Dwg No.	FLU.324.10
Date	17.06.16	Rev	F
Drawn	N.Millin		



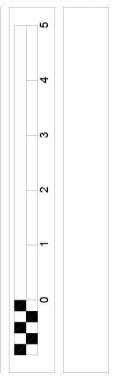
Rev	Date	Description


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1a Grove Road, Northwood

Ground Floor Plan



Scale	1:100 @ A3	Dwg No.	FLU.324.04
Date	17.06.16	Rev	E
Drawn	N.Millin		



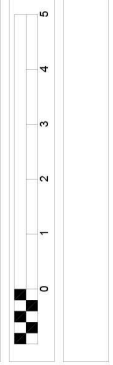
Rev	Date	Description


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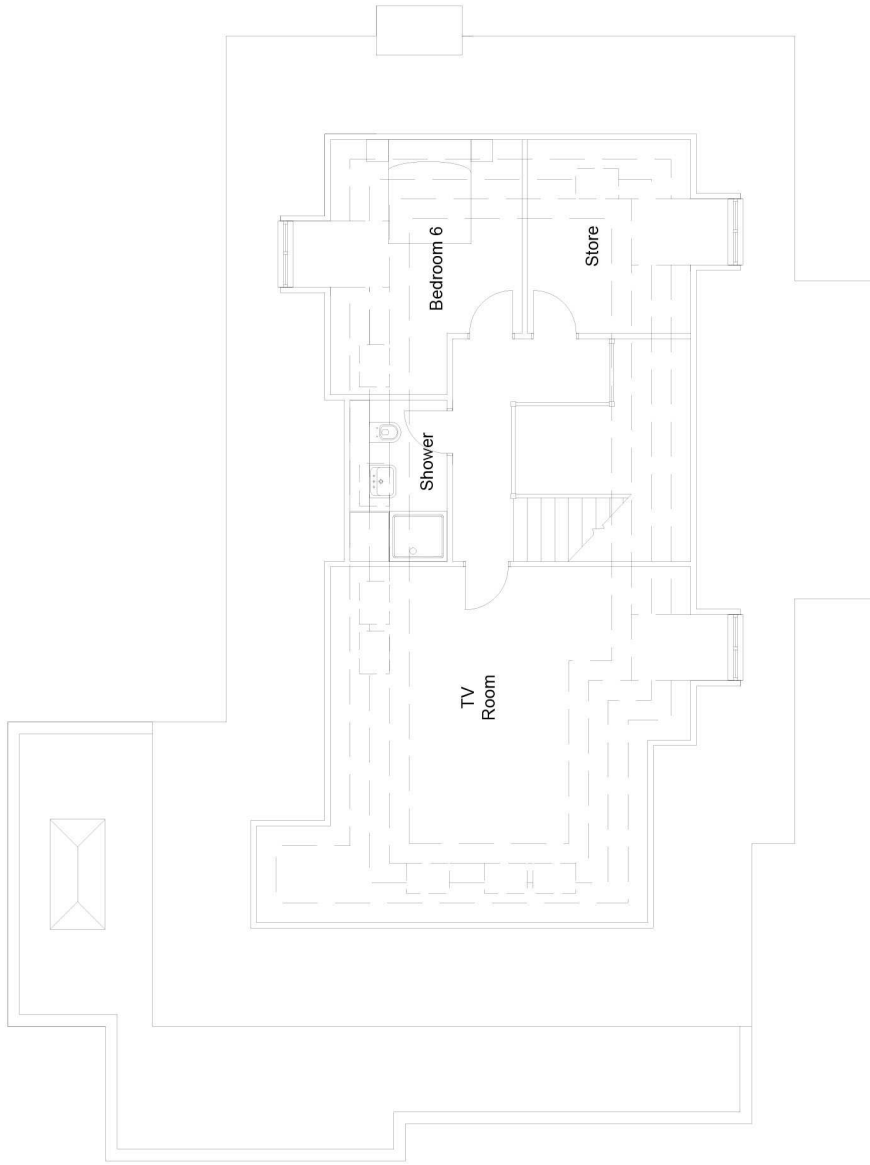
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 MIDDLESEX, UK, TW20 9TN, UK.
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1a Grove Road, Northwood

First Floor Plan



Scale	1:100 @ A3	Dwg No.	FLU.324.05
Date	17.06.16	Rev	E
Drawn	N.Millin		



Rev	Date	Description

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E-MAIL: TOMMILIN@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

1a Grove Road, Northwood

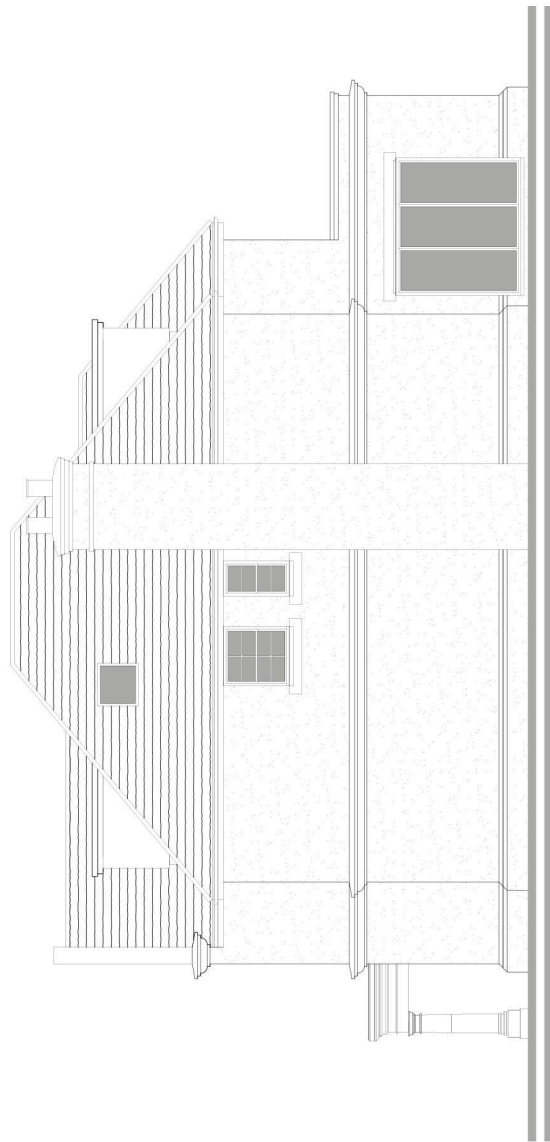
Second Floor Plan



Scale	1:100 @ A3	Dwg No.	FLU.324.06
Date	17.06.16	Rev	E
Drawn	N.Millin		



Front Elevation



Side Elevation

Rev	Date	Description



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 WEB: FLUENT-AD.S.CO.UK

1a Grove Road, Northwood

Front & Side Elevations



0 1 2 3 4 5

Scale
 1:100 @ A3

Dwg No.

FLU.324.07

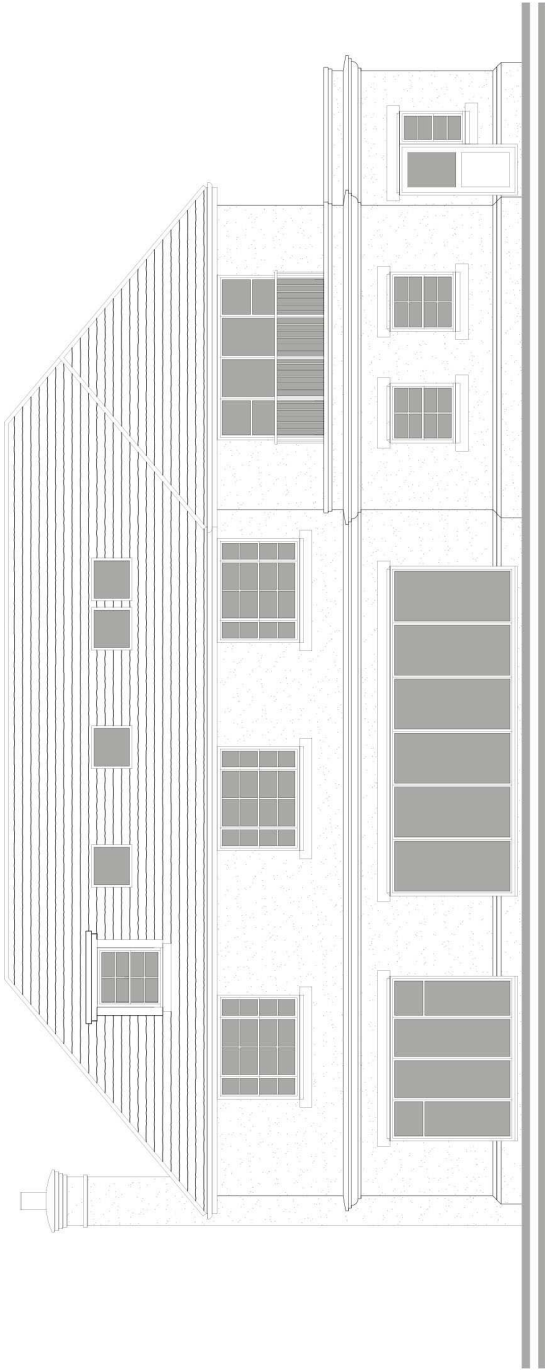
Date
 17.06.16

Rev

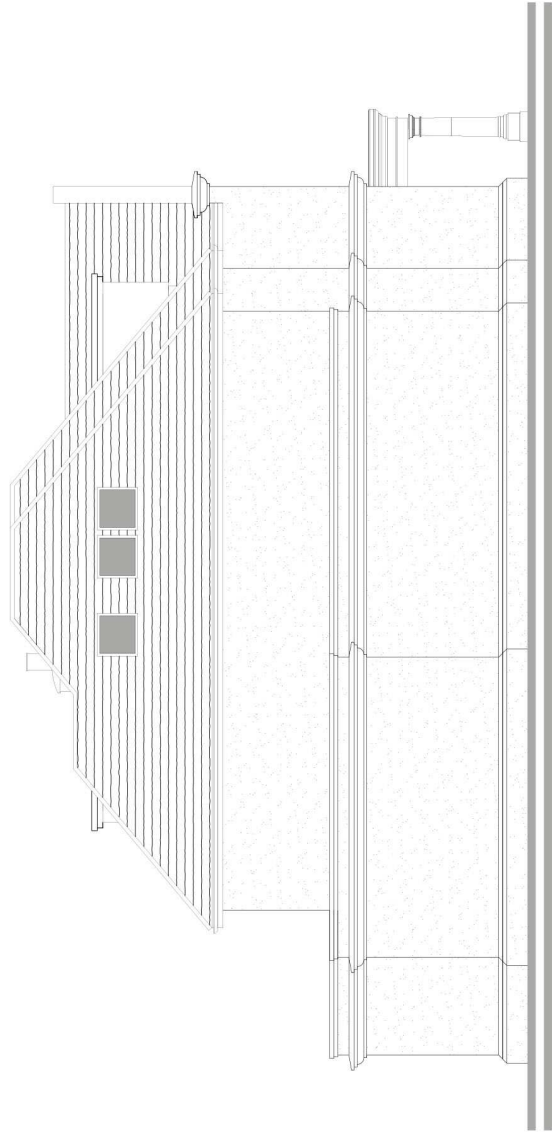
Drawn

N.Millin

E



Rear Elevation



Side Elevation

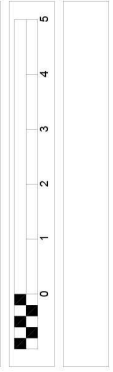
Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

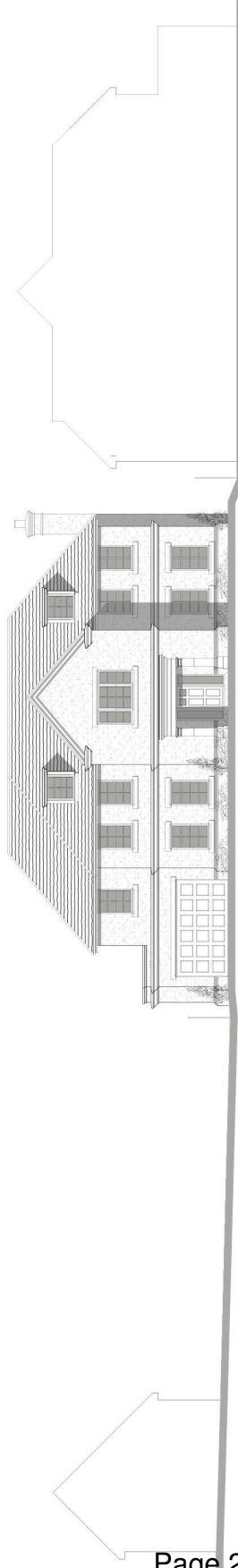
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 WEB: FLUENT-ADS.CO.UK

1a Grove Road, Northwood

Rear & Side Elevations



Scale	Dwg No.
1:100 @ A3	FLU.324.08
Date	Rev
17.06.16	E
Drawn	
N.Millin	



No 24 Sandy Lodge Way

Plot 1

No 1 Grove Road

Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

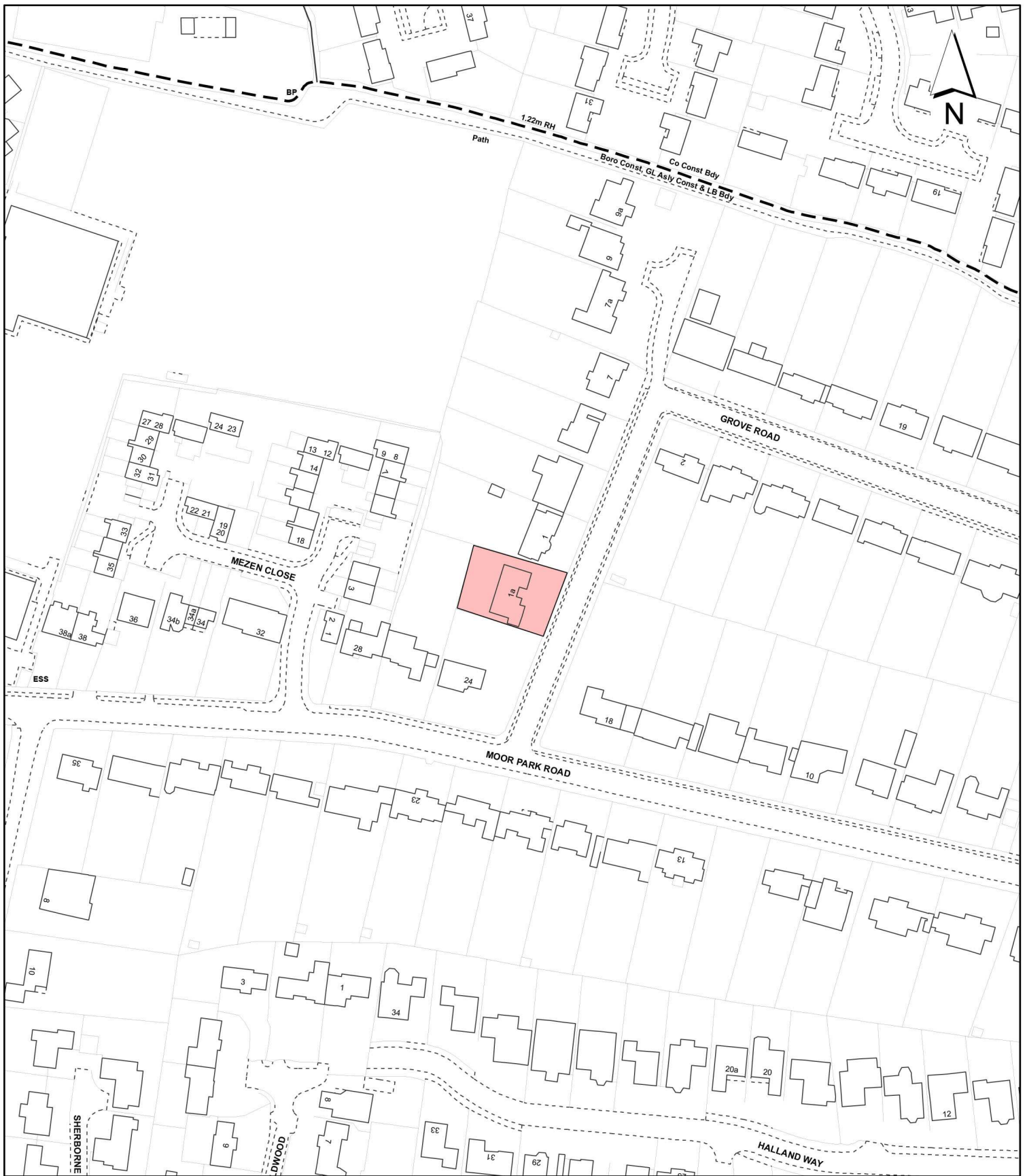
FLUENT
ARCHITECTURAL DESIGN SERVICES
22 MIDLANDS ROAD, STAINES,
MIDDLESEX, UK. TW20 9TN.
TELE: 01784 391674 MOB: 07841 848473
E-MAIL: TOMMILIN@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

1a Grove Road, Northwood

Street Scenes



Scale	1:200 @ A3	Dwg No.	FLU.324.09
Date	17.06.16	Rev	F
Drawn	N.Millin		



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Site Address:

**1a Grove Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

14379/APP/2016/3279

Scale:

1:1,750

Planning Committee:

North Page 217

Date:

January 2017



HILLINGDON
 LONDON

Address 51 WIELAND ROAD NORTHWOOD

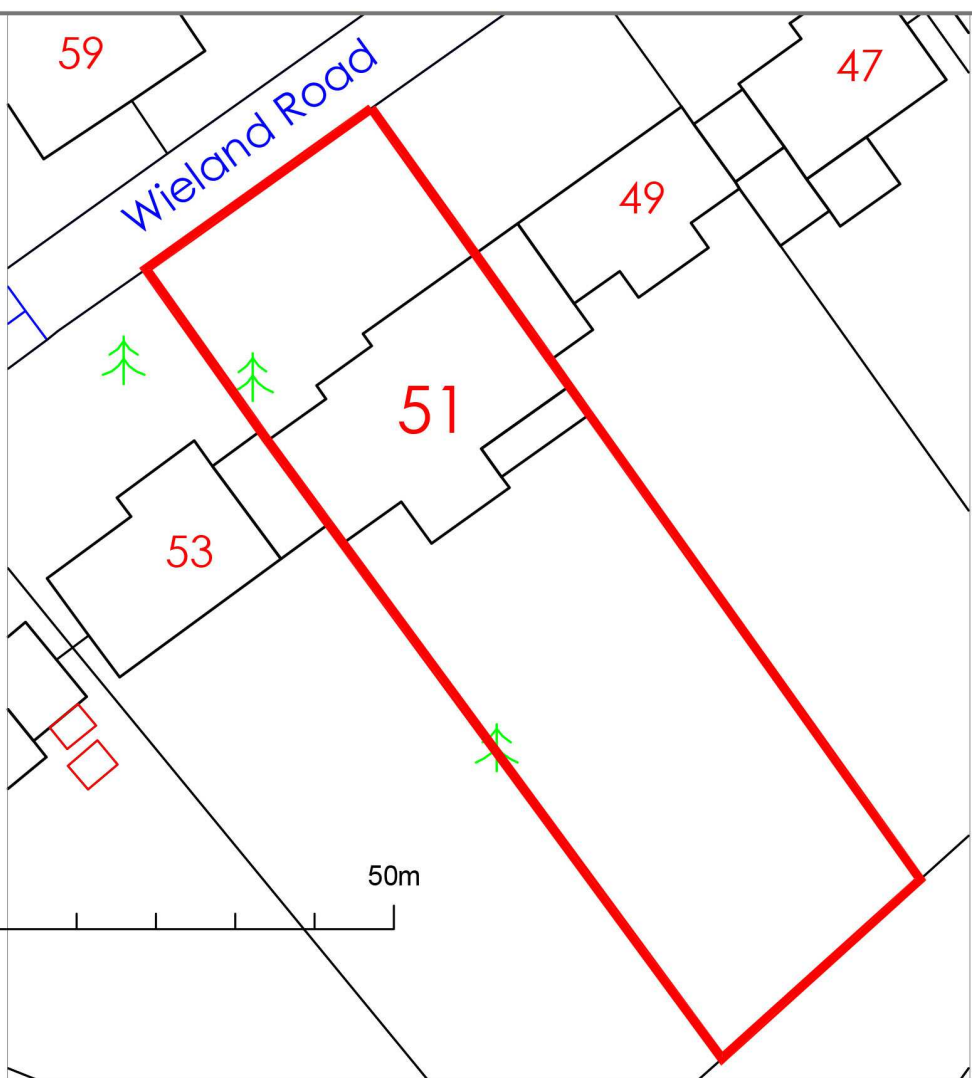
Development: Two storey detached dwelling with habitable roofspace and basement space involving demolition of existing dwelling.

LBH Ref Nos: 17990/APP/2016/3166

Date Plans Received: 19/08/2016

Date(s) of Amendment(s):

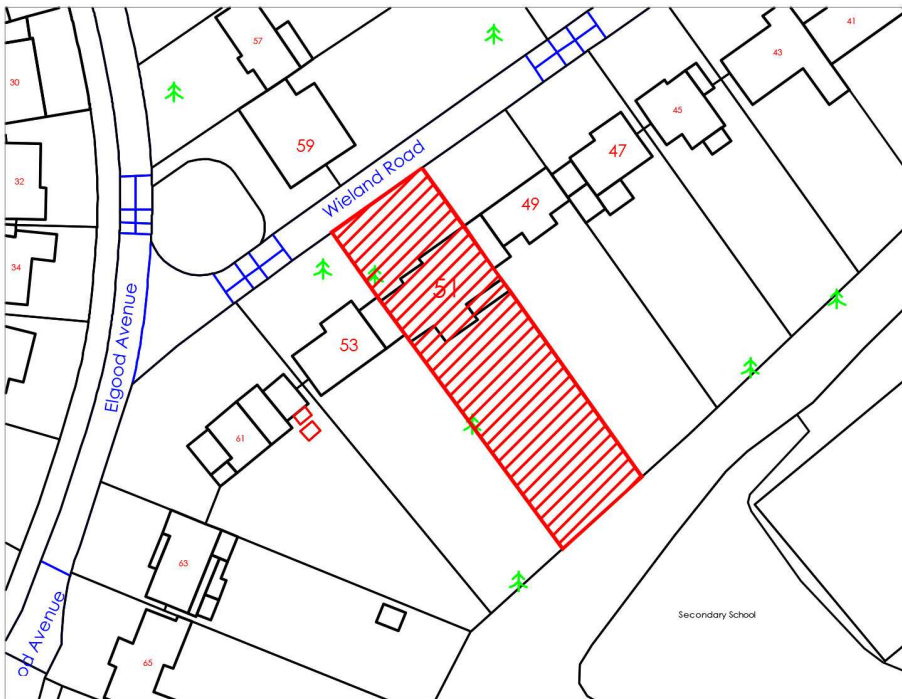
Date Application Valid: 05/10/2016



0 Scale 1:500

50m

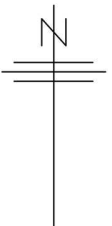
Block Plan



0 Scale 1:1250 50m

100m

Location Plan



PROJECT
51 Wieland Road, Northwood,
Middx. HA6 3QX

DRAWING
Location Plan
& Block Plan

Drawn By : PH

Date : 20.03.2014

Approved By

Scale : 1:1250;1:500 @ A4

Drawing No.
5205/PL/LP

Rev. **Page 219**

SEABROOK ARCHITECTS

CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham,
Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770620

Rev.	Detail	By	Date
A	Elevations and Site Plan added.	PH	28.02.2014

NOTES:
THIS DRAWING IS INTENDED TO SHOW APPROXIMATE LAYOUT OF EXISTING WALLS, PARTITIONS AND OPENINGS ONLY. FIXTURES AND FITTINGS NOT SHOWN.

All dimensions and levels to be checked on site by the contractor prior to preparation of shop drawings and commencement of work on site.
This drawing and the copyright and patents therein are the property of Seabrook Architects and may not be used or reproduced without consent.
This drawing is to be read in conjunction with all relevant specifications and details. Any variations are to be detailed in the Addendum before the affected work commences.
All works are to be carried out fully in accordance with the Building Regulations, British Standards and Codes of Practice as appropriate.

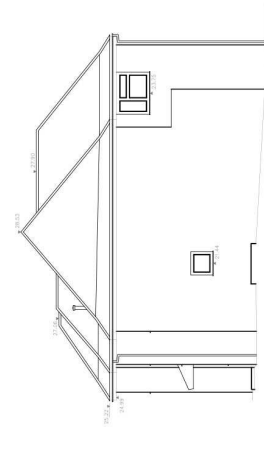
Project: 51 Wieland Road
Northwood
Middx HA6 3QX

Drawing: Plans, Elevations & Sections
As Existing

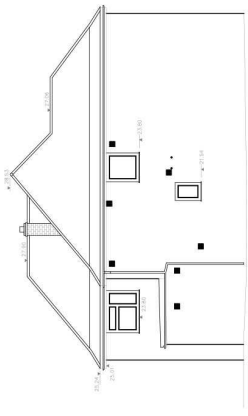
SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

The Studio Barn, Bray Farm, Central, Poles Road, Chesham
 Bucks HP5 2JL Tel: 01494 778918 Fax: 01494 778200
 e-mail: ggg@seabrookarchitects.co.uk

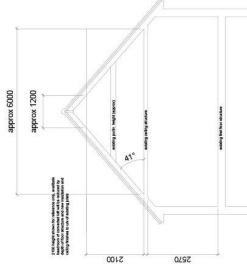
Drawn By	SK	Date	Feb 2014
Checked By	PH	Date	N/A
Approved By		Scale	1:100 @ A1
Drawing No.	5206/PL02	Rev.	A



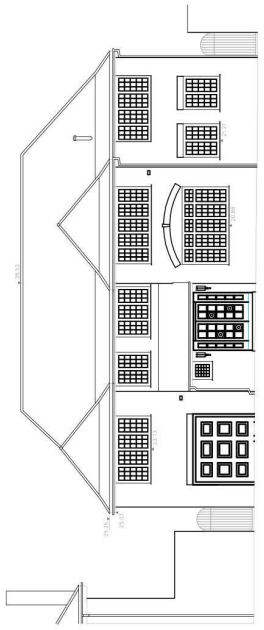
ELEVATION A-A



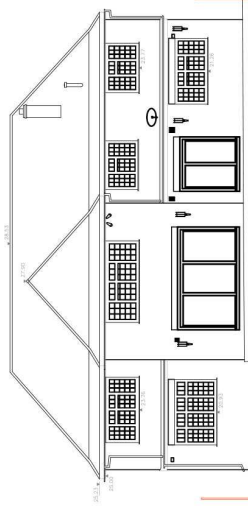
ELEVATION B-B



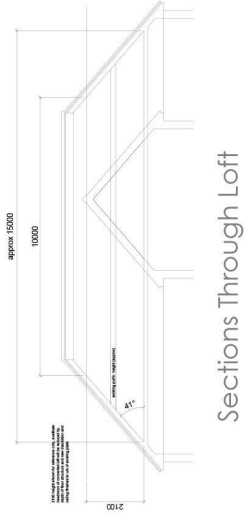
EXISTING SECTION BB 1:100



ELEVATION C-C

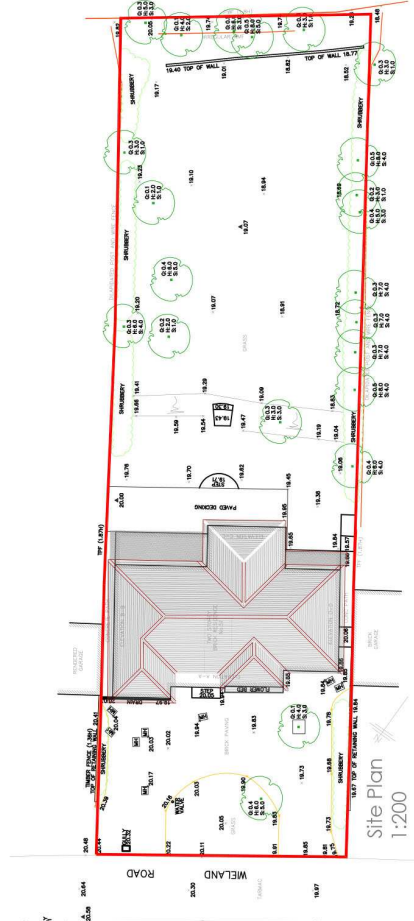


ELEVATION D-D

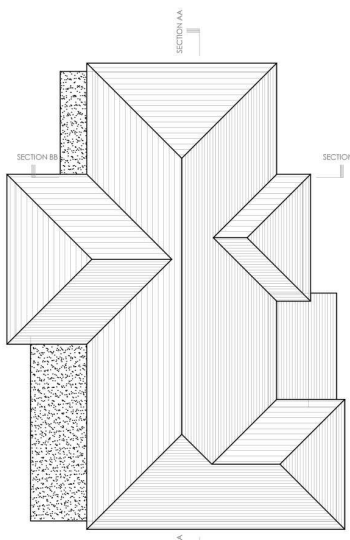


EXISTING SECTION AA 1:100

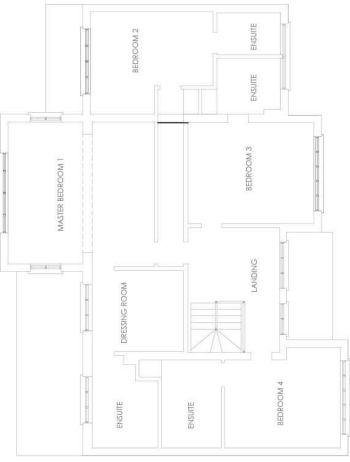
Sections Through Loft



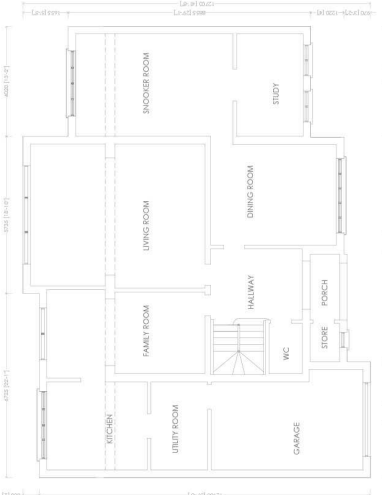
Site Plan 1:200



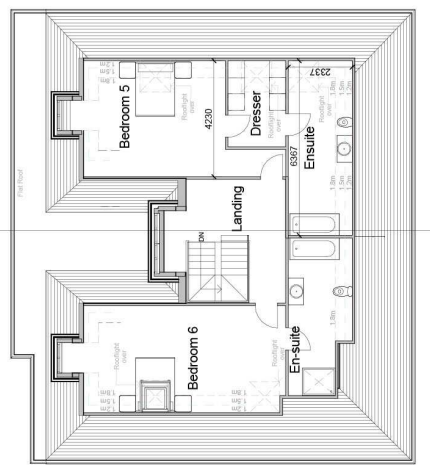
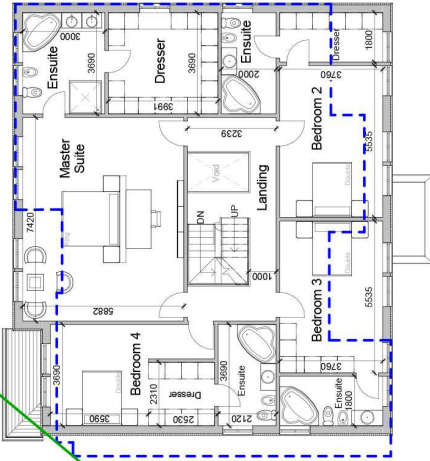
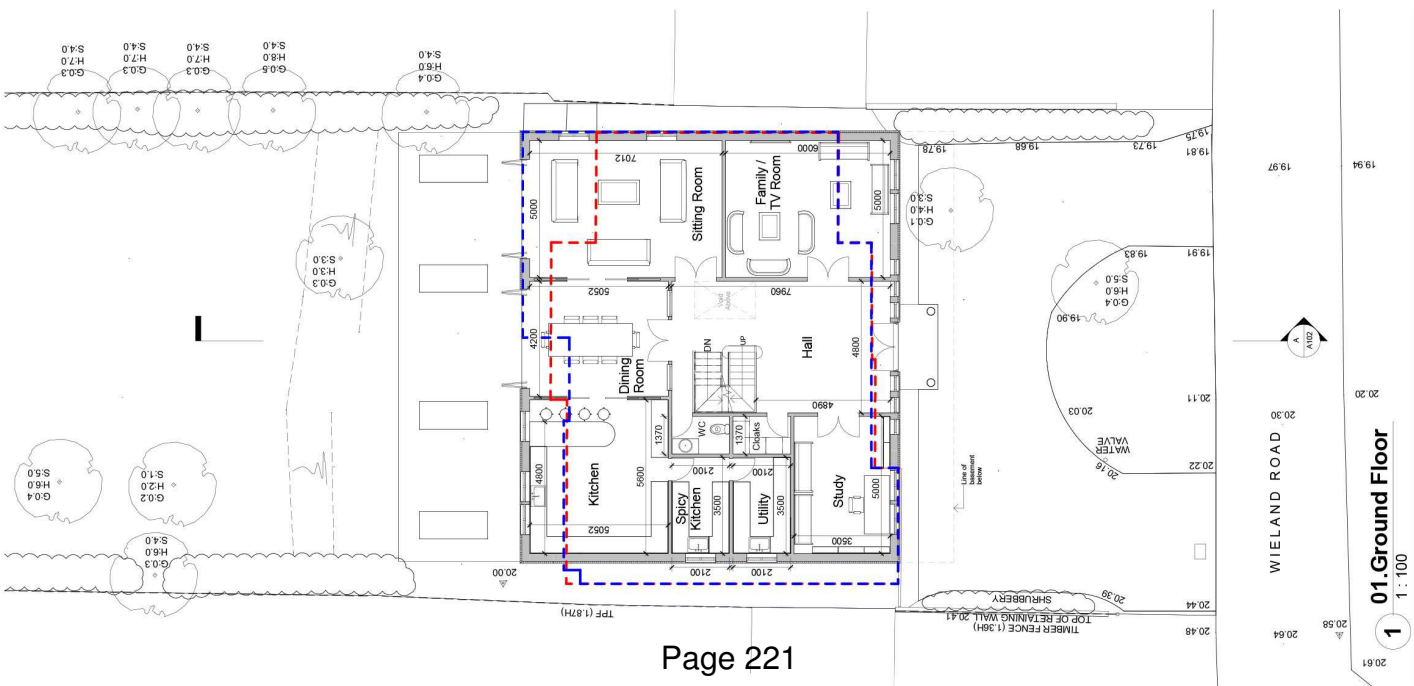
Roof 1:100



First Floor 1:100



Ground Floor 1:100



- Outline of Existing Building.
- Outline of Proposed Building.
- (Ref: 17590/APP/2015/645)

All dimensions and levels to be checked by the contractor. No responsibility is accepted for any errors or omissions. Dimensions MUST NOT be used from this drawing.

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Project: 51 Wieland Road, Northwood, HA6 3QX

Proposed Floor Plans

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

The Seabrook Group, 115, The Green, Northwood, Middlesex, HA6 3QX
Seabrook Architects LLP - e-mail: info@seabrookarchitects.co.uk

Drawn By: N.P. Date: AUG 2016

Checked By: Date: Approved By: Date: Revision No: 5205/A101

Ref: H

ELEVATIONS A-A & B-B

Site Address :
 51 WELAND STREET,
 NORTHWOOD,
 LONDON.

Sheet 2 of 3
 April 2014

Scale 1:50



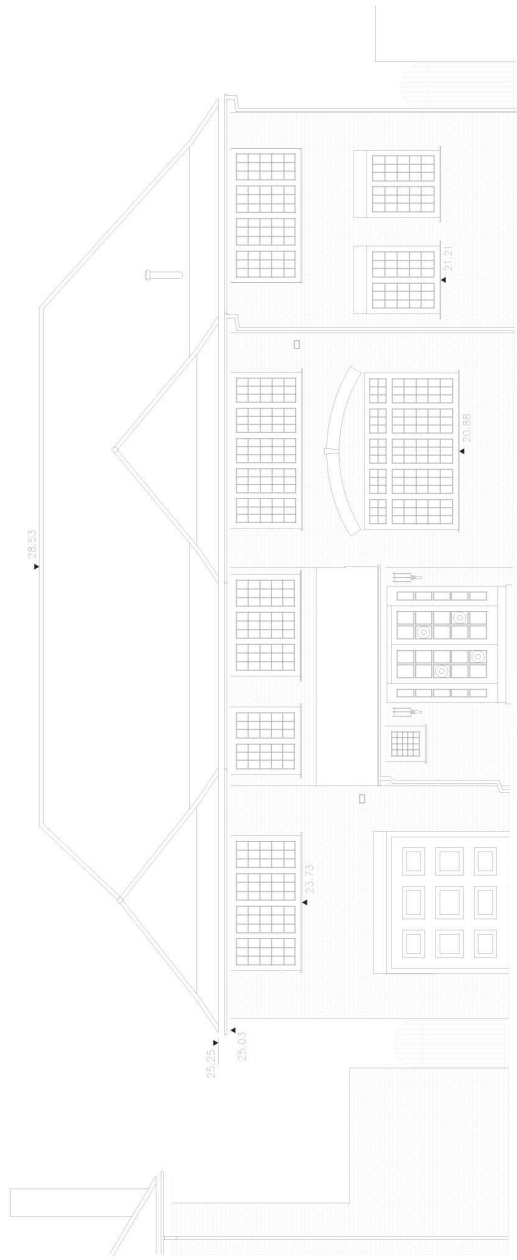
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 SURVEY ORIENTATION HAS BEEN ASSUMED
 DIMENSIONS ARE APPROXIMATE
 TREE DIMENSIONS ARE AN APPROXIMATION ONLY
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LEGEND:
 TPF - TIMBER PANEL FENCE
 WPF - WIRE MESH FENCE
 PWF - POST AND WIRE FENCE
 G.O.I - TREE GIRTH
 H.O.I - TREE HEIGHT
 S.S.O - TREE SPREAD

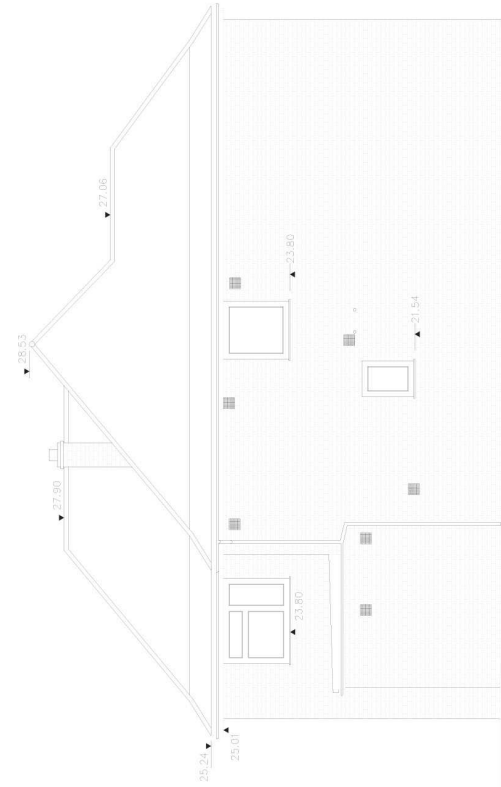
Client : Arcadia Consulting Ltd.
 311a Old Road, Sevenoaks
 Kent, TN13 3JG, UK
 London, NTH 6US.

Drawing Ref.	Rev. No.	Date	Description	Drawn By	Check By
00614	---	04/7/14	Elevations	WR	PSS

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ELEVATION A-A



ELEVATION B-B

ELEVATIONS C-C & D-D

Site Address :
 51 WELAND STREET,
 NORTHWOOD,
 LONDON.

Sheet 3 of 3
 April 2014

Scale 1:50



NOTES:

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LEGEND:

- TFE - TIMBER FENCE
- WF - WIRE FENCE
- PMF - POST AND WIRE FENCE
- G.O.I - TREE GIRTH
- TRF - TREE SPREAD
- S.S.O - TREE SPREAD

Client : Arcadia Consulting Ltd.
 311a Old Road, Stoughton,
 London, NTH 6LS.

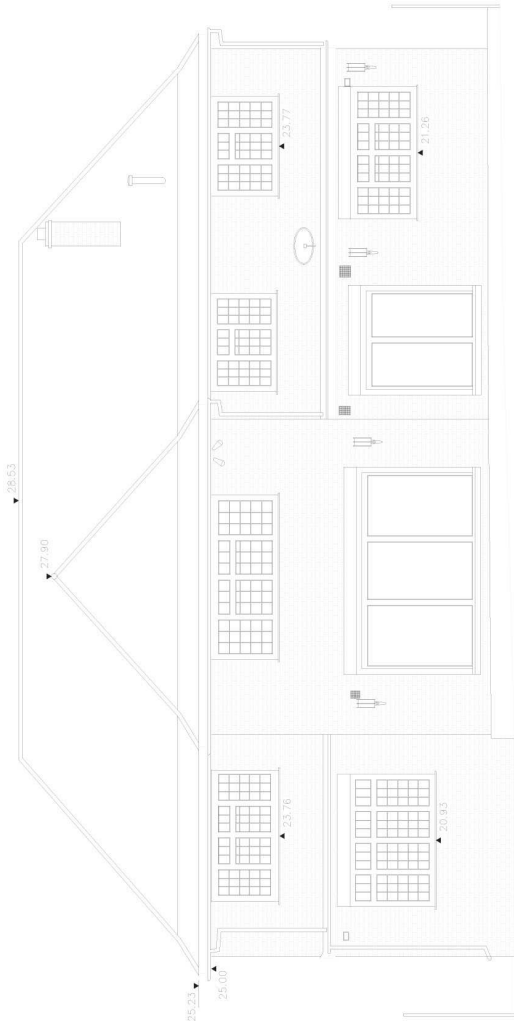
Drawn By: Check By:
 00614: WR PSS

Date: 04/14
 Description: Elevations

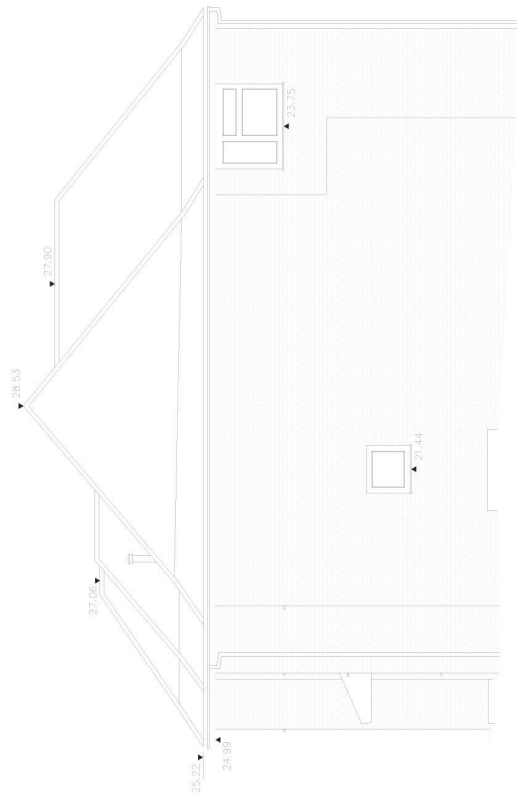
Date of Survey: 16th April 2014

Drawn By: WR
 Check By: PSS

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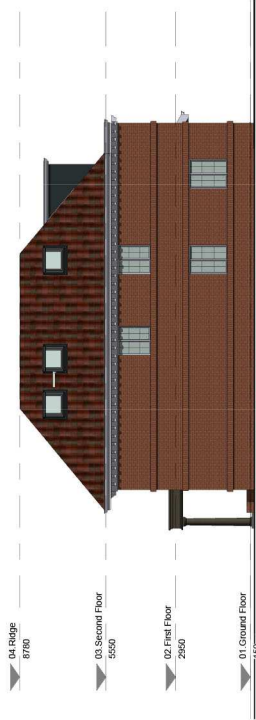
ELEVATION C-C



ELEVATION D-D



1 Front (North-West) Elevation
1 : 100



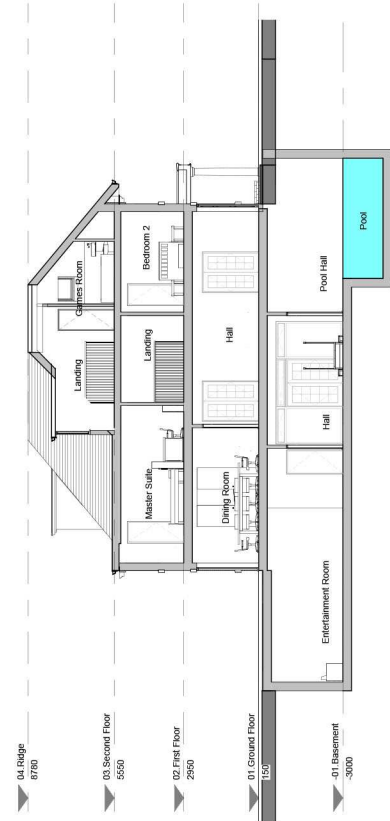
3 Side (South-West) Elevation
1 : 100



4 Side (North-East) Elevation
1 : 100



2 Rear (South-East) Elevation
1 : 100



A Section A-A
1 : 100



All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.
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All works on site are to be carried out fully in accordance with current CDM Regulations and other applicable legislation, including Regulations, British Standards and Codes of Practice as appropriate.

Project	51 Wieland Road, Northwood, HA6 3QX
Drawing	Proposed Elevations & Section
SEABROOK ARCHITECTS CHARTERED ARCHITECTS	
The Seabrook Building, 15, Great Portland Street, London, W1M 6JQ Seabrook Architects LLP - email: info@seabrookarchitects.co.uk	
Drawn By	N.F.
Checked By	-
Approved By	-
Drawing No.	5205/ A102
Rev.	G

TOPOGRAPHIC
 SURVEY

Site Address :
 51 WELAND STREET,
 NORTHWOOD,
 LONDON.

Sheet 1 of 3
 April 2014
 Scale 1:100



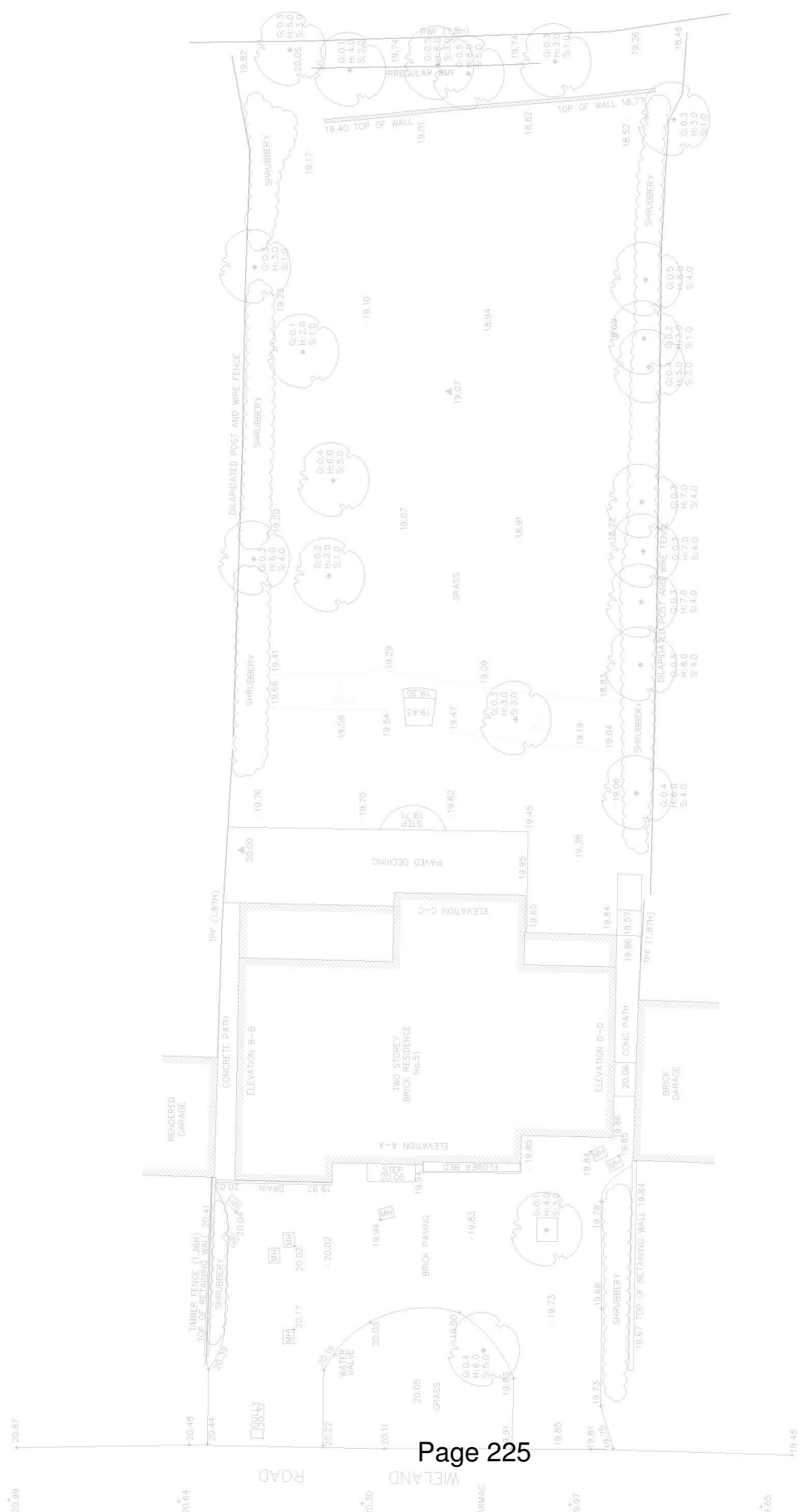
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 - TREE DIMENSIONS ARE AN APPROXIMATION ONLY
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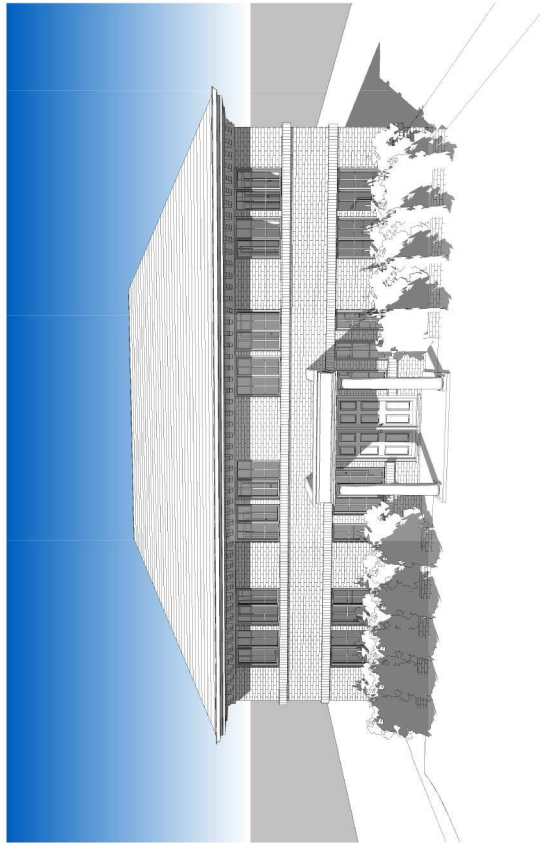
- LEGEND:
- TFW - TIMBER FENCE
 - WF - WIRE FENCE
 - PMF - POST AND WIRE FENCE
 - G.O.1 - TREE GIRTH
 - H.3.0 - TREE HEIGHT
 - S.3.0 - TREE SPREAD

Client : Arcadia Consulting Ltd.
 11th Floor, 100 Broad Street,
 London, W1A 6US.

Drawn By: Check By:
 00614: 04/14 Topographic Survey WR PSS

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1 3D View 1



3 3D View 3



2 3D View 5



4 3D View 6

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 All works on site are to be carried out fully in accordance with current CDM, Health and Safety Regulations, and all other applicable laws, regulations, British Standards and Codes of Practice as appropriate.

Project: **51 Wieland Road,
Northwood, HA6 3QX**

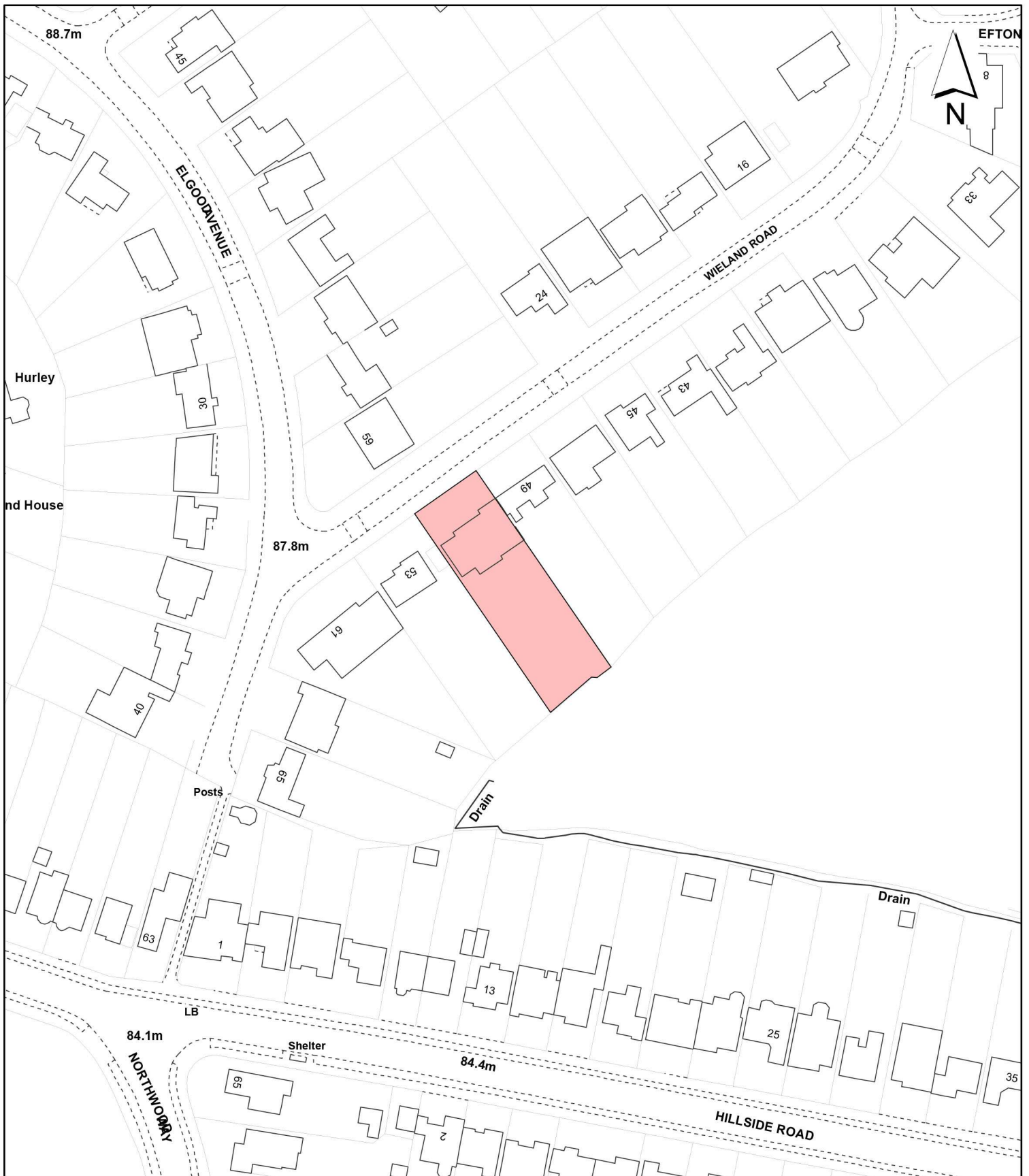
Drawing: **3D Views**

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS

The Seabrook Firm, 150, Great Portland Street, London, W1M 6BB, UK
 Seabrook Architects LLP, 150, Great Portland Street, London, W1M 6BB, UK
 Seabrook Architects LLP, e-mail: info@seabrookarchitects.co.uk

Drawn By: BW Date: 06/21/2015
 Checked By: - Date: -
 Approved By: - Date: -

Drawing No: **5205/ A103** Rev: **F**



Notes:

 Site boundary

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Site Address:

**51 Weiland Road
 Northwood Hills**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

17990/APP/2016/3166

Scale:

1:1,250

Planning Committee:

North Page 227

Date:

January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE WILLIAM JOLLE PH, 53 THE BROADWAY JOEL STREET
NORTHWOOD

Development: Change of use of ground floor to Class A1 and installation of a replacement
shopfront

LBH Ref Nos: 5564/APP/2016/3468

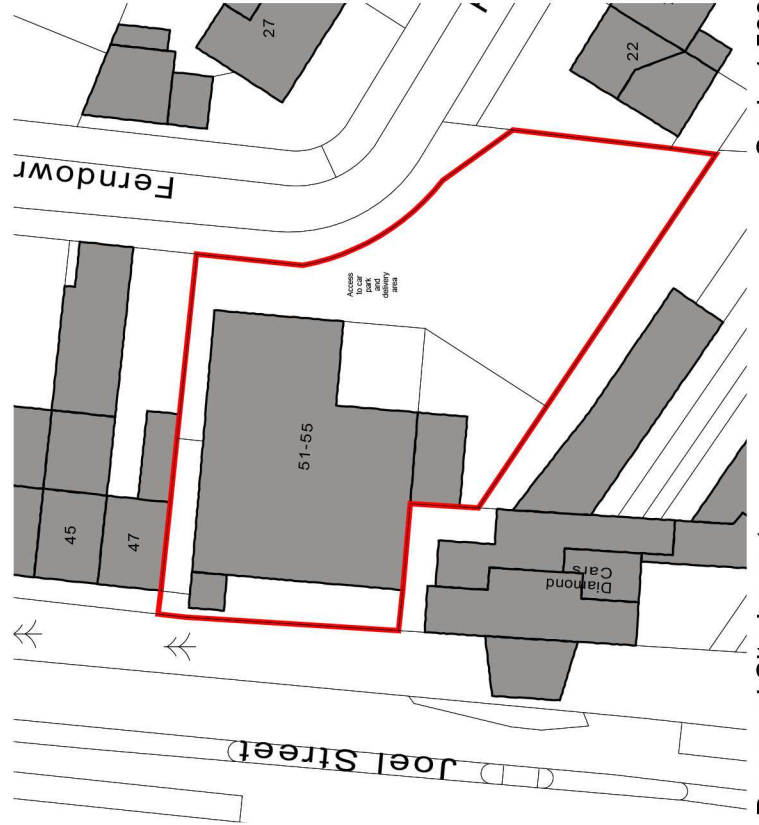
Date Plans Received: 16/09/2016

Date(s) of Amendment(s):

Date Application Valid: 31/10/2016



Location Plan



Proposed Site Layout

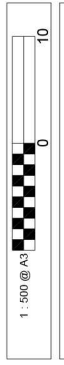
Rev	Date	Description

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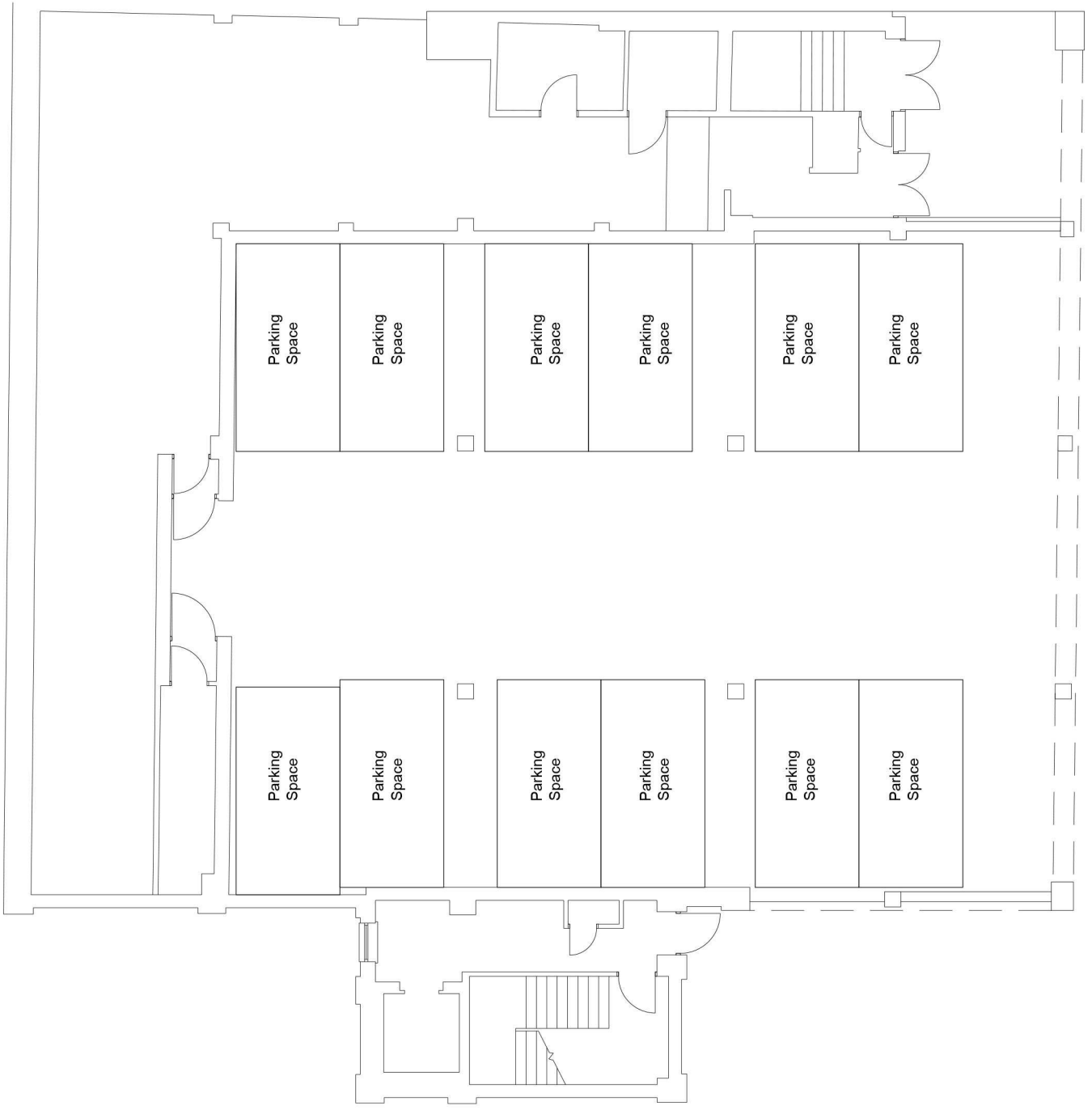
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TEL: 01895 0438333
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WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

**Proposed
Site Layouts & Location Plan**



Scale	Dwg No.
1:500 @ A3	FLU.387.2.01
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

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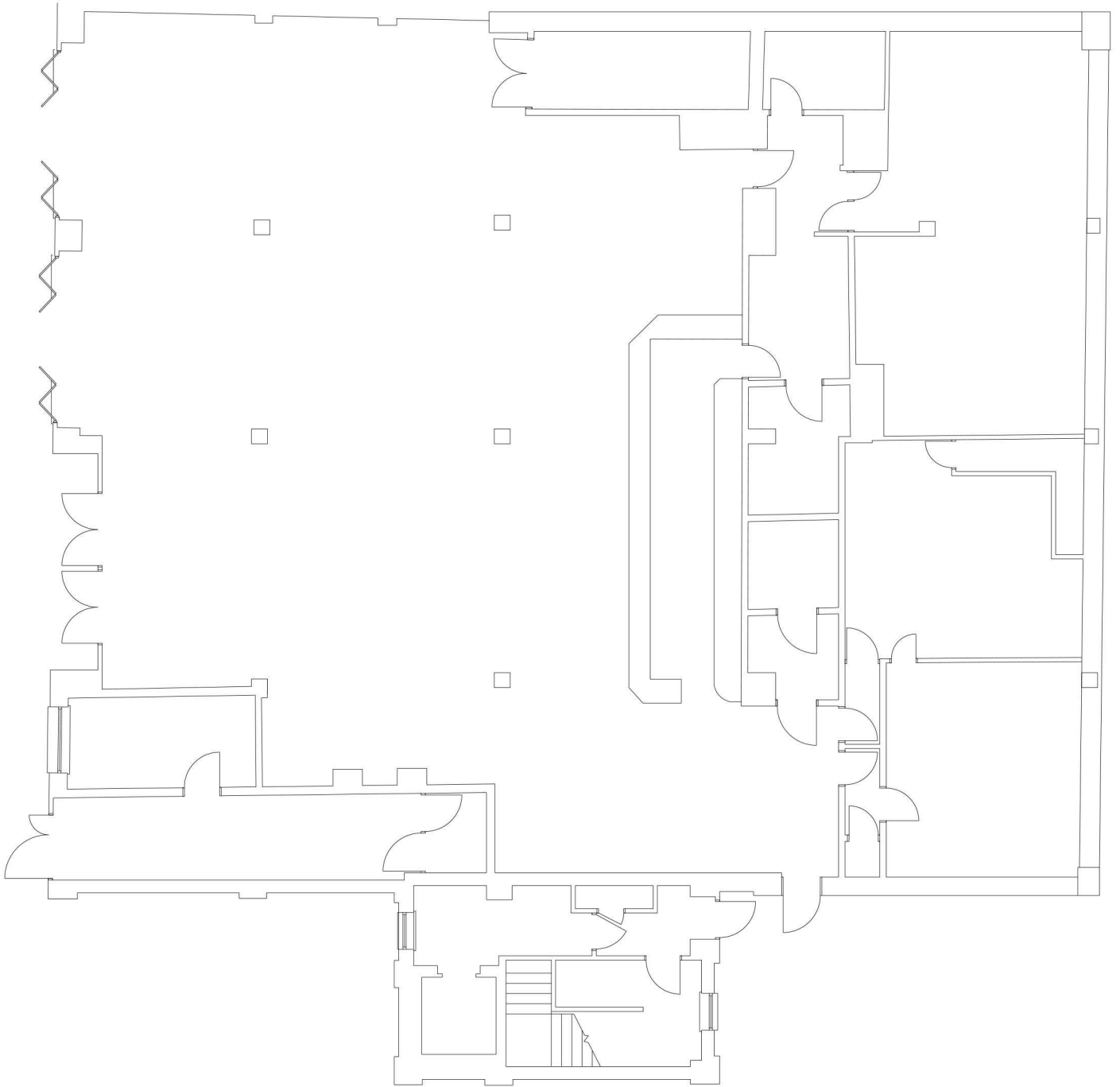
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MIDDLESEX, UK
TEL: 01895 831111
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WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Basement Floor Plan



Scale	Dwg No.
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Date	Rev
12.09.16	A
Drawn	
T.Millin	



Rev	Date	Description


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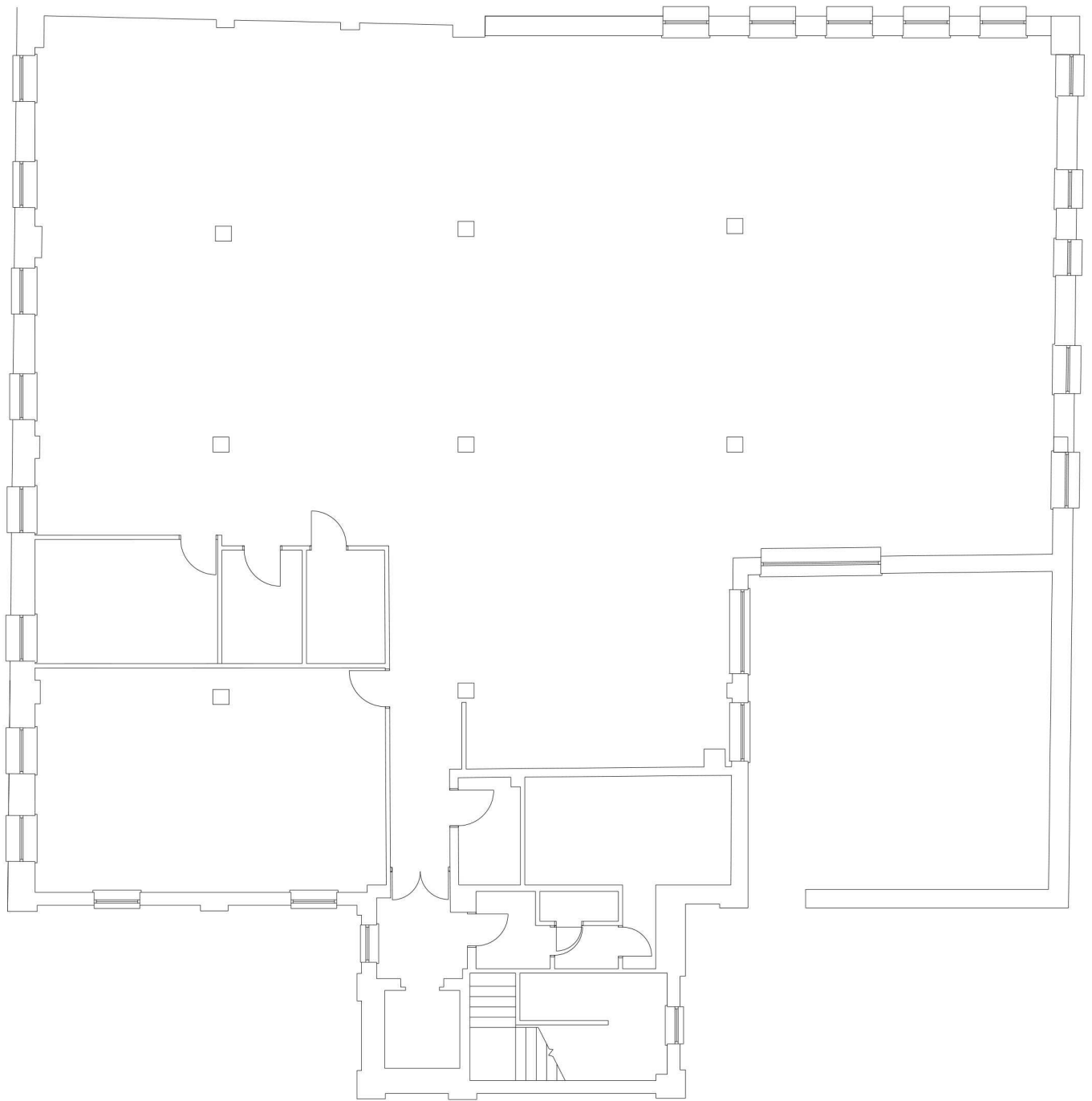
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 TEL: 01895 831122
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53-55 Joel Street, Northwood

Existing Ground Floor Plan



Scale	Dwg No.
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Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


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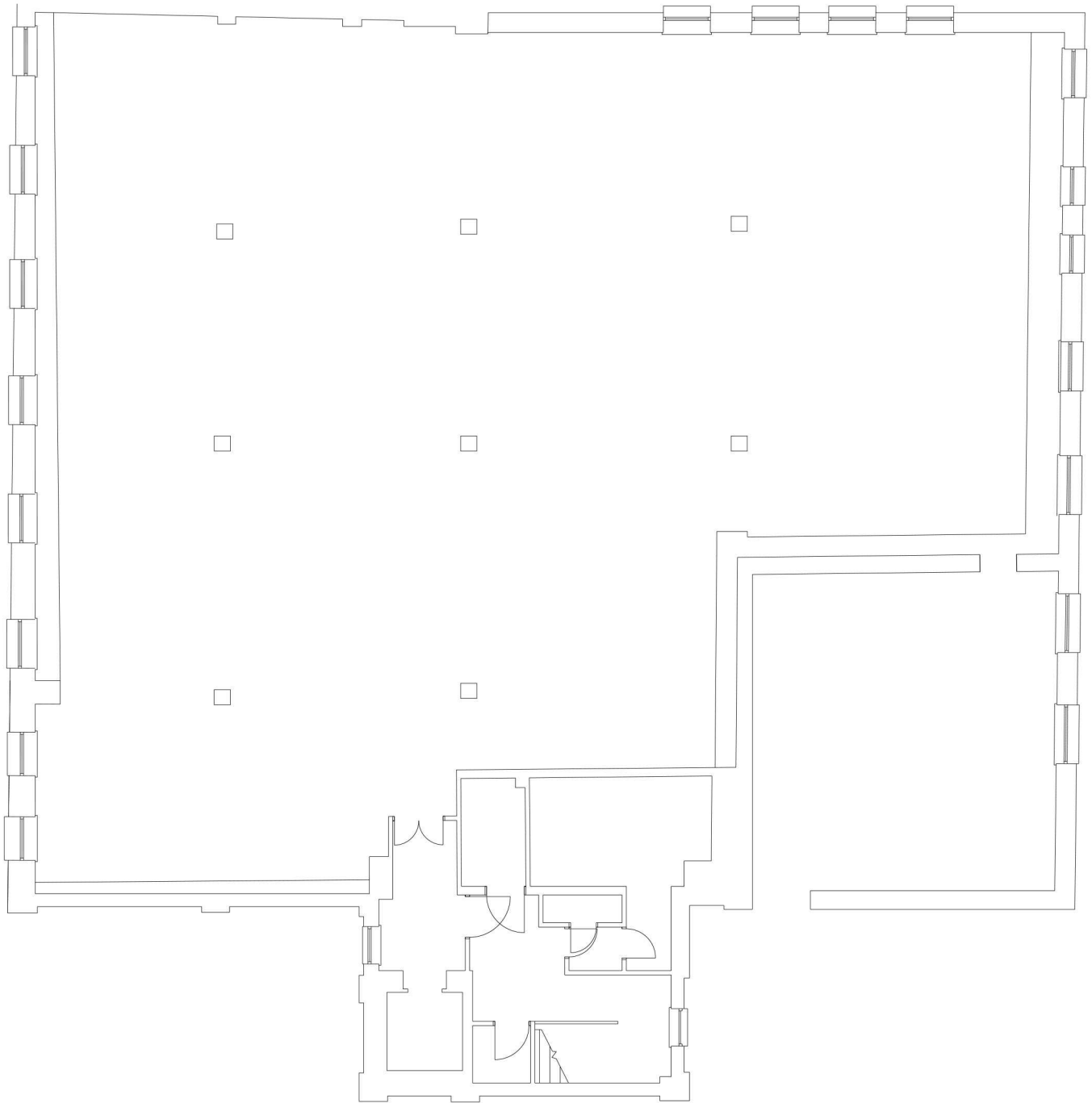
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 MIDDLESEX, UK
 TW20 9DD 0438335
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 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing First Floor Plan



Scale	Dwg No.
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Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


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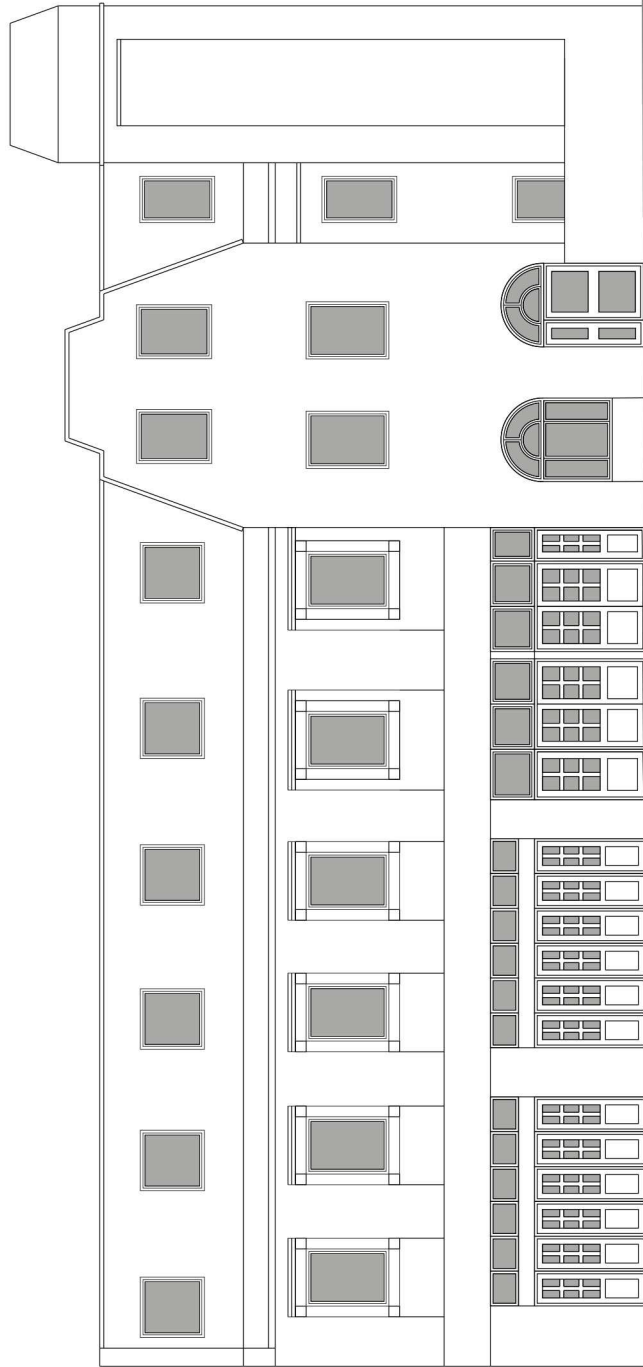
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53-55 Joel Street, Northwood

Existing Second Floor Plan



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Date	Rev
12.09.16	
Drawn	
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Rev	Date	Description

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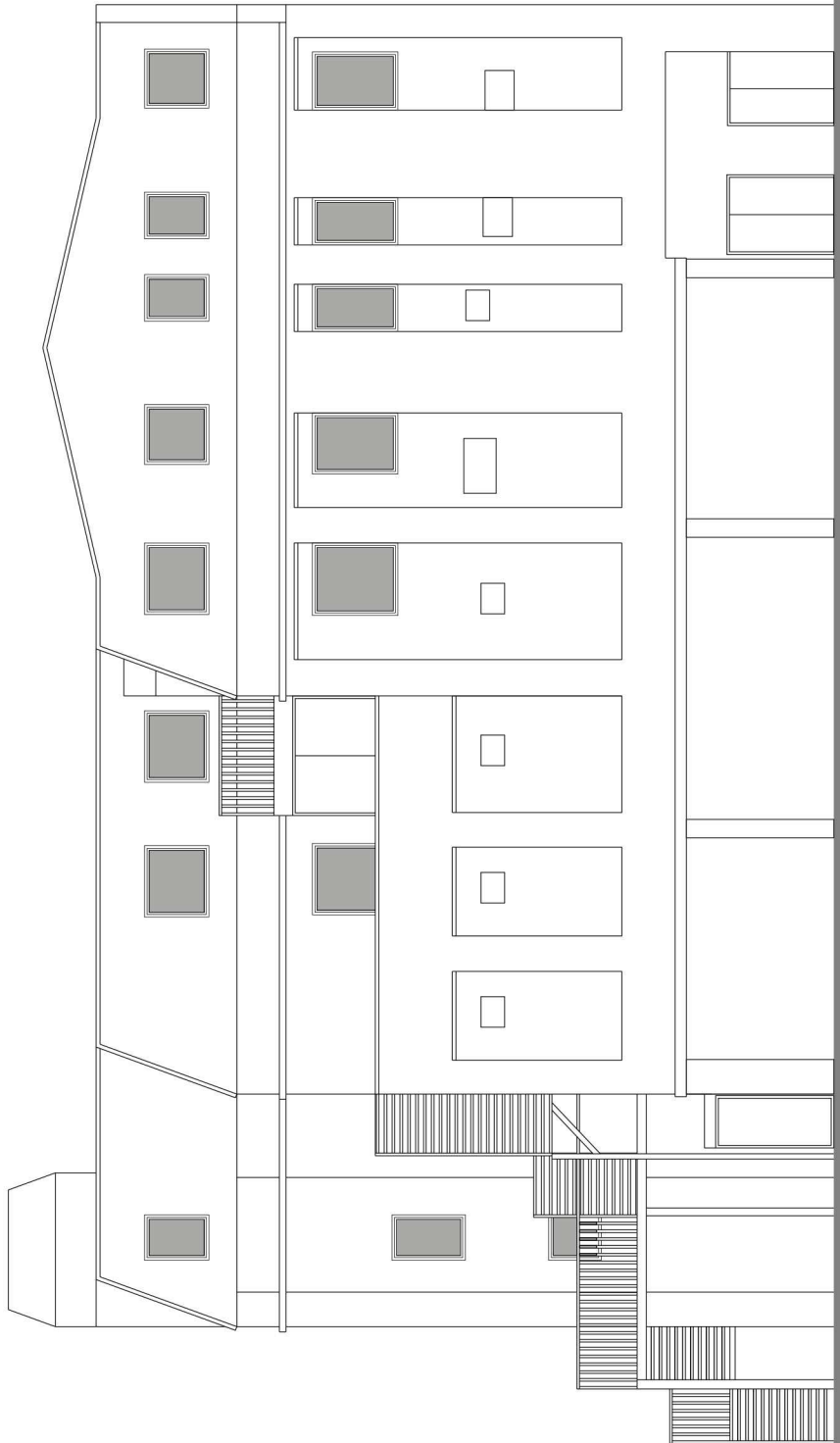
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WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Front Elevation

1 : 100 @ A3

Scale	Dwg No.
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Date	Rev
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T. Millin	



Rev	Date	Description

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53-55 Joel Street, Northwood

Existing Rear Elevation

1 : 100 @ A3

Scale	Dwg No.
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Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

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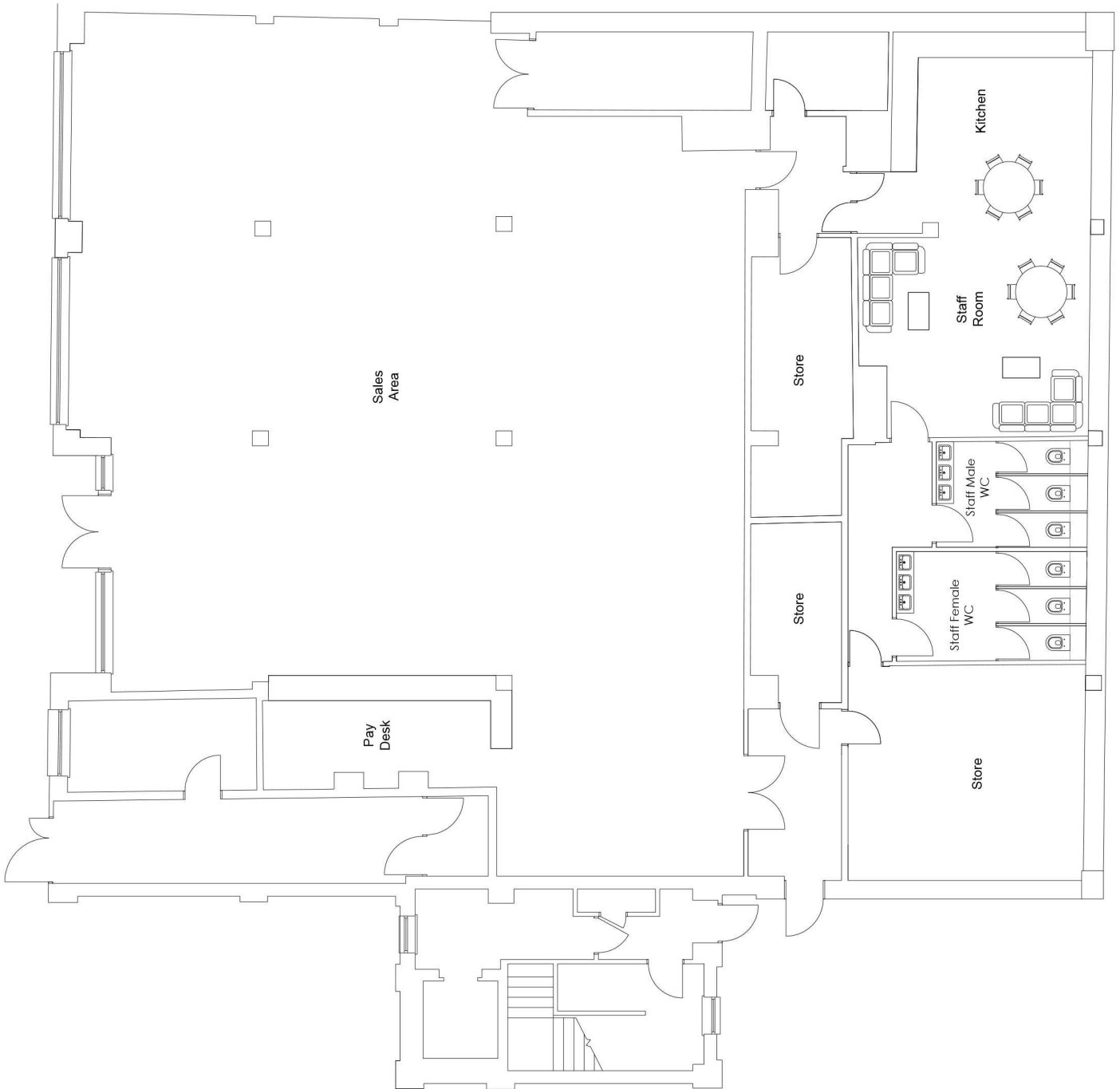
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MIDDLESEX, UK
TEL: 01895 831330
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WEB: FLUENT-ADSD.CO.UK

53-55 Joel Street, Northwood

Proposed Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.2.08
Date	Rev
12.09.16	A
Drawn	
T.Millin	



Rev	Date	Description


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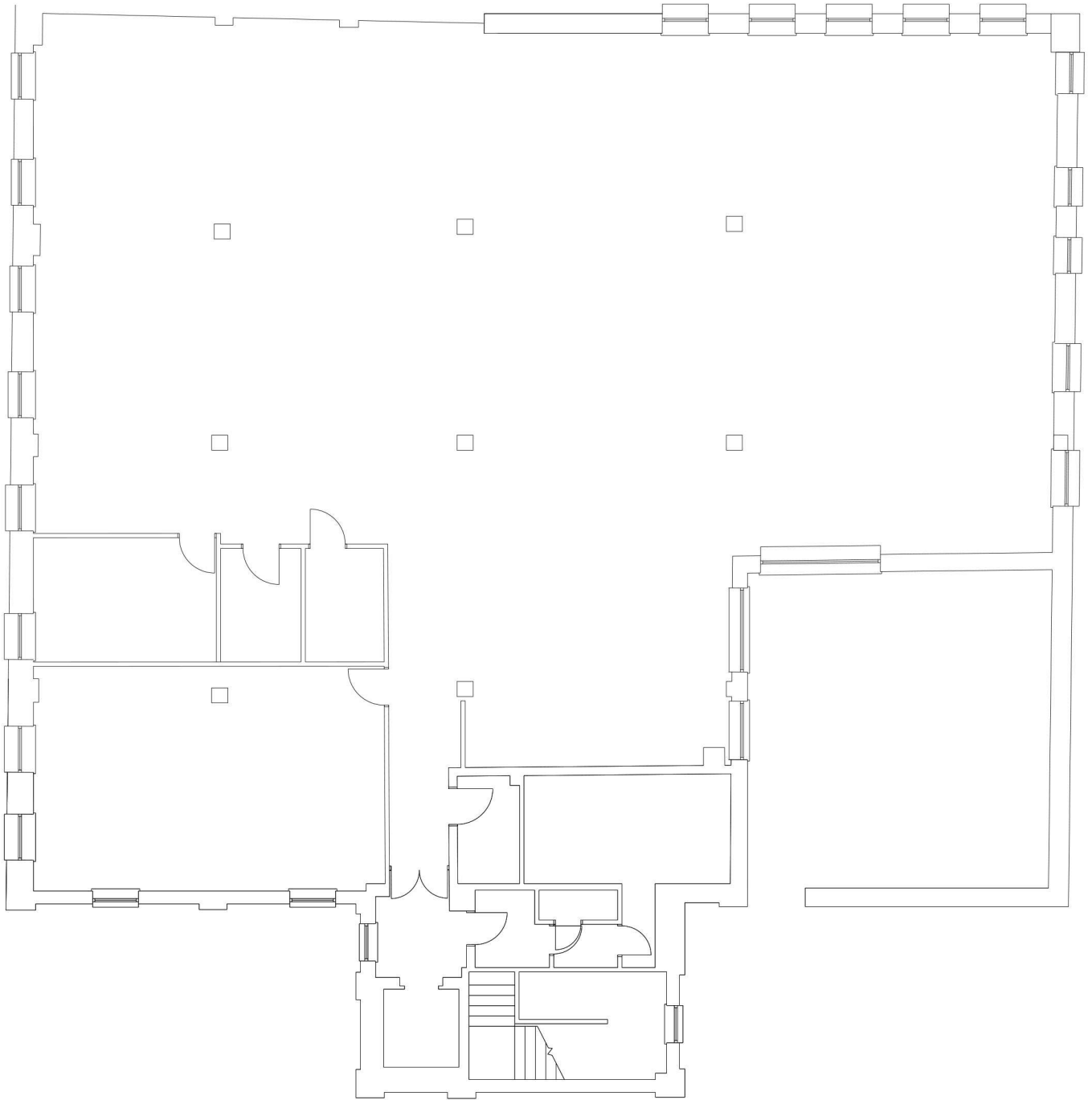
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 TEL: 01895 830000 D4383333
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Ground Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.2.09
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
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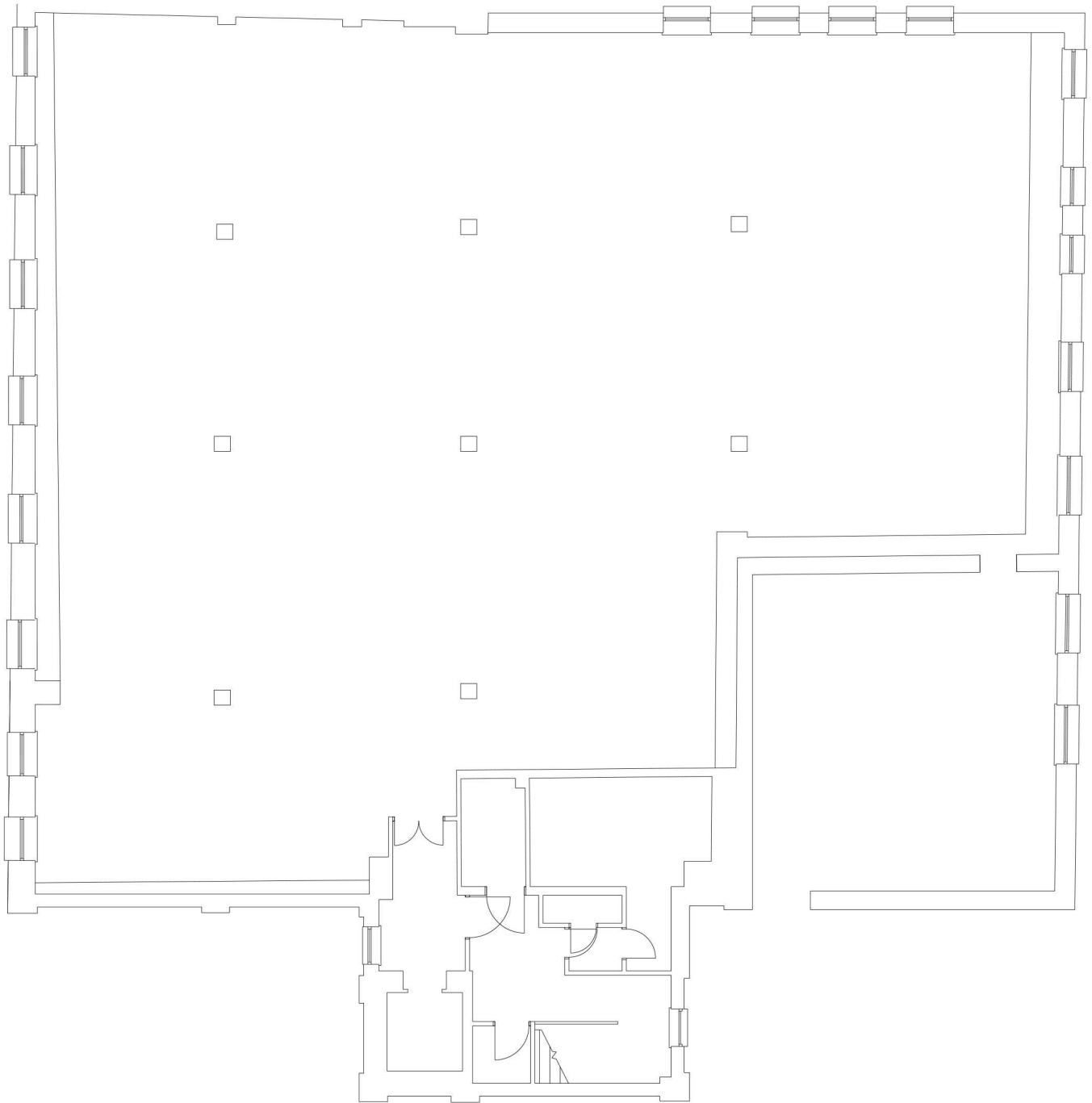
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 MIDDLESEX, UK
 TW20 9DD D438336
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed First Floor Plan



Scale	Dwg No.
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Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description



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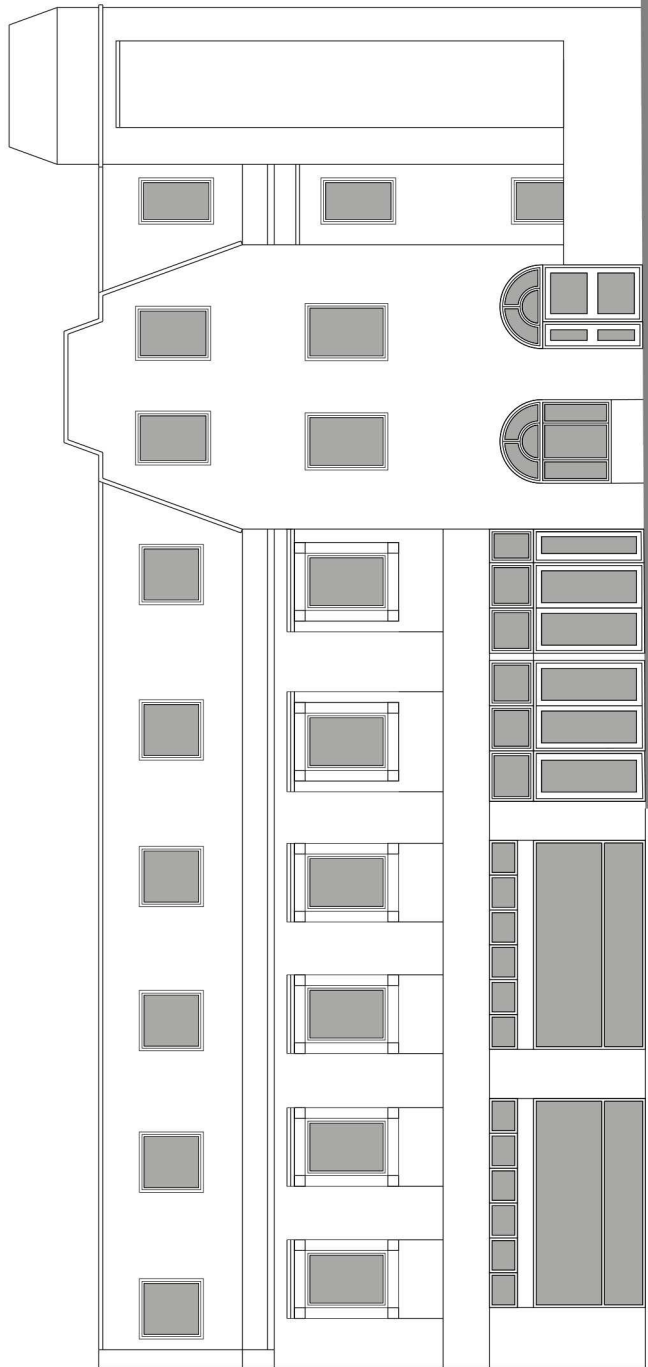
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 TEL: 01895 836330
 E-MAIL: INFO@FLUENT-ADS.CO.UK
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53-55 Joel Street, Northwood

Proposed Second Floor Plan



Scale	Dwg No.
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Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

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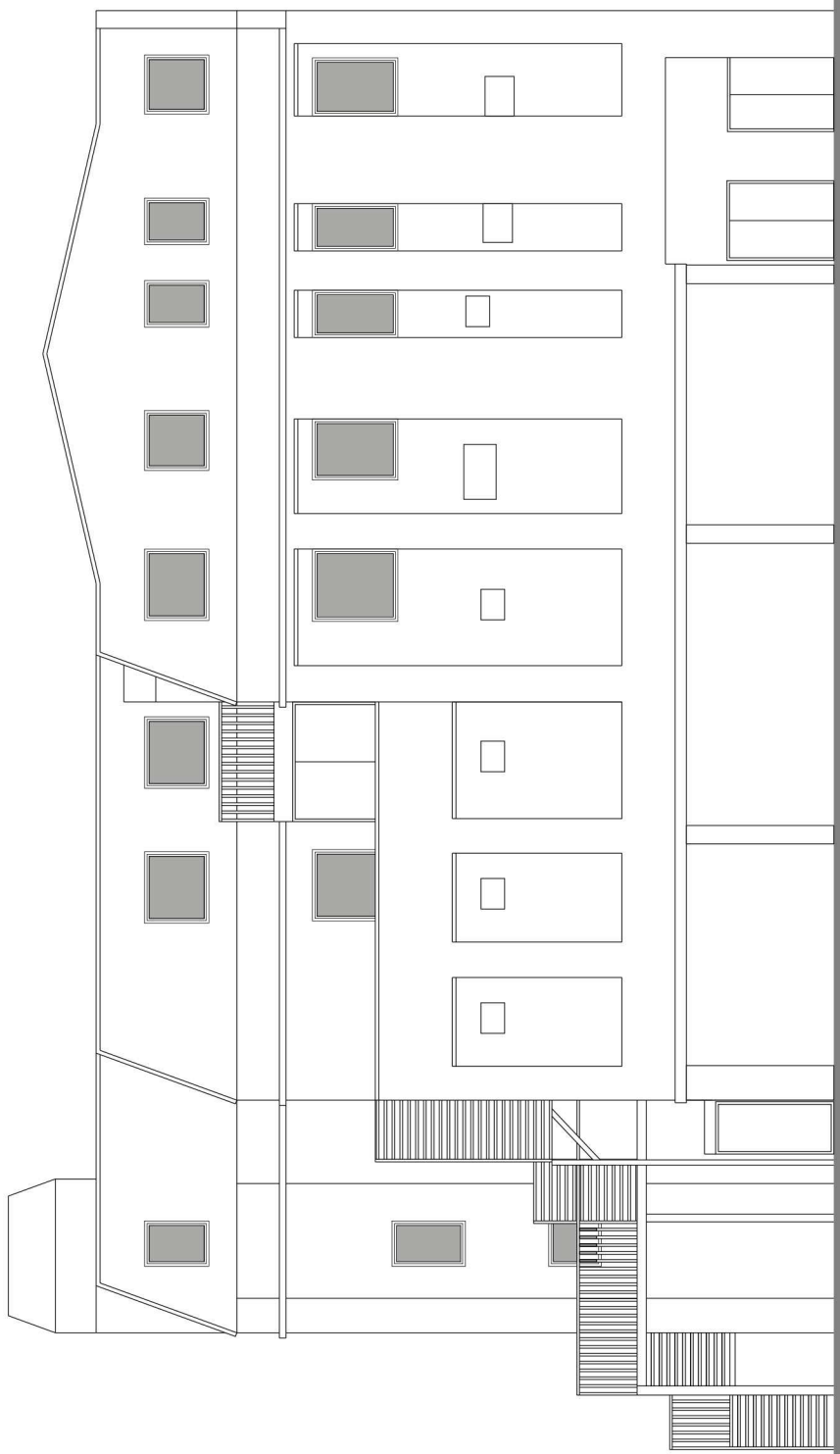
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TEL: 01895 831335
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WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Front Elevation

1 : 100 @ A3

Scale	Dwg No.
1:100 @ A3	FLU.387.2.12
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

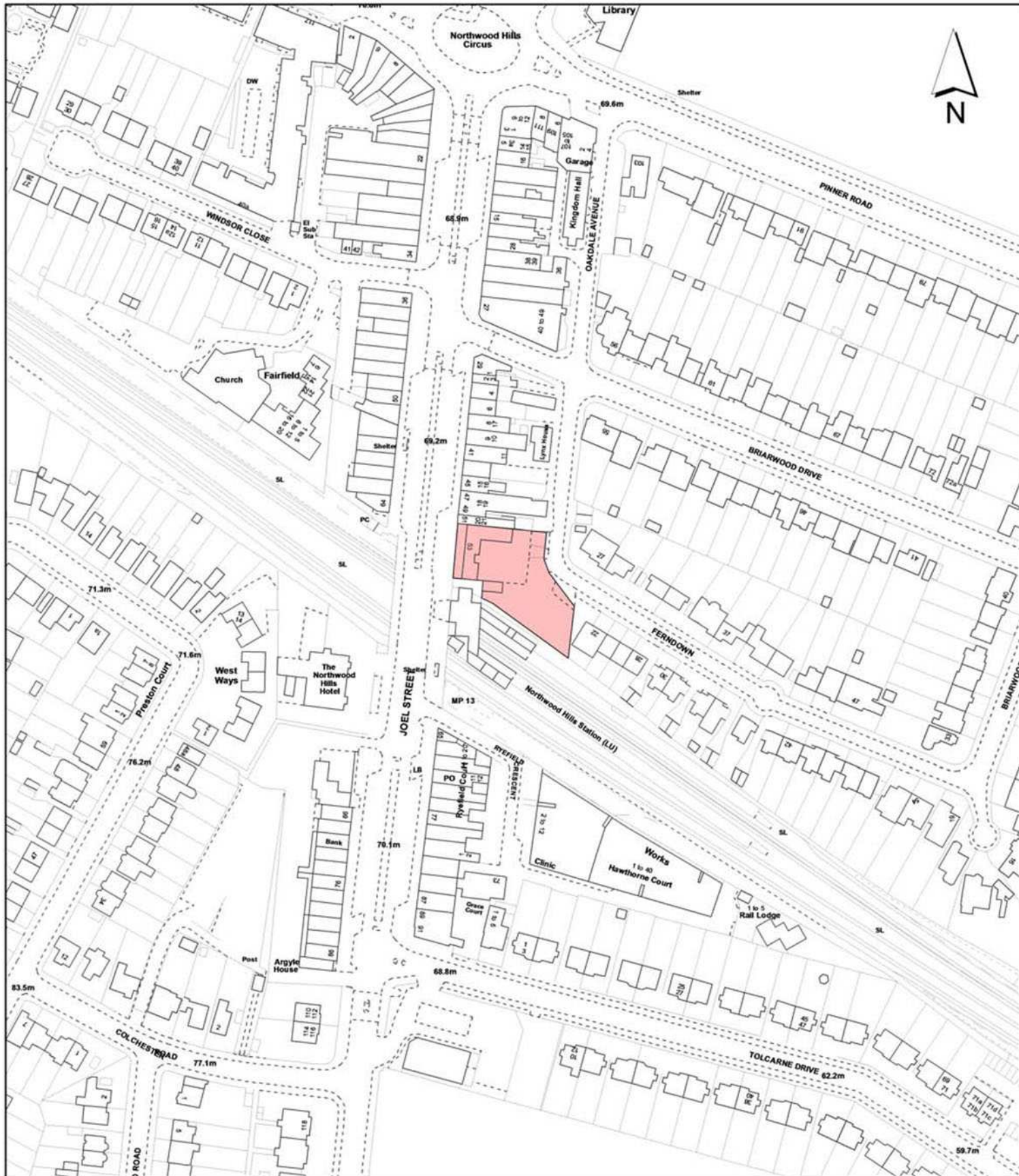
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MIDDLESEX, MIDDLESEX, UK
TEL: 01895 830000 D4383336
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Rear Elevation

1 : 100 @ A3

Scale	Dwg No.
1:100 @ A3	FLU.387.2.13
Date	Rev
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T. Millin	



Notes:

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Site Address:

**William Jolle
Public House**

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

Planning Application Ref:

5564/APP/2016/3468

Scale:

1:2,000

Planning Committee:

North Page 242

Date:

January 2017



HILLINGDON
LONDON

Address 57 COPSE WOOD WAY NORTHWOOD

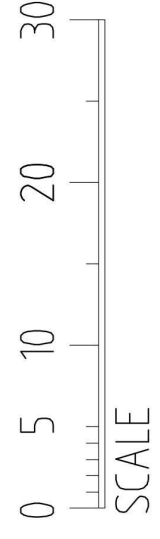
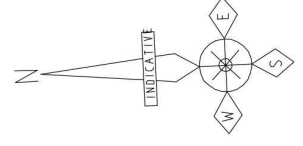
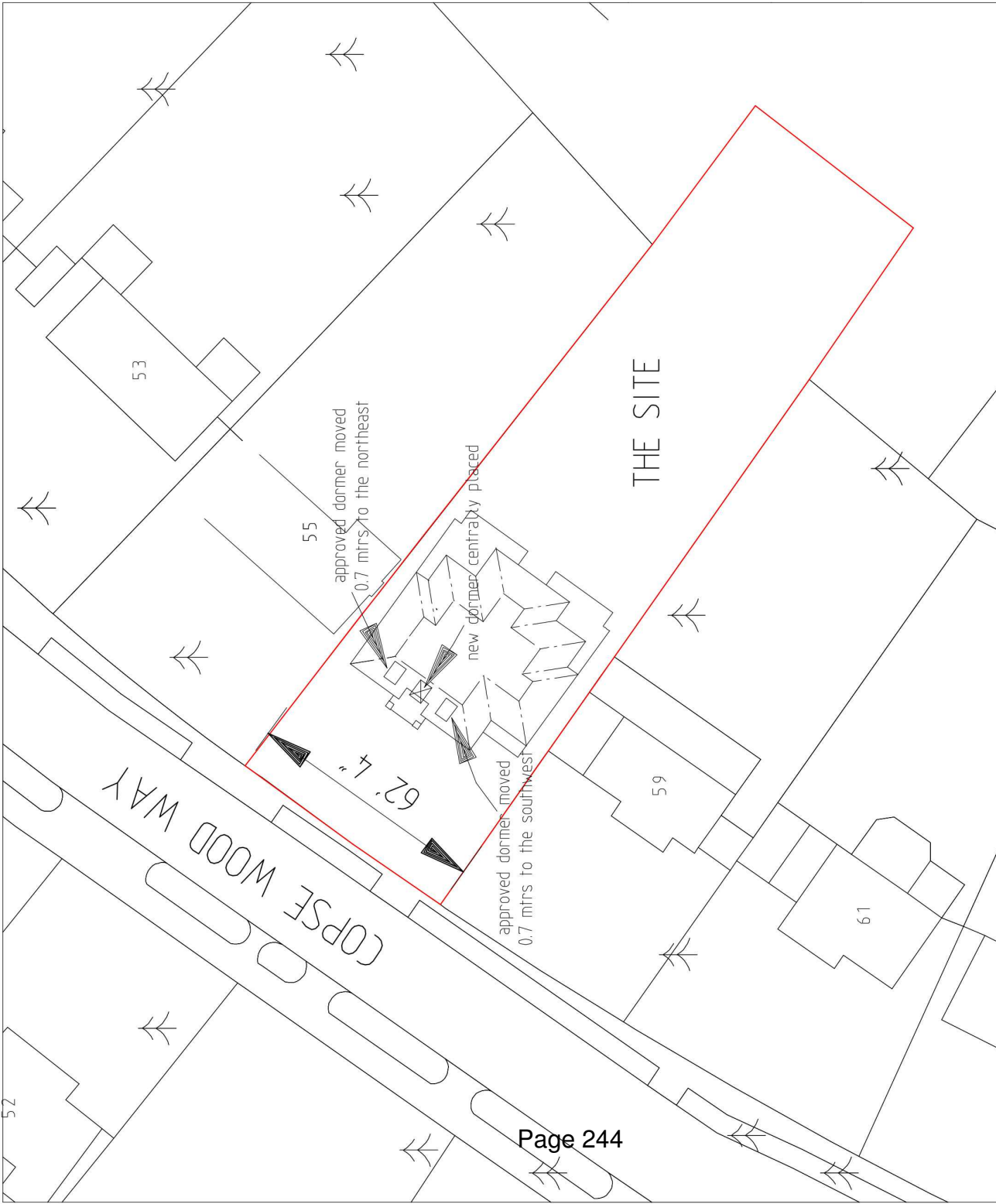
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LBH Ref Nos: 24862/APP/2016/4057

Date Plans Received: 07/11/2016

Date(s) of Amendment(s):

Date Application Valid: 07/11/2016



Revision	Date



Octagon Developments Limited
 Weir House Hurst Road
 East Molesey Surrey KT8 9AA
 T: +44 (0) 208 481 7500
 F: +44 (0) 208 481 7501
 E: Octagon@Ocrdev.co.uk
 W: www.Ocrdev.co.uk

Project
**57 COPSE WOOD WAY
 NORTHWOOD
 MIDDLEX**

Title

BLOCK PLAN

Status

PLANNING

Scale	Drawn	Date
1:500 @ A4	TT	Sept 2015
Job number	Drawing number	Revision
669	669/03	B

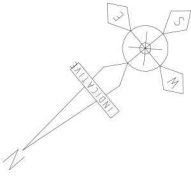
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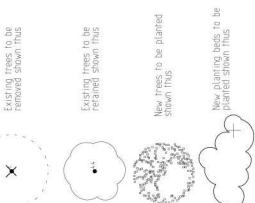
Note
 Front boundary dimension taken from Land Registry
 filed plan 62-4.

CONTRACT SCHEDULE	
100	PROVISIONS
101	GENERAL CONDITIONS
102	ARTICLE 1 - SITE PREPARATION
103	ARTICLE 2 - CONSTRUCTION
104	ARTICLE 3 - COMPLETION
105	ARTICLE 4 - MAINTENANCE
106	ARTICLE 5 - CLOSURE
107	ARTICLE 6 - DEMOLITION
108	ARTICLE 7 - UTILITIES
109	ARTICLE 8 - TRAFFIC CONTROL
110	ARTICLE 9 - ENVIRONMENTAL PROTECTION
111	ARTICLE 10 - SAFETY
112	ARTICLE 11 - RECORD DRAWINGS
113	ARTICLE 12 - DEFECTS
114	ARTICLE 13 - PAYMENT
115	ARTICLE 14 - TERMINATION
116	ARTICLE 15 - FORCE MAJEURE
117	ARTICLE 16 - ASSIGNMENT
118	ARTICLE 17 - DISPUTE RESOLUTION
119	ARTICLE 18 - SEVERABILITY
120	ARTICLE 19 - ENTIRE AGREEMENT

scale 1:200
0 1 2 3 4 5 6 7 8 9 10 20 meters



scale 1:200
0 1 2 3 4 5 6 7 8 9 10 20 meters



FENCING
Existing boundary fences to be retained and repaired or replaced as necessary.

PAVINGS
Access drive to be paved in Tropic blocks granite set and edge ramps to be built covered down sandstone paving with brick edging.

Existing levels shown thus --- 0187
Proposed levels shown thus --- 0606

Revision Date



Octagon Developments Limited
 West House, High Road, Kils 949
 Kils, Co. Wick, Ireland
 T: +353 (0) 238 441 7500
 F: +353 (0) 238 441 7501
 E: octagon@octagon.co.uk
 W: www.octagon.co.uk

PROJECT
 57 COPSE WOOD WAY
 NORTHWOOD
 MIDDY

TITLE
 PROPOSED SITE PLAN

STATUS
 PLANNING
 SCALE
 1:200 @ A1
 JOB NUMBER
 669/01
 DRAWING NUMBER
 669/01
 DATE
 Sept 2015
 REVISION
 D
 Copyright Octagon Developments Limited

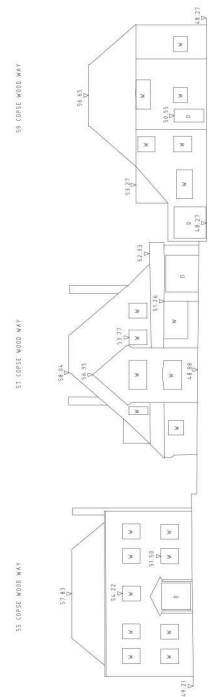
Area protected by fencing in accordance with figures 2 and 3 of BS 5387:2015, trees in Relation to Design, Demolition and Construction - Recommendations shown thus.

Ground protection in accordance with section 6.2.3 of BS 5387:2015, including retention of existing hard standing and the minimum area of new hard standing to be constructed to the minimum area of the original driveway construction to the existing driveway. See also BS 5387:2015, section 6.2.3, and Agricultural Practice Note 12, 'Through the Trees to Development' shown thus.



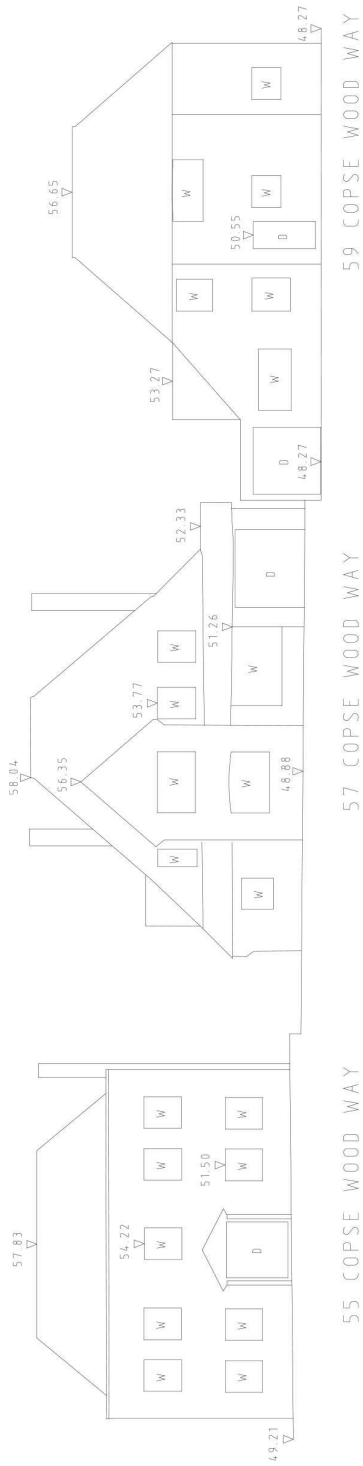
See details on Tree Protection Fencing Layout

EXISTING STREET SCENE ELEVATION



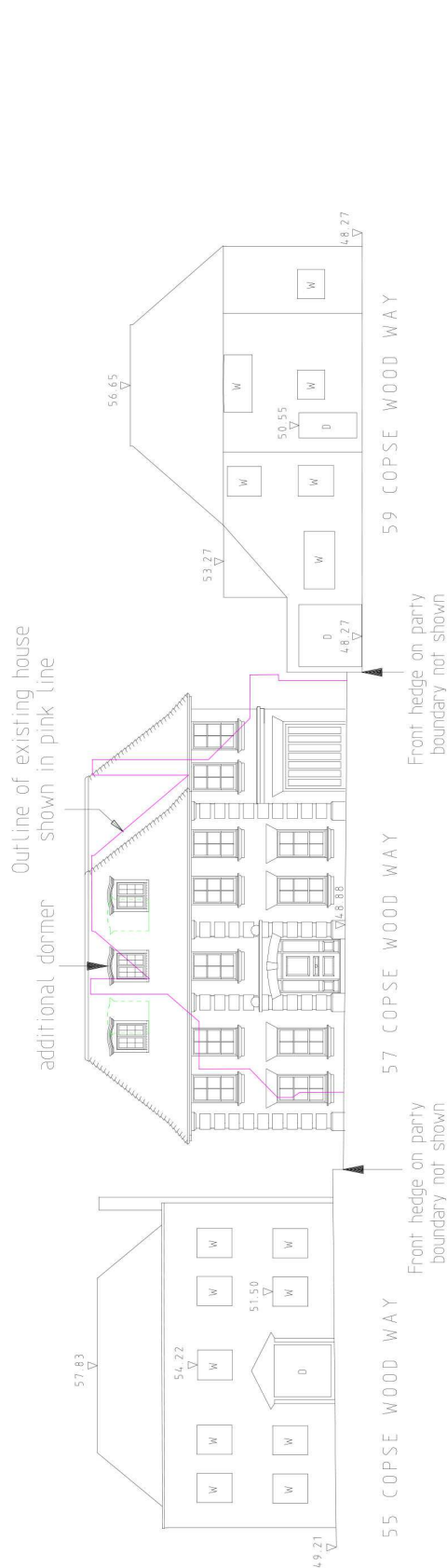
Scale 1:500

scale 1:200
0 1 2 3 4 5 6 7 8 9 10 20 meters



DATUM 45.00m

EXISTING STREET ELEVATION 1:100 scale



DATUM 45.00m

PROPOSED STREET ELEVATION 1:100 scale



Revision Date



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 West House, Hurst Road
 East Molesey, Surrey, KT3 9AG
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Project
57 COPSE WOOD WAY
NORTHWOOD
MIDDLESEX

Title
STREET ELEVATIONS
EXISTING AND PROPOSED

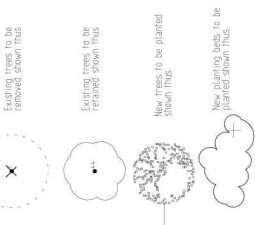
Status
PLANNING

Scale	Drawn	Date
1:100 @ A1	TD	JULY 2016
Job number	Drawing number	Revision
669	669/15	A

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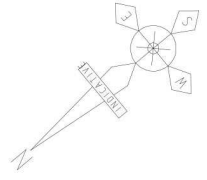
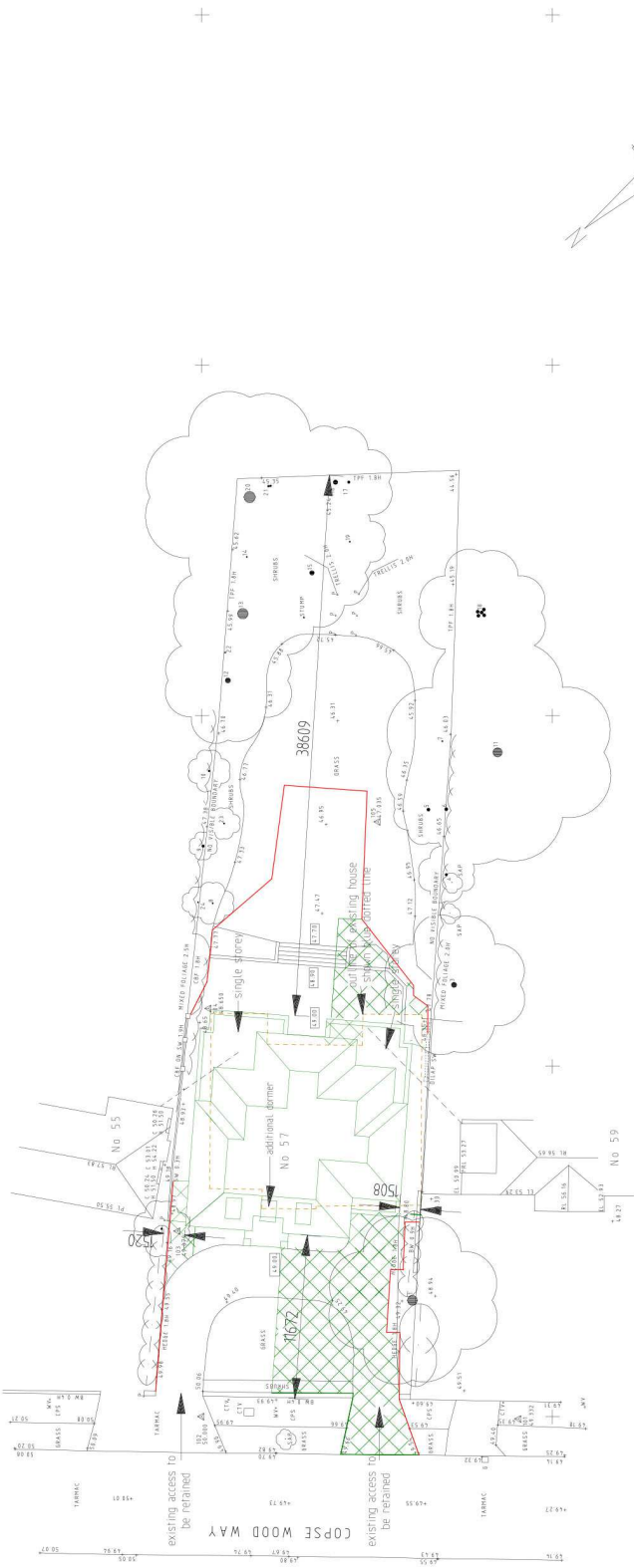
CONTRACT SCHEDULE	
100	PROVISIONAL
101	PRELIMINARY
102	FINAL
103	AS BUILT
104	REVISIONS
105	FINAL
106	AS BUILT
107	FINAL
108	FINAL
109	FINAL
110	FINAL

scale 1:200
SCALE



FENCING
Existing boundary fences to be retained and repaired or replaced as necessary.

PAVINGS
Access drive to be paved in Tropic blocks (granite and red).
New access road edge paths to be built covered down sandstone paving with brick edging.
Existing levels shown thus --- 48.97
Proposed levels shown thus --- 66.96



Revision Date



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 W: www.octacon.co.uk

PROJECT
 57 COPSE WOOD WAY
 NORTHWOOD
 MIDDLESEX

TITLE
 PROPOSED TREE PROTECTION
 SITE PLAN.

STATUS
 PLANNING
 SCALE
 1:200 @ A1
 JOB NUMBER
 669/11
 DATE
 Sept 2015
 DRAWING NUMBER
 E
 Copyright Octagon Developments Limited

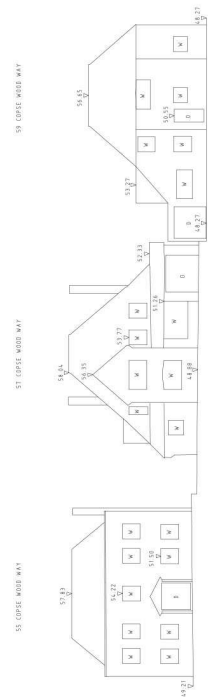
Area protected by fencing in accordance with figures 2 and 3 of BS 5387:2015, trees in Relation to Design, Retention and Conservation - Recommendations shown thus.

Ground protection in accordance with section 6.2.3 of BS 5387:2015, including retention of existing hard standing (as shown) and minimum area of new type driveway construction to app and driveway. Practice Note 12 'Through the Trees to Development' shown thus.



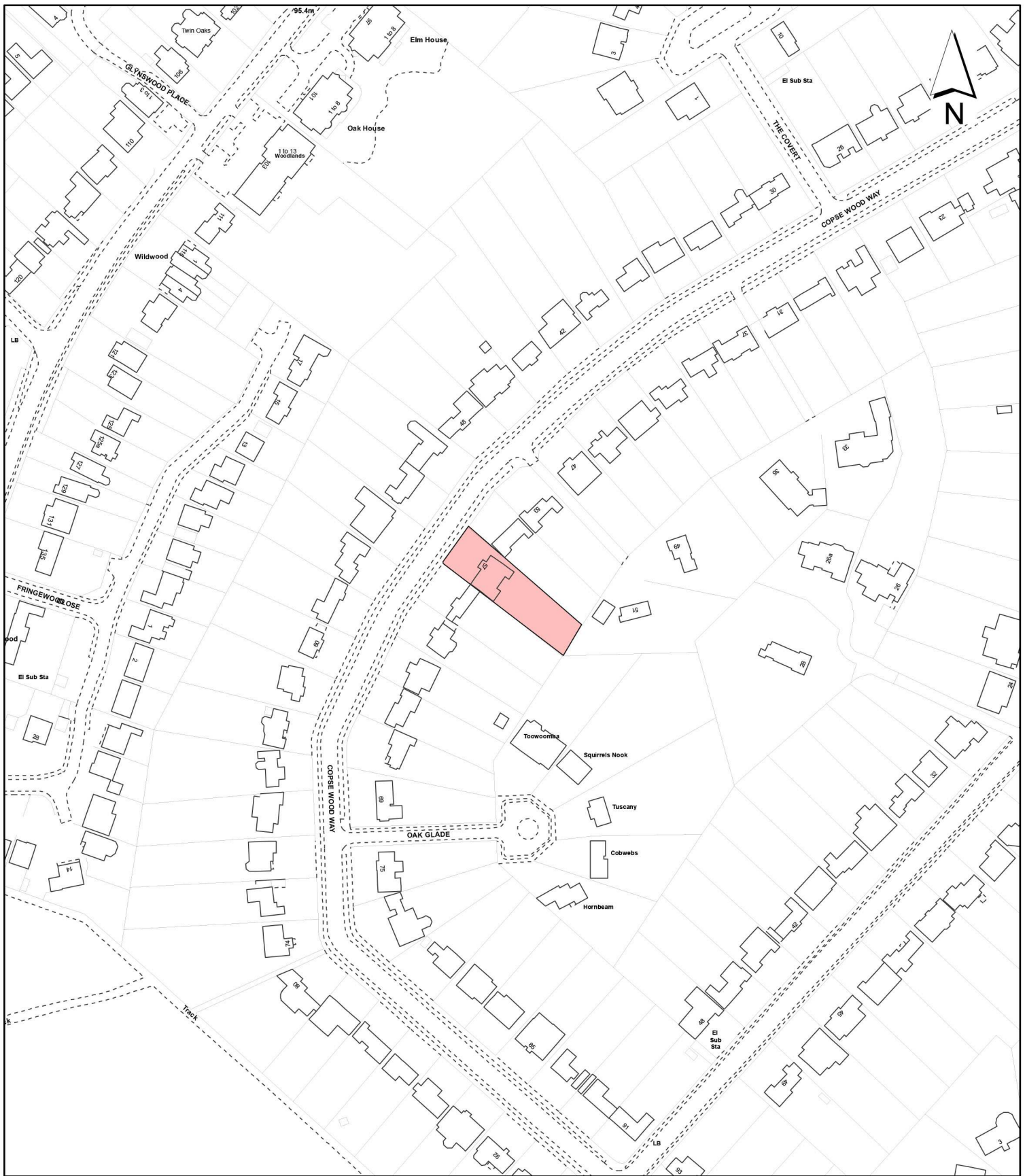
See details on Tree Protection Fencing Layout

EXISTING STREET SCENE ELEVATION



Scale 1:500

scale 1:200
SCALE



Notes:

 Site boundary

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Site Address:

**57 Cope Wood Way
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

24862/APP/2016/4057

Scale:

1:2,250

Planning Committee:

North Page 249

Date:

January 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.)

LBH Ref Nos: 18414/APP/2016/3792

Date Plans Received: 12/10/2016

Date(s) of Amendment(s):

Date Application Valid: 12/10/2016

Job No.	Type	Dwg No	Rev
J548	P	000	P1

NOTES

Please refer to the notes on the drawings. All dimensions are to be checked on site before any work is undertaken. If in doubt, ask the architect for clarification. All work is to be done in accordance with the current Building Regulations and specifications. The architect is not responsible for any errors or omissions in the drawings or for any damage to property or injury to persons arising from the use of the drawings. All new work to be done in accordance with the current Building Regulations and specifications. All dimensions are to be checked on site before any work is undertaken. If in doubt, ask the architect for clarification. All work is to be done in accordance with the current Building Regulations and specifications. The architect is not responsible for any errors or omissions in the drawings or for any damage to property or injury to persons arising from the use of the drawings.

Rev	Description	Date
P1	Planning	25.06.16

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 Tel: 07739 760171

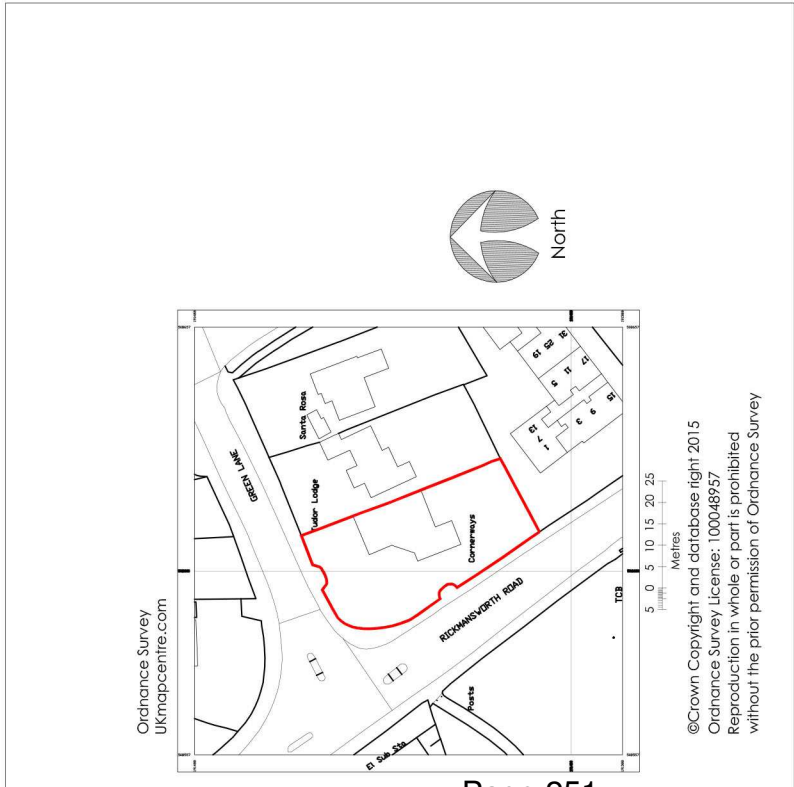
Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2UT

Drawing Title
 Site Location Plans

Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
PRELIMINARY			

Job No.	Type	Dwg No	Rev
J548	P	000	P1



SITE LOCATION PLAN Scale 1:1250

Job No.	Type	Dwg No	Rev
J548	P	100	P1

Rev	Description	Date
P1	Planning	25.06.16

NOTES:
 Floor levels are to be taken from the finished floor level. All dimensions are to be checked on site before any work is put in hand. If it is found that the actual construction does not conform with the design drawings, the contractor shall be responsible for the cost of any extra work required to bring the work into conformity with the design drawings. All work is to be carried out in accordance with the Building Regulations and to be checked on site prior to any work commencing. All work is to be carried out in accordance with the Building Regulations and to be checked on site prior to any work commencing. All work is to be carried out in accordance with the Building Regulations and to be checked on site prior to any work commencing.

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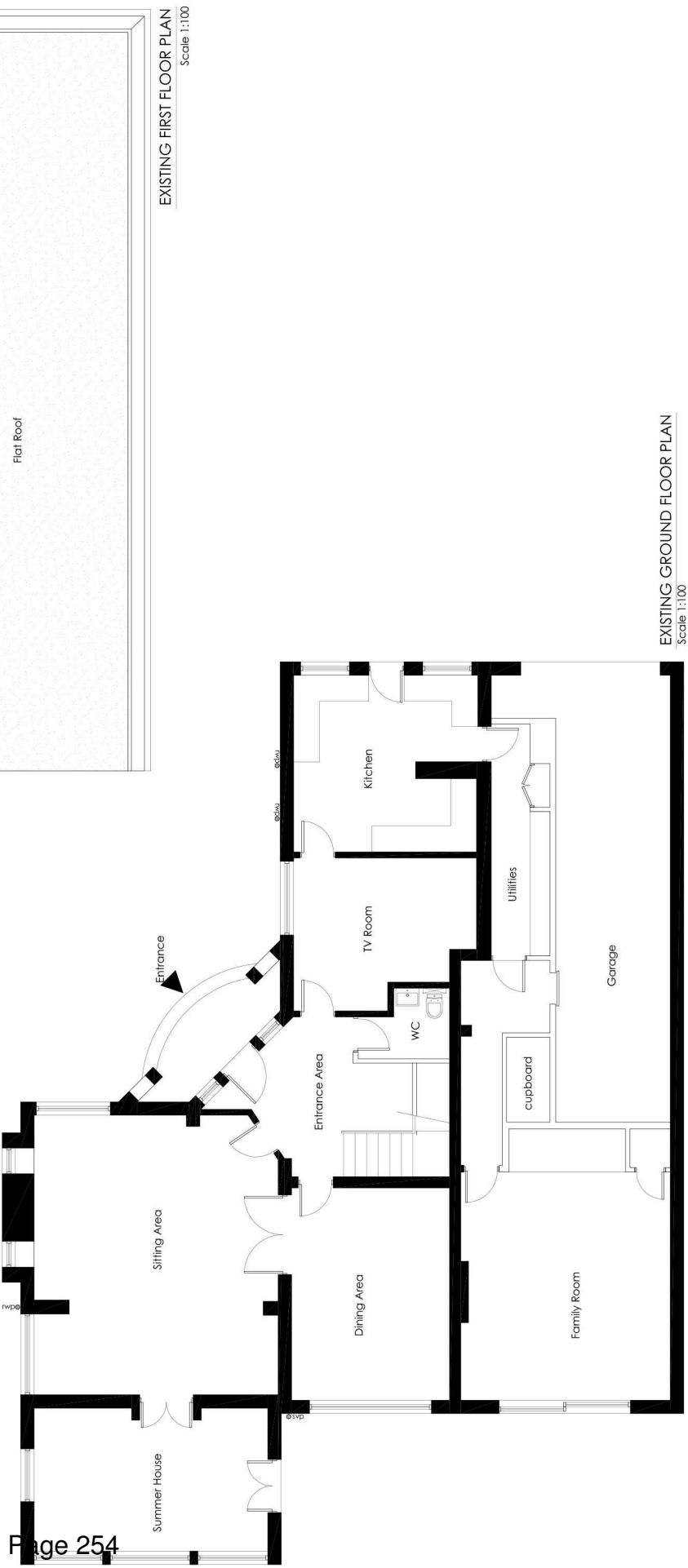
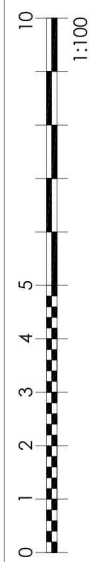
Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2UT

Drawing Title
 Existing Plans

Scale A3 @ 1:100 Date June '16
 Drawn BM Checked MH
 PRELIMINARY

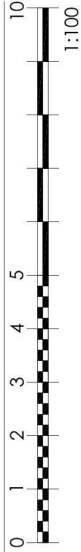
Job No.	Type	Dwg No	Rev
J548	P	100	P1



EXISTING FIRST FLOOR PLAN
 Scale 1:100

EXISTING GROUND FLOOR PLAN
 Scale 1:100

Job No.	Type	Dwg No	Rev
J548	P	101	P1



NOTES:

Fixed dimensions only to be taken from the finished M. Dimensions are to be checked on site before any work is put in hand. If it is found that the work is not in accordance with the above details of construction, the contractor shall be responsible for the cost of any extra work required to bring the work into compliance with the above details of construction.

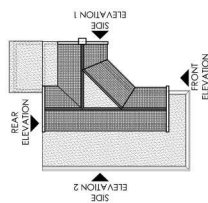
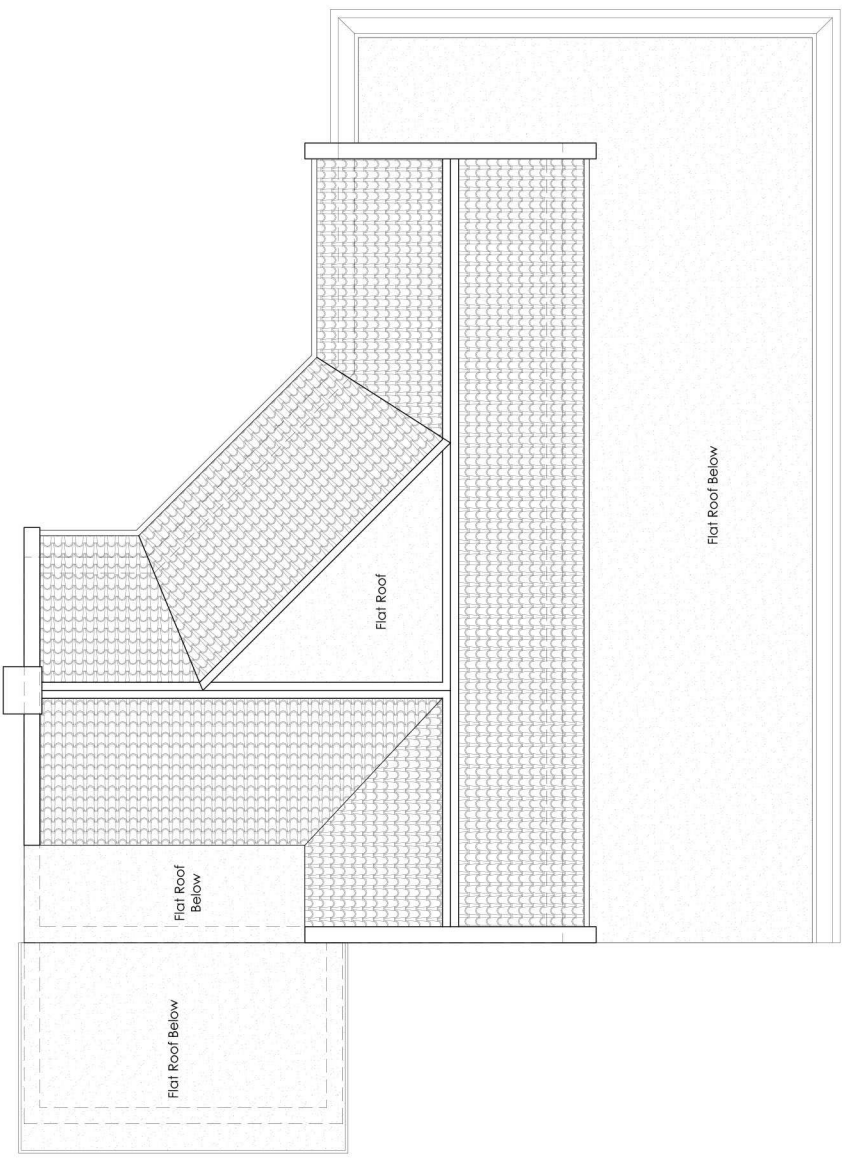
All new work to comply with current building regulations. Dimensions are in millimeters and are to be checked on site prior to any work commencing. All materials and workmanship to be in accordance with the above details of construction and to be checked on site prior to any work commencing.

Work to be carried out & supervised by competent persons. All work to be completed to the satisfaction of the architect and to be checked on site prior to any work commencing.

Where structural Engineer design relating to elements, connections, details, etc. is required, the Engineer's information panels, Architect's drawings & spec. the Engineer's information panels.

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Rev	Description	Date
P1	Planning	25.06.16



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Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2UT

Drawing Title
 Existing Plans

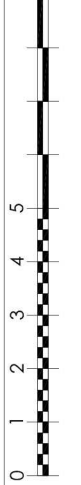
Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
PRELIMINARY			

Job No.	Type	Dwg No	Rev
J548	P	101	P1

EXISTING ROOF PLAN
 Scale 1:100

Job No.	Type	Dwg No	Rev
J548	P	103	P1

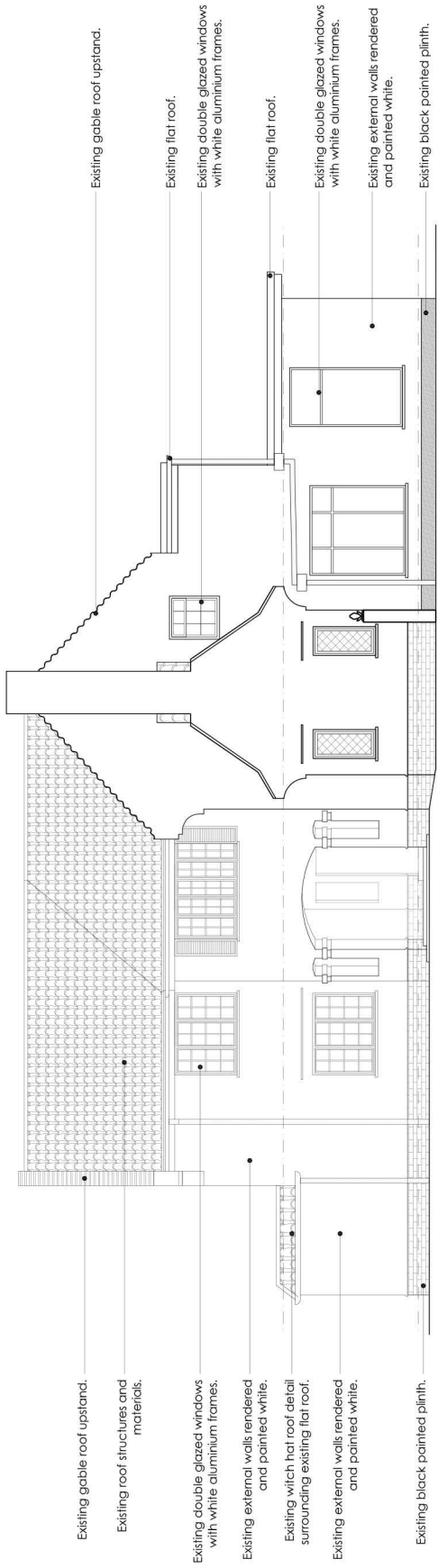
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NOTES

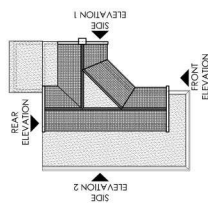
Please refer to the notes on the drawings. All dimensions are to be checked on site before any work is undertaken. If it is found that the work is not in accordance with the drawings, the contractor shall be responsible for the cost of any additional work required to complete the project. The contractor shall be responsible for the cost of any additional work required to complete the project. The contractor shall be responsible for the cost of any additional work required to complete the project.

Rev	Description	Date
P1	Planning	25.06.16



EXISTING SIDE ELEVATION 1
Scale 1:100

- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing white hot roof detail surrounding existing flat roof.
- Existing external walls rendered and painted white.
- Existing black painted plinth.



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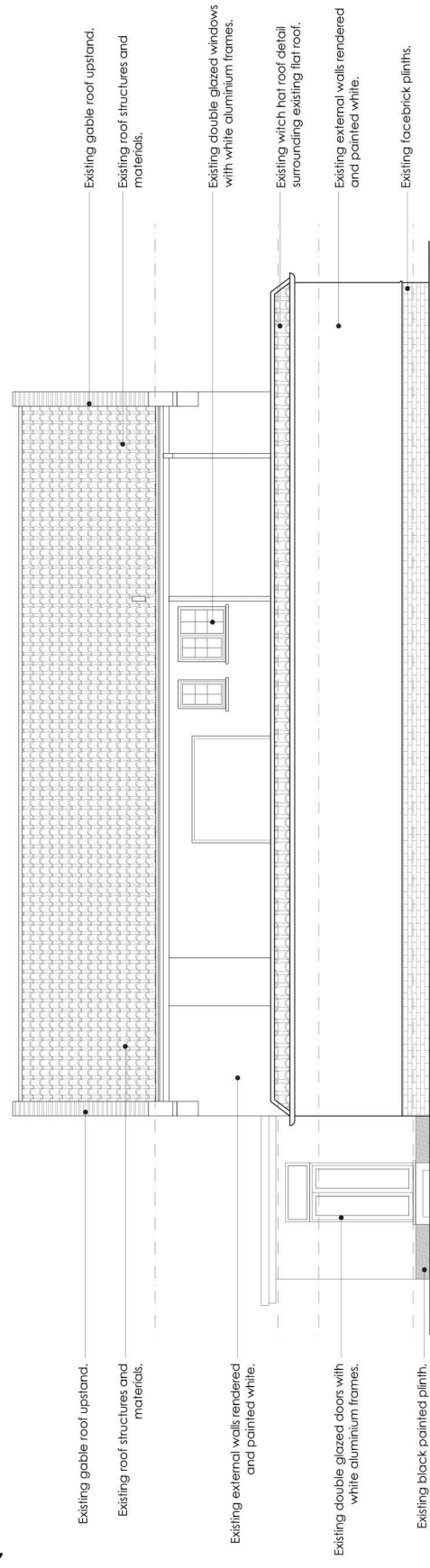
Client
Mrs Shamyka Douglas

Project
Comersway
Green Lane
HA6 2JT

Drawing Title
Existing Elevations

Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
Drawn Status	PRELIMINARY		

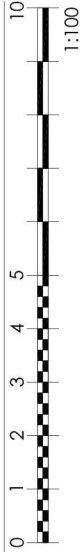
Job No.	Type	Dwg No	Rev
J548	P	103	P1



EXISTING SIDE ELEVATION 2
Scale 1:100

- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing external walls rendered and painted white.
- Existing double glazed doors with white aluminium frames.
- Existing black painted plinth.

Job No.	Type	Dwg No	Rev
J548	P	111	P1



NOTES

Fixed dimensions only to be taken from the finished M. Dimensions are to be checked on site before any work is put in hand. If in doubt ask the architect for clarification. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications.

All new work to comply with current building regulations. Dimensions are in millimeters and are to be checked on site. All items & areas are indicative and to be checked on site prior to any work commencing. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications.

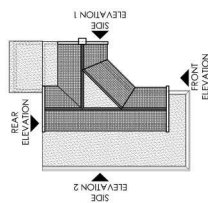
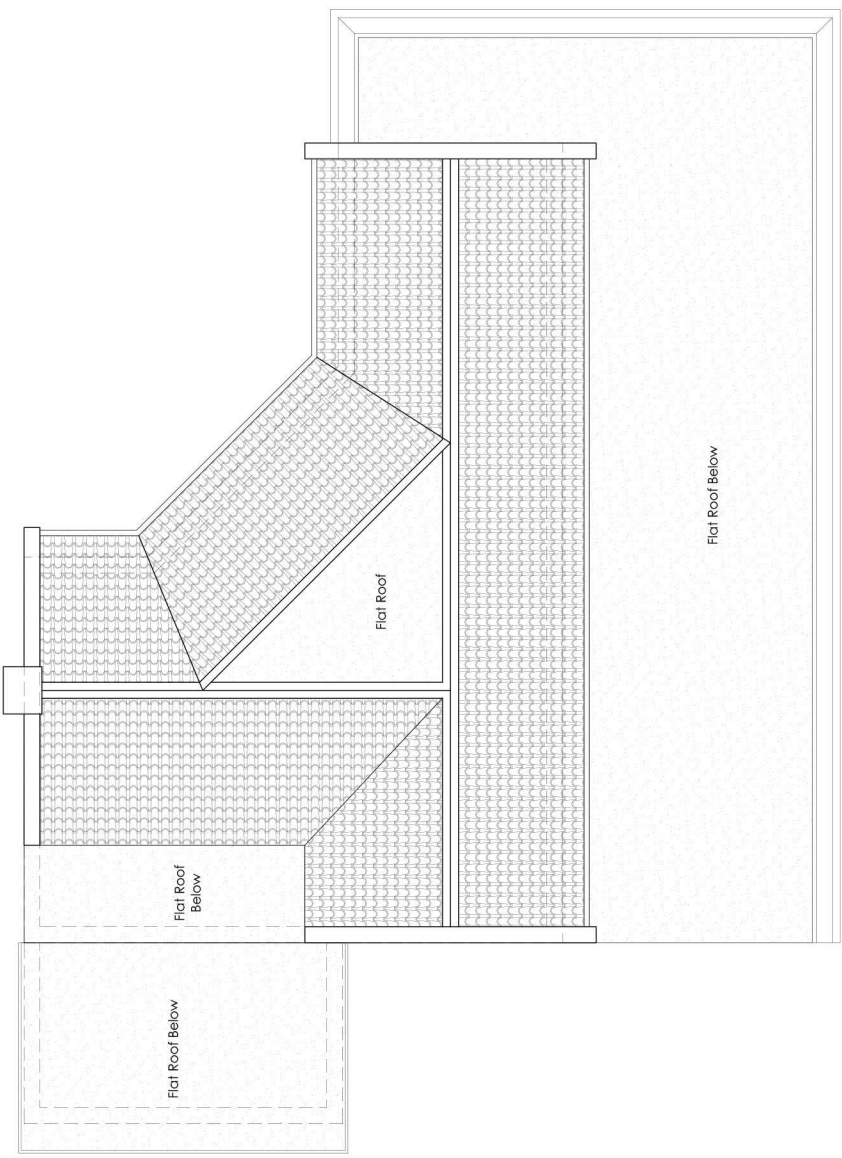
All work to be carried out & supervised by competent persons. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications.

All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications. All work is to be done in accordance with the current Building Regulations and specifications.

Where structural Engineer design relating to elements, connections, details, etc. is required, the Engineer's information panels, Architect's drawings & spec. the Engineer's information panels.

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Rev	Description	Date
P1	Planning	25.06.16



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 Building Control
 Interior Design
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 Tel: 07739 760 171

Client
 Mrs Shamyka Douglas

Project
 Cornersway
 Green Lane
 HA6 2UT

Drawing Title
 Proposed Plans

Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
PRELIMINARY			

Job No.	Type	Dwg No	Rev
J548	P	111	P1

PROPOSED ROOF PLAN (no changes to be made)
 Scale 1:100

NOTES

Please refer to the following notes for the drawings. All dimensions are to be checked on site before any work is undertaken. If in doubt, ask the architect for clarification. All work is to be done in accordance with the current codes of practice, standards and specifications. All work is to be done in accordance with the current codes of practice, standards and specifications. All work is to be done in accordance with the current codes of practice, standards and specifications.

All new work to be done in accordance with the current codes of practice, standards and specifications. All work is to be done in accordance with the current codes of practice, standards and specifications. All work is to be done in accordance with the current codes of practice, standards and specifications.

All dimensions are in millimeters and are to be checked on site. All dimensions are in millimeters and are to be checked on site. All dimensions are in millimeters and are to be checked on site.

All work is to be carried out & supervised by a competent person. All work is to be carried out & supervised by a competent person. All work is to be carried out & supervised by a competent person.

All work is to be done in accordance with the current codes of practice, standards and specifications. All work is to be done in accordance with the current codes of practice, standards and specifications. All work is to be done in accordance with the current codes of practice, standards and specifications.

When structural Engineer design refers to drawings, contracts, Architect's drawings & spec, the Engineer's information prevails.

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Rev	Description	Date
P1	Planning	25.06.16

Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
PRELIMINARY			

Job No.	Type	Dwg No	Rev
J548	P	112	P1

Client
Mrs Shamyka Douglas

Project
Comersway
Green Lane
HA6 2JT

Drawing Title
Proposed Elevations

Planning Permission
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Interior Design

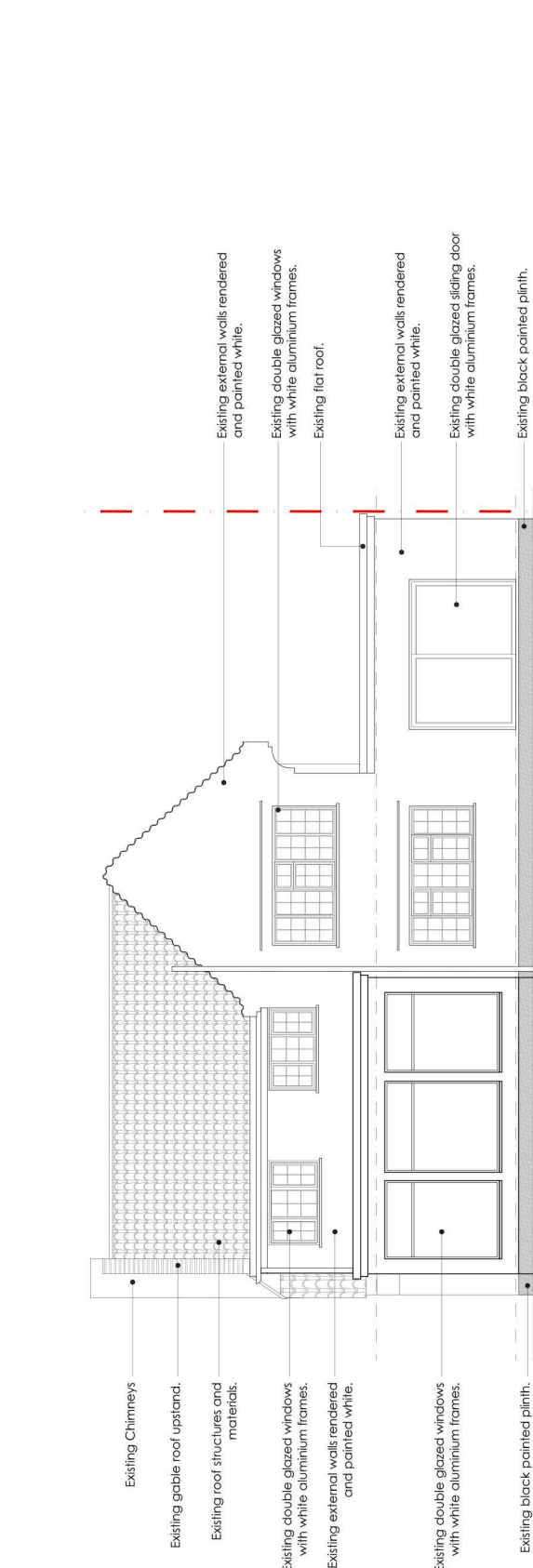
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Temple Bar Design
Architects & Interiors



PROPOSED FRONT ELEVATION (no changes to be made)
Scale 1:100



PROPOSED REAR ELEVATION (no changes to be made)
Scale 1:100

Job No.	Type	Dwg No	Rev
J548	P	113	P1

10
0 1 2 3 4 5
1:100

NOTES

Please refer to the notes on the previous drawings. All dimensions are to be checked on site before any work is undertaken. If in doubt, ask the architect for clarification. All work is to be done in accordance with the current Building Code of Australia (BCA) and all other applicable codes of practice, standards and specifications. The architect is not responsible for the design or construction of any work undertaken by any contractor or subcontractor.

All new work to be done in accordance with the Building Code of Australia (BCA) and all other applicable codes of practice, standards and specifications. The architect is not responsible for the design or construction of any work undertaken by any contractor or subcontractor.

Dimensions are in millimeters and are to be checked on site. All frames & walls are to be finished and to be checked on site prior to any work commencing. All work is to be done in accordance with the current Building Code of Australia (BCA) and all other applicable codes of practice, standards and specifications. The architect is not responsible for the design or construction of any work undertaken by any contractor or subcontractor.

Client to ensure that all work is done in accordance with the current Building Code of Australia (BCA) and all other applicable codes of practice, standards and specifications. The architect is not responsible for the design or construction of any work undertaken by any contractor or subcontractor.

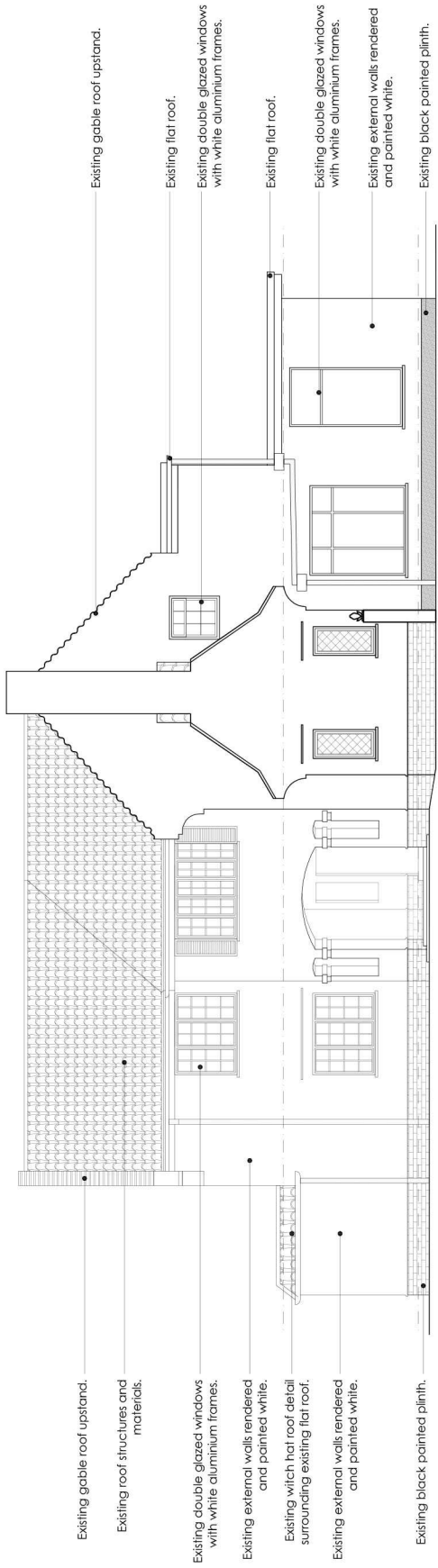
All work to be carried out & supervised by a competent person. All work is to be done in accordance with the current Building Code of Australia (BCA) and all other applicable codes of practice, standards and specifications. The architect is not responsible for the design or construction of any work undertaken by any contractor or subcontractor.

When structural Engineer design is required, the Engineer's information must be obtained and approved by the Engineer prior to any work commencing. The architect is not responsible for the design or construction of any work undertaken by any contractor or subcontractor.

Architect's drawings & specifications are the Engineer's information. The architect is not responsible for the design or construction of any work undertaken by any contractor or subcontractor.

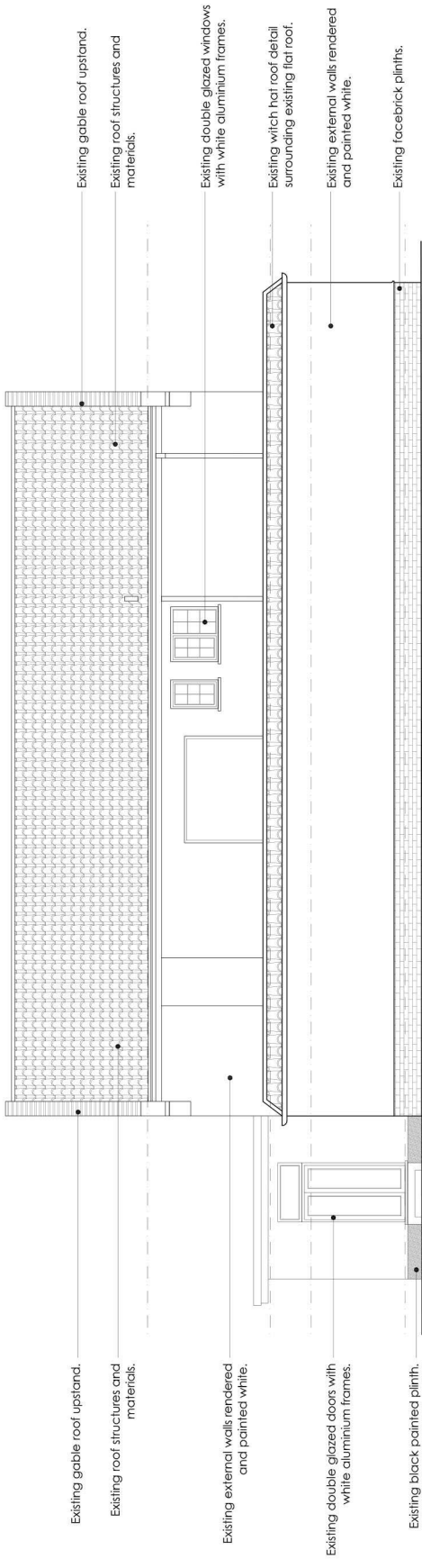
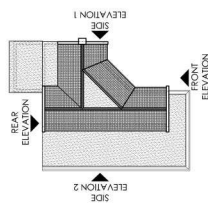
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Rev	Description	Date
P1	Planning	25.06.16



- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing white hat roof detail surrounding existing flat roof.
- Existing external walls rendered and painted white.
- Existing black painted plinth.

PROPOSED SIDE ELEVATION 1 (no changes to be made)
Scale 1:100



- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing external walls rendered and painted white.
- Existing double glazed doors with white aluminium frames.
- Existing black painted plinth.

PROPOSED SIDE ELEVATION 2 (no changes to be made)
Scale 1:100

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Architectural & Planning Services

Planning Permission
Building Control
Interior Design

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Tel: 07 939 760 171

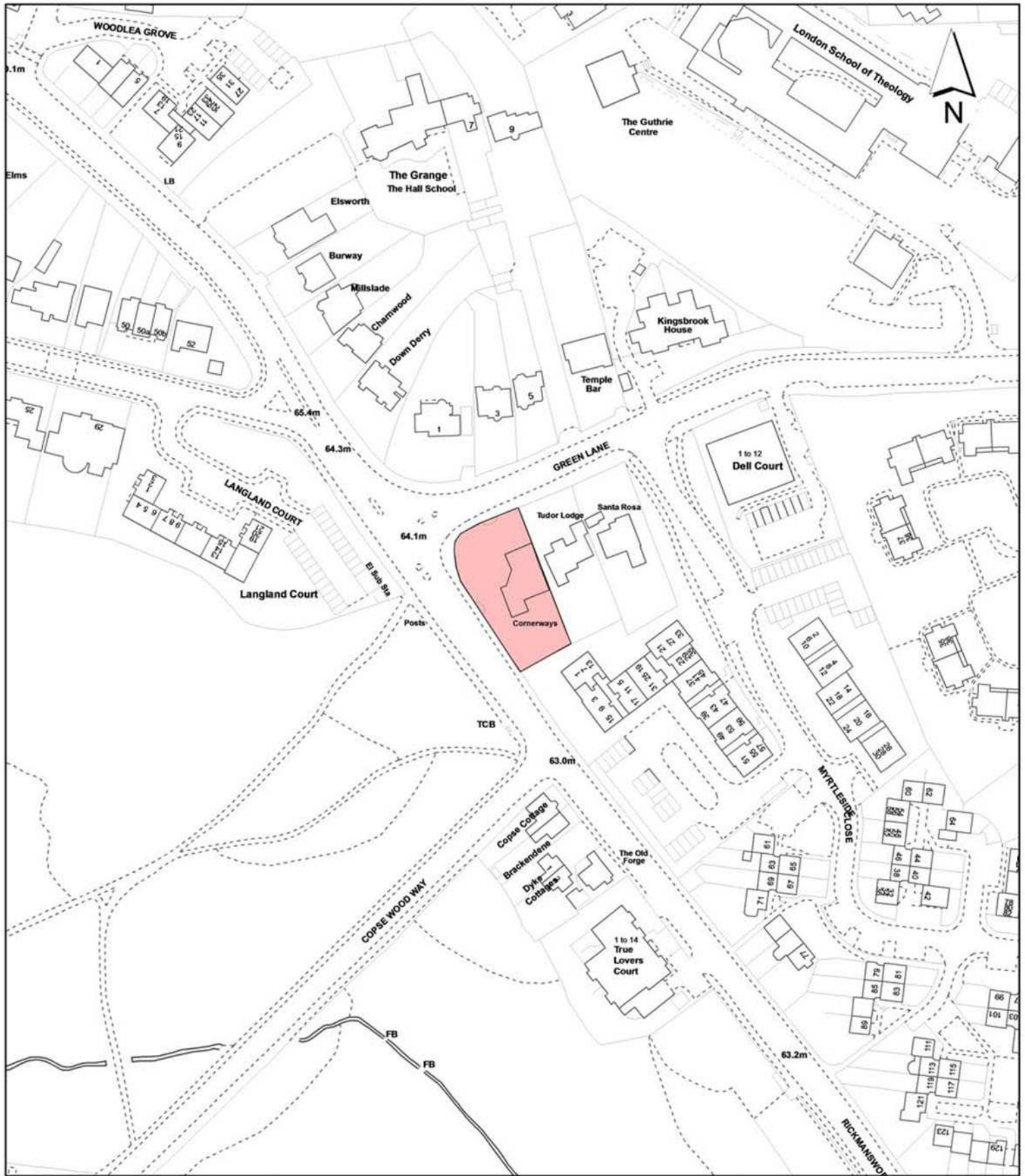
Client
Mrs Shamyka Douglas

Project
Comersway
Green Lane
HA6 2JT

Drawing Title
Proposed Elevations

Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
DRAWN STATUS PRELIMINARY			

Job No.	Type	Dwg No	Rev
J548	P	113	P1



Notes:

 Site boundary

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Site Address:

**Cornerways
 Green Lane**

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

Planning Application Ref:

18414/APP/2016/3792

Scale:

1:1,750

Planning Committee:

North Page 262

Date:

January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE WILLIAM JOLLE PH, 53 THE BROADWAY JOEL STREET
NORTHWOOD

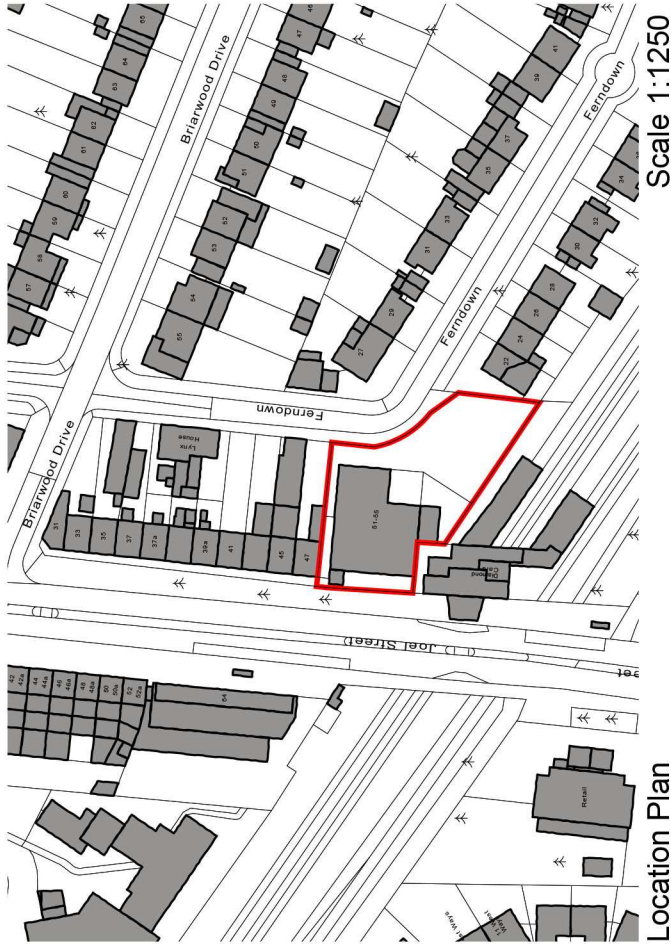
Development: Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and
installation of a replacement shopfront

LBH Ref Nos: 5564/APP/2016/3439

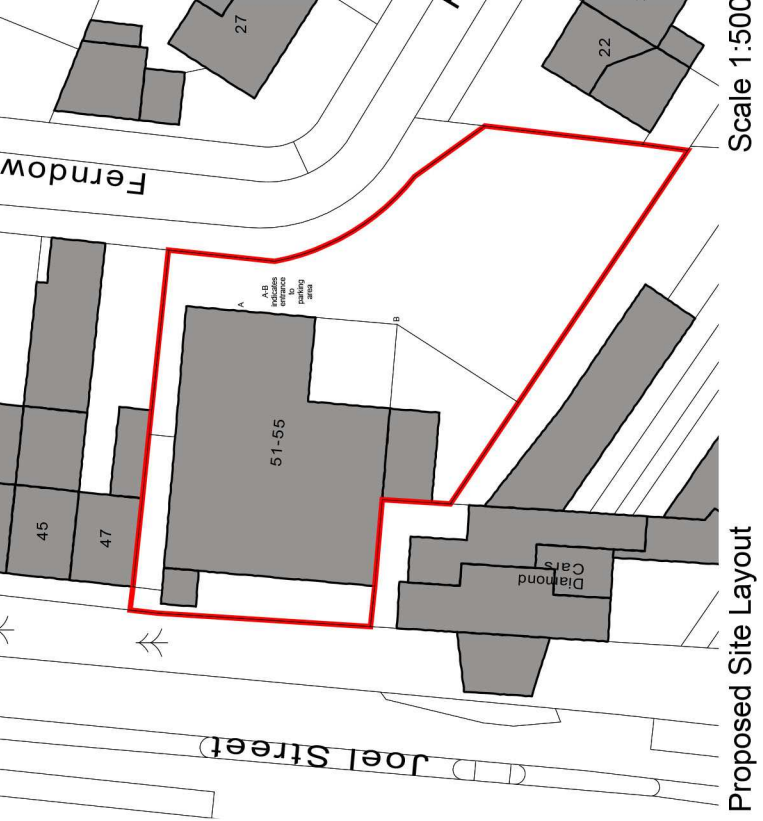
Date Plans Received: 14/09/2016

Date(s) of Amendment(s): 14/09/2016

Date Application Valid: 20/10/2016



Rev	Date	Description

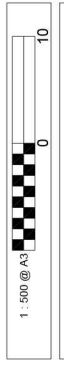


Fluent
ARCHITECTURAL DESIGN SERVICES

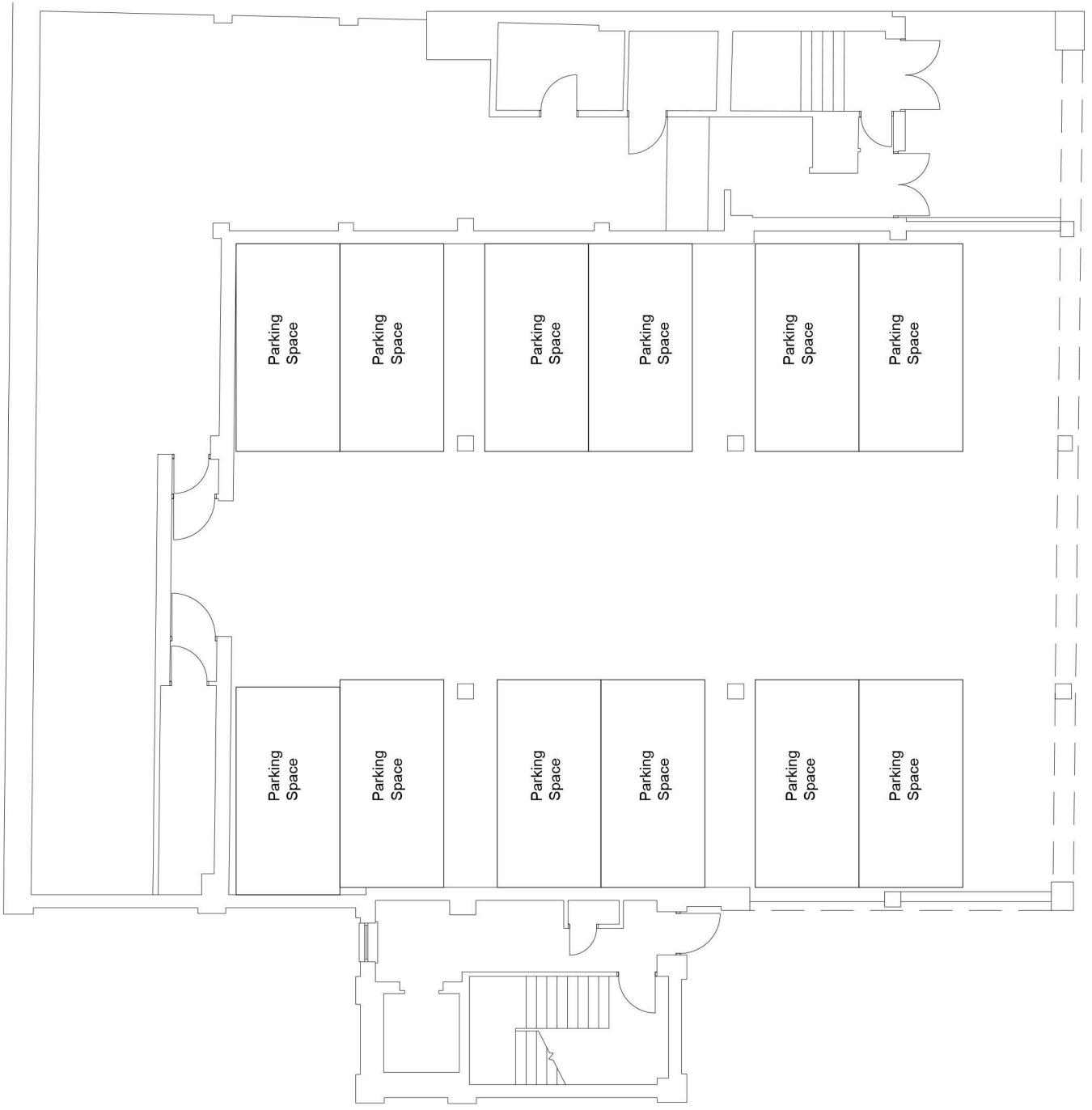
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
MIDDLESEX, M4 3JZ
E-MAIL: INFO@FLUENT-ADSD.CO.UK
WEB: FLUENT-ADSD.CO.UK

53-55 Joel Street, Northwood

**Proposed
Site Layouts & Location Plan**



Scale	Dwg No.
1:500 @ A3	FLU.387.01
Date	Rev
12.09.16	A
Drawn	T. Millin



Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

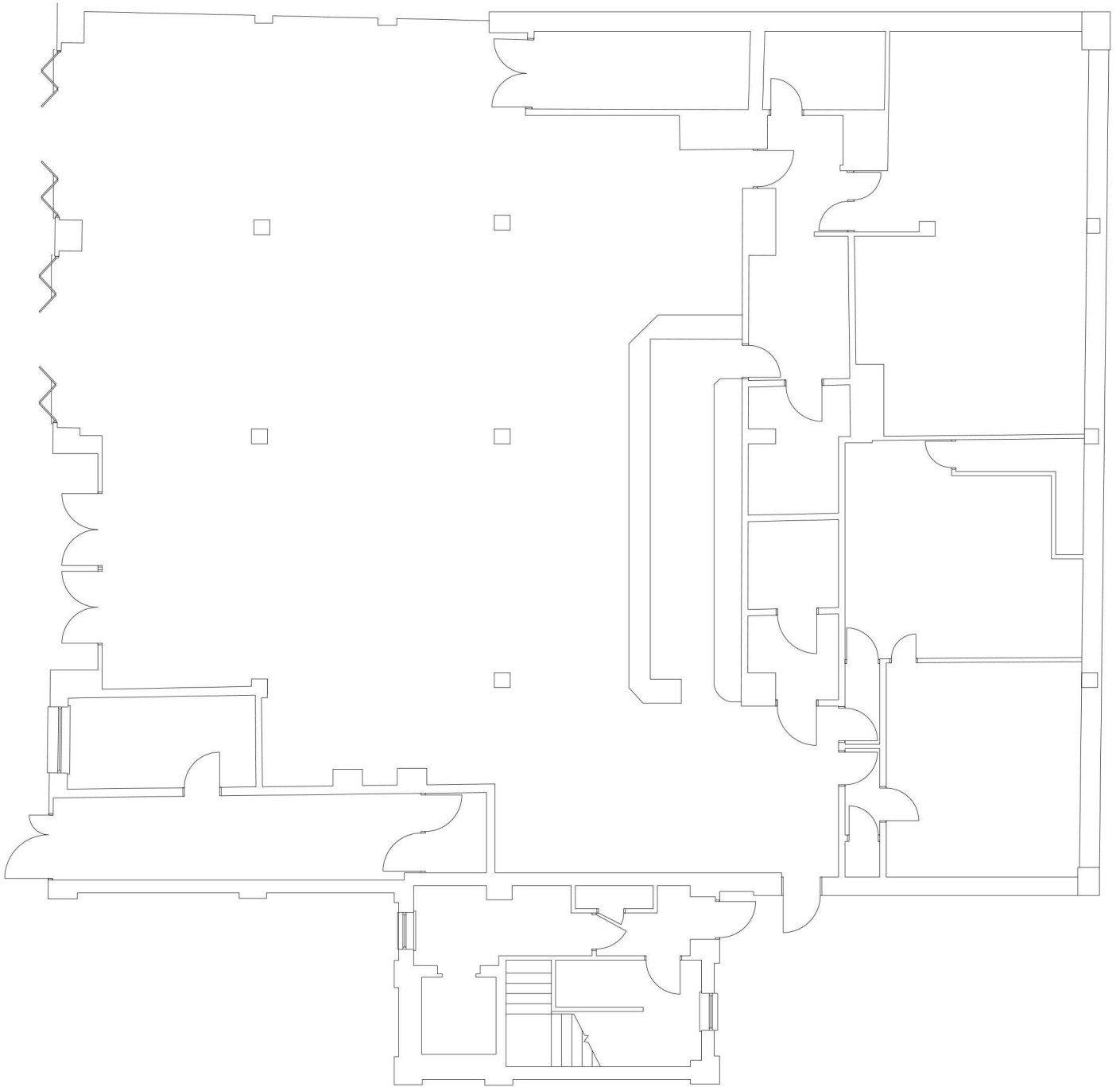
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, M23 8LH
TEL: 01895 831111
E-MAIL: INFO@FLUENT-ADSD.CO.UK
WEB: FLUENT-ADSD.CO.UK

53-55 Joel Street, Northwood

Existing Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.02
Date	Rev
12.09.16	
Drawn	
T.Millin	A



Rev	Date	Description



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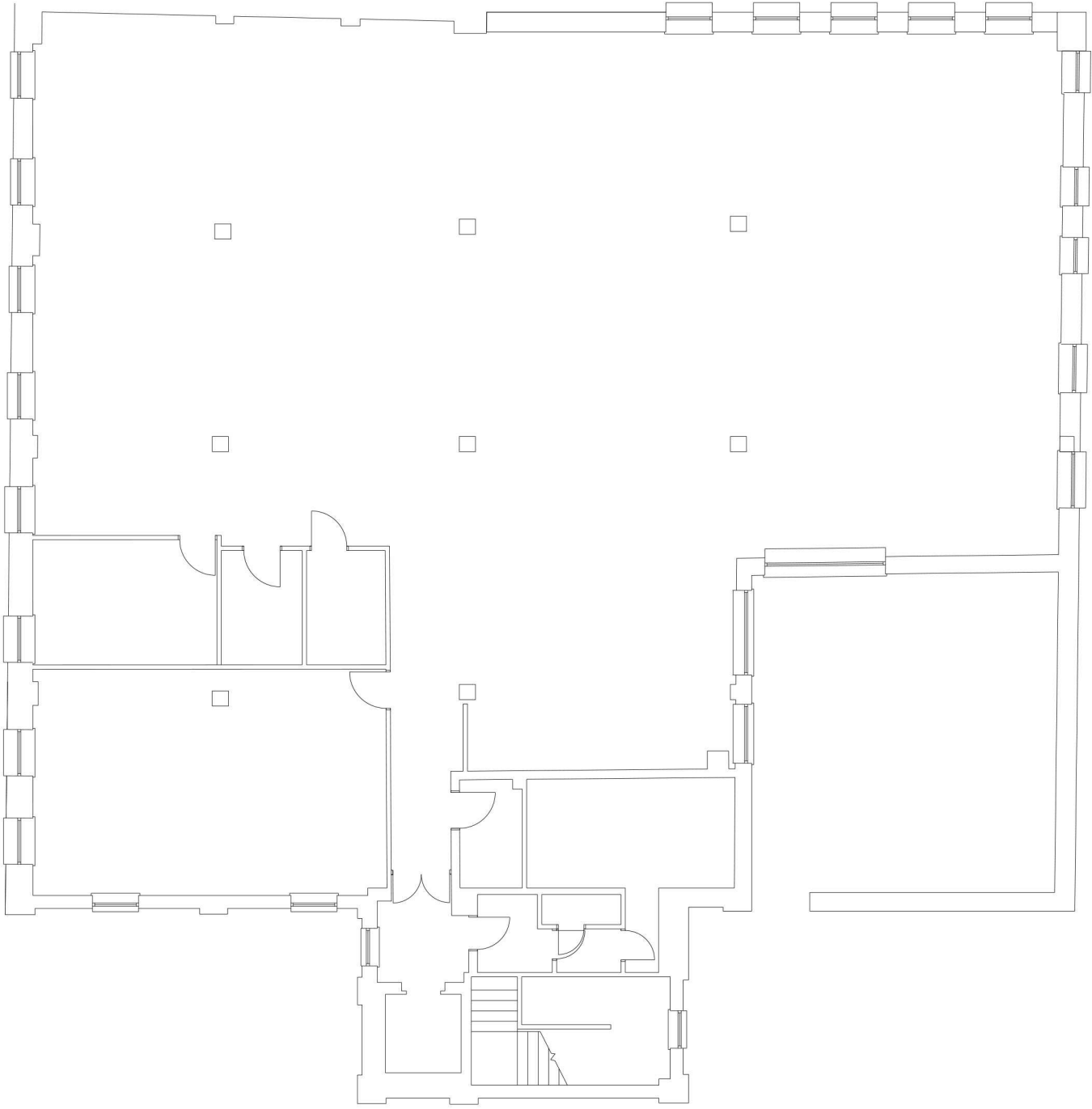
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
 TEL: 01895 831100 D4383336
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Ground Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.03
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

FLUENT
ARCHITECTURAL DESIGN SERVICES

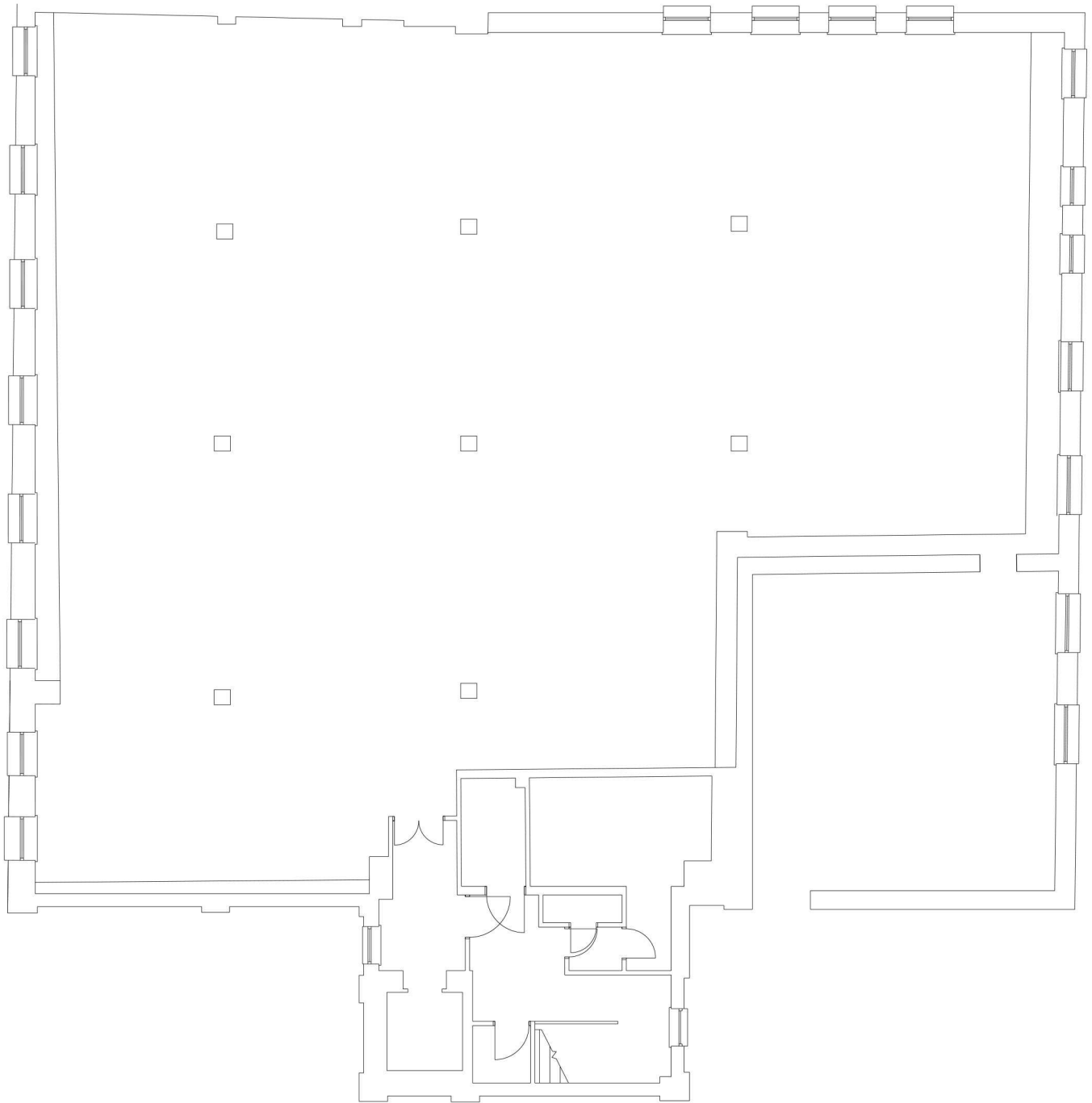
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
TEL: 01895 043833
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing First Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.04
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

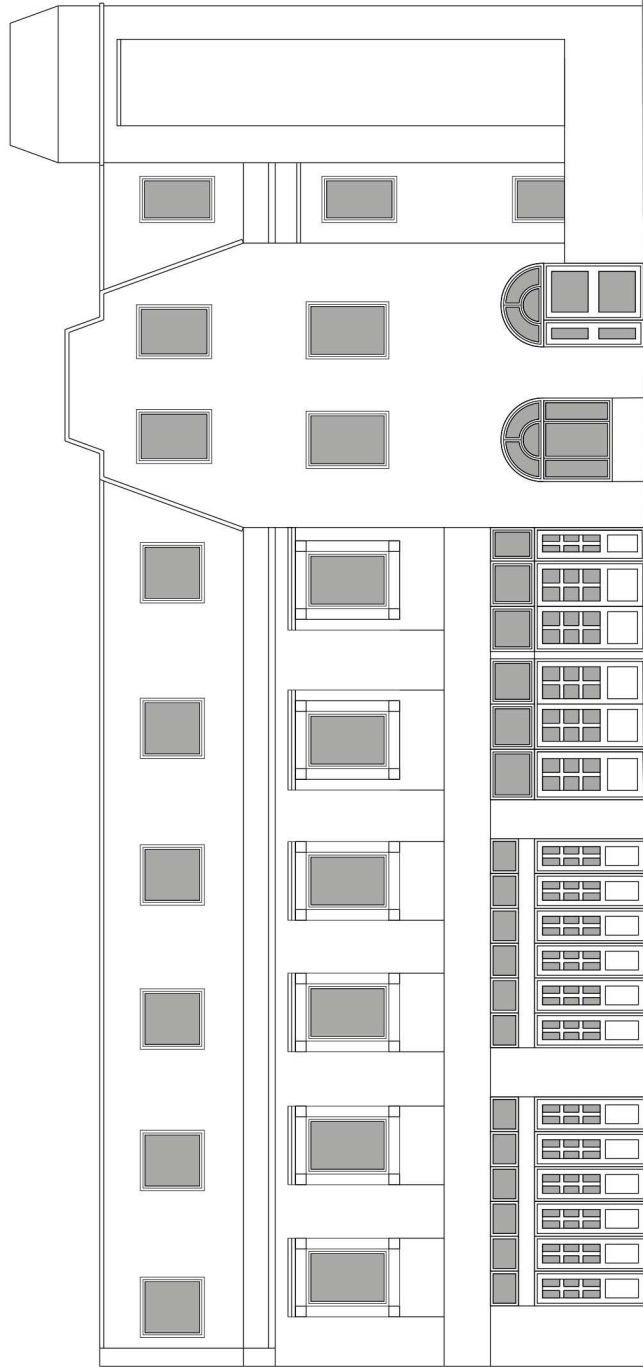
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
TEL: 01895 831100 D4382330
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Second Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.05
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

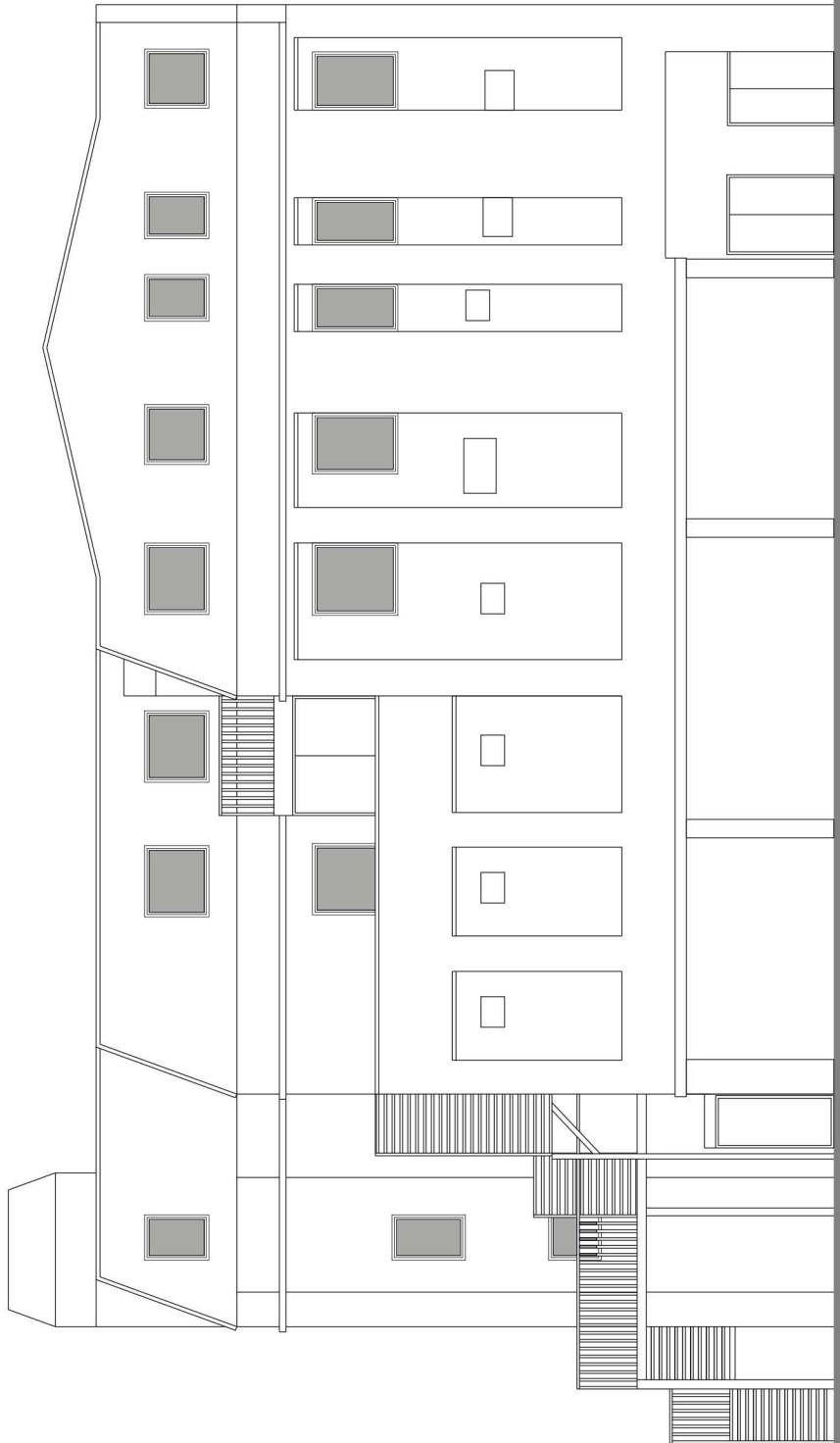
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
MIDDLESEX, UK
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Front Elevation

1 : 100 @ A3

Scale	Dwg No.
1:100 @ A3	FLU.387.06
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description



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 TEL: 01895 831100 FAX: 01895 831135
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Existing Rear Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.07
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

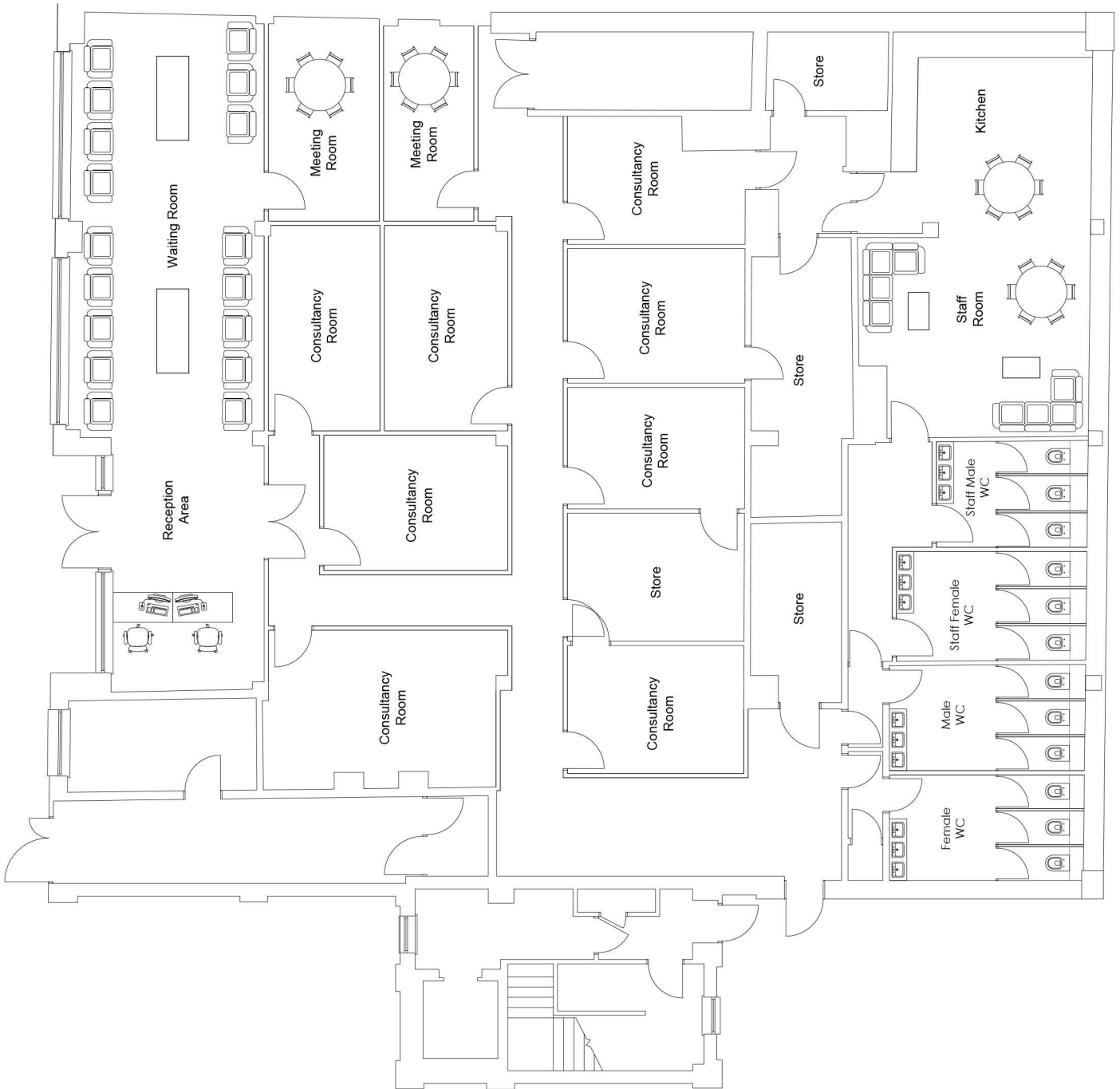
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, UK
TEL: 01895 831333
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.08
Date	Rev
12.09.16	
Drawn	A
T. Millin	



Rev	Date	Description


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 ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
 TEL: 01895 830000
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

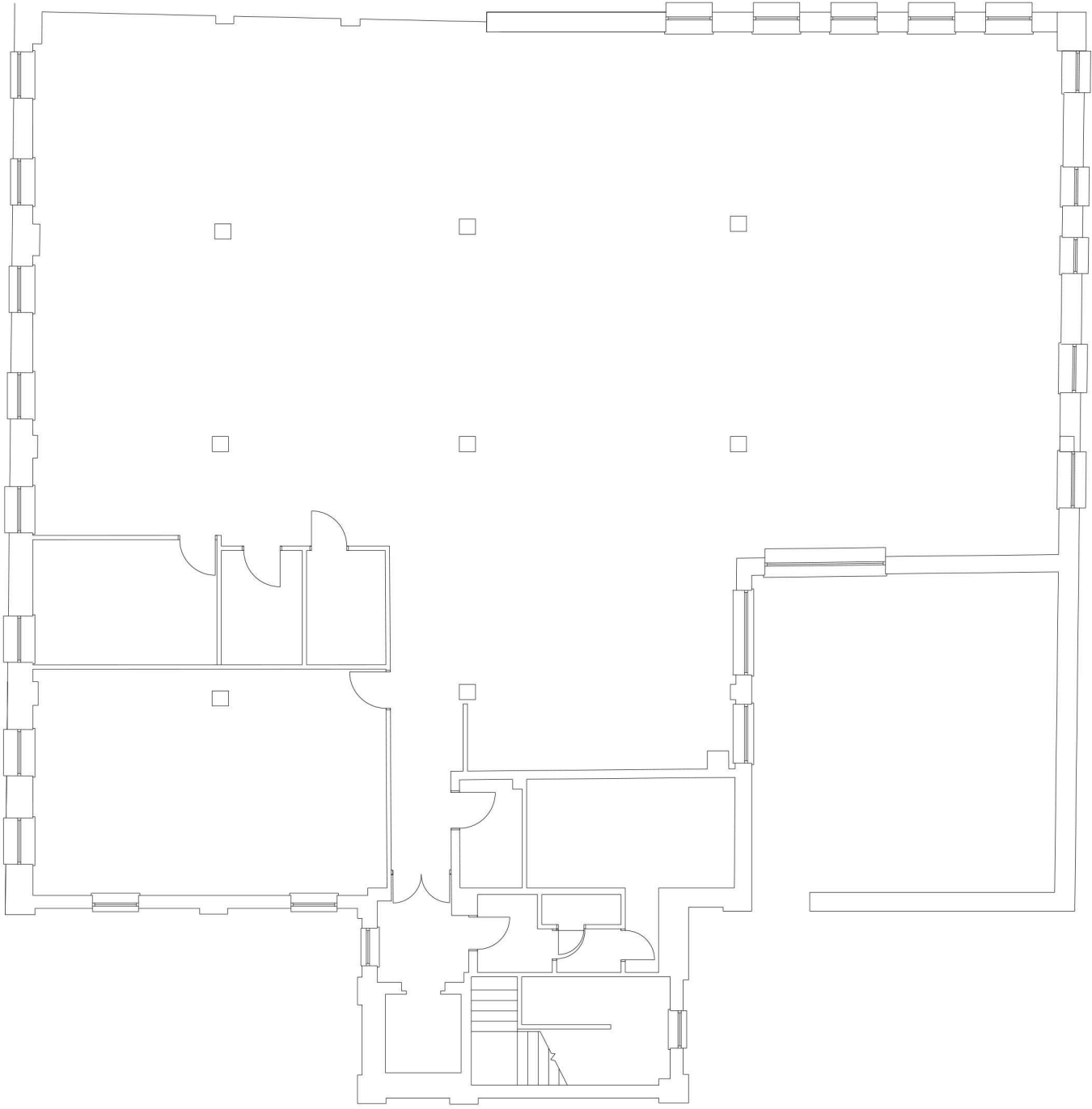
53-55 Joel Street, Northwood

Proposed Ground Floor Plan

1 : 100 @ A3



Scale	Dwg No.
1:100 @ A3	FLU.387.09
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

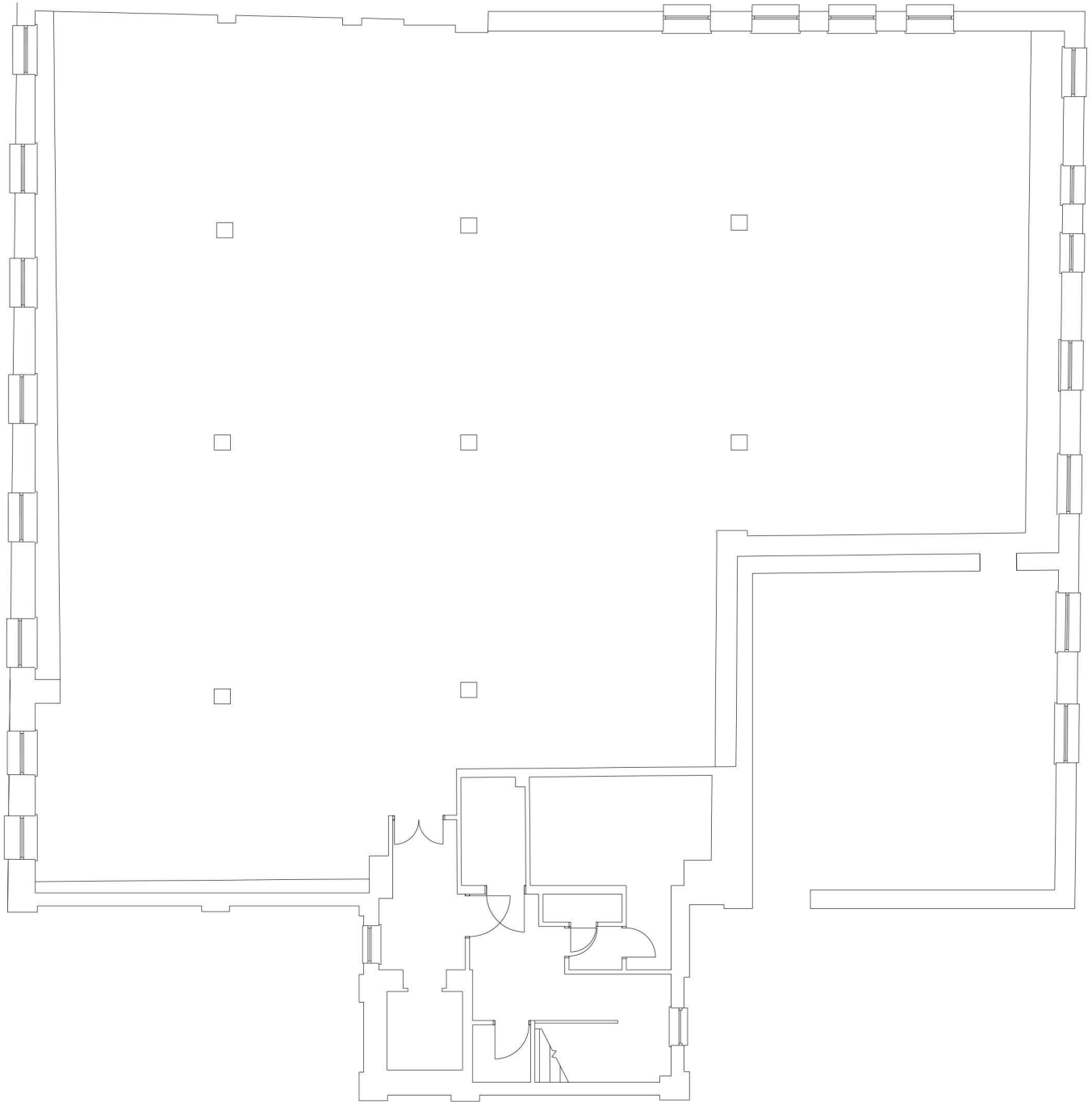
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
 TW20 9DD
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed First Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.10
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description



FLUENT
 ARCHITECTURAL DESIGN SERVICES

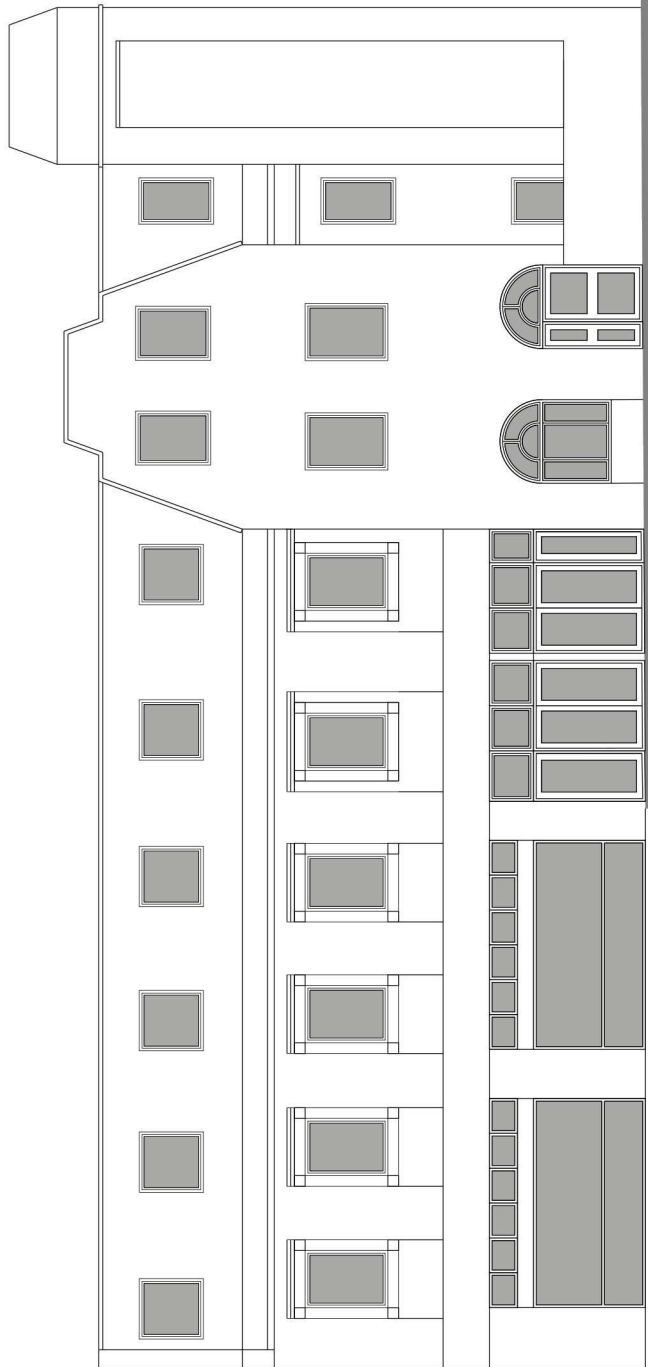
ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX, UK
 TEL: 01895 831330
 E-MAIL: INFO@FLUENT-ADS.CO.UK
 WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Second Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.11
Date	Rev
12.09.16	
Drawn	
T.Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

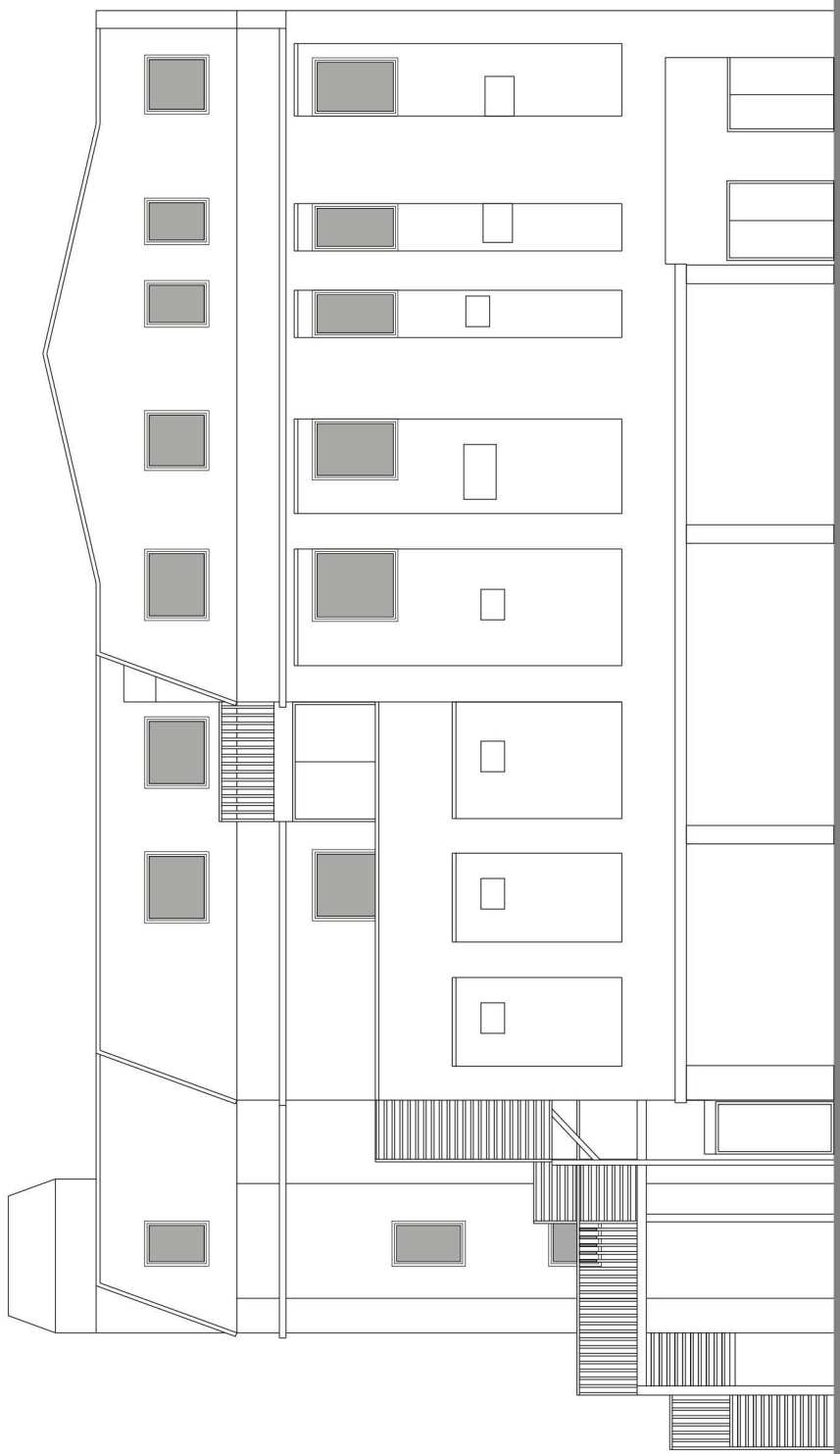
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, MIDDLESEX, UK
TEL: 01895 831335
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Front Elevation

1 : 100 @ A3

Scale	Dwg No.
1:100 @ A3	FLU.387.12
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

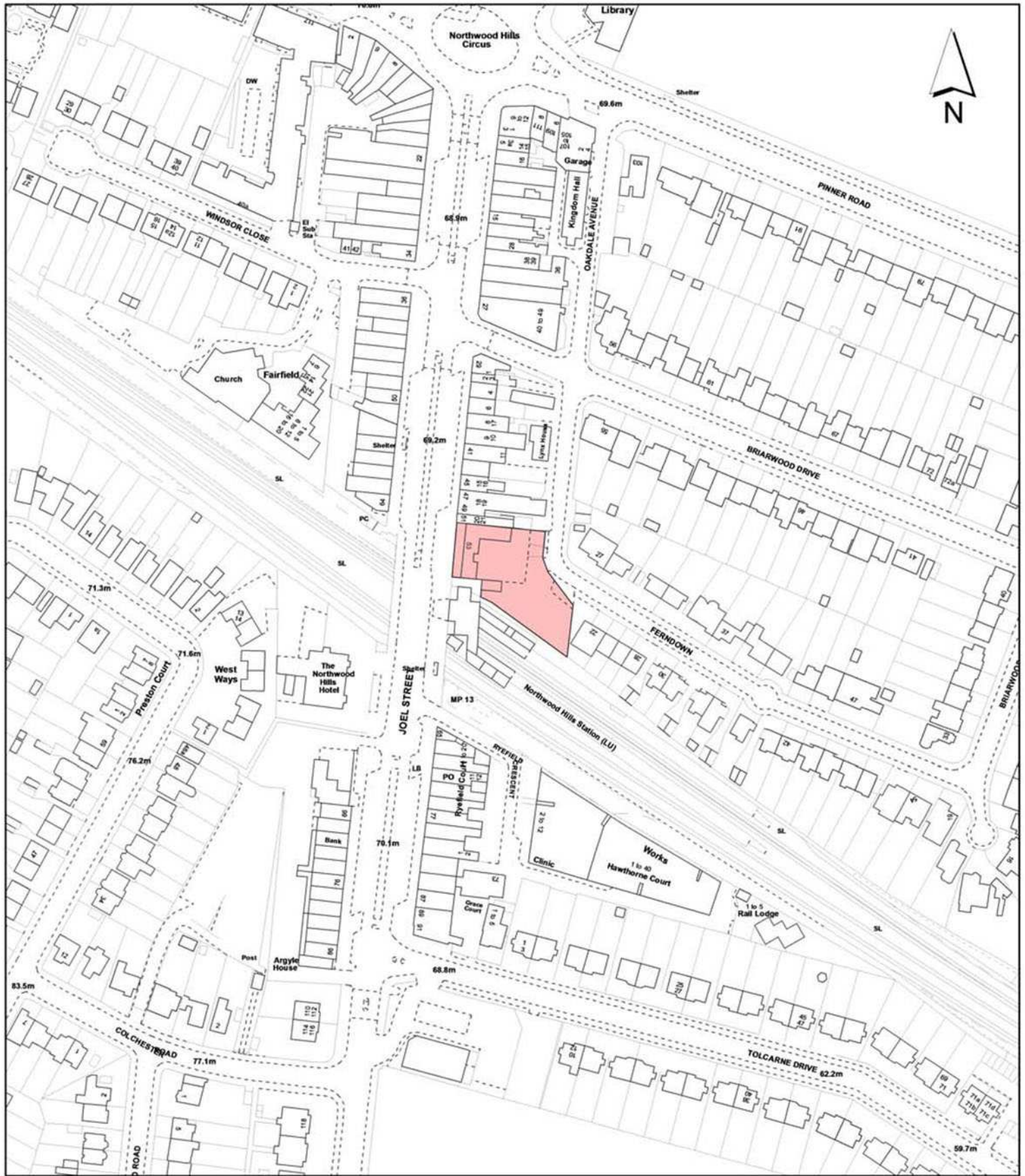
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, MIDDLESEX, UK
MIDDLESEX, MIDDLESEX, UK
E-MAIL: INFO@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

53-55 Joel Street, Northwood

Proposed Rear Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.13
Date	Rev
12.09.16	
Drawn	
T. Millin	



Notes:

 Site boundary

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Site Address:

**William Jolle
Public House**

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

Planning Application Ref:

5564/APP/2016/3439

Scale:

1:2,000

Planning Committee:

North Page 277

Date:

January 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 3 PEMBROKE ROAD (FORMERLY THE REAR OF 157/161 HIGH STREET)
RUISLIP

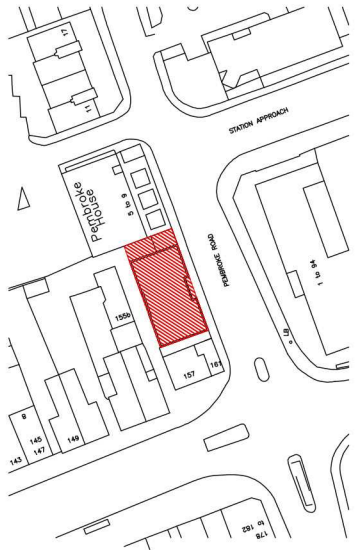
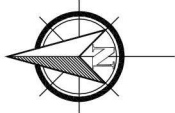
Development: Conversion of roofspace to habitable use with the inclusion of 6 rear
rooflights, 2 front rooflights and 4 side rooflights to create 1 x 1-bed self-
contained flat with associated amenity space

LBH Ref Nos: 64711/APP/2016/1793

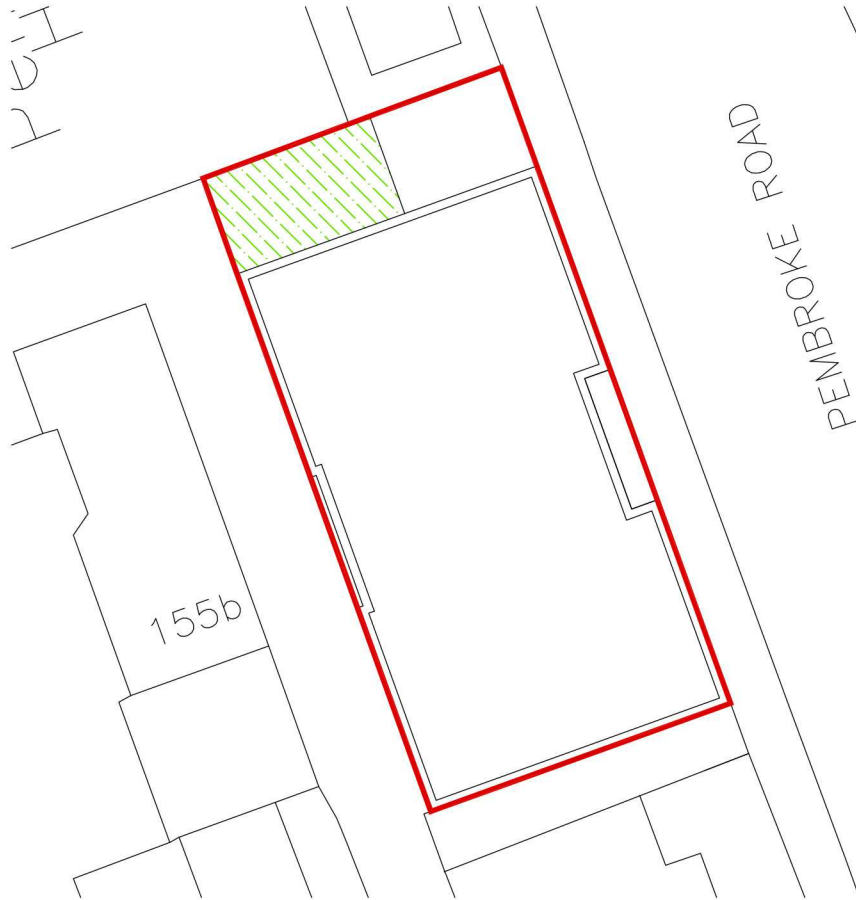
Date Plans Received: 11/05/2016
Date Application Valid: 07/06/2016

Date(s) of Amendment(s): 07/06/2016
11/05/2016

Rev	Date	Revision	OR	REVIEW
-	00.00.00	.	.	.
.	00.00.00	.	.	.
.	00.00.00	.	.	.



LOCATION PLAN
Scale 1:1250



	ADDITIONAL AMENITY SPACE 25 SQM
	TOTAL SITE AREA 300 SQM



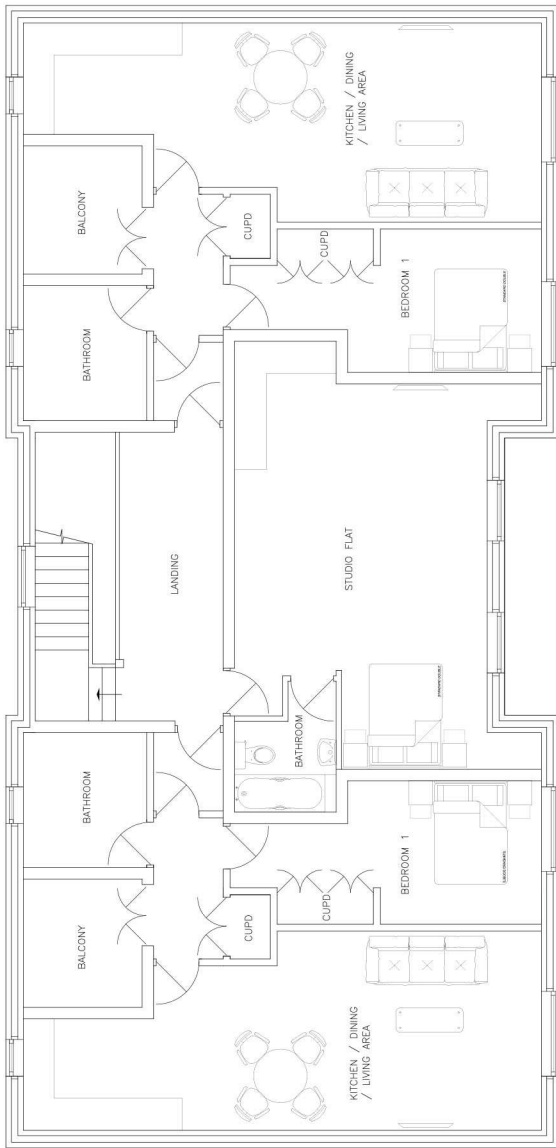
SCALE BAR 1:200



SCALE BAR 1:1250

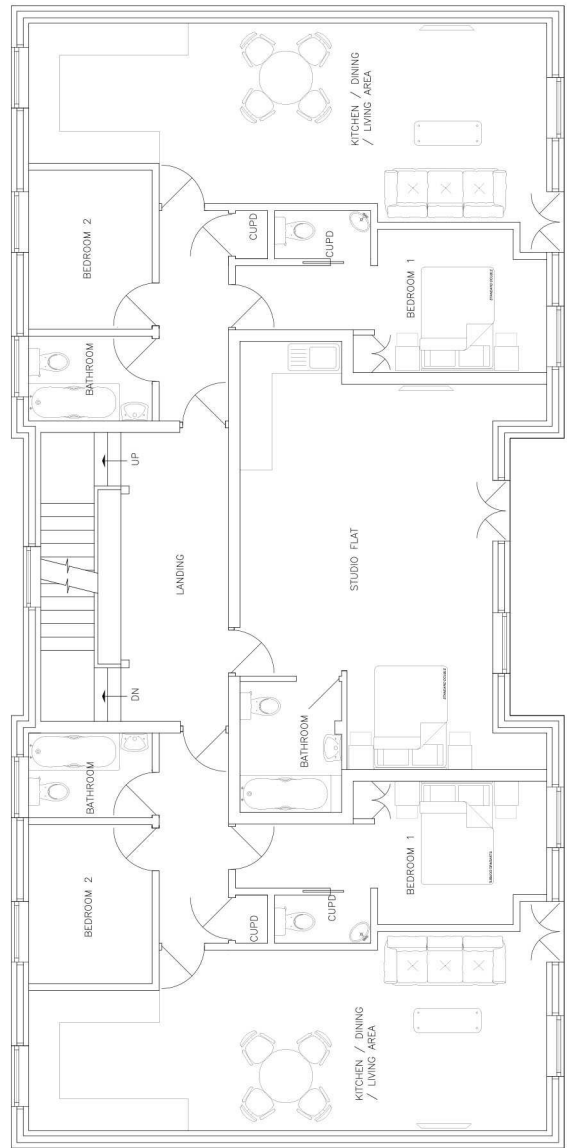
SITE PLAN
Scale 1:200

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EXISTING SECOND FLOOR PLAN

Scale 1:50



EXISTING FIRST FLOOR PLAN

Scale 1:50



REFERENCE DRAWINGS

REV	DATE	REVISION	OR REVIEW



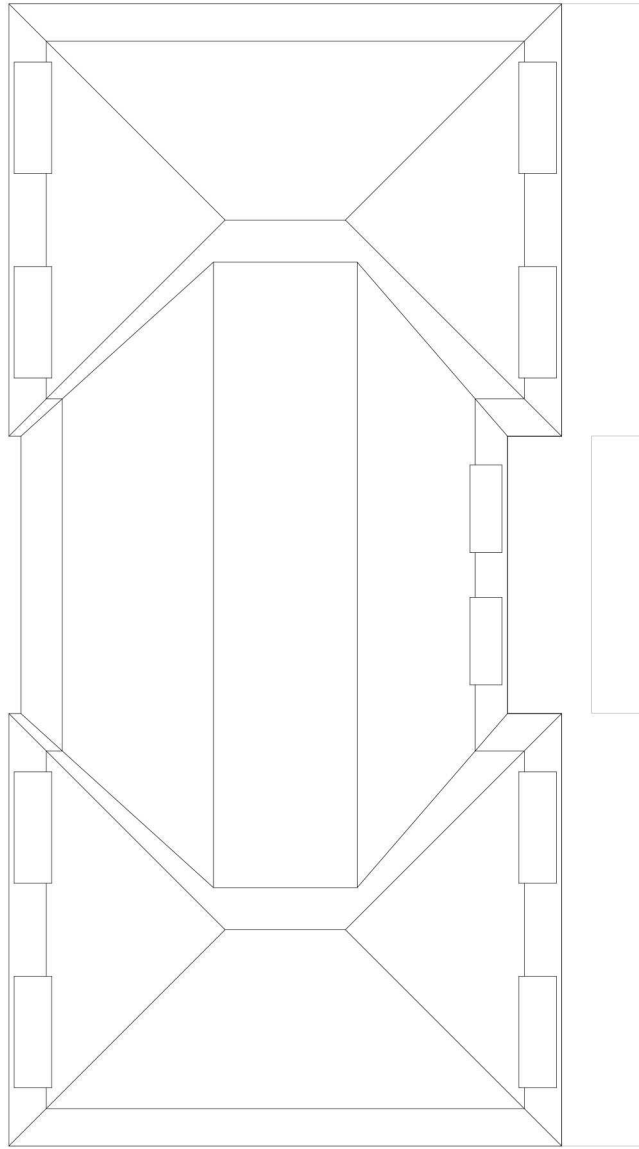
Client: CASTLE HOMES

Project: REAR OF 157/161 HIGH STREET, PEMBROKE ROAD, RUSLIP

Title: EXISTING FIRST & SECOND FLOOR PLANS

Scale:	AS SHOWN @ A1	Date:	JUN 2016
Drawn by:	CL	Reviewed By:	DM
Drawing number:	14014/504	Rev:	P1

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ROOF PLAN AS BUILT
SCALE 1:50

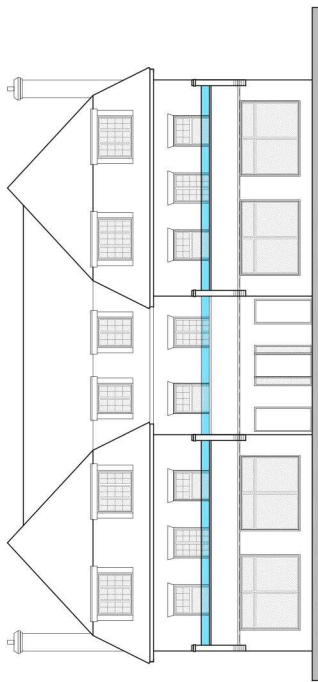


REFERENCE DRAWINGS			
REV	DATE	REVISION	OR REVIEW

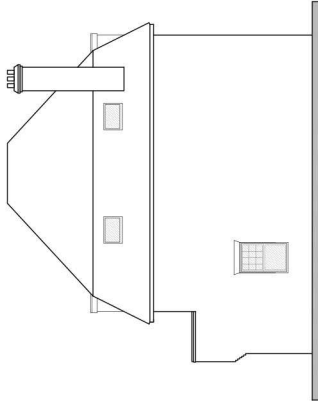
Unit 4 The Colnays
129 High Street, Haverfordwest
Pembrokeshire, SA61 1JH
Tel: (01463) 662818
E-mail: info@orangekey.co.uk

Client		CASTLE HOMES	
Project		REAR OF 157/161 HIGH STREET PEMBROKE ROAD RUSLIP	
Title		ROOF PLAN AS BUILT	
Scale	AS SHOWN @ A1	Date	JUN 2016
Originator	DL	Reviewed By	DM
Drawing number		14014/RP003	
Rev.		P1	

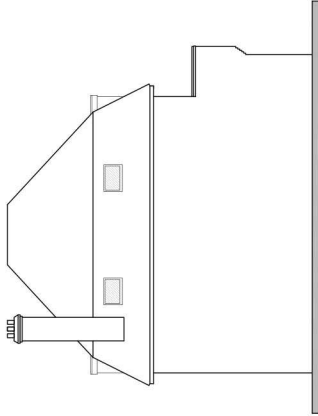
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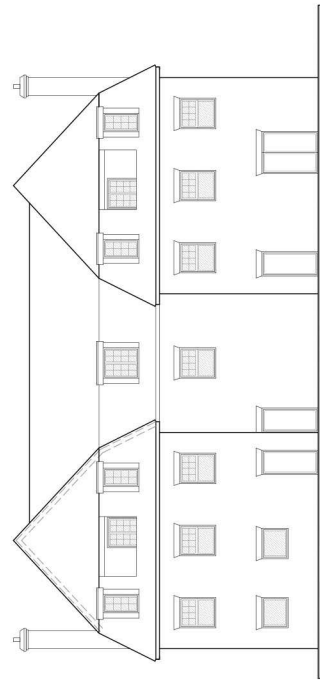
EXISTING FRONT ELEVATION (SOUTH)



EXISTING SIDE ELEVATION (EAST)



EXISTING SIDE ELEVATION (WEST)



EXISTING REAR ELEVATION (NORTH)



SCALE BAR 1:100

REFERENCE DRAWINGS

REV	DATE	REVISION	OR	REVISION



Unit 4 The Coltrage
129 High Street, Haverford
Tel: (01486) 662818
E-mail: info@orangekey.co.uk

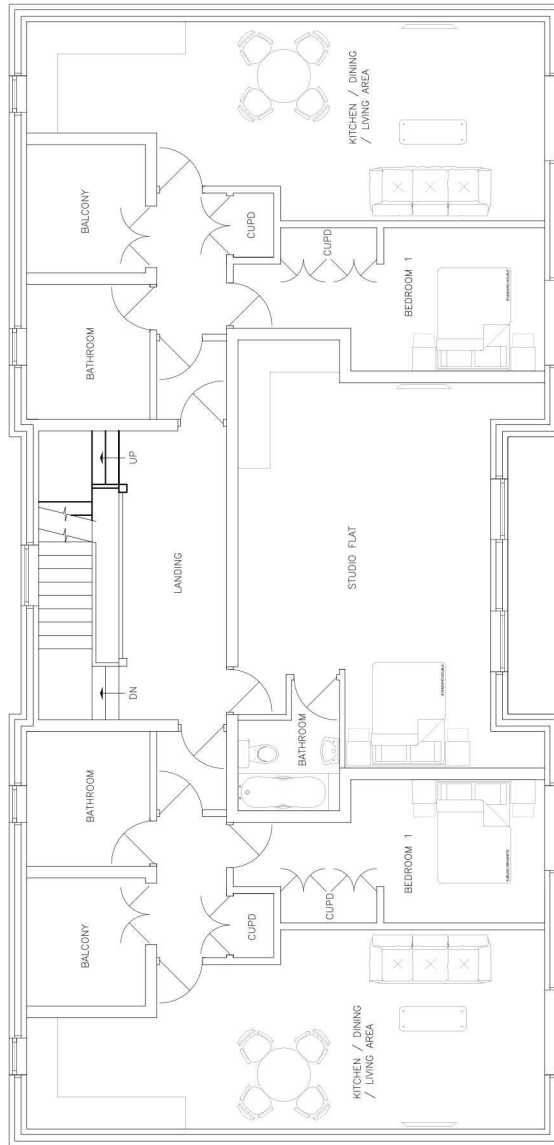
Client: CASTLE HOMES

Project: REAR OF 157/161 HIGH STREET
PEMBROKE ROAD
RUISLIP

Type: EXISTING ELEVATIONS

Scale: AS SHOWN @ A1 Date: DEC 2015
Drawn By: AOK
Reviewed By: AOK

Drawing number: 14014/501
Rev: P1



PROPOSED SECOND FLOOR PLAN

Scale 1:50



REFERENCE DRAWINGS

REV	DATE	REVISION	OR REVIEW



Client: CASTLE HOMES

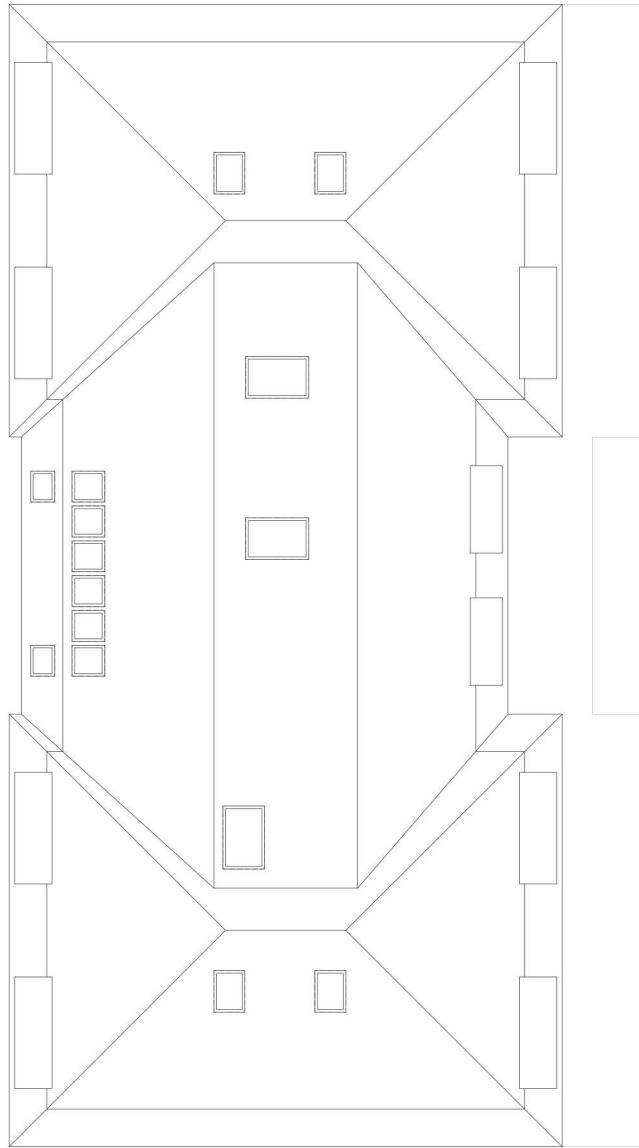
Project: REAR OF 157/161 HIGH STREET, PEMBROKE ROAD, RUJSLIP

Title: PROPOSED SECOND FLOOR PLANS

Drawn By	Checked By	Date
AS BROWN @ A1		JUN 2016
Originator	CL	Reviewed By
		DM

Drawing number	Rev.
14014/505	P1

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PROPOSED ROOF PLAN
SCALE 1:50



REFERENCE DRAWINGS

REV	DATE	REVISION	ON REVIEW



Client CASTLE HOMES

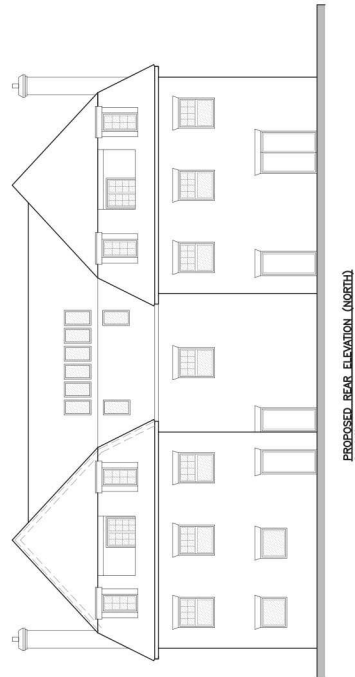
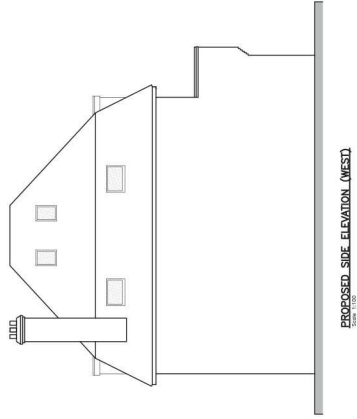
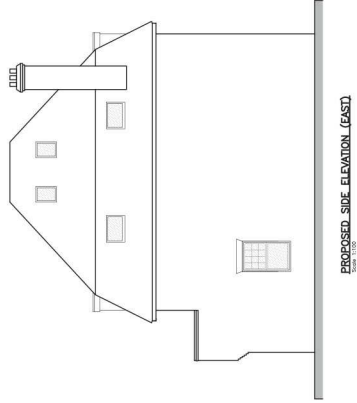
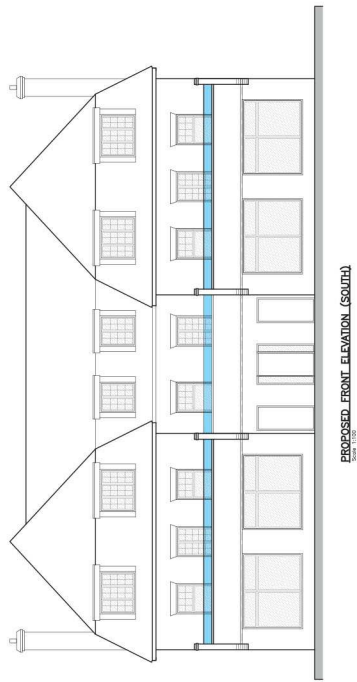
Project REAR OF 152/161 HIGH STREET
PEMBROKE ROAD
RUISLIP

Item PROPOSED ROOF PLAN

Scale	AS SHOWN @ A1	Date	JUN 2016
Operator	DL	Reviewed By	DM

Drawing number 14014/RP001
Rev. P3

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REFERENCE DRAWINGS

NO	DATE	REVISION	ON REVIEW



Unit 4 The Colliers
150 High Street, Haverford
Tel: (01458) 800218
E-mail: info@orangekey.co.uk

Client
CASTLE HOMES

Project
REAR OF 152/161 HIGH STREET
PEMBROKE ROAD
RUISLIP

Item
PROPOSED ELEVATIONS

Scale
AS SHOWN @ A1

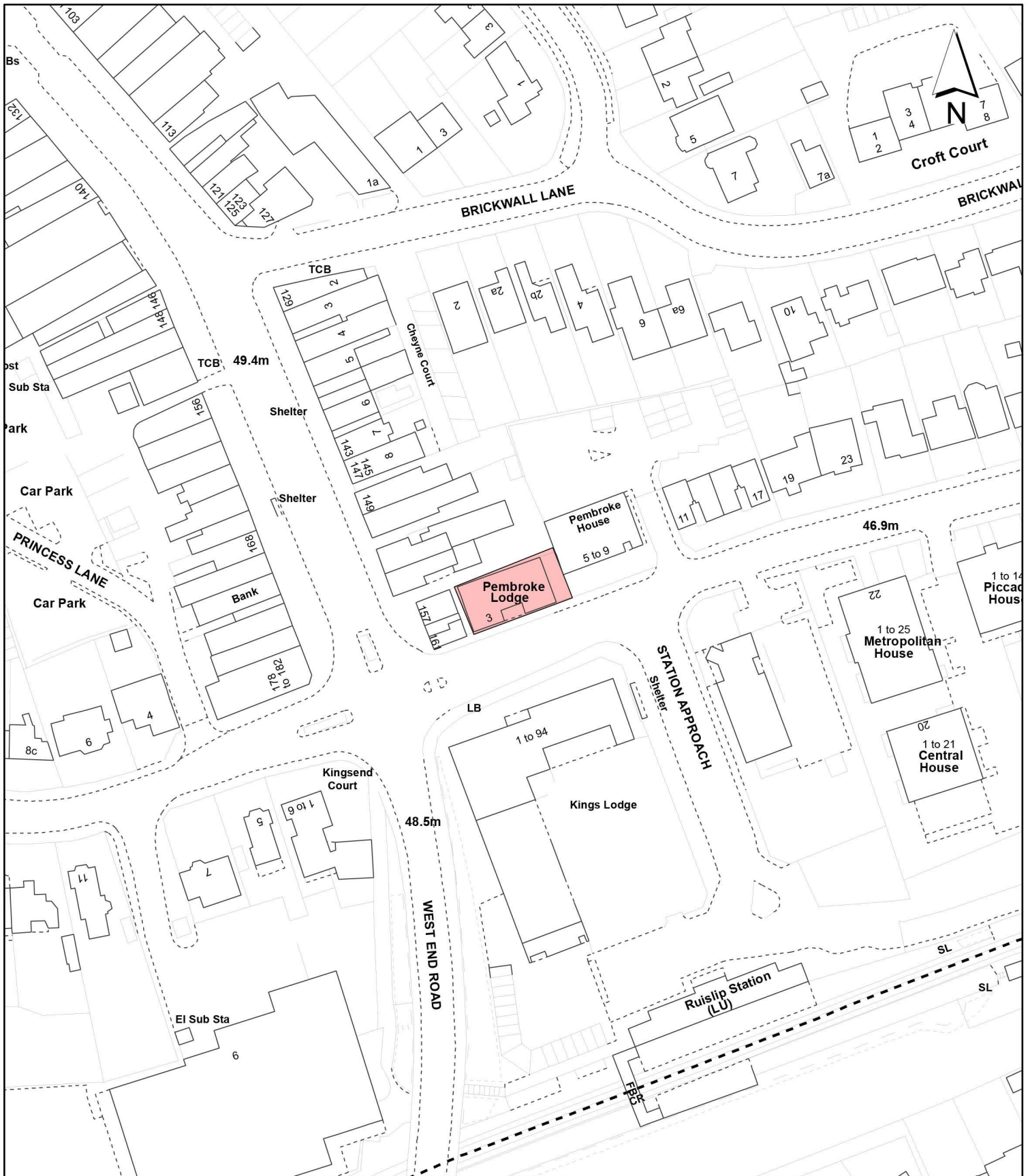
Date
DEC 2015

Operator
XXX

Reviewed By
XXX

Drawing number
14014/502

Rev.
P6



Notes:

 Site boundary

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Site Address:

3 Pembroke Road

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

Planning Application Ref:
64711/APP/2016/1793

Scale:
1:1,250

Planning Committee:
North Page 288

Date:
January 2017



Address THE WATERS EDGE RESERVOIR ROAD RUISLIP

Development: Removal of existing adverts and installation of:
One internally illuminated post sign;
Three areas of non-illuminated signwriting;
One internally illuminated Nameboard;
One externally illuminated post sign;
Two non-illuminated transom signs;
One externally illuminated sign;
One area of externally illuminated signwriting;
Three non-illuminated post signs

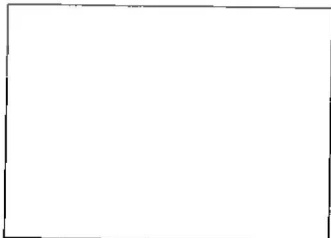
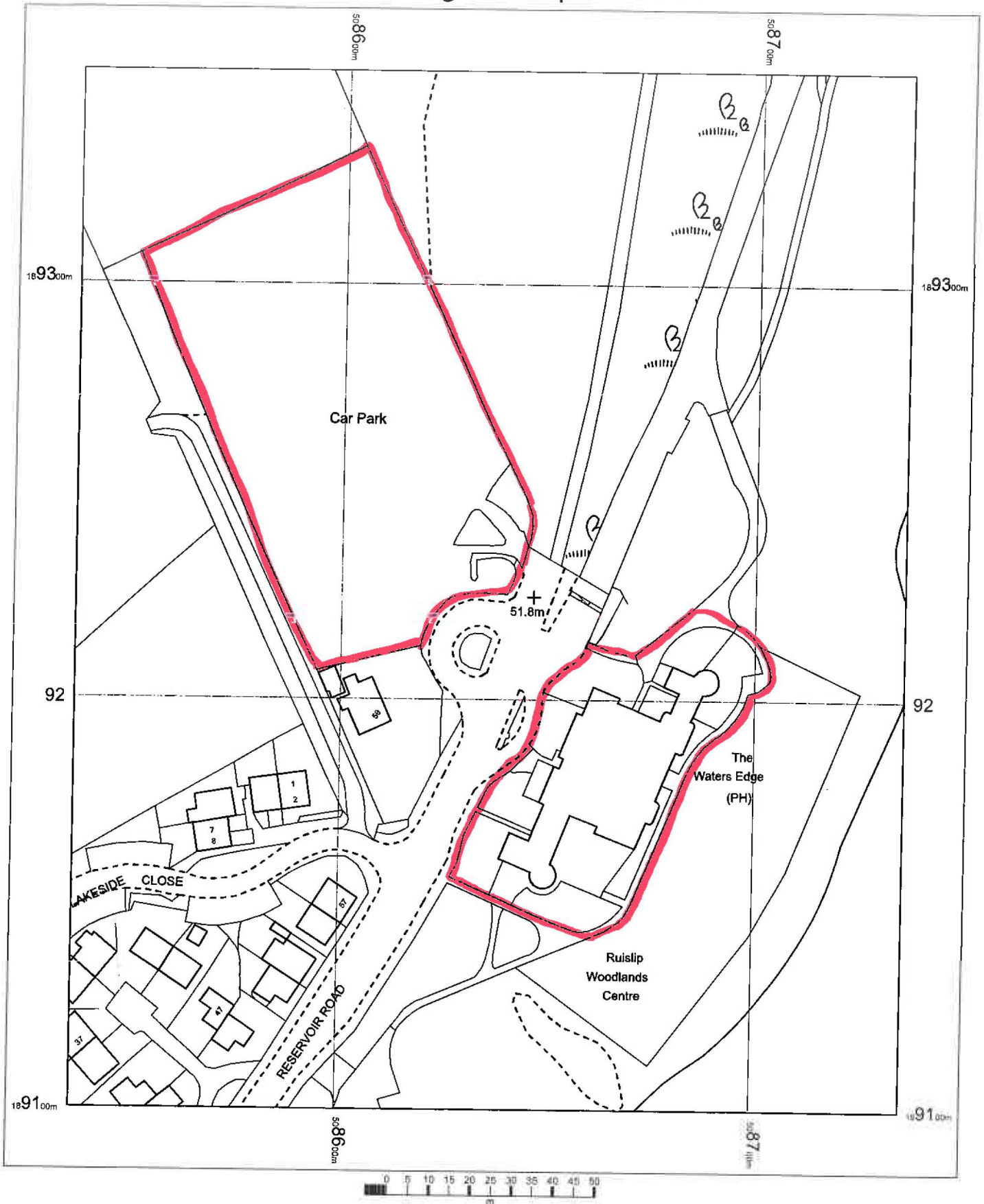
LBH Ref Nos: 1117/ADV/2016/91

Date Plans Received: 05/10/2016

Date(s) of Amendment(s): 05/10/2016

Date Application Valid: 05/10/2016

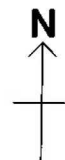
Waters Edge Ruislip HA4 7TY

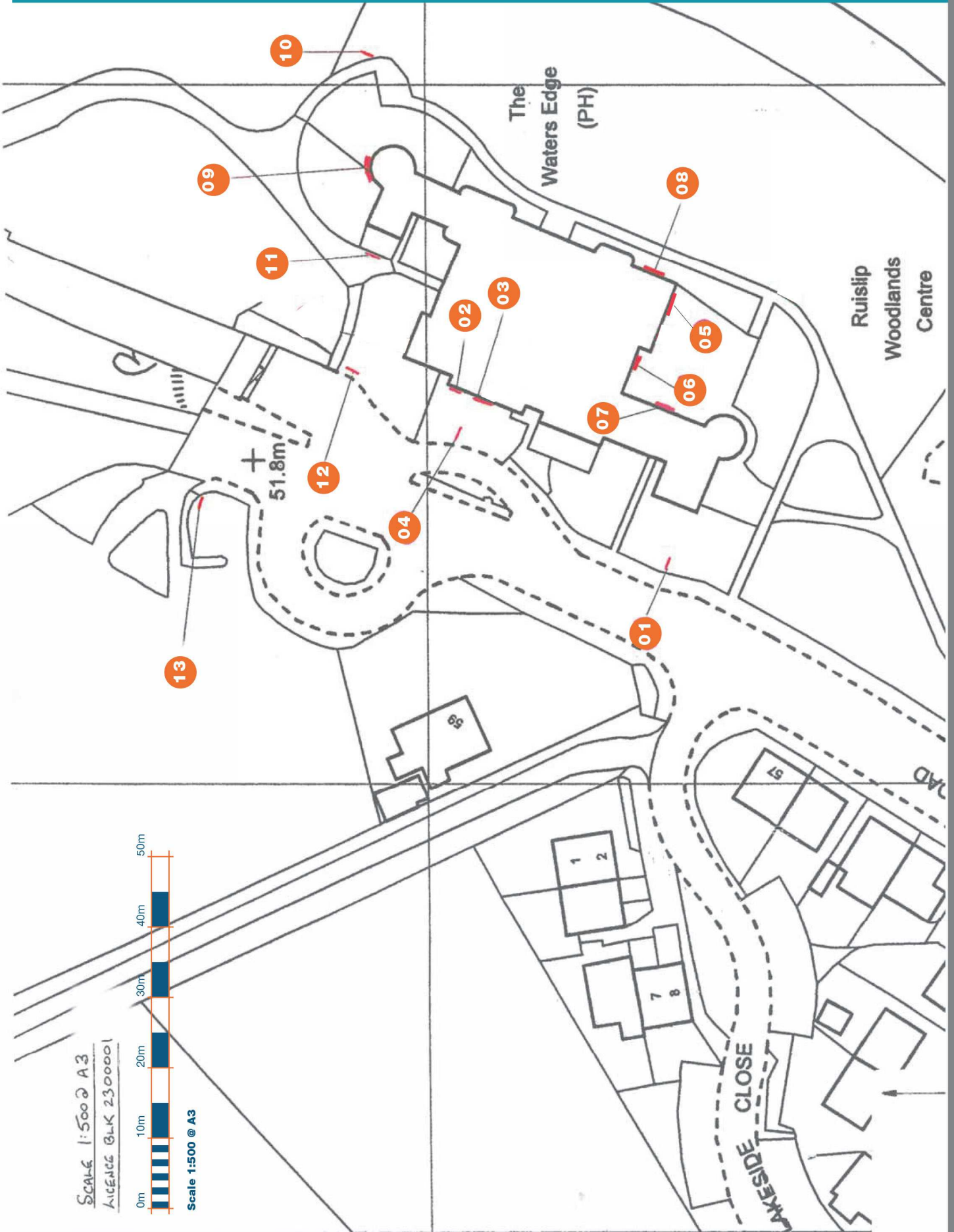


OS MasterMap 1250/2500/10000 scale
29 September 2016, ID: CM-00564269
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 508636 E, 189226 N

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100019980





ITEM 01 (Qty 1) Ref: SH2

Convert existing Crown Carvery DL post sign to new style Stonehouse internally illuminated totem.

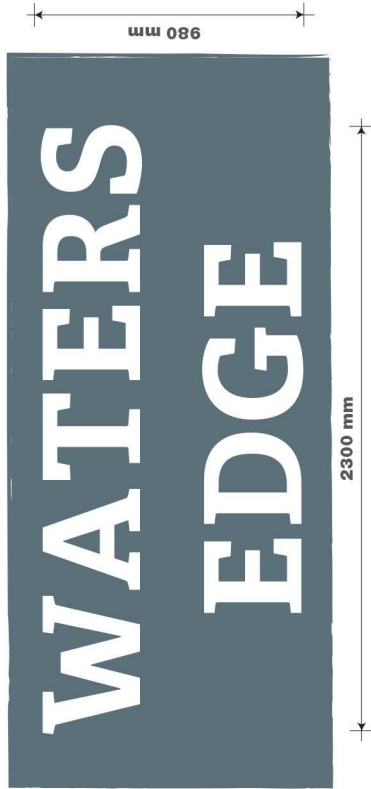
- Main panel - Internally illuminated perspex panel with a set of fret cut letters to read 'House Name' 'Stonehouse' 'Pizza & Carvery' coachline to be applied vinyl.
- Corex panel - New fret cut aluminium panel covered with timber cladding effect vinyl.
- Retain the existing internally illuminated poster frame & replace LED lighting.
- Reuse existing light box fixings.
- Retain the existing posts.

Scale 1:25



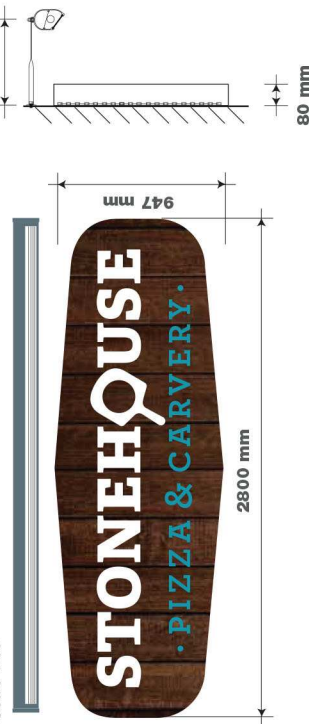
ITEM 02 (Qty 1)

Signwritten name to the building.
Scale 1:20



ITEM 03 (Qty 1)

A set of individual externally illuminated letters.
All mounted on a backboard, with timber cladding effect vinyl.
Internally illuminated logos to either side.
Fixed using special bracketwork
Scale 1:30



sign colours

Pantone 7711C RAL 5018 (closest) Dulux 105G 22/275	White
Pantone 425C RAL 7011 (closest) Dulux 00NN 13/000	Timber

building colours

Dulux 30YY 48/036	Dulux 30YY 66/024
Dulux 90B3 17/090	Black

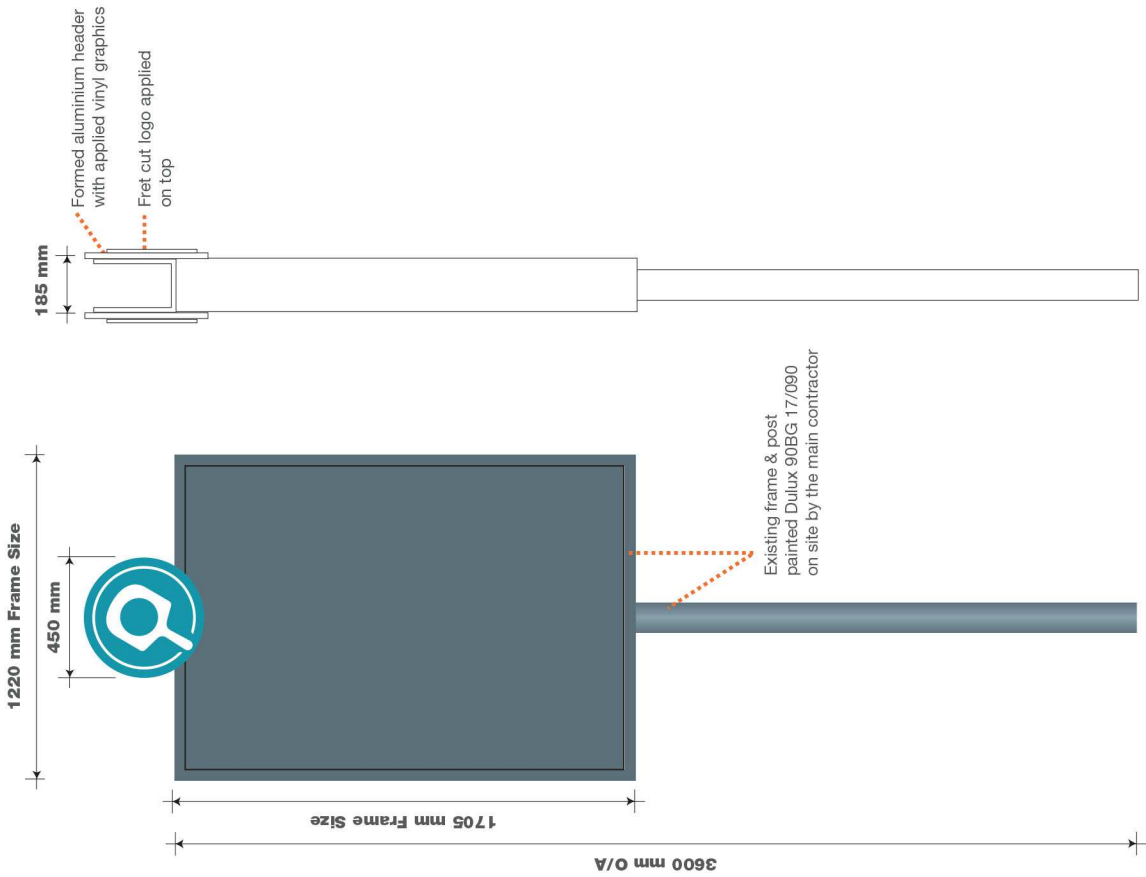
typefaces

house name Adelle Bold
secondary text Adelle Bold /
Adelle Sans Regular / Adelle Sans Semibold

ITEM 05 (Qty 1)
Signwritten logo to building
Scale 1:20



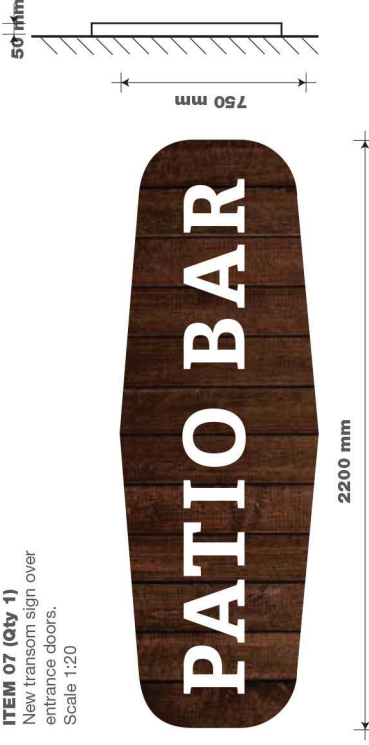
ITEM 04 (Qty 1) REFURB
Existing frame be repainted by the main contractor.
And a double sided formed aluminium header
with applied vinyl graphics & a fret cut logo
applied on top. Header to be added on site.
Scale 1:20



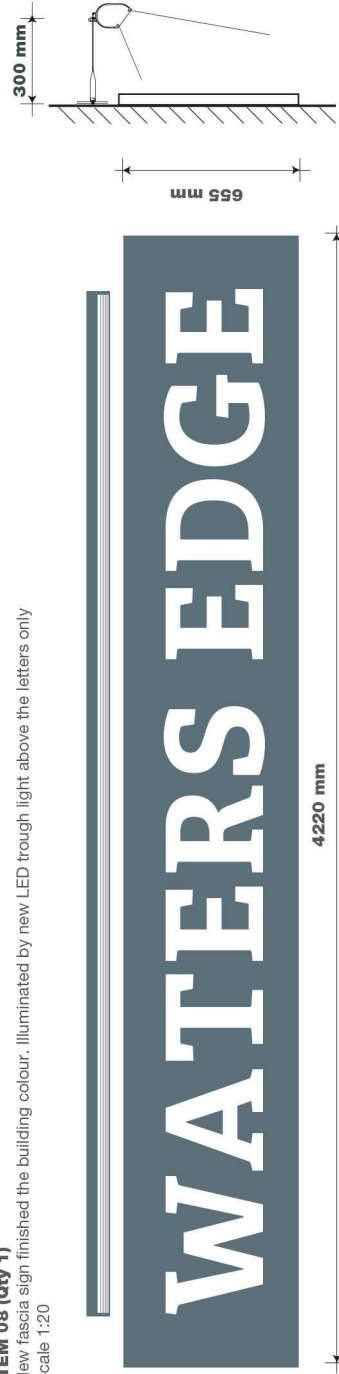
ITEM 06 (Qty 1)
New transom sign over
entrance doors.
Scale 1:20



ITEM 07 (Qty 1)
New transom sign over
entrance doors.
Scale 1:20



ITEM 08 (Qty 1)
New fascia sign finished the building colour. Illuminated by new LED trough light above the letters only
Scale 1:20



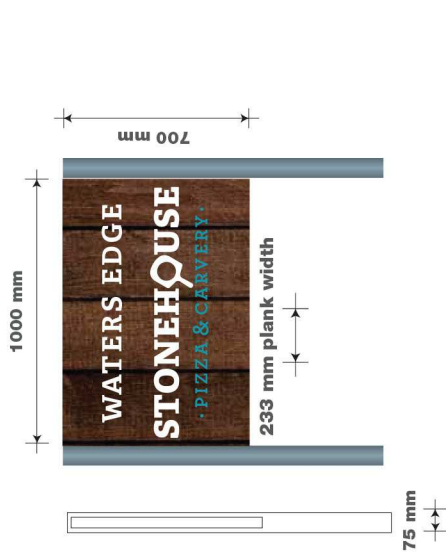
ITEM 09 (Qty 1)

Signwrite direct to tower, illuminate by new LED floods fixed to rim of tower (by others)
Scale 1:20



ITEM 10 (Qty 1)

Double sided car park entrance sign, with new posts.
Scale 1:20



ITEM 11 (Qty 1)

Signwritten logo to building.
Scale 1:20



ITEM 12 (Qty 1)

Repanel existing post mounted entrance signs. Posts to be repainted by main contractor in the 90/bg17/090. New through light required.
Scale 1:20



ITEM 13 (Qty 1)

New single sided entrance sign to replace the existing sign.
Scale 1:20



ITEM 01 (Qty 1) Ref: SH2

Convert existing Crown Carvery DL post sign to new style Stonehouse internally illuminated totem.

Main panel - Internally illuminated perspex panel with a set of fret cut letters to read 'House Name' 'Stonehouse' 'Pizza & Carvery' coachline to be applied vinyl.

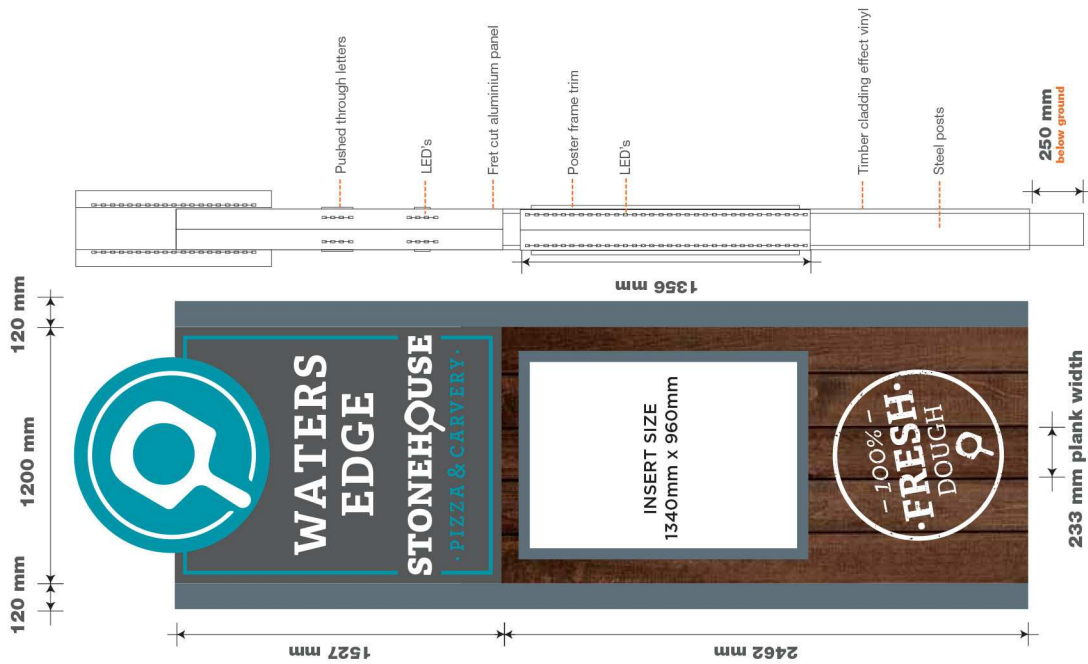
Corex panel - New fret cut aluminium panel covered with timber cladding effect vinyl.

Retain the existing internally illuminated poster frame & replace LED lighting.

Reuse existing light box fixings.

Retain the existing posts.

Scale 1:25



ITEM 02 (Qty 1)

Signwritten name to the building.

Scale 1:20



ITEM 03 (Qty 1)

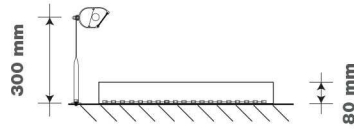
A set of individual externally illuminated letters.

All mounted on a backboard, with timber cladding effect vinyl.

Internally illuminated logos to either side.

Fixed using special bracketwork

Scale 1:30



sign colours

Pantone 7711C RAL 5018 (closest) Dulux 105G 22/275	White
Pantone 425C RAL 7011 (closest) Dulux 00NN 13/000	Timber

building colours

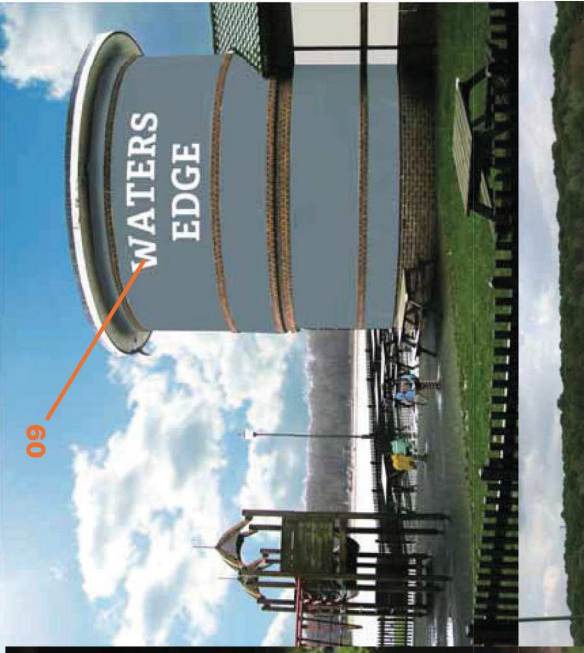
Dulux 30YY 48/036	Dulux 30YY 66/024
Dulux 90BG 17/090	Black

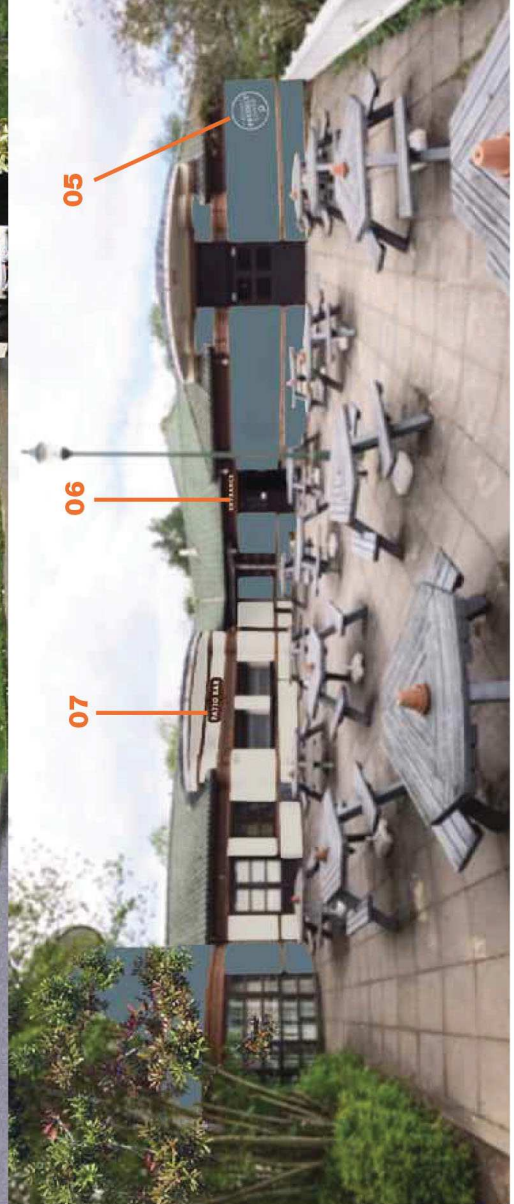
typefaces

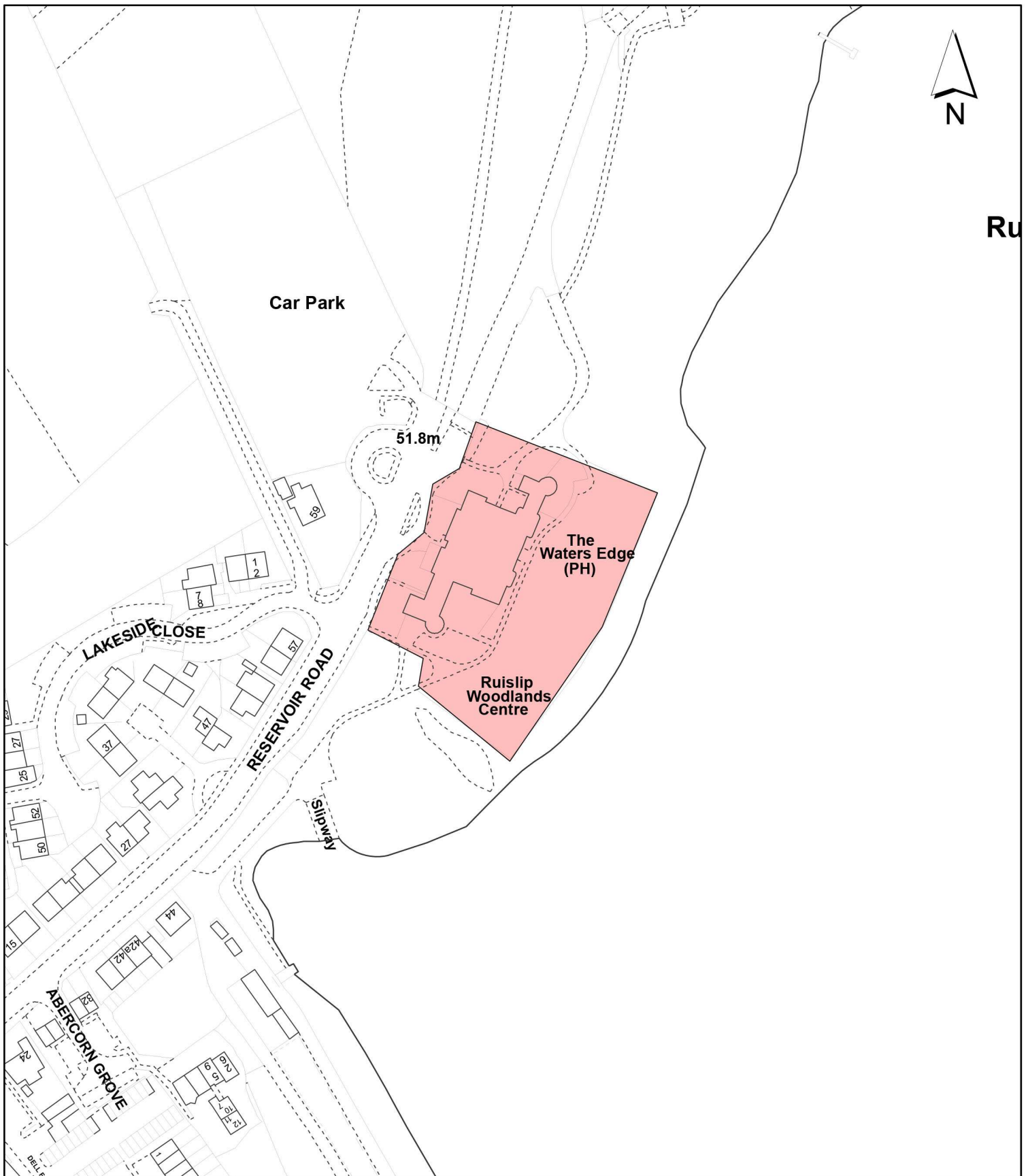
house name Adelle Bold
secondary text Adelle Bold /
Adelle Sans Regular / Adelle Sans Semibold

MAB
WATERS EDGE
RESERVOIR ROAD
RUISLIP
HA4 7TY

122161 REV A
25/11/16 - JCL







Notes:

 Site boundary

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Site Address:

**The Waters Edge,
 Reservoir Road
 West Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

1117/ADV/2016/91

Scale:

1:1,750

Planning Committee:

North Page 299

Date:

January 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 178 - 182 HIGH STREET RUISLIP

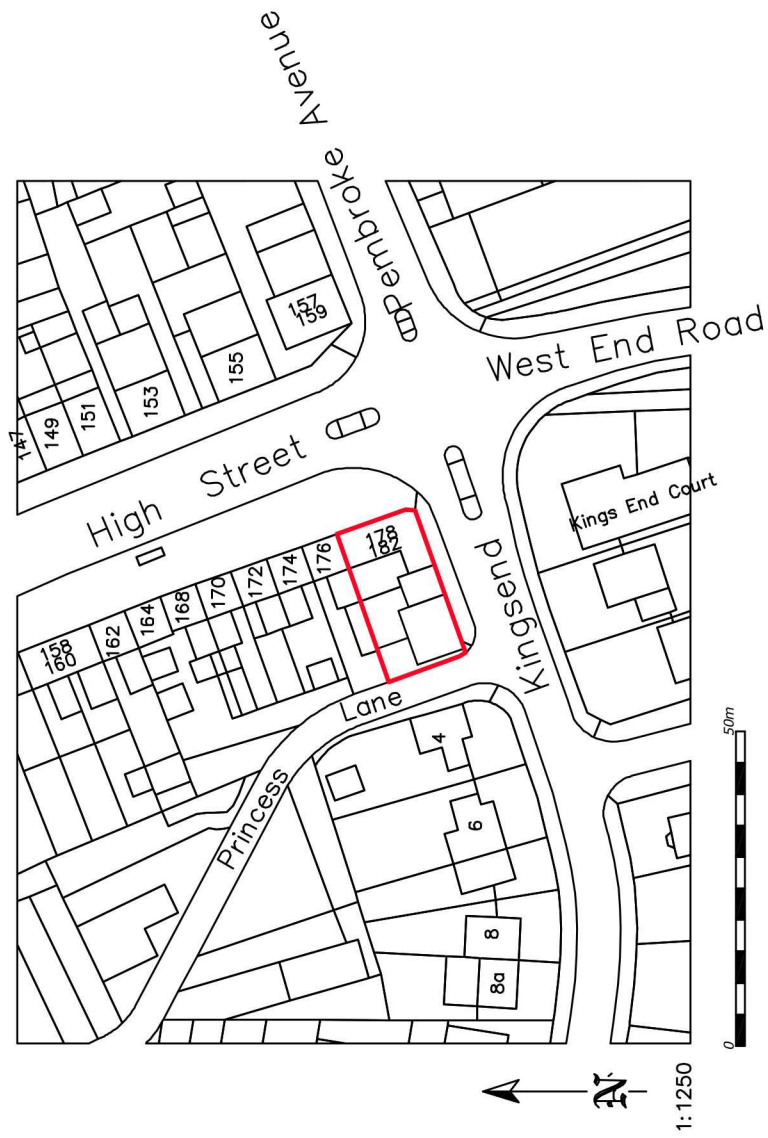
Development: First and second floor rear extension, conversion of roofspace to habitable use to include 3 x front dormers, 4 x side dormers and change of use from Use Class A1 (Retail) to Use Class C3 (Residential) to create 6 x 2-bed and 3 x 1-bed self-contained flats, balustrade to rear to from communal terrace and alteration to bin/cycle storage.

LBH Ref Nos: 28388/APP/2016/3332

Date Plans Received: 05/09/2016

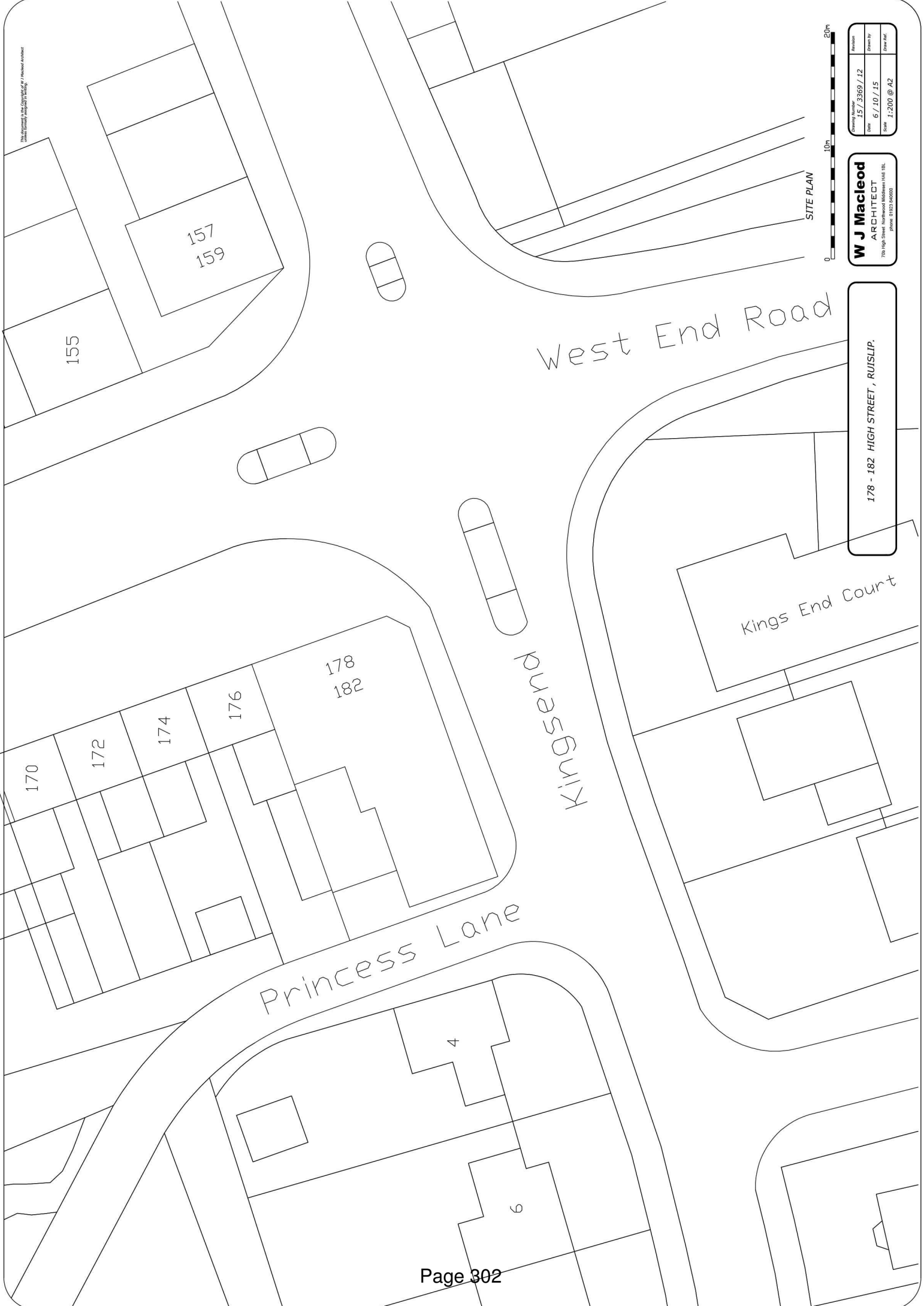
Date(s) of Amendment(s):

Date Application Valid: 14/09/2016



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unless stated otherwise on the drawing.

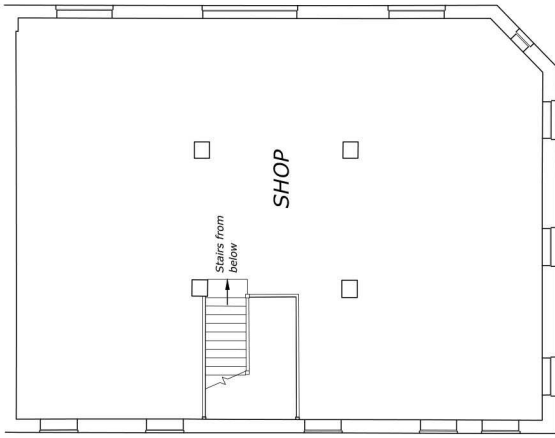


Project No.	15 / 3369 / 12	Revision	
Date	6 / 10 / 15	Drawn by	
Scale	1:200 @ A2	Drawn Ref.	

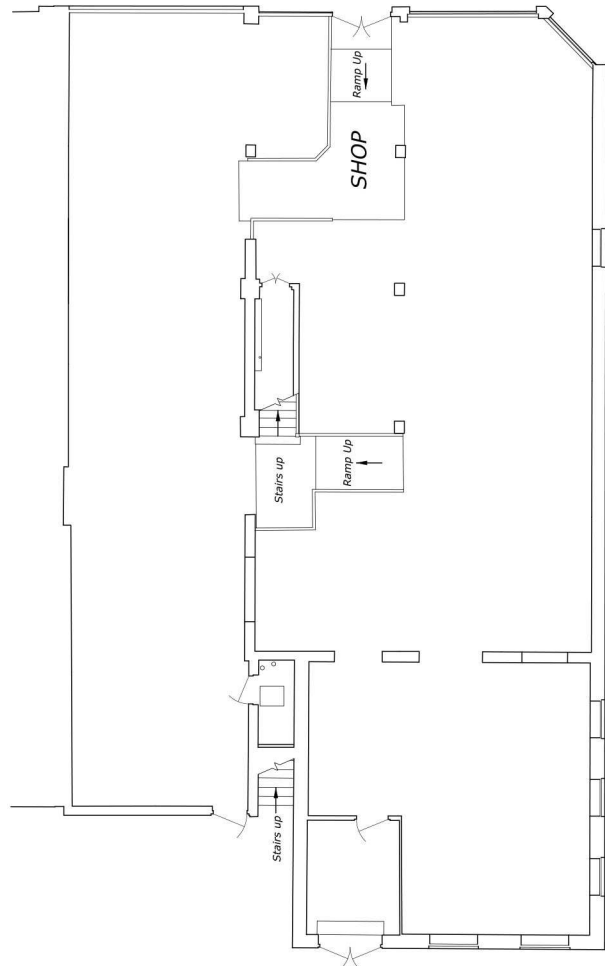
W J Macleod
ARCHITECT
78 High Street, Northwood, Middlesex HA6 1BL
Phone: 01883 540000

178 - 182 HIGH STREET, RUISLIP.

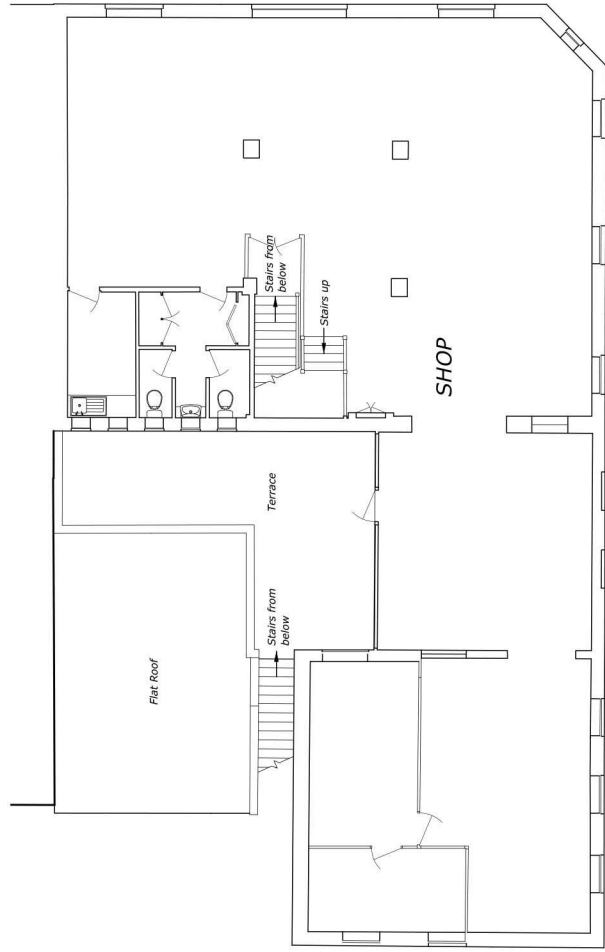
SITE PLAN



SECOND



GROUND



FIRST

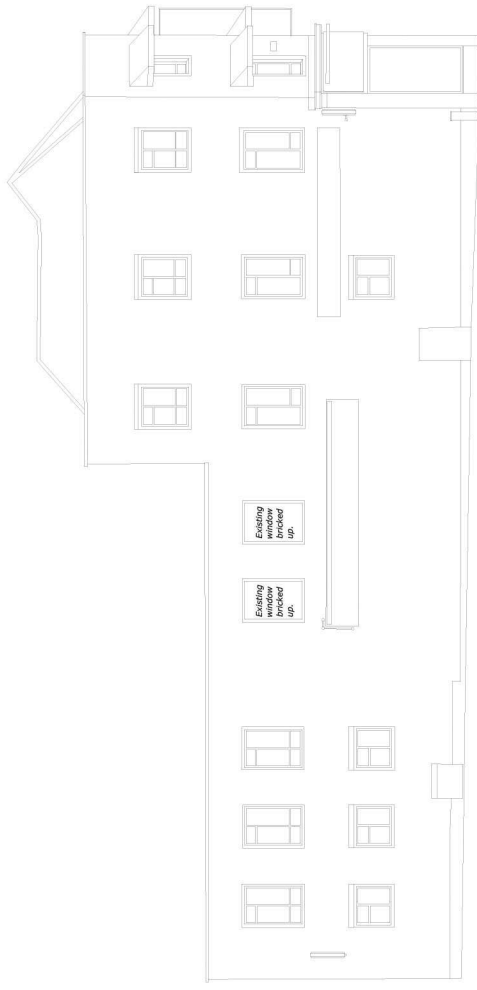
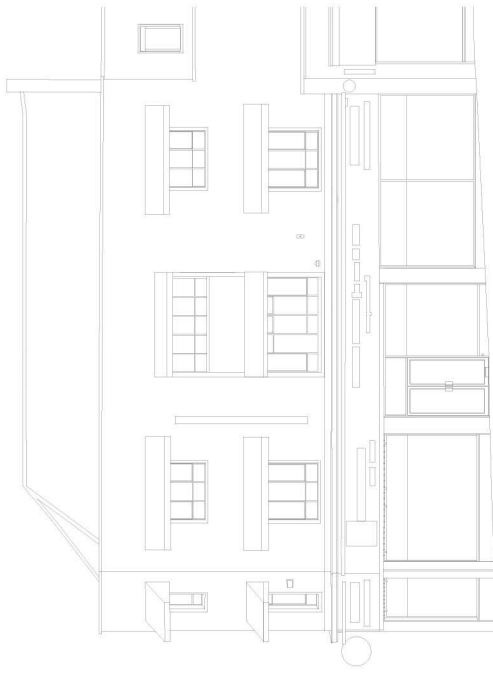


Existing Plans

Drawing Number	157/3669/10
Date	3/7/15
Scale	1:100@A2

W J Macleod
ARCHITECT
75b High Street, Northwood Malvern WA 94
PHONE 0832 840000

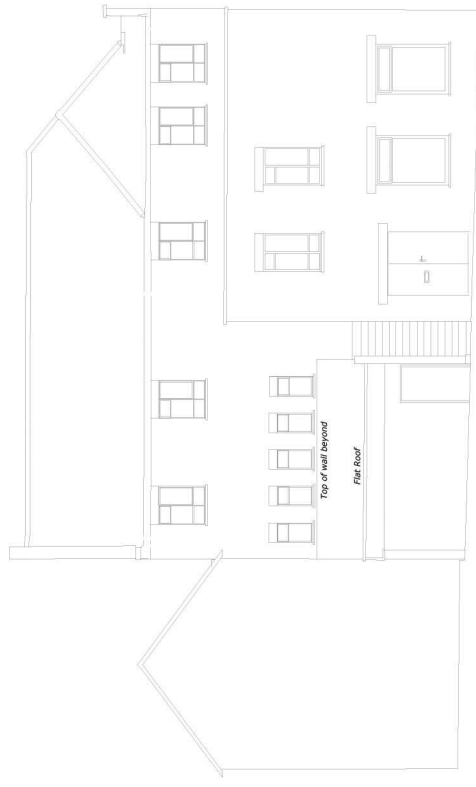
178 - 182 HIGH STREET, RUISLIP.



Existing window
shown as dotted

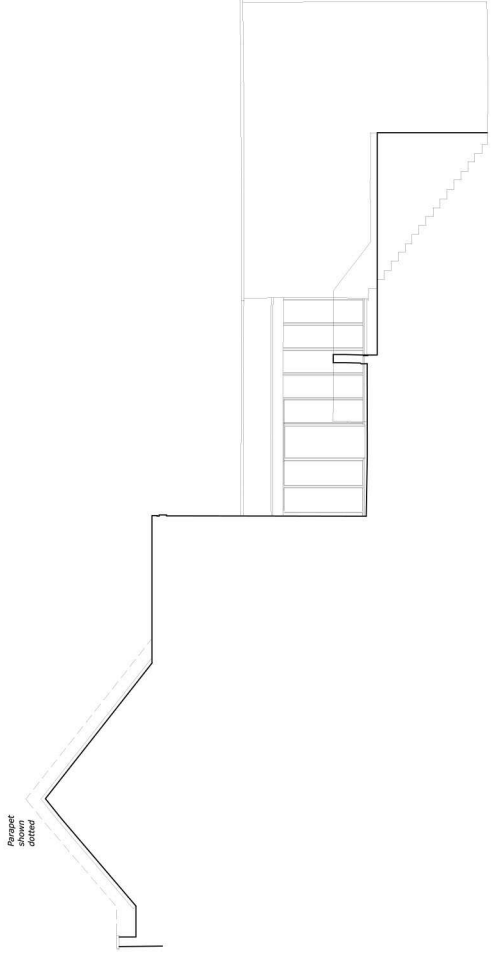
Existing window
shown as dotted

Proposed
window
shown
as dotted



Top of wall beyond

Flat Roof



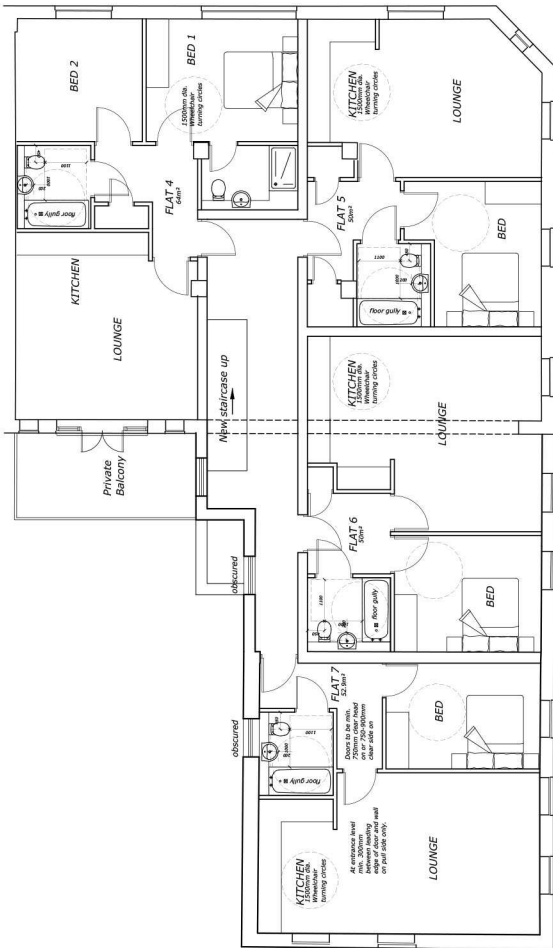
Existing Elevations



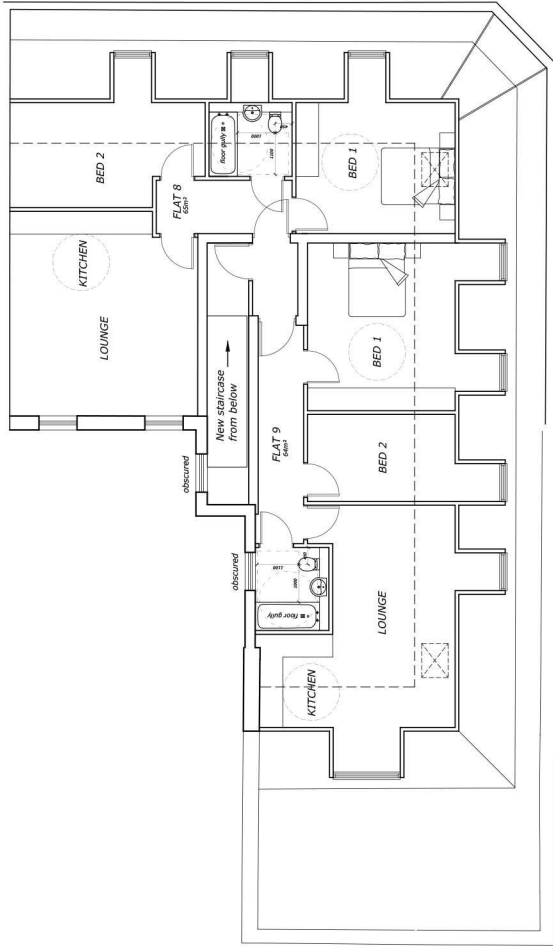
178 - 182 HIGH STREET, RUISLIP.

W J Macleod
ARCHITECT
75b High Street, Ruislip, Middlesex HA4 8HL.
Phone: 01832 810050

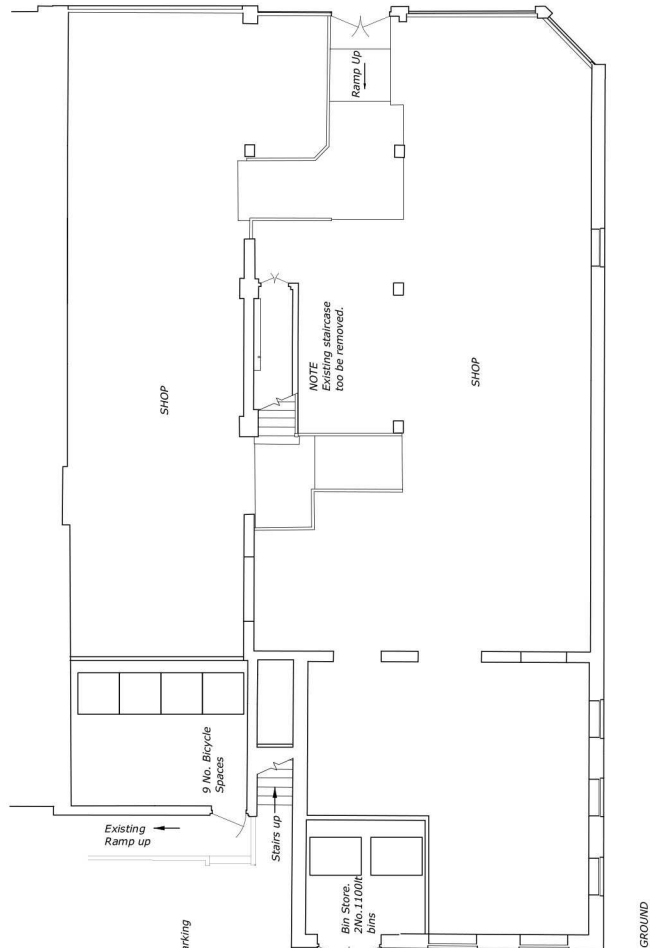
Drawing Number:	157/3369 / 11
Date:	3 / 7 / 15
Scale:	1:100@A2



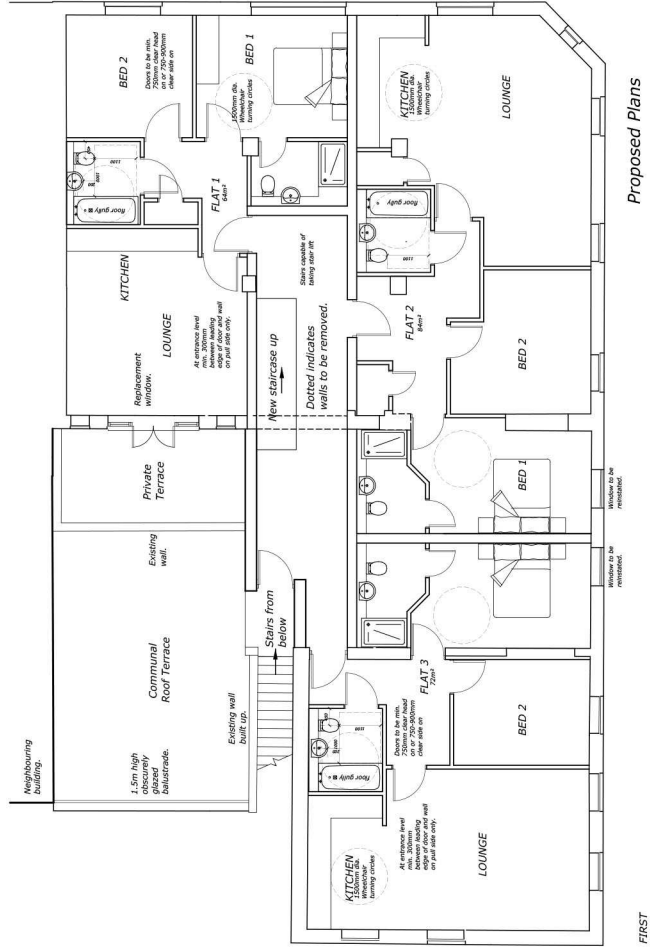
SECOND



THIRD



GROUND



FIRST

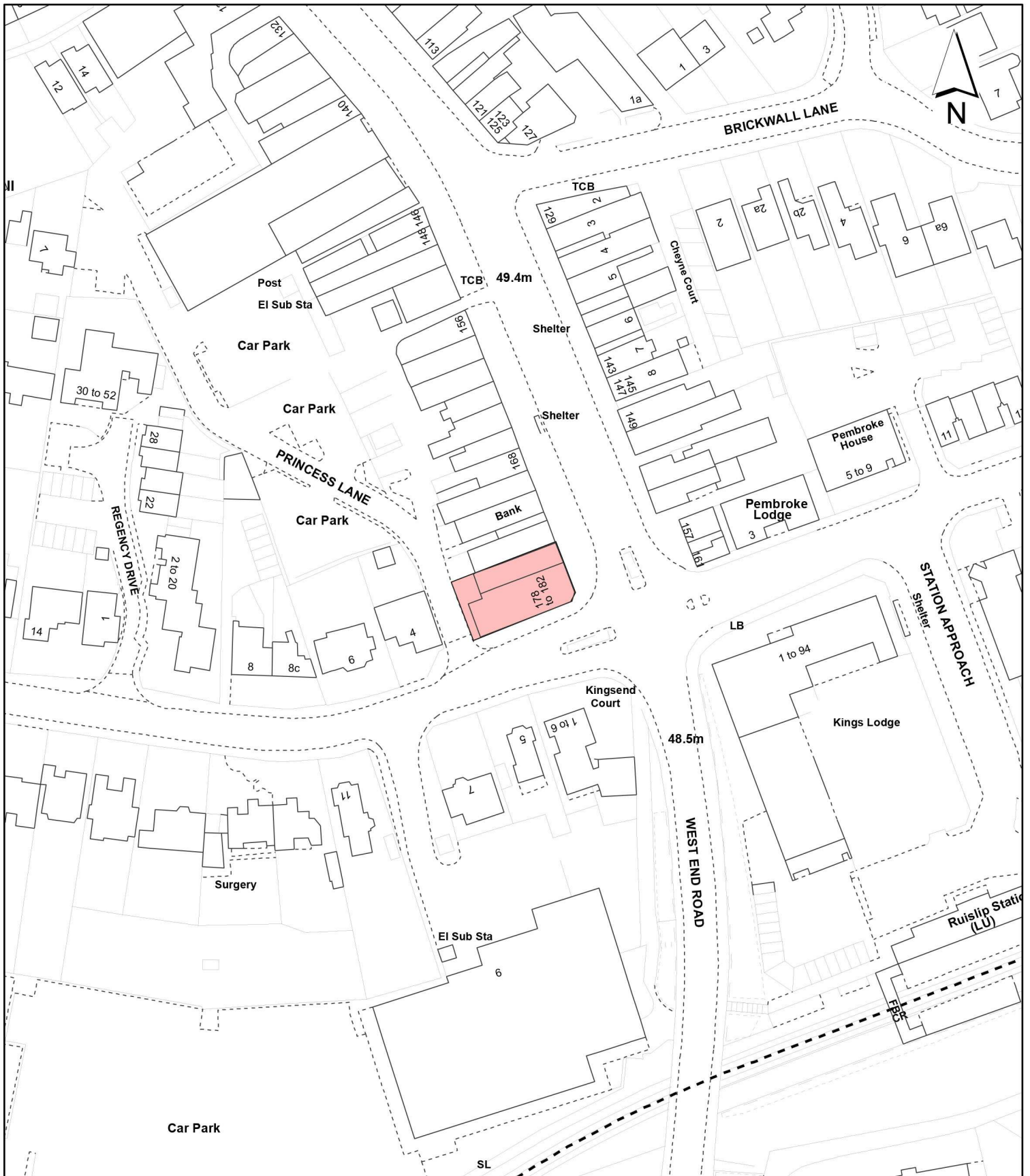
Proposed Plans



178 - 182 HIGH STREET, RUISLIP.

W J Macleod
ARCHITECT
7th High Street, Ruislip, Middlesex HA4 8HL.
PHONE: 01832 810000

Planning Number	15/3369/13
Date	1 / 7 / 16
Scale	1:100@A2



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

Planning Application Ref:
28388/APP/2016/3332

Scale:
1:1,250

Planning Committee:
North Page 307

Date:
January 2017



HILLINGDON
 LONDON

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